

SCHEDULE A - PERIMETER LANDSCAPE EDGE					
PERIMETER	P-1	P-2	P-3	P-4	P-5
CATEGORY	EDGE OF PARKING TO EDGE OF PARKING	COMMERCIAL TO PUBLIC ROAD	COMMERCIAL TO RESIDENTIAL LOT	COMMERCIAL TO RESIDENTIAL LOT	COMMERCIAL TO PUBLIC ROAD
LANDSCAPE TYPE	3	3	3	3	3
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 BUSH	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
SHRUBS	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

1. 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.
2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREIN 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 WILL 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.
3. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BORDERS, 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.
4. 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.

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.	

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 NURSESMEN (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, BOREES AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. 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 BASED 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.

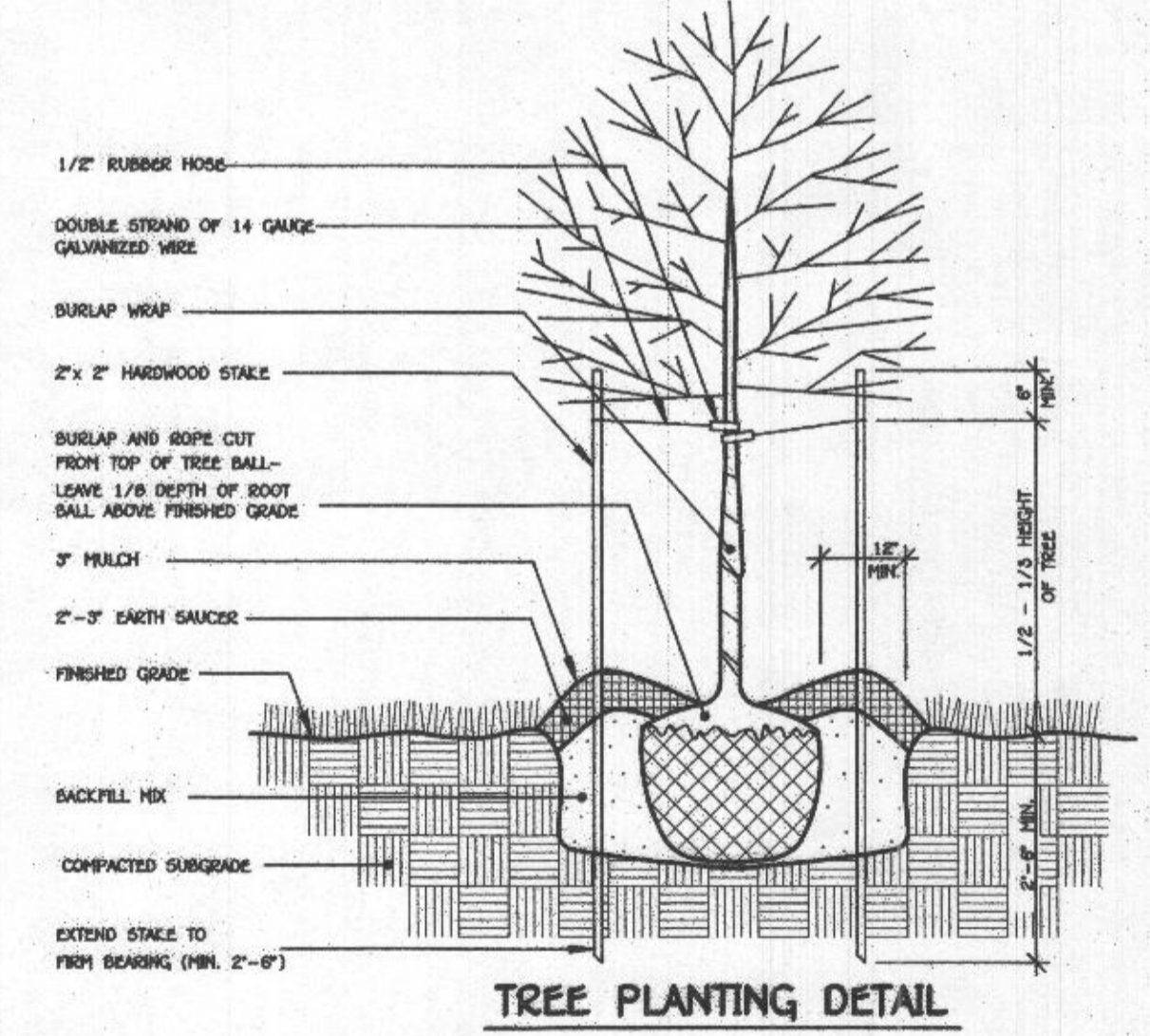
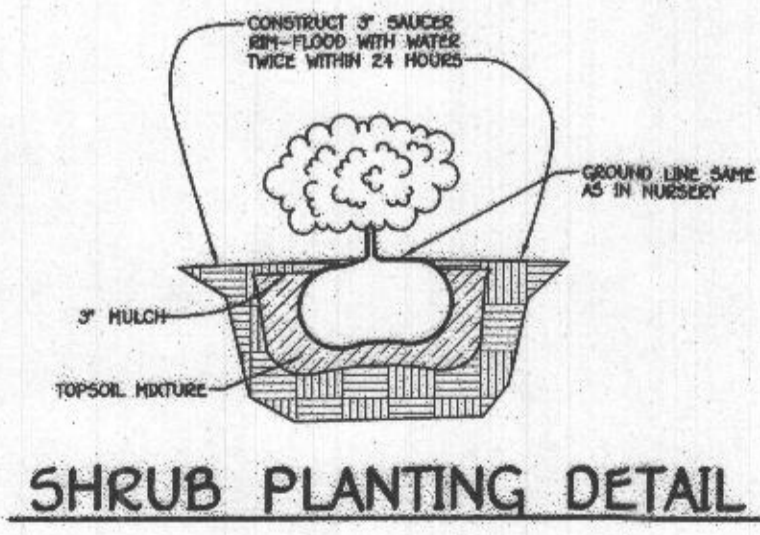
POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE.

