

Real Property Data Search (w4)

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 05 Account Number - 447933								
Owner Information										
Owner Name:		RUKMANI YASOTHA		Use:		RESIDENTIAL				
Mailing Address:		4622 SHEPPARD MANOR DR ELLCOTT CITY MD 21042-1454		Principal Residence:		YES				
				Deed Reference:		/12565/ 00178				
Location & Structure Information										
Premises Address:		4622 SHEPPARD MANOR DR ELLCOTT CITY 21042-0000		Legal Description:		LOT 15 1.144 A 4622 SHEPPARD MANOR DR SHEPPARD MANOR REVISION				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	20013
0029	0001	0268		0000		9999	15	2017	Plat Ref:	
Special Tax Areas:				Town:		NONE				
				Ad Valorem:		100				
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2010		5,441 SF		1990 SF		1,1400 AC		000000		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	BRICK	6 full/ 1 half	1 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		376,400		376,400						
Improvements		730,000		702,600						
Total:		1,106,400		1,079,000		1,079,000		1,079,000		
Preferential Land:		0						0		
Transfer Information										
Seller: WILLIAMSBURG GROUP LLC		Date: 07/15/2010		Price: \$1,232,624						
Type: ARMS LENGTH IMPROVED		Deed1: /12565/ 00178		Deed2:						
Seller:		Date:		Price:						
Type:		Deed1:		Deed2:						
Seller:		Date:		Price:						
Type:		Deed1:		Deed2:						
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								

LAYOUT _____

INSP 1 12/2/09 INSP 3 _____

INSP 2 5/27/2010 INSP 5 _____

ISSUE DATE: 9/12/2007

P 527343

APPROVAL
DATE:

PERMIT SHARED SEPTIC SYSTEM

A 520404

6/1/2010

TAX ID # 05-447933

HOUSE SEWER LINE CONNECTION

HOWARD COUNTY HEALTH DEPARTMENT BUREAU OF ENVIRONMENTAL HEALTH

Williamsburg Group LLC

IS PERMITTED TO INSTALL ALTER

ADDRESS: 5485 Harpers Farm Rd, Suite 200 PHONE NUMBER: 410-997-8800

SUBDIVISION Peddicord Property-Sheppard Manor LOT NUMBER: 15

ADDRESS: ⁴⁶²²A Sheppard Manor Drive PROPERTY OWNER: Williamsburg Group LLC

NUMBER OF BEDROOMS: 5 max

HOUSE SERVED BY PRIVATE WELLS

LOCATION:	See approved plan for trench locations. Install system per approved plan, contract number 50-4357
NOTES:	The shared Facility has been approved for 11 homes with 5 bedrooms, (8250 GPD), but the system has been designed for an 8250 GPD.

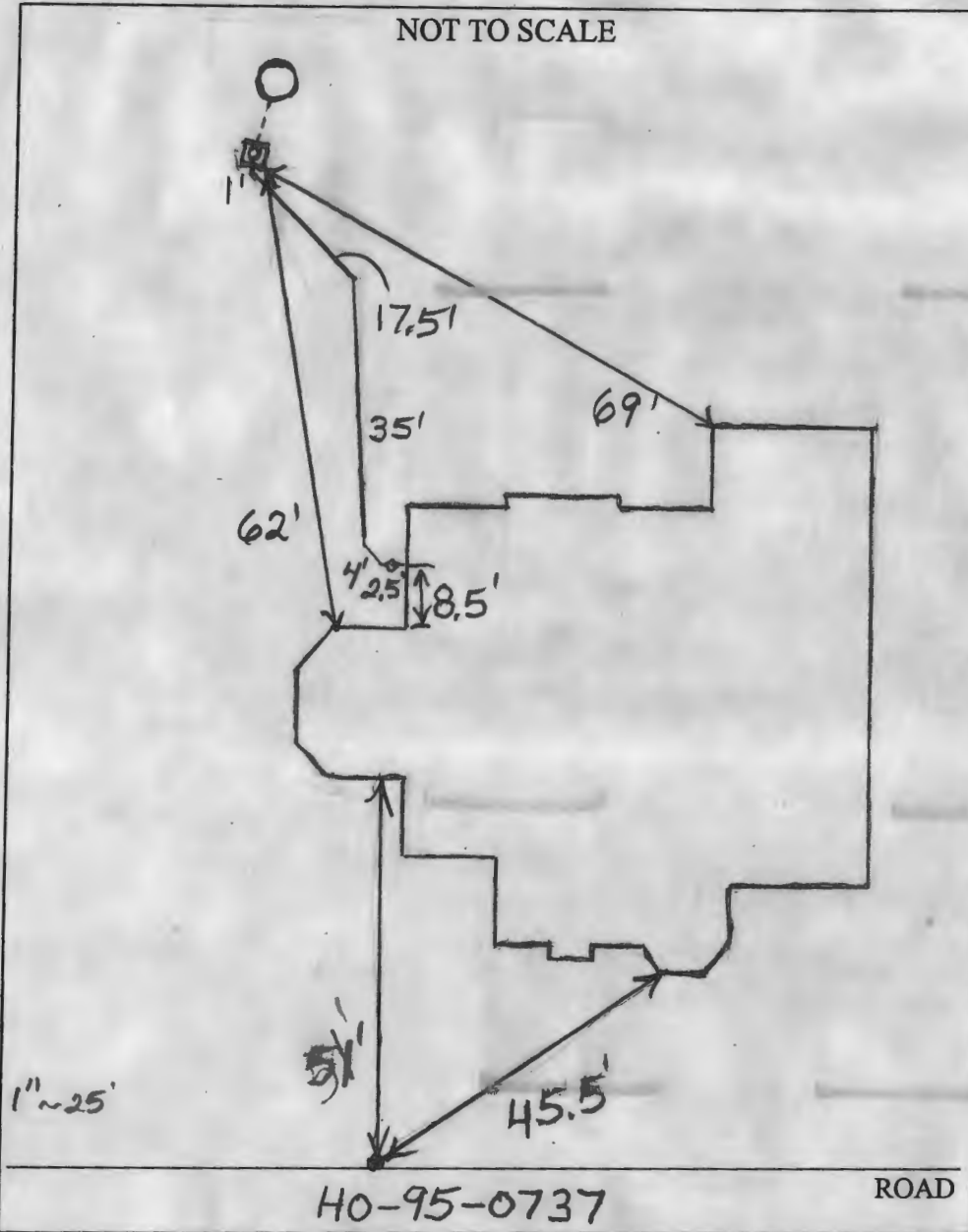
PLANS APPROVED: Stuart Oster DATE: 9/7/2007

PERMIT VOID AFTER 2 YEARS

1. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS.
2. ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED.
3. MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED.
4. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS OF THIS PERMIT.
5. NEITHER THE HOWARD COUNTY COUNCIL OR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.
6. PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 FOR INSPECTION HOUSE CONNECTION

NOT TO SCALE



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
_____	_____	_____
NUMBER OF TRENCHES _____		
TOTAL LENGTH _____		
ABSORPTION AREA _____		
DISTRIBUTION BOX LEVEL _____		
DISTRIBUTION BOX BAFFLE _____		
DISTRIBUTION BOX PORT _____		

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL _____	
CAPACITY _____	GAL
SEAM LOC _____	
TANK LID DEPTH _____	
BAFFLES _____	
BAFFLE FILTER _____	
MANHOLE LOC _____	
6" PORT LOC _____	
WATERTIGHT TEST _____	
SEPTIC TANK 2 LEVEL _____	
CAPACITY _____	GAL
SEAM LOC _____	
TANK LID DEPTH _____	
BAFFLES _____	
BAFFLE FILTER _____	
MANHOLE LOC _____	
6" PORT LOC _____	
WATERTIGHT TEST _____	

PRE-CONSTRUCTION _____

INSTALLATION 12/2/09 Connection made from house to grinder pit. Need approval from utilities. (BB)

5/27/2010 Stopped by site. Utilities overseeing completion of system. (BB)

6/1/2010 Received fax from utilities stating that system is operational. (BB)

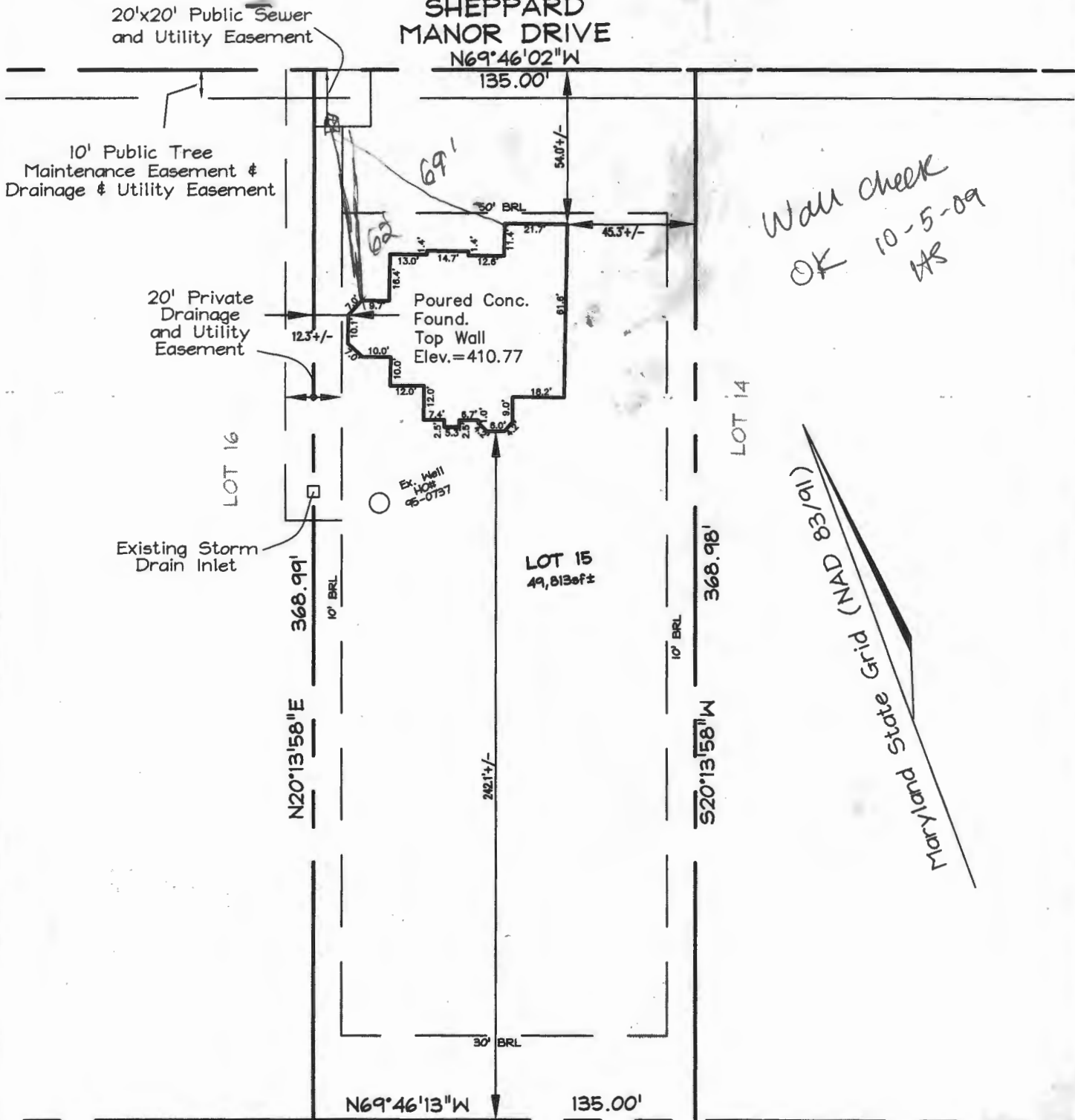
FINAL INSPECTOR B. Baker

DATE OF APPROVAL 6/1/2010

**SHEPPARD
MANOR DRIVE**

N69°46'02"W

135.00'



*Wall check
OK 10-5-09
HS*

Maryland State Grid (NAD 83)

N69°46'13"W 135.00'

**NON-BUILDABLE
PRESERVATION
PARCEL 'C'**

- F/P = FIREPLACE
- B/W = BAY WINDOW
- D/W = DRIVEWAY
- CONC = CONCRETE
- O/H = OVERHANG
- H/P = HEAT PUMP
- G/M = GAS METER
- E/M = ELEC METER

DIMENSIONS FROM FOUN. WALL TO PROPERTY LINE ARE +/-0.1'
ADDRESS No.: 4622 SHEPPARD MANOR DRIVE
TOP OF WALL ELEV. = 410.77

THIS LOCATION DRAWING IS OF BENEFIT TO THE CONSUMER OF THIS DRAWING IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.

THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

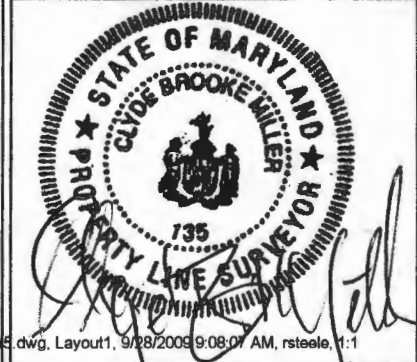
THIS LOCATION DRAWING DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

FSH Associates

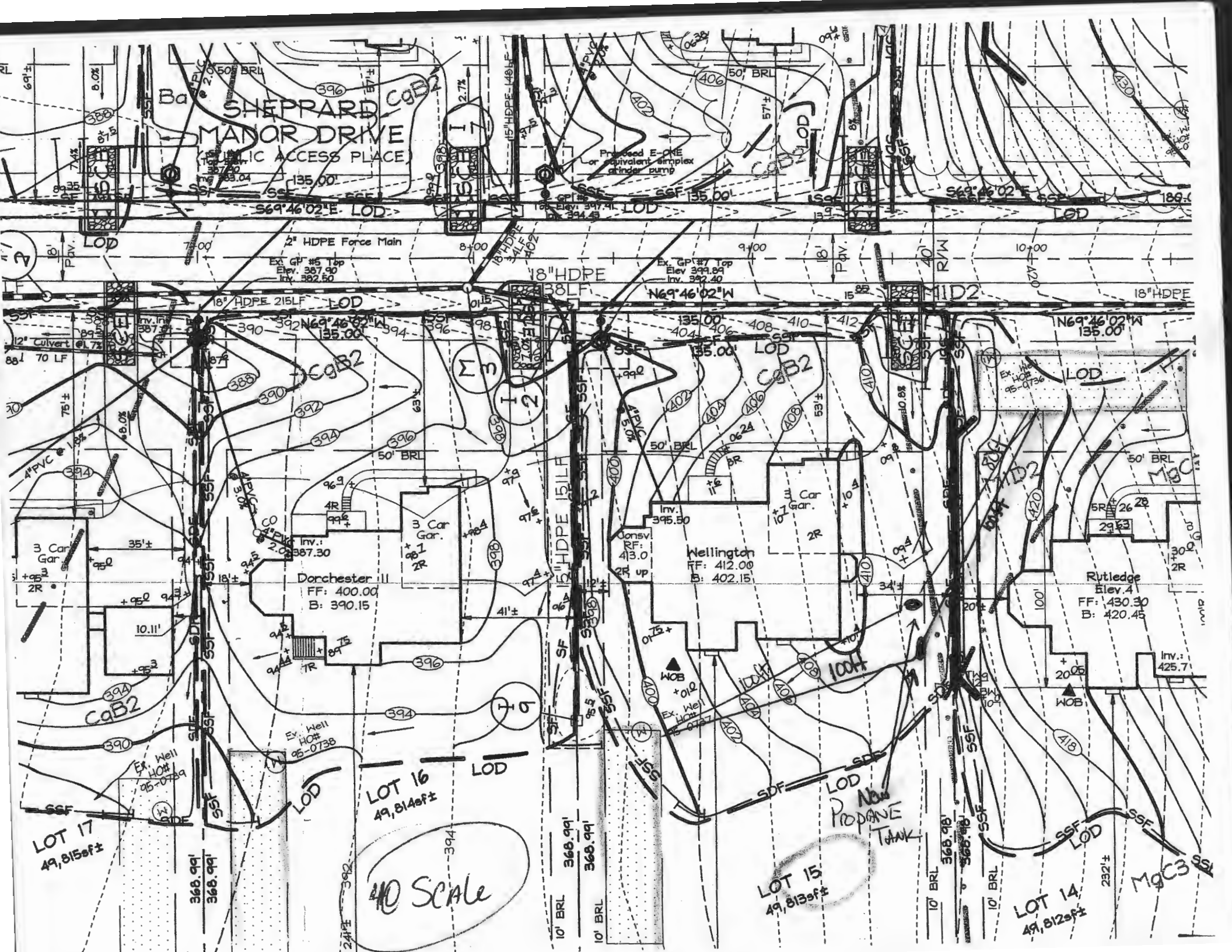
Engineers Planners Surveyors

6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: FSHERI.COM

WALL CHECK	
FOUNDATION	Date: 09/25/09
FINAL	Date:
DRAWN BY:	RJS
SCALE:	1" = 50'



LOT 15
**#4622 SHEPPARD
MANOR DRIVE**
PLAT #20013
TAX MAP 29 GRID 1 PARCEL 268
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



SHEPPARD DRIVE
PUBLIC ACCESS PLACE

LOT 17
49,815sf±

LOT 16
49,814sf±

LOT 15
49,813sf±

LOT 14
49,812sf±

40 SCALE

New PROPANE TANK

Ex. Well HO# 95-0738

Wellington
FF: 412.00
B: 402.15

Dorchester II
FF: 400.00
B: 390.15

Rutledge
Elev. 4
FF: 430.30
B: 420.45

Inv. 395.50

Consrv. RF: 413.0

2R up

10' BRL

10' BRL

10' BRL

10' BRL

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10' BRL

10' BRL

368.99'

368.99'

10' BRL

10' BRL

10' BRL

10' BRL

10' BRL

232'±

M9C3

LOT 14
49,812sf±

Inv.: 425.7'

FF: 430.30

B: 420.45

Elev. 4

5RA# 26 28

29 33

50' BRL

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10' BRL

C1 7013

SEQUENCE NO. (MDE USE ONLY)

STATE OF MARYLAND WELL COMPLETION REPORT

THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.

COUNTY NUMBER (13) A518599

(THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)

ST/CO USE ONLY DATE Received

DATE WELL COMPLETED 3 23 07

Depth of Well 22 200 (TO NEAREST FOOT)

PERMIT NO. FROM "PERMIT TO DRILL WELL" 4/11/07 a.k. BB HO-95-0737

OWNER Peddicard David STREET OR RFD Sheppard Manor Drive TOWN Ellicott City SUBDIVISION Sheppard Manor SECTION LOT 13

WELL LOG Not required for driven wells

STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING

Table with columns: DESCRIPTION, FEET (FROM, TO), check if water bearing. Entries include mud (0-30) and gray white limestone (30-200).

GROUTING RECORD WELL HAS BEEN GROUTED (Y) (N)

TYPE OF GROUTING MATERIAL (Circle one) CEMENT (CM) BENTONITE CLAY (BC) NO. OF BAGS 24 NO. OF POUNDS 2236

CASING RECORD casing types insert appropriate code below (ST) (CO) (PL) (OT)

MAIN CASING TYPE (ST) Nominal diameter top (main) casing (nearest inch) 06 Total depth of main casing (nearest foot) 36

OTHER CASING (if used) diameter inch depth (feet) from to

SCREEN RECORD screen type or open hole (insert appropriate code below) (ST) (BR) (HO) (PL) (OT)

NUMBER OF UNSUCCESSFUL WELLS: 0

WELL HYDROFRACTURED (Y) (N)

CIRCLE APPROPRIATE LETTER A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 28.04.04 "WELL CONSTRUCTION"

DRILLERS LIC. NO. 1 MSD 009 DRILLERS SIGNATURE

LIC. NO. 1 D

SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)

DEPTH (nearest ft.) HO 36 200

SCREEN RECORD table with columns for screen type and depth

DIAMETER OF SCREEN (NEAREST INCH) 58 60

GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68

MDE USE ONLY (NOT TO BE FILLED IN BY DRILLER) (E.R.O.S.) W Q

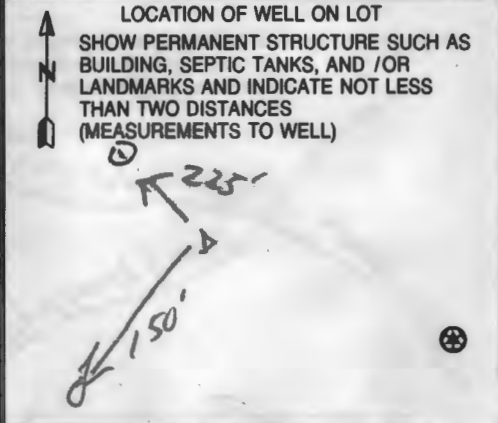
TELESCOPE CASING LOG INDICATOR OTHER DATA

PUMPING TEST

HOURS PUMPED (nearest hour) 03 PUMPING RATE (gal. per min.) 8 METHOD USED TO MEASURE PUMPING RATE 1 gal. WATER LEVEL (distance from land surface) BEFORE PUMPING 21 ft. WHEN PUMPING 17 ft. TYPE OF PUMP USED (for test) (A) air (P) piston (T) turbine (C) centrifugal (R) rotary (O) other (describe below) (J) jet (S) submersible

PUMP INSTALLED

DRILLER INSTALLED PUMP (CIRCLE) (YES) (NO) IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS. TYPE OF PUMP INSTALLED PLACE (A,C,J,P,R,S,T,O) IN BOX 29. CAPACITY: GALLONS PER MINUTE (to nearest gallon) 31 36 PUMP HORSE POWER 37 41 PUMP COLUMN LENGTH (nearest ft.) 43 47 CASING HEIGHT (circle appropriate box and enter casing height) (+) above () below LAND SURFACE 02 (nearest foot)



B 1 6099

SEQUENCE NO. (MDE USE ONLY)

STATE OF MARYLAND APPLICATION FOR PERMIT TO DRILL WELL 526205 please type

STATE PERMIT NUMBER

HO-95-0737 fill in this form completely

Date Received (APA)

OWNER INFORMATION

Williamsburg Group LLC 5485 Harpers Farm Rd Columbia Md 21044

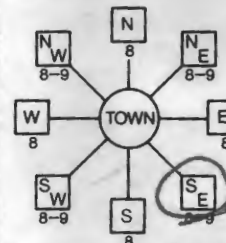
LOCATION OF WELL

Howard Sheppard Manor West Friendship 5 MILES FROM TOWN

DRILLER INFORMATION

Allen Compton MS D 009 Fogles Well Drilling 580 obrecht Rd

DIRECTION OF WELL FROM TOWN (CIRCLE BOX)



Sheppard Manor Drive 200 FT DISTANCE FROM ROAD TAX MAP: 29 BLK: 1 PARCEL: 268

WELL INFORMATION APPROX. PUMPING RATE 5 GAL. PER MIN. AVERAGE DAILY QUANTITY NEEDED 500 GAL. PER DAY

USE FOR WATER (CIRCLE APPROPRIATE BOX)

- DOMESTIC POTABLE SUPPLY & RESIDENTIAL IRRIGATION (circled) FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION) INDUSTRIAL, COMMERCIAL, DEWATERING PUBLIC WATER SUPPLY WELL TEST, OBSERVATION, MONITORING GEO-THERMAL

NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL

Howard 13 A518599 COUNTY NAME COUNTY NO. STATE SIGNATURE DATE ISSUED 2/28/2007 Brian Baker 2/28/2008

APPROXIMATE DEPTH OF WELL 300 FEET APPROXIMATE DIAMETER OF WELL 6 INCH NEAREST INCH

METHOD OF DRILLING (circle one)

BORED (or Augered) AIR-ROTARY (circled) AIR-PERCussion ROTARY (Hydraulic Rotary) CABLE REVERSE-ROTARY DRIVE-POINT other

REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)

