

9/26/97 LMS
9/29/97 ENCL

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P 58593

A 50450-C

DISTRICT 5th

DATE 8/1/97

DATE SYSTEM APPROVED 9/29/97

INSPECTOR DKS

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

~~XXXXXXXX~~ 313-2640

INDEXED

#426774

New Dimensions Plumbing & Excavating, Inc.

IS PERMITTED TO INSTALL X ALTER

ADDRESS 3018 Bachman Road, Manchester, MD 21102

PHONE 410-239-4359

SUBDIVISION Glen Mary Estates

LOT 5

ROAD 5639 Broadwater Lane

PROPERTY OWNER

Mark & Sondra Knox GEORGE & BONNIE WHALEN

ADDRESS

SEPTIC TANK CAPACITY 1250 GALLONS

MANHOLE CLEANOUT REQUIRED ON THE SEPTIC TANK

NUMBER OF BEDROOMS 4

210 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 210

TRENCHES - Trench to be 2 feet wide. Inlet 5 feet below original grade. Bottom maximum depth 9 feet below original grade. Effective area begins at 5 feet below original grade. 4 feet of stone below distribution pipe.

LOCATION - Begin trenches 140 feet to the left (299.00') lot line and 15 feet off that same lot line as seen when facing the lot from Broadwater Lane. Run trenches on contour toward the rear of the property.

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

OK KM 6-19-97

PLANS APPROVED BY Amy McMillen

DATE 06/17/98

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)

BUILDING PERMIT SIGNED

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

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

9/11/2002 800/38356 DECK

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

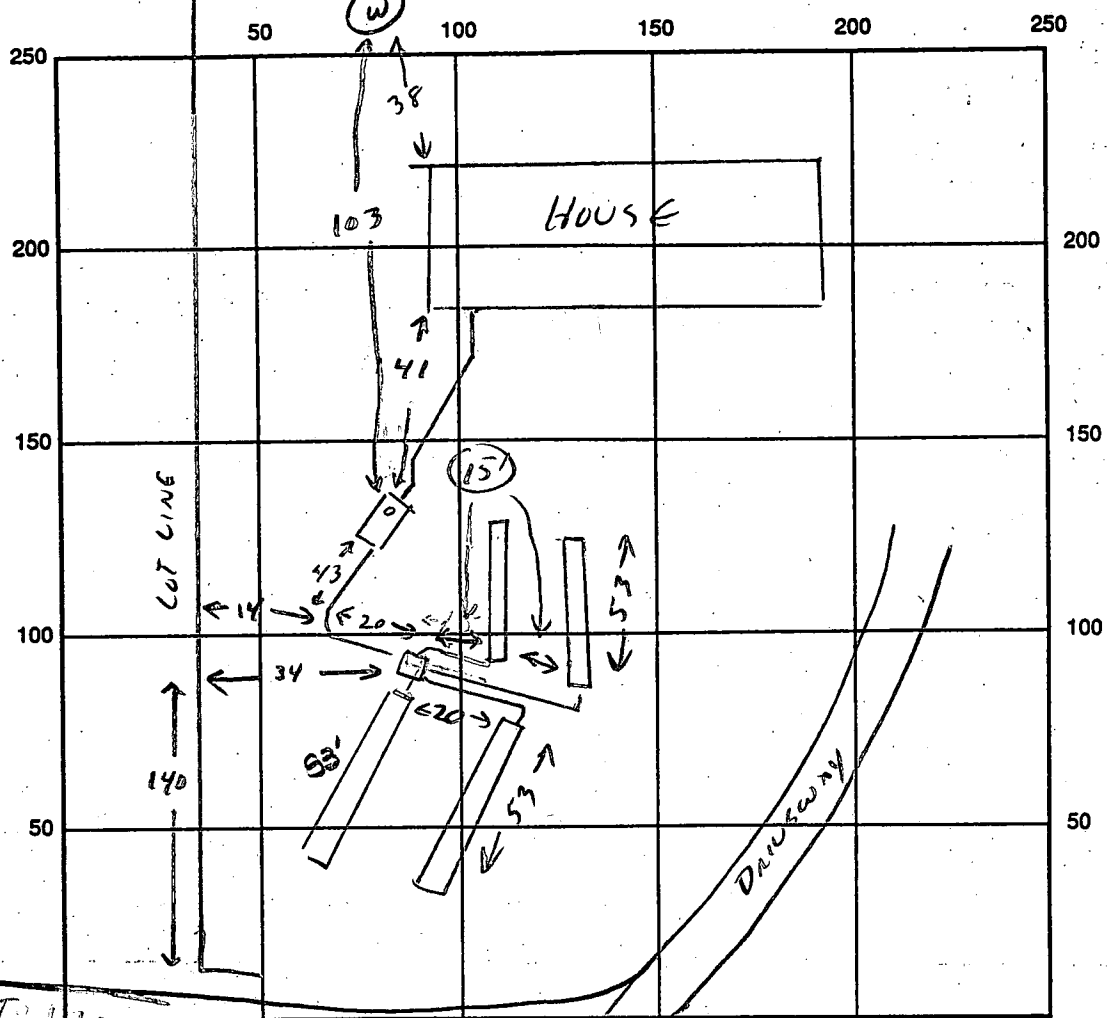
PERMIT VOID AFTER TWO YEARS

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**

HO-94-1144



SEPTIC TANK LEVEL CLEANOUTS STU manhole on site.