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.

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
⊙	DENOTES EXISTING WELL
11	DENOTES PASSED PERC
T-1	DENOTES FAILED PERC TEST / SOIL BORING
LOD	LIMIT OF DISTURBANCE
SSP	SUPER SILT FENCE
SF	SILT FENCE
---	EXISTING TREE LINE
---	DRAINAGE DIVIDE
□	DRYWELL (M-5)-TYPICAL
GmC	SOIL LINES AND TYPES
LrD	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 SCWAGE 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
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALDORNE INTERNAL FREE
 ELKTON CITY, MARYLAND 21922
 (410) 461-2885

NO.	REVISION	DATE



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.

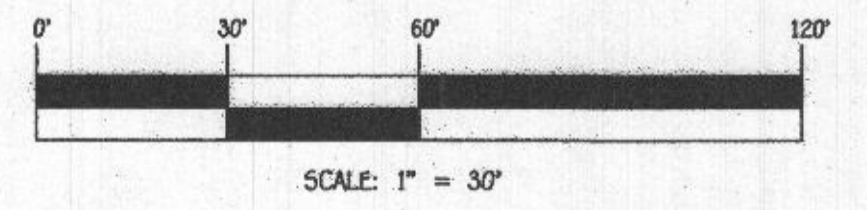
Frank Mahalingam
 Name Date 5/21/20

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 Mahalingam
 Name Date 5/21/20

OWNER
 DANIS CROSSROADS LLC
 16135 ED WARFIELD ROAD
 WOODBINE, MD 21797-7811

DEVELOPER
 RYAN MCWHORTER
 6851 REDBERRY ROAD
 CLARKSVILLE, MD 21029
 (410)-984-5613



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development
JP
 Date 4-29-20

