



**Howard County  
Health Department**

**Bureau of Environmental Health**

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

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

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

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

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

RECEIPT DATE: 7/28/20 **ONSITE SEWAGE DISPOSAL SYSTEM** P 567922

APPROVAL DATE: 10/5/20 **PERMIT: CONSTRUCTION** A \_\_\_\_\_

PROPERTY ADDRESS: 1272 Crows Foot Road

SUBDIVISION: Meadowood LOT: 39 TAX ID: \_\_\_\_\_

CONTRACTOR: J & A Construction EMAIL: \_\_\_\_\_

CONTRACTOR ADDRESS: P.O. Box 870, Mt Airy, MD 21771 PHONE: 301-674-6730

PROPERTY OWNER: Inwha & Young Cho EMAIL: \_\_\_\_\_

OWNER ADDRESS: 3150 North Ridge Road, Ellicott City, MD 21043 PHONE: 410-599-3350

SEPTIC TANK SIZE (GALLONS): 1500 TANK MANUFACTURER: Babylon Vault

PUMP MODEL: N/A PUMP SIZE N/A PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM:  GRAVITY  PRESSURE DOSED BEDROOMS: 4 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>90</u>	INLET DEPTH: <u>1.5</u>
	TRENCH WIDTH: <u>2</u>	MAXIMUM BOTTOM DEPTH: <u>7</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>3</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:		

ISSUED BY: Robert Freemon ISSUE DATE: \_\_\_\_\_ EXPIRATION DATE: 7/28/21

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM  
 ELECTRICAL PERMIT ISSUED E N/A
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.  
 PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.  
 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

NOT TO SCALE

**TRENCH/DRAINFIELD DATA**

WIDTH	INLET	BOTTOM
2'	1.5'	7'
NUMBER OF TRENCHES		2
TOTAL LENGTH		90'
ABSORPTION AREA		270 sq ft + sidewalk
DISTRIBUTION BOX LEVEL		yes
DISTRIBUTION BOX BAFFLE		yes
DISTRIBUTION BOX PORT		yes

**SEPTIC TANK DATA**

SEPTIC TANK 1 LEVEL yes  
 MANUFACTURER Babylon  
 CAPACITY 1500 GAL  
 SEAM LOC top  
 TANK LID DEPTH 3'  
 BAFFLES front + back  
 BAFFLE FILTER -  
 MANHOLE LOC front + back  
 6" PORT LOC -  
 WATERTIGHT TEST -  
 SLOTTED yes  
 DATE ON LID 8-17-20

PUMP/SEPTIC TANK LEVEL \_\_\_\_\_  
 MANUFACTURER \_\_\_\_\_  
 CAPACITY \_\_\_\_\_ GAL  
 SEAM LOC \_\_\_\_\_  
 TANK LID DEPTH \_\_\_\_\_  
 BAFFLES \_\_\_\_\_  
 BAFFLE FILTER \_\_\_\_\_  
 MANHOLE LOC \_\_\_\_\_  
 6" PORT LOC \_\_\_\_\_  
 WATERTIGHT TEST \_\_\_\_\_  
 SLOTTED \_\_\_\_\_  
 DATE ON LID \_\_\_\_\_

ROAD NAME

**PRE-CONSTRUCTION:**

10/1/20 - layout inspection completed w/out approved wall check, house location has shifted 6ft towards the SDA and away from the well, contractor's cut sheet called for over 5ft of cover on top of septic tank which is not acceptable, SHC already completed and plumbed under the footer over 10ft below grade (below garage floor) does not appear that fall will be made to tank when shot w/ transit. Contractor instructed to drop tank into the ground only w/ 2ft cover max, tank being delivered today and will be set in the driveway if he can't make fall, worst case the builder will have to convert to hung sewer, two 45' trenches shot w/ transit on

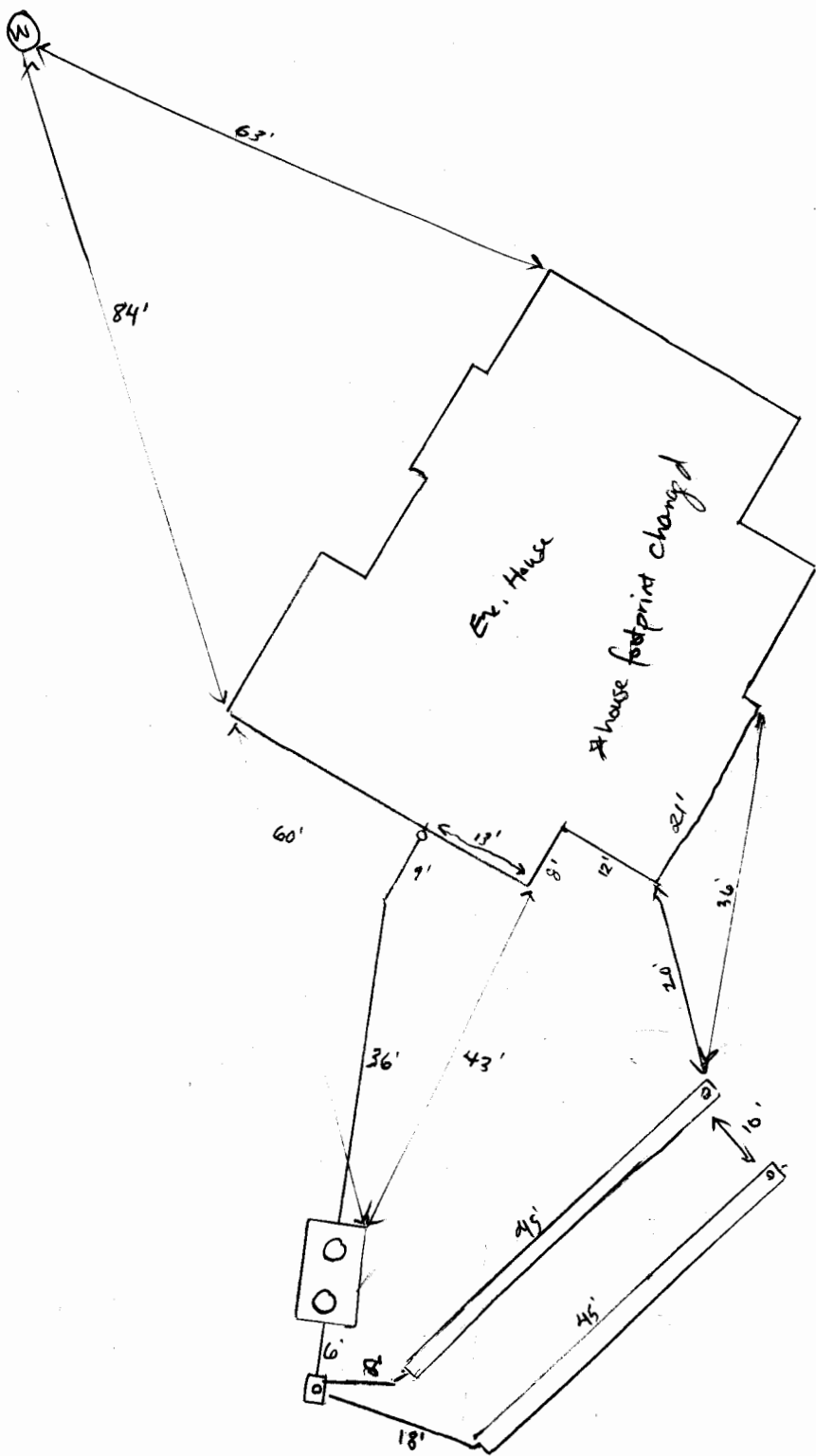
INSTALLATION: Contour end of top trench is exactly 20' away from house (w/ house shifted 6', tank, dbox and SDA staked. ~~USA~~)

