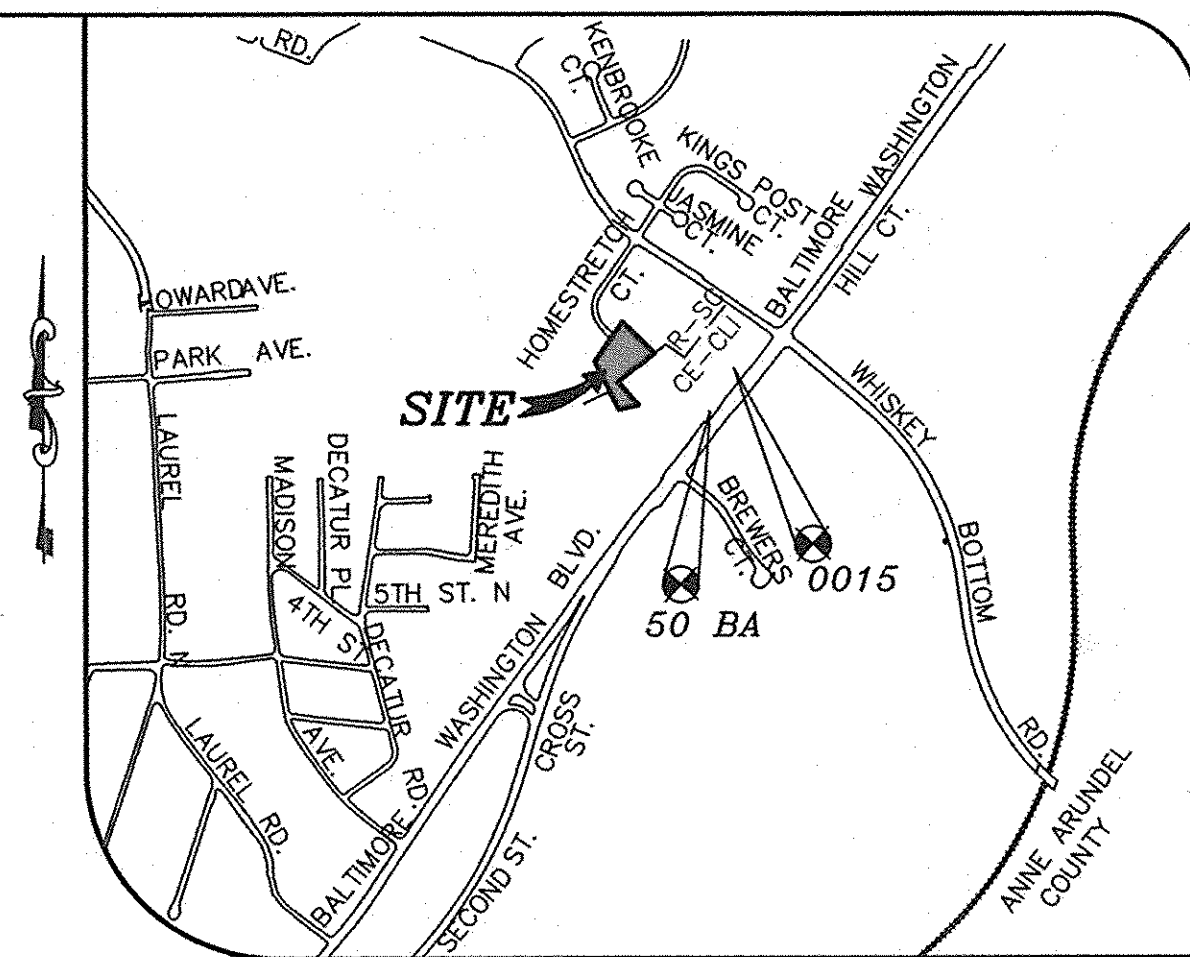


RIGHT-OF-WAY CURVE TABLE

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LENGTH (FT)	CHORD DIR
C1	30.74	25.00	70°26'33"	28.84	S12°03'11"E
C2	235.81	55.00	245°39'14"	92.43	N80°20'29"E
C3	21.12	100.00	12°08'03"	21.08	N48°32'10"W

LOT CURVE TABLE

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LENGTH (FT)	CHORD DIR
C7	25.39	55.00	26°26'48"	25.16	N45°32'34"E



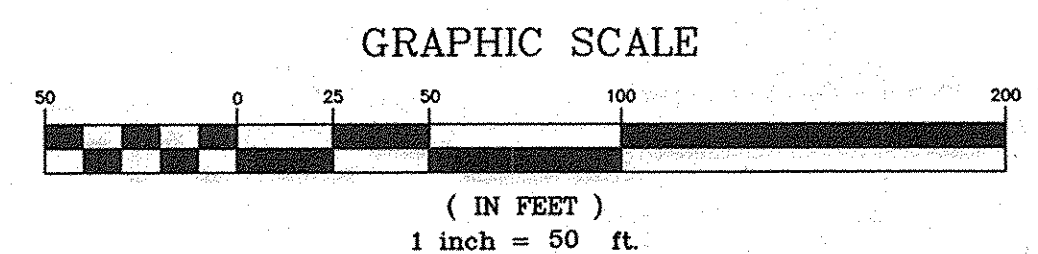
VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 40, GRID 0-7

GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESSWAIVERS HAVE BEEN APPROVED.
- TOPOGRAPHY WITHIN 200' OF SITE BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY BY MILDENBERG, BOENDER, AND ASSOCIATES, ON OR ABOUT FEBRUARY, 2006. OTHER TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY GIS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2006 BY MILDENBERG, BOENDER AND ASSOC., INC.
- COORDINATES BASED ON NAD 83 (HORIZONTAL) AND NAVD 88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
STA. No. 50BA N 527,561,667, E 1,359,772,600, ELEV. 248.655
STA. No. 0015 N 527,889,354, E 1,360,017,060, ELEV. 239.581
- PROJECT BACKGROUND:**
TAX MAP: 50, GRID: 4, PARCEL: 488 / BULK PARCEL B-3
ELECTION DISTRICT: SIXTH
ZONING: R-SC
DEED REFERENCE: 11026/111
PREVIOUS PROJECT NUMBERS: ECP-13-055, F-12-065, F-07-036, WP-10-158
- SITE DATA TABULATION:**
GROSS AREA OF PROPERTY TRACT: 1.72 Ac ±
AREA OF FLOODPLAIN: 0 Ac
NET AREA OF PROPERTY TRACT: 1.72 Ac ±
DISTURBED AREA: 1.69 Ac ±
MINIMUM LOT SIZE PROPOSED: 6,000 SQ.FT.
NUMBER OF BUILDABLE LOTS PROPOSED: 6 (SFD)
NUMBER OF OPEN SPACE LOTS PROPOSED: 1
TOTAL LOTS / PARCELS PROPOSED: 7
REQUIRED OPEN SPACE (25% OF TOTAL SITE AREA): 18,731 S.F.
PROVIDED OPEN SPACE AREA: 18,820 S.F.
(INCLUDES ONLY THOSE AREAS OF O.S. LOT 7 THAT HAVE A WIDTH OF AT LEAST 35 FEET)
AREA TO BE DEDICATED FOR USE AS A PUBLIC ROAD: 11,359 S.F. / 0.26 AC ±
- WATER IS PUBLIC.
- SEWER IS PUBLIC.
- STORMWATER MANAGEMENT IS PROVIDED BY N-1 ROOFTOP DISCONNECTION, N-2 NON-ROOFTOP DISCONNECTION, M-6 MICRO-BIORETENTION, AND F-5 SAND FILTER. IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL AND THE HOWARD COUNTY DESIGN MANUAL (REGARDING MANAGEMENT OF THE 10-YEAR STORM EVENT).
- NO AREAS OF THE 100-YEAR FLOODPLAIN, STREAMS, STREAM BUFFERS, WETLANDS, WETLAND BUFFERS, OR CONTIGUOUS AREAS OF 10,000 SQUARE FEET OR MORE OF STEEP SLOPES EXIST ON-SITE.
- DURING A FIELD VISIT ON JANUARY 31, 2013 BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IT WAS DETERMINED THAT NO AREAS OF FOREST STAND EXIST ON-SITE.
- DURING A FIELD VISIT ON JANUARY 31, 2013 BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IT WAS DETERMINED THAT NO AREAS OF WETLAND EXIST ON-SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$14,048.10 FOR 0.43 ACRES OF REFORESTATION.
- SOIL DELINEATION IS BASED ON HOWARD COUNTY SOIL SURVEY MAP 2003.
- ALL LANDSCAPING REQUIREMENTS SHALL BE FULFILLED AT THE FINAL PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- PER SECTION 16.121(C) OF THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS, OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED THROUGH THE CREATION OF OPEN SPACE LOT 7.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JANUARY 10, 2014.
- THIS DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING / GRADING PERMIT.
- AN APFO TRAFFIC STUDY FOR THIS PROJECT HAS BEEN APPROVED ON SEPTEMBER 8, 2014. FEE-IN-LIEU FOR ROAD IMPROVEMENTS WILL BE REQUIRED FOR APPROVAL OF THE FINAL ROAD CONSTRUCTION PLANS.
- WAVER PETITION WP-10-158 TO WAIVE SECTION 16.120(C)(2)(IV) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON AUGUST 17, 2010. SECTION 16.120(C)(2)(IV) REQUIRES THAT SHARED USE AND MAINTENANCE OF A SINGLE USE-IN-COMMON DRIVEWAY LIMITED TO SIX (6) SINGLE-FAMILY LOTS. WP-10-158 ALLOWS FOR SEVEN (7) LOTS TO HAVE ACCESS TO THE USE-IN-COMMON DRIVEWAY THAT IS REFERRED TO AS "DAVENE LANE".
- PER SECTION 110.0.E OF THE HOWARD COUNTY ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS.



DURING CONSTRUCTION, ACCESS FROM LOTS ON THE "WATSON DEVELOPMENT" TO HOMESTRETCH COURT IS TO BE MAINTAINED.



LEGEND

- EXISTING PAVEMENT TO BE REMOVED
- PROPOSED PAVEMENT WITHIN RIGHT-OF-WAY AND WATSON DEVELOPMENT
- PRIVATE 30' USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOTS 25-31 OF WATSON PROPERTY.
- EXISTING PUBLIC 30" WATER SEWER AND UTILITY EASEMENT (L 13919 F 009)
- PUBLIC 10' WIDE ACCESS EASEMENT TO BE DEDICATED TO HOWARD COUNTY RECREATION AND PARKS
- PUBLIC VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
- R-SC CE-CL1 ZONING DISTRICT BOUNDARY
- EXISTING FIRE HYDRANT
- EXISTING PUBLIC 30" WATER SEWER AND UTILITY EASEMENT (PLAT 21871, L 14228 F 258)

SHEET INDEX

SHEET NO.	TITLE
1	PRELIMINARY EQUIVALENT SKETCH PLAN
2	PRELIMINARY STORM DRAIN MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN
3	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN AND DETAILS
4	PRELIMINARY ROAD PLAN, PROFILES AND DETAILS

OWNER
JENMAR HOMES AT
WHISKEY BOTTOM, LLC
3403 OLD POST DRIVE
BALTIMORE, MD. 21208

DEVELOPER
JENMAR HOMES, INC.
3403 OLD POST DRIVE
BALTIMORE, MD. 21208

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark P. Carroll
PLANNING DIRECTOR

10/23/14
DATE



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/15.

Jeffrey L. Sloman
JEFFREY SLOMAN, P.E.

