

1/20/98  
C.O. 10:00

# PERMIT

## SEWAGE DISPOSAL SYSTEM

### DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
~~XXXXXXXX~~ 410-313-2640

**INDEXED**

#4267660

P 59313

A 50450-B

DISTRICT 5th

DATE 1/15/98

DATE SYSTEM APPROVED 1/20/98

INSPECTOR KM

Farm and Home Excavating IS PERMITTED TO INSTALL  ALTER

ADDRESS 901 Driver Road Marriottsville, Maryland 21104 PHONE (410) 442-2139

SUBDIVISION Glen Mary Estates LOT 4 ROAD 5635 Broadwater Lane

PROPERTY OWNER PACESETTER HOMES, INC.

ADDRESS \_\_\_\_\_

SEPTIC TANK CAPACITY 1000 GALLONS

NUMBER OF BEDROOMS 3

180 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 180

TRENCHES - Trench to be 3 feet wide. Inlet 4 feet below original grade. Bottom maximum depth 6 feet below original grade. Effective area begins at 4 feet below original grade. 2 feet of stone below distribution pipe.

LOCATION - Place the distribution box 145 feet up the left (299.00') lot line and 35 feet off that same lot line as seen when facing the lot from Broadwater Lane. Run trenches on contour toward the left lot line.

NOTES - No trench to exceed 100 feet in length. Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank. OK DKS 9/11/97

PLANS APPROVED BY Kim Maiste DATE 09/10/97

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

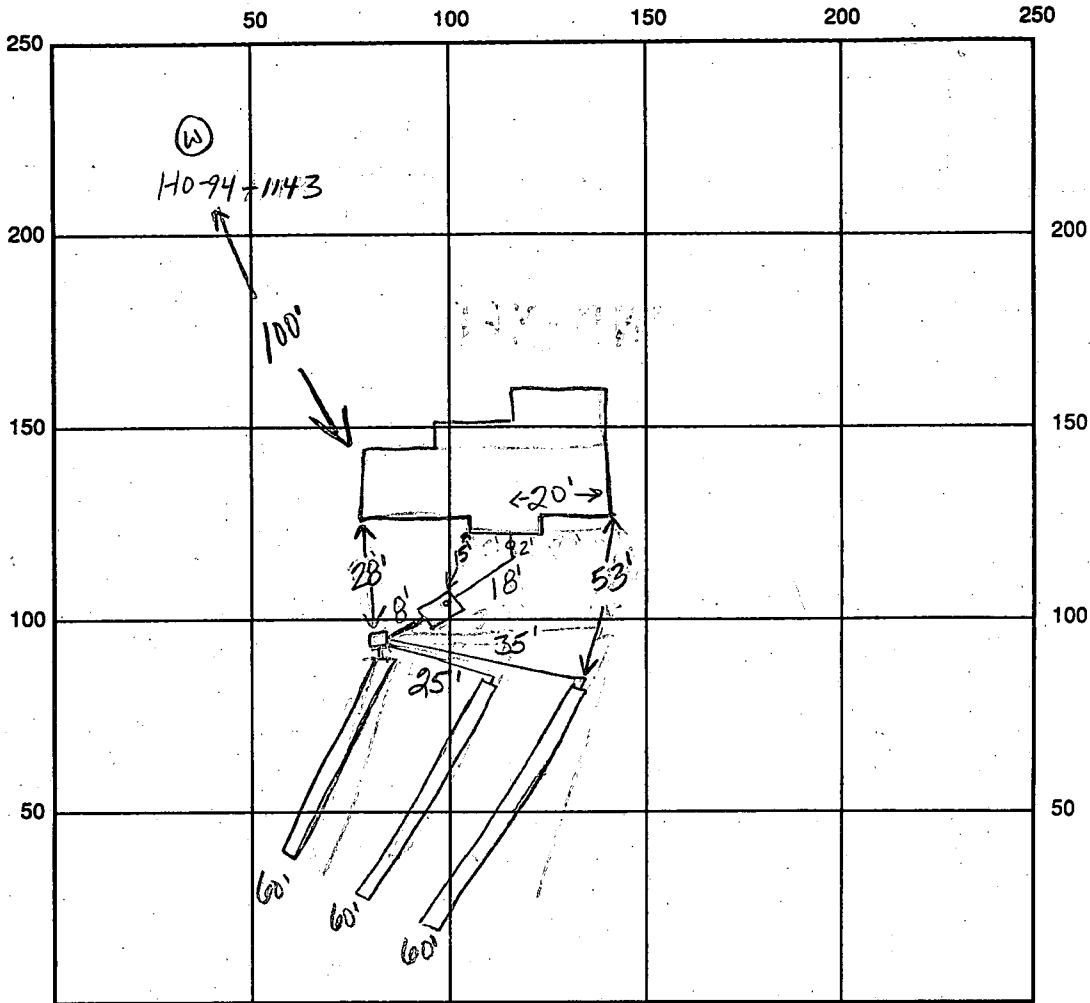
PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

**\*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

A 50450-B



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

Broadwater Lane

SEPTIC TANK LEVEL 1000 gallons

CLEANOUTS 1 at house, 1 on tank

DISTRIBUTION BOX LEVEL OK, baffle in

DRAIN FIELD/TITLE DEPTH 6.0 FT.

TRENCH WIDTH 3 FT.

INLET DEPTH 4.0 FT.

EFFECTIVE GRAVEL DEPTH 2.0 FT.

TOTAL LENGTH 3x60 FT. → 180

NUMBER OF TRENCHES 3

ONE SIDEWALL/BOTTOM AREA 540 SQ. FT.

DRYWALL INSIDE DIAMETER        FT.

EFFECTIVE DEPTH BELOW INLET        FT.

