

LAYOUT 5/18/07 ^(KW) INSP 4 _____
 INSP 2 5/21/07 ^(KW) INSP 5 _____
 INSP 3 5/22/07 ^(KW) INSP 6 _____

ISSUE DATE: 1/24/07

P 5 26204

APPROVAL DATE: 5/23/07 ^(KW)

A 520364

**PERMIT
INDEXED**

TAX ID #05-440769

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

Columbia Plumbing IS PERMITTED TO INSTALL ALTER

ADDRESS: 9017 Red Branch Rd, Columbia PHONE NUMBER: 410-715-2323

SUBDIVISION: _____ LOT NUMBER: _____

ADDRESS: 11406 Old Hopkins Road PROPERTY OWNER: Ed Wagschal

SEPTIC TANK CAPACITY (GALLONS): 1250 OUTLET BAFFLE FILTER REQUIRED

PUMP CHAMBER CAPACITY (GALLONS): n/a COMPARTMENTED TANK REQUIRED

NUMBER OF BEDROOMS: 4

SQUARE FEET PER BEDROOM: 240

LINEAR FEET OF TRENCH REQUIRED: 160 HOUSE SERVED BY PUBLIC WATER

TRENCHES:	Trench to be 3.0 feet wide. Inlet 4.0 feet below original grade. Bottom maximum depth 8.0 feet below original grade. Effective area begins at 5.0 feet below original grade. 4.0 feet of stone below distribution pipe.
LOCATION:	Place the distribution box as shown on the approved building permit plan. Run 2-80' trenches on contour 12' center to center.
NOTES:	Gravity basement service proposed.

PLANS APPROVED: Kacie Noonan Reviewed by: _____ DATE: 6/23/2006

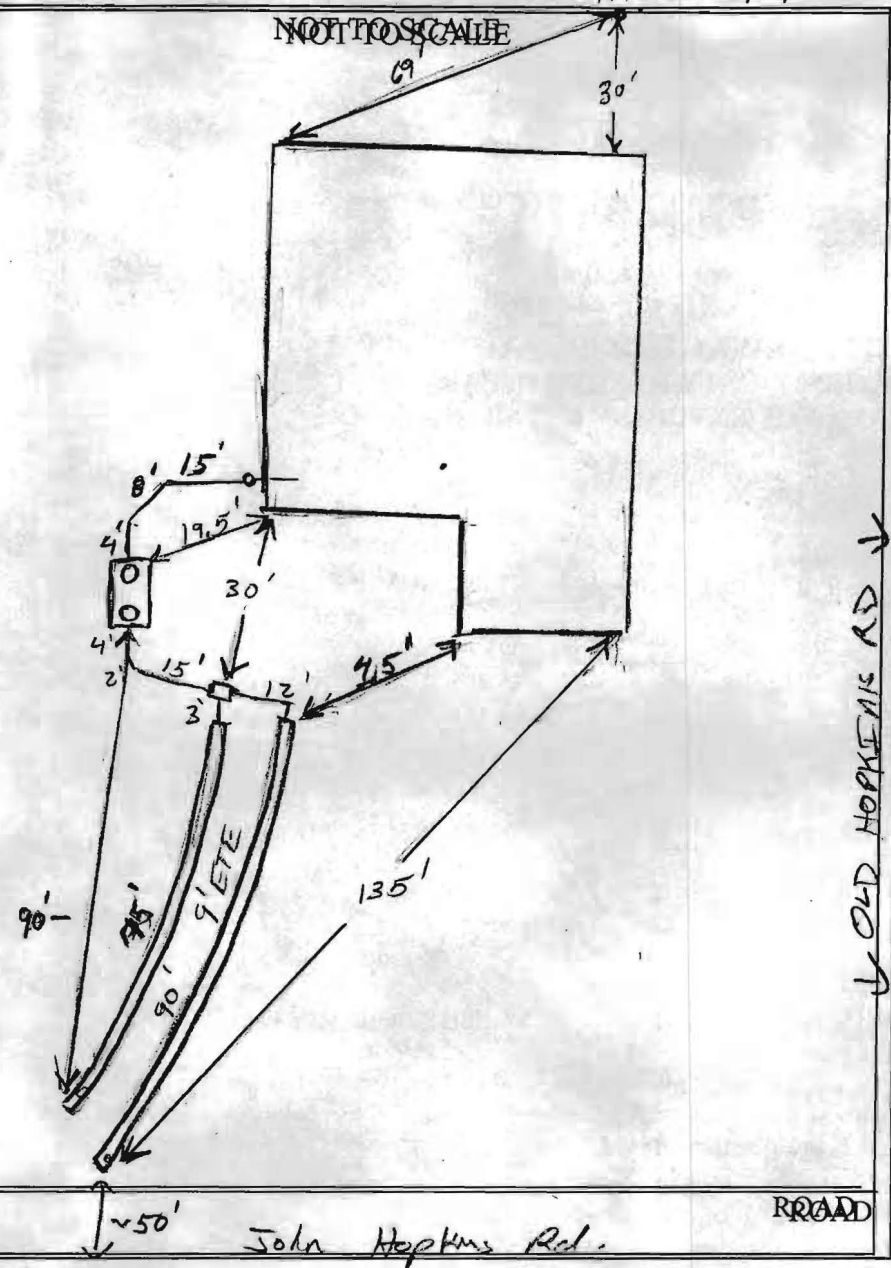
NOTES: PERMIT VOID AFTER 2 YEARS
 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
 WATERTIGHT SEPTIC TANKS REQUIRED
 ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED
 MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED
 CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS OF THIS PERMIT

**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 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM**

A 520364

H0-95-0117

NOT TO SCALE



FRENCH DRAIN FIELD DATA		
WIDTH	INLET	BOTTOM
3'	4'	8'
NUMBER OF TRENCHES 2		
TOTAL LENGTH 165'		
ABSORPTION AREA 495 ± SW		
DISTRIBUTION BOX LEVEL Yes		
DISTRIBUTION BOX BAFFLE Yes		
DISTRIBUTION BOX PORT No		

SEPTIC TANK DATA		
SEPTIC TANK 1 LEVEL	Yes	
Capacity	1500	GAL
SEAM LOC	Top	
TANK LID DEPTH	1'	
BAFFLES	Yes	
BAFFLE FILTER	—	
MANHOLE LOC	F/R	
6\"/>		

OLD HOPKINS RD

John Hopkins Rd.

