

SCHEDULE A - PERIMETER LANDSCAPE EDGE					
PERIMETER CATEGORY	P-1 EDGE OF PARKING TO EDGE OF PARKING	P-2 COMMERCIAL TO PUBLIC ROAD	P-3 COMMERCIAL TO RESIDENTIAL LOT	P-4 COMMERCIAL TO RESIDENTIAL LOT	P-5 COMMERCIAL TO PUBLIC ROAD
LANDSCAPE TYPE	E	D	C	C	B
LINEAR FEET OF PERIMETER	151 L.F.	175 L.F.	311 L.F.	270 L.F.	256 L.F.
NUMBER OF PLANTS REQUIRED					
SHADE TREES	(151' / 40' = 3.775) = 4	(175' / 50' = 3.50) = 4	(311' / 40' = 7.775) = 8	(270' / 40' = 6.75) = 7	(256' / 50' = 5.12) = 6
EVERGREEN TREES	-	(175' / 40' = 4.375) = 5	(311' / 20' = 15.55) = 16	(270' / 20' = 13.50) = 14	(256' / 40' = 6.40) = 7
SHRUBS	(151' / 4' = 37.75) = 38	-	-	-	-
CREDIT FOR WALL, FENCE OR BESH	0	0	0	0	0
CREDIT FOR EXISTING VEGETATION	0	0	0	0	0
SHADE TREES	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	4	4	8	7	6
EVERGREEN TREES	-	5	16	14	7
SHRUBS (10:1 SUBSTITUTION)	38	-	-	-	-

NOTES

- THE PERIMETER LANDSCAPE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$18,140 BASED ON (29) SHADE TREES @ \$300/SHADE TREE, (42) EVERGREEN TREES @ \$150/EVERGREEN TREE, AND 38 SHRUBS @ \$30/SHRUB SHALL BE BONDED AS PART OF THE GRADING PERMIT REQUIREMENT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREMITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING 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.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BESH, 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 OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR 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 IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE DPZ TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES 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.

PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DEFECTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

BID SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE.

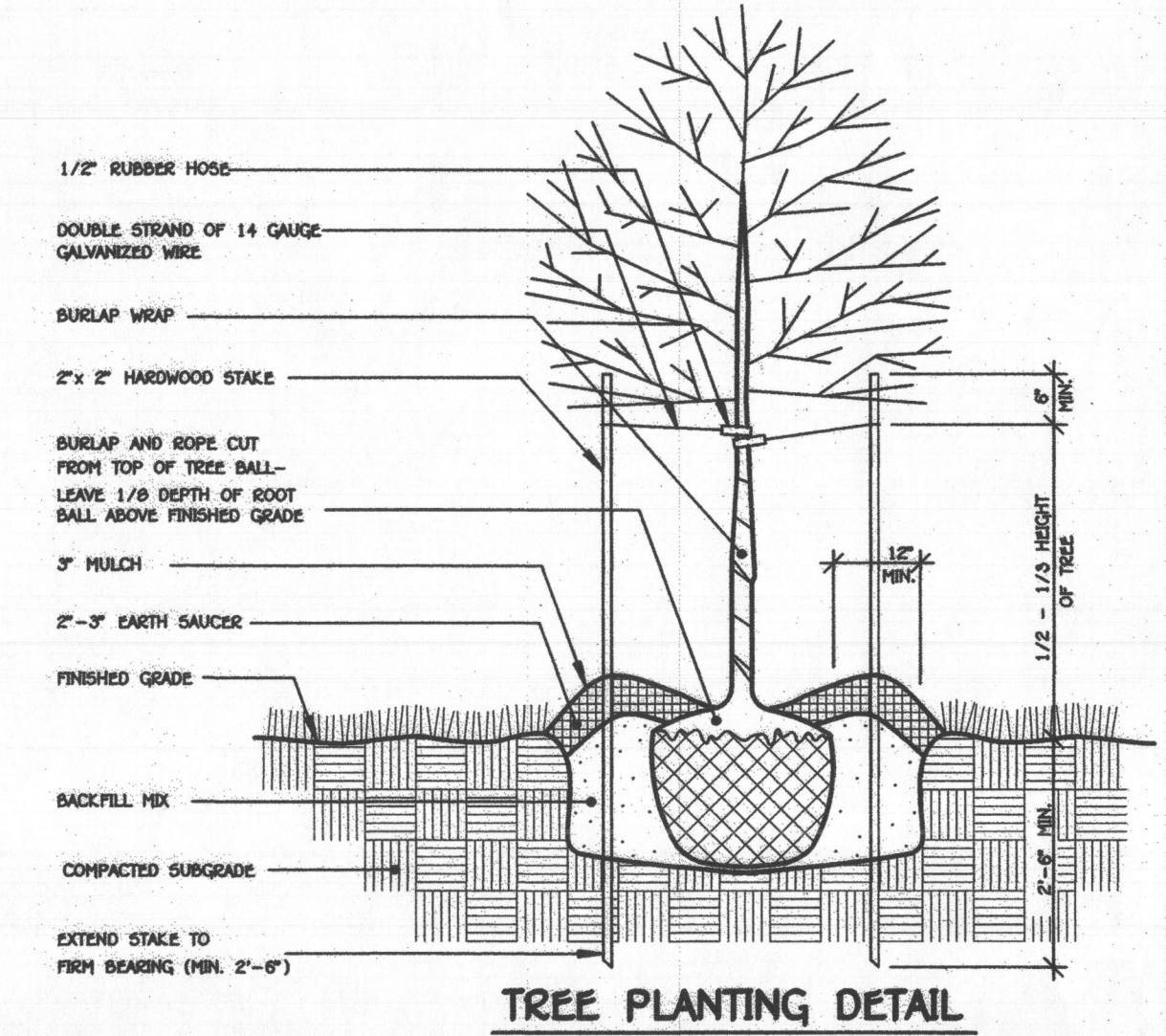
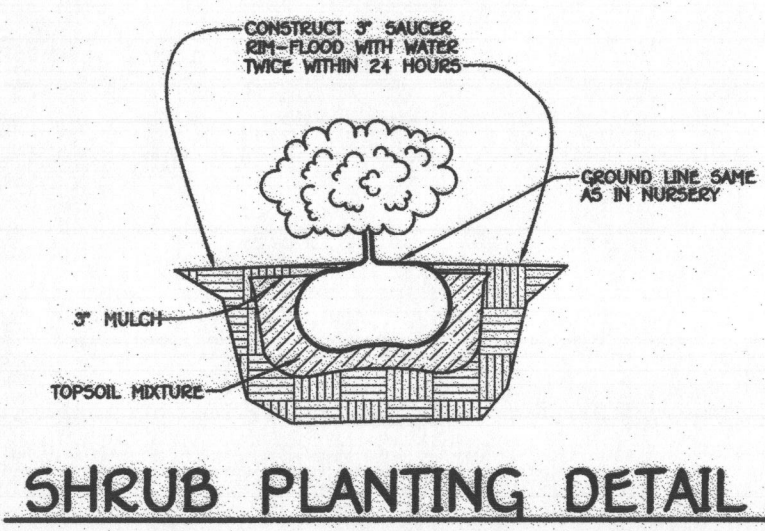
PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE. ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

