

LAYOUT 1/3/07 INSP 4 \_\_\_\_\_  
 INSP 2 1/4/07 INSP 5 \_\_\_\_\_  
 INSP 3 1/10/07 INSP 6 \_\_\_\_\_

ISSUE DATE: 1/2/07

# PERMIT

P 526107

APPROVAL DATE: 1/10/07

A 522042

TAX ID # 05-441862

## ON-SITE SEWAGE DISPOSAL SYSTEM HOWARD COUNTY HEALTH DEPARTMENT BUREAU OF ENVIRONMENTAL HEALTH

WTC III Plumbing & Heating IS PERMITTED TO INSTALL  ALTER

ADDRESS: 1820 Gillis Falls Rd, Woodbine PHONE NUMBER: 410-489-4457

SUBDIVISION: Nicolar Property LOT NUMBER: Lot 2

ADDRESS: 13055 Hall Shop Rd PROPERTY OWNER: Warren Matzen

SEPTIC TANK CAPACITY (GALLONS): 2000 OUTLET BAFFLE FILTER REQUIRED

PUMP CHAMBER CAPACITY (GALLONS): N/A COMPARTMENTED TANK REQUIRED

NUMBER OF BEDROOMS: 4

SQUARE FEET PER BEDROOM: 180

LINEAR FEET OF TRENCH REQUIRED: 120 total rcb

TRENCHES:	Trench to be 3.0 feet wide. Inlet 3.0 feet below original grade. Bottom maximum depth 6.0 feet below original grade. Effective area begins at 3.0 feet below original grade. 3.0 feet of stone below distribution pipe.
LOCATION:	
NOTES:	Top Seam Tank Required. <del>wtc</del> TOTAL TRENCH LENGTH IS 120 FEET.

PLANS APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

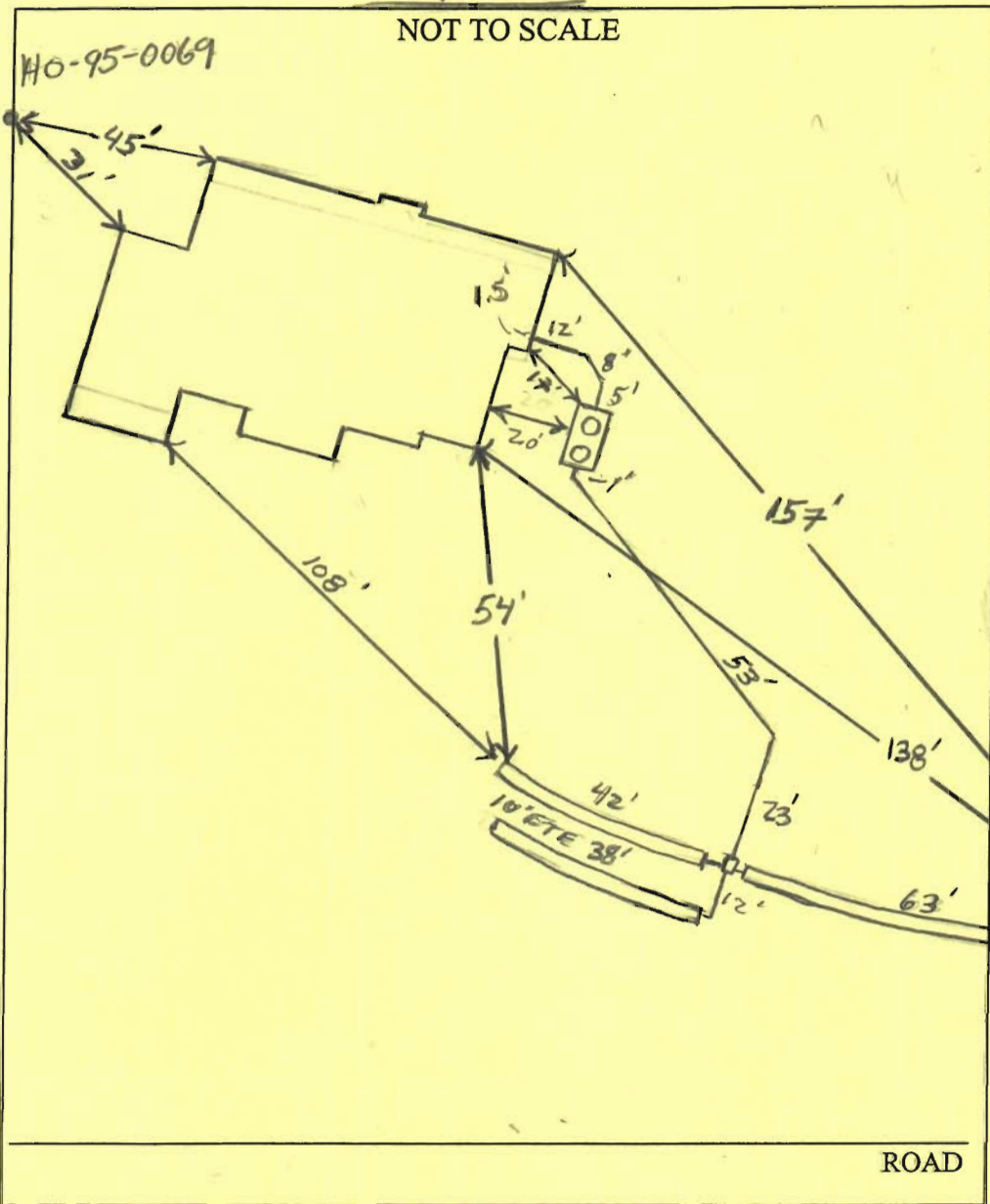
- NOTE: PERMIT VOID AFTER 2 YEARS
- NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM**