PRECONSTRUCTION 5/18/07 System Laid out completely. Painted marks where S.T. and D box are to be installed. A 75' trench and an 85' trench to be installed on contour as laid out by Sanitation on 5/18/07 (KW)

5/21/07 System complete. Need risers on S.T. and house connection. OK to backfill (KW) 5/22/07 Risers on tank. Still need house connection (KW) 5/23/07 House connection made. (KW)

FINAL INSPECTOR K. Vail DATE OF APPROVAL 5/23/07

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted DEC 16 2004 DPZ File Number WPA5069

I. Site Description

Subdivision Name/Property Identification: LEAR PROPERTY
Location of property: 11462 old HOPKINS Rd / Johns Hopkins Road
(Street Address and/or Road Name)

Residential
(Existing Use)

Residential
(Proposed Use)

41
(Tax Map No.)

15
(Grid/Block No.)

111
(Parcel No.)

5th
(Election District)

AR-DEO
(Zoning District)

2.82 AC. ±
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

N/A

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.144 (j)</u>	<u>SUBMISSION OF FINAL PLANS / PLATS FOR PROCESSING</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

see Enclosed justification

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

V. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>✓</u>	Information Provided	<u>X</u>	Information Not Provided, Justification Attached
	<u>NA</u>	Not Applicable		

- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ 3. North arrow and scale of plan.
- ✓ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ 6. Delineation of building setback lines.
- ✓ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- NA 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- ✓ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- ✓ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- NA 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- NA 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- ✓ 14. Submit 2 sets of photographs for all existing on-site structures.

PERC. CERT.
PLAN

15. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

Owner's authorization attached *

WILLIAM A LEAR

William A Lear PR 12/18/2004
(Signature of Property Owner) (Date)
(Fee Simple Owner Only)

Rebecca J Fisch 12/17/04
(Signature of Petition Preparer) * (Date)

ESTATE OF GEORGE M LEAR
(Name of Property Owner)

11462 OLD HOPKINS Rd.
(Address)

CLARKSVILLE, MD
(City, State, Zip Code)

(E-mail) WMLLEAR@AOL.COM

301-365-1718 703 280 8409
(Telephone) (Fax)

Contact Person: WILLIAM A LEAR

FSH ASSOCIATES
(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

8318 Forrest st.
(Address)

Ellicott city MD. 21043
(City, State, Zip Code)

(E-mail) rfisch@fsha.biz

(410) 750-2251 (410) 750-7350
(Telephone) (Fax)

Contact Person: Rebecca Fisch

Howard County Department of Planning and Zoning
Division of Land Development

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)**

Project Name _____ DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete
 - b. Required number of plans and applications are provided
 - ___ Plans (14 sets on County Road or
 - ___ Applications 18 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission HDC advisory meeting for new projects in
Historic District or listed in Historic Sites Inventory
 - e. Photographs of existing structures (for Historic Preservation Review)
 - f. MAA Approval Letter (if applicable)

II. **Fee Computation** **Fee**

Number of waivers requested	_____
* Base Fee for first two waiver sections (\$450)	_____
Fee for each additional waiver section (___ additional waivers x \$50 each)	_____
* (Maximum fee of \$350 for Agricultural Preservation parcels)	
TOTAL	_____

III. **Certification**

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

- ___ Waiver petition application is accepted for processing.
- ___ Scheduled SRC meeting date.
- ___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

August 22, 2003

RECEIVED

AUG 26 2003

Mr. David Carney
Reese and Carney
10715 Charter Drive
Columbia, MD 21044

LAW OFFICES
OF REESE AND CARNEY, LLP

Re: Estate of George Lear

Dear Mr. Carney:

This is in response to your letter of August 5, 2003 regarding the reconfiguration of the two parcels comprising the Estate of George Lear. As described within your letter, the heirs to the Lear Estate wish to reconfigure the two existing parcels via the adjoinder deed process to produce two more regularly shaped properties.

As you are aware, the provision for reconfiguring properties via deed description has been eliminated from the Subdivision Regulations. With adequate justification, however, you may be able to obtain a waiver to the requirements of Section 16.144 of those Regulations and be authorized by this Department to undertake the reconfiguration through deed adjoinder. Although no guarantee of action may be given, this Department would give favorable consideration to your waiver request provided that certain conditions are met:

1. Neither parcel may become more non-conforming in terms of compliance with the required 3 acre minimum lot size. If land is exchanged between the parcels, each must retain its current gross acreage.
2. If it is currently served by a private well and septic system, the developed parcel may not be reconfigured in such a manner that these private facilities are incorporated into the other (undeveloped) parcel. Similarly, any structures located on the parcel(s) must respect any applicable setbacks.

If you elect to file a formal Waiver Petition, be sure to include all relevant supplemental information and a complete/detailed justification for your request. You are reminded that the filing of such a Petition is by appointment only.

Should you have any questions concerning this letter, please contact me at (410) 313-2350. To schedule a submission appointment, contact Carol Stirm at the same number.