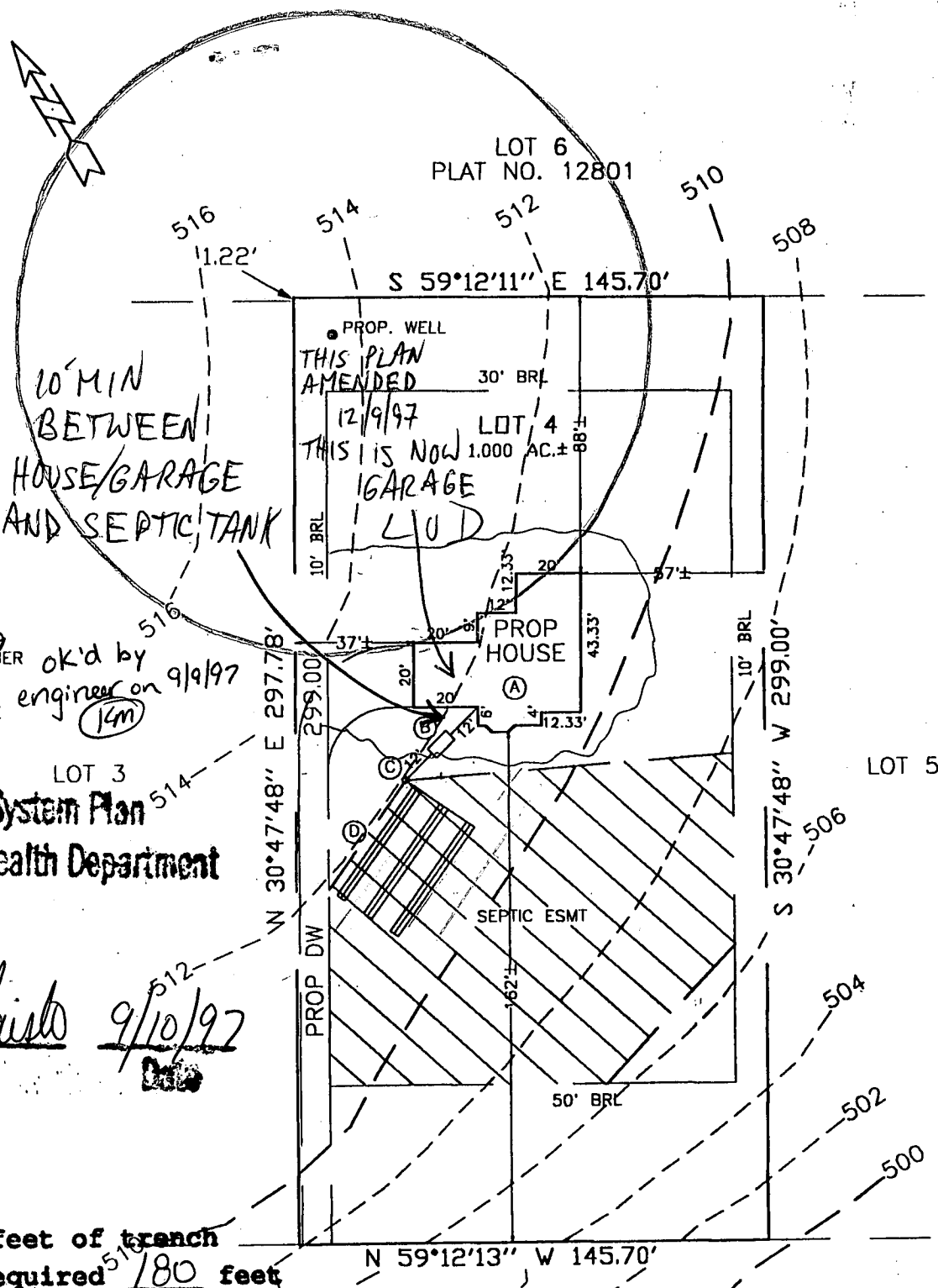
ABSORBENT AREA        SQ. FT.

REMARKS: 1/20/98 box according to specs, has house connection, ok to cover (KM)

WPI-1/21/98 line sleeved out of house, has 2 piece cap, pump not yet installed or wired, conduit not connected, P.A. 4.0' below grade, 1.5' casing above grade (KM)

DATE SYSTEM APPROVED 1/20/98

INSPECTOR Kim Morte



- A. PROP HOUSE  
FF ELEV=514.5'  
BSMT ELEV=506.0'  
INV OUT=509.80'
- B. PROP SEPTIC TANK  
EX ELEV=511.6'  
INV IN=509.67'  
INV OUT=509.37'
- C. PROP DIST BOX  
EX ELEV=511.9'  
INV IN=509.25'  
INV OUT=509.0'
- D. PROP TRENCHES  
INV IN=508.94 - 507.9  
ACTUAL LENGTH & NUMBER  
OF TRENCHES TO BE  
DETERMINED AT TIME OF  
SEPTIC PERMIT ISSUANCE

10' MIN  
BETWEEN  
HOUSE/GARAGE  
AND SEPTIC TANK

OK'd by  
engineer on 9/9/97  
(14m)

Approved Septic System Plan  
Howard County Health Department

*Kimberly Maisto* 9/10/97  
Date

Total linear feet of trench  
required 180 feet

Width of trench(es) 3 feet

Depth of trench(es) 6 feet

Depth of stone required below  
distribution pipe 2 feet

BROADWATER LANE  
50' R/W  
(SRC PLAT NO. 29211)

SITE DEVELOPMENT PLAN  
LOT 4  
GLEN MARY ESTATES  
SITUATED ON BROADWATER LANE  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SEPTEMBER, 1997



