

WPI 4/25/97 (ESAGN) 11/25/97 AM
C-O 6/10/92
LATE 2 PM
6/11/97 12:00
11/25/97
Second House Connection
(signature)

PERMIT

6/11/97 Needs house correction
Second House Connection
11/25/97
P 58030C
A 56526
DISTRICT 4th
DATE 3-18-97
DATE SYSTEM APPROVED 11/25/97
INSPECTOR AK

SEWAGE DISPOSAL SYSTEM DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
~~1247058X~~ 313-2640

04-348451
INDEXED

Jack Fyock Septic Service IS PERMITTED TO INSTALL ALTER
ADDRESS 4105 Ten Oaks Road Glenelg, MD 21737 PHONE 988-9270
SUBDIVISION Leonhardt LOT Parcel 1 ROAD 3155 Florence Road
PROPERTY OWNER Robert Vechery

BUILDING PERMIT SIGNED

SEPTIC TANK CAPACITY 2000 GALLONS
NUMBER OF BEDROOMS 7
180 SQUARE FEET PER BEDROOM
LINEAR FEET OF TRENCH REQUIRED 252

AND RETURNED
5/19/05 B00154009 - IG POOL

TRENCHES - Trench to be 2 feet wide. Inlet 3 feet below original grade. Bottom maximum depth 8 feet below original grade. Effective area begins at 3 feet below original grade. 5 feet of stone below distribution pipe.
LOCATION - Place the distribution box at highest part of the septic area, at perc hole 1A, approximately. (See Copy Of Perc Test Notes). Run trenches on contour towards perc hole 4A.
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 1-17-97