Sincerely,

Cindy Hamilton

Cindy Hamilton, Chief
Division of Land Development

Sec Carol

*Jenny Secretary
Harold
Kent Penhumb*

December 6, 2004

Mrs. Cindy Hamilton, Chief
Division of Land Development
Howard County Department of
Planning and Zoning
3450 Courthouse Drive
Ellicott City, Maryland 21043

Re: Lear Property
Parcel 'A' & 'B'
Tax Map 41 Grid 15 Parcel 111

Dear Mrs. Hamilton:

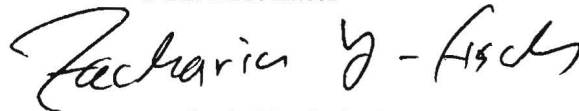
On behalf of our clients, the Lear Family, we are requesting a waiver from Section 16.144 to allow to reconfigure a common property line, between two existing adjacent parcels, by utilizing a deed adjoiner transfer in lieu of the standard subdivision process. Our justification for this request is as follows:

1. The current configuration of the two (2) existing parcels is described in a deed dated 6/28/1947. The current configuration was created prior to the time that our clients purchased the land.
2. Allowing to reconfigure the two parcels to a shape shown on the enclosed plans will allow both parcels to be regular in shape and more complying with the Subdivision and Zoning regulations than at their current configuration.
3. There are no environmental features on either one of the two existing parcels.
4. The reconfiguration of the parcels will not created subdivision or zoning violations.
5. The reconfiguration of the parcels will allow to create two 10,000 sq. ft. of septic areas, which brings the parcels to be in more compliance with county and state requirements for private sewage disposal areas.
6. The proposed access to Parcel 'B' meets current Howard County requirements for sight distance.
7. Allowing to reconfigure the existing second parcel will allow to set the proposed dwelling on that parcel farther away from Johns Hopkins Road, place it in line with the existing dwelling on the first parcel and be compatible with other dwellings in the area.
8. Applying current standards for well and septic setbacks, building setbacks and stormwater management requirements while maintaining the existing configuration of the second parcel, creates an undo hardship to be in full compliance with the current regulations.

9. Since the property is in two parcels that have existed since 6/28/1947, reconfiguring the parcels does not constitute subdivision. Therefore, compliance with adequate public facilities is not required.
10. Strict compliance with the subdivision and zoning regulations will create an undo hardship to process the reconfiguration of the two existing parcels as a lot line adjustment plat, because the newly created plat can not be in full compliance with current zoning regulations even though the two parcels already are in existence.
11. Approving the requested waiver will not nullify the intent of the regulation. Out of the checklist items that are associated with a lot line adjustment plat, only two items are applicable, a sight distance analysis and a signed percolation test certification plan. Both items are enclosed with this wavier request for your approval.

We hope that the enclosed justification will assist your office to consider our waiver request in our client's favor. Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Sincerely,
FSH Associates

A handwritten signature in cursive script that reads "Zacharia Y. Fisch".

Zacharia Y. Fisch, P.E.

ZYF:mlg
CC: File 3259

S:\WORD Documents\FSH Associates\Letters\Hamilton-Lear Property.doc



Street Traffic Studies, Ltd.

September 28, 2004

Zach Fisch
FSH Associates, Inc.
8318 Forrest Street
Ellicott City, Maryland 21043

RE: Johns Hopkins Road Speed Study
STS No.: 4704

Dear Mr. Fisch:

Enclosed are the results of the speed study conducted along Johns Hopkins Road just west of Old Hopkins Way in the vicinity of the proposed site access. The study revealed that the 85th percentile speeds along Johns Hopkins Road is 46 MPH for eastbound motorists and 46 MPH for westbound motorists.

If you have any questions regarding this, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Nalepa', is written over a light-colored background.

Mike Nalepa
Senior Traffic Engineer

Enclosure



**SPOT SPEED STUDY
SUMMARY SHEET**

Road Name : Johns Hopkins Road North of Old Hopkins Way	Date : Mo 9/27/04 Time : 2:00 to 3:00 PM Direction : EB Weather : Cloudy Surface : Dry Recorder : MN Pol Dist :
Geometrics: Level SpeedLimit: 35 Traff Ord : Rd Class:	

SPEED DISTRIBUTION

Measured Vehicle Speed	Number of Vehicles	Accum Total Vehicles	Percent of Total	Accum Total Percent
15	0	0	0.00%	0.00%
16	0	0	0.00%	0.00%
17	0	0	0.00%	0.00%
18	0	0	0.00%	0.00%
19	0	0	0.00%	0.00%
20	0	0	0.00%	0.00%
21	0	0	0.00%	0.00%
22	0	0	0.00%	0.00%
23	0	0	0.00%	0.00%
24	0	0	0.00%	0.00%
25	0	0	0.00%	0.00%
26	0	0	0.00%	0.00%
27	1	1	1.75%	1.75%
28	2	3	3.51%	5.26%
29	2	5	3.51%	8.77%
30	4	9	7.02%	15.79%
31	1	10	1.75%	17.54%
32	1	11	1.75%	19.30%
33	1	12	1.75%	21.05%
34	1	13	1.75%	22.81%
35	1	14	1.75%	24.56%
36	2	16	3.51%	28.07%
37	6	22	10.53%	38.60%
38	3	25	5.26%	43.86%
39	3	28	5.26%	49.12%
40	3	31	5.26%	54.39%
41	3	34	5.26%	59.65%
42	2	36	3.51%	63.16%
43	4	40	7.02%	70.18%
44	5	45	8.77%	78.95%
45	2	47	3.51%	82.46%