10/13/14
DATE

date	OCT 2014	engineering	JLS	approval	MMM
project	12-007	illustration	JLS	scale	1"=50'

date	
description	revisions

WHISKEY BOTTOM POINT
LOTS 1 THRU 6, OPEN SPACE LOT 7, AND NON-BUILDABLE BULK PARCEL 'A'
TAX MAP 50, PARCEL 488, BULK PARCEL B-3, BLOCK 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Grace Drive, Columbia, Maryland 21044
(410) 997-0298 Balt. (410) 997-0298 Fax

DURING CONSTRUCTION, ACCESS FROM LOTS ON THE "WATSON DEVELOPMENT" TO HOMESTRETCH COURT IS TO BE MAINTAINED.

MICRO-BIORETENTION FACILITIES 'MB-A' AND 'MB-B' TO BE PRIVATELY OWNED AND MAINTAINED.

MICRO-BIORETENTION FACILITY 'MB-C' TO BE PRIVATELY OWNED AND JOINTLY MAINTAINED.

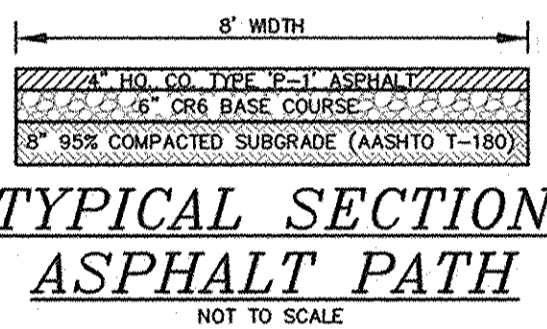
THE PROPOSED STORM DRAIN FROM HOMESTRETCH COURT TO STORMWATER MANAGEMENT POND 'SF-A' SHALL BE PUBLIC.

STORMWATER MANAGEMENT POND AND SAND FILTER 'SF-A' SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.

THE FINAL LOCATION OF THE PATHWAY ON HOWARD COUNTY RECREATION AND PARKS PROPERTY WILL BE COORDINATED WITH THE DEPARTMENT OF RECREATION AND PARKS, BUREAU OF CAPITAL PROJECTS, PLANNING AND CONSTRUCTION STAFF.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SOIL BORING LOCATION
- PROPOSED SPOT GRADE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- SILT DIVERSION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING PAVEMENT TO BE REMOVED
- PROPOSED PAVEMENT WITHIN RIGHT-OF-WAY AND WATSON DEVELOPMENT
- MICRO-BIORETENTION FACILITY I.D.



TYPICAL SECTION ASPHALT PATH
NOT TO SCALE

OWNER
JENMAR HOMES AT WHISKEY BOTTOM, LLC
3403 OLD POST DRIVE
BALTIMORE, MD. 21208

DEVELOPER
JENMAR HOMES, INC.
3403 OLD POST DRIVE
BALTIMORE, MD. 21208

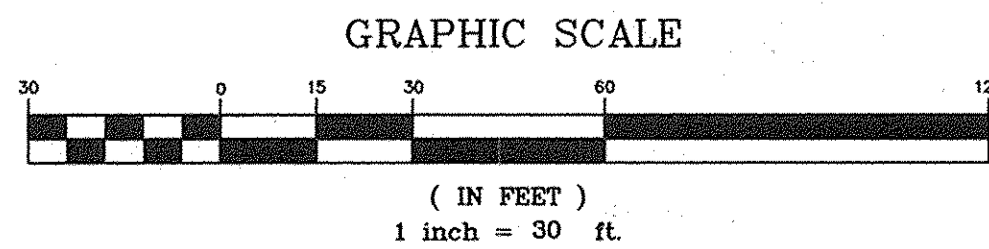
APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Jeffrey C. Sloman
PLANNING DIRECTOR 10/13/14
DATE



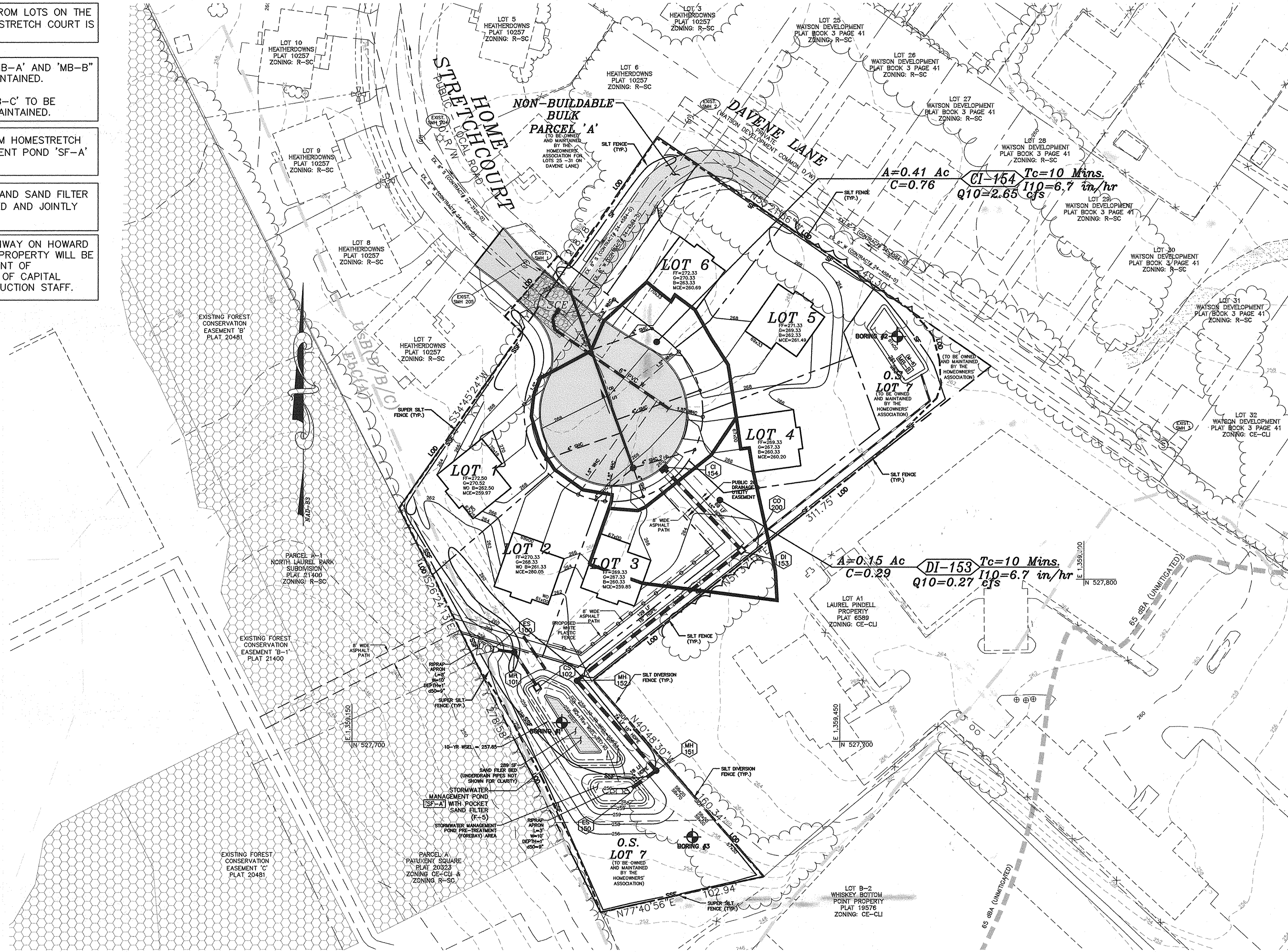
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Jeffrey C. Sloman
JEFFREY SLOMAN, P.E. 10/13/14
DATE