DISTRIBUTION BOX LEVEL

DRAIN FIELD/TITLE DEPTH 9 FT. TRENCH WIDTH 2 FT. INLET DEPTH 5 FT.

EFFECTIVE GRAVEL DEPTH 4 FT. TOTAL LENGTH 4 x 53 FT. → 212

NUMBER OF TRENCHES 4 ONE SIDEWALL/BOTTOM AREA 84.8 SQ. FT.

DRYWALL INSIDE DIAMETER - FT. EFFECTIVE DEPTH BELOW INLET - FT.

ABSORBENT AREA 848 SQ. FT.

REMARKS: CONTOUR & ELEVATIONS, DRIVEWAY LOCATION NOT AS PER APPROVED

CONTRACTOR REQUESTED TO MARK (1) BEND IN EFFLUENT LINE (2) DIST BOX (3) START OF LOWEST TRENCH.

9/29/97 FINAL INSP. - OK TO COVER ALL WORK. DKS

DATE SYSTEM APPROVED 9/29/97 INSPECTOR [Signature]

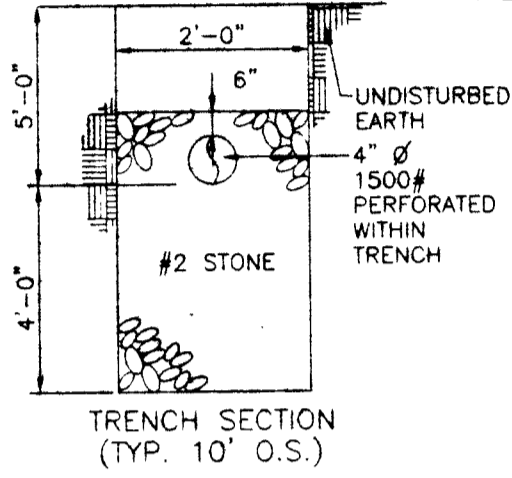
4 BEDROOMS = REQUIRED: 210 LF OF TRENCH
 PROVIDED: 210 LF OF TRENCH
 BASEMENT ELEV.: 498.1 (NO GRAVITY SERVICE)
 FIRST FLOOR ELEV.: 506.8
 INV. OUT OF HOUSE: 502.3 (THROUGH FOUNDATION WALL)
 INV. INTO SEPTIC TANK: 501.8
 INV. OUT OF SEPTIC TANK: 501.5
 INVERT INTO DISTRIBUTION BOX: 501.1
 INV. INTO TRENCH: 501.0
 EX GRADE AT SEPTIC TANK: 506.2
 PROP. GRADE AT SEPTIC TANK: 506.2
 EX GRADE AT DISTRIBUTION BOX: 506.1
 EX GRADE AT TRENCH: 506.0
 ELEV OF GROUND AT WELL: 508.2

