

LAYOUT _____ INSP 4 _____
INSP 2 _____ INSP 5 _____
INSP 3 _____ INSP 6 _____

ISSUE DATE: _____
APPROVAL DATE: _____

PERMIT INDEXED

P _____
A 520327-A

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

03-308847

IS PERMITTED TO INSTALL ALTER

ADDRESS: _____ PHONE NUMBER: _____

SUBDIVISION: _____ LOT NUMBER: _____

ADDRESS: 13780 Burntwoods Road PROPERTY OWNER: Heather Stup

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

PUMP CHAMBER CAPACITY (GALLONS): _____ COMPARTMENTED TANK REQUIRED

NUMBER OF BEDROOMS: _____

SQUARE FEET PER BEDROOM: _____

LINEAR FEET OF TRENCH REQUIRED: _____

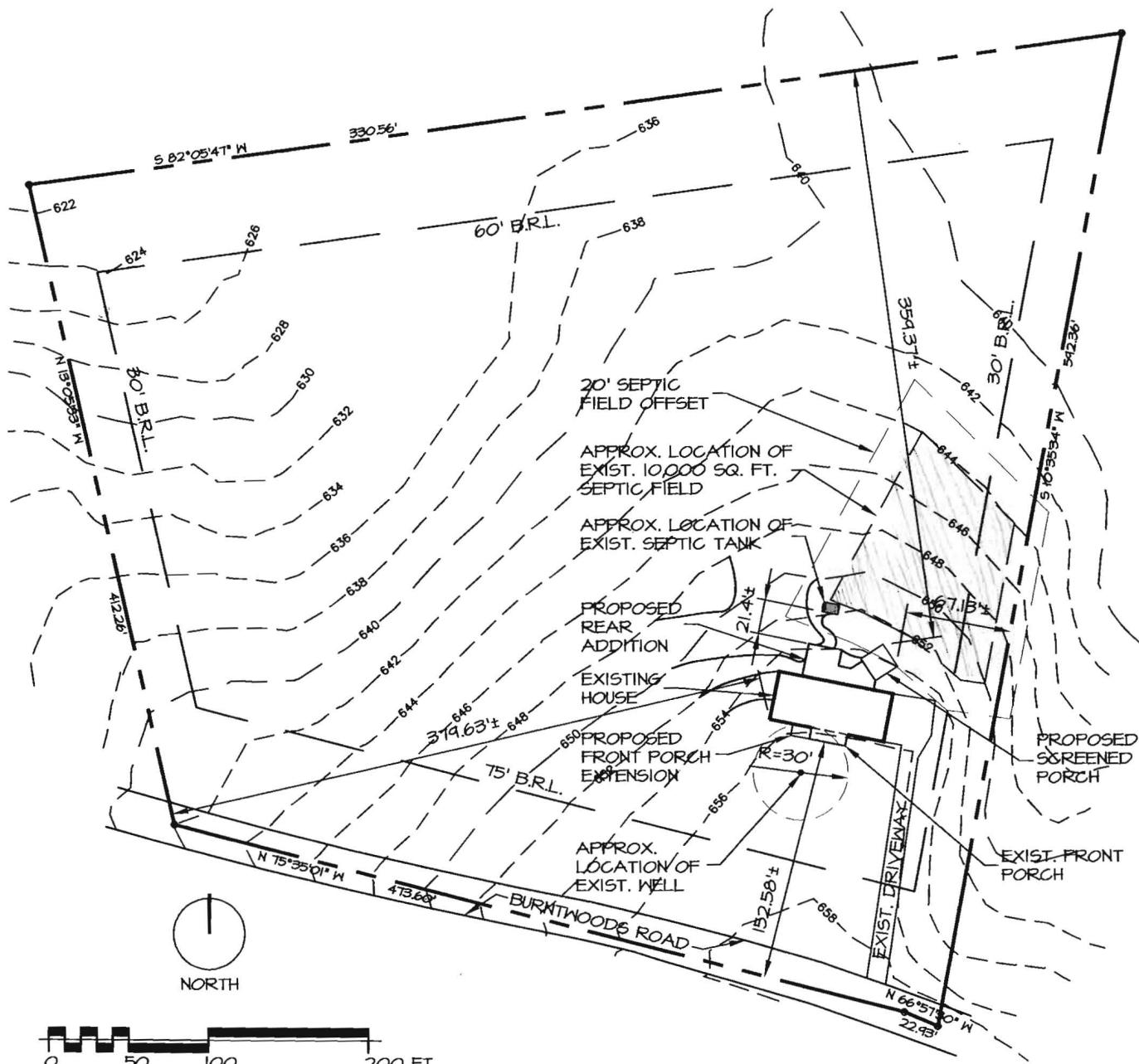
TRENCHES:	Trench to be _____ feet wide. Inlet _____ feet below original grade. Bottom maximum depth _____ feet below original grade. Effective area begins at _____ feet below original grade. _____ feet of stone below distribution pipe.
LOCATION:	BUILDING PERMIT SIGNED AND RETURNED
NOTES:	4/29/2004 B00147093 IRREGULARLY SHAPED DECK