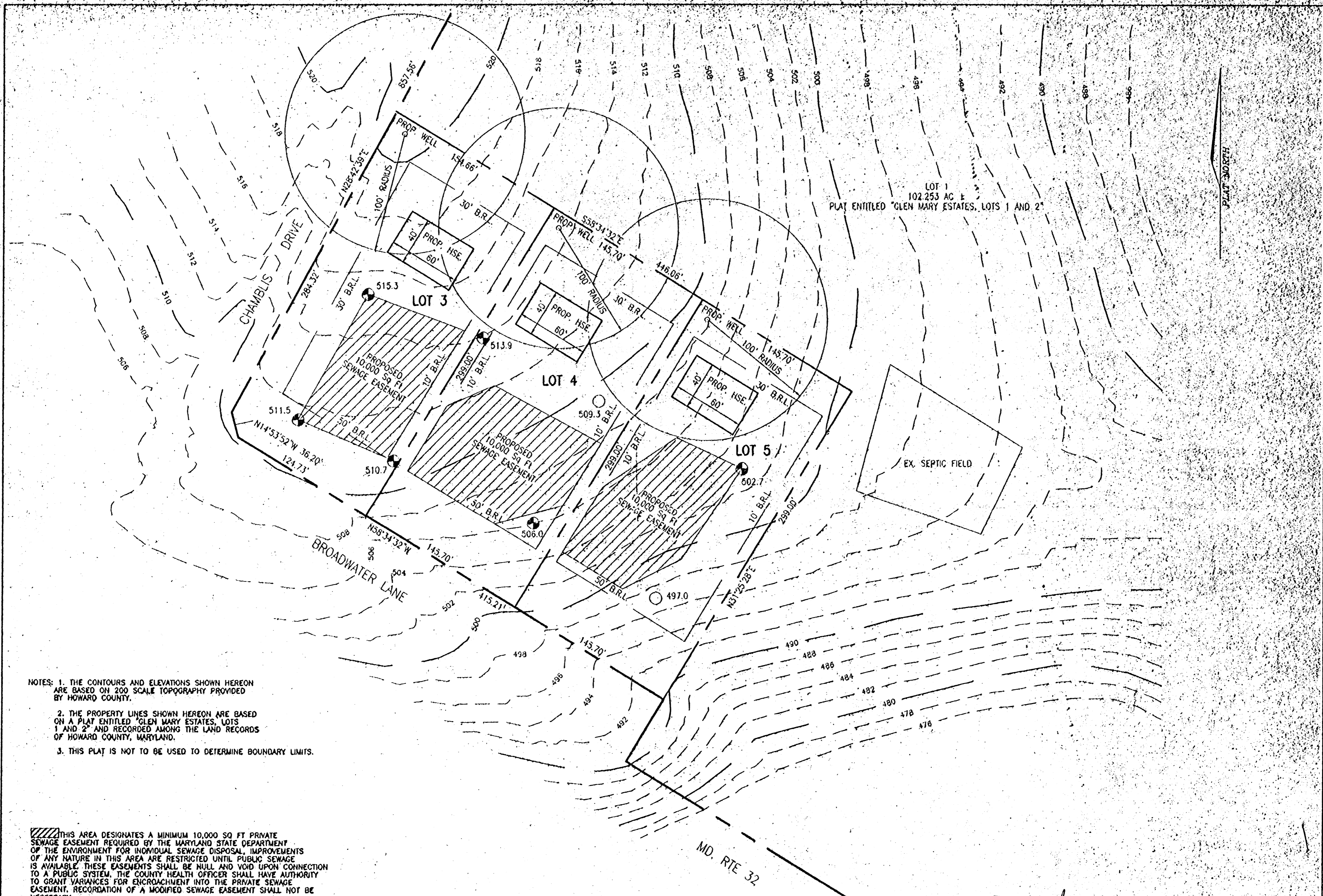
9/14/97

I CERTIFY THIS PLAT TO BE CORRECT; IT IS THE RESULT  
OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND  
AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND, AS REFERENCED HEREON.



**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street P.O. box 328  
Mount Airy, Maryland 21771  
(301) 829 2890 (301) 831 5015 (410) 549 2751

REFERENCE	JOB NO.
PLAT NO. 12802	97-4174



- NOTES: 1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON 200 SCALE TOPOGRAPHY PROVIDED BY HOWARD COUNTY.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A PLAT ENTITLED "GLEN MARY ESTATES, LOTS 1 AND 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
3. THIS PLAT IS NOT TO BE USED TO DETERMINE BOUNDARY LIMITS.

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ●

PERCOLATION AREAS AND WATER WELLS WITHIN 100 FEET OF PROPERTY LINES ARE SHOWN ON THIS PLAT.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

*J. J. [Signature]* 1-13-97  
 COUNTY HEALTH OFFICER DATE

- TEST HOLE LOCATION PER HEALTH DEPARTMENT PLAN
- TEST HOLE LOCATION PER FIELD LOCATION



RECORD REFERENCES	
TAX MAP	28
PARCEL REF. NO.	F-83-107
SCALE	1"=50'
DATE	12-8-96

PERCOLATION TEST PLAT	
GLEN MARY ESTATES	
LOTS 3, 4, AND 5	
BROADWATER LANE	
HOWARD COUNTY	
MARYLAND	

**MARKS & VOGL ASSOCIATES, INC.**  
 CONSULTING ENGINEERS-SURVEYORS-PLANNERS  
 3881 PARK AVE. #101 ELLICOTT CITY, MD 21043  
 TELEPHONE (410)491-3828 FAX (410)485-3984

Signed



- NOTES:
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  2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A PLAT ENTITLED "GLEN MARY ESTATES, LOTS 1 AND 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