SOILS DESCRIPTION

SYMBOL	HYDROLOGICAL DESCRIPTION GROUP
UgB	U7B/C URBAN LAND-SASSAPARASS-BELTSVILLE COMPLEX, 0% TO 5% SLOPES



project	12-007	date	OCT 2014
illustration	JLS	engineering	JLS
scale	1"=30'	approval	MM

no.	description	date

WHISKEY BOTTOM POINT
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SIXTH ELECTION DISTRICT
HOWARD COUNTY
PRELIMINARY STORM DRAIN MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN

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Engineers Planners Surveyors
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NET TRACT AREA:
A. Total tract area.....=2.88 (1.16 Ac FROM RESIDENTIAL PORTION WATSON DEVELOPMENT)
B. Area within 100 year floodplain.....=0.00
C. Area to remain in agricultural production.....=0.00
D. Net tract area.....=2.88

LAND USE CATEGORY:
(from table 3.2.1, page 40, Manual) Input the number "1" under the appropriate land use zoning, and limit to only one entry.
ARA MDR IDA HDR MPD CIA
0 0 0 1 0 0

E. Afforestation Threshold..... 15% x D =0.43
F. Conservation Threshold..... 20% x D =0.58

EXISTING FOREST COVER:
G. Existing forest cover (excluding floodplain).....=0.00
H. Area of forest above afforestation threshold.....=0.00
I. Area of forest above conservation threshold.....=0.00

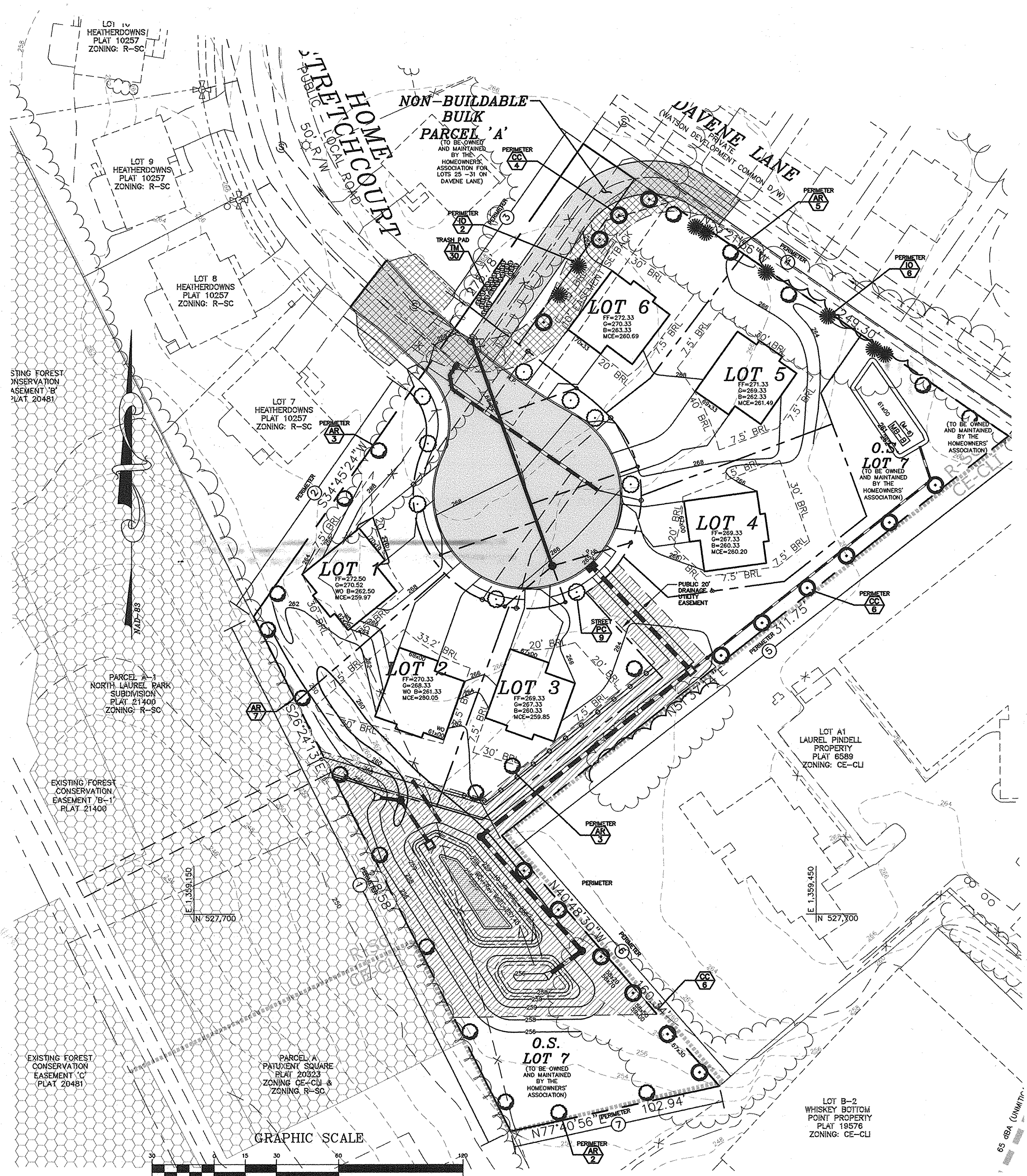
BREAK EVEN POINT:
J. Forest retention above threshold with no mitigation.....=0.00
K. Clearing permitted without mitigation.....=0.00