Chief, Development Engineering Division
JP
 Date 11-30-20

Director - Department of Planning and Zoning
JP

PROJECT: MCWHORTER PROPERTY
 PHASE: N/A
 PARCEL NO.: 334

PLAT: 23
 BLOCK NO.: B-2
 TAX/ZONE: 13
 ELEC. DIST.: 4
 CENSUS TR.: 24027604002

PREVIOUS HOWARD COUNTY FILES:
 ECP-19-062, F-90-56

LANDSCAPE NOTES & DETAIL PLAN

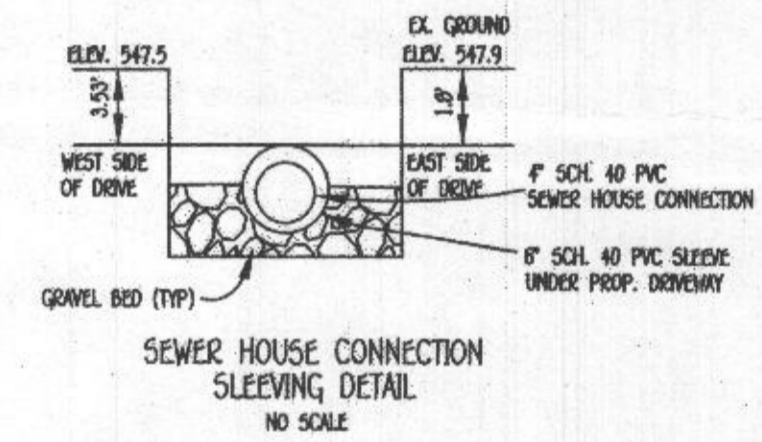
MCWHORTER PROPERTY
 WARFIELD'S GRANT SECTION 1, AREA 1
 PARCEL 'A'
 16031 ED WARFIELD ROAD
 TAX MAP NO.: 13 GRID NO.: 23 PARCEL NO.: 334
 ZONED B-2
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL, 2020
 SHEET 11 OF 13

5DP-20-012

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.

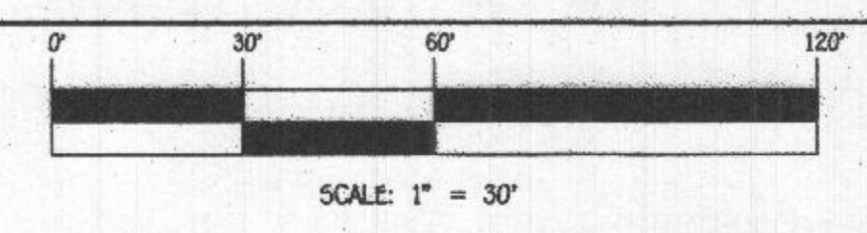


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---	DRAINAGE DIVIDE
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▨	PROPOSED SEPTIC FIELD
▨	EXISTING GRAVEL
▨	ERODIBLE SOILS
▽	INGRESS ENTRANCE
▽	EGRESS EXIT
⊙	DENOTES FAILED PERC TEST / SOIL BORING



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

PLAN
 SCALE: 1" = 30'



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 15727 BALTIMORE NATIONAL PIKE
 ELICHT CITY, MARYLAND 21144
 (410) 481-2895



