

Oswald, Hank

From: Oswald, Hank
Sent: Monday, May 13, 2019 8:35 AM
To: 'gphillips@mred.us'
Subject: Perc Test Date_Allnut Farms Estates Lot 15

Hello Mr. Phillips:

Good morning. I would like to schedule a perc test date for Allnut Farms Estates, Lot 15. I am available this Wed May 15 or Thursday May 16 or next Wednesday May 22nd, or Thursday May 23rd starting at 8:30 a.m. The perc test holes must be field located and properly labeled/staked prior to the test date. The septic contractor must have a backhoe capable of excavating 12 ft holes. We will also need a water source.

Please confirm test date as soon as you can.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

Real Property Data Search

Search Result for HOWARD COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Account Identifier: **District - 05 Account Number - 384729**

Owner Information

Owner Name: WOLF MICHAEL PAUL **Use:** RESIDENTIAL
 WOLF RASAMEE T/E **Principal Residence:** NO
Mailing Address: 7020 COLUMBIA GATEWAY DR **Deed Reference:** /06253/ 00533
 COLUMBIA MD 21046-2119

Location & Structure Information

Premises Address: OPEN SPACE CT **Legal Description:** LOT 15 4.106 AR S 4
 HIGHLAND 20777-0000 OPEN SPACE CT
 ALLNUTT FARMS EST

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0034	0015	0375		0000			15	2017	Plat Ref:

Special Tax Areas: **Town:** NONE
Ad Valorem: 100
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			4.1100 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments	
			As of 07/01/2018	As of 07/01/2019
Land:	240,800	240,800		
Improvements	0	0		
Total:	240,800	240,800	240,800	240,800
Preferential Land:	0			0

Transfer Information

Seller: WOLF MICHAEL PAUL	Date: 06/26/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06253/ 00533	Deed2:
Seller: WALTON WILLIAM RANDOLPH JR	Date: 05/07/2001	Price: \$200,000
Type: ARMS LENGTH VACANT	Deed1: /05461/ 00539	Deed2:
Seller: ALLNUTT JR SMITH W & WF	Date: 02/10/1983	Price: \$39,000
Type: ARMS LENGTH IMPROVED	Deed1: /01143/ 00382	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: **Special Tax Recapture:**

Howard County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **05** Account Number: **384729**