RT, 108

NOT TO SCALE

HO-95-0069



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	3'	6'
NUMBER OF TRENCHES		3
TOTAL LENGTH		143'
ABSORPTION AREA		429 + SW
DISTRIBUTION BOX LEVEL		Yes
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		No

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	Yes
CAPACITY	2000 GAL
SEAM LOC	Top
TANK LID DEPTH	2.5'-3'
BAFFLES	Yes
BAFFLE FILTER	—
MANHOLE LOC	F/R
6" PORT LOC	—
WATERTIGHT TEST	—
<del>SEPTIC TANK 2 LEVEL</del>	
<del>CAPACITY</del>	<del>— GAL</del>
<del>SEAM LOC</del>	<del>—</del>
<del>TANK LID DEPTH</del>	<del>—</del>
<del>BAFFLES</del>	<del>—</del>
<del>BAFFLE FILTER</del>	<del>—</del>
<del>MANHOLE LOC</del>	<del>—</del>
<del>6" PORT LOC</del>	<del>—</del>
<del>WATERTIGHT TEST</del>	<del>—</del>

Babylon  
2 wrap

PRE-CONSTRUCTION 1/3/07 Install Tank per plan. Place D box  
 Top center of easement Install 2x 60' trenches on contour  
 INSTALLATION running towards left and right lot lines. Keep trenches  
w/in approved SOA. Keep 100' from adjoining well. (KW)  
1/3/06 S.T. set 17' from corner dwelling told contractor to  
speak w/ homeowner/builder and see if he wants to move it.  
(Placement is in no area of setback concern) (KW) 1/4/07  
Contractor ran short of area on left trench so contractor  
to add approx. 30' or so below trench. (KW) 1/10/07 System OK.  
All baffles on tank. House connection installed. OK to cover.  
 FINAL INSPECTOR P. Wolf DATE OF APPROVAL 1/10/07