LANDSCAPING PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	15	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" - 3" CAL.	
	14	ACER SACCHARUM SUGAR MAPLE	2 1/2" - 3" CAL.	
	38	CLETHRA ALNIFOLIA SUMMERSWEET CLETHRA	2 1/2" - 3" HGT.	
	42	PINUS STROBUS EASTERN WHITE PINE	6" - 8" HGT.	

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	DENOTES PROPOSED WELL
	DENOTES EXISTING WELL
	DENOTES PASSED PERC
	DENOTES FAILED PERC TEST / SOIL BORING
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	SILT FENCE
	EXISTING TREE LINE
	DRAINAGE DIVIDE
	DRYWELL (M-5)-TYPICAL
	SOIL LINES AND TYPES
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	PROPOSED ROOF LEADER
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	APPROVED SEWAGE DISPOSAL AREA
	EXISTING GRAVEL
	ERODIBLE SOILS
	INGRESS ENTRANCE
	EGRESS EXIT
	DENOTES EXISTING FOREST TO BE REMOVED



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELKTON CITY, MARYLAND 21042
(410) 461 - 2292

LANDSCAPE DEVELOPER'S CERTIFICATE
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Frank Mahalangan II
Name: Frank Mahalangan II Date: 5/21/20

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/21.

Frank Mahalangan II
Name: Frank Mahalangan II Date: 5/21/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development
[Signature] Date: 4/29/20

Chief, Development Engineering Division
[Signature] Date: 11-30-20

Director - Department of Planning and Zoning

LANDSCAPE NOTES & DETAIL PLAN

MCWHORTER PROPERTY
WARFIELD'S GRANT SECTION 1, AREA 1
PARCEL 'A'
16031 ED WARFIELD ROAD
TAX MAP NO.: 13 GRID NO.: 23 PARCEL NO.: 334
ZONED B-2
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL, 2020
SHEET 11 OF 13

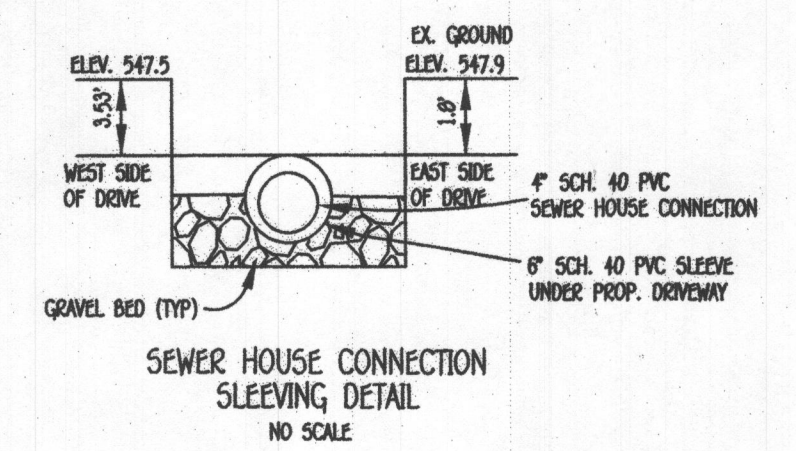
PROJECT		PHASE		PARCEL NO.
MCWHORTER PROPERTY		N/A		334
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.
9800-9802	23	B-2	13	4
PREVIOUS HOWARD COUNTY FILES:		CENSUS TR.		
ECP-19-062, F-90-56		24027604002		

I:\000005041\Engineering\Drawings\SDP-C-10_11_Landscape Detail Plan - C_11_Landscape Details, 11

1. ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
2. THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
3. THE WELL HO-95-0089 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
4. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.