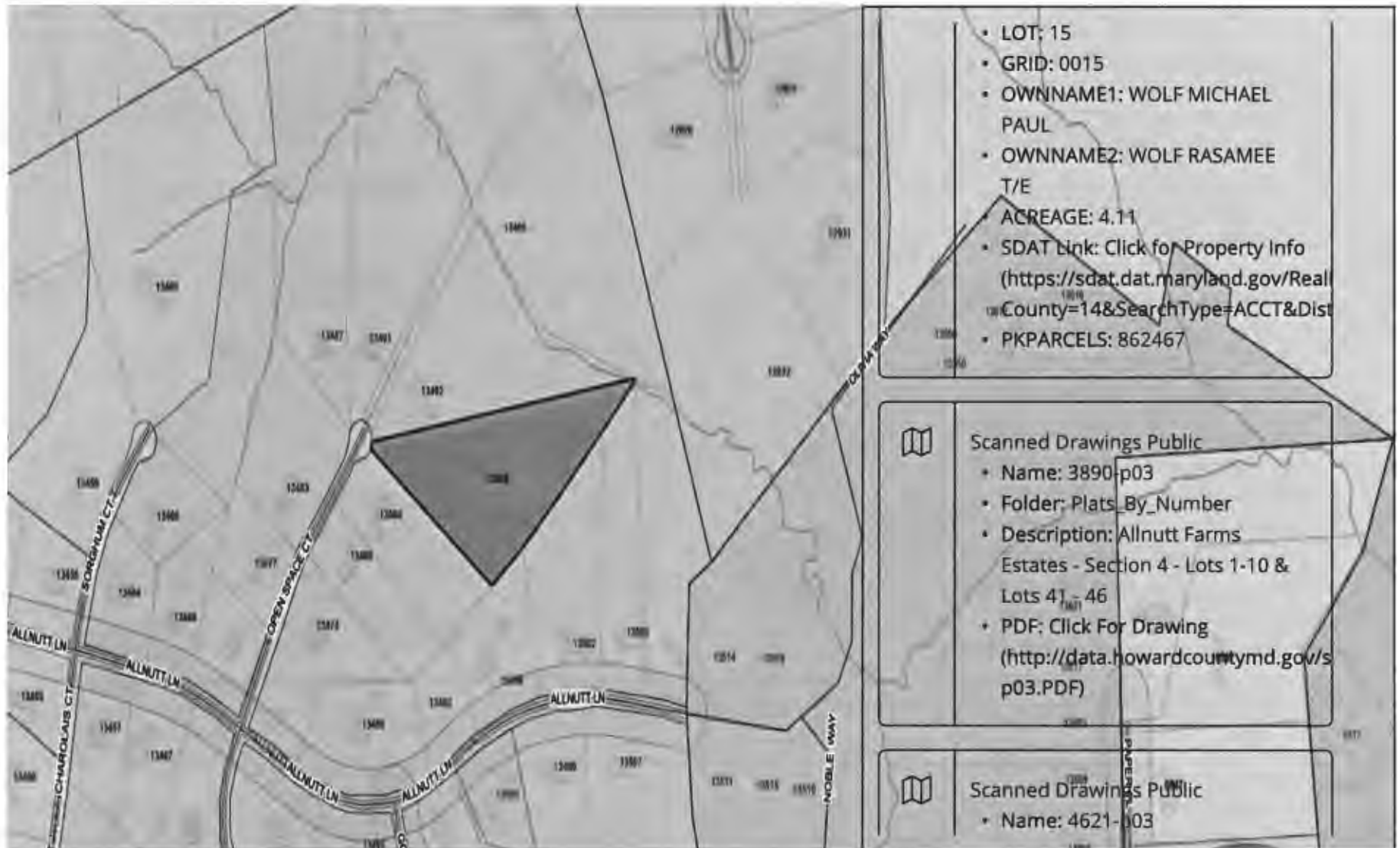


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).



Maryland Real Estate Development



Transmittal

DATE: Thursday, April 25, 2019

TO:

**Jeff Williams,
Bureau of Environmental Health
Well & Septic Program**

Gregory Phillips
Maryland Real Estate Development LLC
7846 River Rock Way
Columbia, MD 21044

gphillips@mred.us

Direct 410-977-0864

Regarding:

Lot 15

Allnut Farm Estates, Section -5

Lot 15

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: NJR & Associates
2770 Route 32
West Friendship, MD 21794

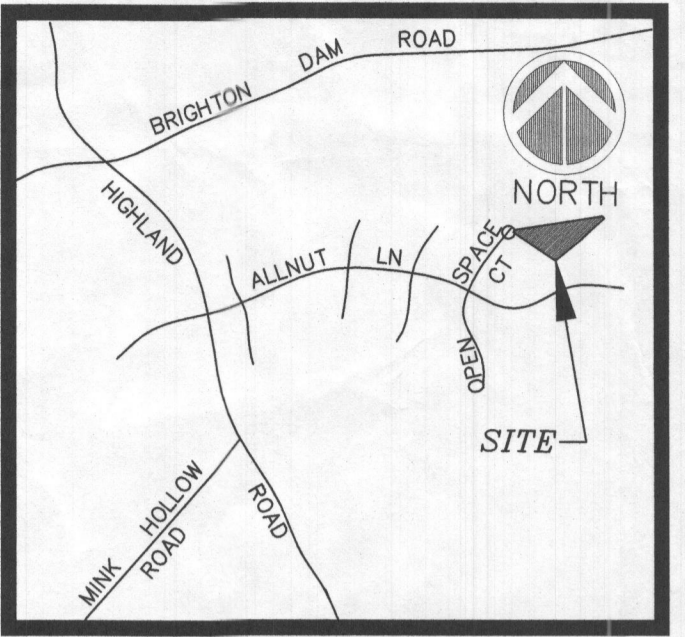
FROM: Hank Oswald, L.E.H.S.
Well & Septic Program