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

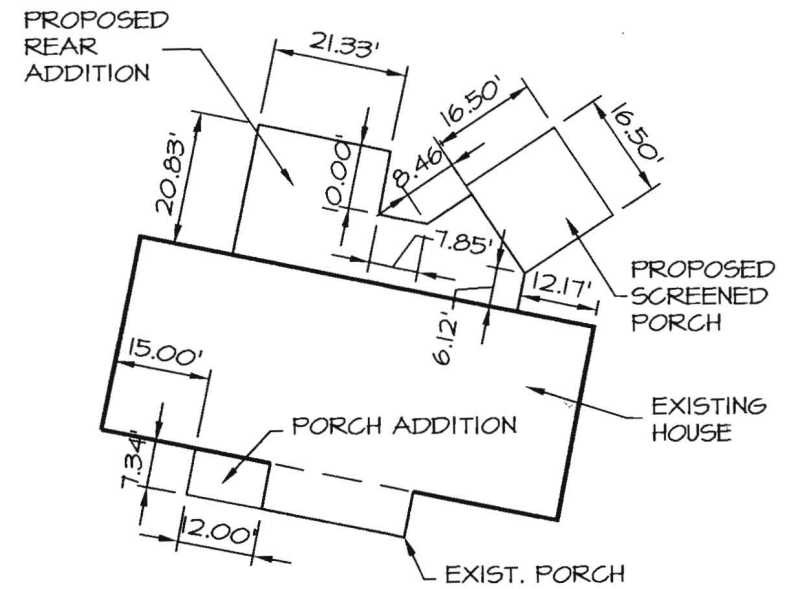
**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS
RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT
CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM**

A520327-A



1" = 100'

SITE PLAN



ADDITION DIMENSION PLAN

1" = 30'