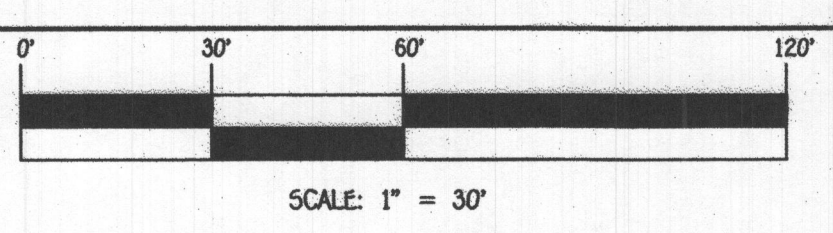


LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
⊙	DENOTES PROPOSED WELL
11	DENOTES PASSED PERC
▨	DENOTES EXISTING FOREST TO BE REMOVED
---	LIMIT OF DISTURBANCE
---	SSF SUPER SILT FENCE
---	SF SILT FENCE
---	EXISTING TREE LINE
---	DRAINAGE DIVIDE
□	DRYWELL (M-5)-TYPICAL
GmC	SOIL LINES AND TYPES
Lrd	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
○	PROPOSED ROOF LEADER
⊗	DENOTES EXISTING TREES TO BE REMOVED
⊙	DENOTES EXISTING TREES TO REMAIN
▨	PROPOSED SEPTIC FIELD
▨	EXISTING GRAVEL
▨	ERODIBLE SOILS
▽	INGRESS ENTRANCE
▽	EGRESS EXIT
⊙	DENOTES FAILED PERC TEST / SOIL BORING



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
John J. ...
COUNTY HEALTH OFFICER
DATE: 11/20/2020

PLAN
SCALE: 1" = 30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING				
Chief, Division of Land Development	<i>[Signature]</i>	Date	11/20/20	
Chief, Development Engineering Division	JF	Date	11-30-20	
Director - Department of Planning and Zoning	<i>[Signature]</i>	Date		
PROJECT	MCWHORTER PROPERTY	PHASE	N/A	PARCEL NO.
PLAT	9800-9802	BLOCK NO.	23	334
ZONE	B-2	TAX/ZONE	13	ELEC. DIST.
			4	CENSUS TR.
				24027604002
PREVIOUS HOWARD COUNTY FILES: ECP-19-082, F-90-56				

SEPTIC INSTALL PLAN
MCWHORTER PROPERTY
WARFIELD'S GRANT SECTION 1, AREA 1
PARCEL 'A'
16031 ED WARFIELD ROAD
TAX MAP NO.: 13 GRID NO.: 23 PARCEL NO.: 334
ZONED B-2
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL, 2020
SHEET 12 OF 13
SOP-20-012

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CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLETTT CITY, MARYLAND 21042
(410) 461-2999

