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

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: March 1, 2018

RE: WP-18-078

The Health Department has reviewed the above referenced petition and has the following comments:

1. The Health Department will review the proposed addition during building permit review to ensure it meets all requirements of the Well & Septic regulations.

Howard County Department of Planning and Zoning
Division of Land Development

**INITIAL SUBMISSION
ALTERNATIVE COMPLIANCE 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 HPC 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 alternative compliance sections requested _____
- * Base Fee for first two alternative compliance sections (**\$450**) _____
 - Fee for each additional alternative compliance section (___ additional alternative compliances 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 _____

- ___ Alternative Compliance application is accepted for processing.
- ___ Scheduled SRC meeting date.
- ___ Alternative Compliance application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

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HOWARD COUNTY HEALTH DEPT.
BUREAU OF ENVIRONMENTAL HEALTH

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 provide an alternative compliance request of 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 *

(Signature of Property Owner)
(Fee Simple Owner Only)

(Date)



(Signature of Petition Preparer) * (Date)

(Name of Property Owner)

EVAN KROUSS Zander Homes LLC
(Name of Petition Preparer, Surveyor/Engineering/Architect
or Agent/Developer)

(Address)

10829 FALLS RD
Address)

(City, State, Zip Code)

LUTHERVILLE MD 21093
(City, State, Zip Code)

E-Mail _____

E-Mail evan@zanderhomesmd.com

(Telephone)

(Fax)

443-643-7200
(Telephone)

(Fax)

Contact Person: _____

Contact Person: EVAN KROUSS

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: February 9, 2018

DPZ File No. WP-18-078

Department of Planning and Zoning

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

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

See: F-07-076

Agencies

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

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

RE: Walnut Creek – Lot 8 Addition

ENCLOSED FOR YOUR Signature Approval
THE ENCLOSED = Original

Review & Comments Files
 Pre-Packaged Plan Set

Plans	# of Plans
<input type="checkbox"/> Sketch Plan	_____
<input type="checkbox"/> Prel Equiv Sketch Plan	_____
<input type="checkbox"/> Preliminary Plan	_____
<input checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<u>15</u>
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input type="checkbox"/> Final Development Plan	_____
<input type="checkbox"/> Site Development Plan	_____
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____
<input type="checkbox"/> Grading Plan	_____
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____
<input type="checkbox"/> Water and Sewer Plan	_____

Applications	# of Plans
<input checked="" type="checkbox"/> Alternative Compliance Application	<u>15</u>
<input type="checkbox"/> Planning Board Application	_____
<input type="checkbox"/> ASDP/CSDP Application	_____
<input type="checkbox"/> DED Application/Checklist	_____
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	_____
<input type="checkbox"/> Overall Scaled Composite	_____
<input type="checkbox"/> Water & Sewer Plans	_____
<input type="checkbox"/> List of Street Names	_____

Supplemental Documents

- Wetlands Report
- Soils/Topo Map/Drain Area Map
- FSD/FCP/Worksheet and Application
- Declaration of Intent (Forest Cons)
- Drainage and/or Computation/Pond Safety Comps
- Preliminary Road Profiles
- APFO Roads Test/Mitigation Plan/Traffic Study
- Noise Study
- Sight Distance Analysis/Speed Flow Study
- Floodplain Study
- Stormwater Management Comps/Geo-Tech Report
- Industrial Waste Survey (DPW)
- Road Poster Form Letter
- Justification Letter
- Perc Plat
- Scenic Road Exhibits
- Deeds
- Photographs
- Retaining Wall Comps/Details
- Poster/Community or HDC Meeting Information
- Route 1 Details/Summary

WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded
On February 9, 2018

COMMENTS: see memo Due- 17 Working Days: 3/7/18

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

DPZ STAFF INITIALS: JS

Howard County Department of Planning and Zoning
Division of Land Development

ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted ~~4/6/18~~ 2/9/18 DPZ File Number WSP-18-078

I. **Site Description**

Subdivision Name/Property Identification: _____

Location of property: 12212 BASSLERS WAY, CLARKSVILLE MD 21089
(Street Address and/or Road Name)

Residential
(Existing Use)

Residential
(Proposed Use)

0028
(Tax Map No.)