*Jean Paul us* 1-13-97  
 COUNTY HEALTH OFFICER DATE

- TEST HOLE LOCATION PER HEALTH DEPARTMENT PLAN
- TEST HOLE LOCATION PER FIELD LOCATION

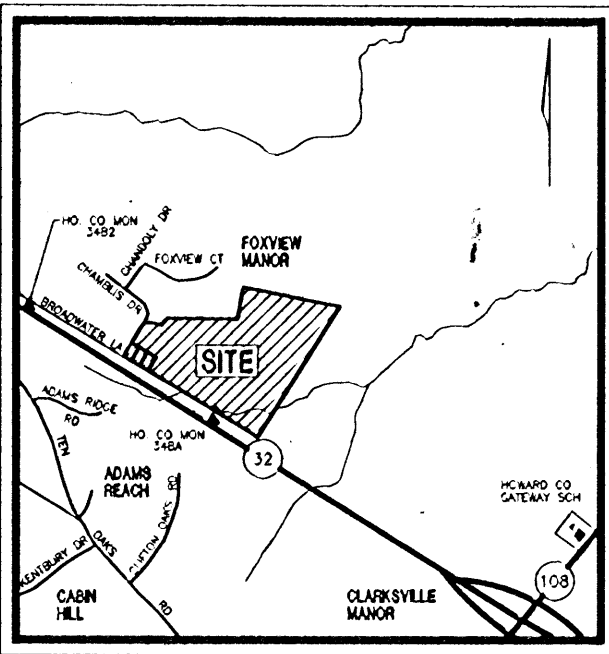
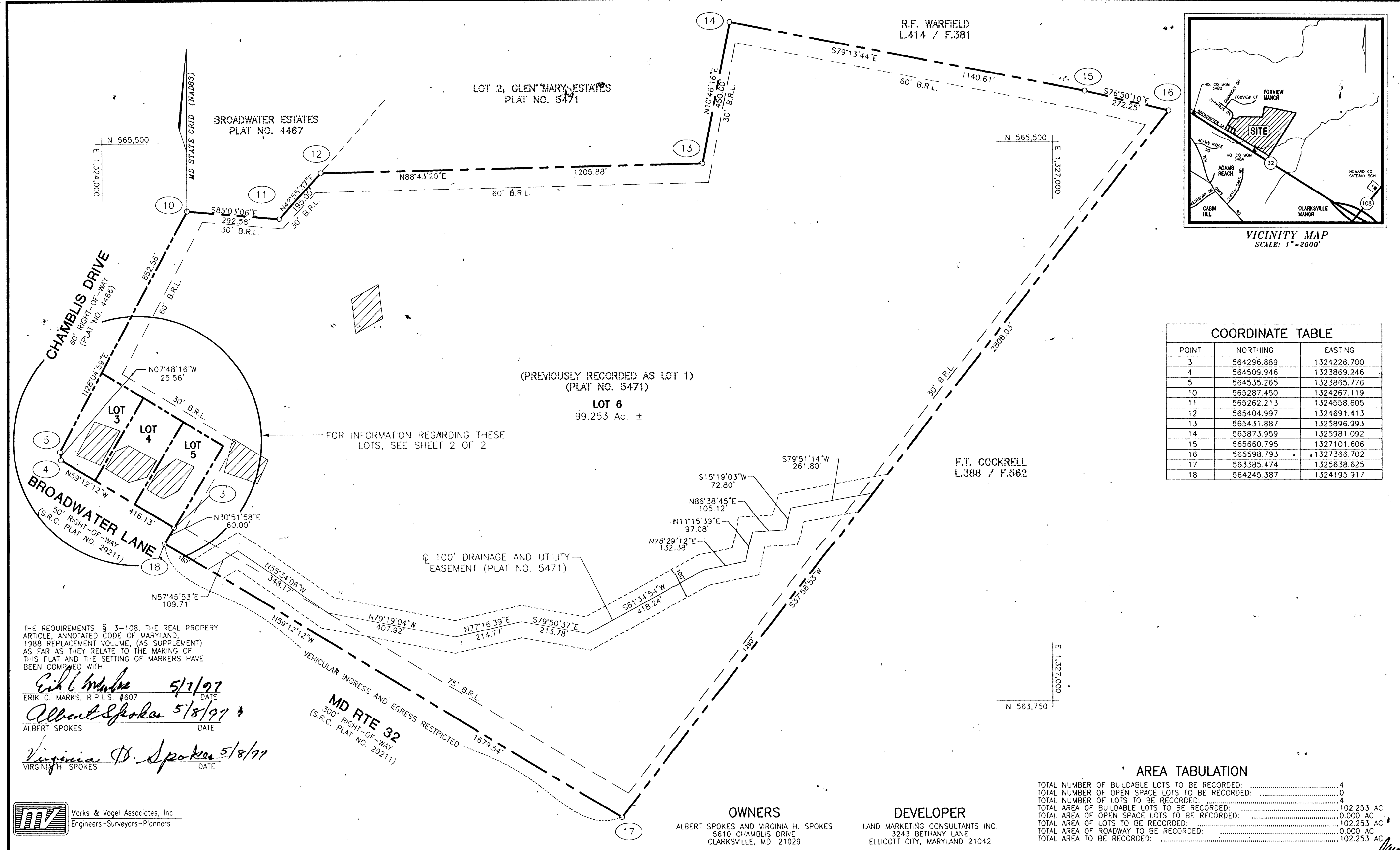
Signed



RECORD REFERENCES	
TAX MAP PARCEL REF. NO.	28 E-83-107
SCALE	1"=50'
DATE	12-8-98

PERCOLATION TEST PLAT GLEN MARY ESTATES LOTS 3, 4, AND 5 BROADWATER LANE HOWARD COUNTY MARYLAND
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**MARKS & VOGL ASSOCIATES, INC.**  
 CONSULTING ENGINEERS-SURVEYORS-PLANNERS  
 3891 PARK AVE. #101 ELLICOTT CITY, MD 21043  
 TELEPHONE (410)481-5828 FAX (410)488-3988



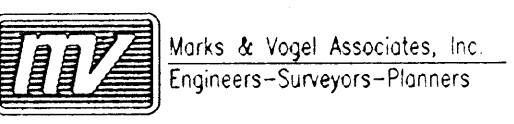
COORDINATE TABLE		
POINT	NORTHING	EASTING
3	564296.889	1324226.700
4	564509.946	1323869.246
5	564535.265	1323865.776
10	565287.450	1324267.119
11	565262.213	1324558.605
12	565404.997	1324691.413
13	565431.887	1325896.993
14	565873.959	1325981.092
15	565660.795	1327101.606
16	565598.793	1327366.702
17	563385.474	1325638.625
18	564245.387	1324195.917

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

*Erik C. Marks* 5/7/97  
ERIK C. MARKS, R.P.L.S. #607 DATE

*Albert Spokes* 5/8/97  
ALBERT SPOKES DATE

*Virginia H. Spokes* 5/8/97  
VIRGINIA H. SPOKES DATE



**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	102.253 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	102.253 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 AC
TOTAL AREA TO BE RECORDED:	102.253 AC

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

*Joseph Boyd* 5-22-97  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Albert Spokes* 5/29/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Frank J. Layton* 5/29/97  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, ALBERT SPOKES AND VIRGINIA H. SPOKES, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

*Albert Spokes*  
ALBERT SPOKES

*Virginia H. Spokes*  
VIRGINIA H. SPOKES

*Frank J. Layton*  
WITNESS

*Frank J. Layton*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY EDWIN O. ADAMS, JR. AND LOUISE H. ADAMS TO ALBERT SPOKES AND VIRGINIA H. SPOKES BY DEED DATED JULY 15, 1983 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1177 AT FOLIO 598.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY. AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Erik C. Marks* 5/7/97  
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE  
MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 12801 ON JUNE 4, 1997  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