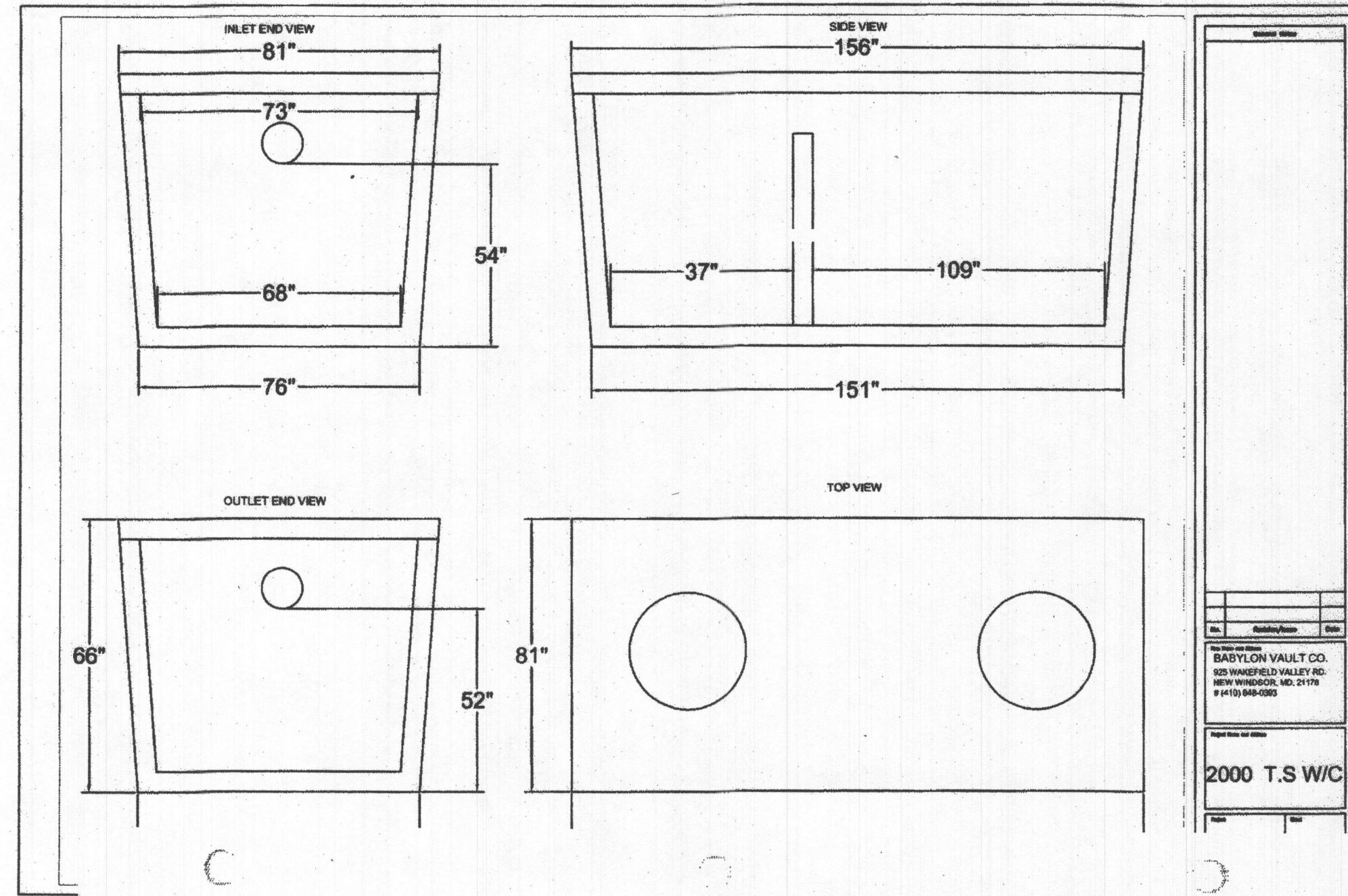
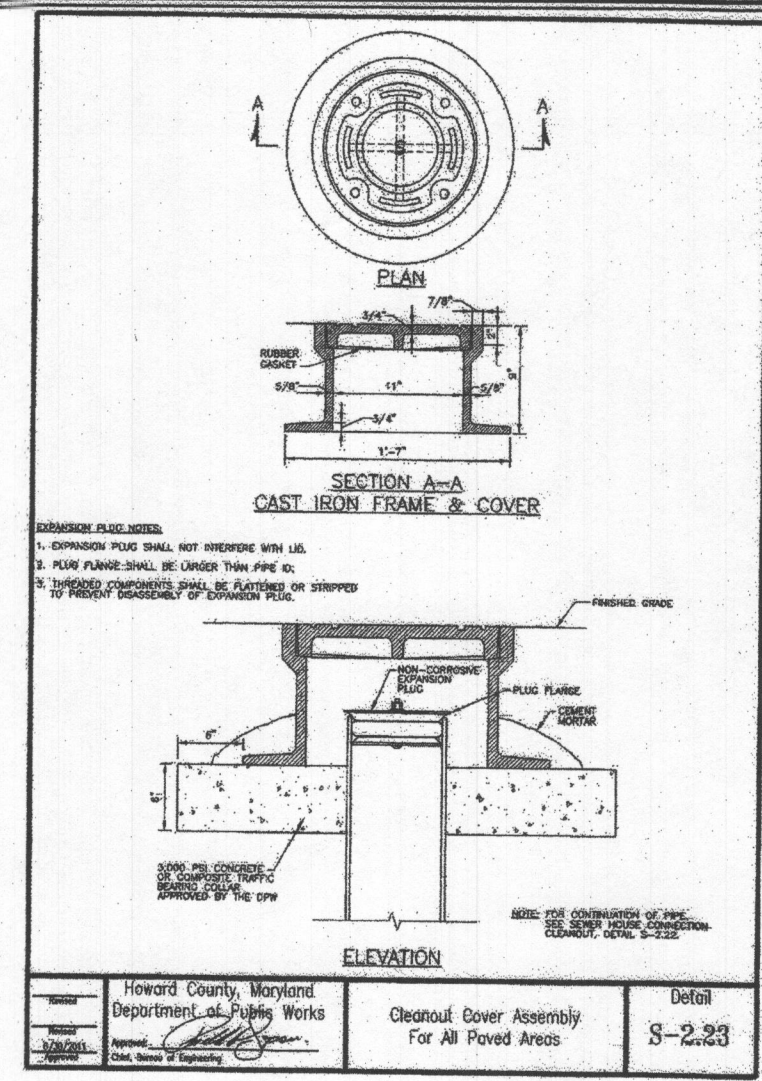


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Frank Mawlawsky II
FRANK MAWLAWSKY II
DATE: 5/21/20