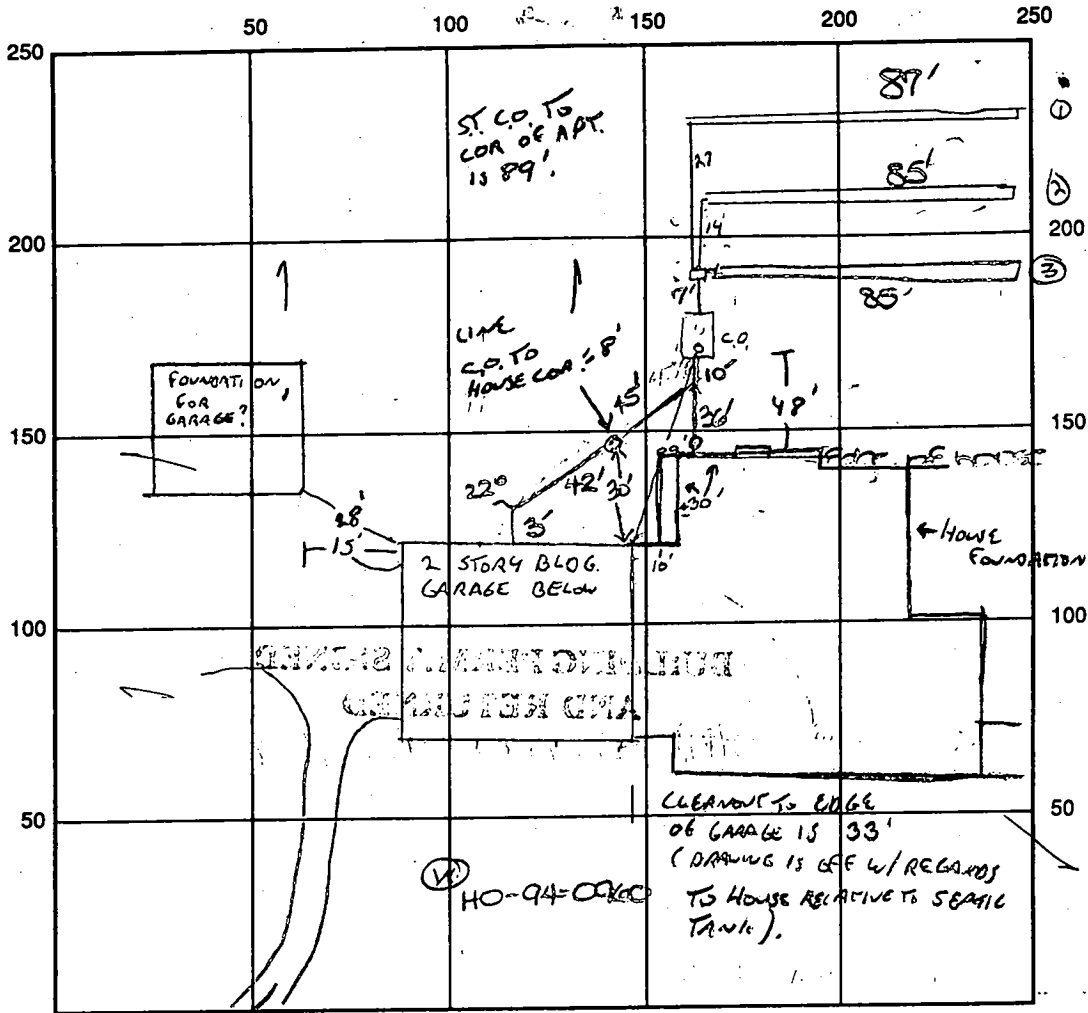
BUILDING PERMIT SIGNED

PLANS APPROVED BY Donna K. Soe **AND RETURNED 10-25-97** DATE 01/10/97
Serial # B00108289
SFD-4Bem

COVER NO WORK UNTIL INSPECTED AND APPROVED
NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM
NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.
NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)
NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)
NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH
NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS
PERMIT VOID AFTER TWO YEARS
NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.
NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

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

A 56526



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE
 (long drive to Florence Rd.)

SEPTIC TANK LEVEL ok CLEANOUTS one in line, one on s.t.

DISTRIBUTION BOX LEVEL ok

DRAIN FIELD/TITLE DEPTH 8 FT. TRENCH WIDTH 2 FT. INLET DEPTH 3 FT.

EFFECTIVE GRAVEL DEPTH 5 FT. TOTAL LENGTH 87/85/85 FT. → 257

NUMBER OF TRENCHES 3 ONE SIDEWALL/BOTTOM AREA 1285 SQ. FT.

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

ABSORBENT AREA — SQ. FT.

REMARKS: 6/10/97 PARTIAL - 1ST 2 TRENCHES OK TO COMPLETE. JJ
6/11/97 OK TO COVER ALL SEPTIC WORK. NEEDS CONNECTION
TO HOUSE. DKS
11/25/97 FINAL, COVER ALL WORK, JJ

DATE SYSTEM APPROVED 11/25/97 INSPECTOR [Signature]

4-25-97
WPI ok

HOWARD COUNTY HEALTH DEPARTMENT
Bureau of Environmental Health
3525-H Ellicott Mills Drive
Ellicott City, MD 21043
461-9933

APPLICATION FOR PITLESS ADAPTER, WELL PUMP AND PRESSURE TANK INSTALLATION

New Installation Replacement
 Receipt # _____ Date _____
 Name of Installer FRAGA Plumbing & Heating Co. Telephone 410-465-1401
 License Number 0318
 Certified Well Pump Installer _____ Well Driller _____ Registered Plumber _____
 Name of Property Owner Robert VETRURY Telephone _____
 Subdivision _____ Lot # _____ Well Tag # HD-94-0960
 Site Address 2155 FLORENCE TRD

Pump
 1. Type
 a. Deep well jet _____
 b. Shallow well jet _____
 c. Submersible
 2. Make Goulds
 3. Model # 5650112
 4. Capacity 5 GPM
 5. Pump exceeds well capacity Yes _____ No
 6. If Yes, is low pressure cutoff switch installed? Yes _____ No _____
 7. What methods are used to protect the pump and electrical wiring from vibrations? Torque arrestors _____ Cable guards _____ Other _____

Motor
 1. Horsepower 7/4
 2. RPM 2750
 3. Voltage _____
 a. 110 _____
 b. 220

Pitless Adapter
 1. Make Campbell
 2. Model # _____
 3. Depth _____

Tank
 1. Capacity 82901
 2. Pressure relief valve? YES

Piping
 1. Type P.E
 2. Size 1/2"
 3. NSF and/or BOCA Code approved _____
 4. Depth of supply line 220 ft

Well data
 1. Depth 220 ft.
 2. Yield _____ GPM
 3. Static water level _____ ft.
 4. Will water supply be disinfected by installer? YES

I understand that it is my responsibility to notify the Howard County Health Department when the installation is ready for inspection (otherwise this permit is null and void).