PROPOSED FOREST CLEARING:
L. Total area of forest to be cleared.....=0.00
M. Total area of forest to be retained.....=0.00

PLANTING REQUIREMENTS:
N. Reforestation for clearing above conservation threshold.....=0.00
P. Reforestation for clearing below conservation threshold.....=0.00
Q. Credit for retention above conservation threshold.....=0.00
R. Total reforestation required.....=0.00
S. Total afforestation required.....=0.43
T. Total reforestation and afforestation required.....=0.43

LANDSCAPE NOTES

- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN. HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- THE OWNER, TENANT AND / OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.



STREET TREE CALCULATIONS

STREET NAME	PERIMETER LENGTH	PLANTING REQUIREMENT	TREES REQUIRED	TREES PROVIDED
HOME STRETCH	341 L.F.	1 TREE / 40 L.F.	9	9

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
9	(Symbol)	PRUNUS SARGENTII	SARGENT CHERRY	2 1/2" - 3" CAL.
TOTAL				9 STREET TREES

PERIMETER TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20	(Symbol)	ACER RUBRUM 'RED SUNSET' (SHADE)	RED MAPLE	2 1/2" - 3" CAL.
16	(Symbol)	CORCIS CANADENSIS (SUBSTITUTION)	EASTERN REDBUD	2 1/2" - 3" CAL.
8	(Symbol)	ILEX OPACA (10) (EVERGREEN)	AMERICAN HOLLY	5' - 6' HT.
30	(Symbol)	TAXUS MEDIA 'HICKSII' (TM) (SHRUBS)	HICKS YEW	2 1/2" - 3" HT.
TOTAL				20 SHADE TREES, 16 SUBSTITUTION TREES, 8 EVERGREENS, 30 SHRUBS

CATEGORY	ADJACENT TO PERIMETER PROPERTIES								TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	B, PER WP-10-15B (PERIMETER 3)	B (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	C (TRASH PAD)	
LANDSCAPE TYPE	278.6 LF	132.5 LF	96.5 LF	249.3 LF	312.3 LF	160.0 LF	102.9 LF	35 LF	102.9 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 2 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 2 EVERGREEN TREES 0 SHRUBS	29 SHADE TREES 10 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 4 SUBSTITUTION TREES (2-1) 0 SHRUBS	5 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 10 SHRUBS	20 SHADE TREES 16 SUBSTITUTION TREES (2-1) 10 SHRUBS

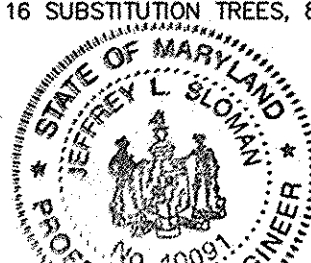
Mashid Pring
MASHID TRINGA, DNR QUALIFIED PROFESSIONAL

OWNER
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WHISKEY BOTTOM, LLC
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BALTIMORE, MD. 21208

DEVELOPER
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APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Jeffrey L. Sloman
JEFFREY L. SLOMAN
PLANNING DIRECTOR
DATE: 10/13/14



