



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

AP 535204-A

AGENCY REVIEW: \_\_\_\_\_

DATE 5/13/2011

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH (7) HOUSES (4 Bedroom Each) PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE UNKNOWN IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) DAVID E. CANDLER

DAYTIME PHONE 210-341-3395 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 45 NE LOOP, 410 SUITE 560 SAN ANTONIO TX 78216-5870  
STREET CITY/TOWN STATE ZIP

APPLICANT ROBERT W SHEESLEY rscheesley1@verizon.net

DAYTIME PHONE 410-750-9925 CELL 443-520 5977 FAX 410-750-0273

MAILING ADDRESS 11170 CHAMBERS COURT WOODSTOCK Md. 21163  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME PLAT 2 BEAUFORT PARK LOT NO. 3

PROPERTY ADDRESS 8 EDENTON ROAD FULTON, Md.  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) \_\_\_\_\_ GRID \_\_\_\_\_ PARCEL(S) \_\_\_\_\_ PROPOSED LOT SIZE \_\_\_\_\_

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

*Robert Sheesley*  
SIGNATURE OF APPLICANT

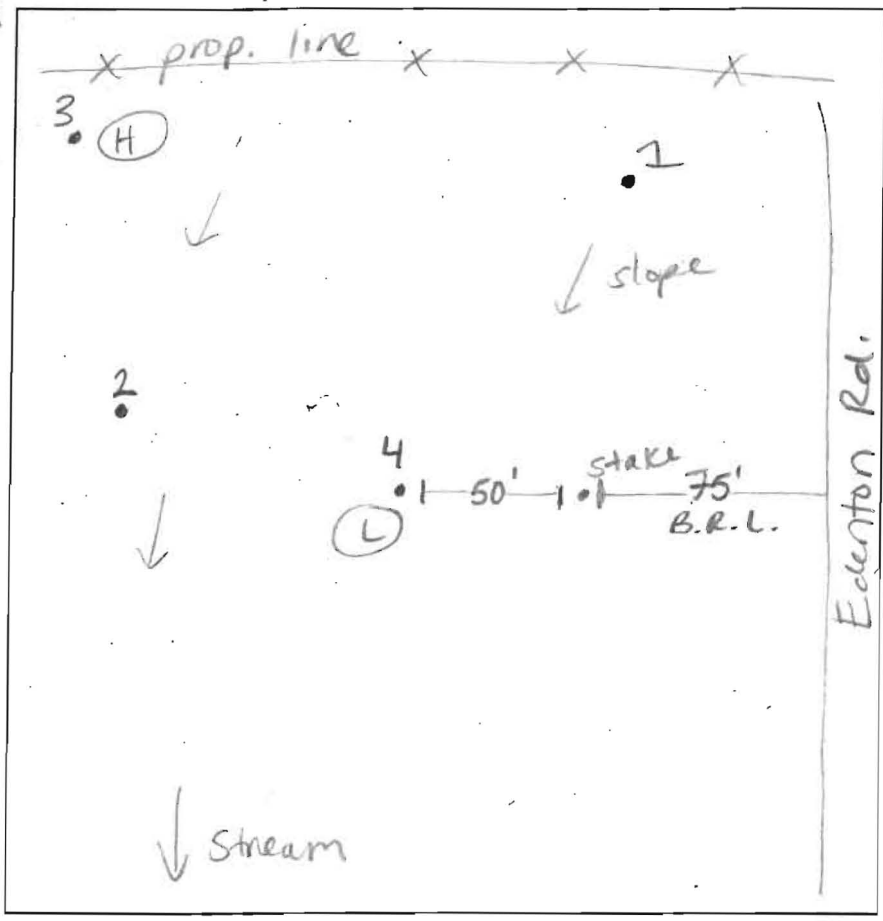
HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
1718 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP 535204-A

[4]  
 10" roots  
 brnl  
 red brn  
 sel lfsbk  
 2.5' red brn  
 sl  
 micaceous  
 saprolite  
 ↓  
 Mn @ 7'  
 8.5' brn fsl  
 H<sub>2</sub>O @  
 9.5'  
 10.5' bottom

[2]  
 6" brnl  
 org brn  
 sel  
 2fsbk  
 3' brn fsl  
 micaceous  
 ↓  
 8' brn fsl  
 saprolite  
 w/ Mn  
 11' moist @  
 10'  
 saprolite

[3]  
 10" brnl lfsbk  
 red org  
 sel  
 lmsbk  
 5' red brn  
 sl  
 saprolite  
 8.5' brn fsl  
 micaceous  
 Mn @  
 9'  
 ↓  
 13'



[1]  
 red brnl  
 red brn  
 sel  
 lmsbk  
 4'  
 red brn  
 sl  
 7'  
 brn fsl  
 saprolite  
 micaceous  
 ↓  
 no H<sub>2</sub>O  
 14'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
5-26-11	1	6' / 14'	9:24	9:28	9:35	7	P
5-26-11	2	4' 2" / 11'	8:44	8:50	9:00	10	P
5-26-11	3	6' / 13'	9:05	9:09	9:17	8	P
5-26-11	4	3.5' / 10.5'	9:40 <sup>50</sup>	9:48 <sup>15</sup>	9:50 <sup>30</sup>	2+	P

REMARKS Lot 3  
 SANITARIAN HS BACKHOE Fogles OTHERS Bob / Cary Cumberland  
 TEST HOLES USED IN SDA 4 AVG. PERC TIME ~16.5 SQ. FT/BR  
 TRENCH WIDTH 3' INLET DEPTH 4' MAX. BOT DEPTH 7' EFFECTIVE SW 1.5' ~ 2'



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

AP 535204-B  
DATE 5/13/2011

AGENCY REVIEW: \_\_\_\_\_

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH (4) HOUSES (4 Bedroom Each) PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE UNKNOWN IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) DAVID E. CANDLER

DAYTIME PHONE 210-341-3395 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 45 NE LOOP, 410 SUITE 560 SAN ANTONIO TX 78216-5870  
STREET CITY/TOWN STATE ZIP

APPLICANT ROBERT W SHAESLEY

DAYTIME PHONE 410-750-9925 CELL 443-520 5977 FAX 410-750-0273

MAILING ADDRESS 11170 CHAMBERS COURT WOODSTOCK Md. 21163  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME PLAT 2 BEAUFORT PARK LOT NO. 4

PROPERTY ADDRESS 8 EDENTON ROAD FULTON, Md.  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) \_\_\_\_\_ GRID \_\_\_\_\_ PARCEL(S) \_\_\_\_\_ PROPOSED LOT SIZE \_\_\_\_\_

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

Robert W Shaesley  
SIGNATURE OF APPLICANT

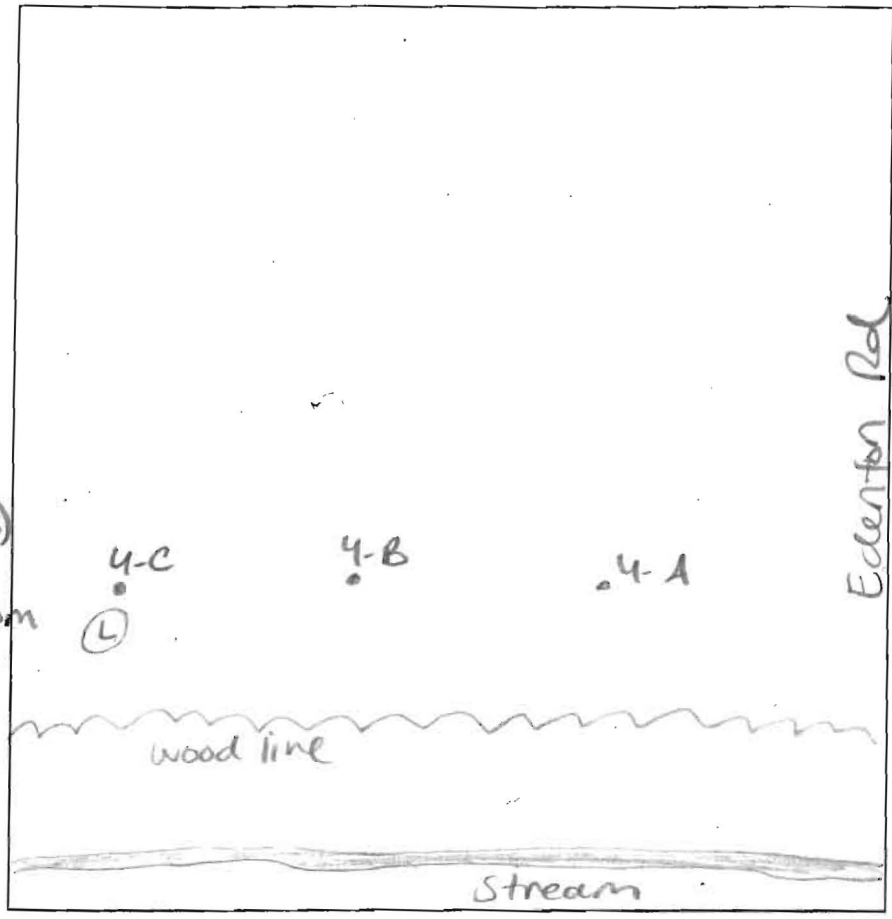
HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP 535204-B

1' 4A  
 4' bm l  
 red bm  
 sel  
 l/sbk  
 red bm  
 sl  
 ↓  
 7' bm fgl  
 w/ kn  
 few boulders  
 (>10%) (mottles)  
 Cave-in @  
 7' H<sub>2</sub>O @ bottom

10" 4B  
 red bm l  
 l/sbk  
 red bm  
 sel  
 l/sbk  
 2.5' red bm  
 fgl  
 saproite  
 mica  
 schist w/  
 Mn @ 7'  
 cave in  
 @ 7' (mottles)  
 H<sub>2</sub>O @ 10'

1' 4C  
 bm l  
 l/sbk  
 6' bm sil  
 w/ mottles  
 gray/red  
 cl w/  
 mica schist  
 H<sub>2</sub>O @  
 bottom



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
5-26-11	4-A	13'	VISUAL				F
5-26-11	4-B	4'/10'	10:20	10:25	10:35	10	Marginal
5-26-11	4-C	6'	VISUAL				F