46	1	48	1.75%	84.21%
47	1	49	1.75%	85.96%
48	1	50	1.75%	87.72%
49	1	51	1.75%	89.47%
50	0	51	0.00%	89.47%
51	1	52	1.75%	91.23%
52	1	53	1.75%	92.98%
53	1	54	1.75%	94.74%
54	0	54	0.00%	94.74%
55	1	55	1.75%	96.49%
56	1	56	1.75%	98.25%
57	0	56	0.00%	98.25%
58	1	57	1.75%	100.00%
59	0	57	0.00%	100.00%
60	0	57	0.00%	100.00%
61	0	57	0.00%	100.00%
62	0	57	0.00%	100.00%
63	0	57	0.00%	100.00%
64	0	57	0.00%	100.00%
65	0	57	0.00%	100.00%
66	0	57	0.00%	100.00%
67	0	57	0.00%	100.00%
68	0	57	0.00%	100.00%
69	0	57	0.00%	100.00%
70	0	57	0.00%	100.00%
TOTALS	57	57	100.00%	100.00%

=====
85th Percentile Speed: 46 MPH Speed Below Which 85% Operate
Modal Speed : 37 MPH Speed Most Frequently Logged
Mean Speed : 40 MPH Average Speed Of Vehicles
10 MPH Pace Range : 36 to 45 MPH Speed Range Of Most Vehicles
Percent in Pace : 58 % Of Vehicles In 10MPH Pace Range
=====

**SPOT SPEED STUDY
SUMMARY SHEET**

Road Name : Johns Hopkins Road North
of Old Hopkins Way

Date : Mo 9/27/04
Time : 2:00 to 3:00 PM
Direction : WB
Weather : Cloudy
Surface : Dry
Recorder : MN
Pol Dist :

Geometrics: Level

SpeedLimit: 35

Traff Ord : Rd Class:

SPEED DISTRIBUTION

Measured Vehicle Speed	Number of Vehicles	Accum Total Vehicles	Percent of Total	Accum Total Percent
15	0	0	0.00%	0.00%
16	0	0	0.00%	0.00%
17	0	0	0.00%	0.00%
18	0	0	0.00%	0.00%
19	0	0	0.00%	0.00%
20	0	0	0.00%	0.00%
21	0	0	0.00%	0.00%
22	0	0	0.00%	0.00%
23	0	0	0.00%	0.00%
24	0	0	0.00%	0.00%
25	0	0	0.00%	0.00%
26	1	1	1.39%	1.39%
27	0	1	0.00%	1.39%
28	3	4	4.17%	5.56%
29	3	7	4.17%	9.72%
30	0	7	0.00%	9.72%
31	1	8	1.39%	11.11%
32	1	9	1.39%	12.50%
33	1	10	1.39%	13.89%
34	3	13	4.17%	18.06%
35	3	16	4.17%	22.22%
36	5	21	6.94%	29.17%
37	2	23	2.78%	31.94%
38	2	25	2.78%	34.72%
39	2	27	2.78%	37.50%
40	4	31	5.56%	43.06%
41	7	38	9.72%	52.78%
42	7	45	9.72%	62.50%
43	1	46	1.39%	63.89%
44	4	50	5.56%	69.44%
45	4	54	5.56%	75.00%

46	6	60	8.33%	83.33%
47	2	62	2.78%	86.11%
48	2	64	2.78%	88.89%
49	3	67	4.17%	93.06%
50	1	68	1.39%	94.44%
51	3	71	4.17%	98.61%
52	0	71	0.00%	98.61%
53	0	71	0.00%	98.61%
54	1	72	1.39%	100.00%
55	0	72	0.00%	100.00%
56	0	72	0.00%	100.00%
57	0	72	0.00%	100.00%
58	0	72	0.00%	100.00%
59	0	72	0.00%	100.00%
60	0	72	0.00%	100.00%
61	0	72	0.00%	100.00%
62	0	72	0.00%	100.00%
63	0	72	0.00%	100.00%
64	0	72	0.00%	100.00%
65	0	72	0.00%	100.00%
66	0	72	0.00%	100.00%
67	0	72	0.00%	100.00%
68	0	72	0.00%	100.00%
69	0	72	0.00%	100.00%
70	0	72	0.00%	100.00%
TOTALS	72	72	100.00%	100.00%

=====

85th Percentile Speed: 46 MPH Speed Below Which 85% Operate

Modal Speed : 41 MPH Speed Most Frequently Logged

Mean Speed : 41 MPH Average Speed Of Vehicles

10 MPH Pace Range : 40 to 49 MPH Speed Range Of Most Vehicles

Percent in Pace : 56 % Of Vehicles In 10MPH Pace Range

=====

566

BEING the same pieces or parcels of land conveyed to the Grantors herein, as tenants by the entirety, by deed from Anne Moore, Widow and Howard A. Moore, unmarried, dated November 13, 1944, and recorded among the Land Records of Howard County, Maryland, in Liber B.M.Jr. No. 183, folio 438, etc;

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said George M. Lear and Margaret N. Lear, his wife, as tenants by the entirety their heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS THE HANDS AND SEALS OF SAID GRANTORS.

TEST:

Theda Wonders Porter

Bernard L. Mauk (SEAL)

Lillian M. Mauk (SEAL)

STATE OF MARYLAND, MONTGOMERY COUNTY, to wit:

I HEREBY CERTIFY, That on this 28th day of June in the year one thousand nine hundred and Forty-seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bernard L. Mauk and Lillian M. Mauk, his wife, the above named grantors, and they executed & acknowledged the foregoing Deed to be their act.

AS WITNESS MY HAND AND NOTARIAL SEAL.