- THIS WELL WILL NOT REPLACE AN EXISTING WELL THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS THIS WELL WILL DEEPEM AN EXISTING WELL

PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE)

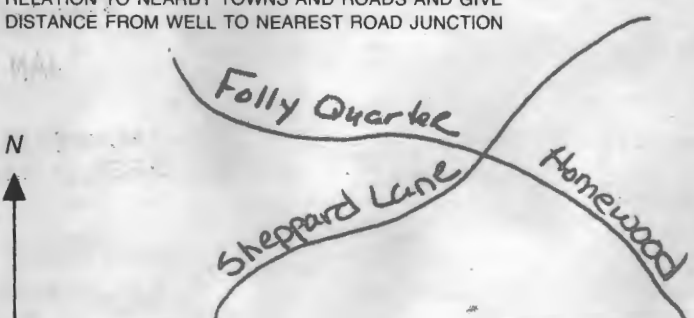
SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X SOURCES OF DRILLING WATER

WRITE THE BOX NUMBER FROM THE MAP HERE

E 8108 N 5104

3/26/07 Radium Sample Collected (BB) X

DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION



Not to be filled in by driller (MDE OR COUNTY USE ONLY)

APPROP. PERMIT NUMBER HO20050007 PERMIT No. HO-95-0737

SPECIAL CONDITIONS Wells Must Be Drilled Per Approved Shared Septic Plan Health Dept. Must Collect Water Sample During Yield Test

**HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
WATER AND SEWERAGE PROGRAM
TEL: (410)313-2640 FAX: (410)313-2643**

Information Form for the Installation of the Well Pump, Pitless Adapter, and Supply Piping

NOTE: The installer is responsible for requesting an inspection prior to 9 am on the day of the desired inspection. No work is to be covered until approved by the Health Department. All installations must comply with the National Standard Plumbing Code (NSPC, as amended locally) and COMAR 26.04.04 (MD Well Construction Regulations). Submission of a complete form is required prior to Use and Occupancy approval.

Company Name: Fogle's Well Drilling Telephone #: 443-609-4195
Address: 6003 Woodbine Rd
Woodbine, Md 21797

(Must circle one) Licensed Plumber Licensed Well Driller Licensed Well Pump Installer
License # and name of individual responsible for the field installation:
Name (Print): Allen Compton License# MSD0009

*A licensed individual must perform the actual installation. Apprentices must be under the direct supervision of a licensed journeyman or master plumber, pump installer or well driller. Licenses may be subjected to field verification.

Name of Property Owner: Williamsburg Gro. Co Telephone #: 410-497-8300
Subdivision: Sheppard Manor Lot #: 15 Well Tag #: HO-95-0737
Site Address: 4033 Sheppard Manor

Submersible Pump Data

Make: Grundfos
Model #: ISSA 1.250
Pump Capacity: 15 GPM
Well Yield: 8 GPM

Pitless Adapter

Make: Campbell
Model #: N/A
Depth: 3 (36" min)
NSF approved: YES

Well Cap and Electric Conduit

Two piece watertight cap: YES
Screened, vented well cap: YES
Cap secured to casing: YES
Conduit min 18" B.G.: YES
Conduit secured to well cap: YES

Depth of well encountered at time of pump installation: 200 (feet)
If pump capacity exceeds well yield, a low water cut off switch is required by NSPC 1990 Section 17.8.4
Torque arrestors or Cable guards are required - Must circle one
Safety rope, if used, attached to inside of well casing with eye bolt N/A

Piping to house

Type: 1" Black Plastic
PSI: 160 (160 psi min)

House Connection

PVC sleeved to undisturbed soil at wall penetration: YES
Approximate length of sleeve (5 foot minimum): 5

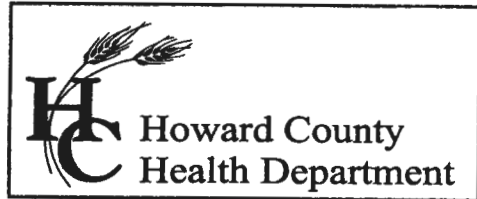
Depth of supply line: 42 (36" min). Sleeve caulked and sealed properly: YES

The water supply line is required to be at least ten feet from the septic tank, pump chamber, sewage piping, distribution box, drainfields, and sewage reserve arts. If this cannot be accomplished, contact this office for approval prior to installation:

Signature of company representative responsible for installation: Allen Compton date: 12/17/09

For Health Department Use Only - Not to be completed by Installer

Date Insp. Requested: 3/17/09 Date Insp. Approved: 6/28/10 (RW)
Inspection Data:
Pitless adapter and water supply line at least 36" below grade ✓
Two piece cap installed and attached to casing securely ✓
Elec. conduit extends at least 18" below grade/attached to cap properly ✓
Safety rope installed inside of well casing ✓
Correct well tag attached properly and casing 8" above finished grade ✓
Water supply line sleeved adequately at house connection ✓
Adequate grout observed below pitless adapter ✓



Bureau of Environmental Health
7178 Columbia 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

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

April 11, 2007

Williamsburg Group LLC
5485 Harpers Farm Road
Columbia, Maryland 21044

RE: Sheppard Manor, Lot#15
Well Tag: HO-95-0737

To Whom It May Concern:

A sample was collected from a yield test on March 26, 2007 and submitted to GPL Laboratories to assess the possible presence of **Gross Alpha** and **Gross Beta** in the future well water supply. **Gross Alpha** and **Gross Beta** measure the total alpha and beta particle activity in a water supply. In turn, this can provide information regarding naturally occurring radiation (i.e., Radionuclides) that may exist in your area of development within the County.

Results from this screening revealed a **Gross Alpha** of 0.6 ± 0.6 picocuries/liter (pCi/L); while the **Gross Beta** level was 3.7 ± 1.0 pCi/L. The **Gross Alpha** result was below its **maximum contaminant level (MCL)** of 15 pCi/L, while the **Gross Beta** level was below its target value of 50 pCi/L (roughly equivalent to the **annual dose rate of 4 millirems/year**).

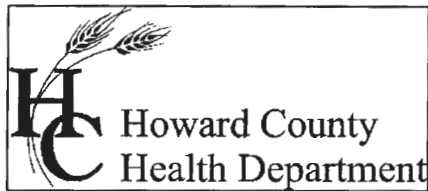
At the time of testing and with respect to these parameters, the future well water supply appears safe for all uses. No additional testing **for these parameters** will be required to secure the future Use & Occupancy. However, other standard (potability) testing will still be necessary.

A copy of the test results is enclosed for your information. Please call this office at 410-313-1773 if you have any further questions.

Sincerely,


Bert Nixon, Deputy Director
Bureau of Environmental Health

cc: Eric Dougherty, MDE Water Mgmt., Groundwater
Well & Septic File



Bureau of Environmental Health
7178 Columbia Gateway Drive Columbia, Maryland 21046-2132
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

June 28, 2010

Homeowner
4622 Sheppard Manor Drive
Ellicott City, MD 21042

E-MAIL SENT TO chriswine@williamsburgllc.com
RE: Sheppard Manor, Lot 15
4622 Sheppard Manor Drive
BP# B08003525
Well Tag #: HO-95-0737

Dear Sir:

This is to advise you that the septic system for the above referenced property has been installed and inspected. **Final approval of the septic system was granted on 05/27/2010. Final approval of the well line connection to the dwelling was approved on 06/28/2010.**

The water sample results indicate that the water samples submitted for testing were free of coliform and fecal coliform bacteria at the time of sampling and are bacteriologically safe for drinking. The water sample results were found to be in compliance with COMAR water quality standards.

Gross Alpha and Beta samples were also collected on 03/27/2007. Both findings were below the maximum limit suggested by the EPA. At the time of the testing and with respect to these parameters, the future well water supply appears safe for all uses. No additional testing for **these parameters** will be required to secure the future Use and Occupancy.

Enclosed with this certificate are copies of the septic permit and the septic as-built, along with important information regarding the use and maintenance of your septic system. Please read through carefully and thoroughly. Any questions regarding your well and/or septic, please call this office for guidance 410-313-1771.

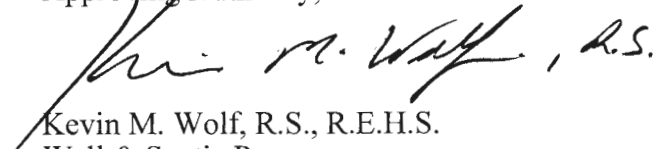
INTERIM CERTIFICATE OF POTABILITY

This certifies that the initial sampling requirements of COMAR 26.04.04 "Well Regulations" have been met for the water supply system installed under well permit #HO-95-0737. Although the submitted sample results are in compliance with COMAR standards, the Health Department does not guarantee water supplies. Based upon satisfactory investigation and evaluation, the Howard County Health Department as authorized by the Maryland Department of the Environment accepts this well system as required by COMAR 26.04.04.

This certificate may become final upon completion of the second bacteriological test, which is to be taken by the county health department within six months of receipt of this letter. **Please contact (410) 313-1773 to schedule a final water sample appointment. Currently, there is no charge for this final sampling.**

Date of Water Samples: 05/27/2010
Date of Samples for Gross Alpha & Beta: 03/26/2007
Date of Well Completion: 03/23/2007

Approving Authority,


Kevin M. Wolf, R.S., R.E.H.S.
Well & Septic Program

cc: Building Inspector's Office
Community Hygiene Program
File

FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.
 1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554 FAX (410) 848-0298

REPORT OF ANALYSIS

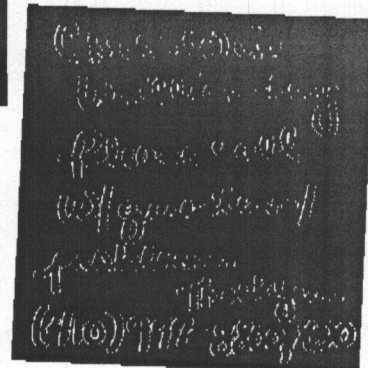
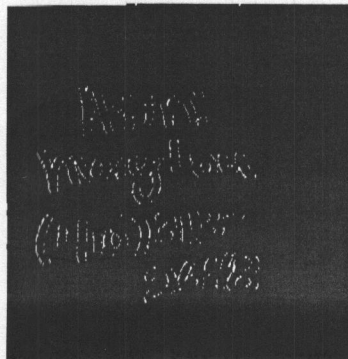
Laboratory ID #:	75451	Account #:	4470
Reference:	Sheppard Manor Lot 15	Company:	Williamsburg Group LLC
Location:	4622 Sheppard Manor Drive Ellicott City, MD 21042	Requested By:	Chip Lundy/ Bob Corbett
Date/ Time Collected:	5/27/2010 1250	Source:	Well Water
Date/Time Rec'd:	5/27/2010 1620	Site:	Pressure Tank
Chlorine ppm:	Free: ND Total: ND	Treatment:	None
Collected By:	B. Dutterer 4717BD	pH:	6.7
		Well #:	HO-95-0737

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Bacteria, Coliform, Total, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	5/28/2010 / 1030 / CCH
Bacteria, E. coli, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	5/28/2010 / 1030 / CCH
Nitrate	8.05	mg/L	10	601	5/28/2010 / 0915 / BCD
Turbidity	0.62	NTU	<10	SM18 2130B	5/28/2010 / 0900 / BCD
Sand	NS	mg/L	5	Visual/Gravimetric	5/28/2010 / 0900 / BCD

NOTES

- 1 mg/L = milligrams per liter (also, parts per million)
- 2 MPN/ 100 ml = Most Probable Number [of viable bacteria] per 100 ml of sample.
- 3 NS = None Seen (NS indicates less than 5 mg/L)
- 4 NTU = Nephelometric Turbidity Units
- 5 Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
- 6 ND:None Detected
- 7 Visual well check: Sealed, vented cap
- 8 pH tested on-site