REMARKS Lot 4  
 SANITARIAN HS BACKHOE Fogles OTHERS Bob / Cary Cumberland  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE S/W \_\_\_\_\_

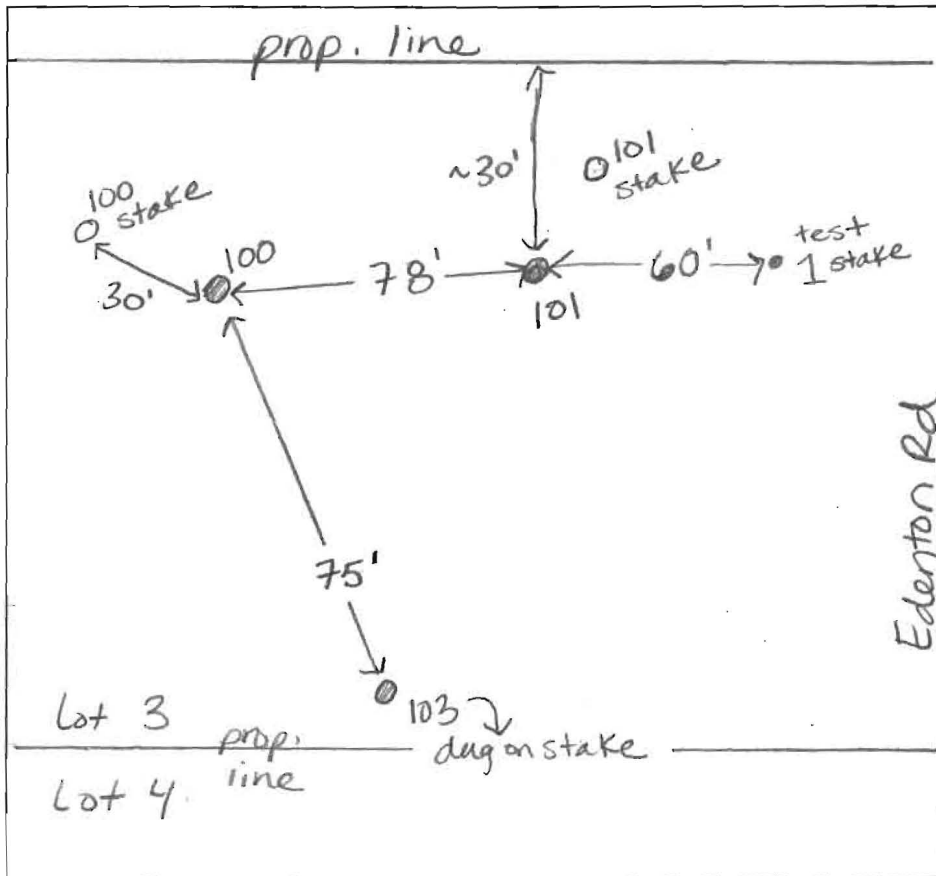
A/P# 546205

HOWARD COUNTY PERC TEST REPORT

Lot # 3

Hole # 101

8" bm l  
 3.5' bm scl  
 1fsbk  
 micaceous  
 bm sl  
 7' bm ch fsl  
 Saprolite  
 10' micaceous  
 brn fsl  
 13' brn fsl  
 20% rx w/  
 Mn coatings



Hole #  
 [Empty box]

Hole # 100

1' bm l  
 3.5' brn  
 2fsbk  
 yellow brn  
 sl  
 5.5' brn fsl  
 Saprolite  
 8' yellow brn  
 micaceous  
 ch fsl  
 w/ saprolite  
 12' ↓ w/ Mn  
 20% stones

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
12-5-13	101	4.5' / 13'	10:15 <sup>47</sup>	10:17 <sup>21</sup>	10:20 <sup>05</sup>	2.5	P
	100	4' / 12'	10:33 <sup>19</sup>	10:34 <sup>17</sup>	10:37 <sup>04</sup>	3	P
	103	5' / 13'	10:53	10:55	10:57	2	P

Hole #  
 [Empty box]

Hole # 103

1' st bm  
 1' org brn  
 scl 2fsbk  
 4' micaceous  
 bm sl  
 10% boulders  
 7' yellow brn  
 micaceous  
 fsl saprolite  
 10' 25% stones  
 w/ Mn  
 H2O @ 11'10"

REMARKS holes dug per stakes (except 100, 101)  
 SANITARIAN HS BACKHOE Level Land  
 OTHERS \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG PERC TIME 2 mpi  
 TRENCH WIDTH 3' INLET DEPTH 3'  
 MAX BOT DEPTH 6' EFFECTIVE SDW 2'

Hole #  
 [Empty box]

very micaceous  
 fsl w/ mottles & Mn



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

(AP) 546205

AGENCY REVIEW: \_\_\_\_\_

DATE 11-26-13

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

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CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 5 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) David E. Candler

DAYTIME PHONE 210-341-3395 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 45 NE LOOP 410, Suite 560 San Antonio TX 78216  
STREET CITY/TOWN STATE ZIP

APPLICANT Anita Manaha, Sill, Adcock Associates, LLC

DAYTIME PHONE 413-325-7682 CELL \_\_\_\_\_ FAX 413-325-7685

MAILING ADDRESS 3300 N. Ridge Road, Suite 1100 Ellicott City MD 21043  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME Beaufort Park, Lot 3, Block F LOT NO. 3

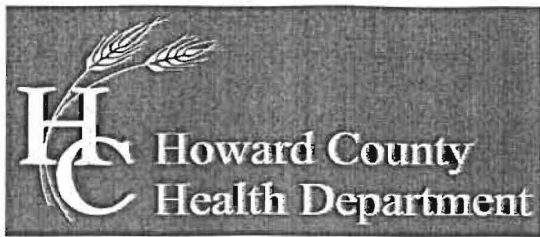
PROPERTY ADDRESS 8535 Edenton Road  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 45 GRID 12 PARCEL(S) 27 PROPOSED LOT SIZE 41,232#

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT. Anita E. Manaha  
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH



## Bureau of Environmental Health

8930 Stanford Blvd, Columbia, MD 21045  
Main: 410-313-2640 | Fax: 410-313-2648  
TDD 410-313-2323 | Toll Free 1-866-313-6300  
[www.hchealth.org](http://www.hchealth.org)  
Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)  
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D. Health Officer

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December 9, 2013

To: David E. Candler  
Applicant

RE: Perc Test Report, [Edenton Rd, Beaufort Park, Lot 3, Block F]; Receipt A-546205

Percolation testing was conducted on the referenced property on December 5, 2013. The purpose for conducting these percolation tests was to establish a new septic reserve area and confirm previous percolation tests completed on May 26<sup>th</sup>, 2011.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Soil conditions either satisfactory or unsatisfactory for onsite wastewater disposal were observed at the specified test locations. Areas that may be included in a septic reserve are represented by test locations having satisfactory soil conditions. The area of the septic reserve area may be less than 10,000 square feet reserve but must be large enough to accommodate an initial drainfield and two repair drainfields for the planned residence.

Soil conditions observed were satisfactory for onsite wastewater treatment and disposal. A total of three holes were dug. All tests had passing perc rates. These tests are consistent with tests observed on 5-26-2011.

Field data collected are shown on Percolation Test Worksheets enclosed with this letter. Recommended Inlet and Trench Bottom depths, and Usable Sidewall all are based on observed soil properties and characteristics at respective test locations as well as the particular soils materials tested. The values for the drainfield parameters will be documented during the Percolation Certification Plan process, and then maintained in the Health Department file for the subject property.

Further review and approval is contingent upon submission of a Percolation Certification Plan. Additional field review of conditions may be required at any time during this process. If you have any questions please contact me at the above address or by calling (410) 313-6287.

Respectfully,

A handwritten signature in cursive script, appearing to read 'Heidi Scott', is written over the typed name.

Heidi Scott, L.E.H.S.  
Well and Septic Program

Copy:  
Mike Adcock; Sill, Adcock & Assoc.  
File

STON  
GORDON  
SANTARY  
FILED JAN 21

985924  
985925

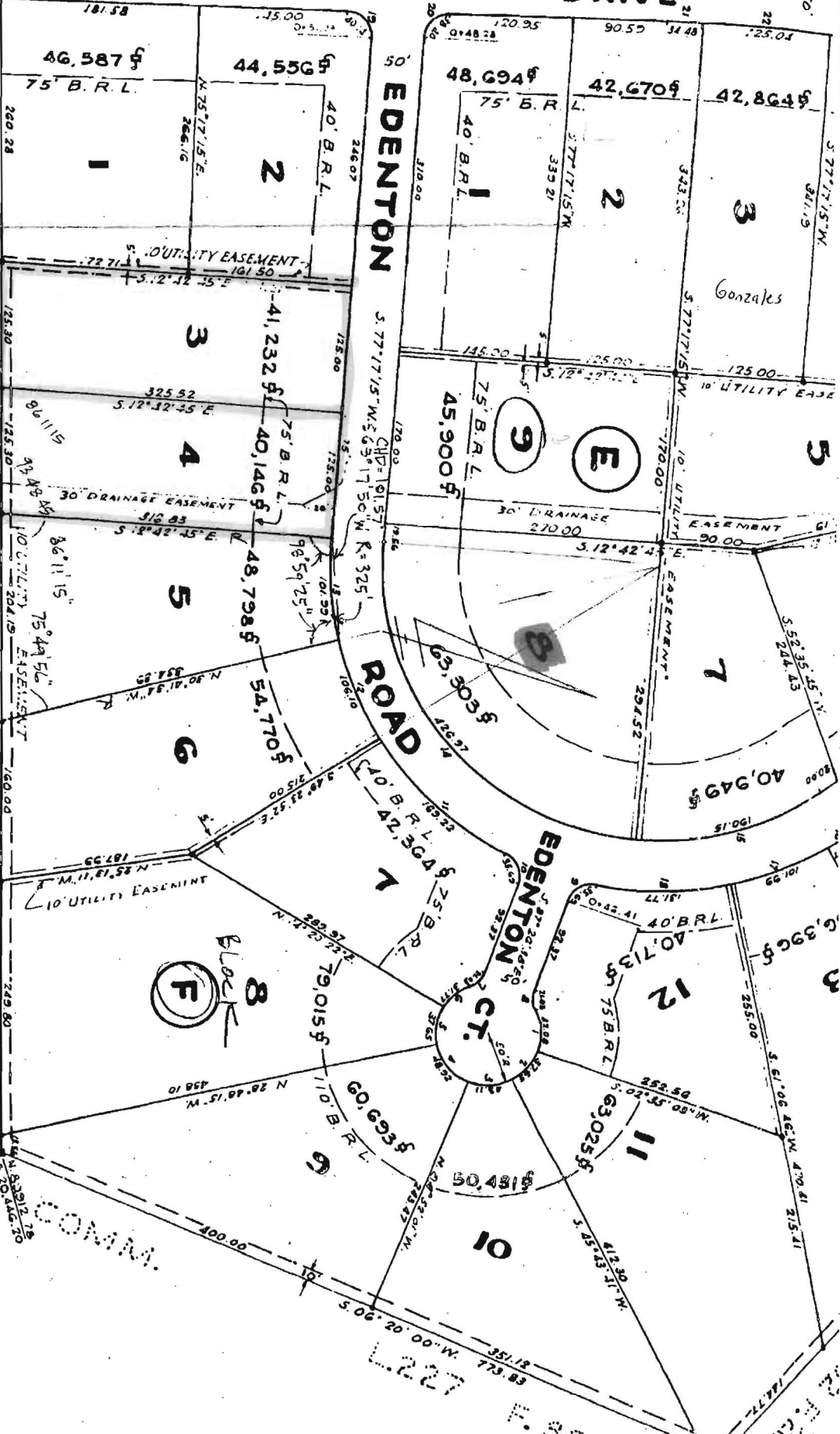
173 3 3 6.