(SEAL'S PLACE)

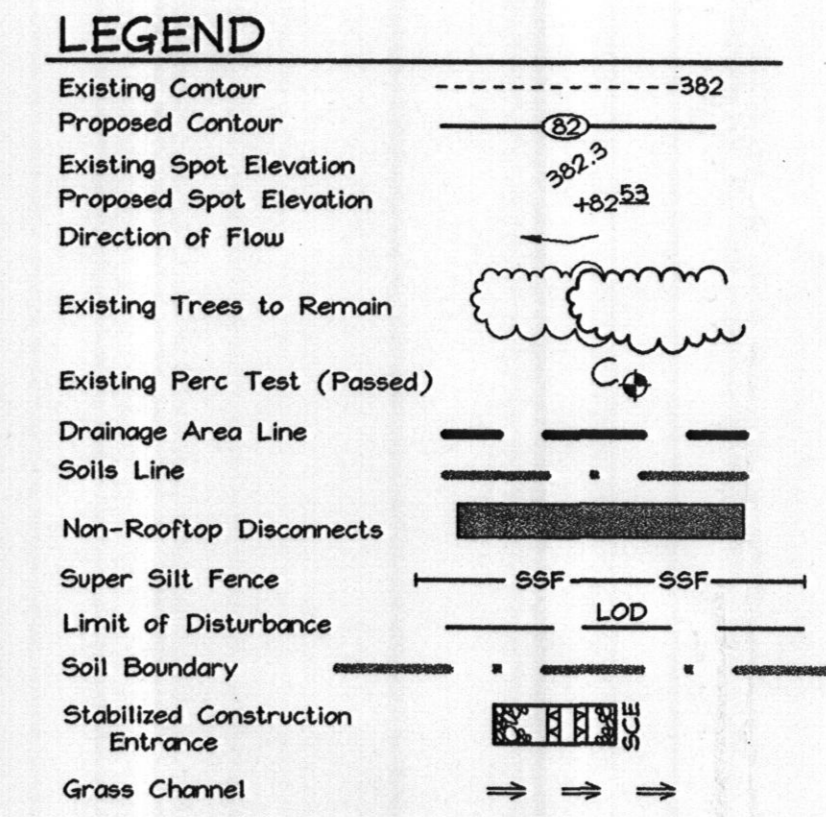
Theda Wonders Porter
Notary Public.

My commission expires May 2, 1949.

Received for record 3rd July 1947, at 10:45 o'clock A.M. Same day recorded and examined per,

Milton W. Bishop
CLERK.

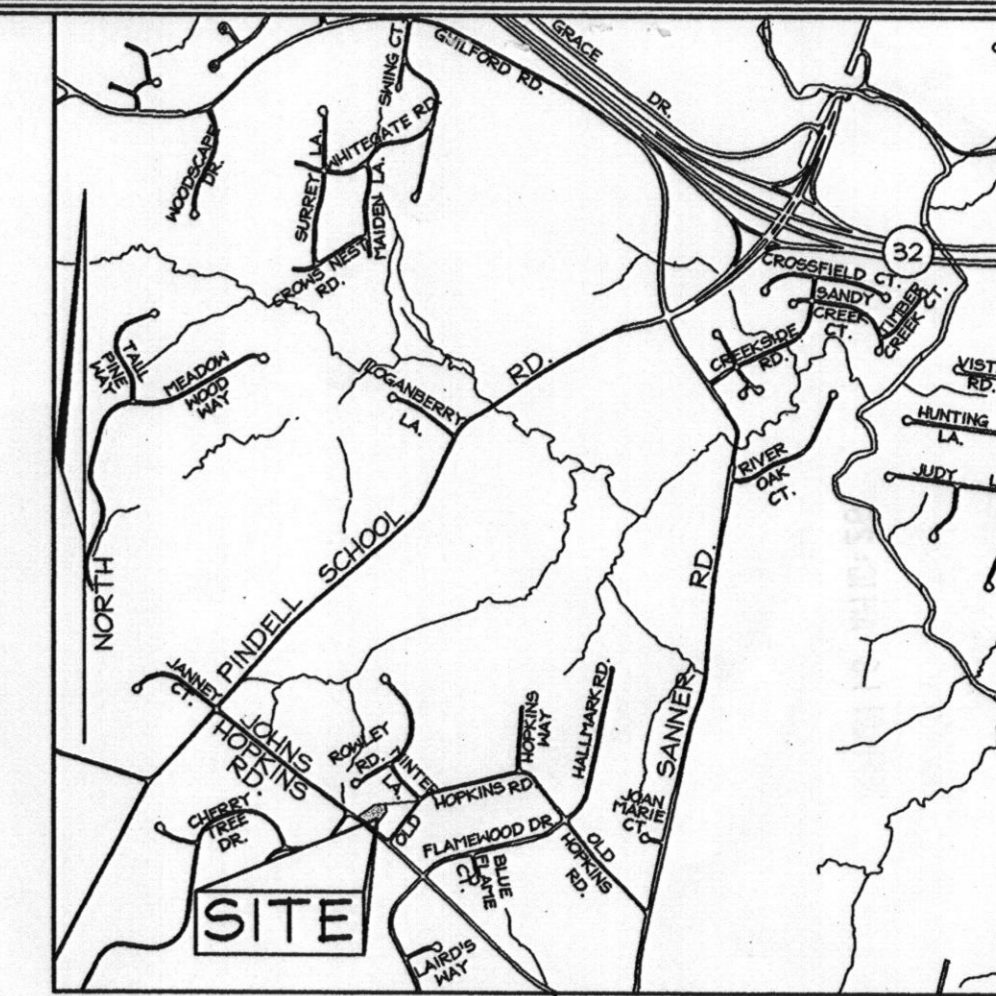
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
MIA	Manor loam, 0 to 3 percent slopes	B