Approved Septic System Plan
Howard County Health Department

Amy M. Mills 6/17/97
 Signature Date

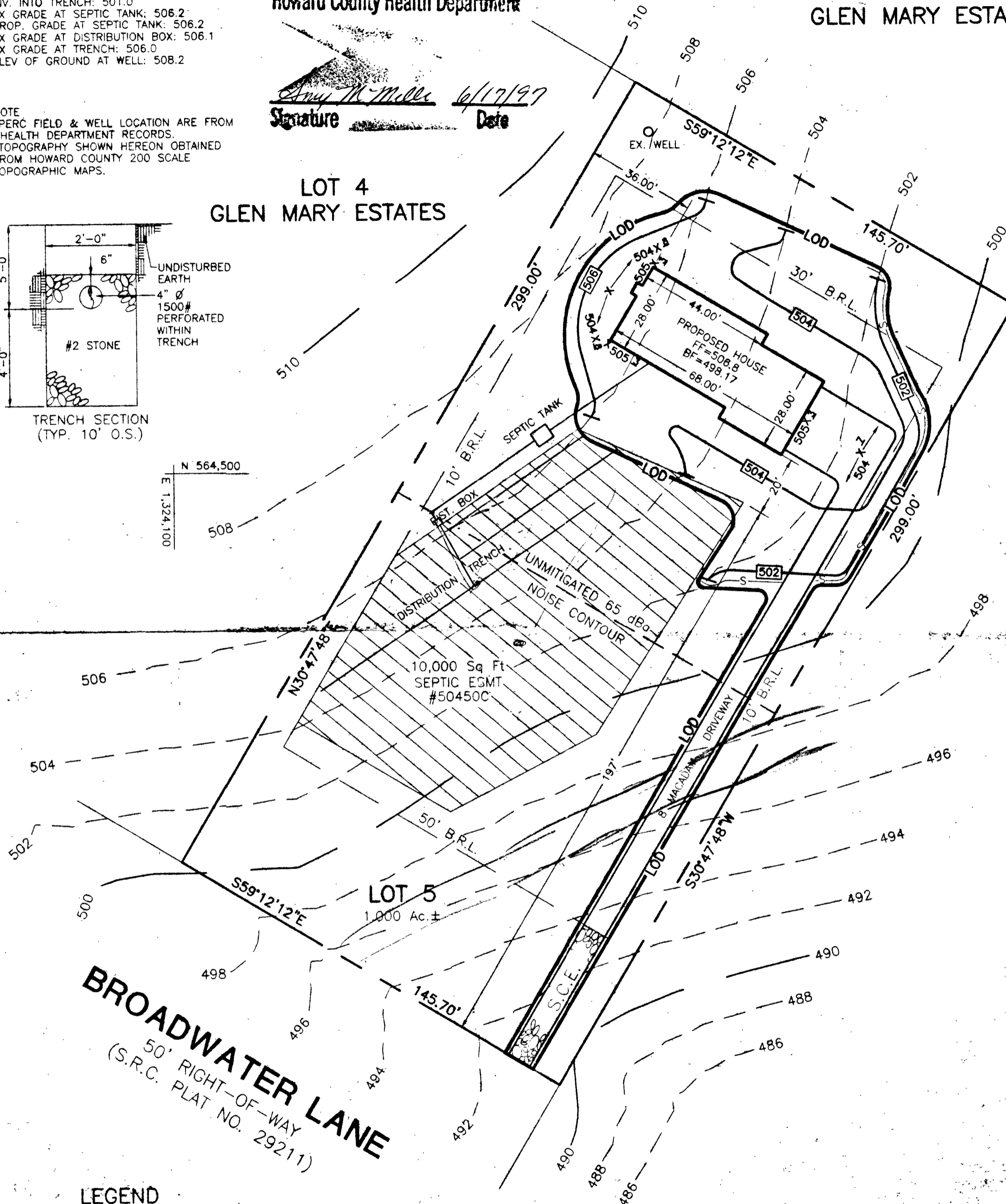
NOTE
 *PERC FIELD & WELL LOCATION ARE FROM
 HEALTH DEPARTMENT RECORDS.
 *TOPOGRAPHY SHOWN HEREON OBTAINED
 FROM HOWARD COUNTY 200 SCALE
 TOPOGRAPHIC MAPS.

LOT 4
GLEN MARY ESTATES



N 564.500
 E 1,324.100

LOT 6
GLEN MARY ESTATES



BROADWATER LANE
 50' RIGHT-OF-WAY
 (S.R.C. PLAT NO. 29211)

LEGEND

- 550--- EXISTING CONTOUR
- 550--- PROPOSED CONTOUR
- S--- SILT FENCE
- L.O.D.--- LIMIT OF DISTURBANCE
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE