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 Hawnicki II
 DATE: 5/21/20

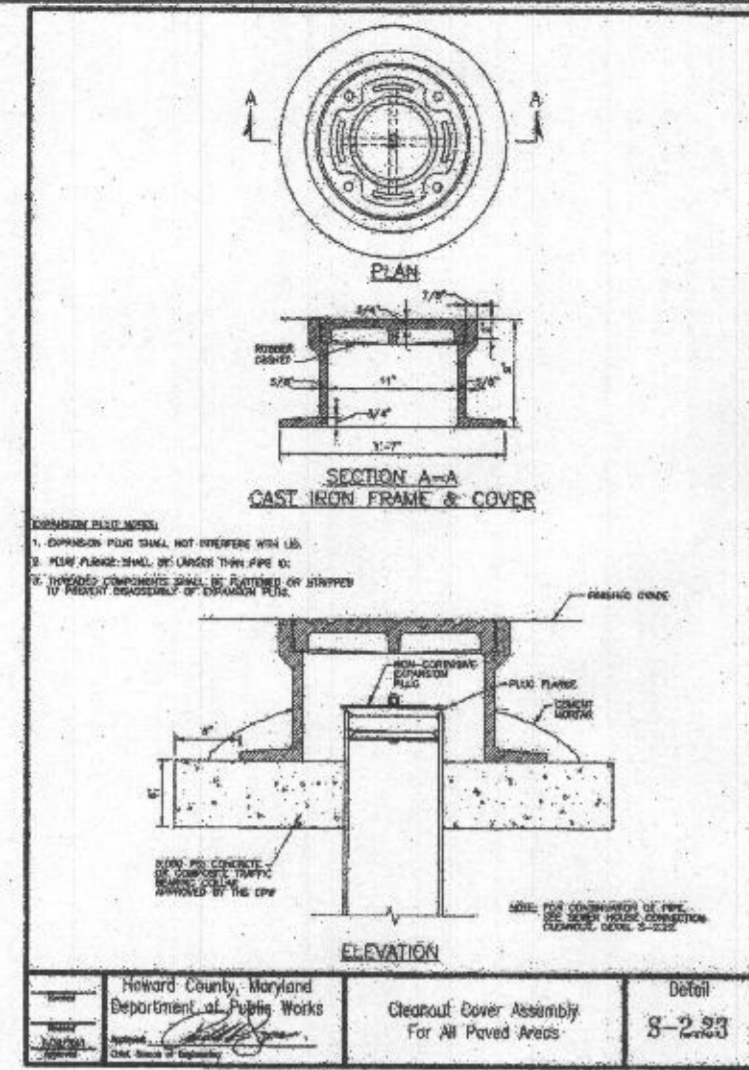
OWNER
 DAISY CROSSROADS LLC
 15135 ED WARFIELD ROAD
 WOODSME, MD 21797-7911

DEVELOPER
 RYAN MCWHORTER
 6851 REDBERRY ROAD
 CLARKSVILLE, MD 21029
 (410)-984-5813

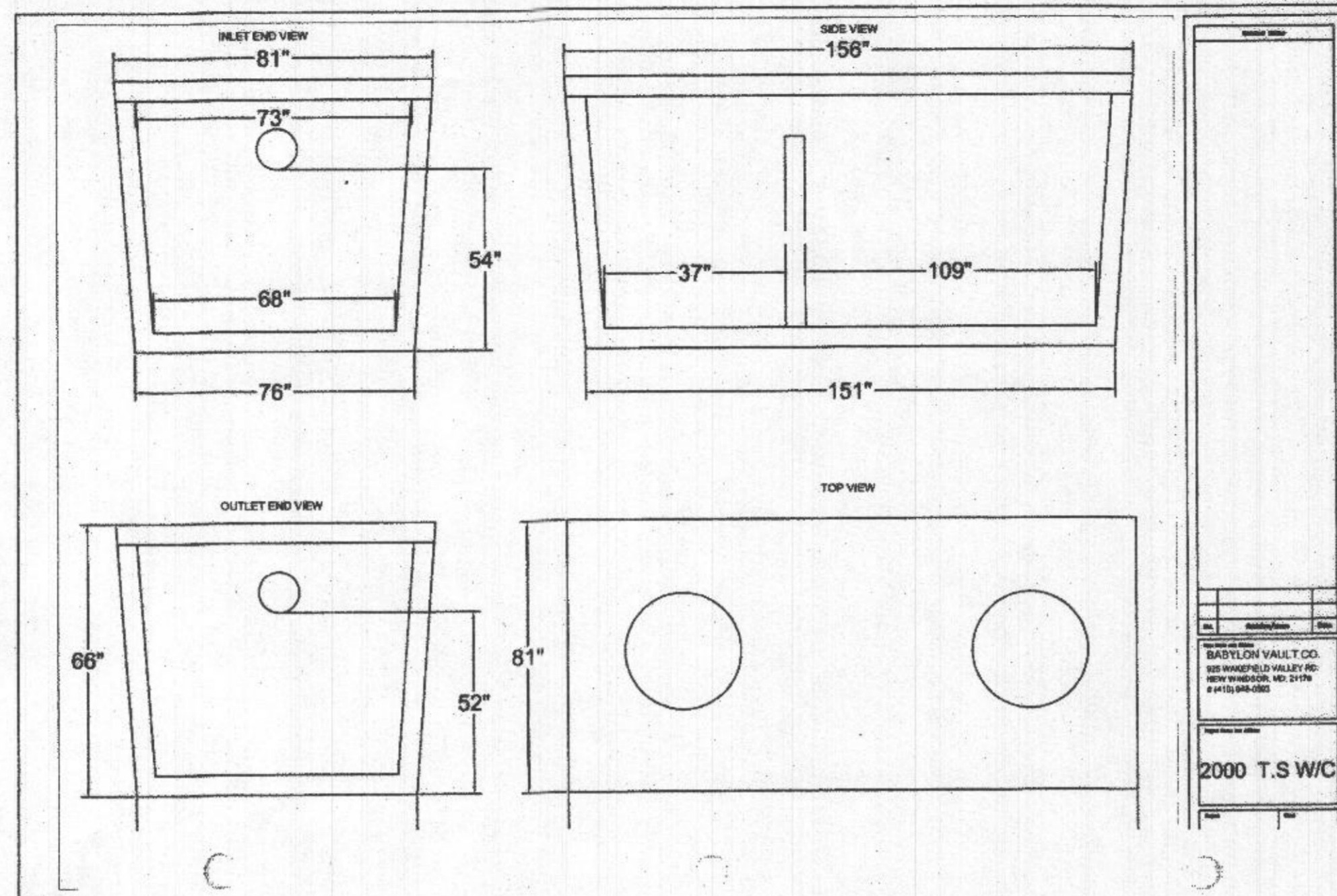
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING			
Chief, Division of Land Development	<i>[Signature]</i>	Date	11/20/20
Chief, Development Engineering Division	J.P.	Date	9-22-20
Director - Department of Planning and Zoning	<i>[Signature]</i>	Date	11-30-20
PROJECT	MCWHORTER PROPERTY	PHASE	N/A
PARCEL NO.	334		
PLAT	9800-9802	BLOCK NO.	23
ZONE	B-2	TAX/ZONE	13
ELEC. DIST.	4	CENSUS TR.	24027604002
PREVIOUS HOWARD COUNTY FILES: ECP-19-062, 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