0011
(Grid/Block No.)

0049
(Parcel No.)

05
(Election District)

KR-DEO RL-DEO
(Zoning District)

36951
(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, alternative compliance petitions, etc.)

F07-076

II. **Alternative Compliance 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 alternative compliances 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 an alternative compliance 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>16.120. B 9</u>	<u>WHERE RESIDENTIAL LOT LINES INCLUDE or ADJOIN an easement for certain utilities, additional setbacks are required. From an underground high volume and pressure transmission main or high tension power line, the lots shall allow a 30 foot minimum distance between the easement and any proposed dwelling units on the lots.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. Justification

All alternative compliance 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 alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of the alternative compliance will not nullify the intent of the Regulations.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE 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 alternative compliance 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. **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation 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 HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC 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 alternative compliance 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 alternative compliance application.

HOWARD COUNTY DEPARTMENT OF ENVIRONMENTAL AFFAIRS

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- 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 alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**). In instances where the alternative compliance 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 <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

B. **Plan Requirement Checklist**

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

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

- 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.
- 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

- provide a professional certification that environmental features do not exist on the property.
- NK 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.
 - NK 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for alternative compliance to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for alternative compliance of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
 - NK 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
 - ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(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.
 - 15. Identify the location of any existing wells and/or private septic systems.

16. **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.

17. **Route 40 Design Manual**

Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

19. Please complete the following:

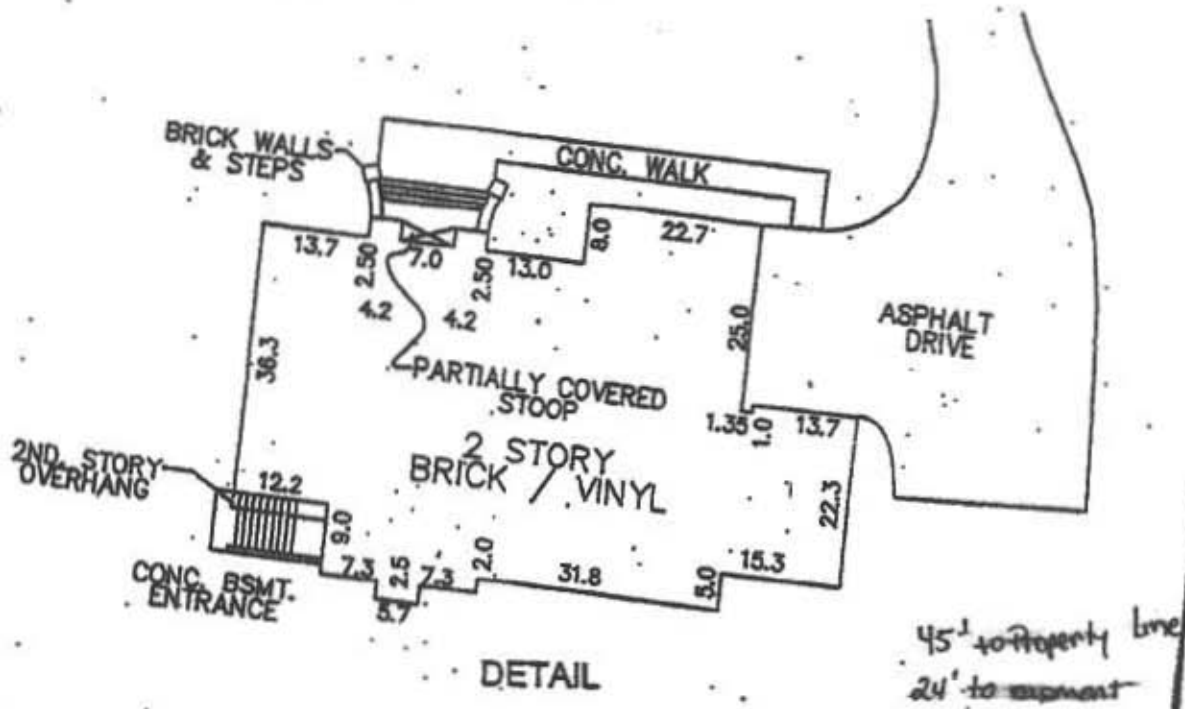
A pre-submission meeting was held with DPZ on _____ with _____ [date] _____, if applicable.
 _____ [DPZ, Director, DLD Division Chief or other SRC representatives]