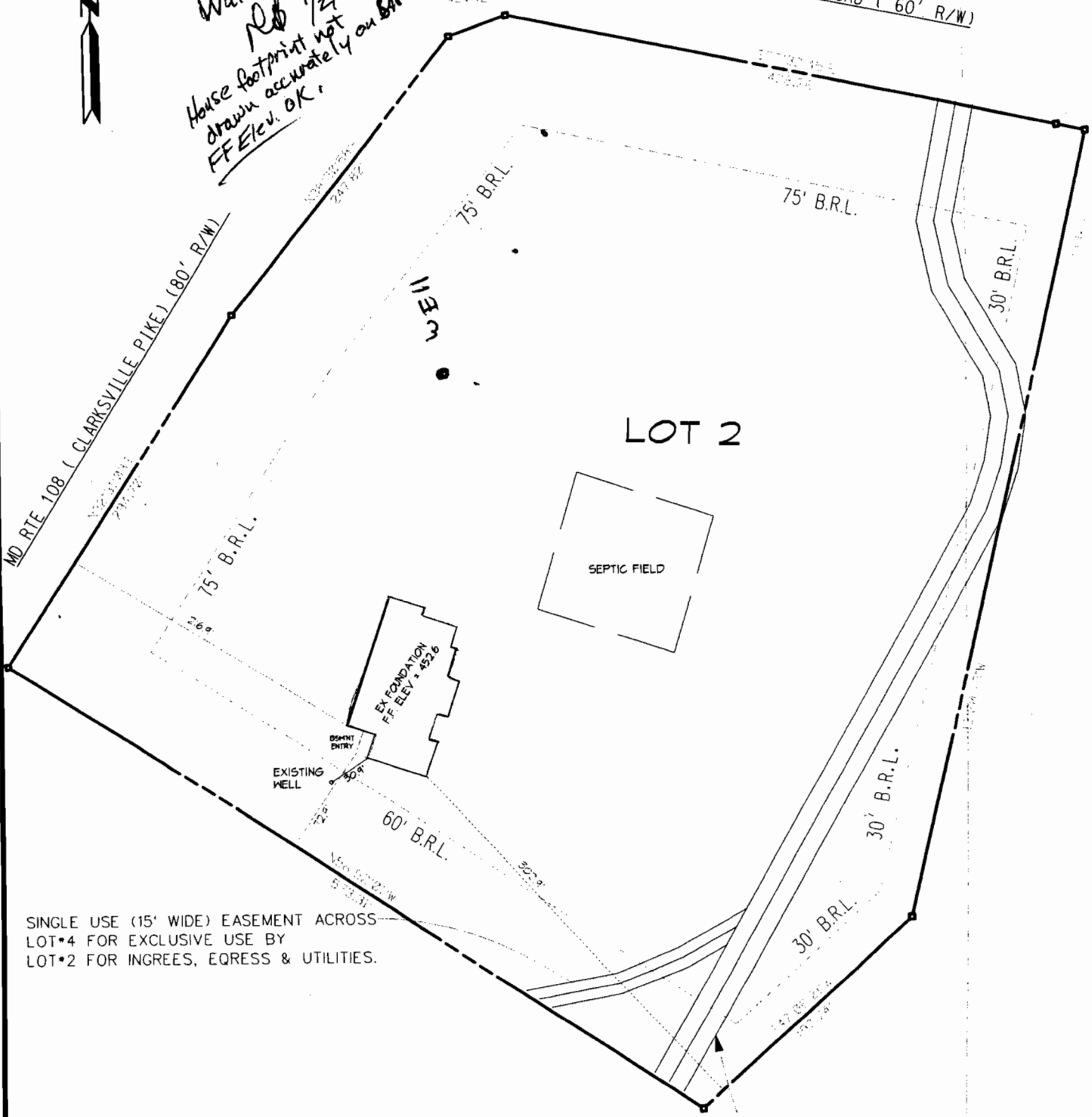


Wall check OK  
 RD 1/2/07  
 House footprint not  
 drawn accurately on Site Plan  
 FF Elev. OK

N70°29'03" E  
 421.42

HALL SHOP ROAD ( 60' R/W)

MD RTE 108 ( CLARKSVILLE PIKE ) ( 80' R/W )



SINGLE USE (15' WIDE) EASEMENT ACROSS LOT 4 FOR EXCLUSIVE USE BY LOT 2 FOR INGREES, EQRESS & UTILITIES.

NOTES

1. B.R.L. INFORMATION, IF SHOWN, WAS OBTAINED FROM EXISTING RECORD PLAT OR LOCAL AGENCIES AND IS NOT GARANTEED BY KCI
2. BUILDING FIRE AND/OR FLOOD ZONE INFORMATION IS SUBJECT TO THE INTERPRITATION OF THE ORIGINATOR.
3. PROPERTY MARKERS NOT FOUND OR GARANTEED BY THIS LOCATION
4. THIS PLAT IS NOT TO BE RELIED UPON FOR ESTABLISHMENT OF LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE STRUCTURES.
5. THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDRY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR FOR SECURING FINANCING OR REFINANCING.
6. THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION.

THIS PROPERTY IS NOT IN A HUD, FEMA, USGS, USACO OR HOWARD COUNTY FLOODPLAIN. IT LIES IN A FLOOD INSURANCE ZONE C, A NON-FLOOD PRONE AREA AS DEFINED BY FEMA ON MAP DATED 12/04/86 \*240044 0037 B. PANEL 37 OF 45.