E:\60000\6041\Engineering\Drawings\SP-12_Sepic_Install_Plan.dwg, Sheet 12, 1/1

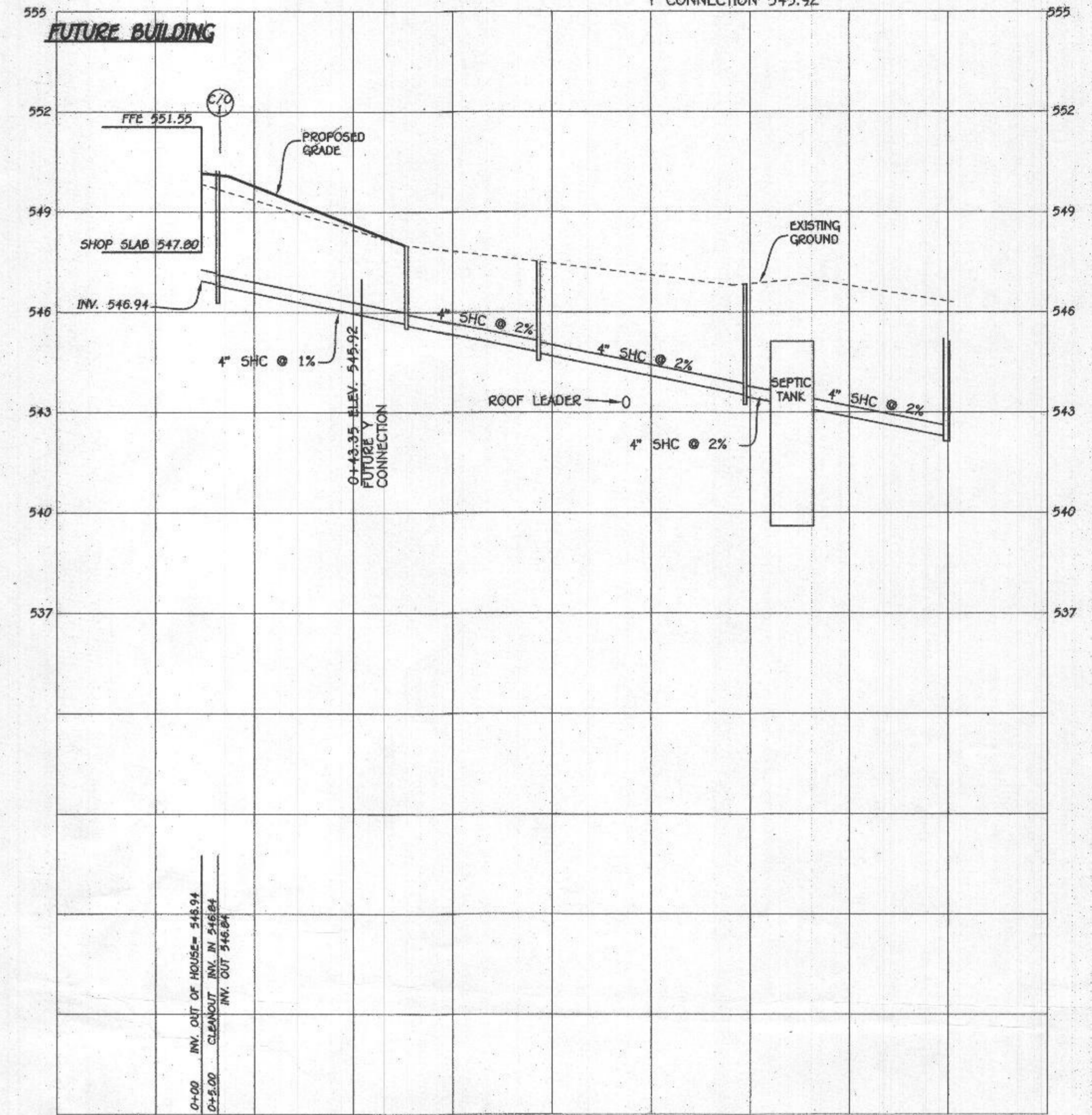


Howard County, Maryland Department of