111715  
10 45 42

# BEAUFORT DRIVE

# EDENTON ROAD

# EDENTON CT.



S1 639.90'

N. 14° 42' 45" W.

181.58

15.00

120.95

90.59

34.48

22.26

46,587 sq ft

44,556 sq ft

48,694 sq ft

42,670 sq ft

42,864 sq ft

75' B.R.L.

40' B.R.L.

75' B.R.L.

75' B.R.L.

75' B.R.L.

260.28

246.07

333.21

343.33

321.19

1

2

1

2

3

10' UTILITY EASEMENT

161.50

3

4

9

E

5

125.30

128.00

146.00

125.00

125.00

325.52

41,232 sq ft

45,900 sq ft

40,949 sq ft

40,949 sq ft

86' 11.5"

75' B.R.L.

75' B.R.L.

75' B.R.L.

75' B.R.L.

30' DRAINAGE EASEMENT

312.83

48,798 sq ft

63,303 sq ft

40,949 sq ft

40,949 sq ft

86' 11.5"

96' 59' 25"

30' DRAINAGE EASEMENT

270.00

30' DRAINAGE EASEMENT

270.00

10' UTILITY EASEMENT

90.00

110' UTILITY EASEMENT

224.19

54,770 sq ft

79,015 sq ft

79,015 sq ft

79,015 sq ft

1308.35

160.00

160.00

160.00

160.00

110' UTILITY EASEMENT

224.19

79,015 sq ft

79,015 sq ft

79,015 sq ft

79,015 sq ft

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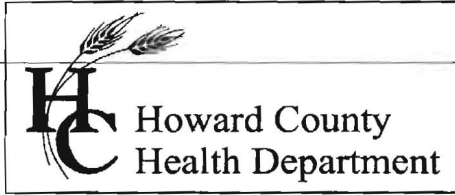
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227

F. S.



**Bureau of Environmental Health**  
7178 Gateway Drive Columbia, MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

**Peter L. Beilenson, M.D., M.P.H., Health Officer**

Date: May 31<sup>st</sup>, 2011

To: Robert Sheesley  
Applicant

From: Heidi Scott, R.S.  
Development Coordination Section  
Well & Septic Program

RE: PERCOLATION TEST RESULTS – A535205-A & A535204-B  
Edenton Road – Beaufort Park Lot 3 & 4 BL F 1.871

Percolation testing was conducted at the above referenced property on May 26<sup>th</sup>, 2011 during a declared wet season. Results indicate satisfactory and unsatisfactory soil conditions. A total of seven test holes were dug. Holes 1 thru 4 had acceptable perc rates. The water table was not observed at any of these locations. Some restrictions included setback requirements from existing landscape features, easements and right of ways and shallow depth to water. Per COMAR 26.04.02.04[C](1) a 4 foot treatment zone could not be maintained from observed water table levels in holes 4-A, 4-B & 4-C.

Field data collected is shown on the Percolation Test Worksheets enclosed with this letter. Further review of this project is contingent upon submission of a Percolation Certification Plan. Bedroom limitations for the proposed house may be explored during this process due to limited lot area.

If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at (410) 313-6287.

Enclosures

Cc:

File



June, 15, 2011

Mr. Bert Nixon, Director  
Bureau of Environmental Health  
7178 Gateway Drive  
Colombia, Maryland 21046

Dear Mr. Nixon,

This correspondence is in regards to the project known as Edenton Road, Beauford Park Lots 3 and 4.

Soil evaluations were conducted on Lot 4 and were successful. Several test pits were problematic at the lowest elevation on the lot. However, sufficient area for a sewage reserve was found to approve the lot. Soil evaluations were not conducted on Lot 3 due to close proximity to a small tributary on the lot, and the failed soil evaluations on the lower section of Lot 4.

I would like to request that the payment for soil evaluations on Lot 3, that were not conducted be refunded since I paid for both lots at application. If there are any questions regarding this matter, please contact me, at 410-750-9925.

Thank you for your cooperation in this matter.

Best regards,

Robert W. Sheesley

Receipt # A535204  
7/12/11 Check # 3567

Per discussion w/ H. Scott, OK to refund  
payment for Lot 3

B. Nifem

AccountID: 1405413664  
OccupiedBy: N  
OwnerName1: Candler David E Trustee  
OwnerName2:  
OwnerAddress1: 45 NE LOOP 410 STE 560  
OwnerAddress2: SAN ANTONIO TX 78216  
LegalDescript1: LOT 3 & 4 BL F 1.871  
LegalDescript2: EDENTON RD  
DeedLiber: 03165  
DeedFolio: 0370  
Subdivision: BEAUFORT PARK  
Plat:  
Section:  
Block:  
Lot: 3 4  
Map: 45  
Grid: 12  
Parcel: 27  
MapParcelLot: M45P27L3 4  
ExemptionClass: NOT EXTRACTED Taxable Property  
Acres: 1.87  
StructureGrade:  
ConstructionType:  
Stories:  
DwellingType:  
YearBuilt:  
BuildingSquareFeet: 0  
SalesTransNo: 941110  
TransferDate: 19940214  
SalePrice: 0  
LandValue: 331200  
ImprovementValue: 0  
TotalValue: 331200  
X: -76.939666  
Y: 39.136516  
AllOwners: CANDLER DAVID E TRUSTEE /  
Flood: Out

Information

AccountID: 1405413664

OccupiedBy: N

OwnerName1: Candler David E Trustee

OwnerName2:

OwnerAddress1: 45 NE LOOP 410 STE 560

OwnerAddress2: SAN ANTONIO TX 78216

LegalDescript1: LOT 3 & 4 BL F 1.871

LegalDescript2: EDENTON RD

DeedLiber: 03165

DeedFolio: 0370

Subdivision: BEAUFORT PARK

Plat:

Section:

Block:

Lot: 3 4

Map: 45

Grid: 12

Parcel: 27

MapParcelLot: M45P27L3 4

ExemptionClass: NOT EXTRACTED Taxable Property

Acres: 1.87

StructureGrade:

ConstructionType:

Stories:

DwellingType:

YearBuilt:

BuildingSquareFeet: 0

SalesTransNo: 941110

TransferDate: 19940214

SalePrice: 0

LandValue: 331200

ImprovementValue: 0

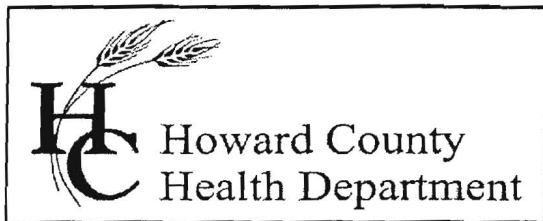
TotalValue: 331200

X: -76.939666

Y: 39.136516

AllOwners: CANDLER DAVID E TRUSTEE /

Flood: Out



## Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-1771 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

[www.hchealth.org](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

---

DATE: December 2, 2015

TO: Kent Sheubrooks, Chief  
Division of Land Development

FROM: Robert Bricker, CPSS, REHS/R.S., L.E.H.S., Environmental Sanitarian II  
Well and Septic Program

RE: WP-16-062  
Title: Beaufort Park, Lot 3

The Approving Authority has reviewed the Waiver Request for the subject property. In that the purpose of the request is for relief from regulatory requirements concerning grading in the 100-foot setback to a stream, the Health Department does not oppose the request. HOWEVER, the Approving Authority has reservations for approving this proposal due to the design of the proposed grading that creates a potentially adverse condition for the well which is to supply potable water for the residence.

The stormwater management for the site is designed to collect runoff from the area of sloping land upgrade of the residence and driveway, directing it into a culvert which transports the stream of flow under the driveway and discharging a concentrated flow (together with runoff from the driveway, graded front yard, street and street base embankment) downslope into a graded swale, the outlet of which directs water to the well's location. To avert the potential for adverse physical conditions around the well due to accelerated erosion, the Approving Authority requests that the grading pattern, particularly the direction of the outlet for the graded swale, be redesigned so that a concentrated flow of stormwater may not be directed at the well.

If you have questions related to this inquiry, you may reply to me via email, [rbricker@howardcountymd.gov](mailto:rbricker@howardcountymd.gov) , or call my desk, 410-313-2691.