NOTE: THE CONTOURS AND ELEVATIONS SHOWN HEREON
 ARE BASED ON HOWARD COUNTY 200 SCALE
 TOPOGRAPHIC MAPS

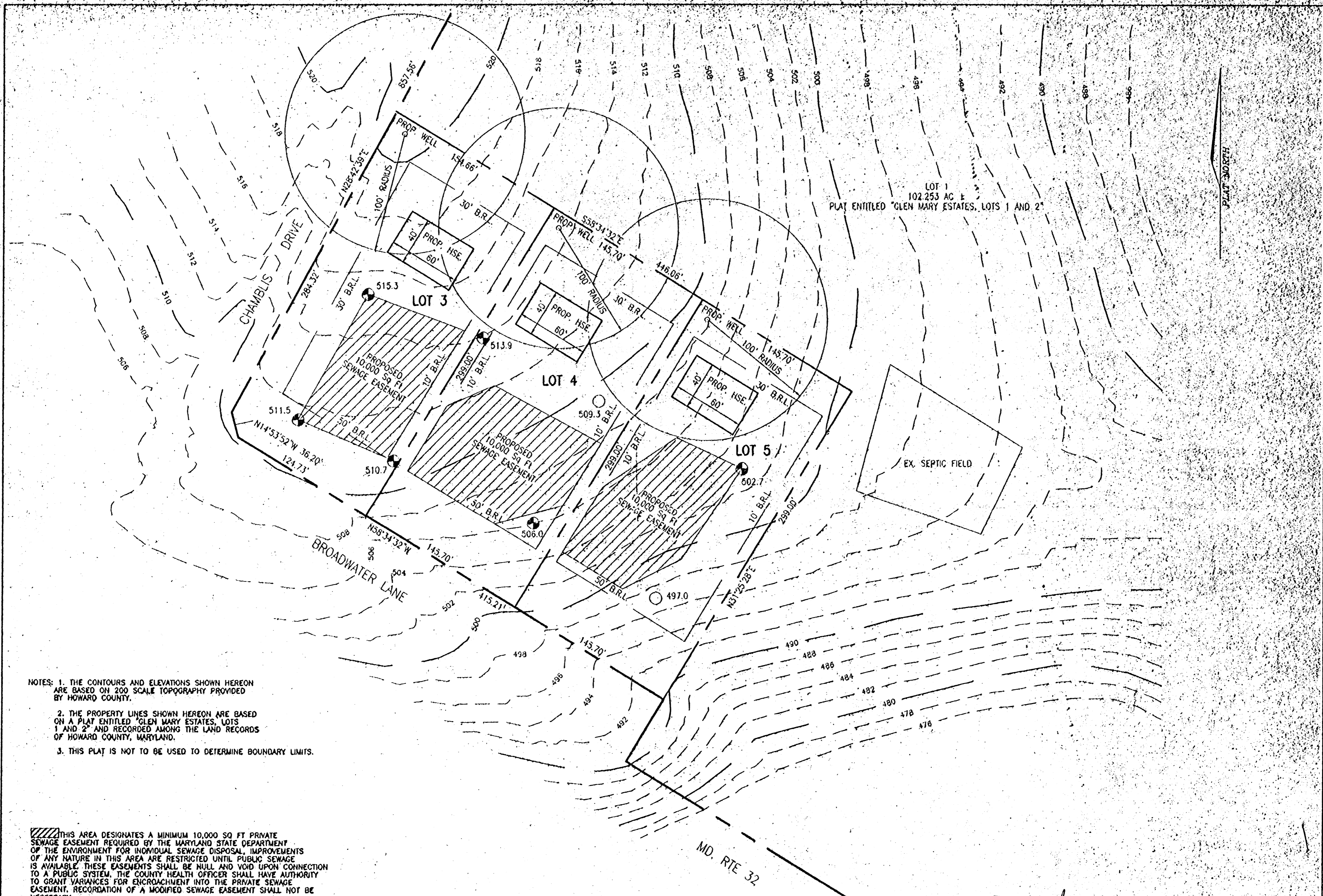


Marks & Vogel Associates, Inc.
 Engineers-Surveyors-Planners

ACAD FILENAME: C:\ACAD\0851\SPOKES\LOTS\PLAN.DWG

MD. STATE GRID MERIDIAN

S
D
C
D
W



- 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

[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	12-8-98

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)485-3884

Signed



LOT 1
102.253 AC. ±
PLAT ENTITLED "GLEN MARY ESTATES, LOTS 1 AND 2"

EX. SEPTIC FIELD

- NOTES:
1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON 200' SCALE TOPOGRAPHY PROVIDED BY HOWARD COUNTY.
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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. Paul W. 1-13-97
COUNTY HEALTH OFFICER DATE