Public Works	Checked: Date: Assembly For All Paved Areas	8-2-20
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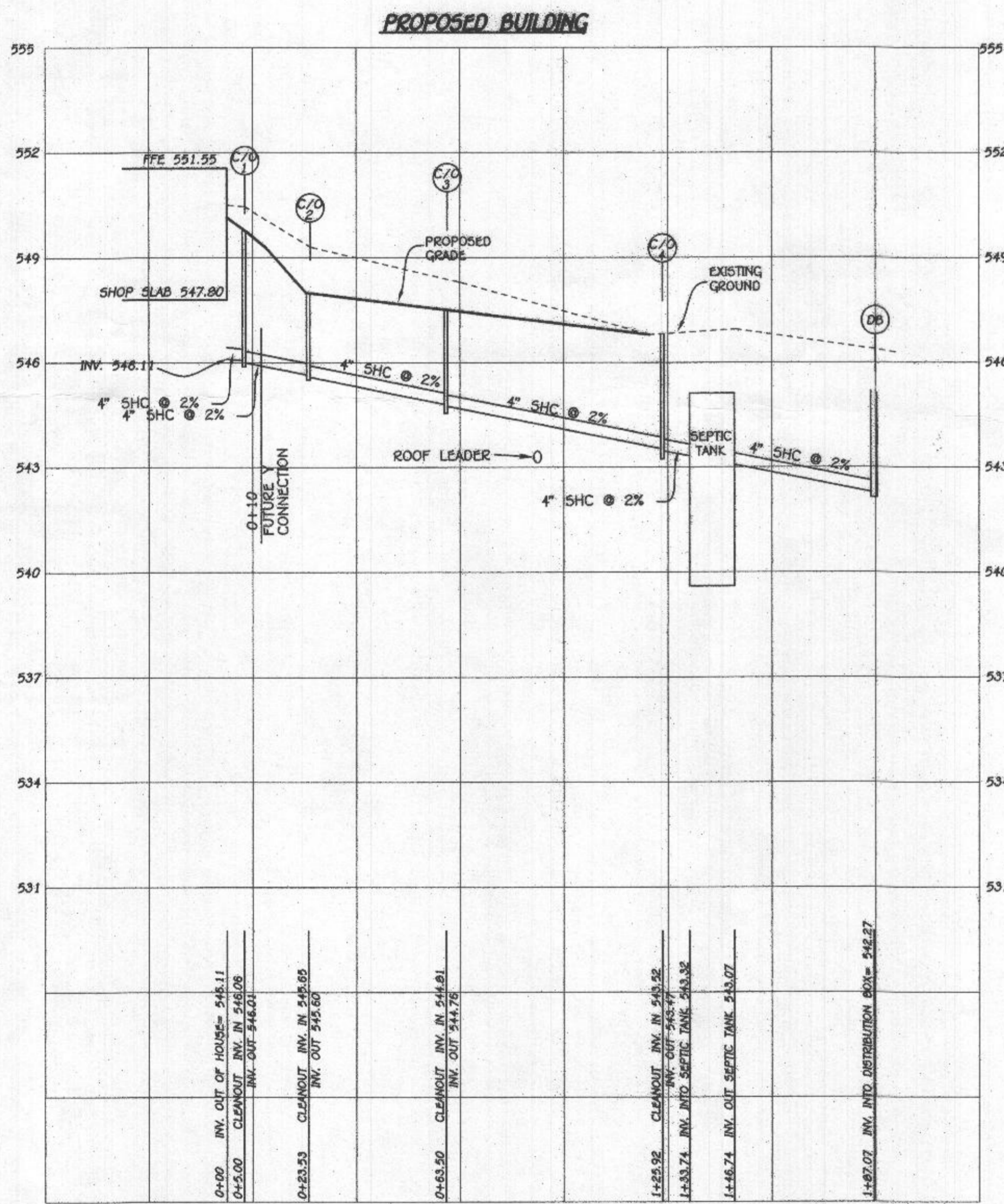