Copy: file





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: November 9, 2015

DPZ File No. WP-16-062

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- Address Coordinator

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 2 File

See:

Agencies

- Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- (1) Health Department
- 1 Public School System
- 1 Recreation and Parks
- WSSC (Non-Residential Only)
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- 1 DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Beaufort Park-Lot 3

ENCLOSED FOR YOUR  Signature Approval  Review & Comments  Files

THE ENCLOSED  Original  Pre-Packaged Plan Set

Plans	# of Plans	Supplemental Documents
<input type="checkbox"/> Sketch Plan	_____	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	_____	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	_____	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	_____	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	_____	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	_____	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	_____	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	_____	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	_____	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<b>Applications</b>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<u>15</u> Waiver Petition Applic/Exhibit	<u>15</u>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	_____	<input checked="" type="checkbox"/> Justification Letter
<input type="checkbox"/> ASDP/CSDP Application	_____	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	_____	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	_____	<input type="checkbox"/> Deeds
<input type="checkbox"/> Overall Scaled Composite	_____	<input type="checkbox"/> Photographs
<input type="checkbox"/> Water & Sewer Plans	_____	<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/> List of Street Names	_____	<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS:  Received  Tentatively Approved  Recorded

Received and Revised  Approved On November 9, 2015

COMMENTS: Approving Authority does not Due- 17 Working Days: 12/7/15

oppose grading in stream setback, but has reservations about  
pattern of concentrated flow caused by proposed grading design.

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

*see attached comment*

DPZ STAFF INITIALS:RJ

Howard County Department of Planning and Zoning  
 Division of Land Development  
**WAIVER PETITION APPLICATION**  
 [Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted 11/09/15 DPZ File Number G15000066

**I. Site Description**

Subdivision Name/Property Identification: Beaufort Park

Location of property: 8535 Edenton Road  
 (Street Address and/or Road Name)

open lot  
 (Existing Use)

single family home (in construction)  
 (Proposed Use)

45  
 (Tax Map No.)

12  
 (Grid/Block No.)

27  
 (Parcel No.)

5th  
 (Election District)

RR-DE0  
 (Zoning District)

41,232 S.F.  
 (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.)  
All approved simplified ECP reviewed by James Whimer and a building and grading permit that have been approved under G15000066 and is currently under construction.

**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.

Section Reference No.	Summary of Regulation
1. <u>16.119(A)(2)(iii)</u>	<u>100' stream buffer</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

### III. *Justification*

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. 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.

**PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE WAIVER REQUESTS.**

### IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for waivers of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **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 contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division 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.**
- c. **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.

→→→d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan 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 (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 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 15 or 19 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.**

Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

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:	<input checked="" type="checkbox"/>	Information Provided	<input checked="" type="checkbox"/> Information Not Provided,
	NA	Not Applicable	Justification Attached

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.



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 at the time of the submission.**

Owner's authorization attached \*

H. Kazemadeh  
(Signature of Property Owner)  
(Fee Simple Owner Only)

11/6/15  
(Date)

Josh Thomas  
(Signature of Petition Preparer) \*

11/09/15  
(Date)

HASSAIN Kazemadeh  
(Name of Property Owner)

Adcock and Associates, LLC.  
(Name of Petition Preparer, Surveyor/Engineering/Architect  
or Agent/Developer)

1003 Ward St  
(Address)

3300 North Ridge Road Suite 160  
Address)

Laurel MD, 20707  
(City, State, Zip Code)

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

E-Mail mhk@netzero.net

E-Mail Josh@SAALand.com

202-423-1850  
(Telephone) (Fax)

443-325-1682  
(Telephone) (Fax)

Contact Person: Hassain Kazemadeh

Contact Person: Josh Thomas

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 (15 sets on County Road or  
    \_\_\_ Applications 19 sets on State Road)
  - c. Supplemental Information is provided ..... \_\_\_\_\_
  - d. Certification of pre-submission community meeting and summary of community  
    comments with dated responses to all meeting attendees within 60 days is provided  
    and three week notice given to DPZ and County Council, if applicable ..... \_\_\_\_\_
  - e. Certification of pre-submission HDC advisory meeting for new projects in  
    Historic District or listed in Historic Sites Inventory ..... \_\_\_\_\_
  - f. Photographs of existing structures (for Historic Preservation Review) ..... \_\_\_\_\_
  - g. MAA Approval Letter (if applicable) ..... \_\_\_\_\_
  - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic) ..... \_\_\_\_\_
  - i. DAP project design recommendation for Route 1/Route 40 projects ..... \_\_\_\_\_

- 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. \_\_\_\_\_ Amount \_\_\_\_\_  
**SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530**

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 \_\_\_\_\_  
\_\_\_\_\_

November 6, 2015

**Mr. Chad Edmondson, PE, Division Chief**  
**Development Engineering Division**  
**Howard County Department of**  
**Planning and Zoning**  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: Kazemzadeh Property  
8535 Edenton Road  
G15000066  
Waiver Petition

To Whom It May Concern:

Please accept this Waiver petition request associated with the Kazamzadeh Property which was approved for a building permit and grading permit in May of 2015. We are requesting to waive Section 16.116(a)(2)(iii) of the Howard County, Maryland Code of Ordinances, so that we may revise the existing grading permit.

**Section 16.119 – Protection of wetlands, streams, and steep slopes.**

**(f) Streams and Wetlands**

- (2) Grading, removal of vegetative cover and trees, paving, and new structures shall not be permitted within:
  - (iii) One hundred feet of a perennial stream bank for Use III and IV streams;

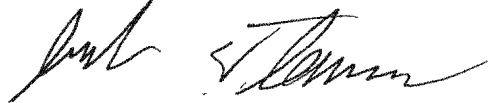
The goal of this waiver is to permit the owner to grade into the exiting stream buffer. As shown on the attached plans, the proposed grading is meant to reduce the slope on the front and east side yards. The existing house located on Lot 3 is where Mr. Kazamzadeh, his wife, and two small children have recently moved to. The current grading for the lot is mostly a steady eastern slope except the area mentioned above, which is a tight two to one slope. The adjacent Lot 4, which Mr. Kazamzadeh also owns, see the attached Department of Assessments and Taxation information, has a steady south sloping stream that has a 100 foot stream buffer which encroaches onto Lot 3 by eight feet, plus or minus.

When this office set out to prepare the site for Mr. Kazamzadeh's house we ran into a couple of difficulties one of which was the stream buffer, which significantly restricted the amount of grading that could be done. This restriction made a two to one slope around the stream buffer area a requirement, which we knew was not desirable by anyone, but it is allowable by the current regulations, so we had no reason for a waiver at that time. Since, the owner and his family have now seen what a slope like that actually looks like they are uncertain of the safety of the area in question. The owner and his wife have two small children that they are protective of. Their concern is that the children will never be able to play or enjoy the front and side yards with how steep the slope of the grade is now. The owner does however understand the importance of maintaining the stream and its surrounding environment and that is why as you can see on the attached plan we are only proposing that the grading go 34', plus or minus, into the

stream buffer. We feel like that is the amount of space necessary to make the slope flat enough for the family to enjoy and the children to play without worry. Also, the surrounding Lots all share about the same slope except for the owner's property, and we feel that with this change it will make the Kazamzadeh Property blend in better with its surroundings, and this will overall give the Beaufort Park subdivision a more balanced and refined look. If approval of this waiver is granted we do not feel like these changes will be a detriment to the public's interests or nullify the intent of the regulations.

Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Sincerely,  
**Adcock & Associates, LLC**

A handwritten signature in black ink, appearing to read "Josh Thomas", written in a cursive style.

Josh Thomas

---

Inquire

Call Mike Adcock

EX. NORWECO 960  
 EX. GROUND: 332.80  
 INV. IN: 329.58  
 INV. OUT: 329.25

EX. DISTRIBUT  
 EX GROUND: 3  
 INV. IN: 338.33  
 INV. OUT: 838.2

LOT 3  
 #1,232 S.F.±

EXISTING HOUSE  
 FF: 345.10  
 B: 335.26

GARAGE

GARAGE

PRIVATE WELL  
 ACCESS EASEMENT  
 L. 15428, F. 347

WELL NO.  
 HO-95-2658

EX. 12" CMP  
 43.5 LF @ 9.2%

S77°17'15"W

125.00'

EX. ASPHALT CURB

EDENTON ROAD

EX. ASPHALT PAVING

50' RW

EX. UTILITY POLE  
 NO. 389768

EX. UTILITY POLE  
 NO. 389769

**Adcock &  
 Associates · LLC**

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@saaland.com

LOD INCREASED BY 4,525.93± S.F.  
 LOD TOTAL = 24,973.32± S.F.

DESIGN BY: PS/JT  
 DRAWN BY: JT  
 CHECKED BY: DS  
 SCALE: 1"=30'  
 DATE: OCTOBER 6, 2015  
 PROJECT #: 13-098  
 SHEET #: 1 OF 1