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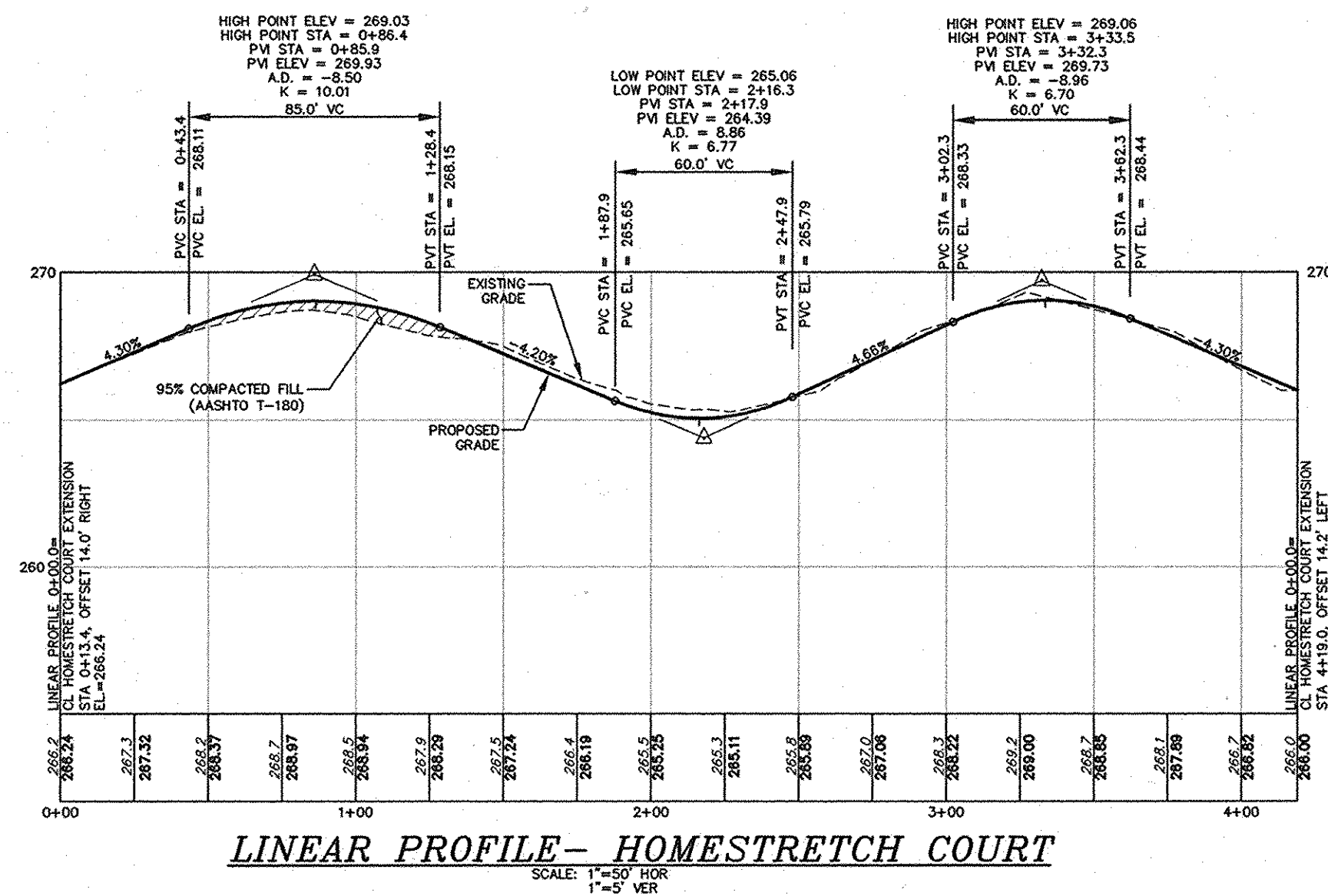
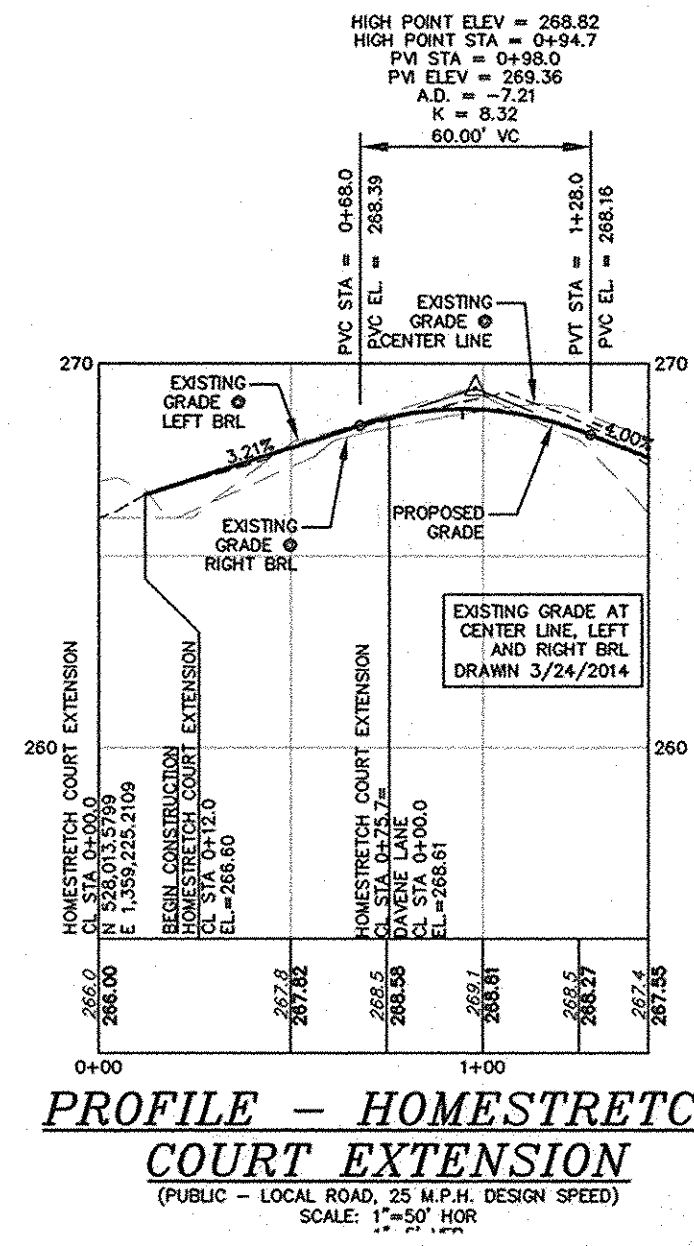
Jeffrey L. Sloman
JEFFREY SLOMAN, P.E.
DATE: 10/13/14

project	date	description	revision
12-007	OCT 2014	illustration	JLS
		approval	JLS
		scale	1"=30'
		no.	