2000 T.S/WC

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

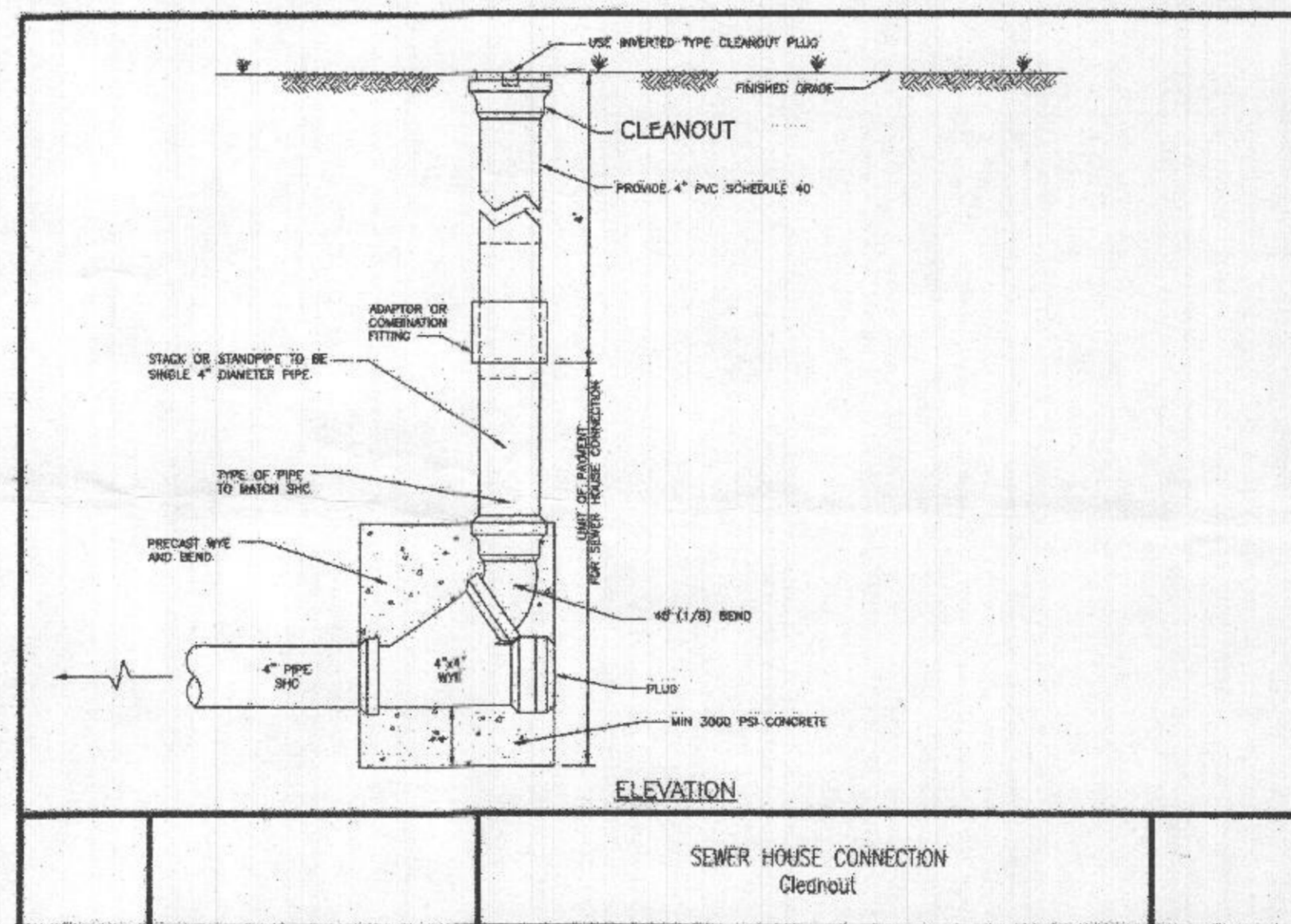


SEPTIC SYSTEM PROFILE
 SCALE: 1"=30'



SEPTIC SYSTEM PROFILE
 SCALE: 1"=30'