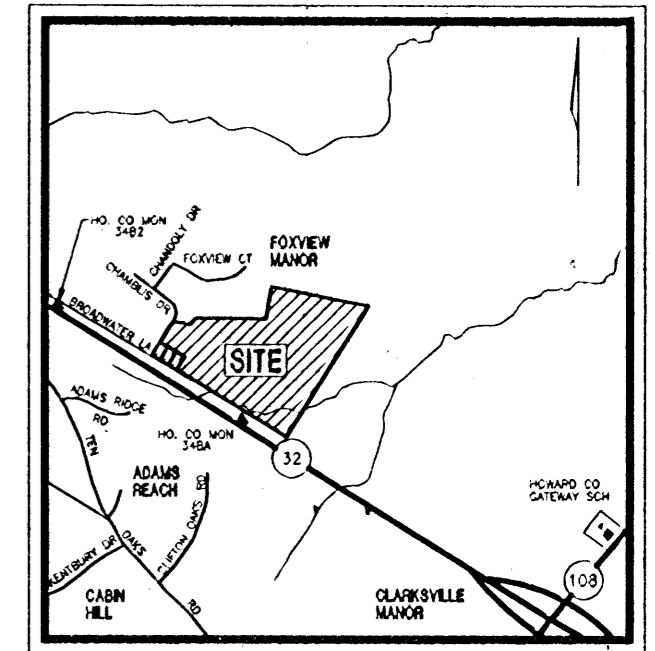
**GLEN MARY ESTATES**  
LOTS 3, 4, 5, AND 6  
A RESUBDIVISION OF LOT 1  
GLEN MARY ESTATES LOTS 1 AND 2  
PLAT REF: PLAT NO. 5471, F-83-114  
TAX MAP NO:34 BLOCK:5 PARCEL NO:15  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY 7, 1997

GRAPHIC SCALE  
0 200 300 400 500

SCALE: 1"=200'  
SHEET 1 OF 2  
F 97-130

ACAD FILE:C:\ACADJOBS\SPOKES\SH1.DWG

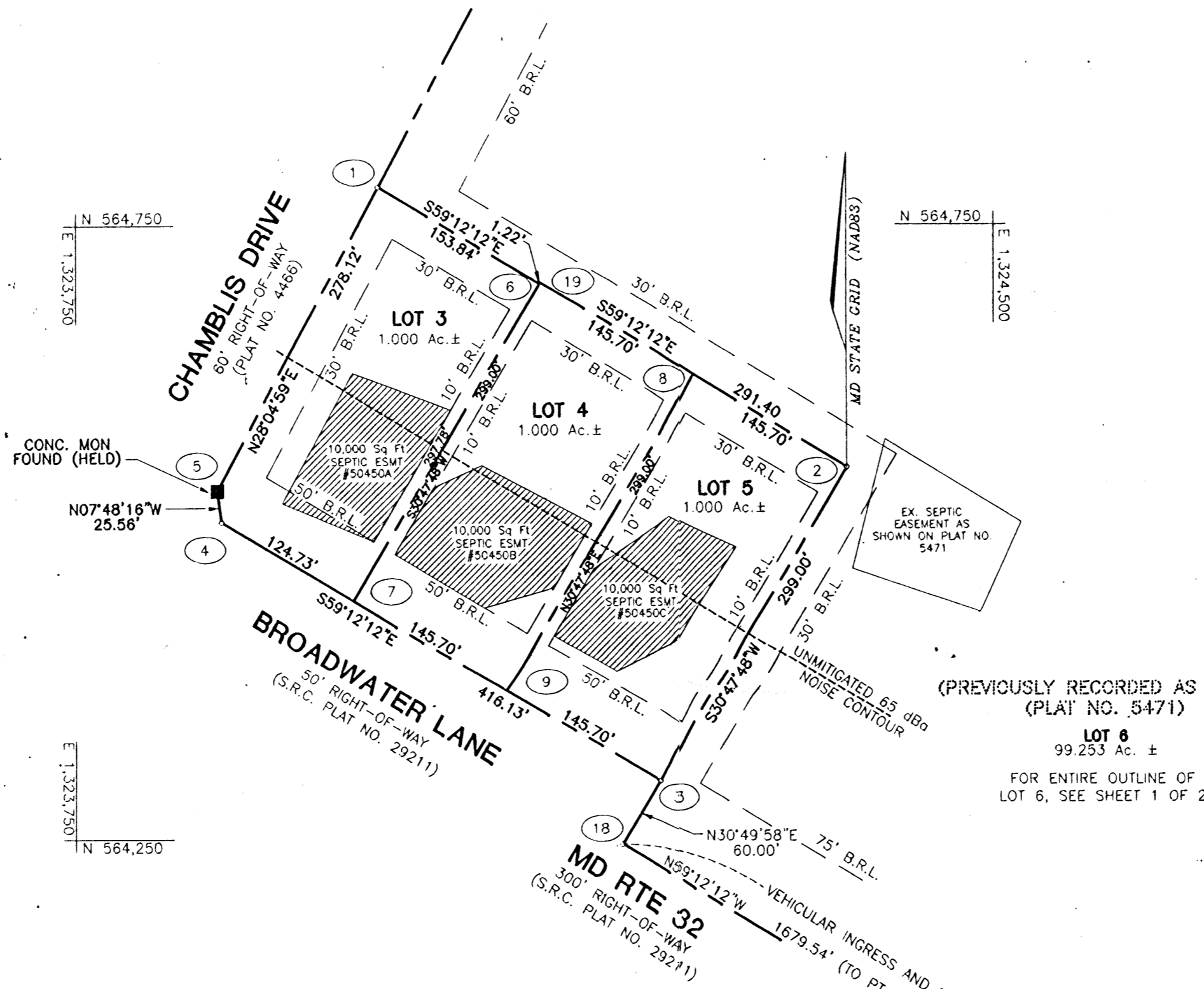
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5	564535.265	1323865.776
6	564701.871	1324128.849
7	564446.084	1323976.390
8	564628.324	1324254.631
9	564371.487	1324101.545
19	564702.922	1324129.476