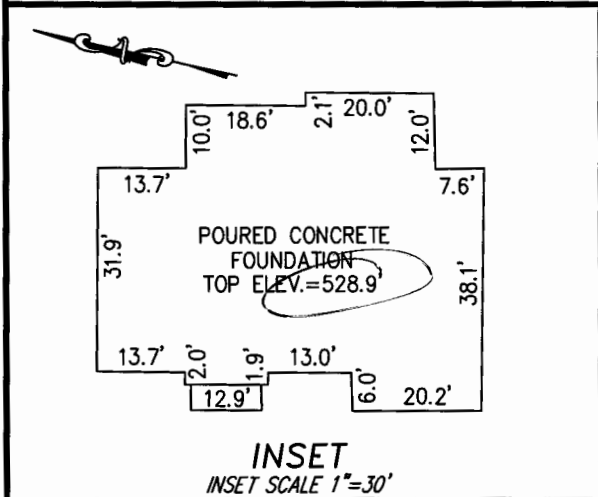
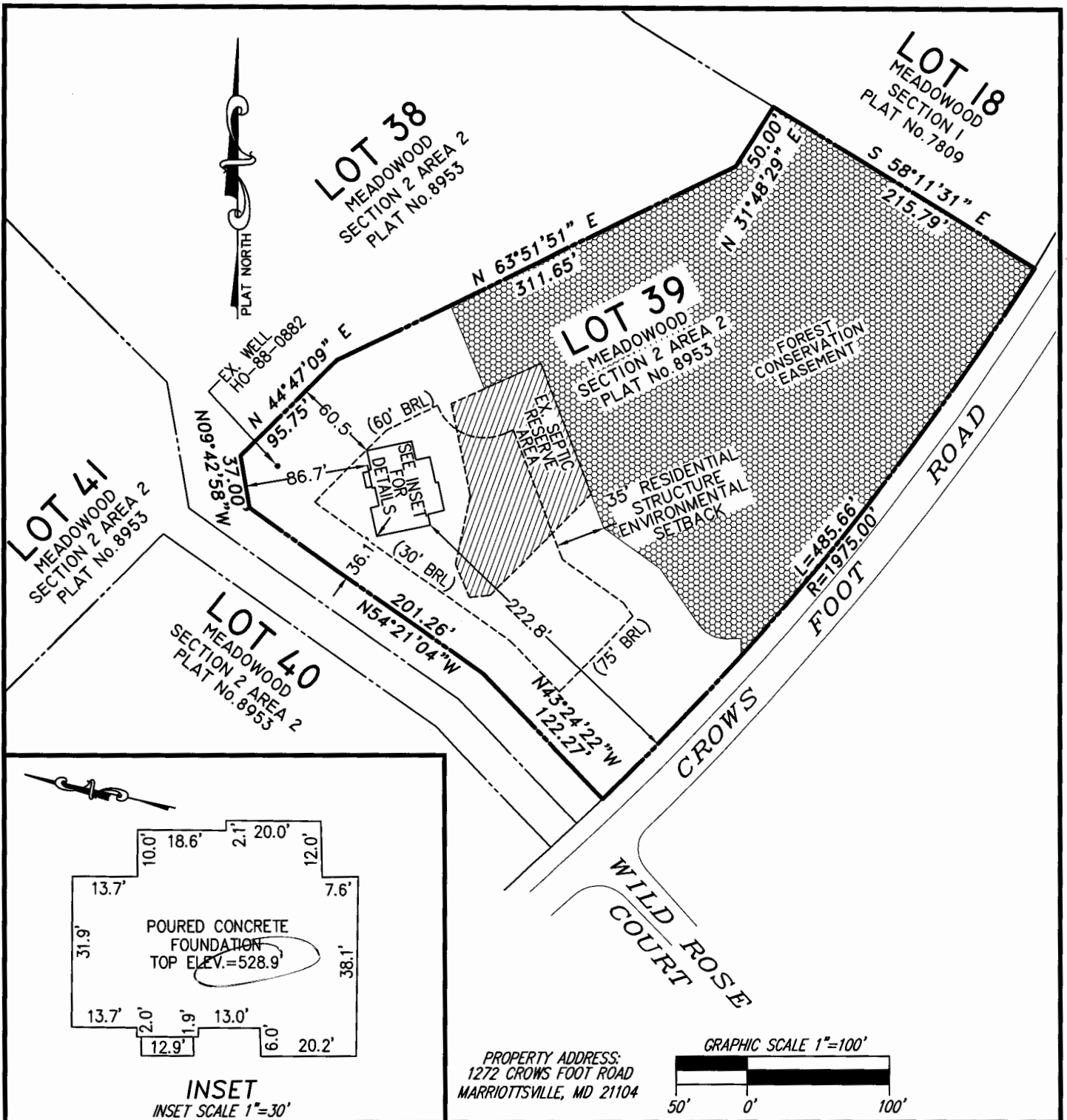
10/2/20 SHC, SL and tank set. SL only has fall of 0.83%. Contractor will discuss with builder solution (SD) Contractor was able to move pipe in SHC upwards to achieve 1% fall. Stone placed around SL. D-box set and 2x45' trenches installed. Ground around tank to be regraded to be 3', with 6" risers above ground (but no ponding on top of tank). House has different footprint than on OSDS 9/23/19. Reinspect for risers, grading, dbox leveling, trench connections (SD) 10/5/20 - front end riser 3', back end riser on tank 2', dbox levelers good, connections to trenches good, ok to backfill. (SD)

FINAL INSPECTOR R. Rappaport . DATE OF APPROVAL 10/5/20 .

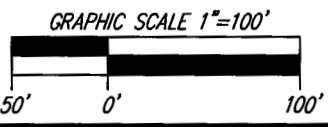
2922 Crows Foot Rd

NOT TO SCALE 1" = 20'





PROPERTY ADDRESS:  
1272 CROWS FOOT ROAD  
MARRIOTTSTVILLE, MD 21104



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT IS CORRECT.

**M. NAJIB ROSHAN**  
STATE OF MARYLAND  
PROFESSIONAL LAND SURVEYOR  
11049  
MAY 19, 2020  
M.N. ROSHAN, L.L.S.  
MD REG. No. 11049

**WALL CHECK SURVEY**  
**LOT 39**  
**MEADOWOOD, SECTION 2, AREA 2**  
**PLAT No. 8953**  
TAX MAP 10, GRID 7, PARCEL 312  
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' DATE: MAY 19, 2020

FILE No. 3458

PREPARED BY:

**NJR & ASSOCIATES, LLC.**  
LAND SURVEYING AND PLANNING  
2770 STATE ROUTE 32  
WEST FRIENDSHIP, MARYLAND 21794  
TEL: (240) 508-3200 FAX: (410) 799-9093

## Williams, Jeffrey

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**From:** Thomas, Susan  
**Sent:** Thursday, August 13, 2020 9:50 AM  
**To:** Williams, Jeffrey  
**Cc:** Martin, Sharhonda  
**Subject:** Re: 1272 Crows Foot

Dear Jeff,

When I looked at the file I saw the wall check with your initials on it to approve it. I called J&A and spoke to someone who said they were right next to Patty and asked that I mail the wall check. I put it in the outgoing mail. I haven't gotten any emails about a revised wall check.

-Susan

Get [Outlook for iOS](#)

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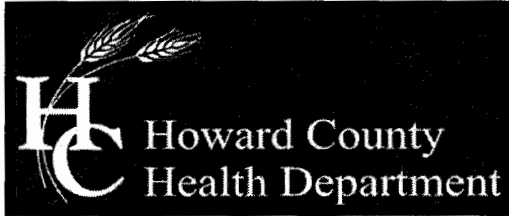
**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Thursday, August 13, 2020 9:37:05 AM  
**To:** Thomas, Susan <sathomas@howardcountymd.gov>  
**Cc:** Martin, Sharhonda <smmartin@howardcountymd.gov>  
**Subject:** 1272 Crows Foot

Hi Susan. Aleetta gave you a file Tuesday afternoon supposed to be for a wall check review. They mailed something in a while ago. I saw the file on the counter, but I don't see a wall check in it. Was there ever one in there? I got a call from Patty from J&A about it and she said something about having to email something again. Did you get an email from them with a revised wall check or a resending of the wall check?

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261  
[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)

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Twitter: HowardCoHealthDep

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

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**MEMORANDUM**

TO: Kent Sheubrooks, Chief  
Division of Land Development

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

DATE: July 19, 2019

RE: WP-19-125 Meadowood lot 39 \*REVISED\*

The Health Department has reviewed a revised plat submitted as part of this petition and has no objection to that plan view.



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

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**MEMORANDUM**

**TO:** Kent Sheubrooks, Chief  
Division of Land Development

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

**DATE:** July 19, 2019

**RE:** WP-19-125 Meadowood lot 39

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

1. The sewage disposal area shown on the attached plan does not match the location or dimension of the disposal area as shown on the preliminary plan or subdivision plat.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: June 14, 2019

DPZ File No. WP-19-125

Department of Planning and Zoning

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

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

See:

Agencies

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

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

RE: Meadowod Lot 39

ENCLOSED FOR YOUR =        Signature Approval   ✓   Review & Comments        Files

THE ENCLOSED =        Original        Pre-Packaged Plan Set

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

WAS:   ✓   Received        Tentatively Approved        Recorded

       Received and Revised        Approved On June 14, 2019

COMMENTS: see memo Due- 17 Working Days: 7/10/19

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

DPZ STAFF INITIALS:

# LETTER OF TRANSMITTAL

**NJR & Associates, LLC.**

LAND SURVEYING & PLANNING

2770 State Route 32

West Friendship, Maryland 21794

Tel. (240)508-3200

Email: roshannj@aol.com

Date: August 15, 2019

TO: Mr. Jeff Williams  
Howard County Health Department  
8930 Stanford Boulevard  
Columbia, Maryland 21045

RE: Lot 39, Meadowood, Section 2, Area 2  
Plat No. 8953  
Crows Foot Road  
Tax Map-10, Grid-7, Parcel 312

No.	Description	Copies
<u>1</u>	<u>Revised Original Only Record Plat</u>	<u>1</u>
<u>2</u>	<u>Existing Record Plat</u>	<u>1</u>
<u>3</u>	<u>Memo form Health Department to P&amp;Z</u>	<u>1</u>

Howard County Department of Planning and Zoning  
Division of Land Development

# ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

19-125

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number F-89-080

I. **Site Description**

Subdivision Name/Property Identification: MEADOWOOD, SECTION-2, AREA-2, LOT-39  
Location of property: CROW'S FOOT ROAD  
(Street Address and/or Road Name)

<u>VACANT</u> (Existing Use)	<u>SINGLE FAMILY DWELLING</u> (Proposed Use)		
<u>10</u> (Tax Map No.)	<u>7</u> (Grid/Block No.)	<u>312</u> (Parcel No.)	<u>3</u> (Election District)
<u>RR-DED</u> (Zoning District)	<u>3.10</u> (Total Site Area)		

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

THE BCP IS REVIEWED BY MR. THOMPSON AND MS. WELLEN, A NEW RECORDED PLAT IS BEING SUBMITTED AS ORIGINAL ONLY.