RE: 13488 Open Space court
Allnut Farm Estates, Lot 15
Perc Cert Plan

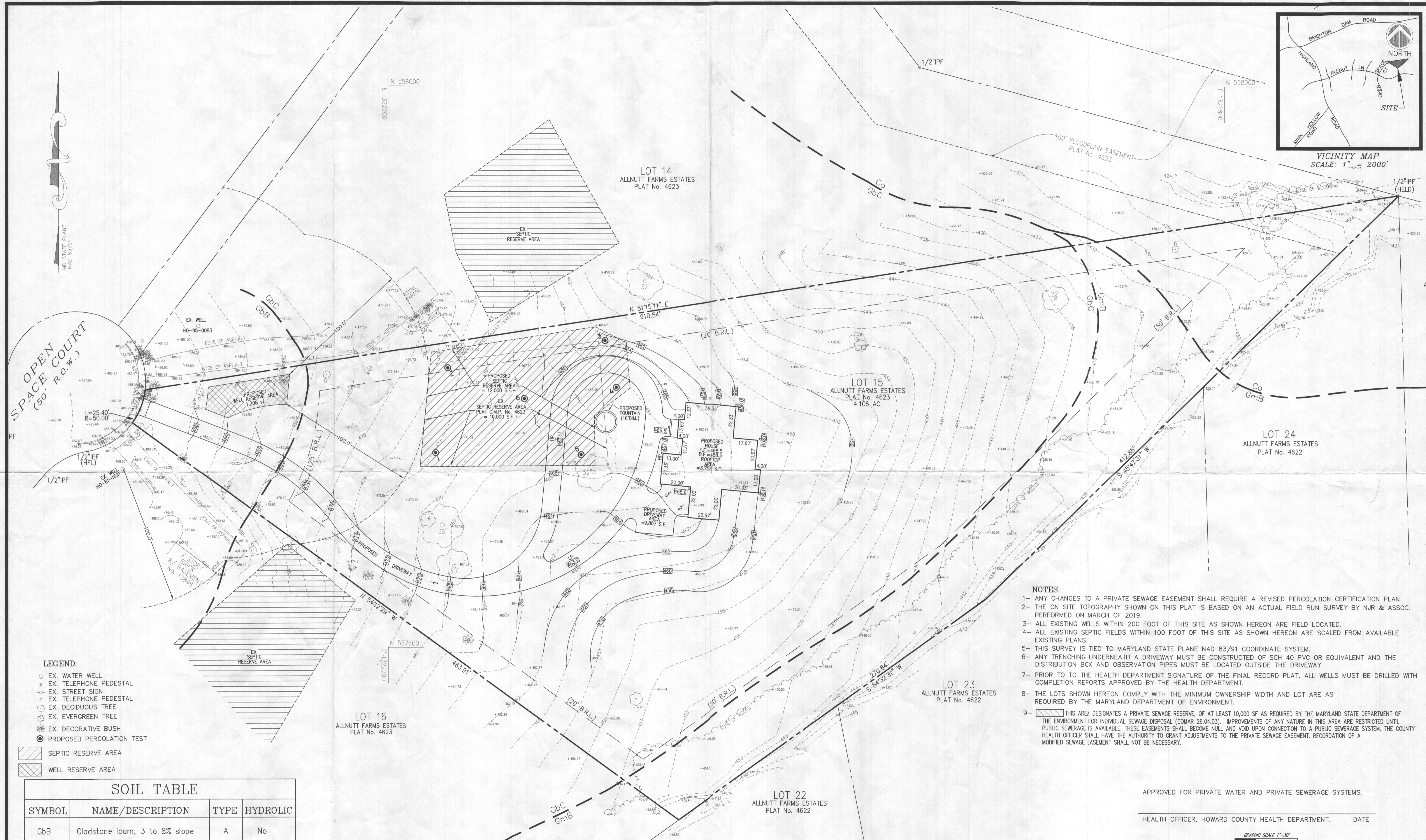
Date: May 23, 2019

The perc cert plan for 13488 Open Space Court has been reviewed with the following comments:

- 1.) Add purpose statement to plan above signature block.
- 2.) Field locate all (5) perc test holes (#1,2,3,5,6).



VICINITY MAP
SCALE: 1" = 2000'



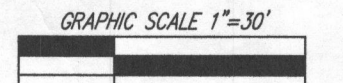
- LEGEND:**
- EX. WATER WELL
 - ⊕ EX. TELEPHONE PEDESTAL
 - ⊙ EX. STREET SIGN
 - ⊕ EX. TELEPHONE PEDESTAL
 - ⊙ EX. DECIDUOUS TREE
 - ⊙ EX. EVERGREEN TREE
 - ⊙ EX. DECORATIVE BUSH
 - ⊙ PROPOSED PERCOLATION TEST
 - ▨ SEPTIC RESERVE AREA
 - ▩ WELL RESERVE AREA