VI. **Fees**

The Alternative Compliance 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 application for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

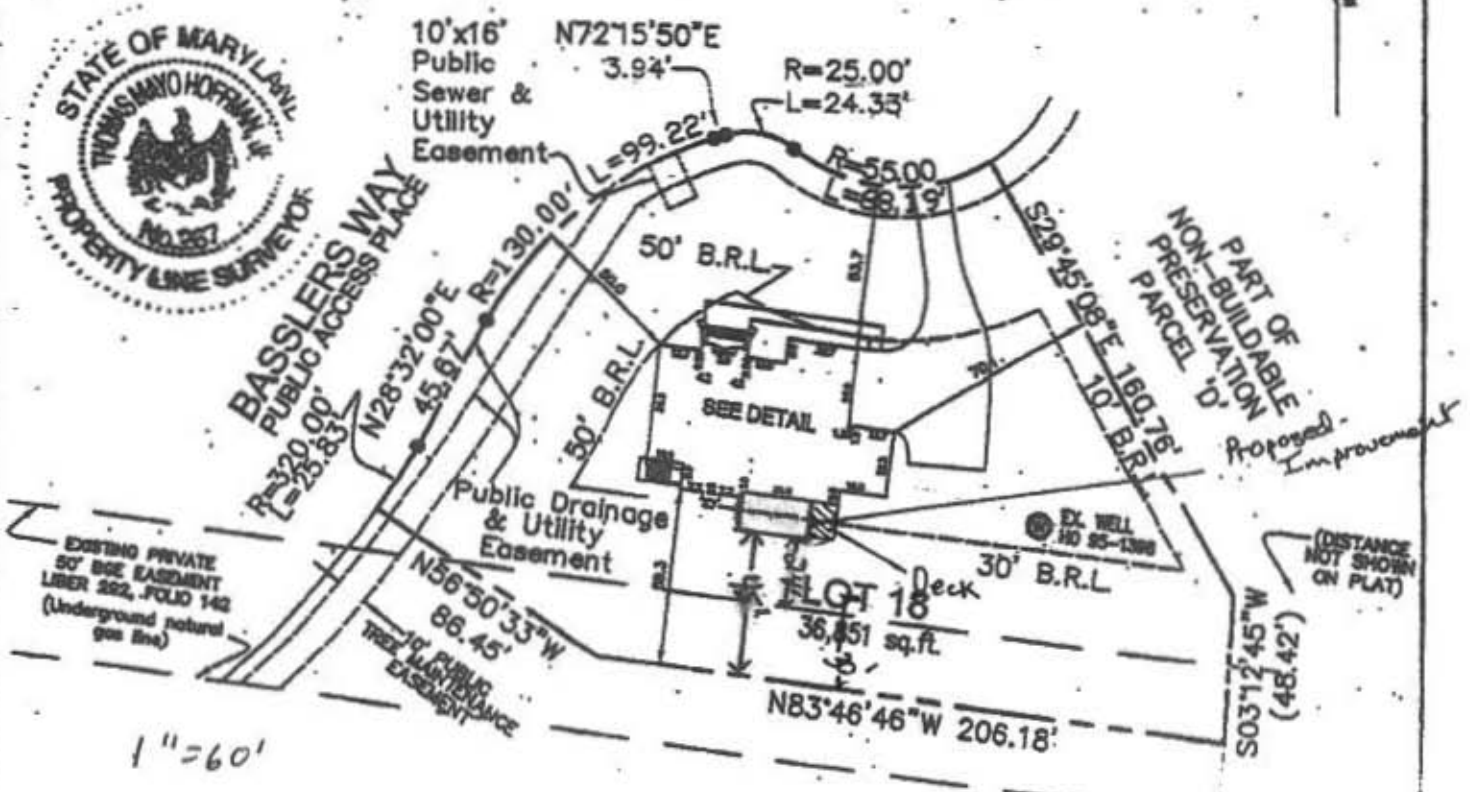
HOWARD COUNTY DEPARTMENT OF ENVIRONMENTAL PLANNING
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 FEB 12 2018

THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY THE LENDER OR TITLE INSURANCE COMPANY OR IT'S AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT CONTAINS A TOLERANCE OF ACCURACY OF 0.2' MORE OR LESS.