Reason for Test : Use & Occupancy
 Building Permit # : B-08-003525



Date Reported: 5/28/2010

HOWARD COUNTY
 PERMIT APPLICATION

PERMIT NUMBER
 B1 0000779

Building Address 4622 Sheppard Manor Dr
Ellicott City MD 21042

Suite/Apt. #: _____ SDPWP/Petition #: _____

Census Tract _____ Subdivision Sheppard Manor

Section _____ Area _____ Lot 15

Tax Map _____ Parcel _____ Grid _____

Zoning _____ Map Coordinates 1113 Lot size _____

Property Owner's Name Williamsburg Group

Address 5485 Harpers Farm CT

City Columbia State MD Zip Code 21044

Phone 410-777-1114 Phone 410-777-4258

Applicant's Name & Mailing Address, (if other than stated hereon):
 Kip
 Phone 410-777-345 Fax _____

Existing Use Residential Home New

Proposed Use Install 1000 gal IG TANK

Estimated Construction Cost \$ 3,000

Description of Work Install 1000 gal underground propane tank and 1st stage gasline to Home

Contractor Company Valley National Gas

Contact Person William Gerwig

Address 7201 Montevideo Rd

City Jessup State MD Zip Code 21784

License No. 87793

Phone 410-777-1114 Fax 410-777-7238

Occupant or Tenant N/A

Contact Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Engineer or Architect Company _____

Contact Person _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

BUILDING DESCRIPTION - COMMERCIAL		BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities	Building Characteristics	Utilities
Height: _____	Water Supply: _____ _____ Public _____ Private	SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth Width	Water Supply: _____ _____ Public _____ Private
No. of stories: _____	Sewage Disposal: _____ _____ Public _____ Private	1st floor: _____	Sewage Disposal: _____ _____ Public _____ Private
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>	2nd floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>	Basement: _____	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Construction type: _____ _____ Reinforced Concrete _____ Structural Steel _____ Masonry _____ Wood Frame	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>	Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/>	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input checked="" type="checkbox"/>
_____ State Certified Modular	Sprinkler system: N/A <input type="checkbox"/> _____ Full _____ Partial _____ Other Suppression _____ # of Heads	Other Structure: _____	Sprinkler system: N/A <input type="checkbox"/> _____ NFPA #13D _____ NFPA #13R _____ Other:
		Dimensions: _____	
		Footings: _____	
		Roof Height: _____	
		_____ State Certified Modular	
		_____ Manufactured Home	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

William R. Gerwig
 Applicant's Signature

William R. Gerwig
 Print Name

3/21/10
 Date

Project Manager
 Title/Company

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 ** PLEASE WRITE NEATLY AND LEGIBLY. **
 - FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID#:
Land Development, DPZ			Front: _____	Filing fee \$ _____
State Highways			Rear: _____	Permit fee \$ _____
Building Official			Side: _____	Excise tax \$ _____
Dev. Engineering, DPZ			Side St: _____	Add'l per. fee \$ _____
Health	<u>4/28/10</u>	<u>Adrian Scott</u>	All minimum setbacks met?	TOTAL FEES \$ _____
Fire Protection			YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Is Sediment Control approval required prior to issuance?			Is Entrance Permit required?	Balance due \$ _____
YES <input type="checkbox"/> NO <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	Check # _____
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Historic District?	Validation # _____
ONE STOP SHOP: <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	
Distribution of Copies- White: Building Official			Lot Coverage for New Town Zone _____	Accepted by _____
Green: LDD, DPZ			SDP/Red-line approval date _____	
Yellow: DED, DPZ				
Pink: Health				
Gold: SMA				

**HOWARD COUNTY
 PERMIT APPLICATION**

PERMIT NUMBER

B006003505

Building Address 4622 SHEPPARD MANOR DRIVE
ELLICOTT CITY, MD 21042
 Suite/Apt. #: --- SDP/WP/Petition #: P.06-99
 Census Tract 605101 Subdivision SHEPPARD MANOR
 Section --- Area --- Lot 15
 Tax Map 29 Parcel 268 Grid 1
 Zoning RC-DED Map Coordinates 10F13 Lot size 49,813 #

Property Owner's Name WILLIAMSBURG GROUP LLC
 Address 5485 HARPERSFARMS RD #200
 City COLUMBIA State MD Zip Code 21044
 Home Phone 410-997-8200 Work Phone 410-997-8200
 Applicant's Name & Mailing Address, (if other than stated hereon):
 Phone --- Fax 410-997-4358

Existing Use VACANT LOT
 Proposed Use SED
 Estimated Construction Cost \$ 3M, 000
 Description of Work MODEL W/ ELLICOTT TOWN/
CONSERVATORY, 2 STORY, FULL BATH, 12K,
11 FB, HD, 2 FP, + 3 W/ GARAGE
(1.5K)

Contractor Company SAME AS OWNER
 Contact Person
 Address
 City --- State --- Zip Code ---
 License No. 155 Phone --- Fax ---

Occupant or Tenant SAME AS OWNER
 Contact Name
 Address
 City --- State --- Zip Code ---
 Phone --- Fax ---

Engineer or Architect Company FSH ASSOC
 Contact Person ZACH FISCH
 Address 6339 Howard Lane
 City Elkridge State MD Zip Code 21075
 Phone 410-567-5200 Fax 410-796-1562

BUILDING DESCRIPTION - COMMERCIAL

BUILDING DESCRIPTION - RESIDENTIAL

Building Characteristics	Utilities
Height: _____	Water Supply: _____ Public <input type="checkbox"/> Private <input type="checkbox"/>
No. of stories: _____	Sewage Disposal: _____ Public <input type="checkbox"/> Private <input type="checkbox"/>
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Construction type: _____ Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular <input type="checkbox"/>	Sprinkler system: N/A <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression <input type="checkbox"/> # of Heads _____

Building Characteristics	Utilities
SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth _____ Width _____	Water Supply: _____ Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>
1st floor: _____	Sewage Disposal: _____ Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>
2nd floor: _____	Electric Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Gas Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
Basement: _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas <input checked="" type="checkbox"/>
Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Craw space <input type="checkbox"/> Slab on Grade <input type="checkbox"/>	Sprinkler system: N/A <input checked="" type="checkbox"/> NFPA #13D _____ NFPA #13R _____ Other: _____
No. of Bedrooms <u>4</u>	
Height: <u>28'</u>	
Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____	
Other Structure: _____	
Dimensions: _____	
Footings: _____	
Roof Height: _____	
State Certified Modular <input type="checkbox"/> Manufactured Home <input type="checkbox"/>	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Suzanne P. Davis
 Applicant's Signature
AGENT/WG LLC
 Title/Company

SUZANNE P. DAVIS
 Print Name
11/26/08
 Date

Checks payable to: **DIRECTOR OF FINANCE OF HOWARD COUNTY**
 ** PLEASE WRITE NEATLY AND LEGIBLY. **
 - FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID#
Land Development, DPZ			Front: _____	Filing fee \$ <u>100</u>
State Highways			Rear: _____	Permit fee \$ _____
Building Official			Side: _____	Excise tax \$ _____
Dev. Engineering, DPZ			Side St: _____	Add'l per. fee \$ _____
Health <u>12/17/2008</u>		<u>R. Buckle</u>	All minimum setbacks met?	TOTAL FEES \$ _____
Fire Protection			YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Is Sediment Control approval required prior to issuance?			Is Entrance Permit required?	Balance due \$ _____
YES <input type="checkbox"/> NO <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	Check # _____
CONTINGENCY CONSTRUCTION START: <input type="checkbox"/>			Historic District?	Validation # _____
ONE STOP SHOP: <input type="checkbox"/>			YES <input type="checkbox"/> NO <input type="checkbox"/>	
Distribution of Copies:			Lot Coverage for NewTown Zone _____	
White: Building Official			SDP/Red-line approval date _____	Accepted by _____
Green: LDD, DPZ				
Yellow: DED, DPZ				
Pink: Health				
Gold: SHA				

SHEPPARD MANOR DRIVE
(Public Access Place)

N 575,150

N 575,150

E 1,330,475

E 1,330,725

Maryland State Grid (NAD 83/91)

16
814sf±

Approved Septic System Plan
Howard County Health Department

4 Bedroom SFD
approved as shown

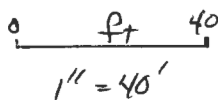
R. Buale
Signature

12/17/2008
Date

LOT 14
49,812sf±

PLAN VIEW

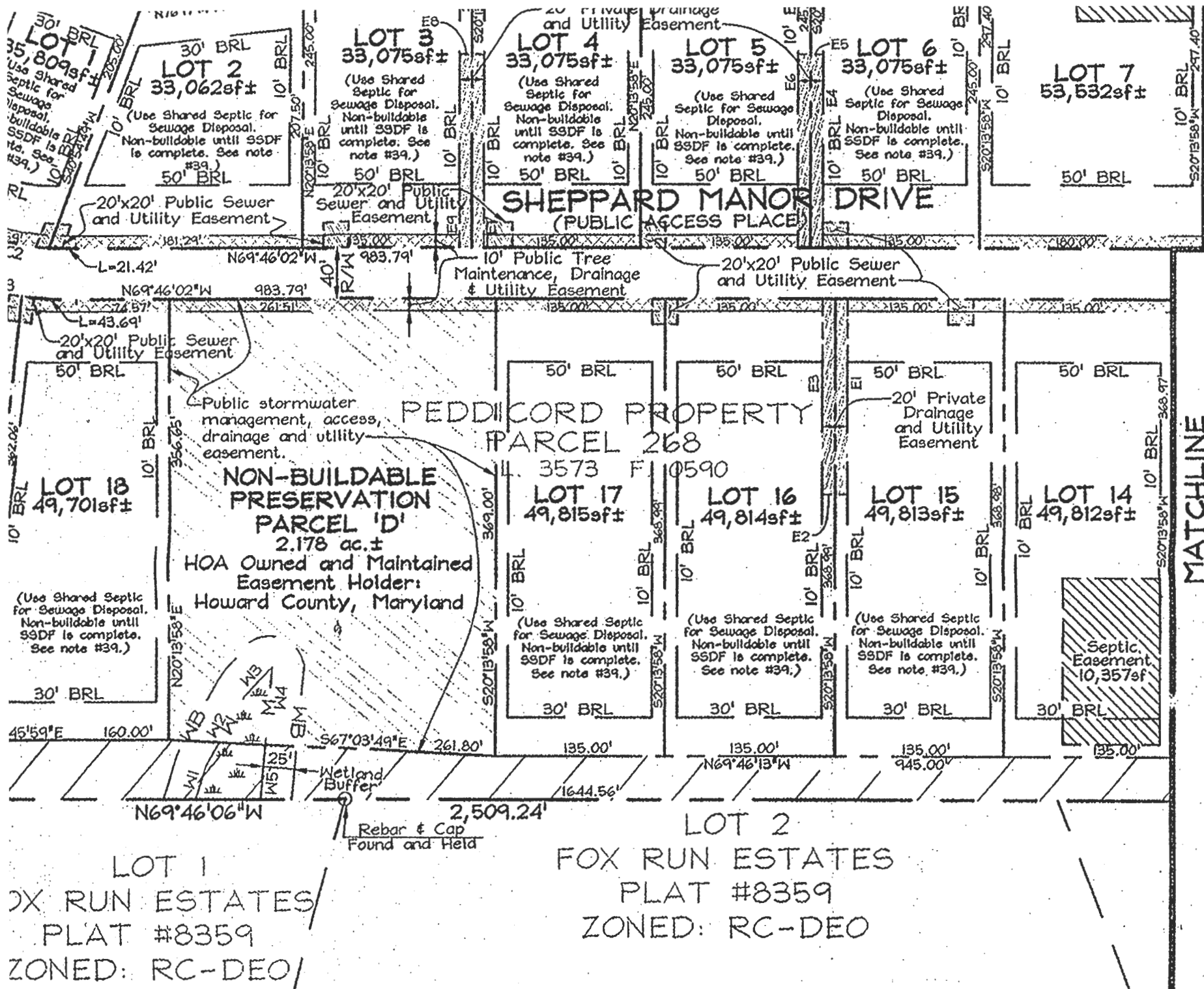
SCALE 1"=30'



5'x2' Fireplace

N 574,800

E 1,330,725



SEE SHEET

N 575'