4/27/04
 Scaled OK.
 RN

SITE PLAN
Bachmann/Stup Residence
Addition

13780 Burntwoods Road
 Glenelg, Maryland 21737

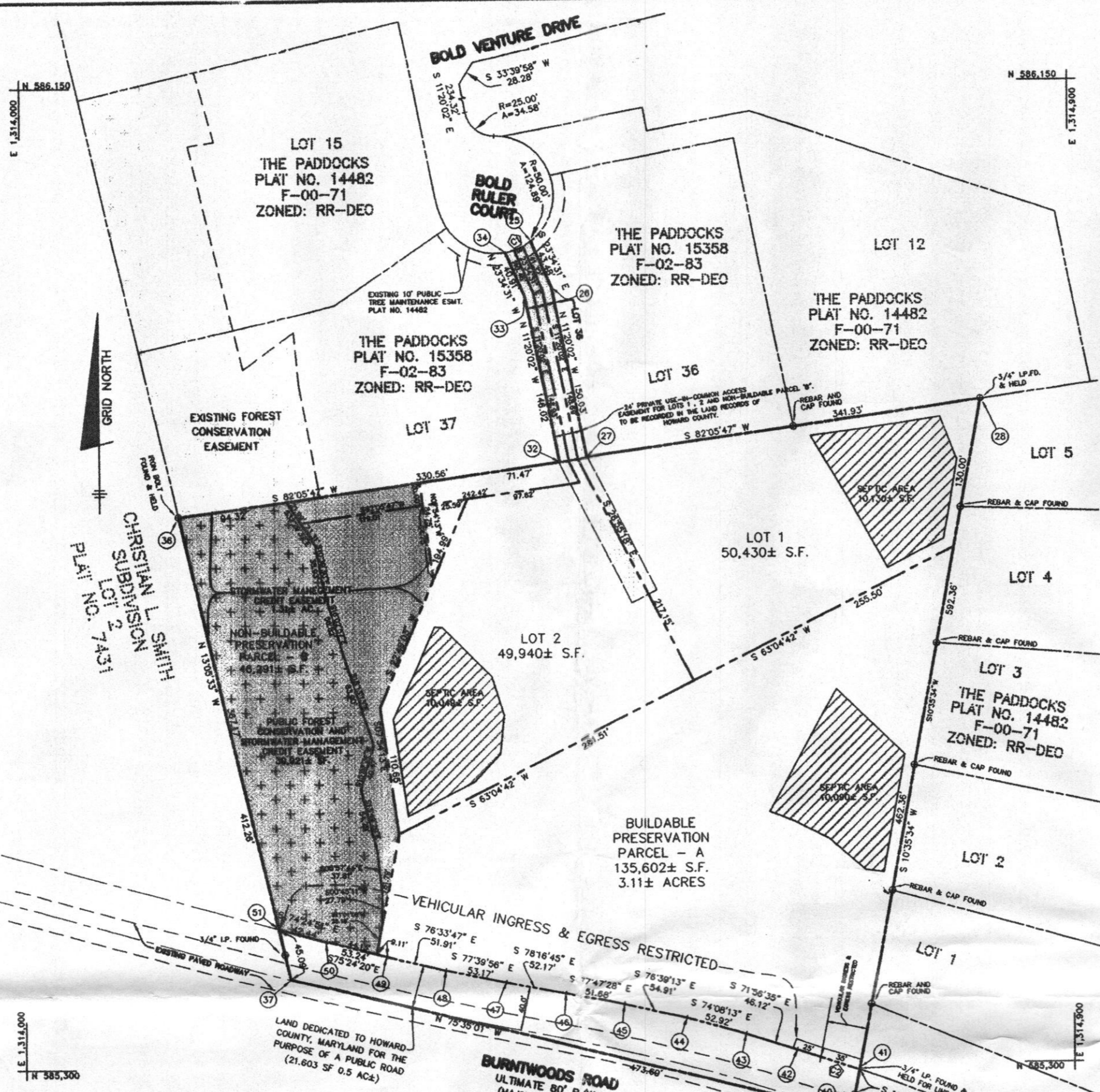
3rd Election District
 Howard County, Maryland
 Zone: RR-DEO
 6.98± Acres