DETAIL

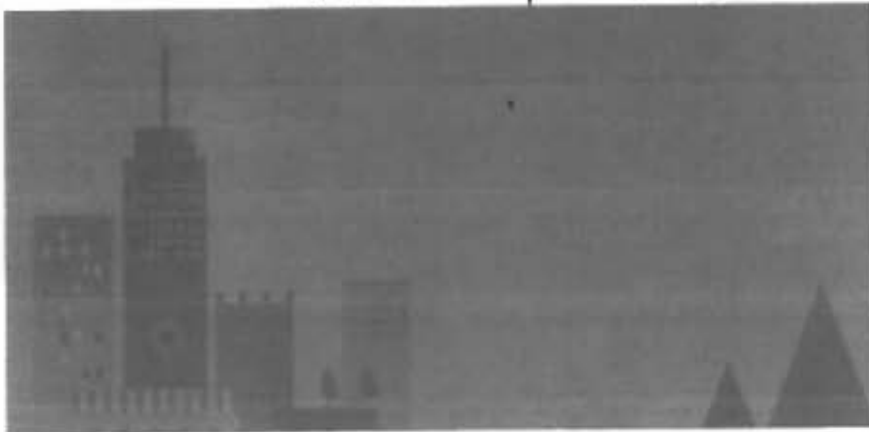
45' to property line
24' to easement



Google Maps 12212 Basslers Way



Imagery ©2018 Commonwealth of Virginia, DigitalGlobe, U.S. Geological Survey, Map data ©2018 Google 50 ft



12212 Basslers Way
Clarksville, MD 21029

Google Maps 12212 Basslers Way



12212 Basslers Way
 Clarksville, MD 21029

Subject Property:

12212 Basslers Way
Clarksville, MD 21029

Howard County Department of Planning and Zoning

This is a request for relief to allow an addition to the subject property.

- a. Summary of extraordinary hardships or practical difficulties which may exist from strict compliance with the regulations
The existing site plan incorrectly identifies the BRL and should be identified from the property line not the easement line. It does not identify the minimum distance for easement set back per sub regs. 16.120.b.1.e. Additionally, current regulations allow for a deck or enclosed porch to encroach upon the easement by 10'. The easement would have a greater impact on open structures as noise and visibility of work on the easement would be more apparent.
- b. The intent of the regulations will be served to a greater extent through the implementation of the alternative proposal as the homeowners' intent is to have an enclosed structure and this would be less impacted than a deck or enclosed porch. Furthermore, the homeowners are now aware of the regulation and understand the use of the easement. Upon contacting BGE the Utility company has stated they do not need more than the existing easement.
- c. The approval of the alternative compliance will not be detrimental to the public interest, as there are other homes in the neighborhood that have similar structures. This structure is common amongst these type homes. The utility company has indicated that the existing easement is sufficient and they in no way need the additional 30' setback as they do not go beyond the easement they have been granted. Additionally, the proposed addition is within the BRL as calculated from the property line and does not require any additional variance. The current site plan is mislabeled and shows the BRL incorrectly. The line showing BRL should actually be labeled minimum distance from easement per Sec. 16.120.B.1.e of subdivision regs.
- d. The approval of the alternative compliance will not nullify the intent of the regulations as this will not impede upon the Utility Company's ability to perform any maintenance in the already identified easement. Furthermore, the homeowner's understand the regulations and understand the ability of the Utility Company to access the easement at their discretion.