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

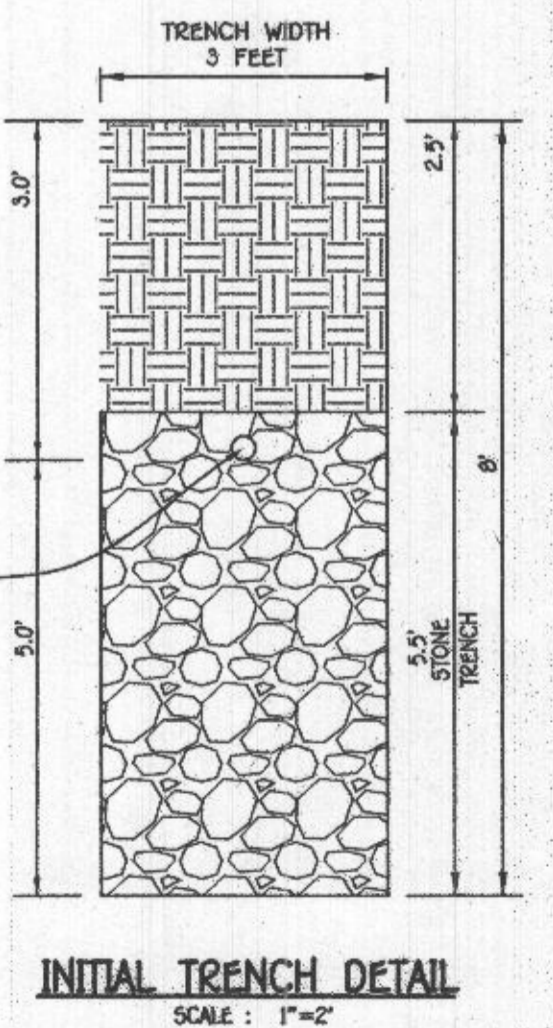


APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER
 DATE: 11/30/2020

SEPTIC SYSTEM DESIGN

FFE = 558.72
 APPROX. INV. OUT OF BLDG = 558.0
 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) =
 $(W+2)/(W+1+2D) = (3+2)/(3+1+(2*2.5)) = 0.55$
 TRENCH LENGTH = 333.33 SF x 0.55 / 3 = 61.11 FEET (90' PROVIDED)
 COEFFICIENT OF REDUCTION OF TRENCH LENGTH (FIRST REPLACEMENT) =
 $(W+2)/(W+1+2D) = (3+2)/(3+1+(2*2.5)) = 0.55$
 TRENCH LENGTH = 333.33 SF x 0.55 / 3 = 61.11 FEET
 COEFFICIENT OF REDUCTION OF TRENCH LENGTH (SECOND REPLACEMENT) =
 $(W+2)/(W+1+2D) = (3+2)/(3+1+(2*2.5)) = 0.55$
 TRENCH LENGTH = 333.33 SF x 0.55 / 3 = 61.11 FEET

TRENCH DATA:
 TRENCH 1:
 EX. GROUND ABOVE = 544.6
 INV. IN = 541.6
 BOTTOM TRENCH = 536.6

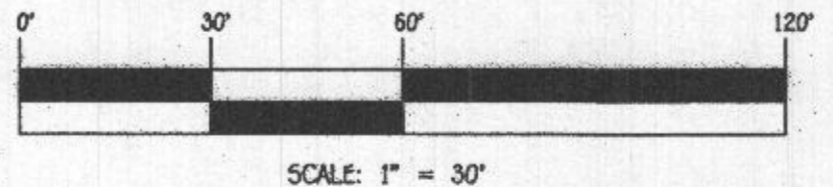


INITIAL TRENCH DETAIL
 SCALE: 1"=2'

FISHER, COLLINS & CARTER, INC.
 CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS
 10072 BALTIMORE NATIONAL PLACE
 ELLETTT CITY, MARYLAND 21042
 (410) 661-2999



PROFESSIONAL CERTIFICATION
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 Frank Mahalanyan, L.L.C.
 DATE: 5/21/20



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DEVELOPER
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 (410)-984-5813

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development	Date: 11/30/20
Chief, Development Engineering Division	Date: 11-30-20
Director - Department of Planning and Zoning	Date: 11-30-20

PROJECT	PHASE	PARCEL NO.
MCWHORTER PROPERTY	N/A	334
PLAT	ZONE	TAX/ZONE
9800-9802	B-2	13
PREVIOUS HOWARD COUNTY FILES:	ELEC. DIST.	CENSUS TR.
EDP-19-082, F-90-96	4	24027604002

SEPTIC PROFILE AND DETAIL

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