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, BEING KNOWN AS

RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT NO. 17930 FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS HEREON.

AN EXISTING 24' WIDE USE-IN-COMMON DRIVEWAY EASEMENT PER 4 \*15257 (F-99-107) RECORDED IN LAND RECORDS L 6006, F.0269. A MAINTENANCE AGREEMENT FOR LOTS 1, 2, 3, 4 AND 6 (INCOLAR) AND LOT 6 (MAT-PET) HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT. THIS MAINTENANCE AGREEMENT SUPERSEDES THAT CURRENTLY RECORDED FOR LOTS 1, 2 & 6 (MAT-PET).



**KCI**  
 TECHNOLOGIES

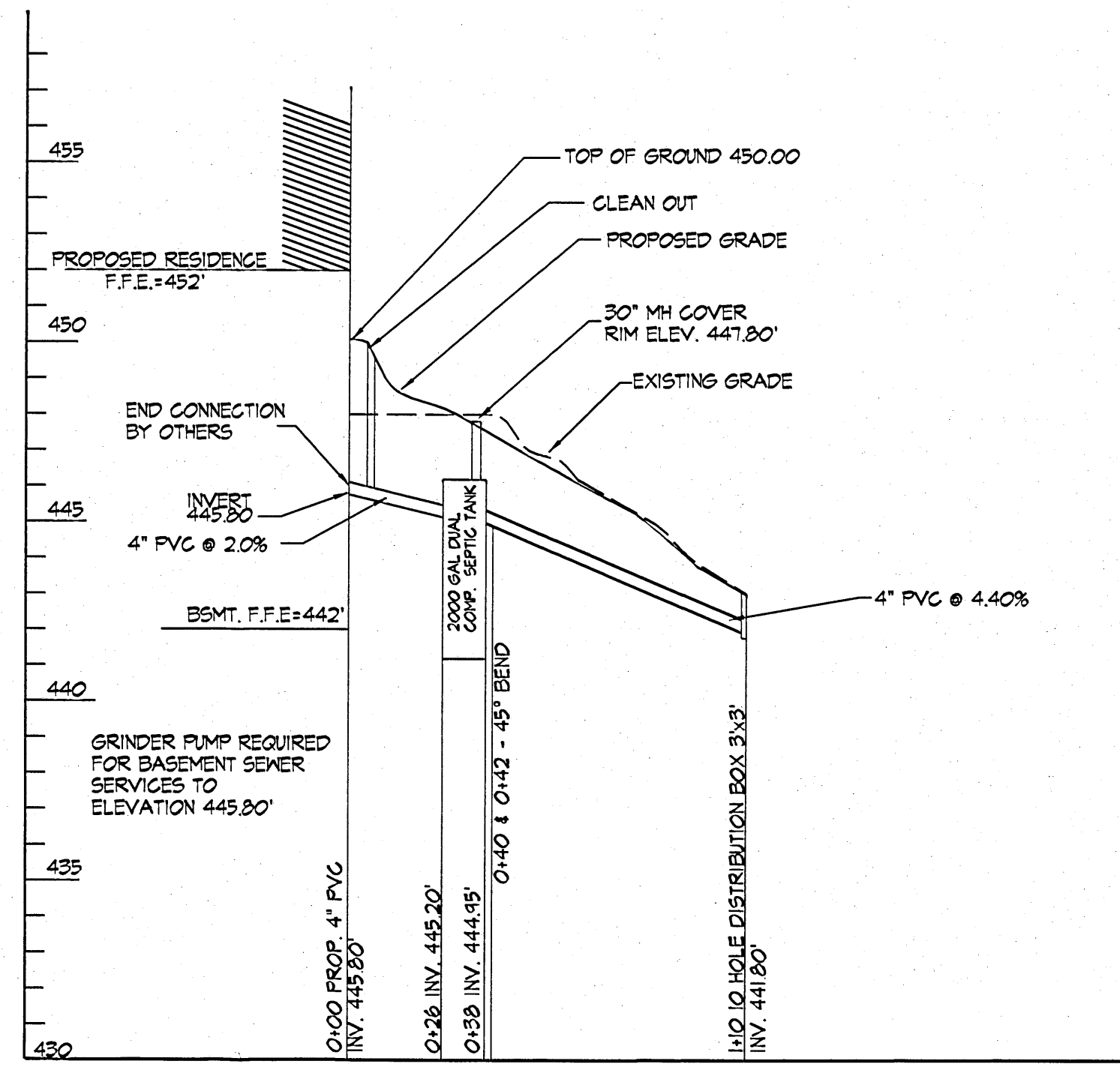
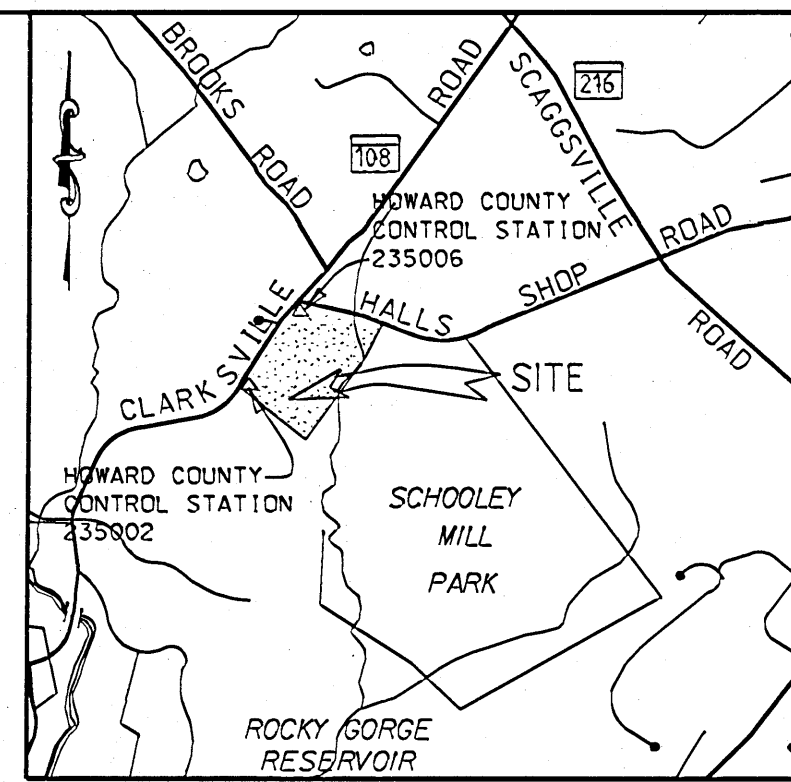
ENGINEERS  
 PLANNERS  
 SCIENTISTS  
 CONSTRUCTION MANAGERS