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

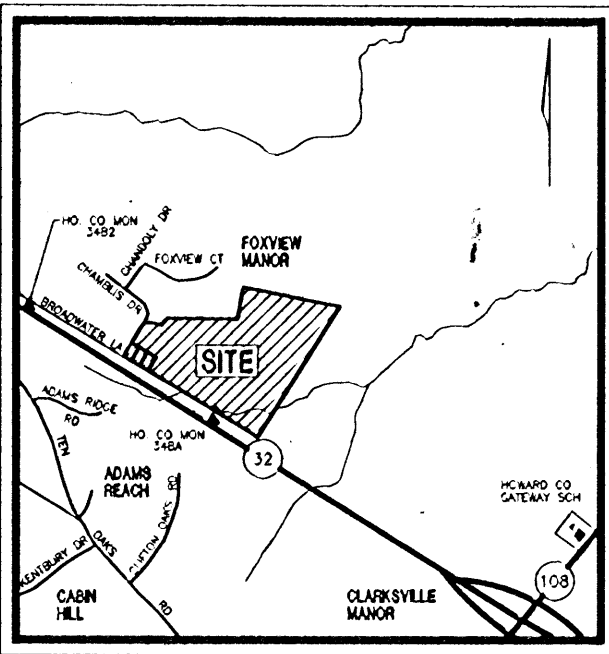
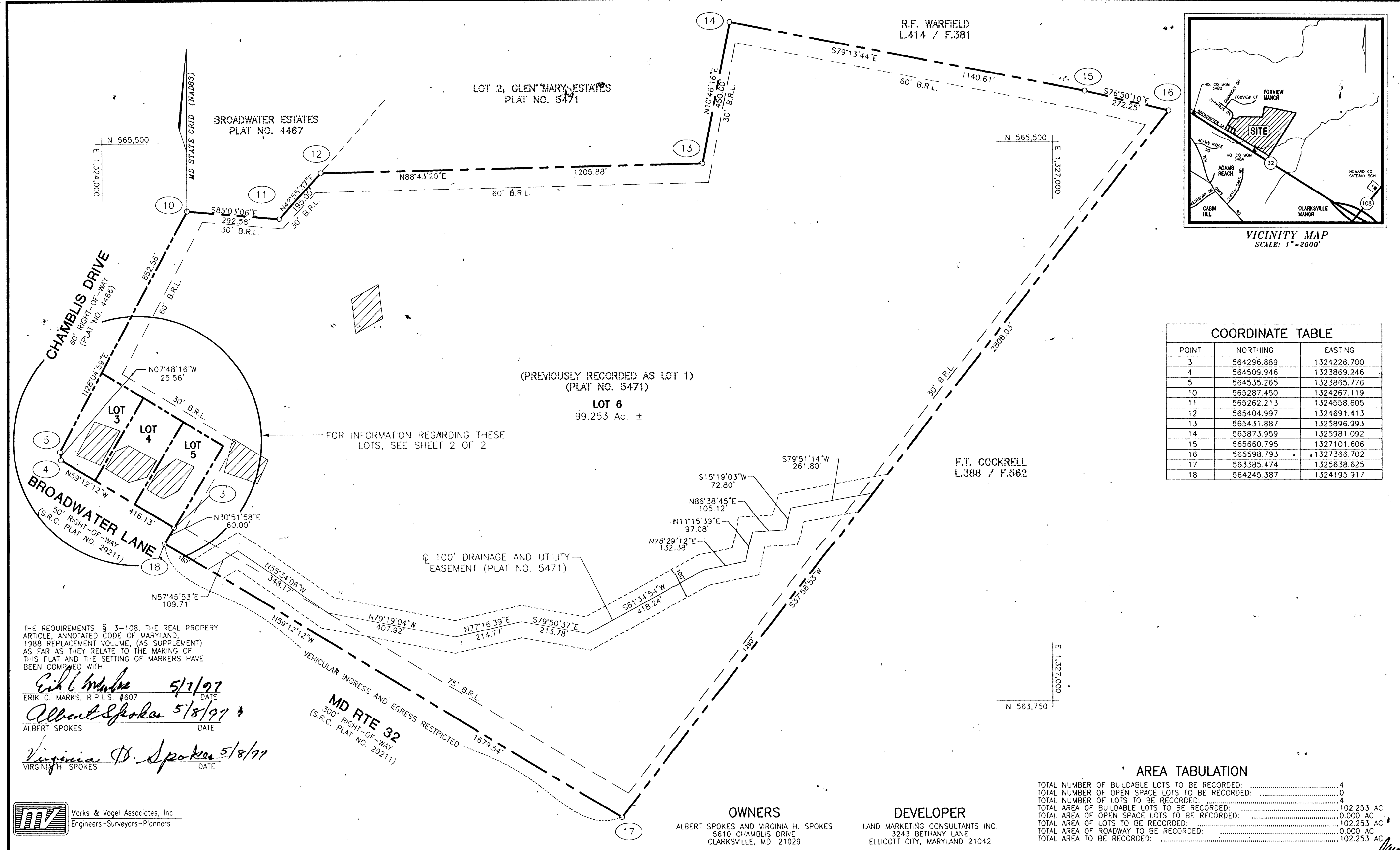
Signed



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

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

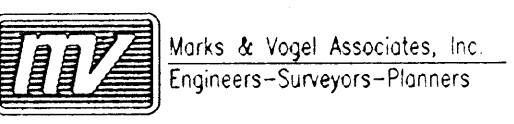
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11	565262.213	1324558.605
12	565404.997	1324691.413
13	565431.887	1325896.993
14	565873.959	1325981.092
15	565660.795	1327101.606
16	565598.793	1327366.702
17	563385.474	1325638.625
18	564245.387	1324195.917

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 COMPILED 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 S. Day 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

Witney A. Ory
WITNESS

Witney A. Ory
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
MARYLAND LICENSE NO. 607 DATE