MATCHLINE

LOT 1
FOX RUN ESTATES/
PLAT #8359
ZONED: RC-DEO/

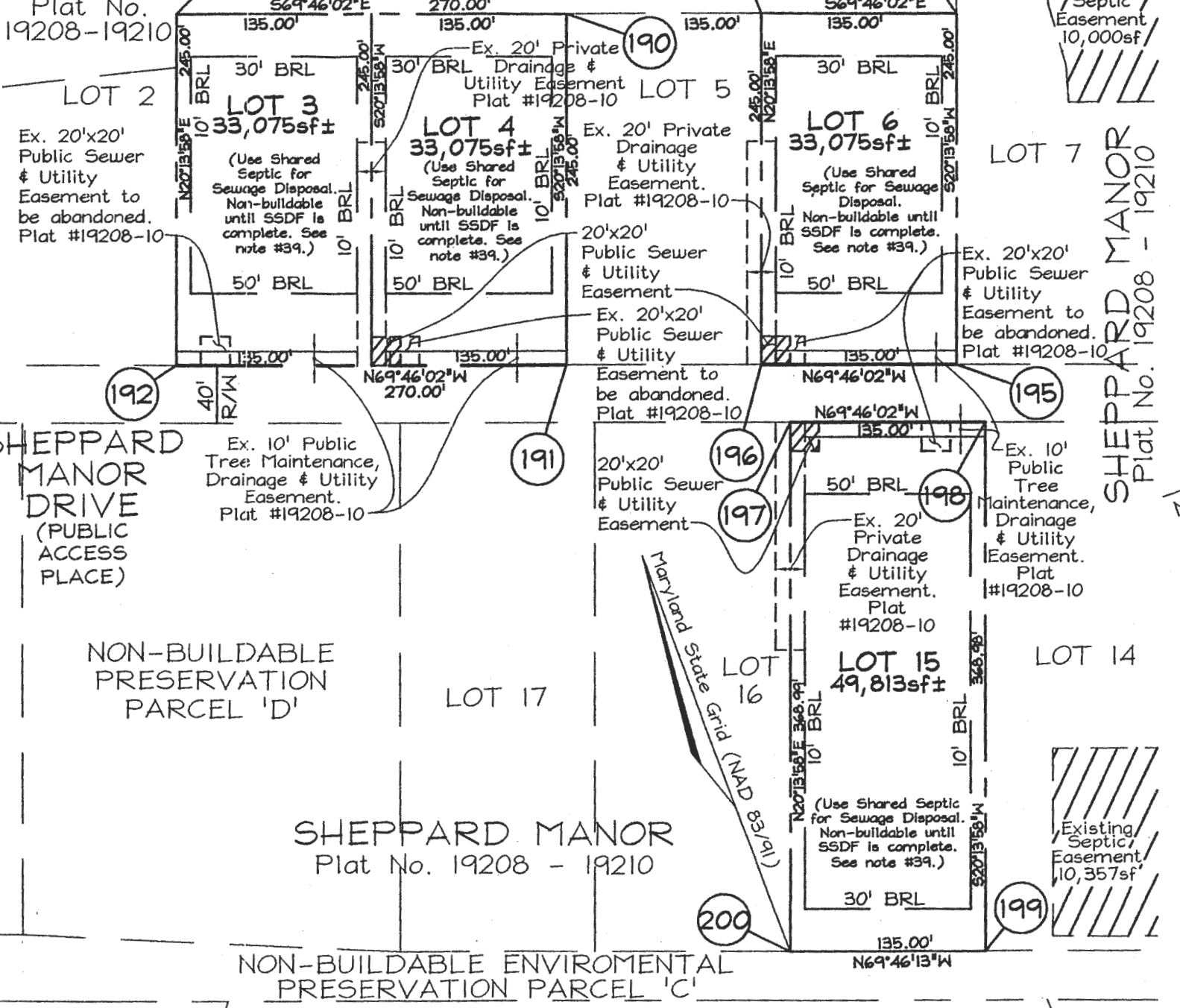
LOT 2
FOX RUN ESTATES
PLAT #8359
ZONED: RC-DEO

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the planning of this Plat and the setting of Markers for the lots.

N 575,500
E 1,330,800

HEPPARD MANOR
Plat No. 19208-19210

NON-BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL 'A'



HEPPARD MANOR DRIVE
(PUBLIC ACCESS PLACE)

NON-BUILDABLE PRESERVATION PARCEL 'D'

SHEPPARD MANOR
Plat No. 19208 - 19210

NON-BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL 'C'

Copy Plat # 20013
supercedes signed final
(20'x20' utility Easement adjusted)

Easements shown on aforesaid lots shall be

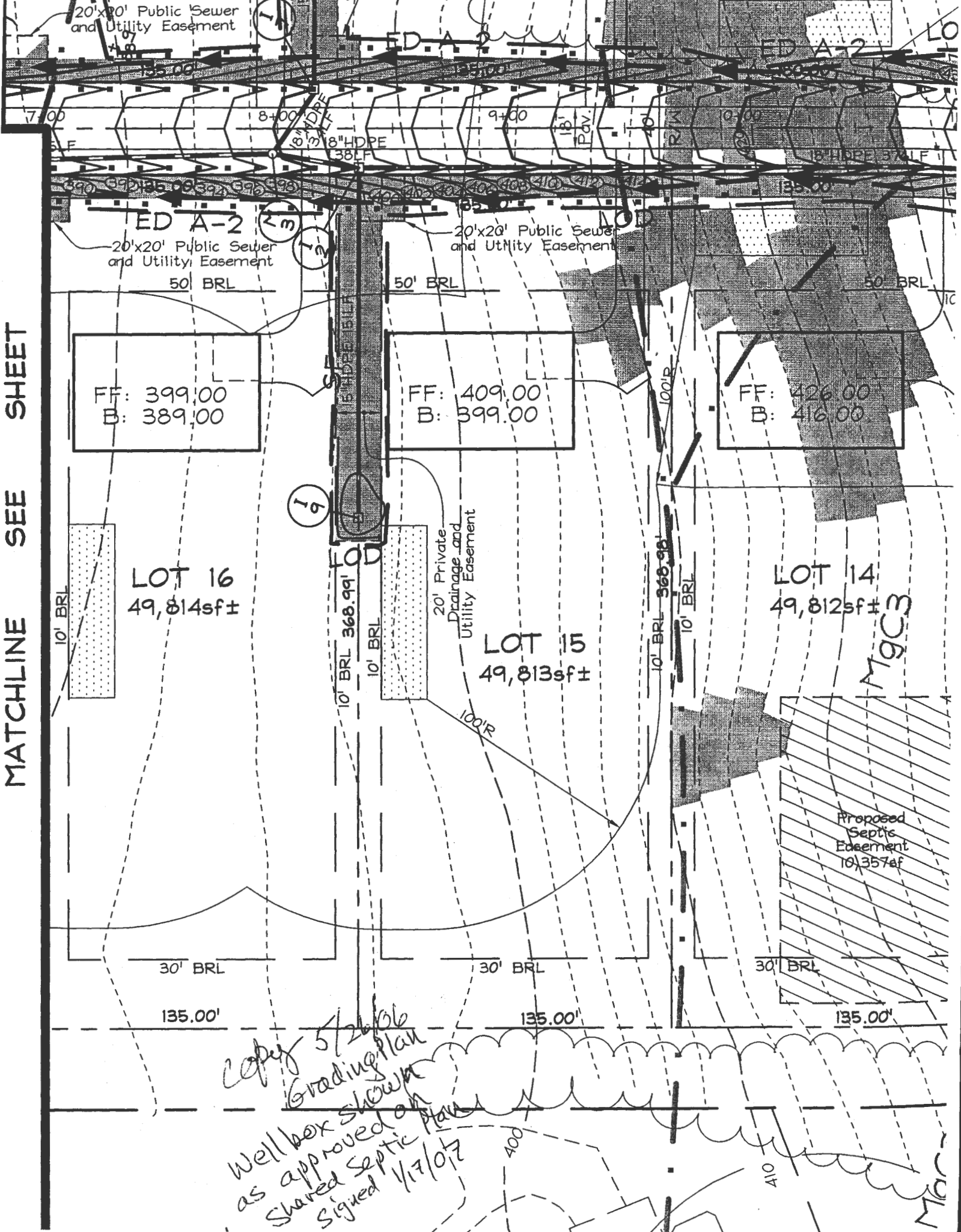
The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

[Signature]

11-15-2008

The Pub neu

MATCHLINE SEE SHEET



*Copy 5/26/06
Grading plan
Well box shown
as approved on
Shared Septic Plan
Signed 1/17/07*

M9CM

Mar

Penny E. Borenstein, M.D., M.P.H., Health Officer

ATTENTION WELL DRILLERS!!!

When submitting a well application for a new or replacement well, please indicate one of the following:

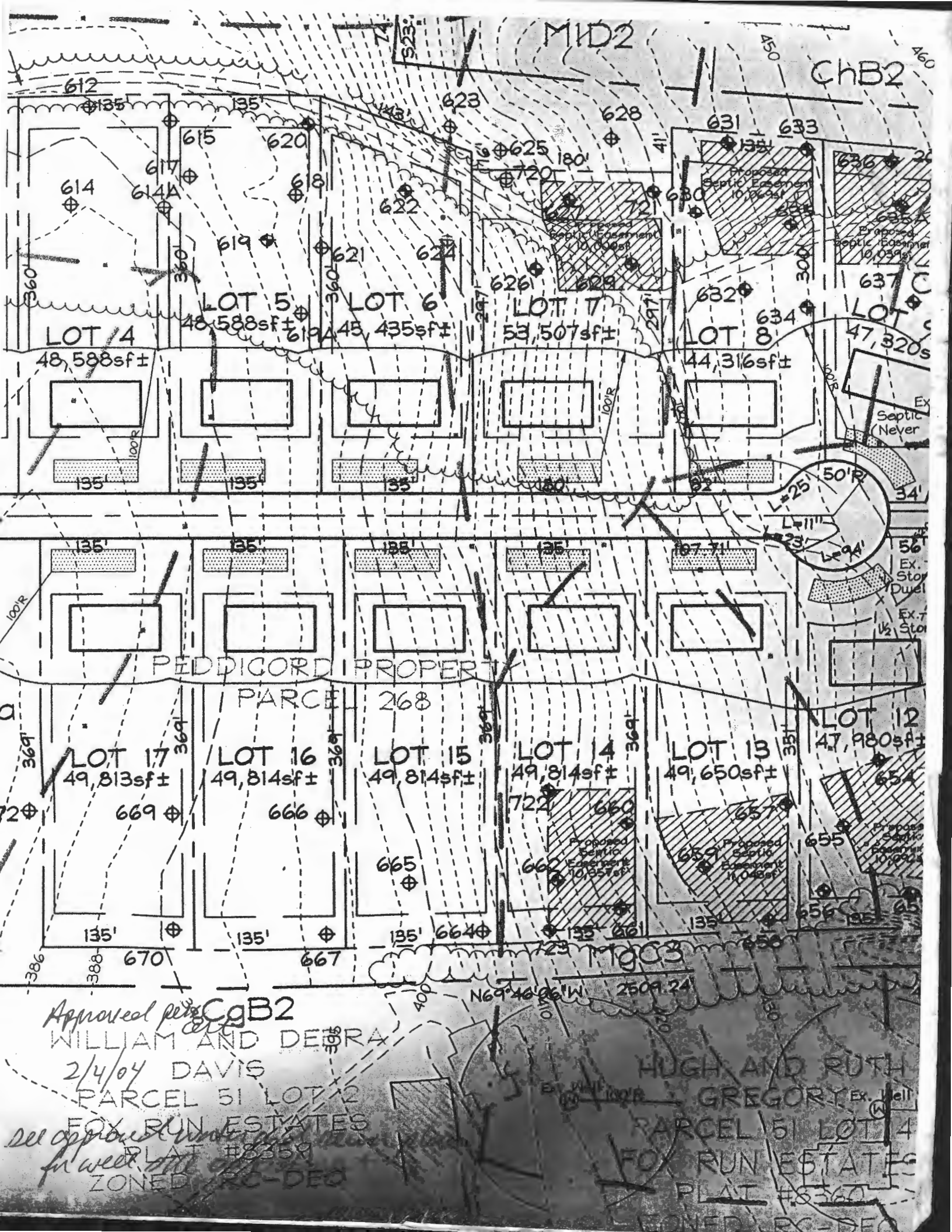
- The well site has been staked by FSH Associates on 1-26-05 and is ready for site inspection.
- _____ will call the Health Department for a time to meet in the field to verify a well location.
- Site plan for new well is attached to well permit application.