**WAIVER REQUEST  
 BEAUFORT PARK**

LOT 3

TAX MAP 45 GRID 12  
 5TH ELECTION DISTRICT

PARCEL 27  
 HOWARD COUNTY, MARYLAND

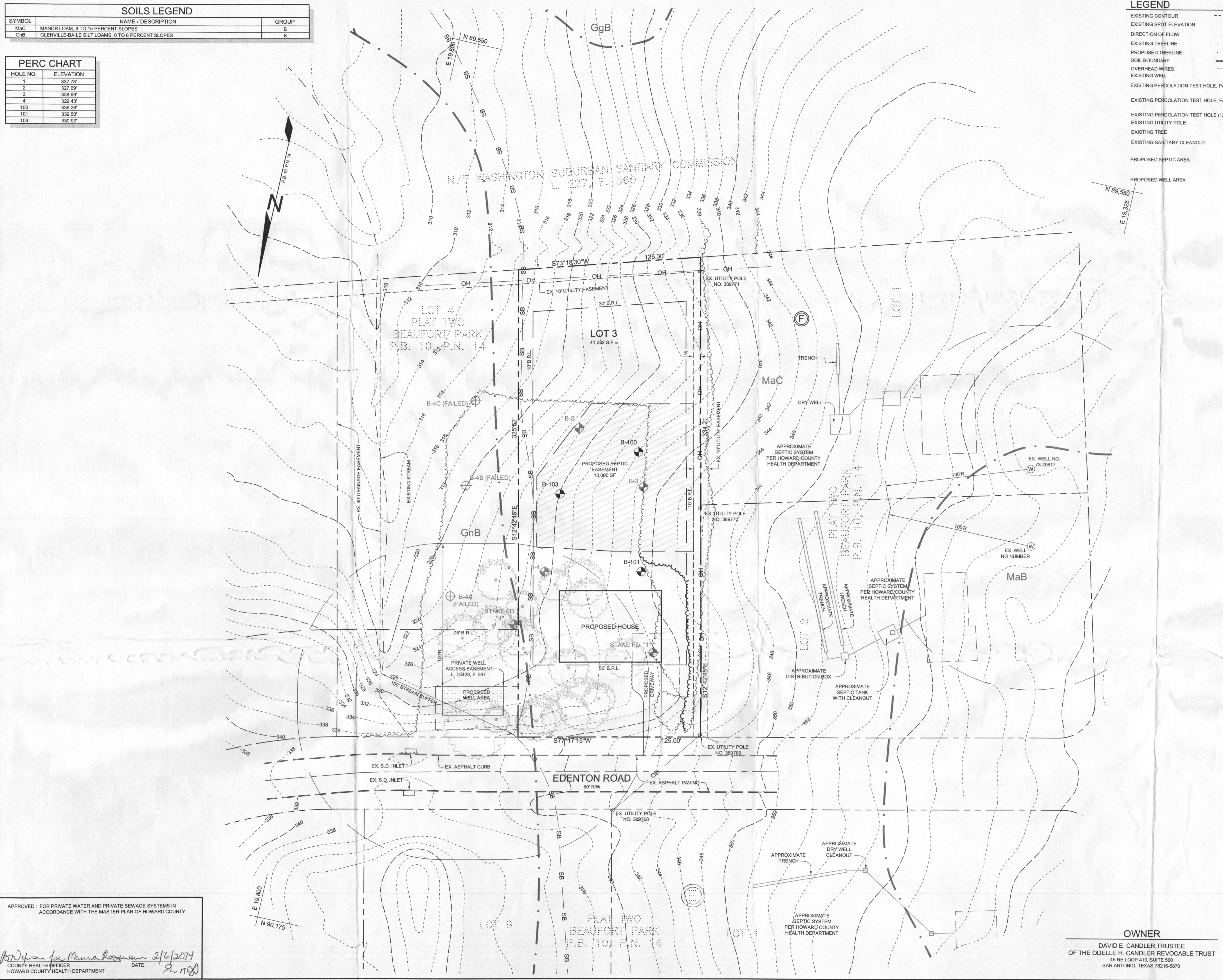
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	B

PERC CHART	
HOLE NO.	ELEVATION
1	337.78
2	327.69
3	338.69
4	329.43
100	336.26
101	339.50
103	330.92

**LEGEND**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- SOIL BOUNDARY
- OVERHEAD WIRES
- EXISTING WELL
- EXISTING PERCOLATION TEST HOLE, PASSED (5/28/11)
- EXISTING PERCOLATION TEST HOLE, FAILED (5/28/11)
- EXISTING PERCOLATION TEST HOLE (12/5/13)
- EXISTING UTILITY POLE
- EXISTING TREE
- EXISTING SANITARY CLEANOUT
- PROPOSED SEPTIC AREA
- PROPOSED WELL AREA

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



- GENERAL NOTES**
- PROPERTY ADDRESS: 8535 EDENTON ROAD, FULTON, MARYLAND 20759
  - PLAT REFERENCE: "PLAT TWO, BEAUFORT PARK" RECORDED IN PLAT BOOK 10 AT PLAT 14
  - TOTAL AREA OF PROPERTY = 41,232 S.F. OR 0.9466 AC.±
  - SUBJECT PROPERTY ZONED RC-DEO PER 07/28/06 COMPREHENSIVE ZONING PLAN.
  - THE SETBACK SHOWN HEREON ARE BASED ON THE CURRENT HOWARD COUNTY ZONING REQUIREMENTS.
  - PRIVATE WATER AND PRIVATE 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 26.04.03). 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.
  - THE PROPERTY BOUNDARY IS BASED ON THE RECORDED SUBDIVISION PLAT.
  - THE TOPOGRAPHY OF THIS PLAT IS AT TWO-FOOT INTERVALS AND IS BASED UPON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT OCTOBER 9, 2013. SUPPLEMENTAL TOPOGRAPHY OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004, AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
  - DEED REFERENCE: LIBER 3165, FOLIO 370.
  - DEED HISTORY:
    - 1927 TO 1956 - NORMAN L. WILSON AND RUTH WILSON
    - 1956 TO 1969 - ANNE K. GRAY, SUSIE H. KONDRUP
    - 1969 TO 1993 - COYE S. CANDLER, FRANCES O. CANDLER
    - 1993 TO PRESENT - ODELLE H. CANDLER REVOCABLE TRUST
  - ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
  - ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN SHOWN.
  - THE PURPOSE OF THIS PLAN IS TO ESTABLISH A SEPTIC SYSTEM SUFFICIENT IN SIZE FOR ONE SYSTEM AND TWO REPLACEMENTS FOR A NEW HOUSE.
  - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
  - THE SEPTIC SYSTEM ON THIS LOT MUST UTILIZE BEST AVAILABLE TECHNOLOGY. A SITE PLAN MUST BE SUBMITTED SHOWING ALL OF THE NECESSARY DETAILS FOR INSTALLATION OF THE B.A.T. UNIT PRIOR TO BUILDING PERMIT APPROVAL.
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  - SEPTIC SYSTEM INFORMATION FOR BEAUFORT PARK, LOT 1, BLOCK E IS FROM HOWARD COUNTY HEALTH DEPARTMENT RECORDS DATED OCTOBER 10, 1985.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

*Debra M. Mansoorian* 2/6/2014  
COUNTY HEALTH OFFICER DATE  
HOWARD COUNTY HEALTH DEPARTMENT

**PERCOLATION CERTIFICATION PLAN**  
PLAT TWO  
BEAUFORT PARK  
LOT 3, BLOCK F

TAX MAP 45 GRID 12  
5TH ELECTION DISTRICT

PARCEL 27  
HOWARD COUNTY, MARYLAND

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160  
Bilcoo City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@silladcock.com

DESIGN BY: PS  
DRAWN BY: AEM  
CHECKED BY: PS  
SCALE: 1"=30'  
DATE: JANUARY 30, 2014  
PROJECT #: 13-098  
SHEET #: 1 of 1

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. 21257, EXPIRATION DATE 06-16-2015

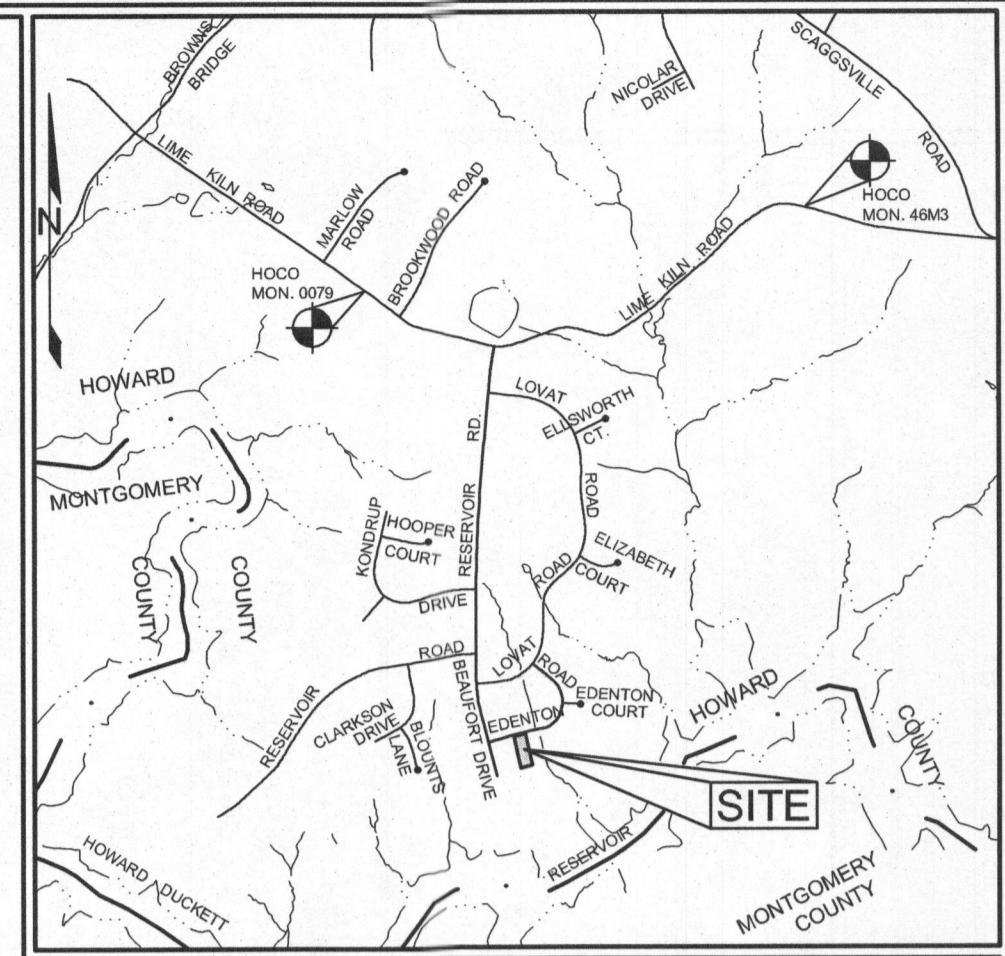
**OWNER**  
DAVID E. CANDLER, TRUSTEE  
OF THE ODELLE H. CANDLER REVOCABLE TRUST  
45 NE LOOP 410, SUITE 560  
SAN ANTONIO, TEXAS 78216-5870