Hong Sol Cho
Sung Sook Cho
12212 Basslers Way
Clarksville, MD 21029

To Whom It May Concern,

We, Hong Sol Cho and Sung Sook Cho, live at 12212 Basslers Way, Lot18. We are in the process of trying to build an addition on the rear of our home. It has come to our attention that there is a set back further then what is standard for homes in the county. Rather than the building restriction line being determined by the rear property line, the utility easement is the line that is being used to set the BRL from. We were not aware of this at the time of purchasing this home. We have been informed by our builder of this restriction and have been in contact with the utility company BGE. They have informed us that they don't need any additional space beyond the utility easement already in place. We understand that BGE can work with in that easement and that they can have construction equipment and vehicles within the easement. We also understand now, that the county has put in place an additional 30' setback from the utility easement. This additional set back will infringe upon our ability to construct our addition.

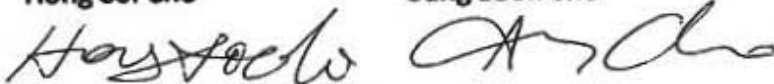
In order to build the addition we desire, we will need to encroach upon this additional easement/setback 6'. We request that the county grant us a variance to allow us to build within 24' of the utility easement. We understand that BGE may work on said easement from time to time and that their vehicles and equipment could be with in 24' of our home with the addition. Please contact our builder with any questions or concerns with this matter.

Please see attached site plan highlighting the areas of concern.

Thanking you in advance for cooperation,

Hong Sol Cho

Sung Sook Cho



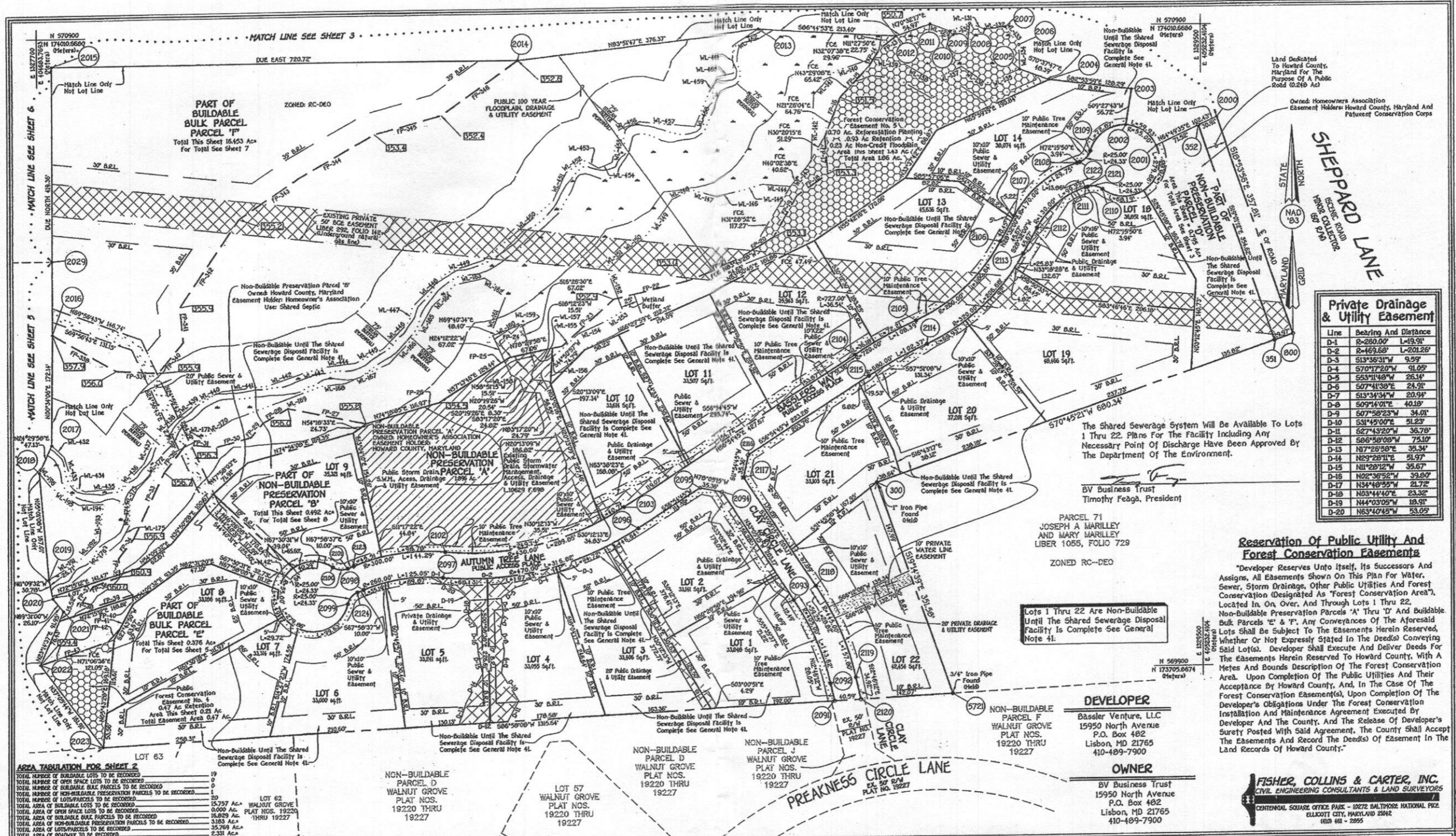
Builder contact is as follows:

Evan Krouss

Zander Homes

evan@zanderhomesmd.com

443-643-7200



Private Drainage & Utility Easement

Line	Bearing	Distance
D-1	R-250.00°	L-19.91'
D-2	R-169.68°	L-201.26'
D-3	S13°38'31"W	9.99'
D-4	S70°17'20"W	91.09'
D-5	S53°14'48"W	26.14'
D-6	S07°41'39"E	24.91'
D-7	S13°34'34"W	20.94'
D-8	S09°14'01"E	40.19'
D-9	S07°58'23"W	34.01'
D-10	S31°49'00"E	51.23'
D-11	S27°45'20"W	38.78'
D-12	S08°56'00"W	75.10'
D-13	N17°28'58"W	35.34'
D-14	N23°28'11"E	51.97'
D-15	N11°29'12"W	35.67'
D-16	N02°36'52"W	39.80'
D-17	N34°48'55"W	21.72'
D-18	N03°44'40"E	23.32'
D-19	N44°03'05"W	18.91'
D-20	N63°40'45"W	53.05'

The Shared Sewerage System Will Be Available To Lots 1 Thru 22. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of The Environment.

BV Business Trust
Timothy Feaga, President

PARCEL 71
JOSEPH A. MARILLEY
AND MARY MARILLEY
LIBER 1055, FOLIO 729
ZONED RC-DEO

Lots 1 Thru 22 Are Non-Buildable Until The Shared Sewerage Disposal Facility Is Complete See General Note 4i.

DEVELOPER
Basler Venture, LLC
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

OWNER
BV Business Trust
15950 North Avenue
P.O. Box 482
Lisbon, MD 21765
410-489-7900

Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"). Located In, On, Over, And Through Lots 1 Thru 22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(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 Area. 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLETTT CITY, MARYLAND 21842
(410) 481 - 2955

AREA TABULATION FOR SHEET 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	19
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	20
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	39
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	15,757 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	16,809 Ac.
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	3,183 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,769 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	2,331 Ac.
TOTAL AREA TO BE RECORDED	38,100 Ac.

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 1 Thru 22 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B'. Dwellings Within Buildable Bulk Parcel 'F' Will Use Individual / Private Sewerage Systems Located Within Non-Buildable Preservation Parcel 'B'.

Bryan P. Peter Silveanu 6/19/09
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

David DeSantis 6/23/09
Chief, Development Engineering Division Date

Cindy Hamata 6/29/09
Director Date

OWNER'S CERTIFICATE

BV Business Trust By Timothy Feaga, President Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant 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 In And 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 24th Day Of August, 2008.

Timothy Feaga
BV Business Trust
Timothy Feaga, President

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Basslers, Incorporated To BV Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 35. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/29/08
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 20032 ON 6/30/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WALNUT CREEK
PHASE ONE
Lots 1 - 22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'

Zoned RR-DEO AND RC-DEO

Tax Map: 28 Parcel: 49 Grid: 4, 5, 10-12, 17 And 18
Fifth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: August 26, 2008
Sheet 2 of 17

F-07-076