October 1, 2002

ARCHITECT: RONALD A. STUP
 6110 TROTTER RIDGE COURT
 COLUMBIA, MARYLAND 21044
 410-531-0969

GENERAL NOTES

1. DENOTES 4" x 4" x 30" CONCRETE MONUMENT TO BE SET.
2. DENOTES 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.
3. DENOTES IRON PIPE FOUND OR REBER & CAP.
4. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 22A2 AND 22AA.
5. BRL INDICATES BUILDING RESTRICTION LINE.
6. SUBJECT PROPERTY ZONED RR-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
7. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
8. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2001 BY BENCHMARK ENGINEERING, INC.
9. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT THE FLAG OR PIPE STEM LOT DRIVEWAY.
10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
11. THIS AREA DESIGNATES A PRIVATE SEWER 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 26.04.03). 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
12. THERE IS AN EXISTING DWELLING LOCATED ON PRESERVATION PARCEL A TO REMAIN. NO BUILDING EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
13. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT AREAS.
14. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. FULFILLMENT OF THE REQUIREMENTS IS THROUGH THE RETENTION OF 0.92 ACRES OF THE EXISTING FOREST AREA ON SITE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
15. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE OTHER PUBLIC UTILITIES, FOREST CONSERVATION (DESIGNATED AS "PROPOSED FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCEL B, AND CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S) UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT(S) AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
16. LANDSCAPING FOR LOT(S) 1, 2 AND USE-IN-COMMON ACCESS, IS BEING PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN F-02-134 ON FILE WITH THIS PLAN, IN ACCORDANCE WITH THE SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SURETY FOR 25 SHADE TREES IN THE AMOUNT OF \$7,500.00 SHALL BE INCLUDED WITH THE GRADING PERMIT.
17. THIS AREA DESIGNATES A FOREST CONSERVATION EASEMENT. *Retention surety for 0.92 ac = \$8,015.00*
18. THERE ARE NO WETLANDS, STREAMS, OR RELATED BUFFERS, FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
19. THE PURPOSE OF PRESERVATION PARCEL "B" IS TO PROVIDE FOREST CONSERVATION PROTECTION FOR THIS SUBDIVISION.
20. THE PURPOSE OF PRESERVATION PARCEL "A" IS TO PROVIDE A BUILDABLE PRESERVATION PARCEL FOR THIS SUBDIVISION.
21. SURETY FOR FOREST CONSERVATION RETENTION IS NOT REQUIRED FOR A MINOR SUBDIVISION, PROVIDED THE ENTIRE OBLIGATION IS FULFILLED BY THE RETENTION ACREAGE. *NA - This is not a minor sub.*
22. PROJECT IS SUBJECT TO THE 5th EDITION SUBDIVISION REGULATIONS AND TO THE ZONING REGULATIONS EFFECTIVE 1-08-02. *(1995 zoning regulations amended by CB 502801)*
23. PRESERVATION PARCEL "A", WILL BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE PADDOCKS H.O.A. AS EASEMENT HOLDERS. PRESERVATION PARCEL "B", WILL BE OWNED BY THE PADDOCKS H.O.A. WITH HOWARD COUNTY AS THE EASEMENT HOLDER.
24. PRESERVATION PARCEL "A" IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE PADDOCKS H.O.A. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. PRESERVATION PARCEL "B" IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
25. ARTICLES OF INCORPORATION OF THE PADDOCKS HOMEOWNERS ASSOCIATION, INC. FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS ACCOUNT NO. D05579388 IN LIBER 000923, FOLIO 1547.
26. STORMWATER MANAGEMENT FOR THESE LOTS ARE BEING PROVIDED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. NON-BUILDABLE PRESERVATION PARCEL "B" IS MAINTAINED AS A NATURAL CONSERVATION CREDIT AREA.
27. THE SECOND DRIVEWAY SHOWN ON THE WAIVER REQUEST PLAN, RUNNING THROUGH PARCEL "A" TO BURNTWOODS ROAD, IS TO BE REMOVED PRIOR TO RECORDATION OF THIS PLAN.
28. WAIVER PETITION WP-03-10 WAS APPROVED ON OCTOBER 3, 2003 TO WAIVE SECTION 16.120(a) (1) TO ALLOW DIRECT ACCESS FROM A MAJOR COLLECTOR ROAD (BURNTWOODS ROAD) FOR BUILDABLE PRESERVATION PARCEL "A".