- NOTES:**
- 1- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - 2- THE ON SITE TOPOGRAPHY SHOWN ON THIS PLAT IS BASED ON AN ACTUAL FIELD RUN SURVEY BY NJR & ASSOC. PERFORMED ON MARCH OF 2019.
 - 3- ALL EXISTING WELLS WITHIN 200 FOOT OF THIS SITE AS SHOWN HEREON ARE FIELD LOCATED.
 - 4- ALL EXISTING SEPTIC FIELDS WITHIN 100 FOOT OF THIS SITE AS SHOWN HEREON ARE SCALED FROM AVAILABLE EXISTING PLANS.
 - 5- THIS SURVEY IS TIED TO MARYLAND STATE PLANE NAD 83/91 COORDINATE SYSTEM.
 - 6- ANY TRENCHING UNDERNEATH A DRIVEWAY MUST BE CONSTRUCTED OF SCH 40 PVC OR EQUIVALENT AND THE DISTRIBUTION BOX AND OBSERVATION PIPES MUST BE LOCATED OUTSIDE THE DRIVEWAY.
 - 7- PRIOR TO THE HEALTH DEPARTMENT SIGNATURE OF THE FINAL RECORD PLAT, ALL WELLS MUST BE DRILLED WITH COMPLETION REPORTS APPROVED BY THE HEALTH DEPARTMENT.
 - 8- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT ARE AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
 - 9- ▨ THIS AREA DESIGNATES A PRIVATE SEWAGE RESERVE, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

SOIL TABLE			
SYMBOL	NAME/DESCRIPTION	TYPE	HYDROLIC
GbB	Gladstone loam, 3 to 8% slope	A	No

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT. DATE



Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: NJR & Associates
2770 State Route 32

FROM: Hank Oswald, L.E.H.S.
Well & Septic Program

RE: Allnut Farm Estates, Lot 15
Open Space Court

Date: June 17, 2019

The percolation certification plan for Allnut Farm Estates Lot 15 has been reviewed with the following comments:

- 1.) Remove previous plat sewage disposal area (SDA) on plan.
- 2.) Adjust sewage disposal area on south side away from swale and closer to the holes #1 & #5 per mark up (see attachment)
- 3.) Adjust grading/steep slope (greater than 25 %) near hole#3 to be at least 25 feet away from sewage disposal area per mark up (see attachment).
- 4.) If the proposed house is going to have a large # of bedroom, then show how 3 systems fit inside SDA. Also, show calculations on the plan.

Oswald, Hank

From: Oswald, Hank
Sent: Monday, June 17, 2019 2:05 PM
To: 'roshannj@aol.com'
Cc: 'gphillips@mred.us'
Subject: Perc Cert Review_Allnut Farm Estates Lot 15
Attachments: PERC CERT Memo To NJR_2019.pdf; plan_2019061713462687.pdf

Hello Mr. Roshan:

Attached, please find comments to the perc cert plan for Allnut Farm Estates, Lot 15. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov

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Maryland Real Estate Development



Transmittal

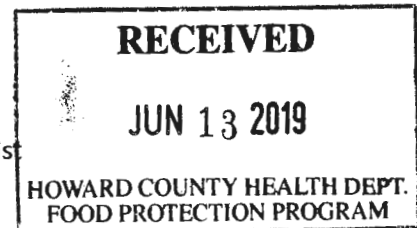
DATE: Wednesday, June 12, 2019

TO:

Jeff Williams,
Bureau of Environmental Health
Well & Septic Program

&

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov



Gregory Phillips
Maryland Real Estate Development LLC
7846 River Rock Way
Columbia, MD 21044