10 NORTH PARK DRIVE  
 HUNT VALLEY, MD 21030  
 PHONE: (410) 316-7800  
 FAX: (410) 316-7817  
 www.kci.com

DATE	5/31/06
REV	12/29/06
SCALE	1" = 100'
DESIGNED BY	
DRAWN BY	MG

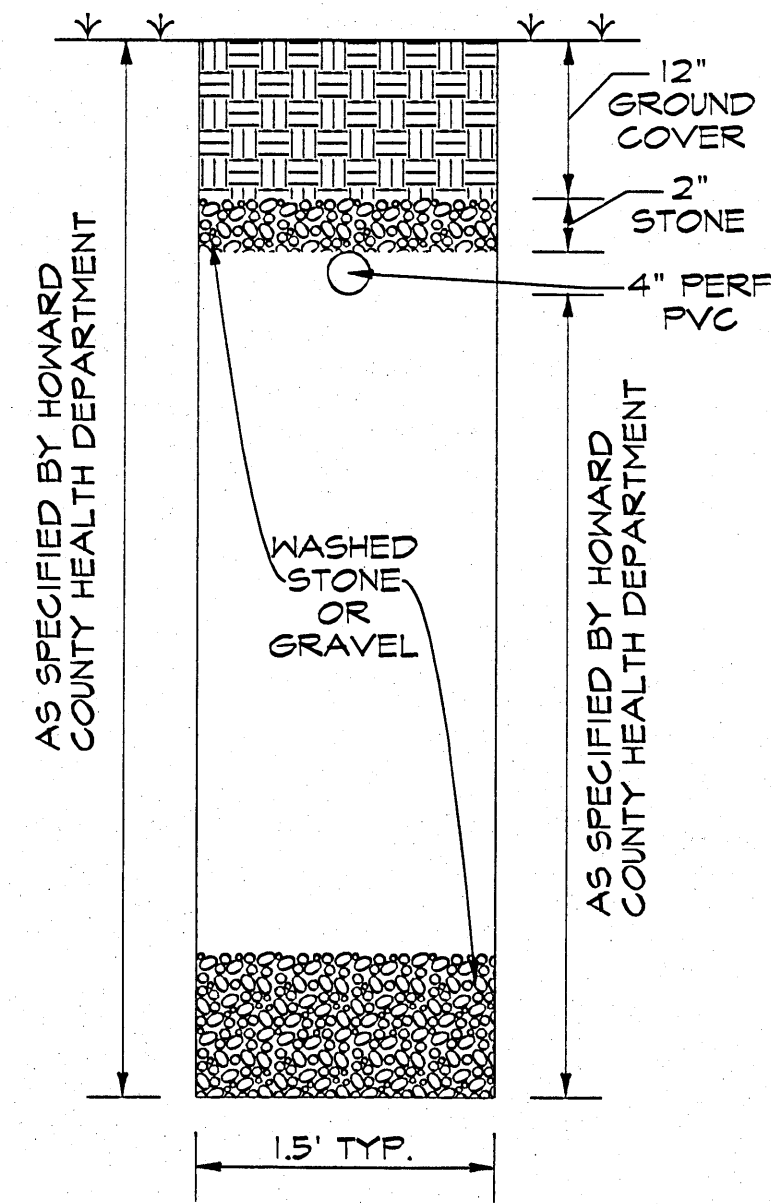
LOT 1  
 NICOLAR PROPERTY ESTATES  
 LOTS 1 AND 2  
 A RESUBDIVISION OF LOT 5, MAT-PET ESTATES  
 PLAT NO. 15256  
 TAX MAP NO. 40 PARCEL 43  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND





**SEWER HOUSE CONNECTION PROFILE**

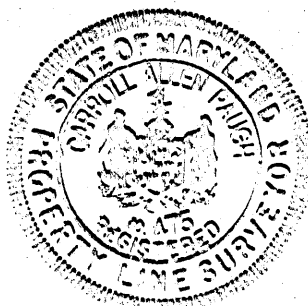
SCALE: HORIZ. 1" = 40'  
VERT. 1" = 4'



**SEPTIC FIELD TRENCH DETAIL**

NOT TO SCALE

Approved Septic System Plan  
Howard County Health Department  
*M. Dami* 5/5/06  
Signature Date

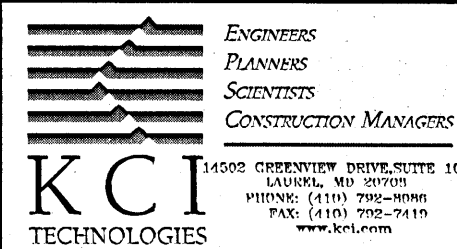


"I CERTIFY THAT THE ABOVE MEASUREMENTS ARE ACTUAL AND CORRECT FOR THIS PROPERTY."

*C. Allen* 4/26/06  
SIGNATURE DATE

APPROVED FOR PUBLIC (OR PRIVATE) WATER AND PUBLIC (OR PRIVATE) SEWAGE SYSTEMS

COUNTY HEALTH OFFICER DATE  
HOWARD COUNTY HEALTH DEPARTMENT



DEVELOPER  
**HARREN AND HELEN MATZEN**  
PO BOX 185  
HIGHLAND, MD 20771

BUILDING PERMIT # B0157433

**MATZEN RESIDENCE-LOT 1**

SEPTIC PROFILE

FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

4-25-06	1	MODIFIED SEPTIC FIELD AND WELL LOG.-LOT 2
DATE	NUMBER	REVISION DESCRIPTIONS
PERMIT INFORMATION CHART		
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.
NICOLAR PROPERTY ESTATES	N/A	1/518
PLAT# OR L/F	BLOCK#	ZONING
17429/17430	N/A	RR-DEO
TAX MAP NO.	ELECT. DIST.	GENSUS TRACT
40	5-20	605102
WATER CODE	SEWER CODE	
N/A	N/A	
ADDRESS CHART		
LOT/PARCEL #	STREET ADDRESS	
1/518	13055 HALL SHOP ROAD	
TITLE		
DESIGN BY: GCM	SCALE: 1"=40'	PROJECT NO.: 16055112
DRAWN BY: HS	DATE: 04/12/06	DRAWING NUMBER
CHECKED BY: THM	APPROVED: _____	2 OF 2

PLOTTED: 04:13 PM on Tuesday, April 25, 2006  
BY: KATHRYN DORT DIVISION  
FILE: M:\2005\16055112\Drawings\septic.dwg



**GENERAL NOTES**

- Subject Property Zoned RR-DEO per the 02/02/2004 Comprehensive Zoning Plan.
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station No.
 