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	B

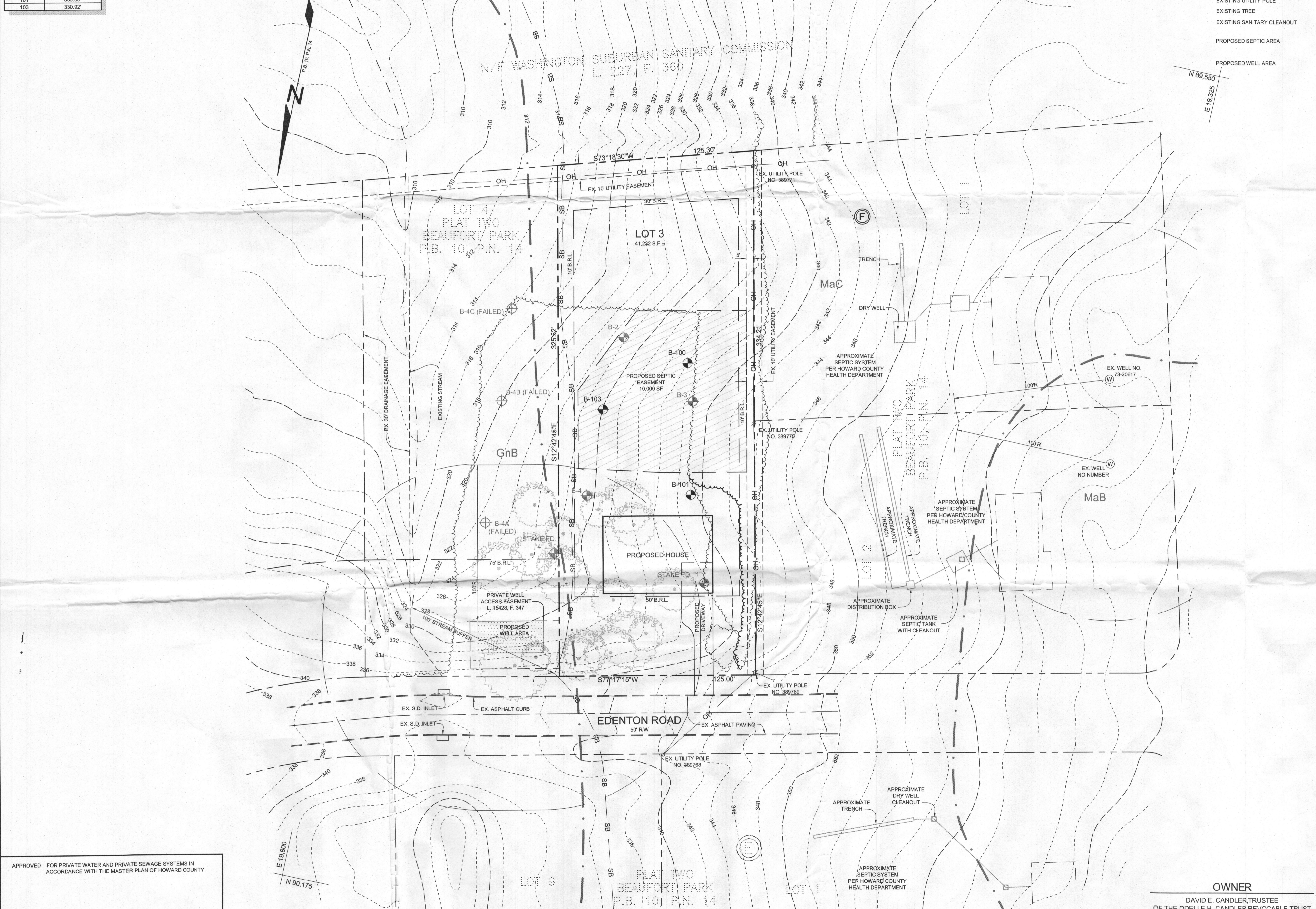
PERC CHART	
HOLE NO.	ELEVATION
1	337.78'
2	327.65'
3	338.69'
4	329.43'
100	336.26'
101	339.50'
103	330.92'

**LEGEND**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- SOIL BOUNDARY
- OVERHEAD WIRES
- EXISTING WELL
- EXISTING PERCOLATION TEST HOLE, PASSED (5/28/11)
- EXISTING PERCOLATION TEST HOLE, FAILED (5/28/11)
- EXISTING PERCOLATION TEST HOLE (12/5/13)
- EXISTING UTILITY POLE
- EXISTING TREE
- EXISTING SANITARY CLEANOUT
- PROPOSED SEPTIC AREA
- PROPOSED WELL AREA



VICINITY MAP  
SCALE: 1"=200'



**GENERAL NOTES**

1. PROPERTY ADDRESS: 8535 EDENTON ROAD, FULTON, MARYLAND 20759
2. PLAT REFERENCE: "PLAT TWO, BEAUFORT PARK" RECORDED IN PLAT BOOK 10 AT PLAT 14
3. TOTAL AREA OF PROPERTY = 41,232 S.F. OR 0.9406 AC ±
4. SUBJECT PROPERTY ZONED RC-D10 PER 07/28/06 COMPREHENSIVE ZONING PLAN.
5. THE SETBACK SHOWN HEREON ARE BASED ON THE CURRENT HOWARD COUNTY ZONING REQUIREMENTS.
6. PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
7. 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 26.04.03). 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.
8. THE PROPERTY BOUNDARY IS BASED ON THE RECORDED SUBDIVISION PLAT.
9. THE TOPOGRAPHY OF THIS PLAT IS AT TWO-FOOT INTERVALS AND IS BASED UPON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC. ON OR ABOUT OCTOBER 9, 2013. SUPPLEMENTAL TOPOGRAPHY OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004 AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
10. DEED REFERENCE: LIBER 3165, FOLIO 370.
11. DEED HISTORY:  
1927 TO 1956 - NORMAN L. WILSON AND RUTH WILSON  
1956 TO 1969 - ANNE K. GRAY, SUSIE H. KONDORUP  
1969 TO 1993 - COY'S S. CANDLER, FRANCES O. CANDLER  
1993 TO PRESENT - ODELE H. CANDLER REVOCABLE TRUST
12. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
13. ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN SHOWN.
14. THE PURPOSE OF THIS PLAN IS TO ESTABLISH A SEPTIC SYSTEM SUFFICIENT IN SIZE FOR ONE SYSTEM AND TWO REPLACEMENTS FOR A NEW HOUSE.
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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

*Rodman M. Maus-Roman* 2/6/2014  
COUNTY HEALTH OFFICER DATE  
HOWARD COUNTY HEALTH DEPARTMENT

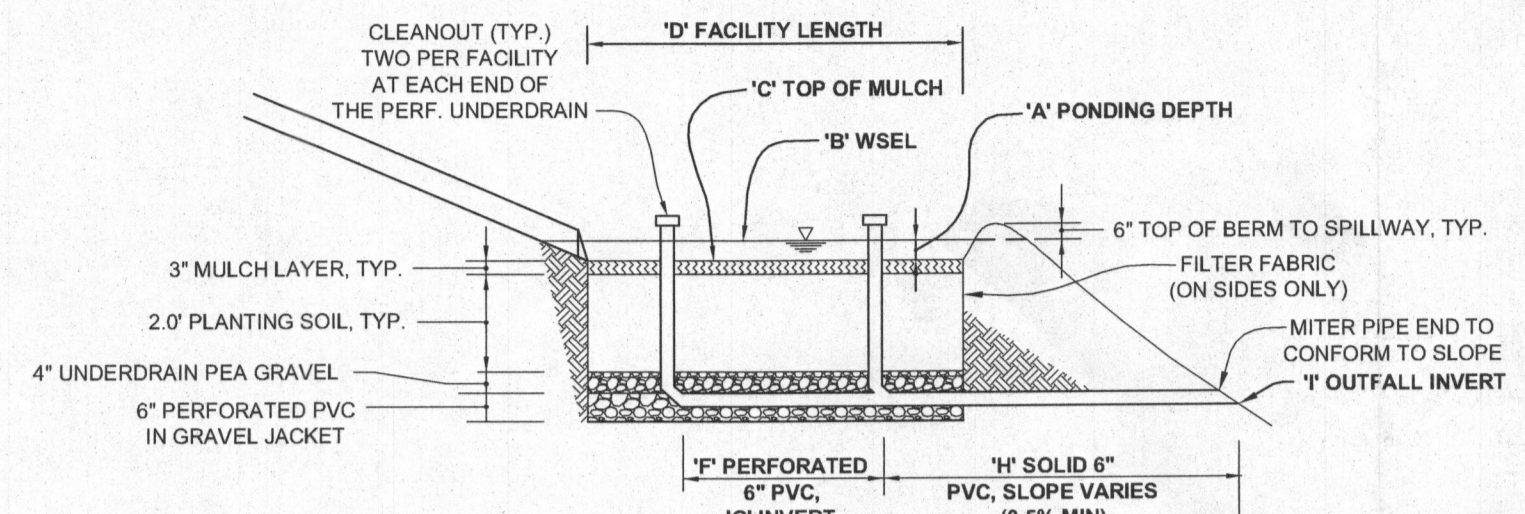
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**PERCOLATION CERTIFICATION PLAN**  
PLAT TWO  
BEAUFORT PARK  
LOT 3, BLOCK F