LAND USE LEGEND



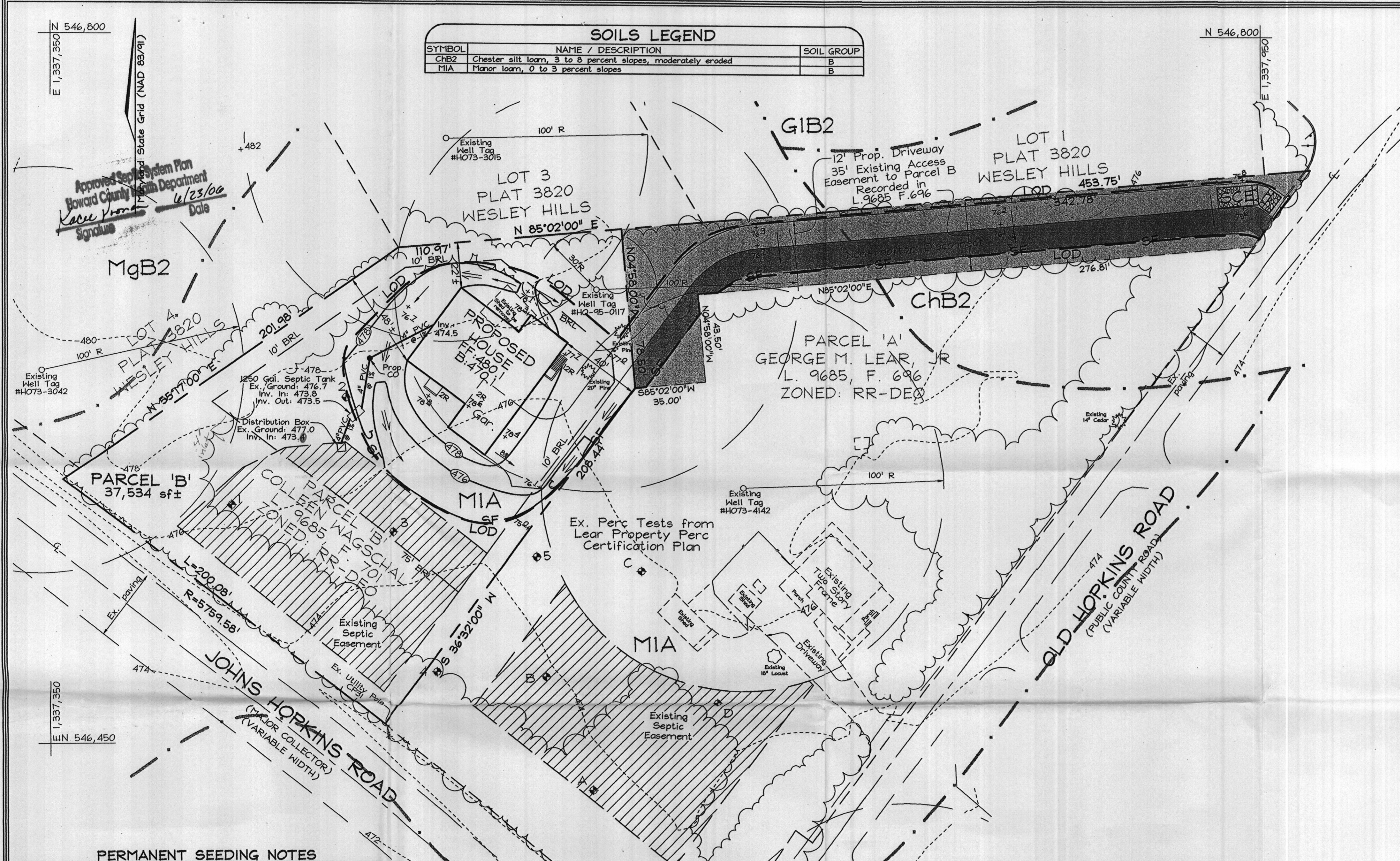
SOILS LEGEND



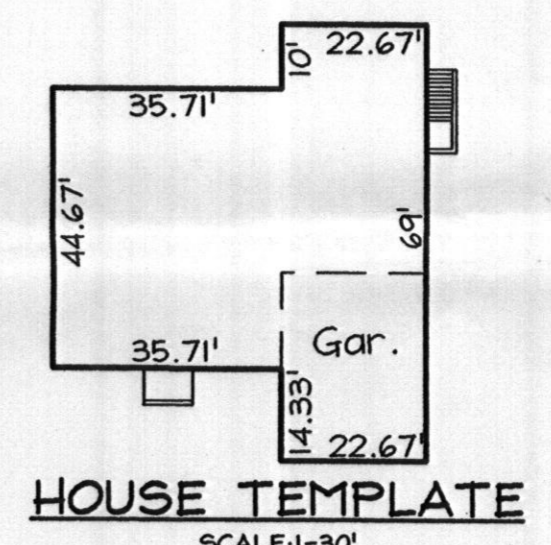
VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

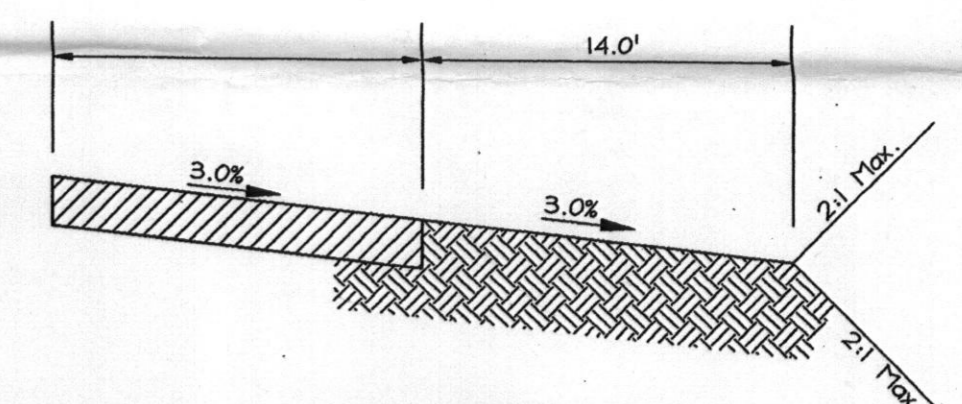
- Subject property zoned RR-DEO per 10/18/93 Comprehensive Zoning Plan.
- Total area of property = 37,528 s.f.
- Private water and sewer will be used within this site.
- This area designates a private sewage easement, of at least 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.05). 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.
- Howard County Soil Map #28.
- On-site topography based on a Field Run Topographic Survey prepared by FSH Associates in September, 2004 with two foot contours. Off-site and non-critical topography based on Howard County 1998 Aerial Topographic Surveys with five foot contours.
- Reference: Liber 198, Folio 565.
- Stormwater Management for this site is provided as follows:
 - This site is exempt from providing channel protection (Cp).
 - Water Quality (WQ) and Recharge (Rev) for Parcel 'B' are provided by one non-rooftop disconnect and one grass channel these facilities are privately owned and maintained by Parcel 'B'.
- LOD = 22,071 s.f.
- The existing well shown on this plan (identified with the attached well tag number: HO-95-0117) has been field located by FSH Associates professional surveyor and is accurately shown.