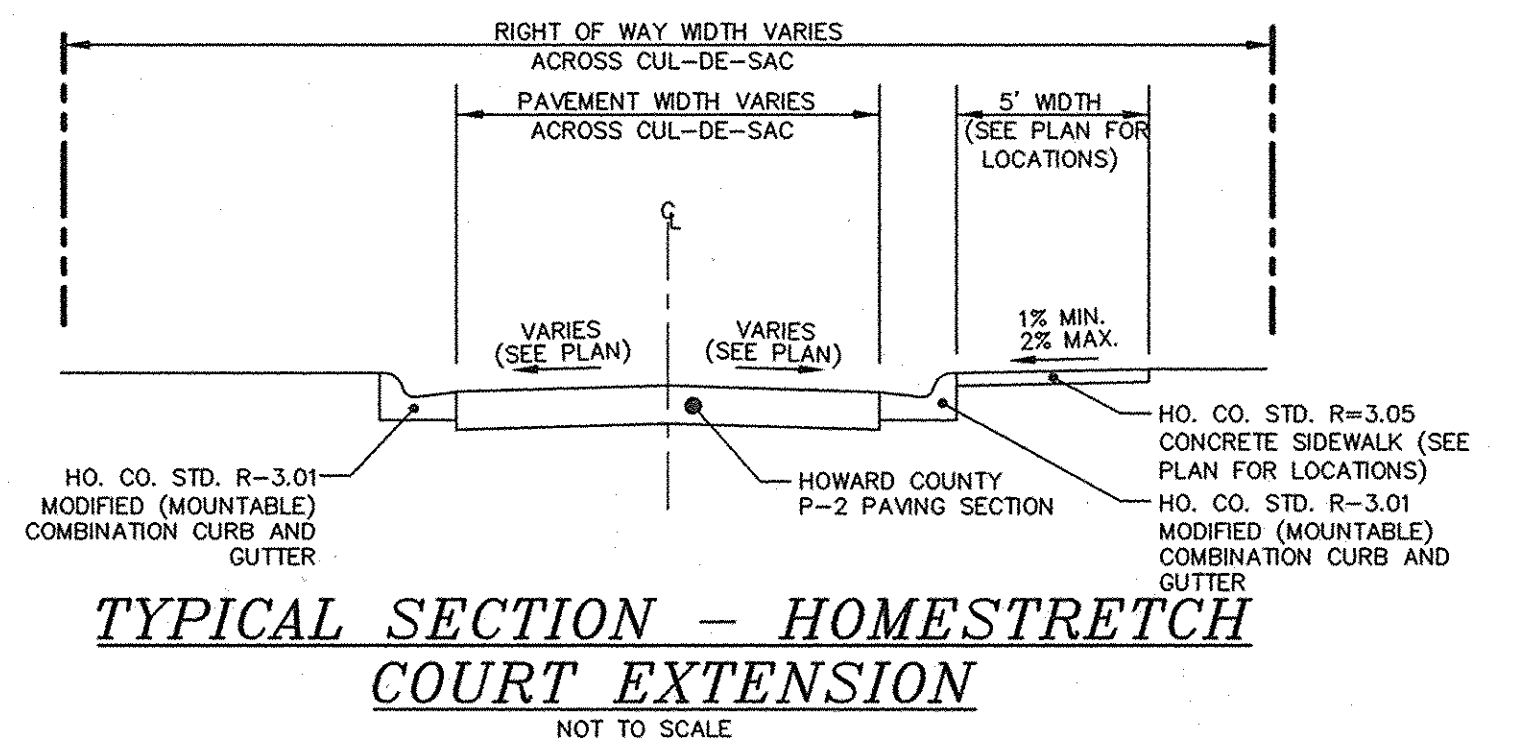
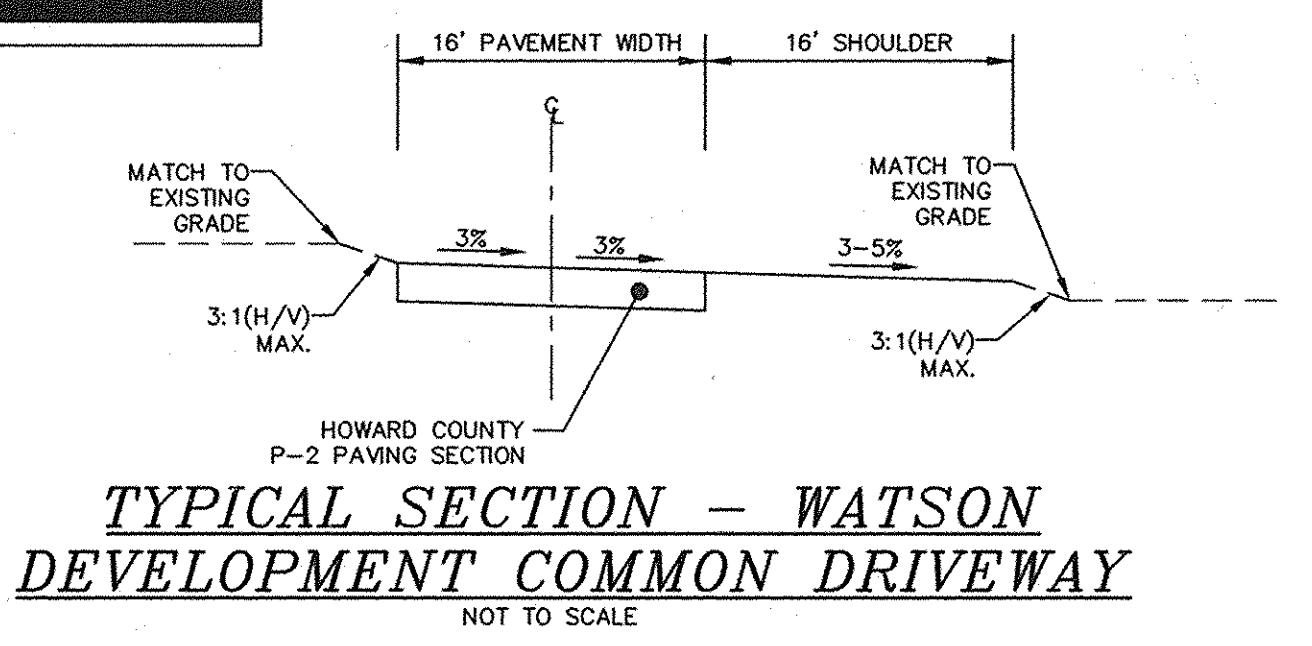
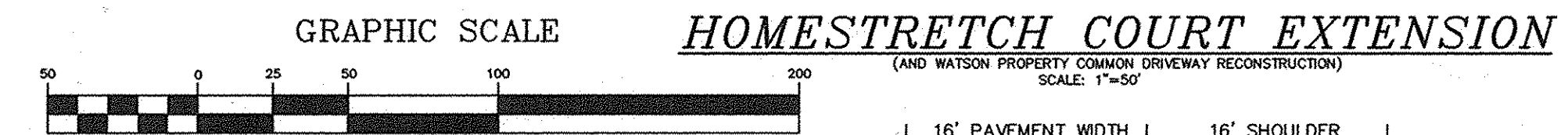
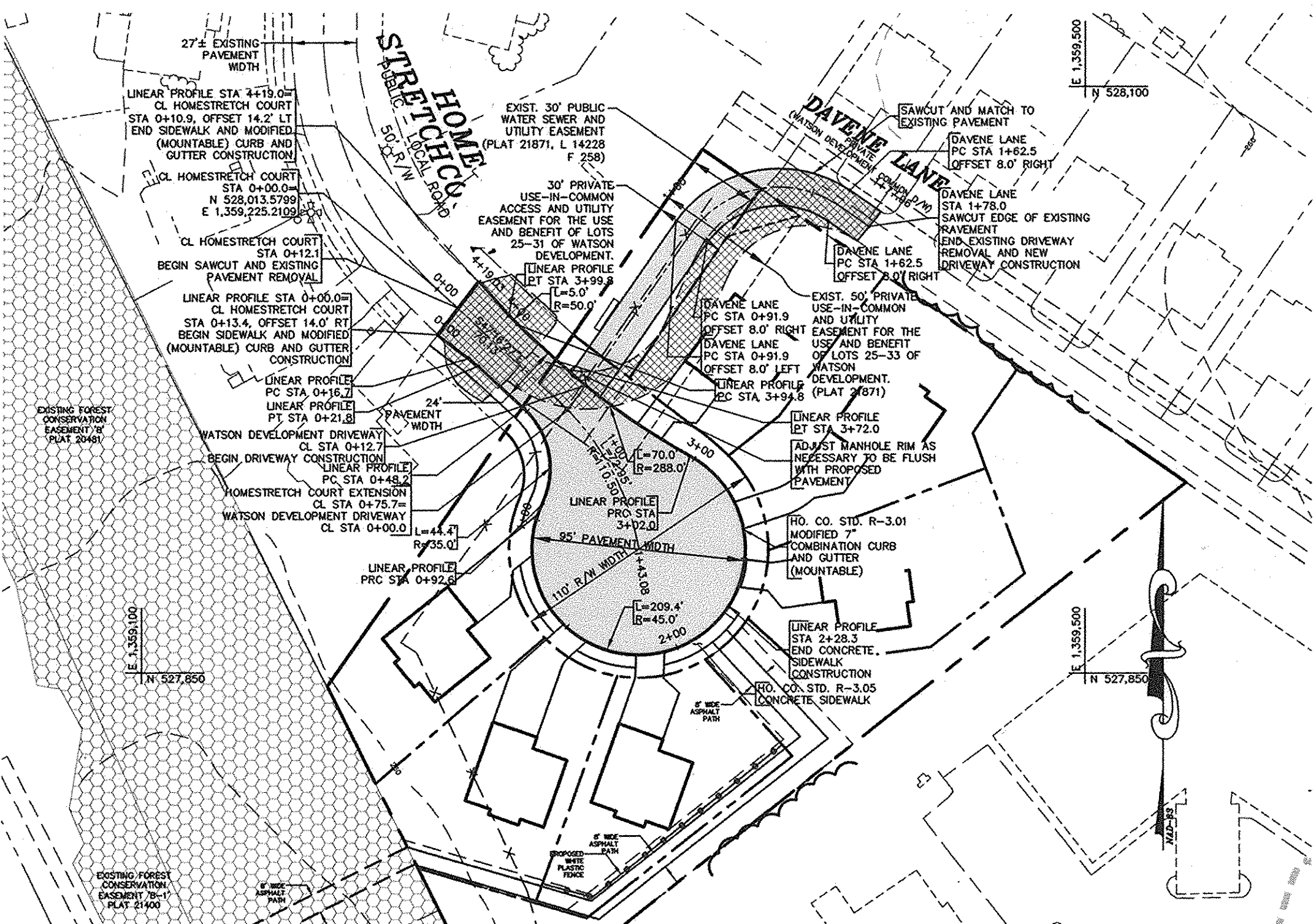
no.	description	revisions