II. **Alternative Compliance Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

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

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.1205(a)(7)</u>	<u>CUT THREE SPECIMEN TREES</u>
2. <u>16.120(b)(4)(iii)</u>	<u>LOT LESS THEN 10 ACRES TO BE ENCUMBERED BY A FOREST CONSERVATION EASEMENT.</u>
3. _____	_____
4. _____	_____
5. _____	_____

### III. *Justification*

**All alternative compliance requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:**

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of the alternative compliance will not nullify the intent of the Regulations.

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

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

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or alternative compliance application.

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

V. **Plan Exhibit**

A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road.**)

In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>

B. **Plan Requirement Checklist**

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

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

- 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.
- 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

- provide a professional certification that environmental features do not exist on the property.
- N/A 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.
- N/A 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for alternative compliance to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for alternative compliance of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- N/A 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- N/A 14. Submit 2 sets of photographs for all existing on-site structures.
- ✓ 15. Identify the location of any existing wells and/or private septic systems.
- N/A 16. **Route 1 Manual**  
Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- N/A 17. **Route 40 Design Manual**  
Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- ✓ 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**
- N/A 19. Please complete the following:

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

#### VI. Fees

The Alternative Compliance application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the application for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached \*

[Signature]      6-10-19      [Signature]      06/10/2019  
(Signature of Property Owner)      (Date)      (Signature of Petition Preparer) \*      (Date)  
(Fee Simple Owner Only)

Cho. Young      NJR & ASSOC., LLC.  
(Name of Property Owner)      (Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

3150 NORTH RIDGE RD. #307      2770 STATE RTE -32  
(Address)      (Address)

ELLCOTT CITY, MD 21043      WEST FRIENDSHIP MD 21794  
(City, State, Zip Code)      (City, State, Zip Code)

E-Mail YOUNGJACHO@gmail.com      E-Mail ROSHANNJ@aol.com

410-215-3301      410-876-1970      (240) 508-3200  
(Telephone)      (Fax)      (Telephone)      (Fax)

Contact Person: Young cho      Contact Person: M. NAJIB ROSMAN

Howard County Department of Planning and Zoning  
Division of Land Development

INITIAL SUBMISSION  
ALTERNATIVE COMPLIANCE WORKSHEET  
(For DPZ Use Only)

Project Name \_\_\_\_\_ DPZ File No. \_\_\_\_\_  
DPZ Plan Reviewer \_\_\_\_\_ Submission Date \_\_\_\_\_  
Plan Consultant Representative \_\_\_\_\_ Time \_\_\_\_\_

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete..... \_\_\_\_\_
  - b. Required number of plans and applications are provided..... \_\_\_\_\_  
    \_\_\_ Plans (15 sets on County Road or  
    \_\_\_ Applications 19 sets on State Road)
  - c. Supplemental Information is provided..... \_\_\_\_\_
  - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable..... \_\_\_\_\_
  - e. Certification of pre-submission HPC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory..... \_\_\_\_\_
  - f. Photographs of existing structures (for Historic Preservation Review)..... \_\_\_\_\_
  - g. MAA Approval Letter (if applicable)..... \_\_\_\_\_
  - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)..... \_\_\_\_\_
  - i. DAP project design recommendation for Route 1/Route 40 projects..... \_\_\_\_\_

- II. **Fee Computation** **Fee**
- Number of alternative compliance sections requested..... \_\_\_\_\_
- \* Base Fee for first two alternative compliance sections (**\$450**)..... \_\_\_\_\_
- Fee for each additional alternative compliance section (\_\_\_ additional alternative compliances x **\$50** each)
- ..... \_\_\_\_\_
- \* (Maximum fee of **\$350** for Agricultural Preservation parcels)

**TOTAL** \_\_\_\_\_

III. **Certification**

Cash Receipt No. \_\_\_\_\_ Amount \_\_\_\_\_

**SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530**

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

\_\_\_ Alternative Compliance application is accepted for processing.

\_\_\_ Scheduled SRC meeting date.

\_\_\_ Alternative Compliance application is rejected.

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

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

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 16672. Date available 02/22/2016. Printed 06/10/2019.

2/3/2016 02:11 PM Csh 0031 Reg 0047  
T/Ref 0047084917 Grp 000001 R/Lne 000001  
01 - Main Location  
\$1,500.00  
Validation Number: 0047-095309  
100000000-1300-409910-1300000000-999999  
99999999999  
Parcel Number: 6509290  
Doc Type: Deeds  
Consideration Amount: \$300,000.00

Prepared By:  
Continental Title Group  
10025 Governor Warfield Parkway  
Columbia, MD 21044  
File No. HOC11155  
Property Address: Lot 39 NorthWest Crows Foot Road, Marriottsville, MD 21104  
Tax ID No. 03-315290

This Deed, made this 29<sup>th</sup> day of January, 2016, by and between Stephen D. Frans and Phyllis Zander, GRANTORS and Inwha Cho and Young Cho, GRANTEES.

- Witnesseth -

That in consideration of the sum of Three Hundred Thousand Dollars and No Cents (\$300,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors, do hereby grant and convey to the said Grantees, Inwha Cho and Young Cho, as tenants by the entirety, their assigns, the survivor of them, and the survivor's personal representatives, heirs and assigns in FEE SIMPLE, all that lot of ground situate in Howard County in the State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot 39 as shown on a Plat entitled Meadowood, Section Two, Area Two, Lots 38-50, Sheet 2 of 2", which Plat is recorded among the Land Records of Howard County, Maryland, as Plat No. 8953.

For informational purposes only: The property thereon being known as Lot 39 NW Crows Foot Road, Marriottsville, MD 21104

Tax ID No.: 06-509290

Being the same property conveyed to Stephen D. Frans and Phyllis Zander, husband and wife, by virtue of a deed from The Spring Hill Associates, a Maryland General Partnership, dated November 24, 1998 and recorded May 25, 1998 among the Land Records of Howard County, Maryland in Liber 4523, folio 402.

To Have and To Hold the said parcel of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Inwha Cho and Young Cho, as tenants by the entirety, their assigns, the survivor of them, and the survivor's personal representatives, heirs and assigns in FEE SIMPLE.

And the Grantors, hereby covenant that they have not done or suffered to be done, that they will warrant, specially the property hereby granted, and that they will execute such further assurance of the same as shall be required by law.

LR - Deed (w Taxes)  
Recording Fee no RT 20.00  
Grantor/Grantee Name:  
Referrer/Control #: 208  
Deed (with Taxes) 40.00  
Mortgage 40.00  
Land State 1,500.00  
County Tax 1,500.00  
County Transfer Tax 3,000.00  
Total: 4,560.00  
Date: 02/03/2016 03:13  
CC13-MH  
547291 CC0503 -  
Inwha Cho  
Young Cho  
03/05/2016/CC05.03.05 -  
05

000208

**NJR & Associates, LLC.**  
LAND SURVEYING & PLANNING  
2770 State Route 32  
West Friendship, Maryland 21794  
Tel. (240)508-3200  
Email: roshannj@aol.com

Date: June 12, 2019

TO: Department of Planning and Zoning  
Howard County, Maryland

RE: Alternative Compliance Justification  
Meadwood, Section 2, Area 2, Lot 39.

On behalf of our clients, Inwha Cho and Young Cho, owners of the property known and designated as Meadowood, Section 2, Area 2, Lot 39, we are requesting Alternative Compliance from the following two Sections of the Howard County Subdivision and Land Development Regulations (Regulations):

**Section 16.1205(a)(7), Forest Retention Priorities.**

The only the access to this lot is to Crows Foot Road as our request for an agreement for ingress/egress through the existing shared driveway locate near the northwesterly side of this property was rejected by the owner of Lot 40 where that driveway is originated. The construction of this long and steep driveway requires the cutting of three Specimen Trees.

Justification for the alternative compliance to Section 16.1205(a)(7), Forest Retention Priorities is as follows:

- a. **"Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations."** As stated above, Crows Foot Road is the only available access for this lot and due to restriction by wetland buffer, stream buffer and steep slopes, the proposed location is the only available space for the driveway of the proposed single family dwelling on this lot. For the construction of this driveway, three specimen trees numbered as ST-5, ST-6 and ST-7 by Echo Science Professional, Inc. in a Forest Stand Delineation Plan, attached. Denial of this request would render this lot useless and create enormous hardship to it's owners.
- b. **"Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal."** As there is a Forest Conservation Easement proposed which is part of the submission for this project, the majority of the existing woods including several other specimen trees will be protected.
- c. **"Substantiate that approval of the alternative compliance will not be**

**detrimental to the public interests."** Two of the three trees in question are deep inside this lot and the third is in poor condition. Any public interest in these three trees should be minor.

- d. **"Confirm that approval of the alternative compliance will not nullify the intent of the Regulations."** As mentioned above, there is a Forest Conservation Easement proposed on this lot which will save most of the trees on this site.

**Section 16.120(b)(4)(iii), Forest Conservation Easement can be located on lots 10 acres or greater.**

This lot is currently vacant and contains several environmental features. As a condition for the approval of the SECP under review, a forest conservation easement is being proposed to satisfy the Forest Conservation Obligations.