All information given above is true to the best of my knowledge.

Signature of Applicant: _____

Date: 4/25/97

Note: A sticker indicating approval/status of the installation will be placed on the well casing at the time of the inspection.



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

D R A F T *Reply to:*

DATE December 26, 1996

MEMORANDUM

TO: Blue Ribbon Construction Co., Inc.
4750 Ten Oaks Road
Dayton, MD 21036

FROM: Donna K. Soe, R.S.
Water and Sewerage Program
Bureau of Environmental Health

RE: Building Permit Application Number: B00103337
Proposed Use: garage with efficiency apartment
Address: 3155 Florence Road
Woodbine, MD 21797

This is to confirm that the above referenced building permit application was recommended for approval subject to the following conditions and/or cautions:

- the septic system to be installed now will be sized to serve the
efficiency apartment plus the four (4) bedroom house, to be constructed
in Summer, 1997.

These conditions were discussed with you Ms. Richardson
on December 18, 1996.

This office's recommendation for approval of the building permit application was based upon your acceptance of these conditions.

cc: Mr. Robert Vechery
file

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits 313-2640 Community Environmental Health 313-2642
Technical Services 313-2644 Director 313-2645 TDD 313-2323

Blue Ribbon Construction Co., Inc.

4750 TEN OAKS ROAD DAYTON, MARYLAND 21036-1125

(301) 531-5260 (301) 489-7035
FAX (301) 531-6085

December 19, 1996

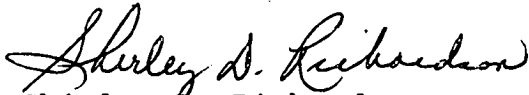
Bureau of Environmental Health
ATTN: Kim or Glen
3525-H Ellicott Mills Drive
Ellicott City, Maryland 21043

RE: Building Permit #B00103337, 3155 Florence Road

We have applied for a permit for a garage with an efficiency apartment. It will have one kitchen. In the summer of 1997, a house will be constructed and attached to the garage. The house will have four bedrooms and one kitchen. At the completion of the project there will be a total of four bedrooms and two kitchens.

If you have any further questions, please call. Thank you.

Sincerely



Shirley D. Richardson
Office Manager

SDR:dmr

Blue Ribbon Construction Co., Inc.

4750 TEN OAKS ROAD DAYTON, MARYLAND 21036-1125

(301) 531-5260 (301) 489-7035
FAX (301) 531-6085

December 19, 1996

Bureau of Environmental Health
ATTN: Kim or Glen
3525-H Ellicott Mills Drive
Ellicott City, Maryland 21043

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If you have any further questions, please call. Thank you.

Sincerely

Shirley S. Richardson
Shirley S. Richardson
Office Manager

SDR:dmr

12/19/96
Spoke to Dawn - left message for Mrs. Richardson. DCS
Spoke w/ Mrs. Richardson, she agreed to size of
septic system to suit house + efficiency apt (7 beds)
complete system to be installed during/prior to
V:O for efficiency apt. DCS

SOA IN FRONT OF LOT

Preliminary
May 23, 1988
1:30 PM
Bud Arnold

APPLICATION

PERCOLATION TESTING

A 41235
P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
PO BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE 461-9933

HOUSE UNDER CONSTRUCTION
ON LARGER PARCEL

DISTRICT 4TH
DATE MAR. 21, 1988

SCOTIC ALSO TO BE OBTAINED FROM THAT.

OPEN FARM LAND

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER LADUE BECRAFT WOODBINE

ADDRESS 2689 FLORENCE RD, 21797 PHONE 489-5447

PROSPECTIVE BUYER KARL & DOROTHY LEONHARDT *letter*

ADDRESS 2175 RT. 94 WOODBINE 21797 PHONE 489-4295

PROPERTY LOCATION:

SUBDIVISION BECRAFT PROPERTY LOT NO PARCEL 1

ROAD AND DESCRIPTION NORTH OF FLORENCE RD. ABOUT 1/5 MILE E.
FROM INTERSECTION(Y) OF FLORENCE & JENNINGS CHAPEL RD.