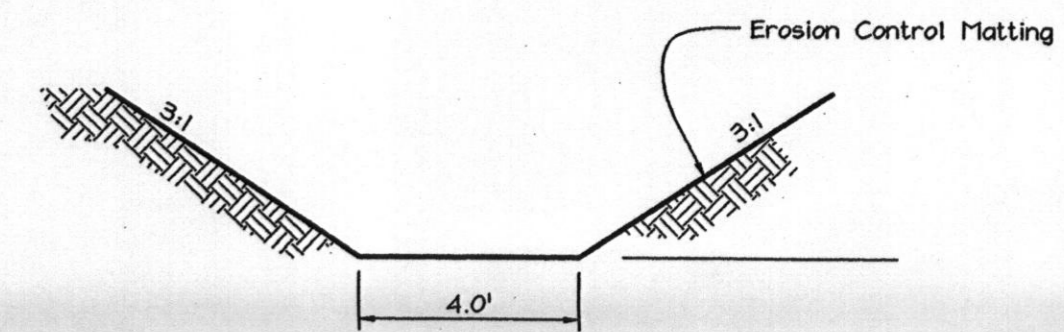
PLAN VIEW
SCALE: 1"=30'



HOUSE TEMPLATE
SCALE: 1"=30'



TYPICAL NON-ROOFTOP DISCONNECT
NOT TO SCALE



TYPICAL GRASS CHANNEL
Not to Scale

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use the following schedule: Apply 2 tons per acre dolomitic limestone (92 lbs/1000 s.f.) And 800 lbs. / acre (20.7 lbs./1000s.f.) of 10-20-20 before seeding. Harrow or disc into upper 3 in. of soil.

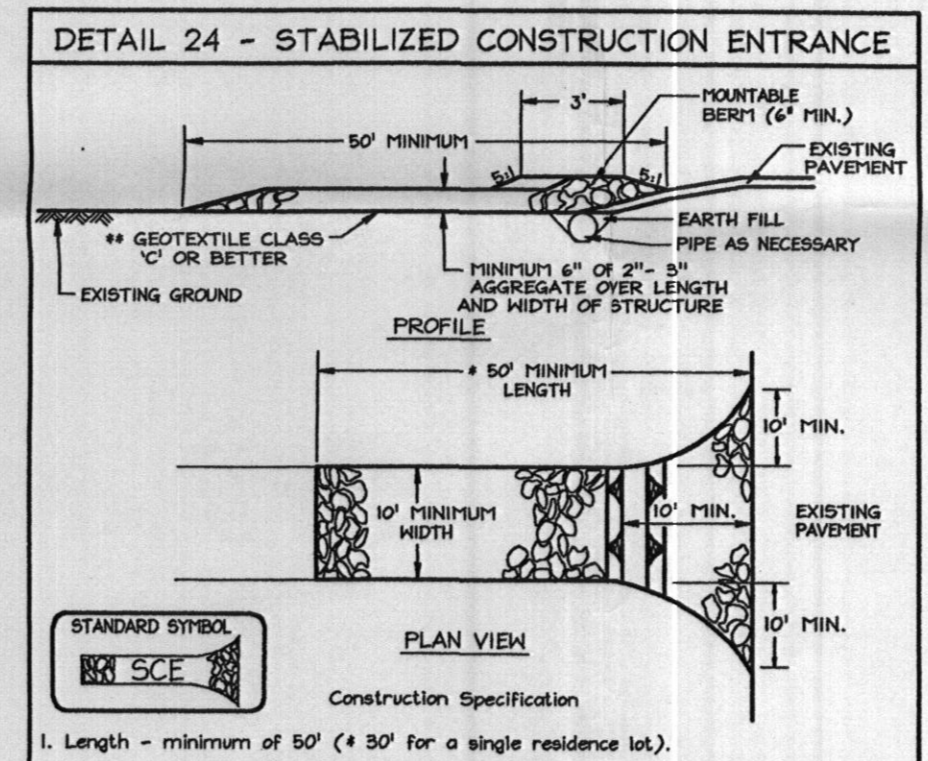
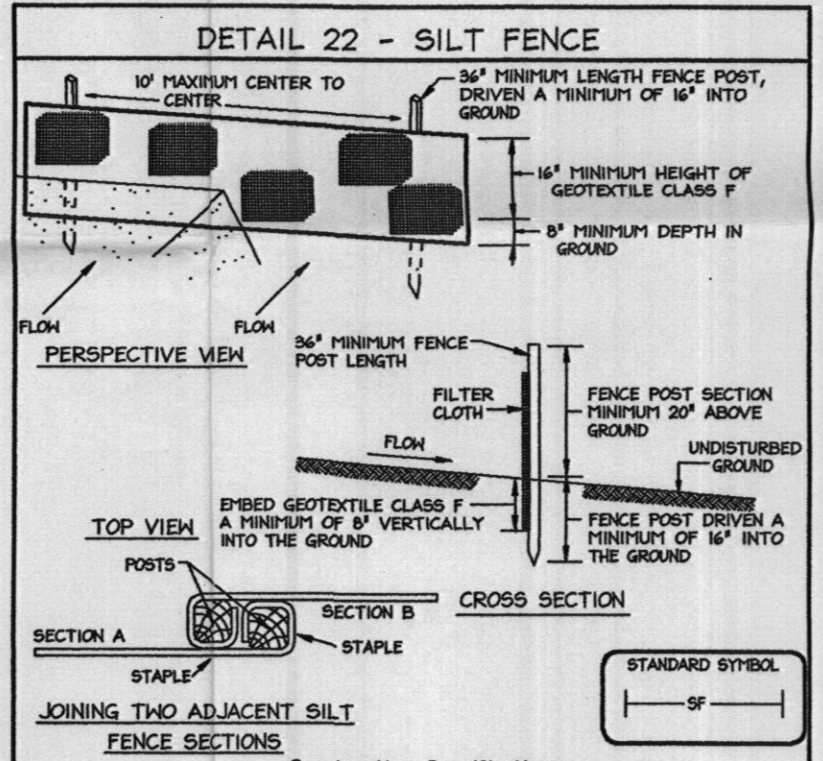
SEEDING: Apply a mixture of Turf Type Tall Fescue (80%) and Hard Fescue (20%) in accordance with seeding dates and rates shown in the Permanent Seeding Summary shown on this sheet. For stabilization outside of the seeding dates, apply straw mulch at rates and methods specified below and apply permanent seeding when within proper seeding dates.