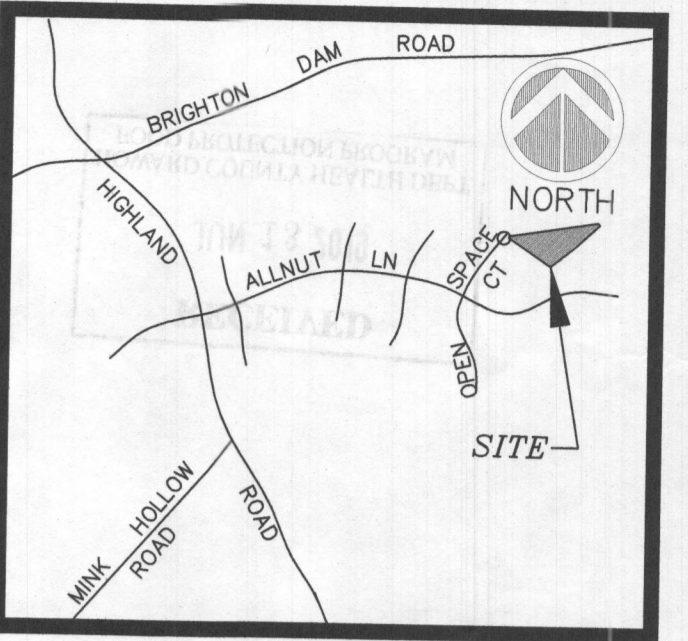
gphillips@mred.us

Direct 410-977-0864

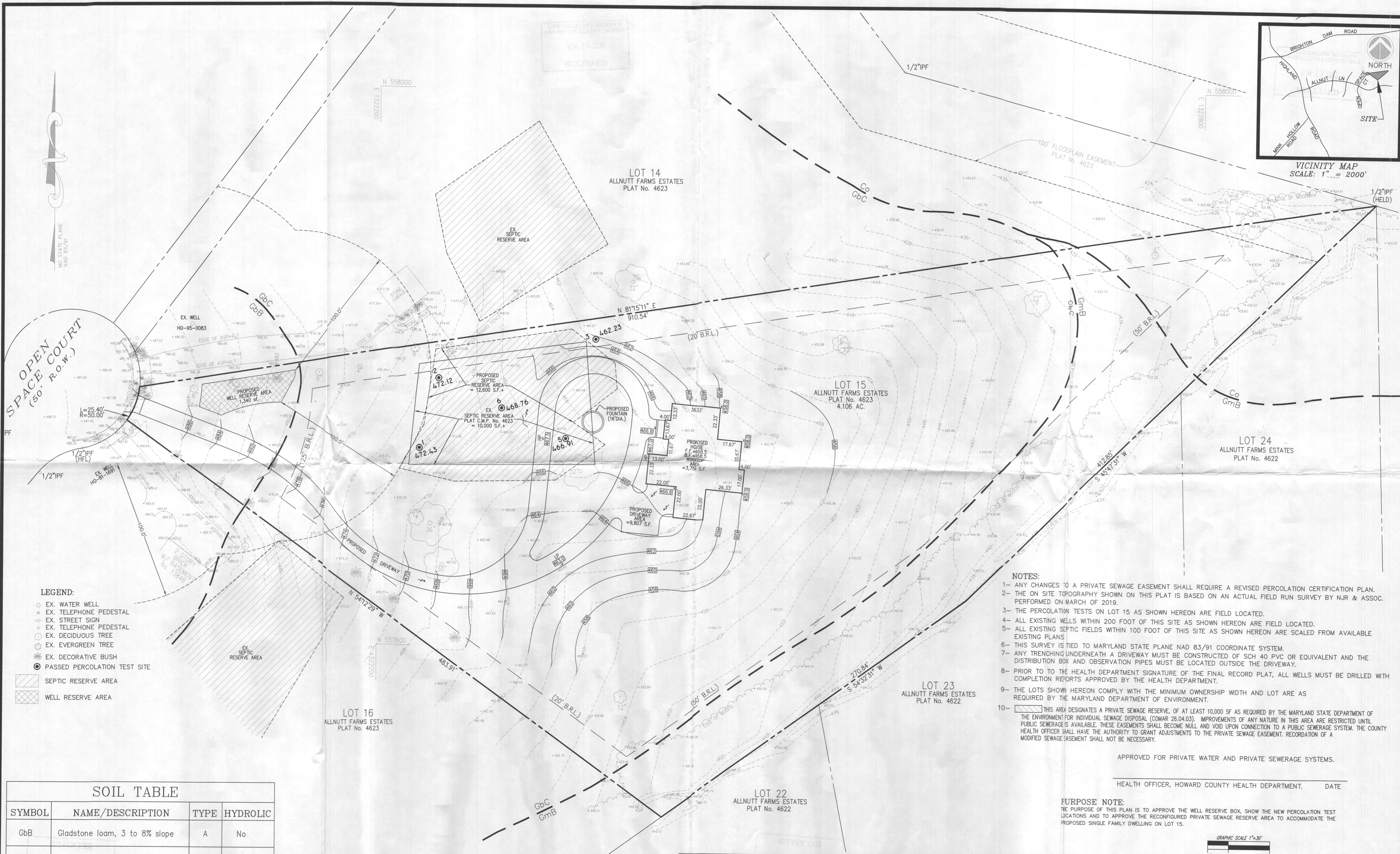
Regarding:

Percolation Certification Lot 15

Allnut Farm Estates, Section -5



VICINITY MAP
SCALE: 1" = 2000'