TAX MAP 45 GRID 12  
5TH ELECTION DISTRICT

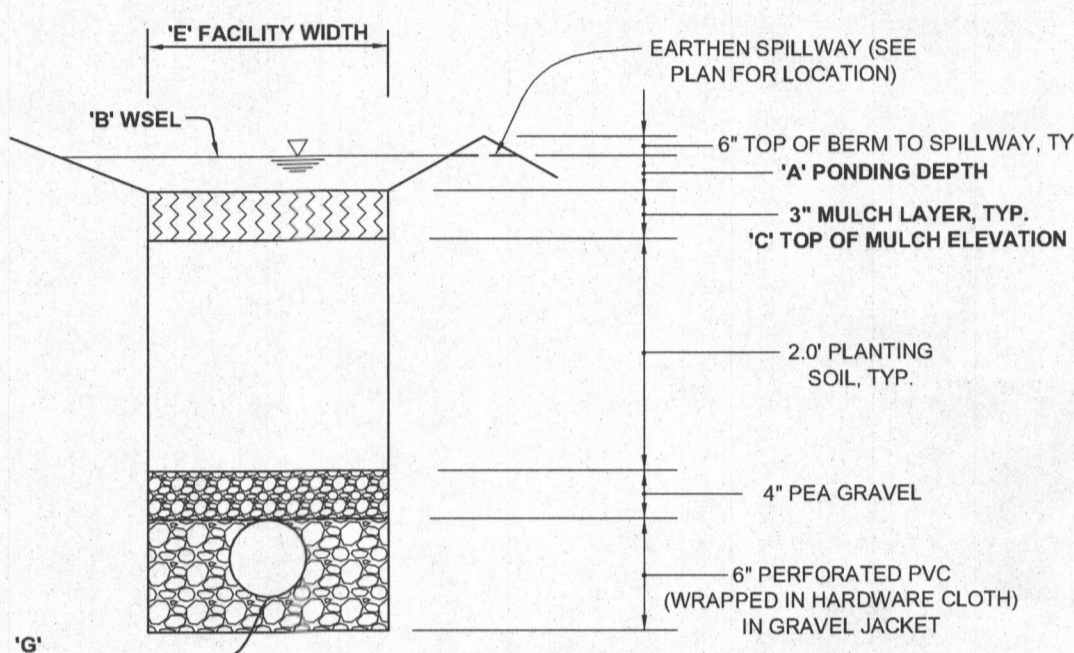
PARCEL 27  
HOWARD COUNTY, MARYLAND

	<b>Sill · Adcock &amp; Associates · LLC</b> Engineers · Surveyors · Planners 3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@saaland.com	DESIGN BY: PS DRAWN BY: AEM CHECKED BY: PS SCALE: 1"=30' DATE: JANUARY 30, 2014 PROJECT #: 13-098 SHEET #: 1 of 1
	<small>PERCOLATION 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. 21257, EXPIRATION DATE 06-16-2015.</small>	



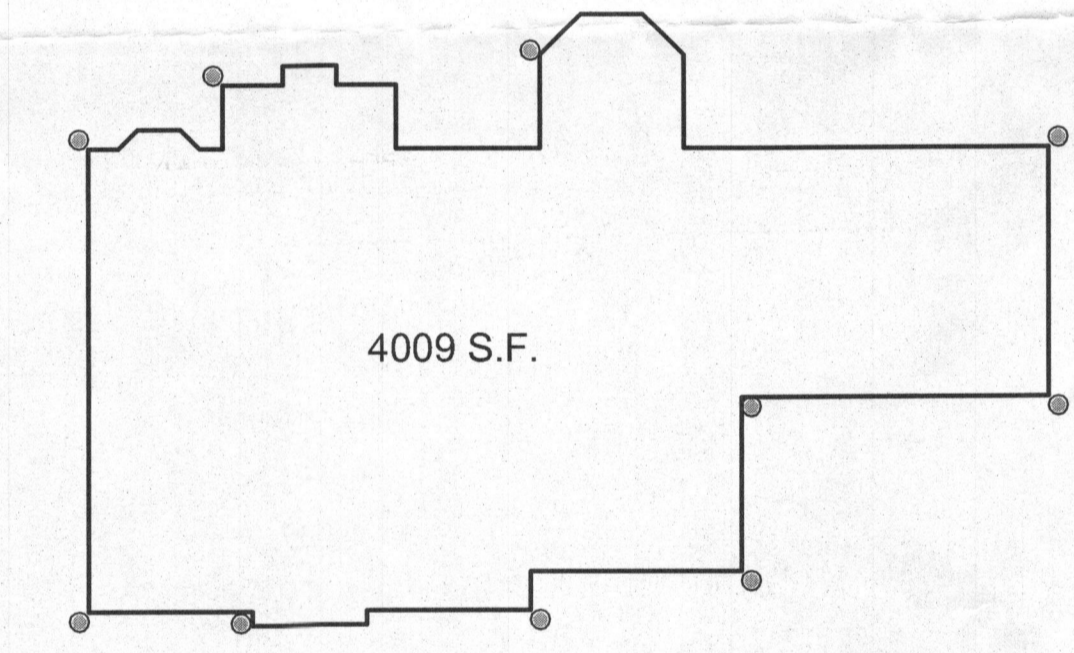
**BIORETENTION FACILITY TYPICAL PROFILE**  
NOT TO SCALE

- NOTES:
- FOR ADDITIONAL INFORMATION, SEE THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II.
  - SEE CHART, THIS SHEET, FOR ELEVATIONS AND DISTANCES.
  - FILTER FABRIC IS TO BE USED ON THE SIDES OF THE FACILITY.



**BIORETENTION FACILITY TYPICAL SECTION**  
NOT TO SCALE

NOTE: FILTER FABRIC IS TO BE USED ON THE SIDES OF THE FACILITY.



**ROOF LEADER LAYOUT**  
SCALE: 1"=20'

**HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES**

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE.
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A) 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 1:1, B) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
6. SITE ANALYSIS:
 

TOTAL AREA OF SITE	0.95 ACRES±
AREA DISTURBED	0.47 ACRES±
AREA TO BE ROOFED OR PAVED	0.14 ACRES±
AREA TO BE VEGETATIVELY STABILIZED	0.33 ACRES±
TOTAL CUT	2 CU. YDS±
TOTAL FILL	1.58 CU. YDS±
OFFSITE WASTE/BORROW ARE LOCATION	1.56 CU. YDS±
7. ANY SEDIMENT CONTROL PRACTICE THAT IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
9. 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 NOTICE APPROVAL BY THE INSPECTION AGENCY IS MADE.
10. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
11. ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

\* 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.

BIORETENTION PLANT LIST						
HERBACEOUS SPECIES						
BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS	QTY	
EUPATORIUM FISTULOSUM	JOE-PYE WEED	* (MIN. 4' O.C.)	1 QT./12" HT.	CONT.	7	
RUDEBECKIA LACINIATA	TALL CONEFLOWER	* (MIN. 3' O.C.)	1 QT.	CONT.	3	
MONARDA LAMIACEAE	BEE BALM	* (MIN. 3' O.C.)	1 QT.	CONT.	3	

NOTE: PLANT MATERIAL MUST COVER 50% OF THE MULCH AREA AT MATURE GROWTH.  
\* INTERPERSE PLANTINGS THROUGHOUT BIORETENTION FILTER/MULCH AREA

BIORETENTION ELEVATIONS AND DIMENSIONS	
DESCRIPTION	BIO 1
'A' PONDING DEPTH	1.0'
'B' WSEL	322.20
'C' TOP OF MULCH	321.20
'D' FACILITY LENGTH	26.0'
'E' FACILITY WIDTH	13.0'
'F' PERF. UNDERDRAIN DIMENSION	17.1'
'G' UNDERDRAIN INVERT	318.12
'H' SOLID UNDERDRAIN DIMENSION	30.0'
'I' OUTFALL INVERT	317.8'

**STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION**

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.  
PURPOSE:  
• TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.  
CONDITIONS WHERE PRACTICE APPLIES:  
• EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

- CRITERIA
1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
  2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
  3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-5 A.1 B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

**STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION**

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.  
PURPOSE:  
• TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.  
CONDITIONS WHERE PRACTICE APPLIES:  
• EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