Justification for the alternative compliance to Section 16.120(b)(4)(iii), Forest Conservation Easement can be located on lots 10 acres or greater is as follows:

- e. **"Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations."** As stated above, the forest conservation easement is necessary for this development. Denial of this request would put the approval of this project, thus create financial hardship for the owners.
- f. **"Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal."** The Forest Conservation Easement proposed will contain not only the majority of the existing woods, but it will also contain existing wetlands, floodplain and steep slopes. Therefore, the intent of this regulation should be well preserved by this approval.
- g. **"Substantiate that approval of the alternative compliance will not be detrimental to the public interests."** There is no public interest to this area for access, logging or any other reason.
- h. **"Confirm that approval of the alternative compliance will not nullify the intent of the Regulations."** As mentioned above, this area is mostly unused and practically an untouched forest. Changing the area to a Forest Conservation Easement will not be an unusual item as several other existing environmental features in this area will also be preserved.

Sincerely  
M. Najib Roshaqn, L.S.

### Specimen Tree Impact Chart

Key (X#)	Species	Size (in.dbh)	CRZ (feet radius)	Comments	CRZ Area	CRZ Impact	Percent CRZ Impact	Retained/Removed
1	Tulip poplar	31	46.5	good condition	6789	0	0.00%	Retained
2	Tulip poplar	43	64.5	fair condition	13063	0	0.00%	Retained
3	Tulip poplar	32	48	good condition	7235	0	0.00%	Retained
4	Tulip poplar	31.5	47.25	good condition	7010	0	0.00%	Retained
5	Tulip poplar	32	48	good condition	7235	3775	52.18%	Removed
6	Tulip poplar	36	54	fair condition, splits to two stems	9156	4799	52.41%	Removed
7	White pine	36	54	poor condition	9156	9156	100.00%	Removed

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Friday, February 01, 2019 1:50 PM  
**To:** 'MRED'; Williams, Jeffrey  
**Cc:** Najib Roshan; Gary Evans; Monica Lanigan  
**Subject:** RE: Septic info.  
**Attachments:** septic specs\_meadowood lot 39.pdf; septic specs\_shipe property\_lot 3.pdf

Hello Mr. Phillips:

Good afternoon. Attached, please find septic specs for the Shipe Property, Lot 3 and Meadowood, Lot 39.

Jacks Landing, Lot 1 – The septic plan and building permit were approved on 1/8/2019.

Should you have any questions or need further assistance, please don't hesitate to ask.

Respectfully,

Hank

---

**From:** MRED <gphillips@mred.us>  
**Sent:** Thursday, January 31, 2019 4:45 PM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Cc:** Oswald, Hank <hoswald@howardcountymd.gov>; Najib Roshan <roshannj@aol.com>; Gary Evans <gevans@carusohomes.com>; Monica Lanigan <mlanigan@carusohomes.com>  
**Subject:** Re: Septic info.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I still don't have septic discharge data on the two attached lots that you agreed to supply back on January 2nd 2019.

When can I pick those up?

Gregory Phillips  
Maryland Real Estate Development  
6100 Day Long Lane  
Suite 100  
Clarksville, Maryland 21029

Direct 410.977.0864  
[gphillips@MRED.US](mailto:gphillips@MRED.US)



On Jan 2, 2019, at 1:10 PM, Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)> wrote:

Sorry for the delay. I don't see an email from the 14<sup>th</sup> to reference and your forwarded message doesn't list the property addresses. Can you give me the property info and I'll get the specs to you ASAP. Thanks  
Jeff

---

**From:** MRED [<mailto:gphillips@mred.us>]  
**Sent:** Wednesday, January 02, 2019 12:49 PM  
**To:** Oswald, Hank; Williams, Jeffrey  
**Cc:** Najib Roshan  
**Subject:** Re: Septic info.

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Jeff & Hank,

Happy New Year.

Can we please get the septic discharge info for both of these sites as requested on the 14th.

Regards,

Gregory Phillips  
Maryland Real Estate Development  
6100 Day Long Lane  
Suite 100  
Clarksville, Maryland 21029

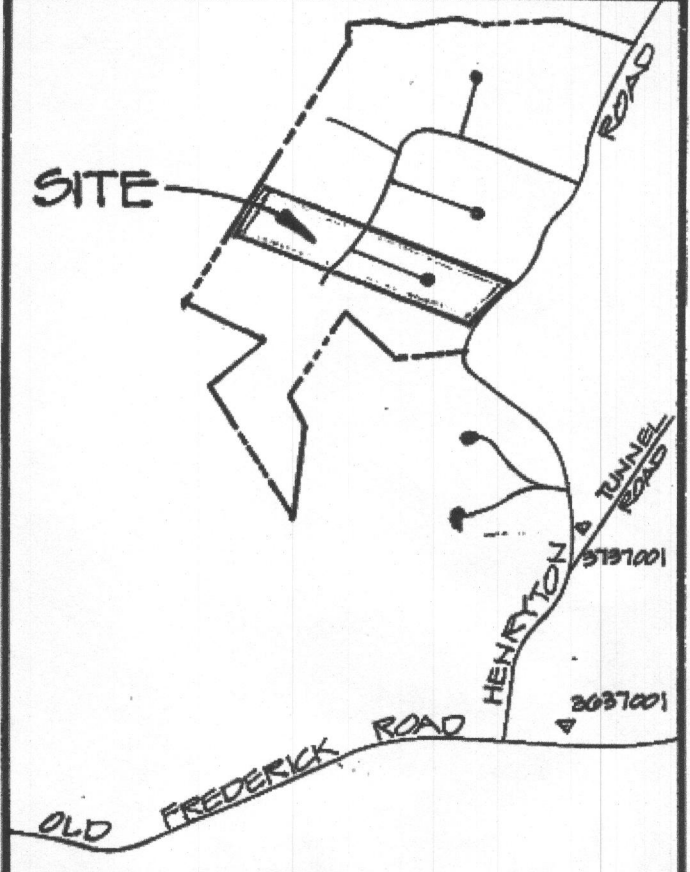
Direct 410.977.0864  
[gphillips@MRED.US](mailto:gphillips@MRED.US)

<image001.png>

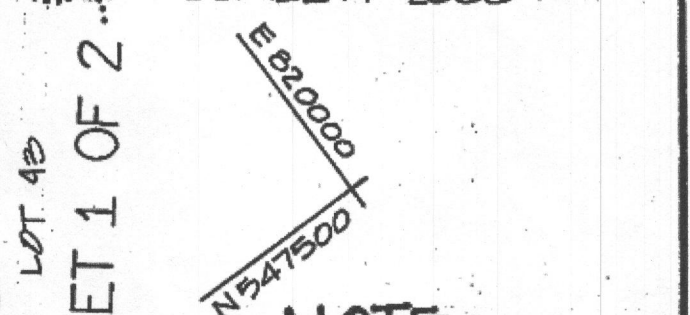
On Dec 14, 2018, at 11:52 AM, [roshannj@aol.com](mailto:roshannj@aol.com) wrote:

TOTAL AREA TABULATIONS:	SHEET ONE	SHEET TWO	OVER ALL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6	7	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	24.260 AC	25.446 AC	49.706 AC
TOTAL AREA OF ROADWAYS TO BE RECORDED	0.673 AC	1.765 AC	2.438 AC
TOTAL AREA OF FLOOD PLAIN TO BE RECORDED	0.431 AC	2.190 AC	10.627 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	24.941 AC	27.214 AC	52.155 AC

LOT #	GROSS AREA OF LOT (AC)	AREA OF FIFTEEN (AC)	AREA OF FLOODPLAIN (AC)	AREA OF SLOPES 25% OR GREATER (AC)	NET AREA (AC)
38	4.234	0.212	0.700	0.10	3.132
39	3.100	-	0.462	0.11	2.528
40	3.160	-	0.840	-	2.32
41	3.247	0.203	0.612	0.07	2.302
42	5.438	-	1.085	0.20	4.003
43	3.110	-	0.292	-	2.817
50	3.148	-	0.840	-	2.308



VICINITY MAP  
SCALE: 1" = 2000'



**NOTE:**

- SUBJECT PROPERTY ZONED R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- 400 DENOTES APPROXIMATE ELEVATION OF 400 FEET ABOVE MEAN SEA LEVEL.
- B.R.L. - BUILDING RESTRICTION LINE.
- IRON PIPES INDICATED THIS: 7.4" x 4" x 20' CONCRETE MONUMENTS SHOWN THIS: 0.
- 50 DESIGNATES FIELD LOCATED PER TEST.
- THE COORDINATES SHOWN HEREON ARE BASED ON M.D. STATE GRID SYSTEM. CONTROL STATION NO. HO. CO. TRAV. 2157001, 2037001.
- FOR FLAG OR PRESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PRESTEM LOT DRIVEWAY AND THE STREET RIGHT-OF-WAY LINE.

N 549000  
E 210750

LOT 2  
DIEHL PROPERTY  
PLAT 6937  
P. 66

FRENCH A. TAYLOR  
621/428

AREA TABULATIONS: (THIS SHEET)

- NUMBER OF LOTS TO BE RECORDED: 7 BUILDABLE
- AREA OF LOTS TO BE RECORDED: 25.446 AC
- AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 1.765 AC
- AREA OF OPEN SPACE TO BE RECORDED: 0
- AREA OF FLOOD PLAIN TO BE RECORDED: 2.190 AC
- AREA OF SUBDIVISION TO BE RECORDED: 27.214 AC

THE WETLAND (STREAM) BUFFER INDICATED ON THIS PLAT DOES NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING, AND UTILITIES IS PERMITTED.