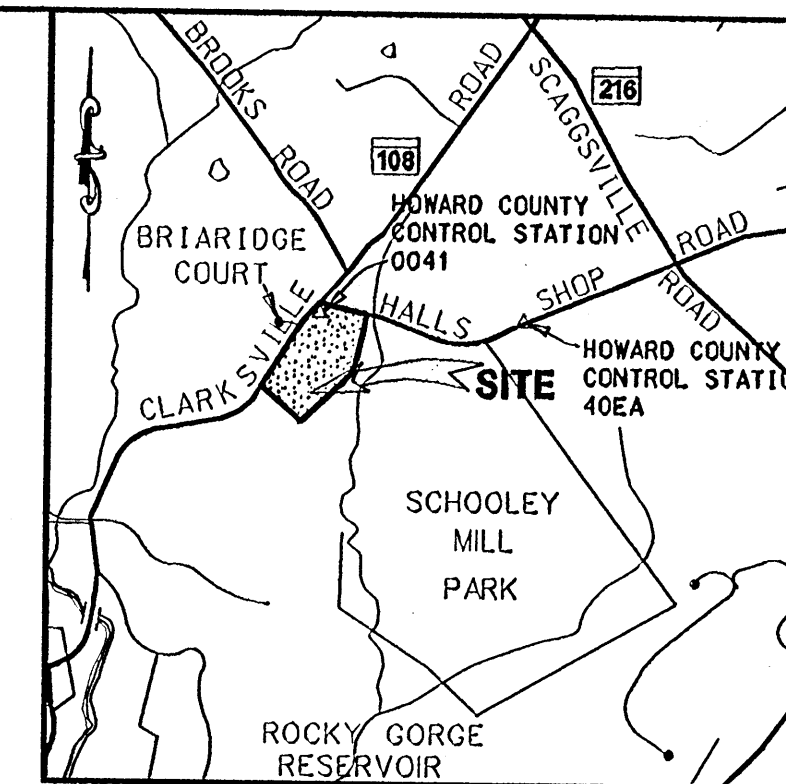
40EA	N 547,911.37	E 1,324,510.09
0041	N 547,778.45	E 1,322,100.83
- This plat is based on a Field Run Monumented Boundary Survey performed on or about March 23, 2005 by KCI Technologies, Inc.
- B.R.L. denotes Building Restriction Line established by zoning.
- CMF/S - Concrete Monument Found/Set
- IBF/S - Iron Pipe or Bar Found/Set
- This area designates a private sewage easement of 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 28.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- Driveway to Lot 1 shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
  - Width - 12' (14 feet serving more than one resident).
  - Surface - Six (6) inches of compacted crusher run base with tar and chip coating (1-1/2" minimum).
  - Geometry - Maximum 14% Grade, maximum 10% grade change and 45-foot turning radius.
  - Structures (Culverts/Bridges) - Capable of supporting 25 gross tons (H25 -Loading).
  - Drainage Elements - Capable of safely passing 100 year floodplain with no more than 1 foot depth over driveway surface.
  - Structure Clearances - Minimum 12 feet.
  - Maintenance - Sufficient to insure all weather use.
- Plat is subject to prior Department of Planning and Zoning File No. WP-90-39, WP 98-77 and F 89-10, F-99-102, F-92-102, F-92-54, and WP-02-24.
- No grading, removal of vegetation cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- There is an existing dwelling/structure located on Lot 2 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- Landscaping for Lot 1 is provided in accordance with a certified Landscaping Plan in accordance with Section 18.124 of the Howard County Code and the Landscaping Manual
- This plat complies with the requirements of Section 18.1200 of the Howard County Code for Forest Conservation by providing off-state afforestation for 2.73 acres on \_\_\_\_\_, tax map \_\_\_\_\_, parcel \_\_\_\_\_.
- There are no wetlands on site that will be disturbed or that will require 401 and 404 wetlands permits from the State of Maryland.
- This plan of subdivision has been prepared without the benefit of a title report
- All areas shown on this plat are "More or Less"
- The lots shown hereon comply with and area as required by the Maryland State Department of the Environment.
- Open Space requirements have been satisfied by payment of a Fee-in-Lieu of Open Space for Lot 1 in the amount of \$3,000.00.