TAX MAP 13 PARCEL # 33

SIZE OF LOT 38.328 ACRES TYPE BLDG _____
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY

WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. Karl Leonhardt
(SIGNATURE OF APPLICANT)

APPROVED BY S. Ahl FOR Doug Trunches DATE 5-23-88

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

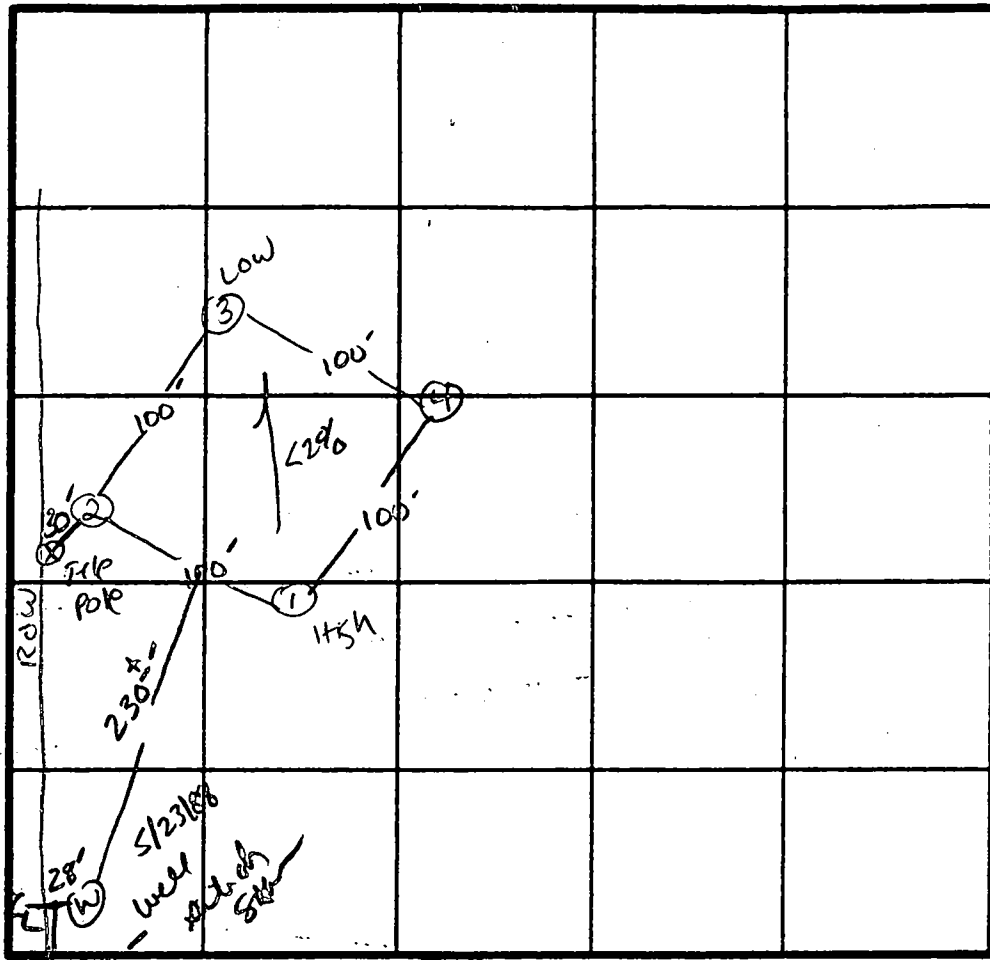
REASONS FOR REJECTION OR HOLDING 5-23-88 Perc Satisfactory - Hold For Rat. S. Ahl

HD-216

THIS IS NOT A PERMIT

0 - ④
SOIL PROFILE

0"	AP
8"	Yell. Br. Silt Clay Loam 10-15% FRAGS
30"	Yell. Br. Silt Loam MICAEOUS 20-25% FRAGS
13'	