Please attach this sheet when submitting your green application. This should help improve communication allowing a more timely service for our citizens.

KN

MID2

ChB2



Approved per **CgB2**
 WILLIAM AND DEBRA
 2/4/04 DAVIS
 PARCEL 51 LOT 2
 FOX RUN ESTATES
 PLAT #8359
 ZONED RC-DEO

HUGH AND RUTH
 GREGORY
 PARCEL 51 LOT 4
 FOX RUN ESTATES
 PLAT #8360
 ZONED RC-DEO

Briggs, Mary

From: Tudor, Matt
Sent: Tuesday, June 01, 2010 10:56 AM
To: Buchman, Lori; Sappington, Sara
Cc: Pickett, Tom; Hart, Amy; Alcorn, John; Goss, Dennis; Rocco, Anthony; Baker, Brian; Wolf, Kevin; Briggs, Mary; Bob Corbett
Subject: U&O Release 4622 Sheppard Manor Drive

Last Thursday afternoon (May 27th), Mr. Tom Pickett observed the start-up of a Sewage Grinder Pump at the Sheppard Manor Shared Septic System:

Sheppard Manor, Contract 50-4357-D
Williamsburg Builders, Lot #15
4622 Sheppard Manor Lane
Ellicott City, MD 21042

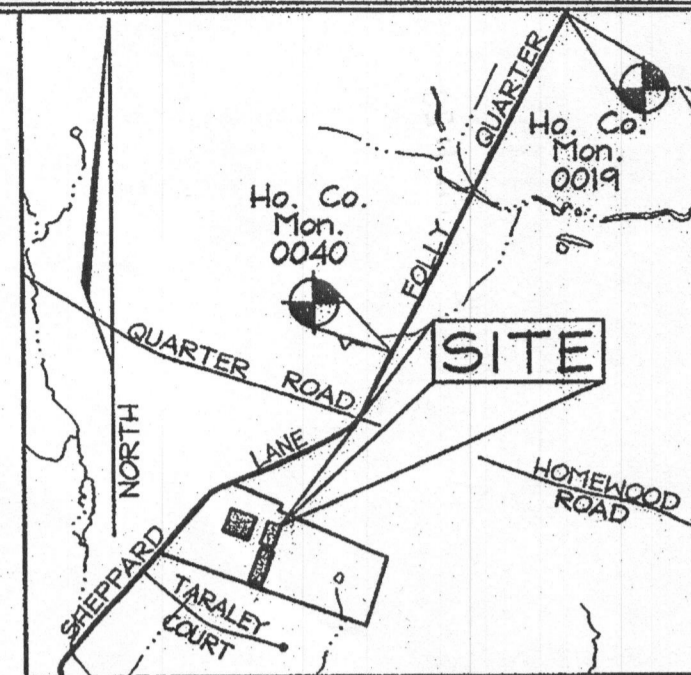
The Sewage Grinder Pump test was successful ; the Bureau of Utilities releases its hold on this property for U&O.

This is the sixth lot on the shared septic system at this location.

Matt
410-313-4934 office
410-978-1320 mobile

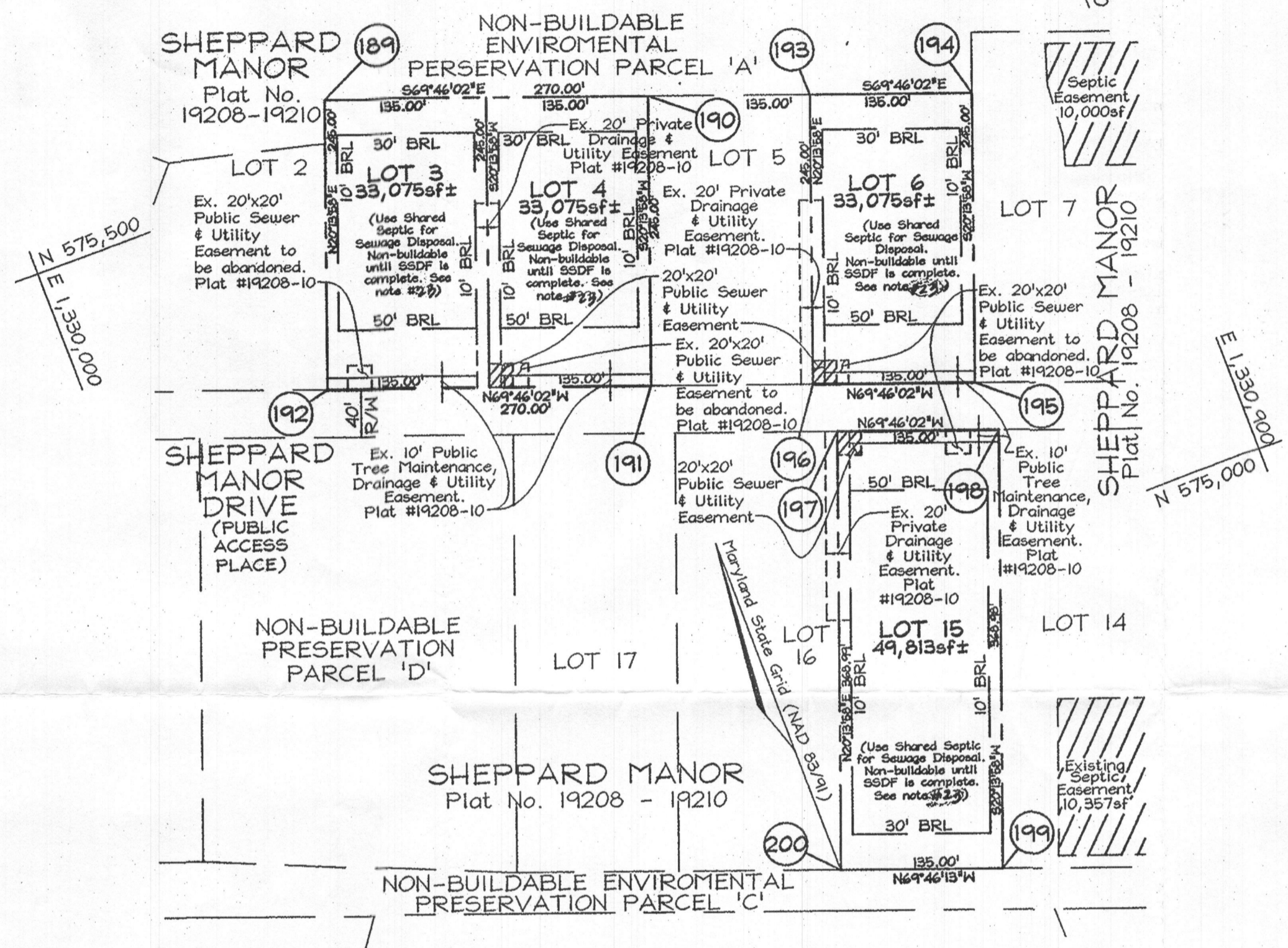
GENERAL NOTES

- The subject property is zoned "RC-DEO" per the 2/02/04 Comprehensive Zoning Plan and per the Comp. Lite Zoning Regulation amendments effective on 07/28/06.
- Coordinates based on NAD 83/91, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 0019 and no. 0040 (last adjustment 06/26/99). Denotes approximate location (see vicinity map).
Sta. 0019 N 580,468.128 E 1,333,675.518 El.: 385.846 (feet)
Sta. 0040 N 577,270.584 E 1,332,002.575 El.: 365.309 (feet)
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 6.52 acres and planting 0.85 acres of forest within Forest Conservation Easement 1, and retaining 4.99 acres of forest within Forest Conservation Easement 2.
Total retention = 11.51 acres. Total planting provided = 0.85 acres.
Provided under F-06-99.
- BRL Denotes Building Restriction Line.
- Private water and private sewerage systems for Lots 7 thru 14 and private water and public sewer systems for Lots 1 thru 6 and Lots 15 thru 19 will be used within this site.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- All wells have been drilled.
- Ground water appropriation permit number HO2005G007 (01).
- A.P.F.O. traffic study prepared by Street Traffic Studies, Ltd., September 24, 2004, and approved under SP-05-08 on June 15, 2005.
- Wetlands delineation and report and Forest Stand delineation prepared by Exploration Research Inc. and approved under SP-05-08 on June 15, 2005.
- The project is not within the metropolitan district.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- S.W.M. for cpv and way is provided in a Micro Pool Extended Detention facility and grass channels. Rev will be provided in grass swales. The facility will be privately owned with joint maintenance by the H.O.A. and Howard County.
- Grading, removal of vegetative cover or trees, paving and new structures shall not be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas. The breach of the existing dam is considered a necessary disturbance.
- Areas shown are more or less.
- Articles of Incorporation for the Homeowners Association were accepted by the State Dept. of Assessment and Taxation on September 14, 2006, incorporation number DII501236.
- This Plat is based on a field run monumented boundary survey performed on or about 1/12/04 by FSH Associates.
- Landscaping met under F-06-99.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
A) Width - 12 feet (14 feet serving more than one residence);
B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
C) Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
F) Structure clearances - minimum 12 feet;
G) Maintenance - sufficient to ensure all weather use
- This Plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit applications.
- Lots 1 thru 6 and Lots 15 thru 19 are utilizing a Public Shared Septic System, owned and maintained by Howard County, Maryland.
- The scenic road exhibit for this project was approved under SP-05-08.
- Lots 1 thru 6 and 15 thru 19 of this subdivision are connected to the Shared Sewage Disposal Facility governed by Section 18.1200 et seq. of the Howard County Code. The developer is obligated to construct the Facility under the provisions of the Developer Agreement Number 50-4957D dated May 3, 2007. A building permit for lots 1 thru 6 and 15 thru 19 may not be issued until the construction of the Facility is completed. Activity on these lots is restricted and is subject to the Declaration of Covenants, Conditions, Right-of-Entry, and Restrictions for Shared Sewage Disposal Facility intended to be recorded among the Land records of Howard County, Maryland. Lots 1 thru 6 and 15 thru 19 shall be assessed Shared Sewage Disposal Facilities Charges and Assessments pursuant to Sections 20.800 et seq. of Howard County Code.
- Non-buildable, Howard County owned, preservation parcel 'B' is subject to the conditions and restriction applicable to a "preservation parcel" as set forth in the Zoning Regulations of Howard County, Maryland which shall continue to bind the property herein conveyed as restrictive covenants attaching to and running with the Land in perpetuity.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 10 F13

POINT	NORTHING	EASTING
189	N 1330275.487	E 575552.933
190	N 1330528.827	E 575459.558
191	N 1330444.098	E 575229.675
192	N 1330190.758	E 575323.050
193	N 1330655.497	E 575412.870
194	N 1330782.167	E 575366.182
195	N 1330697.437	E 575136.300
196	N 1330570.768	E 575182.988
197	N 1330575.497	E 575198.614
198	N 1330702.167	E 575091.926
199	N 1330574.562	E 574745.715
200	N 1330447.889	E 574792.396



AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 4
- Total area of Buildable Lots to be recorded: 3.421 Ac.±
- Total area of Subdivision to be recorded: 3.421 Ac.±

Reservation Of Public Utility Easements

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, and other public utilities located in, on, over, and through Lots 3, 4, 6, and 15, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description. Upon completion of the public utilities and their acceptance by Howard 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."

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135) 4-15-2008 Date
Williamsburg Group, L.L.C. 4-15-08 Date

The purpose of this Amendment Plat is to abandon the existing 20'x20' Public Sewer & Utility Easements on Lots 3, 4, 6, and 15; and to record new 20'x20' Public Sewer & Utility Easements on Lots 4, 6, and 15.

OWNER/DEVELOPER
WILLIAMSBURG GROUP, L.L.C.
5485 Harpers Farm Road #200
Columbia, Maryland 21044-3834
Telephone: (410) 997-8800
Fax: (410) 997-4358

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

APPROVED: For Private Water and PUBLIC "SHARED" SEWERAGE, LOTS 3, 4, 6, and 15 Howard County Health Department.