**COORDINATE TABLE**

PT#	NORTH	EAST
222	547853.220	1322172.542
223	547839.050	1322132.559
224	547645.147	1321978.233
225	547396.647	1321819.815
226	547068.942	1321615.559
1122	547760.862	1322590.724
1123	546758.386	1321979.591
1126	547207.396	1322462.881
2000	547078.777	1322306.812
2004	547213.682	1322452.017
2005	547763.450	1322579.006

**MINIMUM LOT SIZE CHART**

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	8.2735	0.0738	8.1997
2	5.3564	0.2111	5.1453



**VICINITY MAP**  
SCALE: 1" = 2000'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*C. Allen Paugh* 8/15/05  
C. ALLEN PAUGH DATE  
MARYLAND PROPERTY LINE SURVEYOR No. 475

*W. Matzen* 8/16/05  
WARREN MATZEN, OWNER DATE

*Helene Matzen* 8/16/05  
HELEN MATZEN, OWNER DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 5 (MAT-PET ESTATES) INTO BUILDABLE LOTS 1 AND 2 AND TO RECORDED THE USE-IN-COMMON DRIVEWAY EASEMENT SERVING NICOLAR PROPERTY ESTATES, LOTS 1 THRU 3, LOT 6, AND TO UPDATE THE DELINEATION OF THE ENVIRONMENTAL RESOURCES ON THE SITE.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED:	2 LOTS
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0 LOTS
TOTAL NUMBER OF LOTS TO BE RECORDED:	2 LOTS
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	13.6299 Ac.
LOT 1: GROSS LOT AREA	= 8.2735 Ac.
100 YEAR FLOOD PLAIN AREA	= 0.0000 Ac.
NET LOT AREA	= 8.2735 Ac.
LOT 2: GROSS LOT AREA	= 5.3564 Ac.
100 YEAR FLOODPLAIN AREA	= 0.0000 Ac.
NET LOT AREA	= 5.3564 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0000 Sq. Ft.
TOTAL AREA OF TOTAL AREA OF SUBDIVISION TO BE RECORDED:	13.6299 Ac.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Howard County Health Officer *PAUGH* Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division Date

Director Date

**OWNER'S CERTIFICATE**

WE, WARREN MATZEN AND HELEN MATZEN, OWNER'S OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON HOWARD COUNTY, MARYLAND, IT'S SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES. IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND ORANGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005.

*Warren W. Matzen* 8-16-05 DATE  
WARREN W. MATZEN  
*Helene L. Matzen* 8-16-05 DATE  
HELEN L. MATZEN

**OWNER / DEVELOPER**

WARREN AND HELEN MATZEN  
P.O. BOX 185  
HIGHLAND, MD 20777



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF (A) A PORTION OF THE LANDS CONVEYED BY ROGER SCHLOSSBERG TRUSTEE FOR THE BANKRUPTCY ESTATE OF RITZA WHATLEY AND ENNIS WHATLEY TO WARREN W. MATZEN AND HELEN L. MATZEN BY DEED DATED JANUARY 31, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 9041 AT FOLIO 281, AND THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*C. Allen Paugh* 8/15/05  
C. ALLEN PAUGH, MARYLAND PROPERTY LINE SURVEYOR No. 475 DATE



**KCI TECHNOLOGIES**  
ENGINEERS AND PLANNERS

14502 Greenview Drive, Suite 100  
Laurel, Maryland 20708  
(301) 953-1821 (410) 792-8088  
Fax: (410) 792-7419

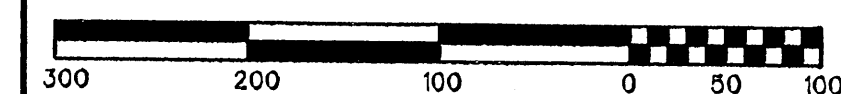
RECORDED AS PLAT NO. \_\_\_\_\_ ON \_\_\_\_\_

**NICOLAR PROPERTY ESTATES**

**LOTS 1 AND 2**

A Resubdivision of Lot 5, Mat-Pet Estates-  
Plat No. 15256  
ZONING: "RR-DEO"

TAX MAP NO. 40 PARCEL 43  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



SCALE: 1" = 100'  
DATE: MARCH 23, 2005  
SHEET 1 OF 2