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

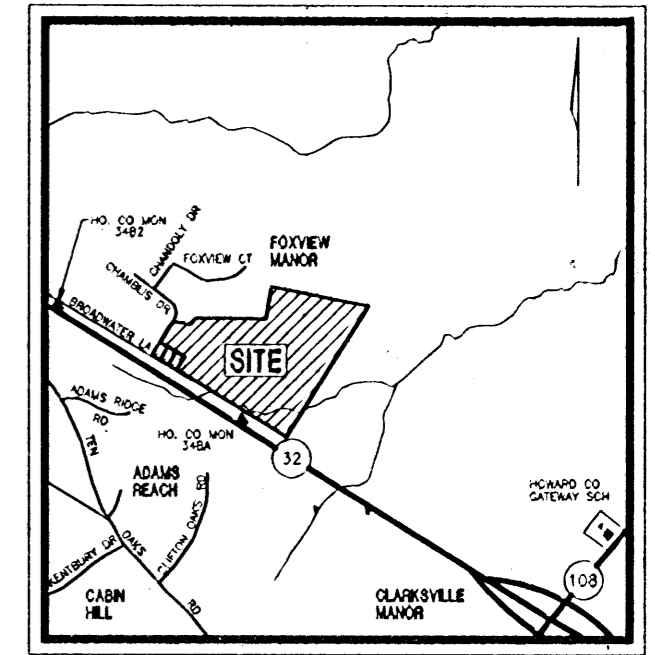
GLEN MARY ESTATES
LOTS 3, 4, 5, AND 6
A RESUBDIVISION OF LOT 1
GLEN MARY ESTATES LOTS 1 AND 2
PLAT REF: PLAT NO. 5471, F-83-114
TAX MAP NO:34 BLOCK:5 PARCEL NO:15
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 7, 1997

GRAPHIC SCALE
0 200 300 400 500

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

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

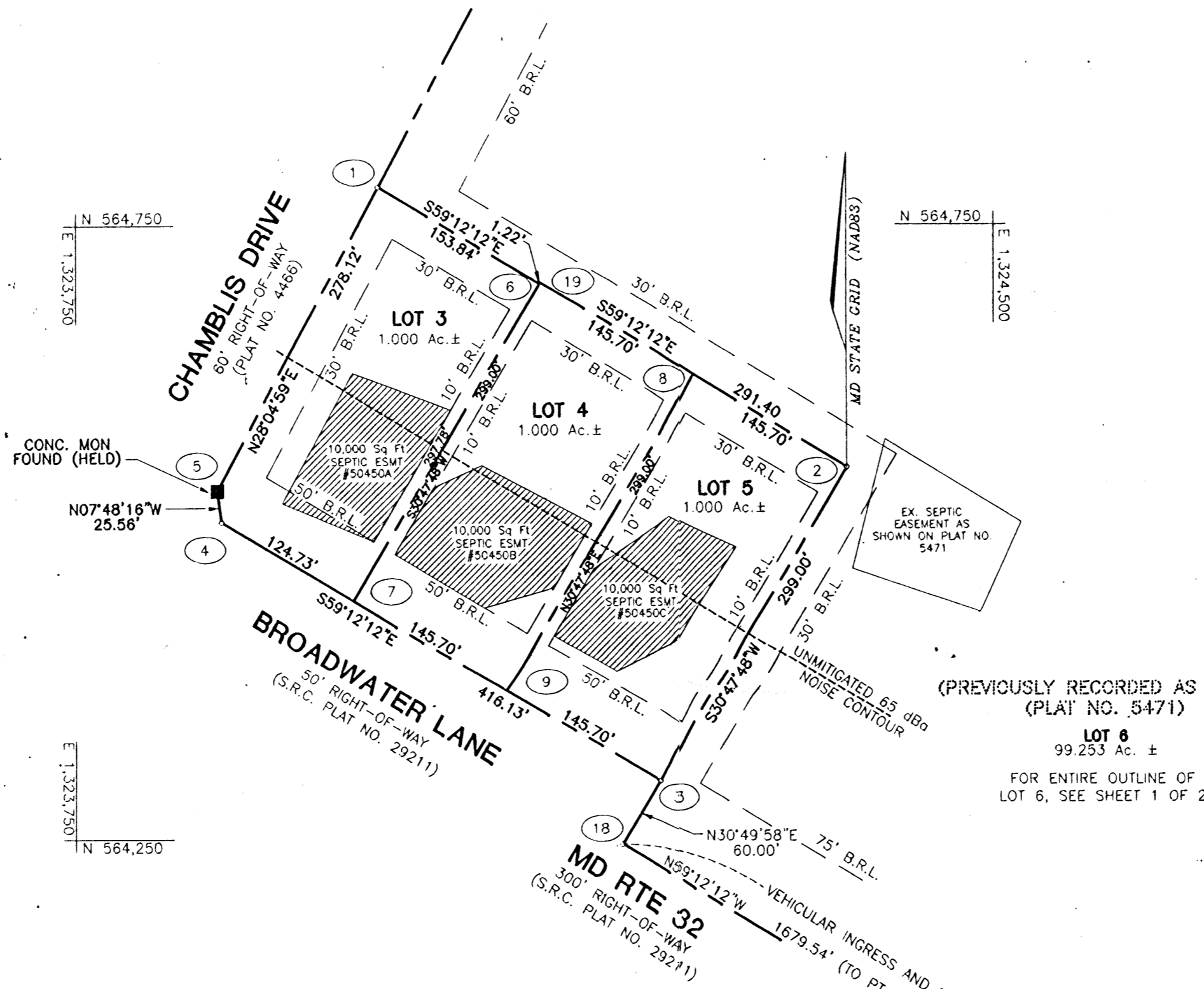
COORDINATE TABLE		
POINT	NORTHING	EASTING
1	564780.638	1323996.699
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4	564509.946	1323869.246
5	564535.265	1323865.776
6	564701.871	1324128.849
7	564446.084	1323976.390
8	564628.324	1324254.631
9	564371.487	1324101.545
19	564702.922	1324129.476