VICINITY MAP  
SCALE: 1"=2000'

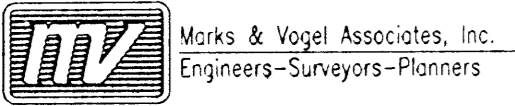
GENERAL NOTES

- SITE REFERENCE: GLEN MARY ESTATES, LOTS 1 AND 2, PLAT NO. 5471, AND F-83-114
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A PLAT ENTITLED "GLEN MARY ESTATES, LOTS 1 AND 2" AND FIELD VERIFIED BY MARKS AND VOGEL ASSOCIATES INC., ON OR ABOUT NOVEMBER 11, 1996.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
34B2 (N) 565,468.155 (E) 1,321,931.507  
34BA (N) 563,852.454 (E) 1,324,672.172
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL 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 VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- FOR LOTS 3, 4, AND 5, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED ON BROADWATER LANE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH - 12 FEET  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;  
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PLAT IS SUBJECT TO WAIVER WP 97-88 DATED MARCH 21, 1997 WHICH APPROVED THE FOLLOWING:  
A) WAIVE SECTION 16.147(C) REQUIRED INFORMATION OF FINAL PLAT (PLAT SCALE).  
B) WAIVE SECTION 16.132(A)(1)(iv) ROAD IMPROVEMENTS FOR A SUBDIVISION OF PROPERTY WHICH WAS PART OF PREVIOUS MINOR SUBDIVISION.
- THE EXISTING HOUSE LOCATED ON FORMER LOT 1 TO REMAIN. THERE IS NO IMPACT TO THE EXISTING HOUSE BY THE CREATION OF LOTS 3 THRU 5.
- ANY FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE FULL ROAD FRONTAGE IMPROVEMENTS FOR THE ENTIRE ORIGINAL SUBDIVISION.
- LOTS 3 THRU 5 ARE BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS FOR THE SUBDIVISION OF LOTS WITHIN THE AGRICULTURAL LAND PRESERVATION DISTRICT.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- THE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBS EXPOSURE. THE 65 dBS EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE PURPOSE OF THIS PLAT IS TO REPRODUCE EXISTING LOT 1 INTO NEW LOTS 3-6.



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

*Erik C. Marks* 5/7/97 DATE  
ERIK C. MARKS, R.P.L.S. #607  
*Albert Spokes* 5/8/97 DATE  
ALBERT SPOKES  
*Virginia H. Spokes* 5/8/97 DATE  
VIRGINIA H. SPOKES



**OWNERS**  
ALBERT SPOKES AND VIRGINIA H. SPOKES  
5610 CHAMBLIS DRIVE  
CLARKSVILLE, MD. 21029

**DEVELOPER**  
LAND MARKETING CONSULTANTS INC.  
3243 BETHANY LANE  
ELLCOTT CITY, MARYLAND 21042

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

*Virginia H. Spokes* 5-22-97 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Albert Spokes* 5/20/97 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Frank J. Taylor* 5/29/97 DATE  
DIRECTOR

OWNER'S CERTIFICATE

WE, ALBERT SPOKES AND VIRGINIA H. SPOKES, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS DAY OF \_\_\_\_\_, 1997.

*Albert Spokes*  
ALBERT SPOKES  
*Virginia H. Spokes*  
VIRGINIA H. SPOKES

*Timothy A. Stoga*  
WITNESS  
*Timothy A. Stoga*  
WITNESS

SURVEYOR'S CERTIFICATE

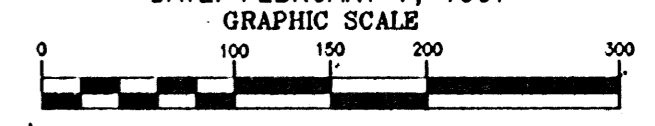
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY EDWIN O. ADAMS, JR. AND LOUISE H. ADAMS TO ALBERT SPOKES AND VIRGINIA H. SPOKES BY DEED DATED JULY 15, 1983 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1177 AT FOLIO 598.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

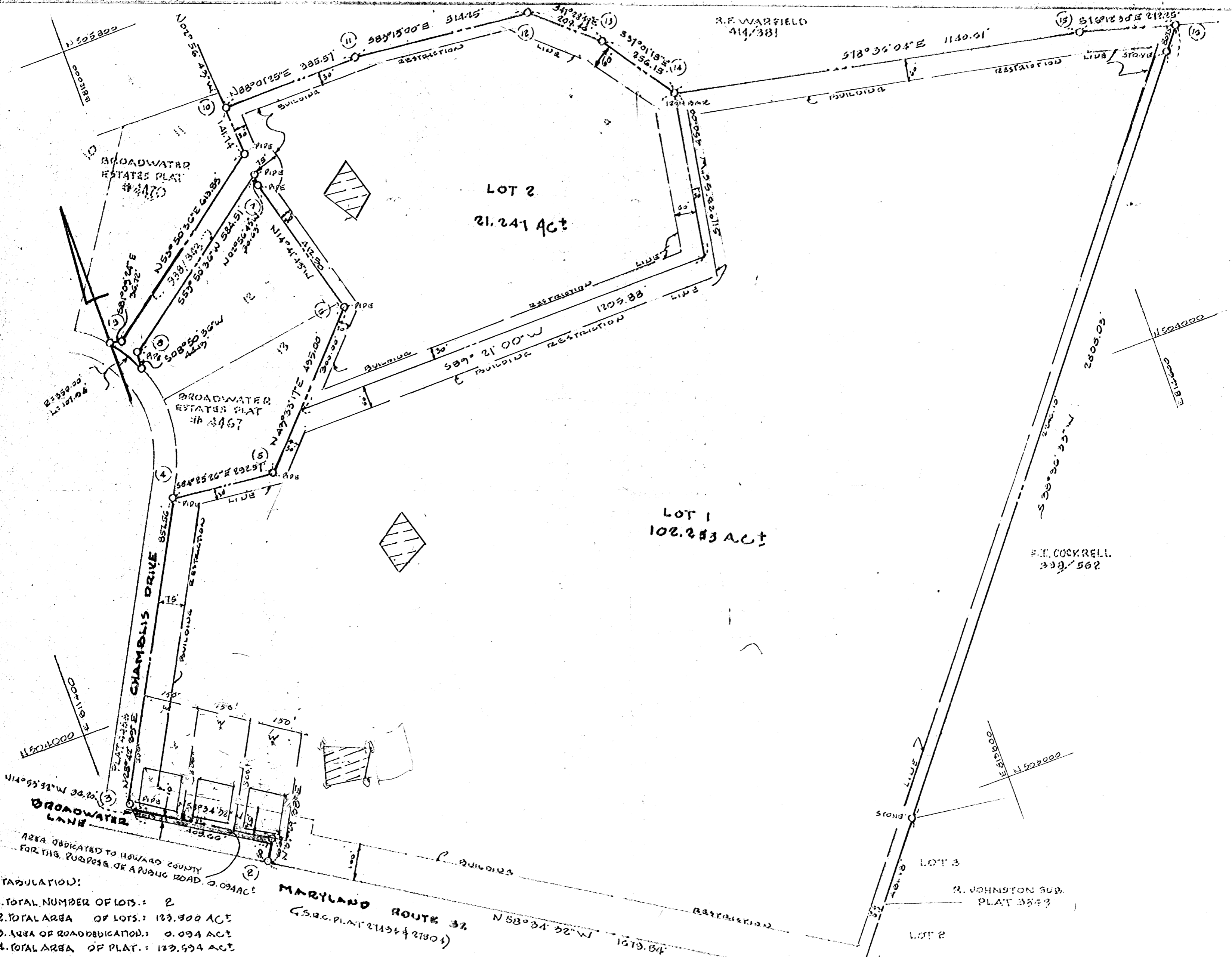
*Erik C. Marks* 5/7/97 DATE  
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 12802 ON JUNE 4, 1997 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GLEN MARY ESTATES  
LOTS 3, 4, 5, AND 6  
A RESUBDIVISION OF LOT 1  
GLEN MARY ESTATES LOTS 1 AND 2  
PLAT REF: PLAT NO. 5471, F-83-114  
TAX MAP NO:34 BLOCK:5 PARCEL NO:15  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY 7, 1997