WHISKEY BOTTOM POINT
LOTS 1 THRU 6, OPEN SPACE LOT 7, AND NON-BUILDABLE BULK PARCEL 'A'
TAX MAP 50, PARCEL 488, BULK PARCEL B-3, BLOCK 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY
PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Fax: (410) 997-0298 Fax



LEGEND
 [Hatched Box] EXISTING PAVEMENT TO BE REMOVED
 [Solid Box] PROPOSED PAVEMENT WITHIN RIGHT-OF-WAY AND WATSON DEVELOPMENT



OWNER
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 WHISKEY BOTTOM, LLC
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DEVELOPER
 JENMAR HOMES, INC.
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APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Man he p. w. e. g. l. l.
 PLANNING DIRECTOR

10/20/14
 DATE



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Jeffrey L. Sloman
 JEFFREY SLOMAN, P.E.
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Project	date	approval
12-007	OCT 2014	JIS
illustration	engineering	MAM
JIS	scale	1"=50'

no.	description	revisions

WHISKEY BOTTOM POINT
 LOTS 1 THRU 6, OPEN SPACE LOT 7, AND NON-BUILDABLE BULK PARCEL 'A'
 TAX MAP 50, PARCEL 488, BULK PARCEL B-3, BLOCK 4
 HOWARD COUNTY
 SIXTH ELECTION DISTRICT
 PRELIMINARY ROAD PLAN, PROFILES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
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