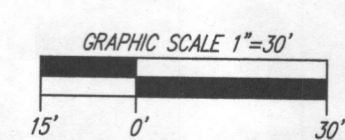


- LEGEND:**
- EX. WATER WELL
 - EX. TELEPHONE PEDESTAL
 - ◇ EX. STREET SIGN
 - ◇ EX. TELEPHONE PEDESTAL
 - EX. DECIDUOUS TREE
 - EX. EVERGREEN TREE
 - EX. DECORATIVE BUSH
 - PASSED PERCOLATION TEST SITE
 - ▨ SEPTIC RESERVE AREA
 - ▩ WELL RESERVE AREA

- NOTES:**
- 1- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - 2- THE ON SITE TOPOGRAPHY SHOWN ON THIS PLAT IS BASED ON AN ACTUAL FIELD RUN SURVEY BY NJR & ASSOC. PERFORMED ON MARCH OF 2019.
 - 3- THE PERCOLATION TESTS ON LOT 15 AS SHOWN HEREON ARE FIELD LOCATED.
 - 4- ALL EXISTING WELLS WITHIN 200 FOOT OF THIS SITE AS SHOWN HEREON ARE FIELD LOCATED.
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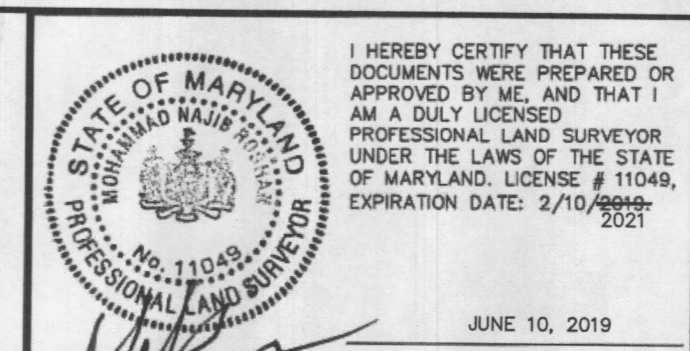
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT. DATE _____

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO APPROVE THE WELL RESERVE BOX, SHOW THE NEW PERCOLATION TEST LOCATIONS AND TO APPROVE THE RECONFIGURED PRIVATE SEWAGE RESERVE AREA TO ACCOMMODATE THE PROPOSED SINGLE FAMILY DWELLING ON LOT 15.



SOIL TABLE			
SYMBOL	NAME/DESCRIPTION	TYPE	HYDROLIC
GbB	Gladstone loam, 3 to 8% slope	A	No
GbC	Gladstone loam, 8 to 15% slope	A	No
GmB	Glenville silt loam, 3 to 8% slope	C/D	Yes
Co	Codorus and Hatboro silt loam 3 to 8% slope	C	Yes

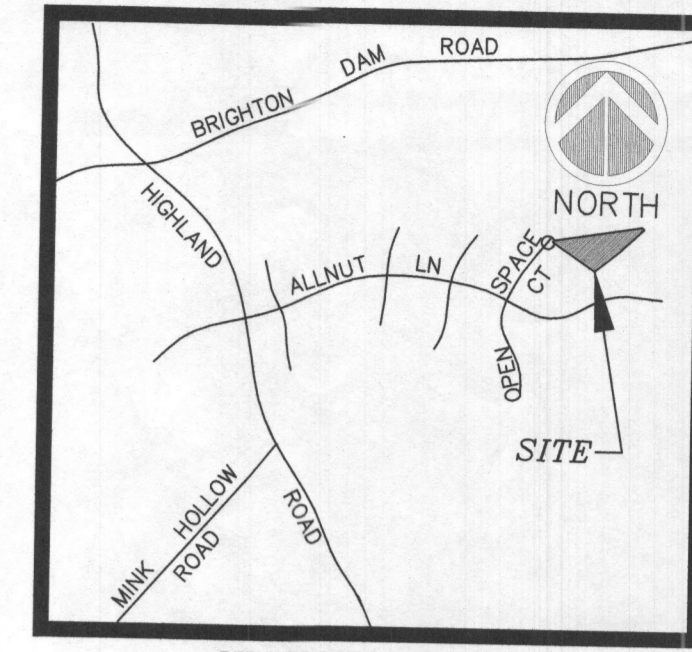
PLAN PREPARED BY:
NJR & ASSOCIATES
Land Surveying and Planning
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 11049, EXPIRATION DATE: 2/10/2021
DATE: JUNE 10, 2019