LOCATION PLAN
SCALE: 1" = 100'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	24.24	12.36	24.00	N 66°25'31" E	27°46'23"
C2	1440.00	56.09	28.05	56.09	N 71°39'13" W	02°13'55"

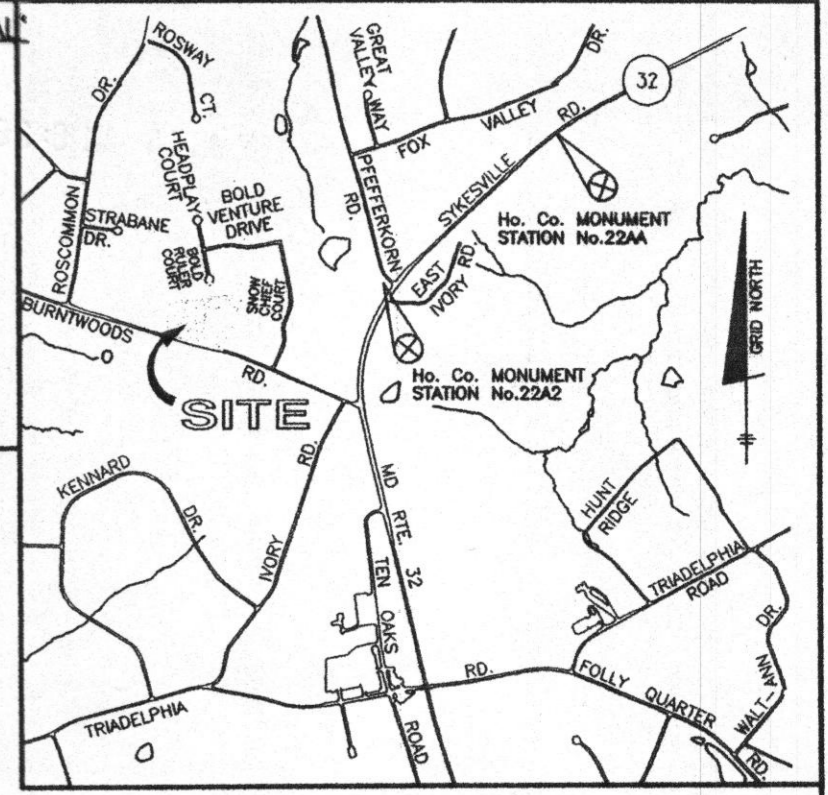
MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	50430 SF 1.16 AC.	1525 SF .04 AC.	48905 SF 1.12 AC.
2	49940 SF 1.15 AC.	1655 SF .04 AC.	48285 SF 1.11 AC.
PRES. PAR. B	46291 SF 1.06 AC.	6273 SF .14AC.	40018 SF 0.92 AC.

~BENCHMARK NAD'83 HORIZONTAL
 HO. CO. #22A2
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
 N 585988.550' E 1316283.881'
 HO. CO. #22AA
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
 N 587502.739' E 1317897.957'
~NAD'29 VERTICAL
 HO. CO. #08FA
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
 ELEV. 617.44'

COORDINATE CHART (NAD83)

No.	NORTH	EAST
25	N 586017.2942	E 1314438.2633
26	N 585977.4436	E 1314455.6531
27	N 585830.3400	E 1314485.1378
28	N 585877.3580	E 1314823.8168
32	N 585827.0339	E 1314461.3231
33	N 585970.2036	E 1314432.6269
34	N 586007.6976	E 1314416.2654
36	N 585781.5789	E 1314133.9034
37	N 585380.0352	E 1314227.2896
38	N 585273.0861	E 1314710.8083
39	N 585262.1248	E 1314685.9794
40	N 585273.0861	E 1314710.8083
41	N 585295.0920	E 1314714.9238
44	N 585312.7471	E 1314661.6845
43	N 585327.0434	E 1314617.8328
45	N 585341.5097	E 1314566.9239
45	N 585354.1845	E 1314513.4986
46	N 585365.1131	E 1314462.9902
47	N 585375.7112	E 1314411.9071
48	N 585387.0697	E 1314359.9822
49	N 585399.1323	E 1314309.4725
50	N 585412.5463	E 1314257.9551
51	N 585423.9488	E 1314217.0787