OWNER
DAISY CROSSROADS LLC
16135 ED WARFIELD ROAD
WOODBINE, MD 21197-7811

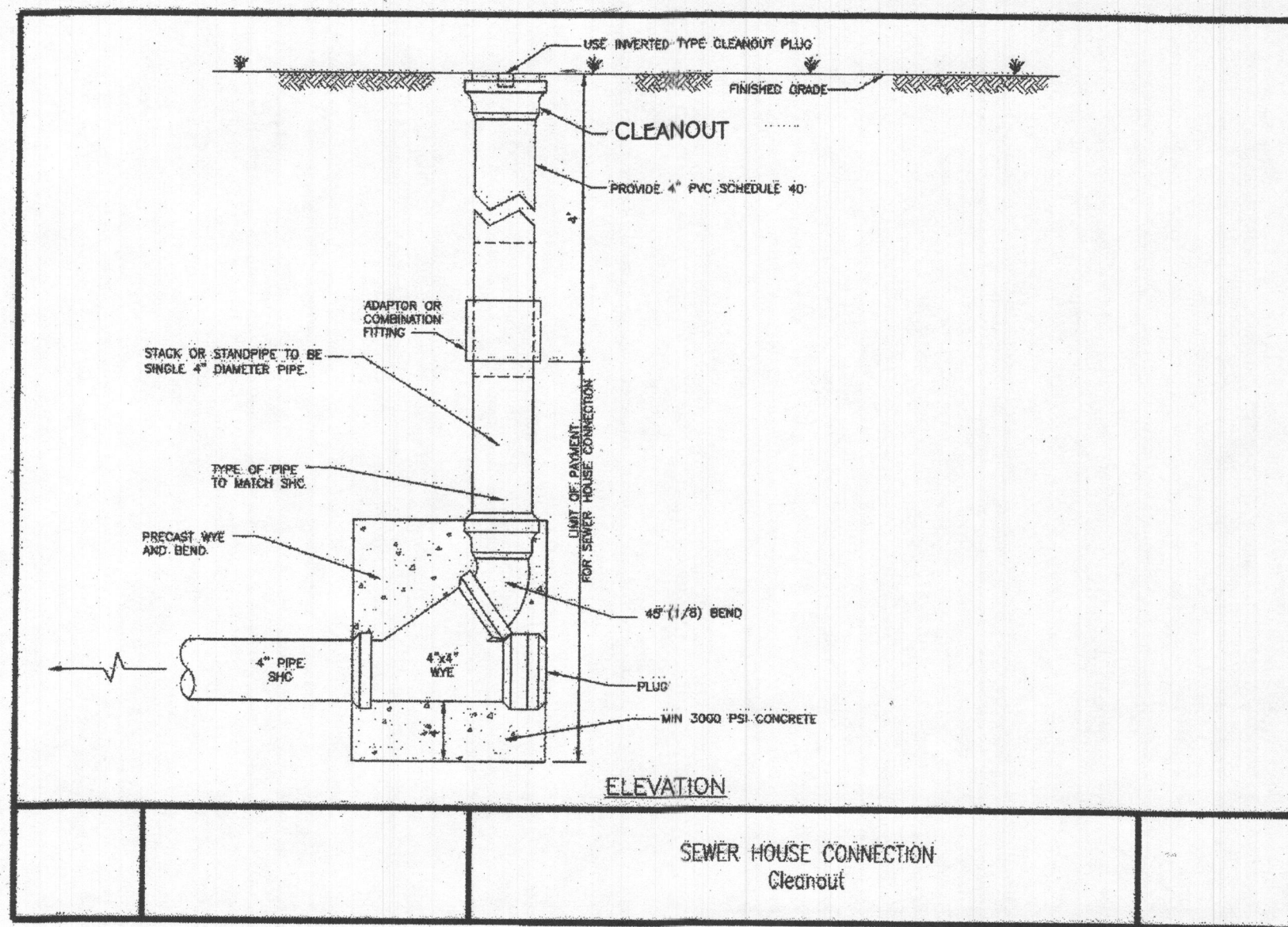
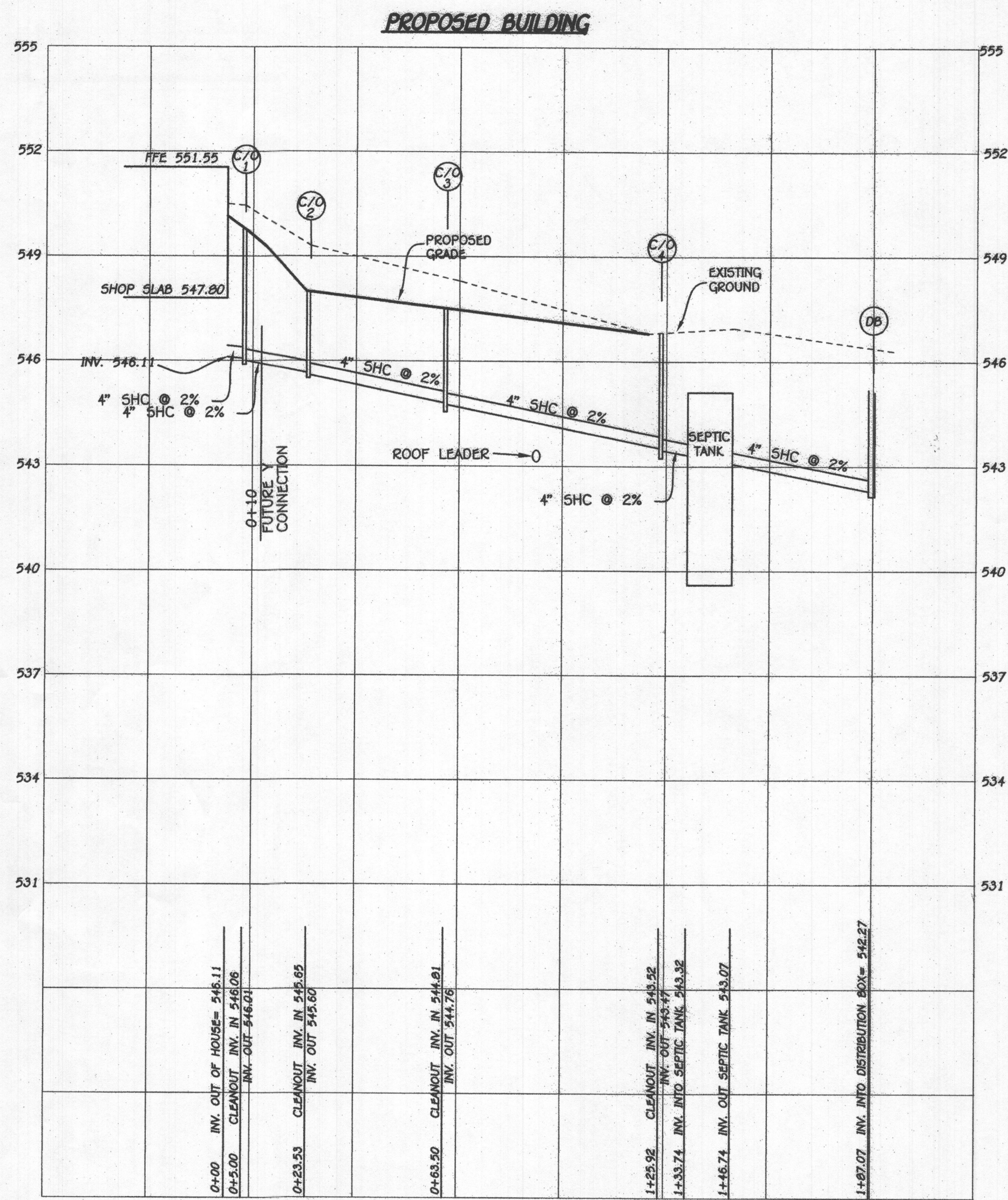