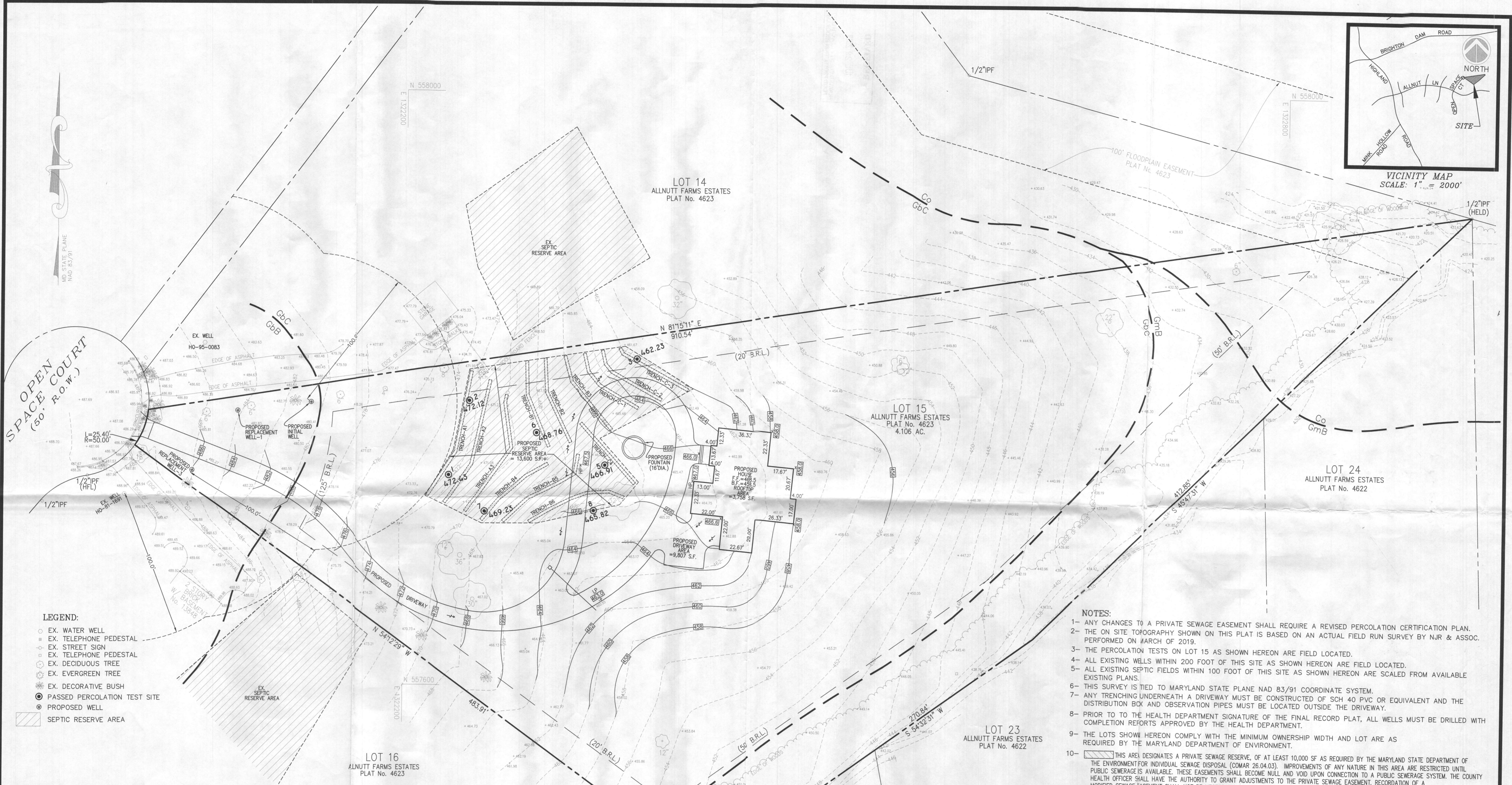
DEVELOPER
CARUSO HOMES
2120 BALDWIN AVENUE,
Ste 200
CROFTON, MD 21144
(301) 261-0277

PERCOLATION CERTIFICATION PLAN
ALLNUT FARM ESTATES, SECTION-5
LOTS 15
PLAT No. 4623
OPEN SPACE COURT, HIGHLAND, MD 20777
TAX MAP 34, GRID 15, PARCEL 375
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' JOB NO.: 3534 DATE: JUNE 10, 2019 SHEET: 1 OF 1



VICINITY MAP
SCALE: 1" = 2000'

OPEN SPACE COURT
(50' R.O.W.)