**OWNERS CERTIFICATE**

SPRINGHILL ASSOCIATES BY CARLYN ALIAH MANAGING PARTNER

OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY MARYLAND, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND THE FLOOD PLAINS 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 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, AND (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  
 CARLYN ALIAH 21 Feb 89  
 MANAGING PARTNER DATE  
 C. Wayne Caples  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY C. OLIVER GOLDSMITH TO SPRING HILL ASSOC. DEED DATED 6/12/83 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1168 AT FOLIO 141 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, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Shanaberger & Lane  
 6726 TOWN & COUNTRY BLVD.  
 ELLICOTT CITY, MD. 21043



RECORDED AS PLAT 8953 ON 10/25/89 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

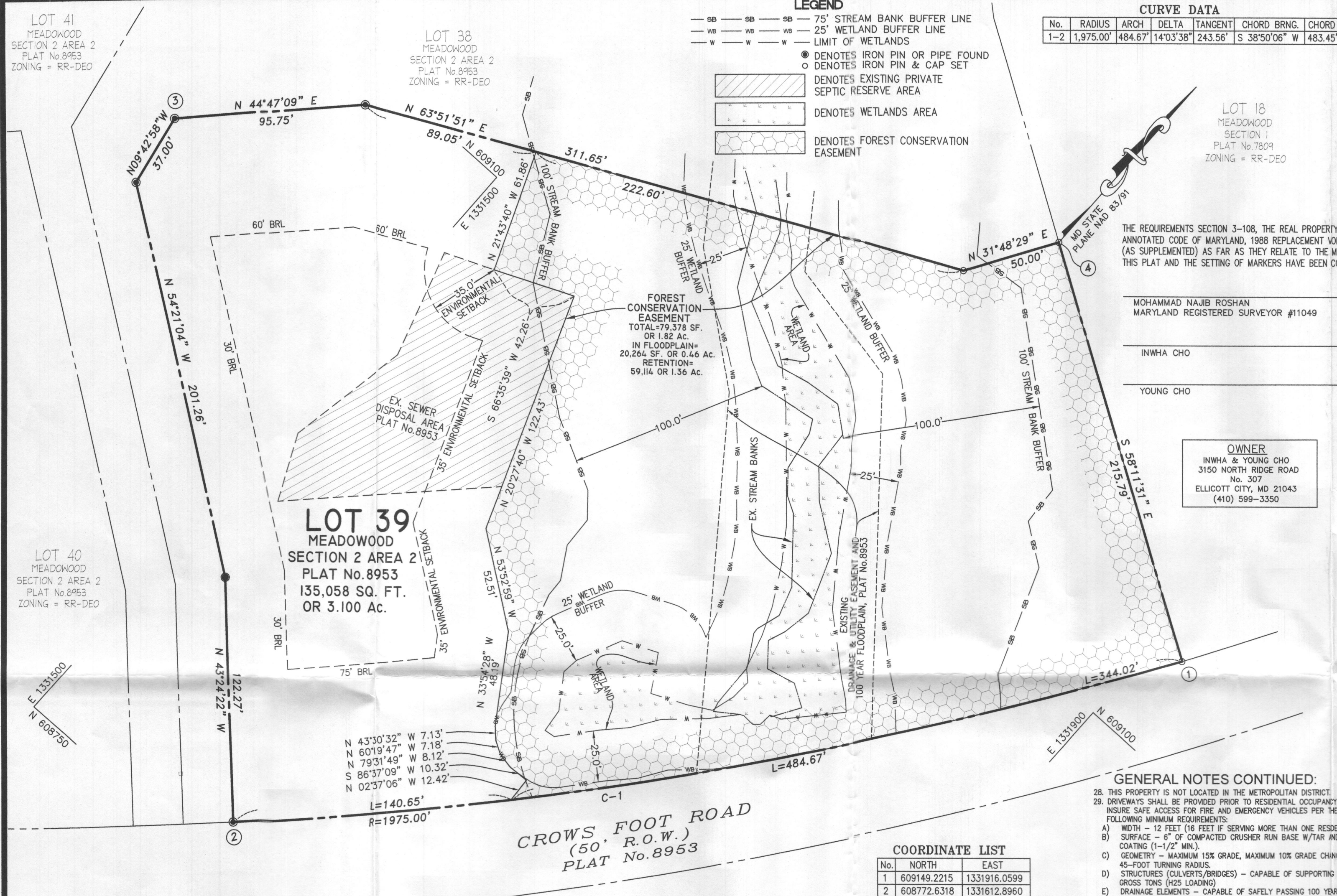
**MEADOWWOOD SECTION TWO AREA TWO LOTS 38-50**

SHEET 2 OF 2  
 8-21-89 F-89-50 F-89-50

TAX MAP: 40  
 TAX MAP PARCEL NO.: 159  
 EX. ZONING: R (RURAL)  
 ELECTION DISTRICT: 362  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DATE: 8-89  
 P.P. & Z. FILE NO.: F-89-80

D. S. THALER & ASSOCIATES, INC.  
 CIVIL ENGINEERS  
 SITE PLANNERS  
 SURVEYORS  
 11 WARREN ROAD  
 BALTIMORE MARYLAND 21208  
 (301) 484-4100

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS.  
 Howard County Health Officer 9-19-89  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Director 10-24-89  
 APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS.  
 Director 10-5-89

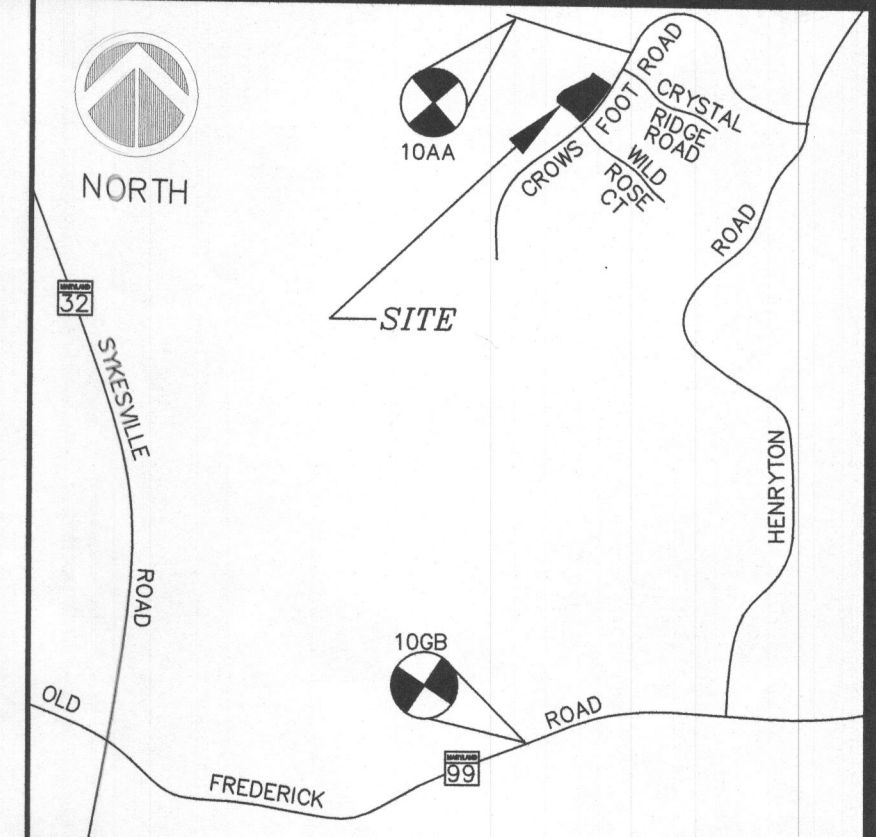


**LEGEND**

- SB — SB — SB — 75' STREAM BANK BUFFER LINE
- WB — WB — WB — 25' WETLAND BUFFER LINE
- W — W — W — LIMIT OF WETLANDS
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET
- [Hatched Box] DENOTES EXISTING PRIVATE SEPTIC RESERVE AREA
- [Stippled Box] DENOTES WETLANDS AREA
- [Dotted Box] DENOTES FOREST CONSERVATION EASEMENT

**CURVE DATA**

No.	RADIUS	ARCH	DELTA	TANGENT	CHORD BRNG.	CHORD
1-2	1,975.00'	484.67'	14°03'38"	243.56'	S 38°50'06" W	483.45'



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

MOHAMMAD NAJIB ROSHAN  
MARYLAND REGISTERED SURVEYOR #11049

INWHA CHO

YOUNG CHO

DATE

DATE

DATE

**OWNER**  
INWHA & YOUNG CHO  
3150 NORTH RIDGE ROAD  
No. 307  
ELLCOTT CITY, MD 21043  
(410) 599-3350

**GENERAL NOTES:**

1. SUBJECT PROPERTY IS ZONED: RR-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. PROPERTY ADDRESS: 1272 CROWS FOOT ROAD, MARRIOTTVILLE, MARYLAND 21104.
3. TOTAL AREA OF PROPERTY: 3,100 AC±.
4. REFERENCE DEED NO.: LIBER 16681, FOLIO 280.
5. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY OF 2018 BY NJR & ASSOCIATES, LLC.
6. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 10AA AND 10GB WERE USED FOR THIS PROJECT.
7. THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
8. [Hatched Box] THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
9. BRL DENOTES BUILDING RESTRICTION LINE.
10. ALL AREAS ARE MORE OR LESS.
11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOOD PLAINS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS.
12. A FOREST STAND DELINEATION AND A WETLAND STUDY WAS PREPARED BY ECHO SCIENCE PROFESSIONALS, INC.
13. THE WETLANDS LIMITS SHOWN HEREON IS A COMBINATION OF THE NEW DELINEATED LINE BY ECHO-SCIENCE PROFESSIONALS, INC. IN CONJUNCTION TO THE EXISTING WETLAND LINES PER THE EXISTING PLAT NUMBER 8953 WHICH WERE UNCHANGED.
14. NO TRAIL STUDY IS REQUIRED FOR THIS PROJECT.
15. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
16. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION EASEMENT WILL BE ESTABLISHED WITH THE RECORDING OF THIS RECORD PLAT.
17. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
18. THERE IS NO EXISTING DWELLING ON THIS LOT.
19. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
20. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
21. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
22. WATER AND SEWER ARE PRIVATE.
23. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
24. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPING MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOT.
25. THERE IS NO KNOWN EXISTING CEMETERY LOCATED ON THIS SITE.
26. STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUAL. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.