B. Wilson for Peter Beilenson 6/16/2008 Date
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

David A. Leagle 6/20/08 Date
Chief, Development Engineering Division

David A. Leagle 6/24/08 Date
Director

OWNER'S CERTIFICATE

We, Williamsburg Group, L.L.C., owners 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 road 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 said Easements and Rights-of-Way.

Witness my hand this _____ day of _____, 2008.

Williamsburg Group, L.L.C. V.P.

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 David C. Peddicord to Williamsburg Group, L.L.C. by deed dated February 8, 2007 recorded in the Land Records of Howard County in Liber 10522, folio 064, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller 4-15-2008 Date
C. Brooke Miller (MD Property Line Surveyor #135)

Recorded as Plat No. 20013 on 6/23/08
Among the Land Records of Howard County, Maryland.

AMENDMENT PLAT
SHEPPARD MANOR
LOTS 3, 4, 6, AND 15
(Plat #19208-19210)
TAX MAP 29 GRID 01, PARCEL 268
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1"=100'
Date: April 3, 2008
Sheet: 1 of 1
SP-05-08, F-06-99

F 08-190

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMPERMEABLE COVER IS NEEDED WHERE A PERMANENT LONG-LIVED VEGETATIVE SEEDING OR RESEEDING IS REQUIRED. SEEDING SHALL BE PERFORMED USING THE FOLLOWING METHODS:

1. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
2. **SOIL PREPARATION:** The soil shall be prepared to a depth of 4-6 inches. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5.
3. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
4. **SOIL PREPARATION:** The soil shall be prepared to a depth of 4-6 inches. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5.
5. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
6. **SOIL PREPARATION:** The soil shall be prepared to a depth of 4-6 inches. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5.
7. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
8. **SOIL PREPARATION:** The soil shall be prepared to a depth of 4-6 inches. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5.
9. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
10. **SOIL PREPARATION:** The soil shall be prepared to a depth of 4-6 inches. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5.

TEMPORARY SEEDING NOTES

SEEDING SHALL BE PERFORMED USING THE FOLLOWING METHODS:

1. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
2. **SOIL PREPARATION:** The soil shall be prepared to a depth of 4-6 inches. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5.
3. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
4. **SOIL PREPARATION:** The soil shall be prepared to a depth of 4-6 inches. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5.
5. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
6. **SOIL PREPARATION:** The soil shall be prepared to a depth of 4-6 inches. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5. The soil shall be amended with a minimum of 20 lbs./acre of fertilizer (10-10-10) and a minimum of 20 lbs./acre of lime (75% CaO) to a pH of 6.5.
7. **SEEDING:** Apply a minimum of 100 lbs./acre of seed (100% pure seed) to the area to be seeded. The seed shall be broadcast or applied in a pattern that provides uniform coverage. The seed shall be applied to the surface of the soil and shall be worked into the soil to a depth of 1-2 inches.
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Permanent Seeding Summary

Seed Mixture	Rate (lb./acre)	Application Method	Soil Preparation	Fertilizer Rate (lb./acre)	Lime Rate (lb./acre)
1	100	Broadcast	4-6" Deep	20 (10-10-10)	20 (75% CaO)
2	100	Broadcast	4-6" Deep	20 (10-10-10)	20 (75% CaO)

SEDIMENT CONTROL NOTES

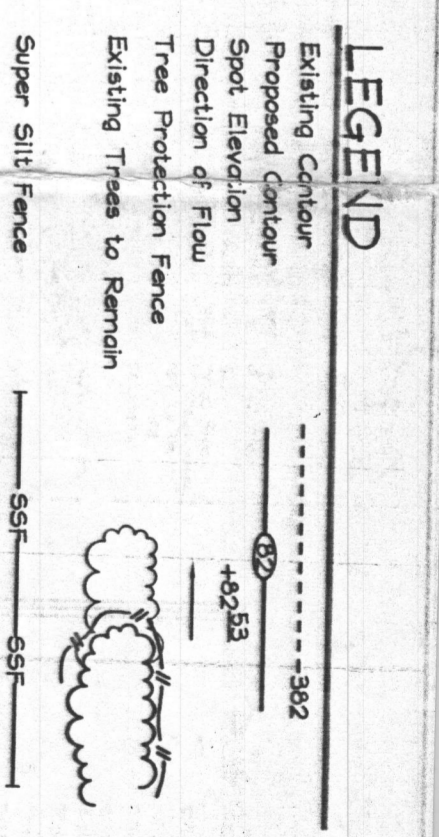
1. A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permit Services (410-313-1955) prior to the start of any construction.
2. All construction shall be in accordance with the provisions of the Howard County Sediment Control Ordinance (10-10-10).
3. The following minimum standards shall be maintained throughout the construction process:
4. All sediment control structures shall be constructed in accordance with the Howard County Sediment Control Ordinance (10-10-10).
5. All sediment control structures shall be maintained throughout the construction process.
6. All sediment control structures shall be inspected and approved by the Howard County Department of Inspection, License and Permit Services (410-313-1955) prior to the start of construction.
7. Site Analysis:

SEQUENCE OF CONSTRUCTION

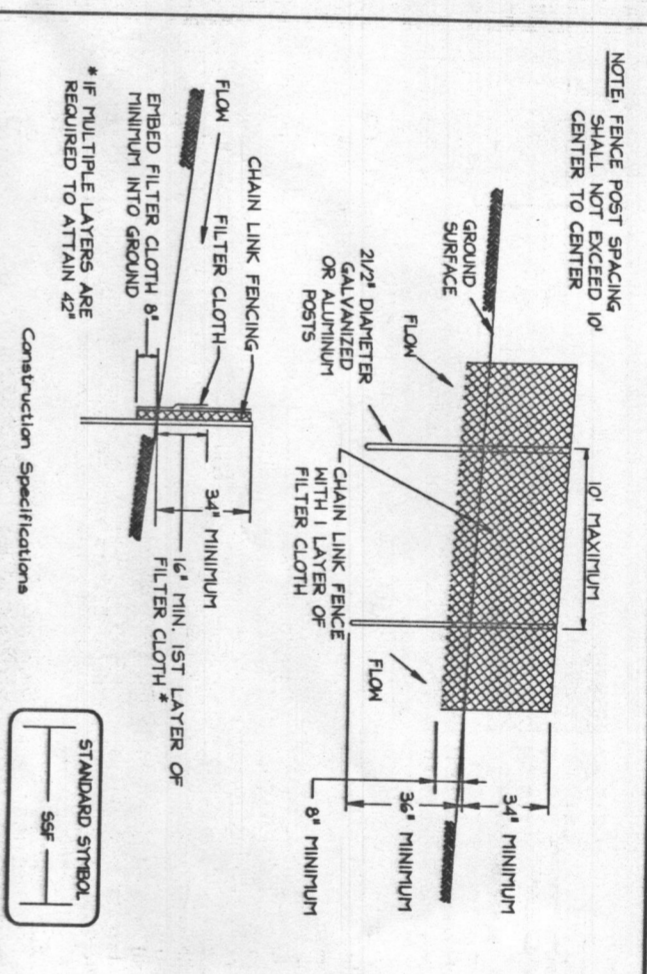
1. Obtain grading permit.
2. Perform all (410) 313-1955 at least 24 hours before starting any work.
3. Install Stabilized Construction Entrance.
4. After receiving permission from the sediment control inspector, perform all earthwork and foundation construction.
5. Construct driveway and finish building construction.
6. Fine grade site.
7. Upon stabilization of all disturbed areas and with the permission of the Sediment Control Inspector, remove all sediment control measures and stabilize any remaining disturbed area.

SOILS LEGEND

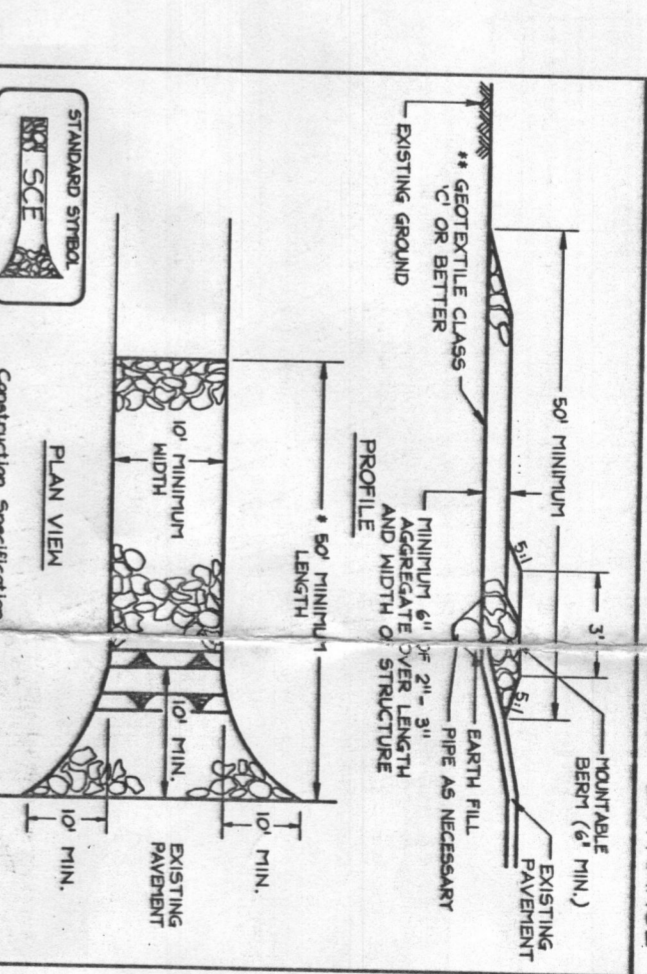
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
B	Battle Hill loam	B
C	Chesler gravelly silt loam, 3 to 8 percent slopes, moderately eroded	C
CA	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA
CA1	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA1
CA2	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA2
CA3	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA3
CA4	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA4
CA5	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA5
CA6	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA6
CA7	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA7
CA8	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA8
CA9	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA9
CA10	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA10
CA11	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA11
CA12	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA12
CA13	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA13
CA14	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA14
CA15	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA15
CA16	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA16
CA17	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA17
CA18	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA18
CA19	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA19
CA20	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA20
CA21	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA21
CA22	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA22
CA23	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA23
CA24	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA24
CA25	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA25
CA26	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA26
CA27	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA27
CA28	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA28
CA29	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA29
CA30	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA30
CA31	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA31
CA32	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA32
CA33	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA33
CA34	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA34
CA35	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA35
CA36	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA36
CA37	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA37
CA38	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA38
CA39	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA39
CA40	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA40
CA41	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA41
CA42	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA42
CA43	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA43
CA44	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA44
CA45	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA45
CA46	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA46
CA47	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA47
CA48	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA48
CA49	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA49
CA50	Chesler silt loam, 0 to 3 percent slopes, moderately eroded	CA50