- LEGEND:**
- EX. WATER WELL
 - EX. TELEPHONE PEDESTAL
 - EX. STREET SIGN
 - EX. TELEPHONE PEDESTAL
 - EX. DECIDUOUS TREE
 - EX. EVERGREEN TREE
 - EX. DECORATIVE BUSH
 - PASSED PERCOLATION TEST SITE
 - PROPOSED WELL
 - ▨ SEPTIC RESERVE AREA

- NOTES:**
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 - 2- THE ON SITE TOPOGRAPHY SHOWN ON THIS PLAT IS BASED ON AN ACTUAL FIELD RUN SURVEY BY NJR & ASSOC. PERFORMED ON MARCH OF 2019.
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A-INITIAL SEPTIC SYSTEM CALCULATIONS

DRAINFIELD AREA: 8 BEDROOMS AT 1200 gpd / 0.8 ABSORPTION RATE=1500 SQ. FT.
 SIDEWALL REDUCTION CREDIT: $\frac{WIDTH+2}{2+2} = \frac{4}{4} = 0.36$
 LENGTH OF TRENCHES: $\frac{1500 \text{ SQ. FT.} \times 0.36}{2} = 270 \text{ LINEAR FEET}$
 3 TRENCHES OF 90 FEET IN LENGTH, 10 FOOT SPACED ARE PROVIDED

B-FIRST REPLACEMENT SEPTIC SYSTEM CALCULATIONS

DRAINFIELD AREA: 8 BEDROOMS AT 1200 gpd / 0.6 ABSORPTION RATE=2000 SQ. FT.
 SIDEWALL REDUCTION CREDIT: $\frac{WIDTH+2}{2+2} = \frac{4}{4} = 0.36$
 LENGTH OF TRENCHES: $\frac{2000 \text{ SQ. FT.} \times 0.36}{2} = 360 \text{ LINEAR FEET}$
 6 TRENCHES OF 60 FEET IN LENGTH, 10 FOOT SPACED ARE PROVIDED

C-SECOND REPLACEMENT SEPTIC SYSTEM CALCULATIONS

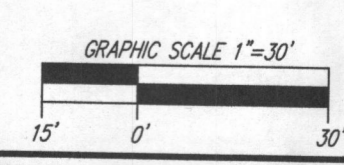
DRAINFIELD AREA: 8 BEDROOMS AT 1200 gpd / 1.2 ABSORPTION RATE=1000 SQ. FT.
 SIDEWALL REDUCTION CREDIT: $\frac{WIDTH+2}{2+1+2(3)} = \frac{4}{9} = 0.44$
 LENGTH OF TRENCHES: $\frac{1000 \text{ SQ. FT.} \times 0.44}{2} = 220 \text{ LINEAR FEET}$
 4 TRENCHES OF 55 FEET IN LENGTH, 10 FOOT SPACED ARE PROVIDED

SOIL TABLE

SYMBOL	NAME/DESCRIPTION	TYPE	HYDROLIC
GbB	Gladstone loam, to 8% slope	A	No
GbC	Gladstone loam, to 15% slope	A	No
GmB	Glenville silt loam 3 to 8% slope	C/D	Yes
Co	Codorus and Hatboro silt loam 3 to 8% slope	C	Yes

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
R. Wilson 8/9/2019
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT. DATE
 H.O. 2

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS TO APPROVE THE INITIAL WELL AND TWO FUTURE REPLACEMENT WELL LOCATIONS, SHOW THE NEW PERCOLATION TEST LOCATIONS AND TO APPROVE THE RECONFIGURED PRIVATE SEWAGE RESERVE AREA TO ACCOMMODATE THE PROPOSED SINGLE FAMILY DWELLING ON LOT 15.



<p>PLAN PREPARED BY:</p> <p>NJR & ASSOCIATES Land Surveying and Planning</p> <p>2770 STATE ROUTE 32 WEST FRIENDSHIP, MD 21794 TEL (240) 508-3200</p>		<p>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 11049, EXPIRATION DATE: 2/10/2021</p> <p>JULY 22, 2019 DATE</p>	<p>DEVELOPER</p> <p>CARUSO HOMES 2120 BALDWIN AVENUE, Ste 200 CROFTON, MD 21144 (301) 261-0217</p>	<p>PERCOLATION CERTIFICATION PLAN ALLNUTT FARM ESTATES, SECTION-5 LOTS 15 PLAT No. 4623 OPEN SPACE COURT, HIGHLAND, MD 20777 TAX MAP 34, GRID 15, PARCEL 375 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>
SCALE: 1" = 30'		JOB NO.: 3534	DATE: JULY 22, 2019	SHEET: 1 OF 1