**GENERAL NOTES CONTINUED:**

28. THIS PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
29. DRIVEWAYS 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 (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.).
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND 45-FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F) STRUCTURE CLEARANCE - MINIMUM 12 FEET.
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
30. PREVIOUS DPZ FILE: F-89-080 AND P-87-042.

**COORDINATE LIST**

No.	NORTH	EAST
1	609149.2215	1331916.0599
2	608772.6318	1331612.8960
3	609015.2280	1331359.0873
4	609262.9591	1331732.6775

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,100 Acres
TOTAL AREA OF ROADWAY TO BE RECORDED	0,000 Acres
TOTAL AREA TO BE RECORDED	3,100 Acres

**SEWAGE EASEMENT NOTE:**

[Hatched Box] THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 SQUARE FEET AS 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 BECOME NULL AND VOID UPON CONNECTION OF PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

WILD ROSE COURSE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT, THAT IT IS A REVISION OF LOT-39, MEADOWOOD, SECTION 2, PLAT NUMBER 8953, SAID LOT 39 WAS GRANTED AND CONVEYED BY STEPHEN D. FRANS AND PHYLLIS ZANDER TO INWHA CHO AND YOUNG CHO, IN A DEED DATED JANUARY 29, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16681 AT FOLIO 280.

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

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

MOHAMMAD NAJIB ROSHAN  
MARYLAND REGISTERED SURVEYOR #11049

DATE \_\_\_\_\_

**OWNER'S CERTIFICATE**

WE, INWHA AND YOUNG CHO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HERON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, THE FOREST CONSERVATION EASEMENT AND ALL OTHER EASEMENT OR RIGHT-TO-WAY AFFECTING THE PROPERTY THAT ARE INCLUDED IN THIS PLAN OF REVISION.

WITNESS MY/OUR HAND/S THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

INWHA CHO \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

YOUNG CHO \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED AS PLAT NUMBER \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON \_\_\_\_\_, 2019

PLAT OF REVISION  
**MEADOWOOD, SECTION 2, AREA 2**  
**LOT 39**  
PLAT No. 8953  
TAX MAP 10, GRID 7, PARCEL 312  
L. 16681, F. 280  
ZONED: RR-DEO  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SHEET 1 OF 1

SCALE: 1" = 40' APRIL 17, 2019

PREPARED BY: **NJR & ASSOCIATES, LLC.**  
LAND SURVEYING AND PLANNING  
2770 STATE ROUTE 32  
WEST FRIENDSHIP, MD 21794  
TEL: (240) 508-3200

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
 MISS UTILITY: 1-800-257-7777  
 VERIZON: 1-800-743-0033  
 BUREAU OF UTILITIES: 410-313-4900  
 A.T.&T.: 1-800-252-1133  
 B.G.&E. (EMERGENCY): 410-685-0123  
 B.G.&E. (CONSTRUCTION SERVICES): 410-637-8713  
 STATE HIGHWAY ADMINISTRATION: 410-531-5533  
 COLONIAL PIPELINE CO.: 410-795-1390

4. SITE ANALYSIS:  
 TOTAL PROJECT AREA: 1.17 AC. (1.101 AC. WITHOUT THE PAN HANDLE)  
 PRESENT ZONING: RR-DEO  
 USE OF STRUCTURE: RESIDENTIAL  
 BUILDING COVERAGE: 2,281 SF (0.05 AC.)  
 PAVED AREA ON SITE: 4,643 SF. (0.11 AC.)  
 LIMIT OF DISTURBED AREA: 0.779 AC  
 CUT: 6202 CY FILL: 7002 CY

5. PROJECT BACKGROUND:  
 LOCATION: TAX MAP 10, BLOCK 7, PARCEL 312  
 DEED REFERENCES: L 16681 / F. 280

6. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.

7. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.

9. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

10. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

11. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.

12. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.

13. COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 10AA AND 10GB.

14. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT FEBRUARY OF 2018 BY NJR & ASSOC., LLC.

15. THERE IS A 100 YEAR FLOODPLAIN WITHIN THE LIMITS OF THE SITE, AS SHOWN.

16. THERE ARE WETLANDS, STREAMS AND THEIR BUFFERS ON SITE, AS SHOWN.

17. PROPOSED SEWER - PRIVATE; PROPOSED WATER - PRIVATE.

18. THE SUBJECT PROPERTY IS ZONED (RR-DEO) PER THE 02-02-2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/25/06.

19. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.

20. ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3500 P.S.I.

21. ALL STORMDRAIN PIPE BEDDING IS TO BE CLASS 'C', AS REQUIRED BY ASHTO-180.

22. ALL BUILDINGS TO HAVE ROOF LEADERS WHICH EMPTY INTO STORM DRAIN SYSTEM.

23. ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.

24. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$3,000.00 FOR THE REQUIRED TO SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS PLAN.

25. FOREST CONSERVATION IS NOT REQUIRED FOR THIS SITE, THE FOREST CLEARING IS LESS THAN 20,000 SF.

26. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.

27. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 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.

28. CROWS FOOT ROAD IS NOT A SCENIC ROAD.

29. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.

30. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.

31. STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING THREE RAIN GARDENS.

32. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.

33. STOCKPILING WILL BE PERMITTED ON SITE.

34. THERE ARE STEEP SLOPES LOCATED ON SITE.

35. DRIVEWAYS 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 (16 FEET IF SERVING MORE THAN ONE RESIDENCE)  
 B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
 D) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
 E) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

36. THE ENVIRONMENTAL SITE DESIGN FACILITIES ON THIS LOT ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.

37. CONTRACTOR TO MAINTAIN POSITIVE SLOPE AWAY FROM THE FOUNDATION OF THE HOUSE.

38. FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.

39. THERE ARE NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES ON SITE OTHER THAN THE SPECIMEN TREES, AS SHOWN.

40. THIS PROJECT IS LOCATED WITHIN THE PATAPSCO RIVER WATERSHED.

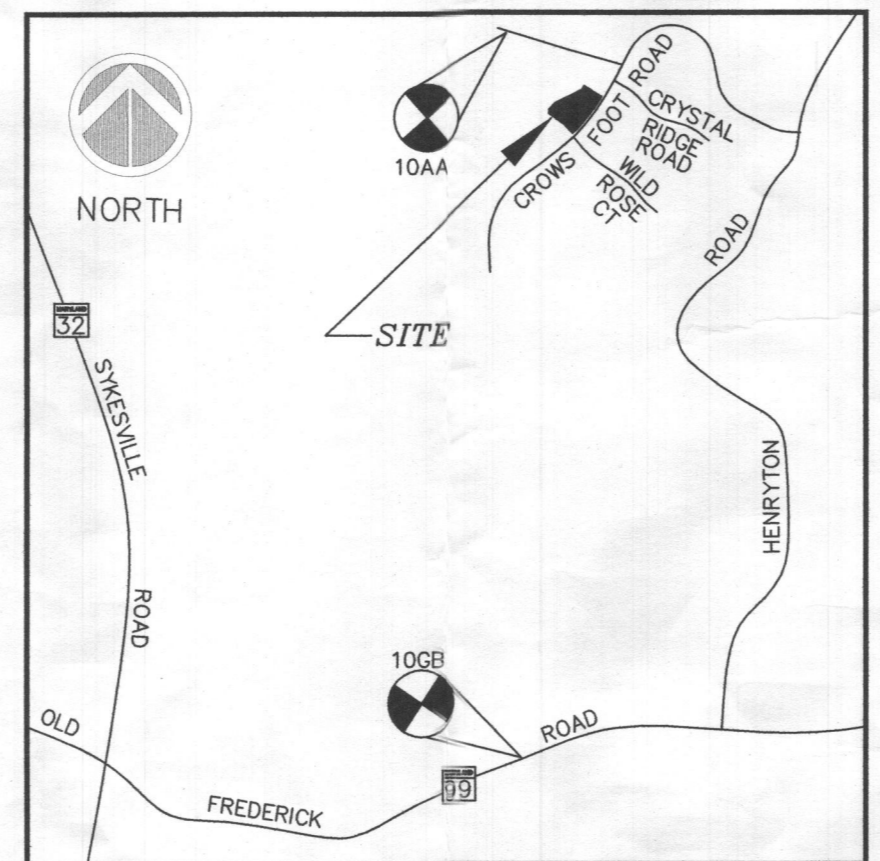
41. CONTRACTOR TO MAINTAIN POSITIVE SLOPE AWAY FROM THE FOUNDATION OF THE HOUSE.