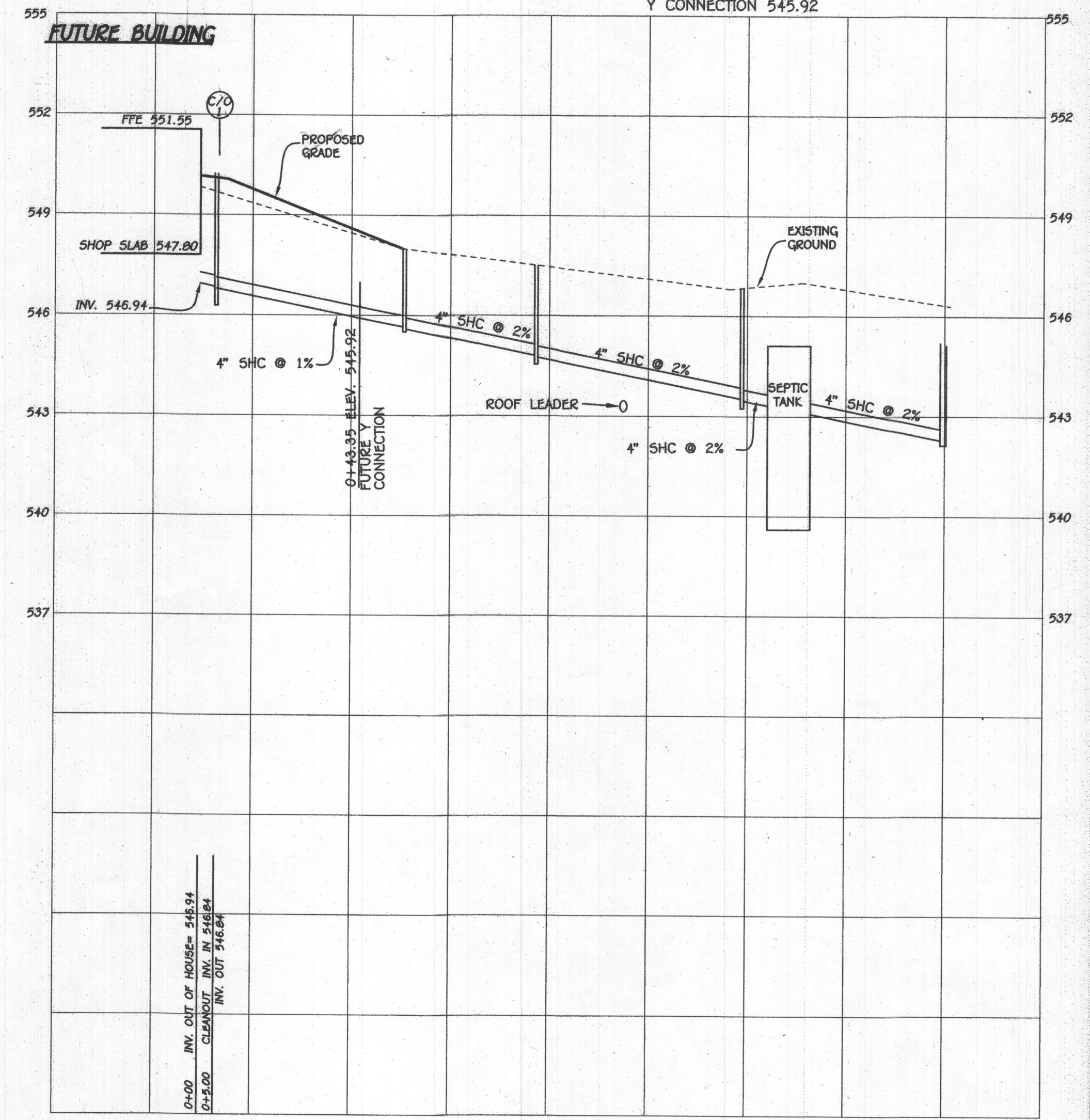
DEVELOPER
RYAN MCWHORTER
6891 REDBERRY ROAD
CLARKSVILLE, MD 21029
(410)-984-5615