2 Perc 9 min
180 φ/BA
Inlet 3"
Bottom 8"

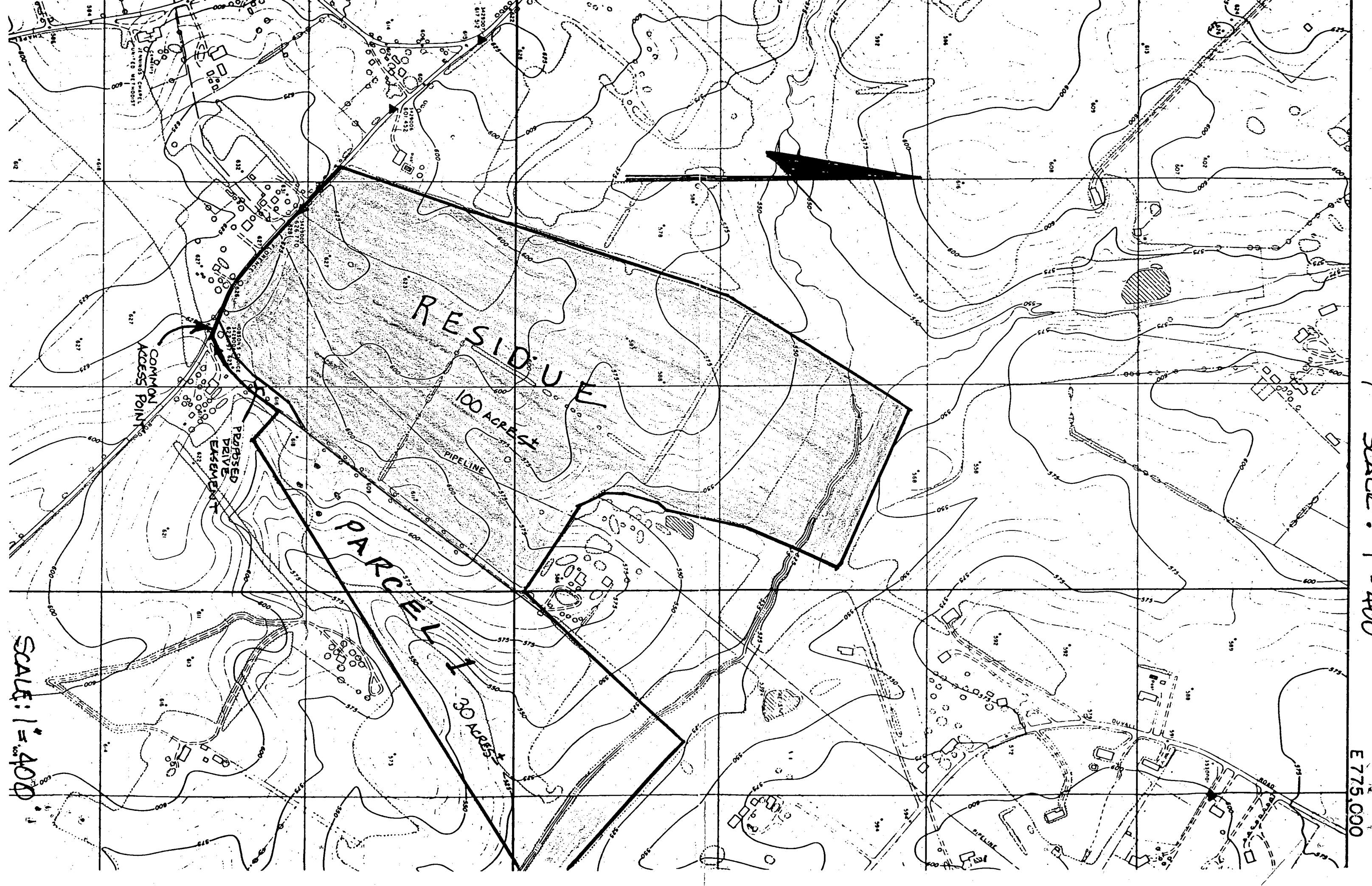
163 CORNER
INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE
RD Florence Rd. ↓
CORR.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
5/23/88	1S	4"	1:14	1:17	1:17	1:21	4 MIN	
	1M	9"	1:13	1:17	1:17	1:31	14 MIN	
	1V	13'	UNIFORM soil below 3.0'					
	2S	3.5'	1:23	1:24	1:24	1:28	4 MIN	
	2M	9"	1:23	1:28	1:28	1:39	11 MIN	
	2V	13'	UNIFORM soil below 3.0'					
	3S	4"	1:36	1:39	1:39	1:45	6 MIN	
	3M	9"	1:37	1:46	1:46	2:01	15 MIN	
	3V	13'	UNIFORM soil below 3.0'					
	4S	3"	1:47	1:48	1:48	1:50	2 MIN	
	4M	9"	1:44	1:50	1:50	2:00	10 MIN	
	4V	13'	UNIFORM soil below 3.0'					