SCALE: 1"=100'  
SHEET 2 OF 2  
F 97-130



- TABULATION:
1. TOTAL NUMBER OF LOTS: 2
  2. TOTAL AREA OF LOTS: 123.500 ACT
  3. AREA OF ROAD DEDICATION: 0.094 ACT
  4. TOTAL AREA OF PLAT: 123.594 ACT

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
 HOWARD COUNTY

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 2-13-97

P&Z File No. WP 97-88

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Glen Mary Est. lots 3, 4, 5+6 (F97-130)

ENCLOSED FOR YOUR THE ENCLOSED Signature Approval Original Review & Comments Files

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents like Sketch Plan, Preliminary Plan, Final Plat, etc.

WAS: X Received Received and Revised Tentatively Approved Approved Recorded On 2-13-97

COMMENTS: SRC/COMMENTS DUE BY: 3-13

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

T.F. #9 3/11/97

March 17, 1997

**DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

**COMMENTS**

RE: F-97-130, Glen Mary Estates, Lots 3-6

1. Prior to the recordation of this plat, the owners must obtain a Release Agreement from the County's Agricultural Land Preservation Program for Lots 3-5. Contact Mr. Bill O'Brien (313-2393) of the Division of Comprehensive Planning and Zoning Administration regarding the preparation of this document.
2. In accordance with the policy of this Department, the exemption for resubdivisions cited on page 3 of the Landscape Manual applies only to resubdivisions which do not create additional lots. The landscaping obligations associated with the creation of Lots 3-5 must be addressed by the consultant. Landscape bonding will not be required for any proposed plant materials.
3. Clarify the status and location of any existing homes on the site. Our records indicate that there was/is a house and a tenant house on former Lot 1. The consultant must reference the existence of any homes in the plat notes. In addition, to demonstrate that the proposed lot lines do not impact any existing buildings, the consultant must provide information regarding building locations (if within 60 feet of the lot lines for Lots 3-5).
4. Per Section 104.E.6.1 of the Zoning Regulations, the maximum allowable lot size is 43,560 square feet (one acre exactly). Modify the size of Lot 3 for compliance.
5. Add a plat note stating that Lots 3-5 are being created in accordance with the provisions of Section 104.E.6 of the Zoning Regulations for the subdivision of lots within the Agricultural Land Preservation District.
6. Add a vehicular ingress and egress restriction notation along Route 32.
7. Justify why the metes and bounds shown on this plat do not match exactly those indicated on the previous plat (5471).
8. Comply with all comments/conditions issued in conjunction with the Planning Director's action on WP-97-88.
9. Complete note 15.
10. Complete all dates and signatures in the Real Property Article note and in the Owner's Certificate.

CH/F97130

Heath



**DEPARTMENT OF PLANNING & ZONING**

*Joseph W. Rutter, Jr., Director*

March 18, 1997

Albert and Virginia Spokes  
5610 Chamblis Drive  
Clarksville, MD 21029

RE: F-97-130, Glen Mary Estates, Lots 3-6

Dear Mr. and Mrs. Spokes:

The Department of Planning and Zoning hereby grants approval of the Final Subdivision Plans for Glen Mary Estates consisting of 4 lots on 102 ± acres of land located on Broadwater Lane and Chamblis Drive in the Fifth Election District of Howard County, Maryland, subject to the attached conditions, and the following:

1. Payment to *Director of Finance, Howard County* of the following fees, concurrent with the submission of the original plats for signature approval. Bring this letter and fees to the Department of Planning and Zoning to obtain the required receipts.
  - Storm Drainage Construction, Section 16.133  
Account #Cr-814-003-7152 Fee \$ 225.00
  - Distribution copies of approved plan or plat:  
Original Plat (per sheet) Fee \$ 19.80
2. A check made payable to the *Clerk of the Court* of the following fees for recording of a letter of Resolution (prepared by the Department of Planning and Zoning) with a plat of resubdivision and for recording of original plats.
  - Recording fee for Resolution Fee \$ 22.00
  - Recording fee for plat (per sheet) Fee \$ 5.00
3. a. Submission of two accurate 1"=600' scale reductions of the subdivision plat indicating lots/parcels with lot numbers/parcel letters and rights-of-way.
  - b. Submission of parcel and right-of-way boundaries in a digital format meeting County standards.