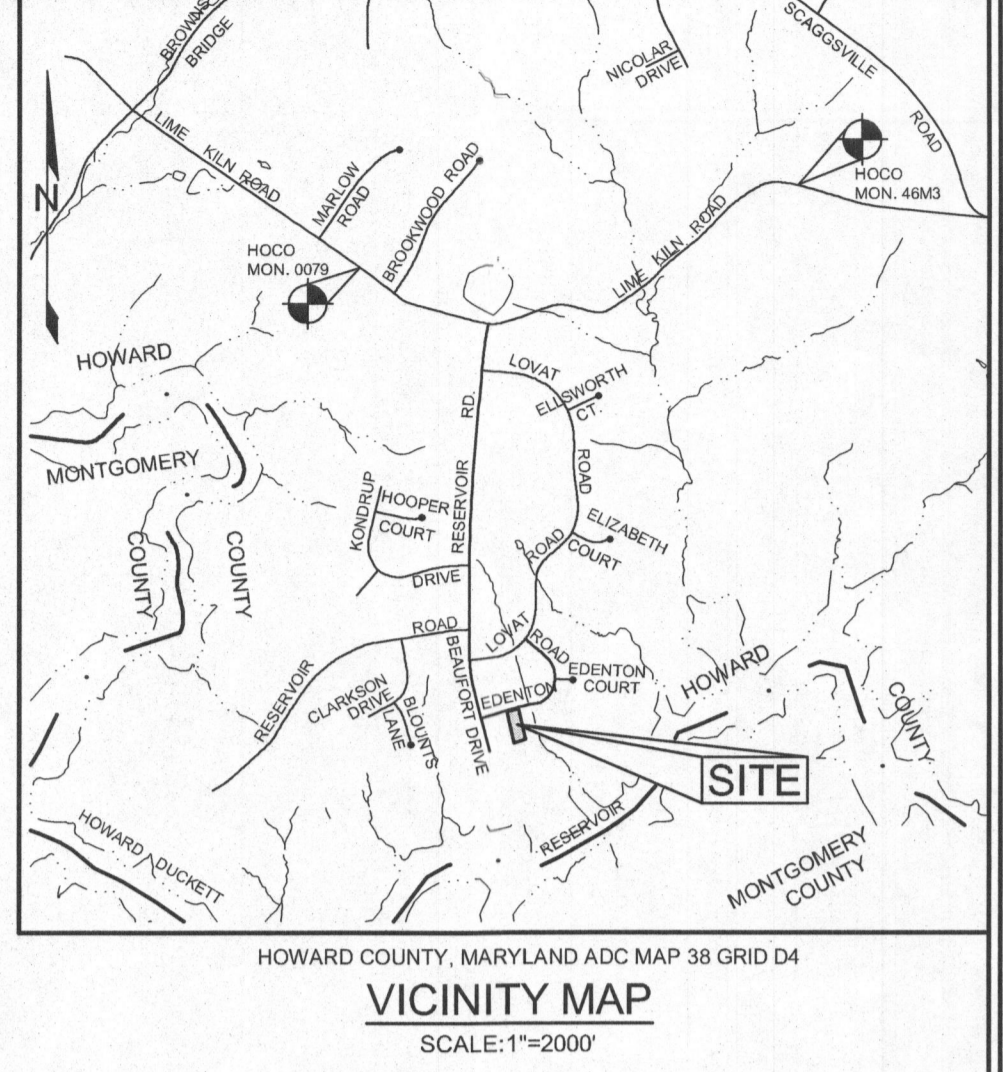
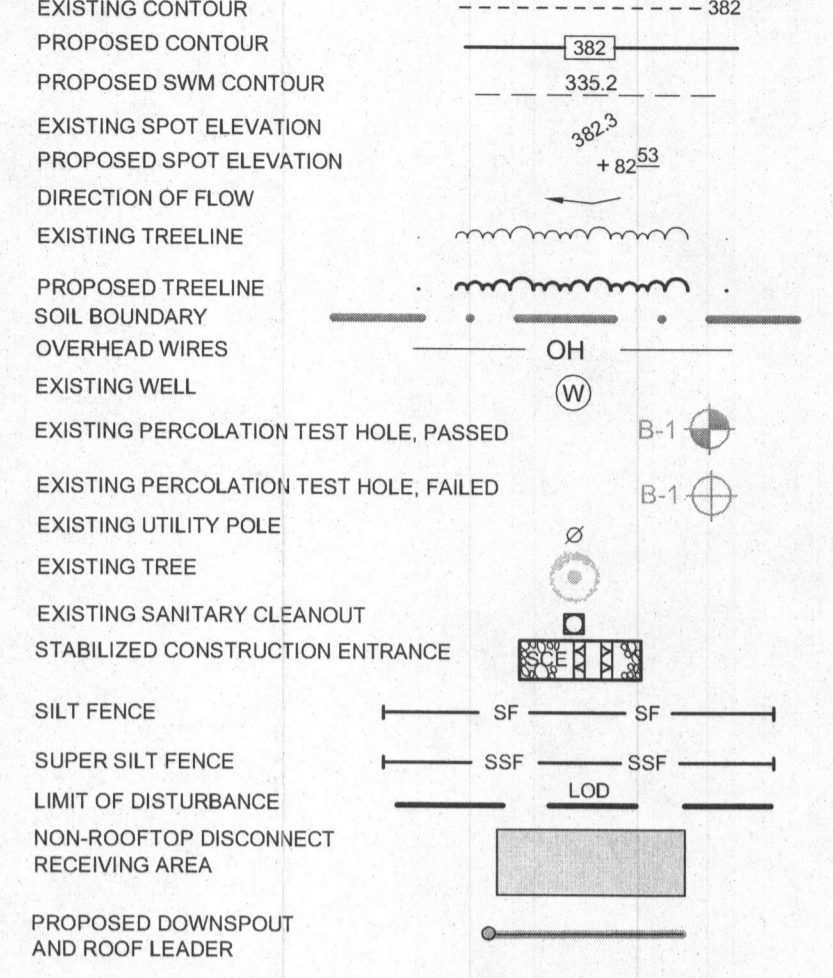
- CRITERIA
- A. SEED MIXTURES
1. GENERAL USE
    1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
    2. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHOULDERNES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
  2. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
  3. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (100 LBS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
- B. TURFGRASS MIXTURES
1. KENTUCKY BLUEGRASS: FULL SUN MIXTURE FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
  - II. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE FOR USE IN FULL SUN AREAS WHERE B.2.2 RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
  - III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE FOR USE IN DROUGHT PRONE AREAS AND/OR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT. FULL SUN TO MEDIUM SHADE.
  - IV. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREAS. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

- NOTES
- SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.
- C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES:  
WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDNESS ZONES: 5B, 6A)  
CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 4B)  
SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)
- D. TILL AREAS TO RECEIVE SEED OR DISKING OR OTHER APPROVED METHOD TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL PROSE NO DIFFICULTY.
- E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE SEEDING SEASON IN WET OR HOT SEASONS, OR ON ADVERSE SITES.
- F. SOD TO PROVIDE QUICK COVER ON DISTURBED AREAS (2' GRADE OR FLATTER)
1. GENERAL SPECIFICATIONS
    - A. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
    - B. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 1/2 INCH PLUS OR MINUS 1/8 INCH AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTABLE.
    - C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
    - D. SOD MUST BE STORED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
    - E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD MUST BE REWORKED BY AN AGRICULTURIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
  2. SOD INSTALLATION
    - A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
    - B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
    - C. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
    - D. WATER THE SOD IMMEDIATELY FOLLOWING LAYING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
  3. SOD MAINTENANCE
    - A. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
    - B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
    - C. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

**STANDARD STABILIZATION NOTE**

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:  
a. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND  
b. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.  
DURING GRADING AND AFTER EACH RAINFALL, CONTRACTOR WILL INSPECT AND PROVIDE NECESSARY MAINTENANCE TO THE SEDIMENT CONTROL MEASURES ON THIS PLAN.

**LEGEND**



**GENERAL NOTES**

1. PROPERTY ADDRESS: 8535 EDENTON ROAD, FULTON, MARYLAND 20759
2. PLAT REFERENCE: "PLAT TWO, BEAUFORT PARK" RECORDED IN PLAT BOOK 10 AT PLAT 14
3. TOTAL AREA OF PROPERTY = 41,232 S.F. OR 0.9466 AC.±
4. SUBJECT PROPERTY ZONED RR-0206 PER 07/20/06 COMPREHENSIVE ZONING PLAN.
5. THE SETBACK SHOWN HEREON ARE BASED ON THE CURRENT HOWARD COUNTY ZONING REQUIREMENTS.
6. PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
7. 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 26.04.03). 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.
8. THE PROPERTY BOUNDARY IS BASED ON THE RECORDED SUBDIVISION PLAT.
9. THE TOPOGRAPHY OF THIS PLAT IS AT TWO-FOOT INTERVALS AND IS BASED UPON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT OCTOBER 9, 2013, SUPPLEMENTAL TOPOGRAPHY OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004 AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
10. DEED REFERENCE: LIBER 5165, FOLIO 370.
11. DEED HISTORY:
  - 1927 TO 1966 - NORMAN L. WILSON AND RUTH WILSON
  - 1966 TO 1969 - ANNE K. GRAY, SUSIE H. KONDRUP
  - 1969 TO 1983 - COYE S. CANDLER, FRANCES O. CANDLER
  - 1993 TO PRESENT - ODELLIE H. CANDLER REVOCABLE TRUST
12. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
13. ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN SHOWN.
14. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
15. AN EASEMENT AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS FOR BOTH LOTS ALLOWING THE WELL SERVING LOT 3 TO BE DRILLED ON LOT 4 WITHIN THE APPROVED WELL AREA. THE WELL EASEMENT AREA MUST BE PRESERVED FOR WELL CONSTRUCTION AND MAINTENANCE IN SUPPORT OF WATER SERVICE FOR THE DWELLING ON LOT 3.
16. THE MARYLAND DEPARTMENT OF ENVIRONMENT HAS APPROVED A VARIANCE TO ALLOW THE WELL SERVING LOT 3 TO BE LOCATED DOWNGRADIENT OF THE ONSITE SEWAGE DISPOSAL SYSTEM ON LOT 2 WITH THE FOLLOWING CONDITION:
  - 1) THE LOT SERVING LOT 3 MUST BE CONSTRUCTED USING STEEL CASING EXTENDING 50 FEET BELOW GRADE OR 10 FEET INTO COMPETENT BEDROCK, WHICHEVER IS DEEPER.
17. SEPTIC SYSTEM INFORMATION FOR LOT 2 IS FROM HOWARD COUNTY HEALTH DEPARTMENT RECORDS DATED OCTOBER 9, 1984.
18. SEPTIC SYSTEM INFORMATION FOR BEAUFORT PARK, LOT 1, BLOCK F IS FROM HOWARD COUNTY HEALTH DEPARTMENT RECORDS DATED APRIL 10, 1974.
19. SEPTIC SYSTEM INFORMATION FOR BEAUFORT PARK, LOT 2, BLOCK F IS FROM HOWARD COUNTY HEALTH DEPARTMENT RECORDS DATED OCTOBER 26, 1984.
20. SEPTIC SYSTEM INFORMATION FOR BEAUFORT PARK, LOT 1, BLOCK E IS FROM HOWARD COUNTY HEALTH DEPARTMENT RECORDS DATED OCTOBER 10, 1985.
21. ALL DOWNSPOUTS ARE TO MAINTAIN A POSITIVE SLOPE AT ALL TIMES IN ORDER TO SUSTAIN THEIR FLOW TO THE MICRO-BIORETENTION FACILITY IN THE REAR OF THE LOT.
22. LIMIT OF DISTURBANCE (LOD): 20,447.39 S.F. ±
23. ALL ON SITE FIELD LOCATED TREES ARE TO BE REMOVED.
24. THIS PROJECT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR A SINGLE LOT CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST PER SECTION 16.202(d)(2)(i).
25. STORMWATER MANAGEMENT FOR THIS PROPERTY HAS BEEN PROVIDED FOR BY NON-ROOFTOP DISCONNECT, A CULVERT AND, A MICRO-BIORETENTION FACILITY, IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II, AS AMENDED BY THE MARYLAND STORMWATER ACT OF 2007.

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
GnB	GLENVILLE-BALE SILT LOAMS, 0 TO 8 PERCENT SLOPES	B

NOTES:  
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.  
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL EROSION FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

**OWNER**

DAVID E. CANDLER, TRUSTEE  
OF THE ODELLIE H. CANDLER REVOCABLE TRUST  
45 NE LOOP #10, SUITE 560  
SAN ANTONIO, TEXAS 78216-8870

**PLOT PLAN  
PLAT TWO  
BEAUFORT PARK  
LOT 3, BLOCK F**

TAX MAP 45 GRID 12 PARCEL 27  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

DESIGN BY: PS  
DRAWN BY: AEM, JUT  
CHECKED BY: PS  
SCALE: 1"=30'  
DATE: FEBRUARY 12, 2015  
PROJECT #: 13-098  
SHEET #: 1 of 1

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. 21257, EXPIRATION DATE: 06-16-2015