VICINITY MAP
SCALE: 1"=2000'

DENSITY EXCHANGE CHART

PARCEL INFORMATION	REMARKS
TOTAL AREA OF SUBDIVISION	6.98 AC.
BASE DENSITY UNITS	6.98 / 4.25 = 1
MAXIMUM DEO DENSITY PERMITTED	6.98 / 2 = 3
NUMBER OF CLUSTER LOTS PROPOSED	2 CLUSTER LOTS + 1 BUILDABLE PRES. PAR. = 3 TOTAL
NUMBER OF DEO UNITS RECEIVED	3 - 1 = 2
SENDING PARCEL INFORMATION	1 UNIT HOOVER PROPERTY TM 2 P- 184 1 UNIT EARLE PROPERTY TM 14 PARCELS 101, 178, 187 (F-04-110) (FOS 95)

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE LOTS	2
NON-BUILDABLE PRESERVATION PARCEL	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.304± AC.
BUILDABLE LOTS	2.304± AC.
NON-BUILDABLE PRESERVATION PARCEL	1.063± AC.
OPEN SPACE	0.00± AC.
BUILDABLE PRESERVATION PARCELS	3.113± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.50± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.98± AC.

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 07/16/04
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351
 STEVEN K. BREEDEN DATE: 12-23-04

OWNERS/DEVELOPERS
 SECURITY DEVELOPMENT LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

THE SOLE AND ONLY PURPOSE OF THIS PLAN IS TO RESUBDIVIDE LOT 38 OF THE PADDOCKS RECORDED AS PLAT NO. 15358 AND TO SUBDIVIDE PARCEL 530 INTO 2 BUILDABLE LOTS, 1 BUILDABLE PRESERVATION PARCEL, AND 1 NON-BUILDABLE PRESERVATION PARCEL.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Weber 2/7/05
 FOR HOWARD COUNTY HEALTH OFFICER KSB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Mark A. Doyle 6/4/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 DIRECTOR SA

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SECURITY DEVELOPMENT, LLC TO PAUL A. BACHMANN AND HEATHER A. STUP BY DEED DATED SEPTEMBER 27, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 6463 AT FOLIO 388 AND ALL OF THE LAND CONVEYED BY PULTE HOME CORPORATION TO SECURITY DEVELOPMENT, LLC BY DEED DATED 9/16/04 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8658 AT FOLIO 351 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, NOW AMENDED.

David M. Harris DATE
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S DEDICATION
 SECURITY DEVELOPMENT LLC, PAUL A. BACHMANN AND HEATHER A. STUP OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, AND IN UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS 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 DRAINAGE 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 1ST DAY OF NOVEMBER, 2004.

Steven K. Breedren DATE
 STEVEN K. BREEDEN SECURITY DEVELOPMENT, LLC DATE
 WITNESS
Paul A. Bachmann 11/1/04 DATE
 PAUL A. BACHMANN WITNESS
Heather A. Stup 11/1/04 DATE
 HEATHER A. STUP WITNESS

RECORDED AS PLAT NO. 17476
 ON 6-3-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

JACKSON PROPERTY
 LOTS 1 AND 2 AND BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCEL B
 A RESUBDIVISION OF THE PADDOCKS LOT 38 AND A SUBDIVISION OF TAX MAP 22 PARCEL 530
 FILE REFERENCE: F-00-71, F-02-83

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 22 SCALE: AS SHOWN
 GRID: 8 DATE: SEPTEMBER, 2002
 PARCEL: 530 ZONED: RR-DEO SHEET: 1 OF 2