42. PREVIOUS DPZ FILE REFERENCE: S-89-080, AND P-87-042.

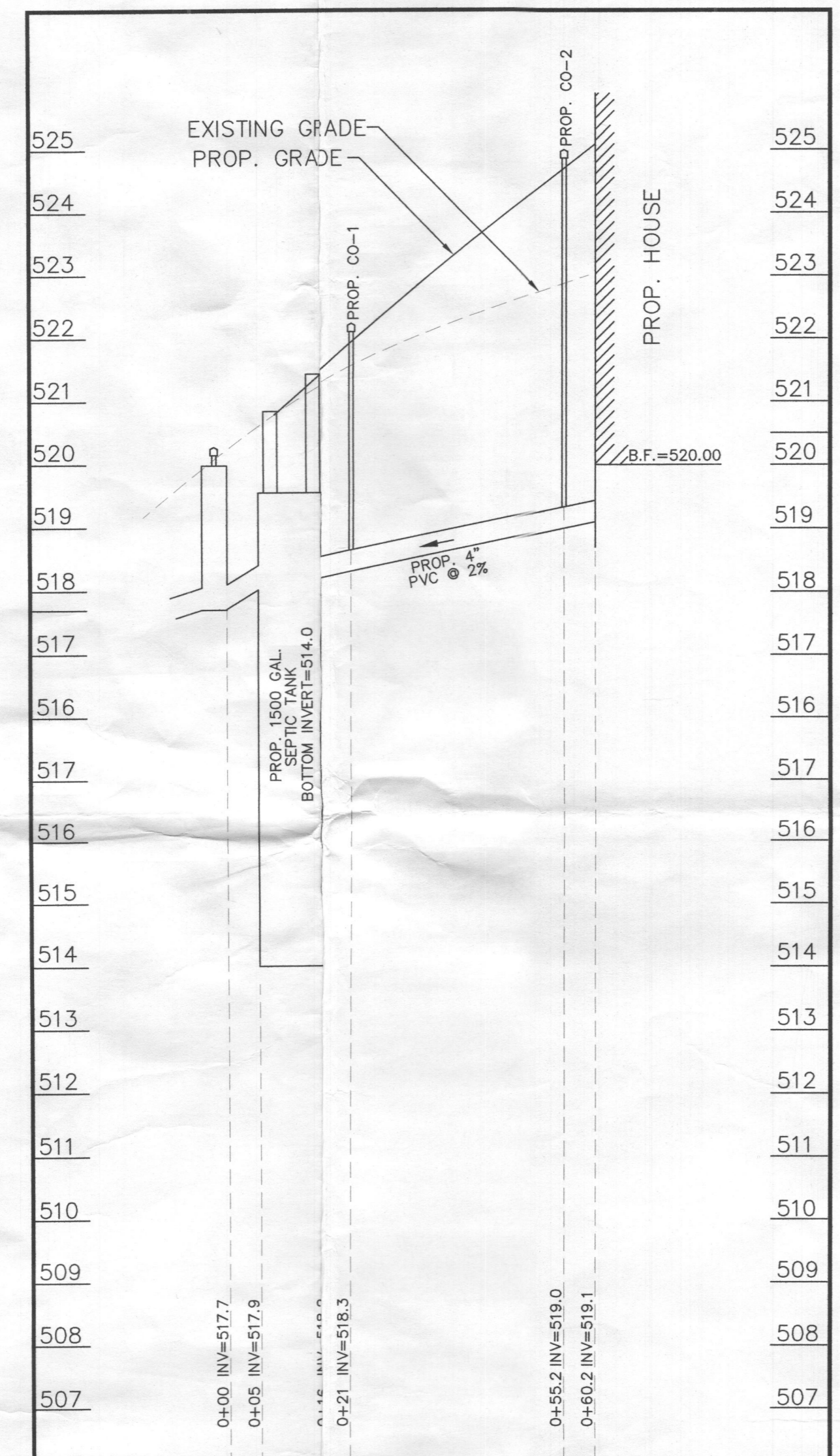
**GENERAL NOTES CONTINUED:**

47. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
48. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
49. THIS PLAN IS EXEMPT FROM REQUIREMENT OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(vi) OF HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS BECAUSE THE PROPERTY HAS A PLANNED FOREST CONSERVATION EASEMENT AND NO NEW LOTS ARE BEING CREATED.
50. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
51. LANDSCAPING IS NOT REQUIRED FOR THIS SUBDIVISION BECAUSE THIS IS AN INTERNAL LOT TO THE EXISTING MEADOWOOD SUBDIVISION.

# LOT 39 MEADOWOOD SECTION 2, AREA 2 PLAT No. 8953 TAX MAP 10, GRID 7, PARCEL 312 1272 CROWS FOOT ROAD



VICINITY MAP  
SCALE: 1" = 2000'  
ADC MAP - 11  
GRID - F6

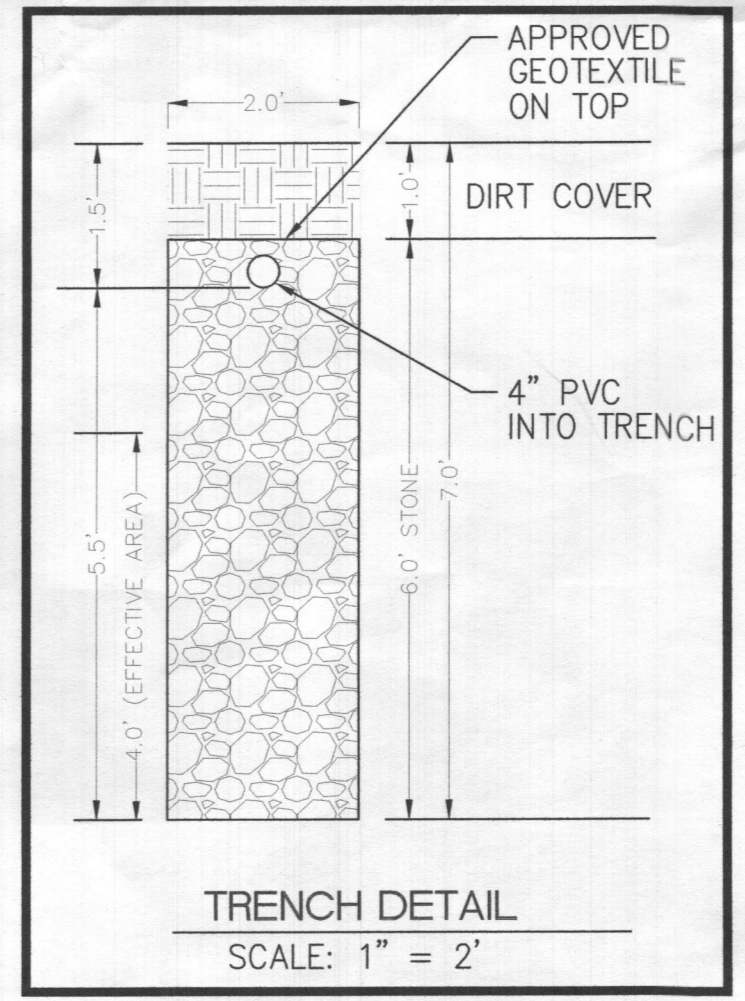


SEPTIC SYSTEM PROFILE  
SCALE: HORIZONTAL - 1" = 20'  
VERTICAL - 1" = 2'

**SEPTIC SYSTEM CALCULATIONS, ALL SYSTEMS:**

ABSORPTION RATE FOR SITE=1.2  
 EFFECTIVE AREA BEGINNING = 3.0'  
 BOTTOM MAXIMUM DEPTH = 7.0'  
 DRAINFIELD AREA: 4 BEDROOMS AT 600 gpd / 1.2 ABSORPTION RATE=500 SQ. FT.  
 SIDEWALL REDUCTION CREDIT:  $\frac{WIDTH+2}{WIDTH+1+2(DEPTH)} = \frac{2+2}{2+1+2(4)} = \frac{4}{11} = 0.36$   
 LENGTH OF TRENCHES:  $\frac{500 \text{ SQ. FT.} \times 0.36}{2} = 90 \text{ LINEAR FEET}$   
 MINIMUM TRENCH SPACING= 10 FEET  
 (TWO TRENCH OF 50 FEET IN LENGTH IS PROPOSED FOR THE INITIAL AND TWO REPLACEMENT SYSTEMS FOR A TOTAL OF 100 FOR EACH SYSTEM.)