VICINITY MAP
SCALE: 1"=2000'

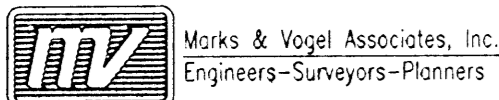
GENERAL NOTES

- 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 dBA EXPOSURE. THE 65 dBA 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
Howard County Health Officer 5-22-97 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 5/20/97 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Director 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.

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

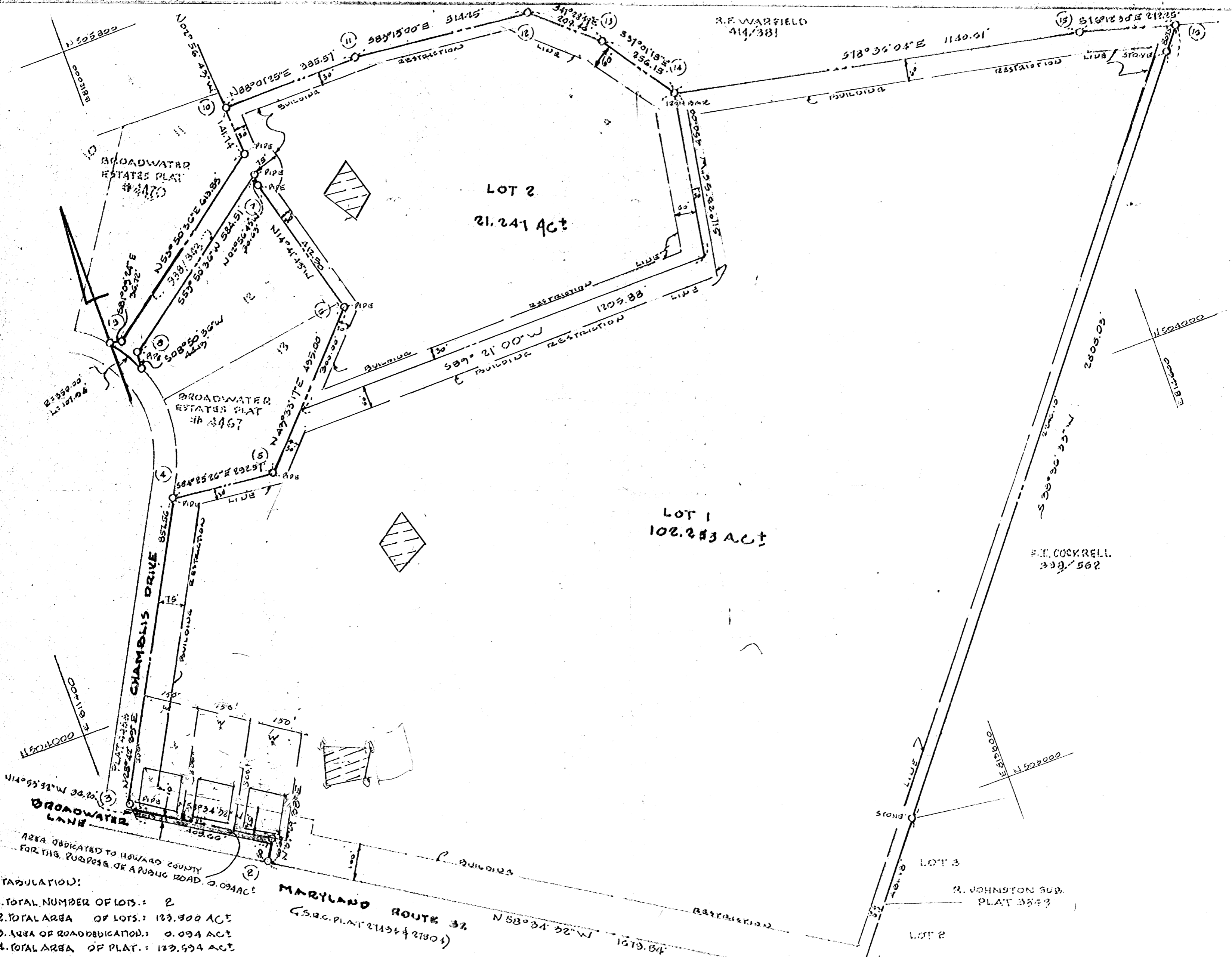
RECORDED AS PLAT NO. 12802 ON JUNE 4, 1997 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