REMARKS LIMITED LANDMARK for Surveying

TYPE OF SOIL MANOX LOAM

TESTED BY S. Abel ALSO PRESENT Arnold



RESIDUUM

PARCEL 1

100 ACRES

30 ACRES

PIPELINE

COMMON ACCESS POINT

PROPOSED DRIVE EASEMENT

STARRS CHAPEL

DUNN ROAD

DUNN ROAD



SCALE: 1" = 400'

SCALE: 1" = 400'

E 775.000



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

March 19, 1996

Mr. Robert D. Vechery
16400 Ed Warfield Road
Woodbine, Maryland 21797

RE: Garage Apartment as Initial Principal Dwelling

Dear Mr. Vechery:

This is in response to your letter received on March 15, 1996, in which you request verification that your proposal to construct a garage with an apartment, and to live in this apartment while you construct a single-family detached dwelling on the property, is permitted. You did not specify the precise property, but you described it as forty acres of land in western Howard County that is in the Agricultural Land Preservation Program. My understanding is that your proposal is to build an apartment 800 square feet in area, live in this apartment while constructing the main house, attach the garage with apartment to the main house with a breezeway, and upon completion of the main house move from the apartment to the house and maintain the accessory apartment.

Your proposal is permitted provided that the apartment will conform with the Accessory Apartment regulations at the completion of construction. Initially the garage and apartment combination is considered to be a single-family detached dwelling. The apartment becomes an accessory apartment when the principal dwelling is completed. I have enclosed an Accessory Apartment Permit Application. This application must be submitted and approved prior to, or in conjunction with a building permit application for the principal dwelling. For example, if you apply for a building permit for both the principal dwelling and the accessory apartment at the same time, the accessory apartment application must be approved at that time. If you use one building permit for the initial garage/apartment and then later apply for another for the main dwelling, the accessory apartment permit must be approved before the building permit for the main dwelling. Please be advised that the accessory apartment must be attached to the main dwelling. *

If you have any questions, please contact J Robert Lalush at (410) 313-2393.

Sincerely,

WFO
William F. O'Brien, Chief
Division of Comprehensive Planning
and Zoning Administration

*-Ritter
-2 Rutter
access status
change?!*

WFO/JRL:jrl
Enclosure

HOWARD CO. HEALTH DEPT.
ENVIRONMENTAL HEALTH

1996 DEC 11 A 8:21

4/23/96
10:00

APPLICATION

A 56526
P _____

PERCOLATION TESTING

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE 461-9933

*previous OK
proposal is
to*

DISTRICT _____
DATE 3-26-96

TO: THE COUNTY HEALTH OFFICER,
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER KARL & DOROTHY Leonhardt

ADDRESS 508 WILLOUGHBY LANE STAUNTON, VA 24401-2155 PHONE (540) 885-7050

PROSPECTIVE BUYER Vechery

ADDRESS 11400 Ed Warfield Rd. PHONE 489-4401

PROPERTY LOCATION: _____

SUBDIVISION Leonhardt

**BLDG. PERMIT SIGNED
AND RETURNED 12/19/96**
*Serial # B10/03337 -
gated office apartment*

ROAD AND DESCRIPTION Florence Rd.