TRENCH INFO, INITIAL SYSTEM					
TRENCH	TRENCH LENGTH	EXISTING GRADE	TOP OF STONE	INV. INTO TRENCH	BOTTOM OF TRENCH
1	50'	518.5±	517.5	517.0	511.5
2	50'	516.0±	515.0	514.5	509.0



TRENCH DETAIL  
SCALE: 1" = 2'

- NOTES:**
- ANY CHANGES TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
  - THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
  - THE EXISTING WELL (TAG # HO-88-0882 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN ON THIS PLAN.
  - ALL EXISTING WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN ON THIS PLAN.
  - THE TOPOGRAPHY SHOWN ON THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY BY NJR & ASSOCIATES PERFORMED ON JANUARY OF 2018.
  - THIS SURVEY IS TIED TO MARYLAND STATE PLANE NAD 83/91 COORDINATE SYSTEM.
  - THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT ARE AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT. DATE

Approved Septic System Plan  
 Howard County Health Department  
 Signature: [Signature] Date: 9/23/2019

**SITE ANALYSIS DATA CHART**

TOTAL LOT AREA	= 3.100 ACRES (135,036)
LOT AREA "PROP. TO BEDISTURBED"	= 0.779 ACRE (33,954 SF.)
TOTAL LOT IMPERVIOUS REA PROPOSED	= 0.152 ACRE (6,606 SF.)
TOTAL PROPOSED GREENAREA	= 2,948 ACRES (128,430 SF.)
SITE AREA WITHIN WETLAD	= 0.232 ACRE
SITE AREA WITHIN 25' W/PLAND BUFFER	= 0.700 ACRE
SITE AREA OF STEEP SLPES	= 0.490 ACRE
SITE AREA OF ERODIBLE SOILS	= 1.48 ACRE
SITE AREA WITHIN 100' FLOODPLAIN	= 0.379 ACRE
SITE AREA WITHIN 100' STREAM BUFFER	= 1.472 ACRE
SITE TOTAL EXISTING FOESTED AREA	= 3.100 ACRE
SITE ULTIMATE FORESTED AREA	= 2.318 ACRE

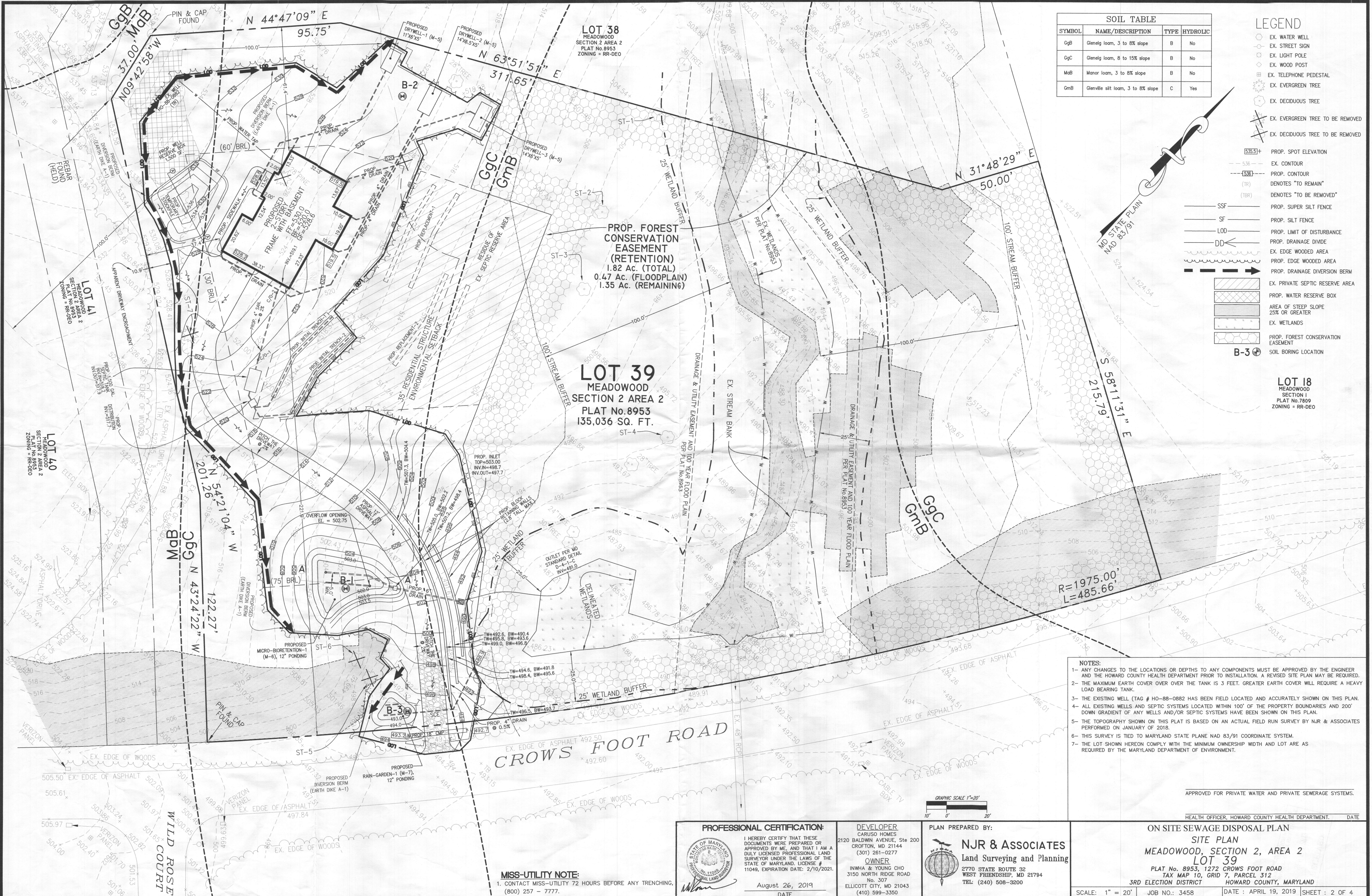
**MISS-UTILITY NOTE:**  
 1. CONTACT MISS-UTILITY 72 HOURS BEFORE ANY TRENCHING, (800) 257 - 7777.

**PROFESSIONAL CERTIFICATION:**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 11049, EXPIRATION DATE: 2/10/2021.  
 August 26, 2019  
 DATE

**DEVELOPER:**  
 CARUSO HOMES  
 2120 BALDWIN AVENUE, Ste 200  
 CROFTON, MD 21144  
 (301) 261-0277  
**OWNER:**  
 INWHA & YOUNG CHO  
 3150 NORTH RIDGE ROAD  
 No. 307  
 ELLICOTT CITY, MD 21043  
 (410) 599-3350

**PLAN PREPARED BY:**  
**NJR & ASSOCIATES**  
 Land Surveying and Planning  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200

**ON SITE SEWAGE DISPOSAL PLAN**  
**SITE NOTED AND DETAILS**  
**MEADOWOOD, SECTION 2, AREA 2**  
**LOT 39**  
 PLAT No. 8953, 1272 CROWS FOOT ROAD  
 TAX MAP 10, GRID 7, PARCEL 312  
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 20' JOB NO.: 3458 DATE: APRIL 19, 2019 SHEET: 1 OF 2



SOIL TABLE			
SYMBOL	NAME/DESCRIPTION	TYPE	HYDROLOGIC
GgB	Glenns loam, 3 to 8% slope	B	No
GgC	Glenns loam, 8 to 15% slope	B	No
MaB	Manor loam, 3 to 8% slope	B	No
GmB	Glennville silt loam, 3 to 8% slope	C	Yes

- LEGEND**
- EX. WATER WELL
  - EX. STREET SIGN
  - EX. LIGHT POLE
  - ◇ EX. WOOD POST
  - ⊠ EX. TELEPHONE PEDESTAL
  - ⊙ EX. EVERGREEN TREE
  - ⊙ EX. DECIDUOUS TREE
  - ⊙ EX. EVERGREEN TREE TO BE REMOVED
  - ⊙ EX. DECIDUOUS TREE TO BE REMOVED
  - 535.51+ PROP. SPOT ELEVATION
  - 536- EX. CONTOUR
  - 536- PROP. CONTOUR
  - (TR) DENOTES "TO REMAIN"
  - (TBR) DENOTES "TO BE REMOVED"
  - SSF PROP. SUPER SILT FENCE
  - SF PROP. SILT FENCE
  - LOD PROP. LIMIT OF DISTURBANCE
  - DD PROP. DRAINAGE DIVIDE
  - EX. EDGE WOODED AREA
  - PROP. EDGE WOODED AREA
  - PROP. DRAINAGE DIVERSION BERM
  - EX. PRIVATE SEPTIC RESERVE AREA
  - PROP. WATER RESERVE BOX
  - AREA OF STEEP SLOPE 25% OR GREATER
  - EX. WETLANDS
  - PROP. FOREST CONSERVATION EASEMENT
  - B-3⊙ SOIL BORING LOCATION

- NOTES:**
- ANY CHANGES TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
  - THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
  - THE EXISTING WELL (TAG # HO-88-0882 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN ON THIS PLAN.
  - ALL EXISTING WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN ON THIS PLAN.
  - THE TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON AN ACTUAL FIELD RUN SURVEY BY NJR & ASSOCIATES PERFORMED ON JANUARY OF 2018.
  - THIS SURVEY IS TIED TO MARYLAND STATE PLANE NAD 83/91 COORDINATE SYSTEM.
  - THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT. DATE

**PROFESSIONAL CERTIFICATION:**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 11049, EXPIRATION DATE: 2/10/2021.  
 August 26, 2019  
 DATE

**DEVELOPER**  
 CARUSO HOMES  
 2120 BALDWIN AVENUE, Ste 200  
 CROFTON, MD 21144  
 (301) 261-0277  
**OWNER**  
 INWHA & YOUNG CHO  
 3150 NORTH RIDGE ROAD  
 No. 307  
 ELLICOTT CITY, MD 21043  
 (410) 599-3350

PLAN PREPARED BY:  
**NJR & ASSOCIATES**  
 Land Surveying and Planning  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200

**ON SITE SEWAGE DISPOSAL PLAN**  
**SITE PLAN**  
**MEADOWWOOD, SECTION 2, AREA 2**  
**LOT 39**  
 PLAT No. 8953, 1272 CROWS FOOT ROAD  
 TAX MAP 10, GRID 7, PARCEL 312  
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 20' JOB NO.: 3458 DATE: APRIL 19, 2019 SHEET: 2 OF 4

**MISS-UTILITY NOTE:**  
 1. CONTACT MISS-UTILITY 72 HOURS BEFORE ANY TRENCHING.  
 (800) 257-7777.