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No.	Description	Qty
1	2000 T.S.W.C.	1

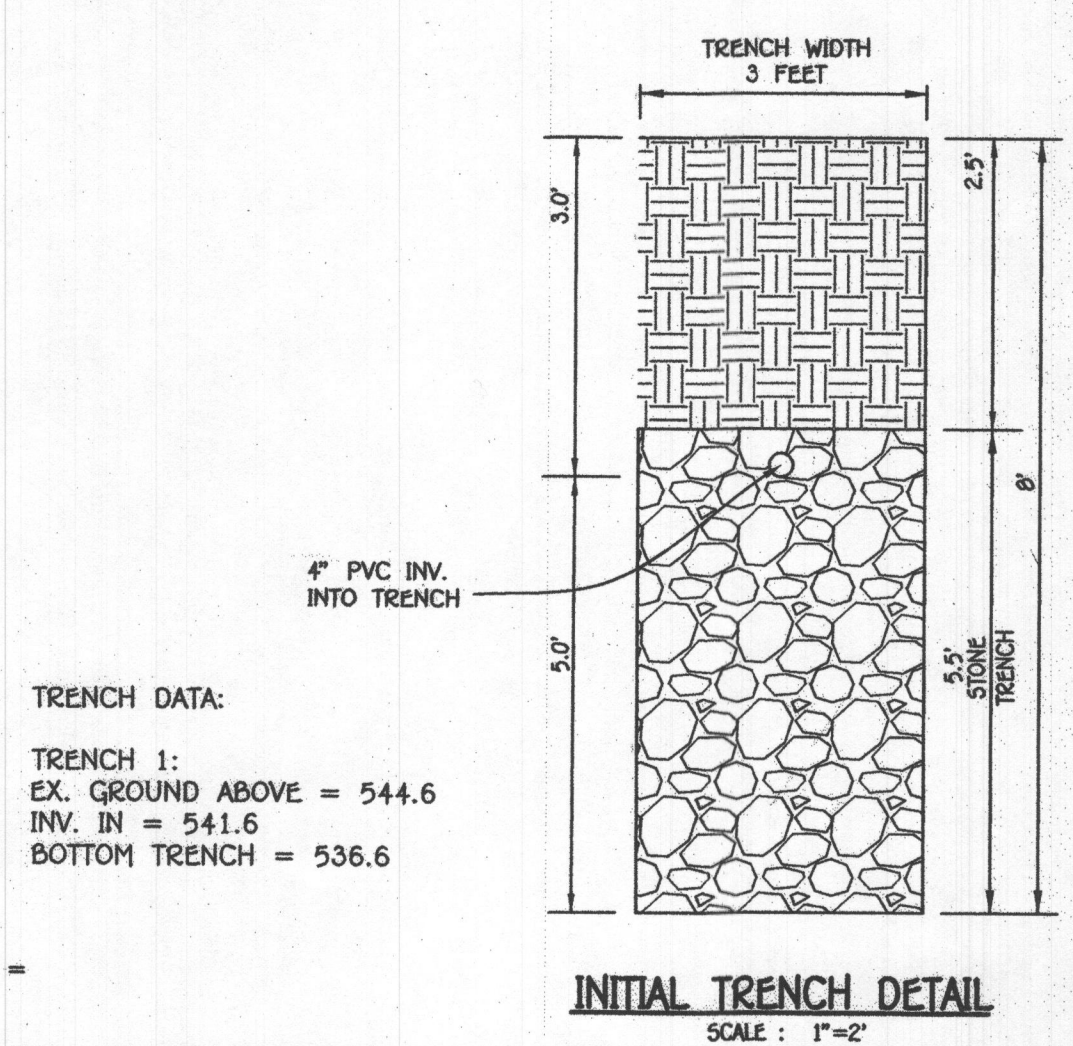
FFE 551.55
 SHOP FLOOR 547.80
 INV. OUT OF BUILDING = 546.5
 PROP. GROUND AT CLEANOUT #1 = 550.3
 INV. INTO CLEANOUT = 546.40
 INV. OUT OF CLEANOUT = 546.35
 Y CONNECTION 545.92