TAX MAP 13 PARCEL 33 Parcel # _____

SIZE OF LOT 39.6 acres TYPE BLDG SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Diana K. Veckery
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

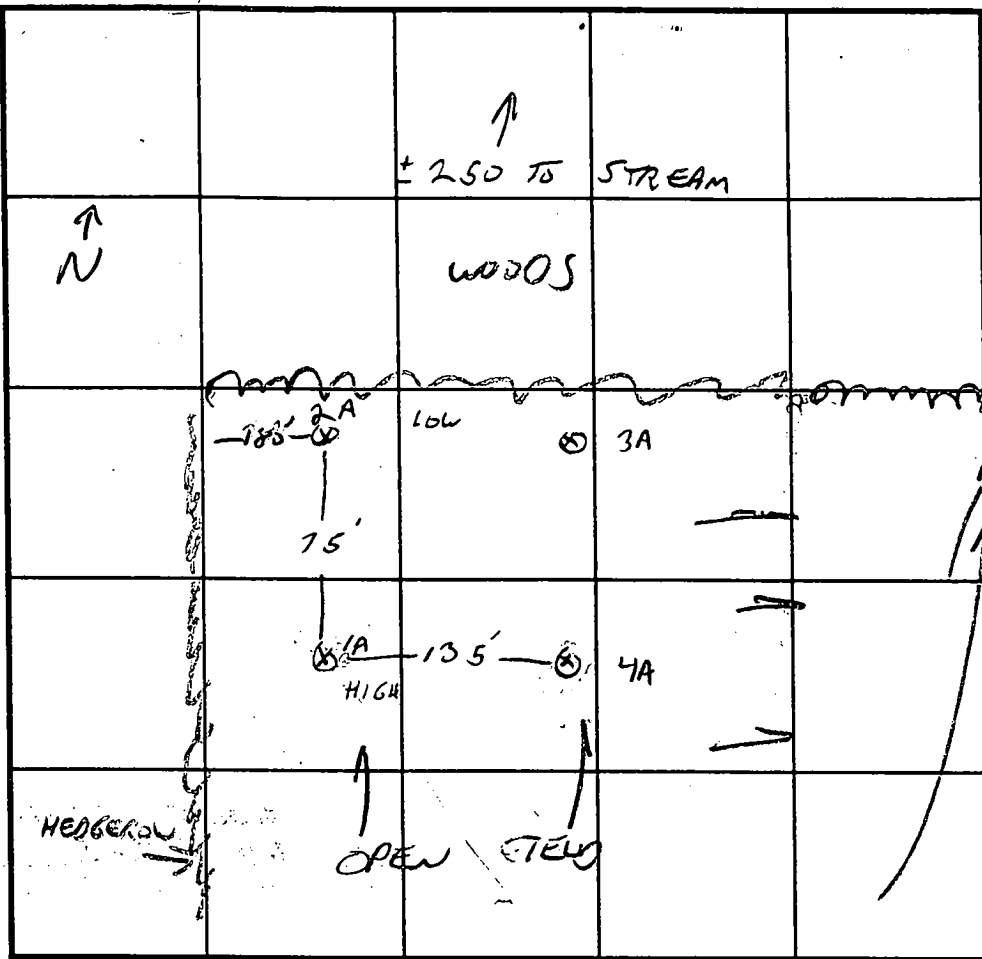
THIS IS NOT A PERMIT

HD-216

A55526
COUNTY #

SOIL PROFILE 2A

SIMILAR TO 1A
25% MIXED
SOFT + HARD
SAPROLITE
POCKET
OF SAPROLITE
3'-4'



SOIL PROFILE 1A

TDRSOL
TAN
FINE
SILT LOAM
15%
SOFT + 1
SAPROLITE

3A+4A

SIMILAR TO 1A

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

↓ TO FLORENCE ROAD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4/23/96	1A	3' / 136	1:54	1:55	1:55	1:57	2 MW
	2A	3' / 136	2:01	2:03	2:03	2:08	5 MW
	3A	3' / 13	2:12	2:13	2:13	2:15	2 MW
	4A	3' / 14	VISUAL OK				