GRAPHIC SCALE
0 100 150 200 300

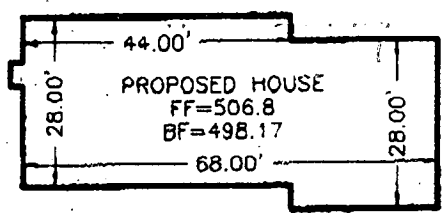
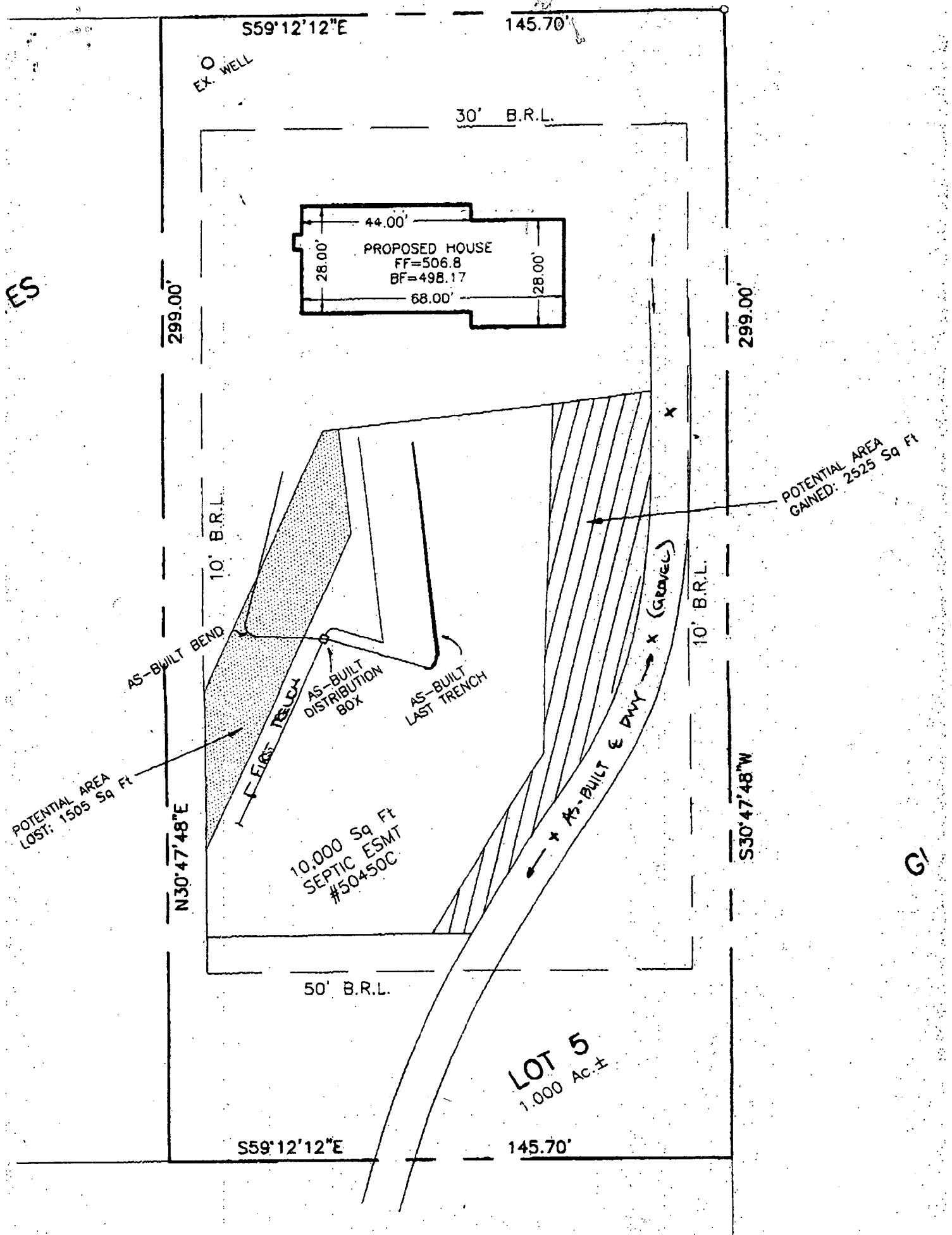
SCALE: 1"=100'
SHEET 2 OF 2
F 97-130

ACAD FILE: C:\ACAD\JOB5\SPOKES\SH2.DWG



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



10,000 Sq Ft
SEPTIC ESMT
#50450C

POTENTIAL AREA
GAINED: 2525 Sq Ft

POTENTIAL AREA
LOST: 1505 Sq Ft

LOT 5
1.000 Ac.±

RE: GLEN MARY EST LOT 5 5639 DROADWAYER LA

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 and their associated sheets and supplemental reports.

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.

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.

Sheet 2, F-97-130

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 planning documents and their associated sheets and supplemental reports.

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.) 5TH (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 S&AS)</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"/> NA 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)

5610 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 29 AM '96