FFE 551.55
 SHOP FLOOR 547.80
 INV. OUT OF BUILDING = 546.11
 PROP. GROUND AT CLEANOUT #1 = 550.3
 INV. INTO CLEANOUT = 546.06
 INV. OUT OF CLEANOUT = 546.01
 FUTURE Y CONNECTION 545.92
 PROP. GROUND AT CLEANOUT #2 = 548.3
 PROP. INTO CLEANOUT = 545.65
 INV. OUT OF CLEANOUT = 545.60
 PROP. GROUND AT CLEANOUT #3 = 547.6
 INV. INTO CLEANOUT = 544.81
 INV. OUT OF CLEANOUT = 544.76
 PROP. GROUND AT CLEANOUT #4 = 546.8
 INV. INTO CLEANOUT = 543.52
 INV. OUT OF CLEANOUT = 543.47
 EX. GROUND AT SEPTIC TANK = 547.0
 PROP. GRADE ABOVE SEPTIC TANK = 546.7
 TOP OF SEPTIC TANK = 545.12
 INV. INTO SEPTIC TANK = 543.32
 INV. OUT OF SEPTIC TANK = 543.07
 EX. GROUND AT DISTRIBUTION BOX = 546.3
 INV. INTO DISTRIBUTION BOX = 542.27
 INV. OUT OF DISTRIBUTION BOX = 542.17

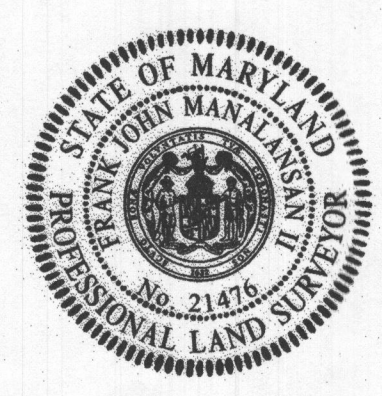
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER
 DATE: 11/30/2020

SEPTIC SYSTEM DESIGN
 FFE = 588.72
 APPROX. INV. OUT OF BLDG = 582.0
 WAREHOUSE #1
 4997 SQ.FT. X 0.03 GPD/SQ.FT. = 149.91 GPD
 FUTURE WAREHOUSE
 4997 SQ.FT. X 0.03 GPD/SQ.FT. = 149.91 GPD
 LOADING RATE = 299.82 GPD
 MINIMUM LOAD RATE = 400.00 GPD
 APPLICATION RATE = 1.2
 EFFECTIVE SIDEWALL BEGINS AT 5.5 FEET (INITIAL SYSTEM)
 EFFECTIVE SIDEWALL BEGINS AT 5.5 FEET (FIRST REPLACEMENT)
 EFFECTIVE SIDEWALL BEGINS AT 5.5 FEET (SECOND REPLACEMENT)
 EFFECTIVE DEPTH (D) = 2.5 FEET (INITIAL SYSTEM)
 EFFECTIVE DEPTH (D) = 2.5 FEET (FIRST REPLACEMENT)
 EFFECTIVE DEPTH (D) = 2.5 FEET (SECOND REPLACEMENT)
 SF OF DRAINFIELD = 400 GPD / 1.2 = 333.33 SF
 COEFFICIENT OF REDUCTION OF TRENCH LENGTH (INITIAL) =
 $(W+2)/(W+1+2D) = (3+2)/(3+1+(2 \times 2.5)) = 0.55$
 TRENCH LENGTH = 333.33 SF x 0.55 / 3 = 61.11 FEET (90' PROVIDED)
 COEFFICIENT OF REDUCTION OF TRENCH LENGTH (FIRST REPLACEMENT) =
 $(W+2)/(W+1+2D) = (3+2)/(3+1+(2 \times 2.5)) = 0.55$
 TRENCH LENGTH = 333.33 SF x 0.55 / 3 = 61.11 FEET
 COEFFICIENT OF REDUCTION OF TRENCH LENGTH (SECOND REPLACEMENT) =
 $(W+2)/(W+1+2D) = (3+2)/(3+1+(2 \times 2.5)) = 0.55$
 TRENCH LENGTH = 333.33 SF x 0.55 / 3 = 61.11 FEET

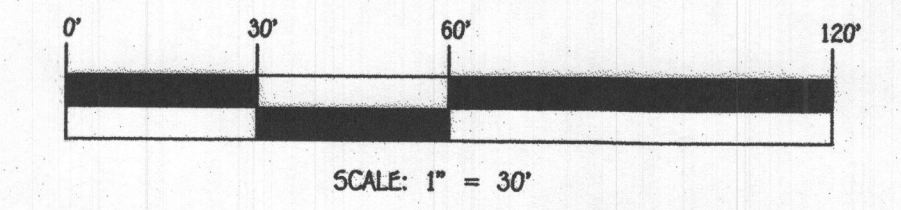


FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 11400 461 - 2095

NO.	REVISION	DATE



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/21.
 Frank Nalansan II
 DATE: 12/1/20



OWNER: DAISY CROSSROADS LLC, 16135 ED WARFIELD ROAD, WOODBINE, MD 21797-7811
 DEVELOPER: RYAN MCWHORTER, 6951 REDBERRY ROAD, CLARKSVILLE, MD 21029, (410)-984-5813

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: [Signature] Date: 11/24/20
 Chief, Development Engineering Division: [Signature] Date: 9/29/20
 Director - Department of Planning and Zoning: [Signature] Date: 11-30-20

PROJECT	PHASE	PARCEL NO.
MCWHORTER PROPERTY	N/A	334
PLAT	BLOCK NO.	ZONE
9800-9802	23	B-2
TAX/ZONE	ELEC. DIST.	CENSUS TR.
13	4	24027604002

PREVIOUS HOWARD COUNTY FILES: ECP-19-082, F-90-56

SEPTIC PROFILE AND DETAIL
 MCWHORTER PROPERTY
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 16031 ED WARFIELD ROAD
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