MULCHING: Immediately following seeding, apply a uniform 1-2 in. Deep layer of un-rotted small grain straw at a rate of 2 tons/acre. (Apply 2.5 Tons/acre if a mulch anchoring tool is used). Straw may be anchored with wood cellulose fiber at a rate of 750 lbs. / acre mixed at a ratio of 50 lbs. Of wood fiber/ 100 gal. of water. Synthetic liquid binders such as Terra Tax II, Acrylic DLR (Agro-Tack), DCA-70, Petrosert and other approved equals may be used at rates recommended by the manufacturers.

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (410-313-1955).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1934 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1, (b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1934 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done until recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area	1.16 Acres
Area Disturbed	0.507 Acres
Area to be roofed or paved	0.21 Acres
Area to be vegetatively stabilized	0.30 Acres
Total Cut	6,675 CU
Total Fill	6,675 CU
Offsite waste/borrow area location	#
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- Earthwork quantities are solely for the purpose of calculating fees. Contractor to verify all quantities prior to the start of construction.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.



SEQUENCE OF CONSTRUCTION

- Obtain grading permit.
- Notify Howard County Department of Inspections, License and Permits at (410) 313-1860 at least 24 hours before starting any work.
- Clear trees within limit of disturbance. Install Stabilized Construction Entrance and Silt fence. (1 week)
- After receiving permission from the sediment control inspector, rough grade site and begin building construction. (1 week)
- Construct driveway and finish building construction. (16 weeks)
- Finish grade site. (1 day)
- Upon stabilization of all disturbed areas and with the permission of the Sediment Control Inspector, remove all sediment control measures and stabilize any remaining disturbed area. (1 week)

Permanent Seeding Summary

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)			Lime Rate
					N	P2O5	K2O	
10	Tall Fescue (80%) Hard Fescue (20%)	120 30	3/1-5/15 8/15-11/15	0.5 in.	90lb/ac (2.0lb/1000sf)	175lb/ac (4.1lb/1000sf)	175lb/ac (4.1lb/1000sf)	2tons/ac (100lb/1000sf)

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use the following schedule: Apply 2 tons per acre dolomitic limestone (92 lbs/1000 s.f.) And 600 lbs. / acre (15 lbs./1000s.f.) of 10-10-10 before seeding. Harrow or disc into upper 3 in. of soil.

SEEDING: Apply the Maryland State Highway approved seed mixture of Barley or Rye plus Foxtail Millet in accordance with seeding dates and rates shown in the Temporary Seeding Summary shown on this sheet. For stabilization outside of the seeding dates, apply straw mulch at rates and methods specified below.

MULCHING: Immediately following seeding, apply a uniform 1-2 in. Deep layer of un-rotted small grain straw at a rate of 2 tons/acre. (Apply 2.5 Tons/acre if a mulch anchoring tool is used). Straw may be anchored with wood cellulose fiber at a rate of 750 lbs. / acre mixed at a ratio of 50 lbs. Of wood fiber/ 100 gal. of water. Synthetic liquid binders such as Terra Tax II, Acrylic DLR (Agro-Tack), DCA-70, Petrosert and other approved equals may be used at rates recommended by the manufacturers.

REFER TO THE 1934 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

Temporary Seeding Summary

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Seeding Rates	Lime Rate

OWNER/DEVELOPER
Ed Wagschal
Columbia Floorworks, LLC
9017 Red Branch Rd., Suite 105
Columbia, MD 21045
(410) 715-0900

PLOT PLAN
WAGSCHAL PROPERTY
PARCEL 'B'

TAX MAP 41 GRID 15
5TH ELECTION DISTRICT

PARCEL III
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
8318 Forest Street, Elkton City, MD 21043
Tel: 410-760-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: PS
DRAWN BY: CD
CHECKED BY: ZTF
SCALE: As Shown
DATE: May 01, 2006
H.O. No.: 3955
SHEET No.: 1 OF 2