4. Submission of the final plat original for signature and recordation within 180 days (by September 14, 1997) per Section 16.144(p) of the Howard County Subdivision Regulations, or approval will be considered withdrawn and void.

Compliance with all conditions and/or corrections is required before the original plan or plat will be accepted for signature approval. Please contact Ms. Carol Stirn of the Department of Planning and Zoning at 313-2354 to schedule an appointment to submit originals for signature. Please bring this letter with you as it will serve as the checklist for final plat original submission.

When recorded, the signed original plat will be retained on file in the Department of Planning and Zoning.

If you have any questions, please contact Cindy Hamilton at 313-2354.

Sincerely,



Richard Blood, Acting Division Chief  
Division of Land Development

*CH*  
RB/CH/F97130

Enclosure: DPZ,DED,SHA,SCD

cc: Research

Health Dept.

Div. of Comp. Planning and Zoning Admin.--Bill O'Brien

Development Engineering Division

Marks & Vogel Associates

Land Marketing Consultants--Tim Feaga

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 2-13-97

P&Z File No. F97-130

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Glen Mary Est., lots 3, 4, 5 + 6 (WP 97-88)

ENCLOSED FOR YOUR -> Signature Approval Review & Comments Files
THE ENCLOSED -> Original

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various plan types and associated documents like Wetlands Report, Soils/Topo Map, etc.

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On 2-13

COMMENTS: SRC/COMMENTS DUE BY: 3-11

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

MR 3/14/97 T.F. #9

**Howard County Department of Planning and Zoning  
Division of Land Development and Research**

# WAIVER PETITION APPLICATION

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number \_\_\_\_\_

**I. Site Description**

Subdivision Name/Property Identification: GLENN MOORE ESTATES LOTS 3, 4, 5 AND 6  
A RESUBDIVISION OF GLENN MOORE ESTATES LOT 1

Location of property: BROOKVIEW LANE AND CHAMBERS DRIVE  
(Road name and nearest public road intersection)

RESIDENTIAL (Existing Use)      RESIDENTIAL (Proposed Use)

34 (Tax Map)      5 (Grid/Block No.)      15 (Parcel No.)      5<sup>TH</sup> (Election District)

RC (Zoning District)      102.25 AC (Total 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.)

F83-114 GLENN MOORE ESTATES LOTS 1 AND 2  
CURRENTLY BEING SUBMITTED AS RESUBDIVISION

**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 of modifications to the minimum requirements stipulated within the Regulations.

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

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.147 (C)</u>	<u>REQUIRED INFORMATION OF FINAL PLAT (RAW SALS)</u>
2. <u>16.132 (a)(1)(iv)</u>	<u>SUBDIVISION OF PROPERTY WHICH WAS PART OF PREVIOUS MAJOR SUBDIVISION (ROAD IMPROVEMENTS)</u>
3. _____	_____
4. _____	_____
5. _____	_____



### III. Justification

#### 16.147 (c) "Required information for final plat:..."

Since this is a resubdivision of a previously recorded lot it is required to show the entire original lot. The previously recorded plat (F-83-114, Glen Mary Estates, Lots 1 and 2) was prepared at a scale of 1"=200'. The Subdivision and Land Development Regulations require a minimum scale of 1"=100' "or as approved by the Department of Planning and Zoning". We are proposing to show the entire Lot 1 at a scale of 1"=200' with the three one-acre lots shown at a scale of 1"=100'.

Showing the entire residual of Lot 1 (proposed Lot 6) at 1"=100' scale would require several additional plat sheets, would be difficult to understand and does not provide any additional information. We believe that the intent of the Regulations is not compromised by showing the entire Lot 1 area at 1"=200' and is easier to read.

#### 16.132 (a)(1)(iv) "Subdivision of property which was part of previous minor subdivision:..."

This section requires that the developer shall provide road frontage improvements (or contribute funds) for those improvements which would have normally been required for the original road frontage of the tract or parcel of land existing prior to the recordation of the minor subdivision plat.

Broadwater Lane is a dead end local road which does not serve any properties beyond the 3 proposed lots. The road fronting the proposed lots is currently 22' to 24' wide pavement which meets the 18' wide minimum rural road section.

There would be no benefit to the public or the residents of the subdivision in improving the current roadway. Approval of this waiver would not nullify the intent of the Regulations.

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

- 1. Vicinity map scale 1" = 2,000'.
- 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, wetland and forested areas, if applicable.
- 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).

V. Fees

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

VI. 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.

Albert Spokes 2.12.97  
 (Signature of Property Owner) (Date)  
 (Fee Simple Owner Only)

ALBERT SPOKES  
 (Name of Property Owner)

5010 CHAMBUS DRIVE  
 (Address)

CLARKSVILLE, MD. 21029  
 (City, State, Zip Code)

(410) 531-3303  
 (Telephone)

Robert Vorse 2/7/97  
 (Signature of Petition Preparer) (Date)

MOSES + VORSE ASSOCIATES INC.  
ROBERT VORSE  
 (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

3691 PECK DR, SUITE 101  
 (Address)

ELLIOTT CITY, MARYLAND 21043  
 (City, State, Zip Code)

(410) 461-5828  
 (Telephone)

Howard County Department of Planning and Zoning  
Division of Land Development and Research

INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET  
(For DPZ Use Only)

Project Name: \_\_\_\_\_ DPZ File No. \_\_\_\_\_

I. Application Requirements

Indicate Yes, No or N/A

Application is complete ..... \_\_\_\_\_  
Required number of plans and applications are provided ..... \_\_\_\_\_  
    \_\_\_\_\_ Plans (14 sets on County Road or  
    \_\_\_\_\_ Applications (18 sets on State Road)  
Supplemental Information is provided ..... \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

II. Fee Computation

Fee

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

III. Certification

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

Check issued by \_\_\_\_\_

\_\_\_\_\_ Waiver petition application is accepted for processing.

\_\_\_\_\_ Scheduled SRC meeting date.

\_\_\_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

62 JUN 11 11 31 AM  
RECEIVED