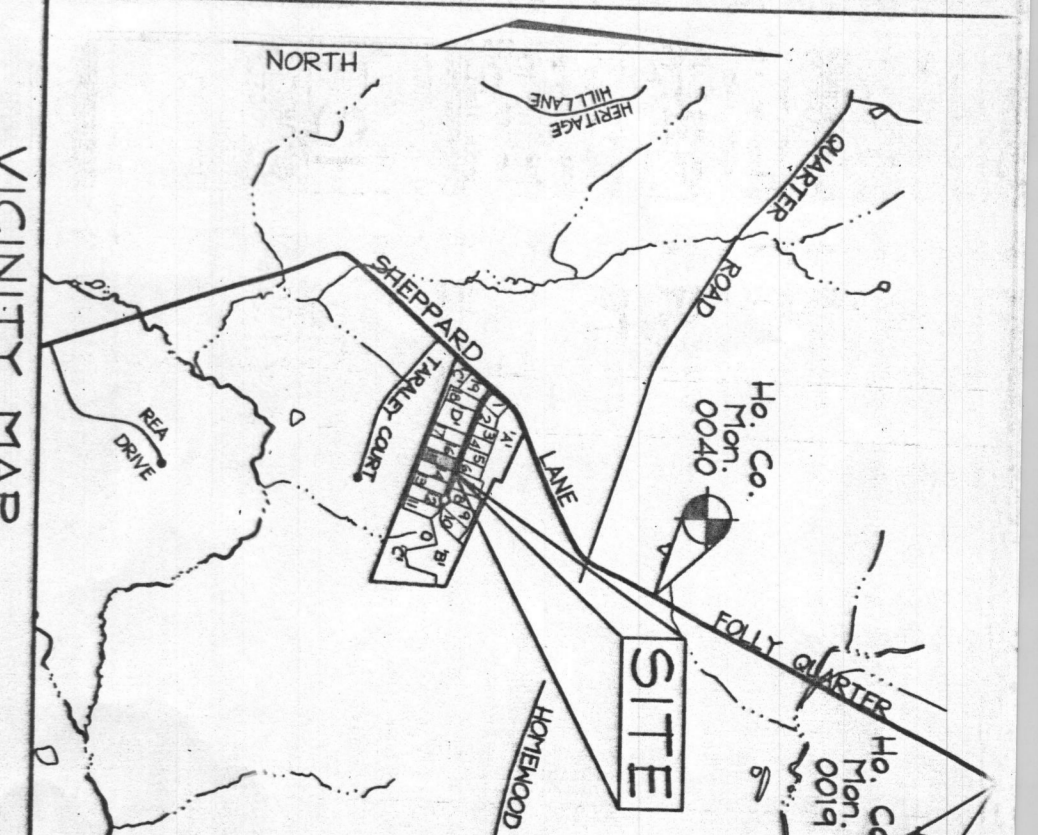
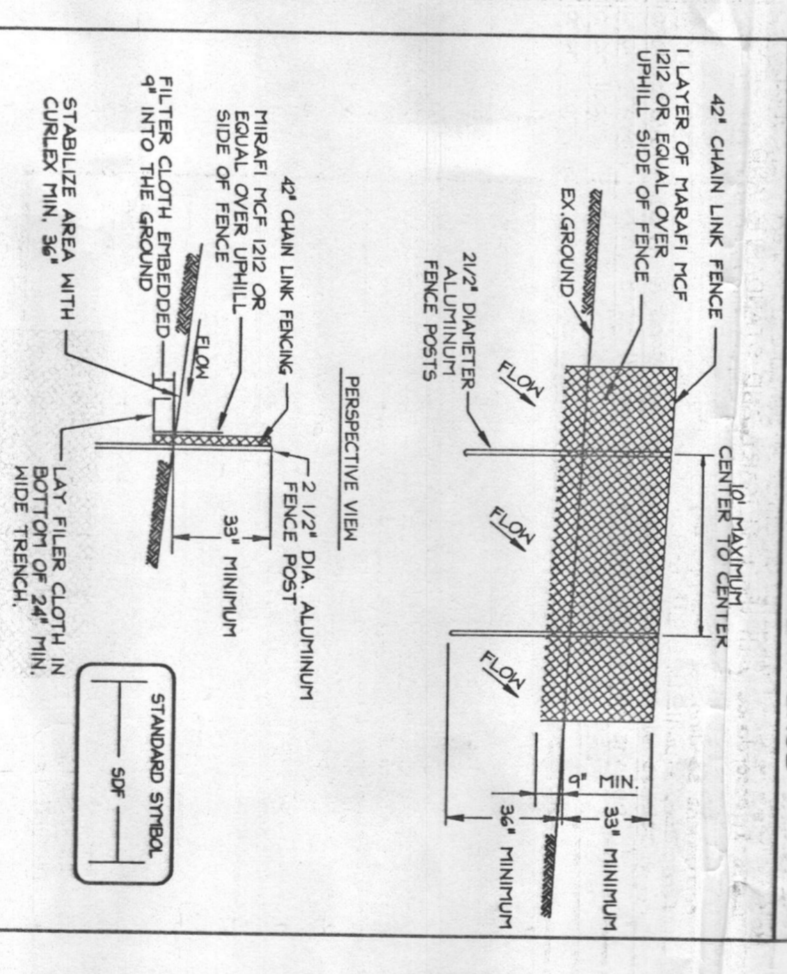
DETAIL 33 - SUPER SILT FENCE



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



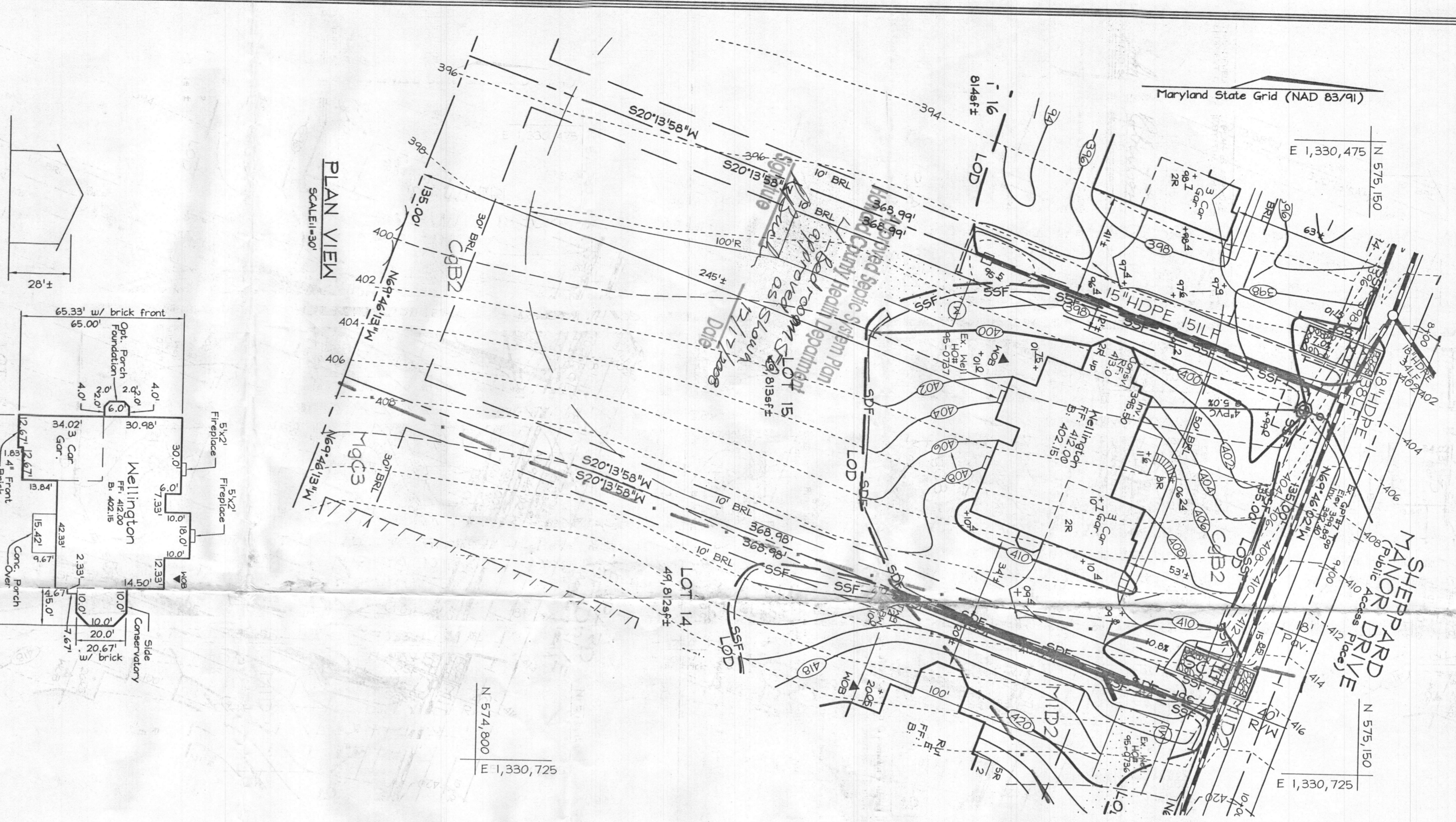
DETAIL - SUPER DIVERSION FENCE



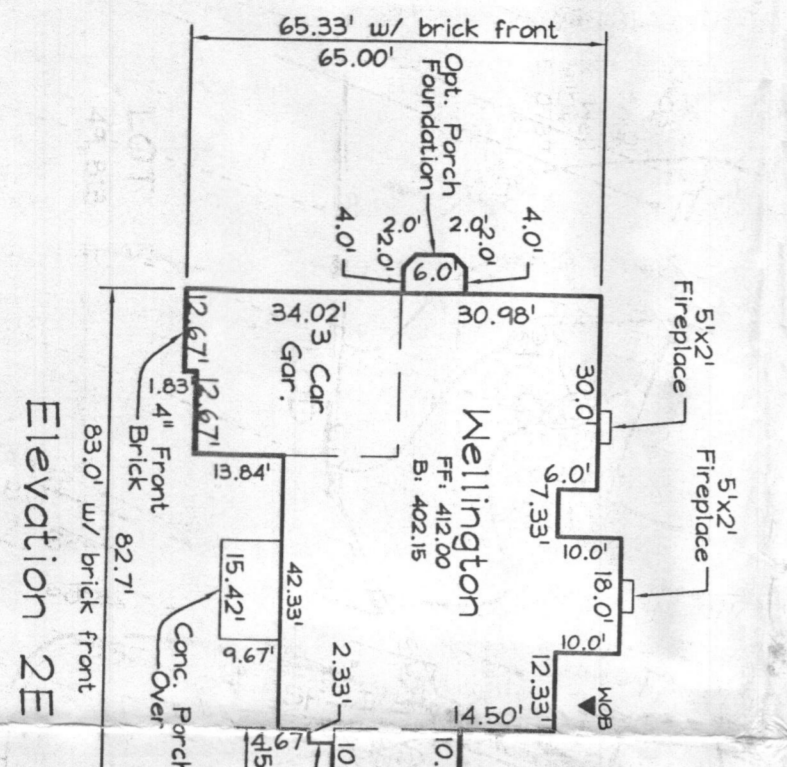
- BENCHMARKS**
- 512. 0019 N 175.927 9344 E 406.528 1110 E1 1173661 (Metres)
 - 512. 0019 N 550.462 128 E1 1333.675 918 E1 340365 (Metres)
 - 512. 0040 N 175.923 4240 E 405.995 1470 E1 1113365 (Metres)
 - 512. 0040 N 577.270 584 E1 1332.022 575 E1 345304 (Feet)

GENERAL NOTES

1. This property is zoned RC-DE0 per the 02/02/04 Comprehensive Zoning Ordinance. The proposed use is a residential use.
2. The proposed use is a residential use.
3. The proposed use is a residential use.
4. The proposed use is a residential use.
5. The proposed use is a residential use.
6. The proposed use is a residential use.
7. The proposed use is a residential use.
8. The proposed use is a residential use.
9. The proposed use is a residential use.
10. The proposed use is a residential use.



HOUSE TYPE



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

John P. Robertson
DATE: 11/23/08

ENGINEER'S CERTIFICATE

I, CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL WAS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA SUBMITTED HEREON TO THE HOWARD SOIL CONSERVATION DISTRICT.

F. M. W. Smith
DATE: 11/24/08

DEVELOPER'S CERTIFICATE

I, THE DEVELOPER, HEREBY CERTIFY THAT ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN AND THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA SUBMITTED HEREON TO THE HOWARD SOIL CONSERVATION DISTRICT.

John P. Robertson
DATE: 11/24/08

PROFESSIONAL CERTIFICATION

I, hereby certify that these documents were prepared or approved by me, a registered professional engineer under the laws of the State of Maryland, License No. #22416, Expiration Date 7/29/2009.

OWNER/DEVELOPER
WILLIAMSBURG GROUP LLC
5405 Harpers Farm Road
Columbia, Maryland 21044-3334
Tel: (410) 997-8800
Fax: (410) 997-4858

DESIGNER
FSH Associates
Engineers Planners Surveyors
5500 Harpers Farm Road
Columbia, Maryland 21044-3334
Tel: (410) 997-8800
Fax: (410) 997-4858
Email: info@fsh.com

PARCEL 268
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

LOT 15

REVISIONS
Rev. 01