REMARKS OTHER, EXISTING EASEMENT, LOCATED NEAR FLORENCE ROAD

TYPE OF SOIL _____

TESTED BY G SAVAGE ALSO PRESENT ROCKY OF FROCK'S

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 3 MW TRENCH WIDTH 2

INLET DEPTH 3 MAXIMUM BOTTOM DEPTH 8 SQ. FT./BEDROOM 180

HOWARD COUNTY

PERMIT APPLICATION

#25 M

SERIAL NUMBER

00003337

DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MARYLAND 21043

BUILDING ADDRESS (HOUSE NO., STREET, TOWN OR AREA)

3155 Florence Rd
Woodbine, Md 21797

GRADING/SEDIMENT CONTROL YES NO

DESCRIPTION OF WORK AUTHORIZED

TO ERRECT AN 8'22" x 11'6" gas range with
a 6'56" x 11'6" off apt 2'x4 stud
with brick veneer. exterior walls will be
brick veneer. asphalt shingles on roof

LOT NO.	PARCEL NO.	SEC.	AREA	BLOCK NO.	LIBER	FOLIO
1	32-1	N/A	N/A	10		

SUB DIVISION	ZONE	ZONE MAP	ELEC. DIST.	CENSUS TR.
Leonhardt Subdivisi	RCVD	13	4	6040

OWNER'S NAME AND ADDRESS
Robert Vechev
16400 Ed Warfield Rd
Woodbine Md 21797

PHONE NO.
410-489-4401

OCCUPANT'S NAME AND ADDRESS
Same

PHONE NO.

ARCHITECT OR ENGINEER'S NAME AND ADDRESS

PHONE NO.

CONTRACTOR'S NAME AND ADDRESS
Blue Ribbon Const Co INC
4750 TON OAKS RD
Dayton, Md 21036-1125

PHONE NO.
410-531-5260

EXISTING USE
Vacant lot

PROPOSED USE
garage/apt.

SET CONSTRUCTION COST	LICENSE NUMBER	PERMIT FEE
\$65,000.00	914632	

SIZE OF BLDG.	FRONT	DEPTH	HEIGHT
32x26			
TYPE OF BLDG.	AREA	VOLUME	ROOF
2 ROOMS ROOMS 1 BATHS 1 FIREPLACES			10/12 shingles
FOOTINGS		FOUNDATION	WALLS
24" x 12" x 9" F.		12" block	2x4 stud Brick veneer

UTILITIES			
WATER (WELL)	SEWER/SEPTIC	GAS	ELECTRICITY
			110V 60Hz AC

I have carefully examined and read the application and know the same is true and correct, and that in doing this work, all provisions of Howard County Ordinances and the State Laws of Maryland will be complied with, whether specified or not; and I will notify the Bureau of Inspections, and Permit twenty-four hours in advance when I am ready for the inspections called for elsewhere in this application; and that no work will be covered up until such inspections have been completed with.

Shirley Keckharder
SIGNATURE
12-10-96
DATE

Secretary
TITLE

FOR OFFICE USE ONLY

W/S CODE _____

DISTANCE IN FEET FROM R/W LINE TO FRONT BUILDING LINE _____

SIDE YARD _____
(DISTANCE IN FEET FROM SIDE BLDG. LINE TO SIDE PROPERTY LINE)

DISTANCE IN FEET FROM SIDE STREET R/W LINE _____

TO SIDE BUILDING LINE _____

DISTANCE IN FEET, REAR YD. REQUIRING SET _____

BACK _____ (CORNER LOT ONLY)

CONDITIONS (IF ANY) _____

SDP # _____

Checks payable to DIRECTOR OF FINANCE OF HOWARD COUNTY

FUNCTION	DATE	SIGNATURE APPROVAL
ZONING/PLANNING		
SHA		
SEDIMENT/GRADING		
BUILDING OFFICIAL		
WATER & SEWER		
HEALTH DEPT.	12/19/96	JONNA K [Signature]
FIRE PROTECTION		
STORM WATER MGMT.		

CAUTION

To begin construction before a permit placard has been issued and displayed on the job is a violation of the law. Use and occupancy permit must be applied for two weeks before it will be issued.

IMPORTANT: PLEASE SHOW ZIP CODES AND AREA CODES WHEREVER REQUIRED.

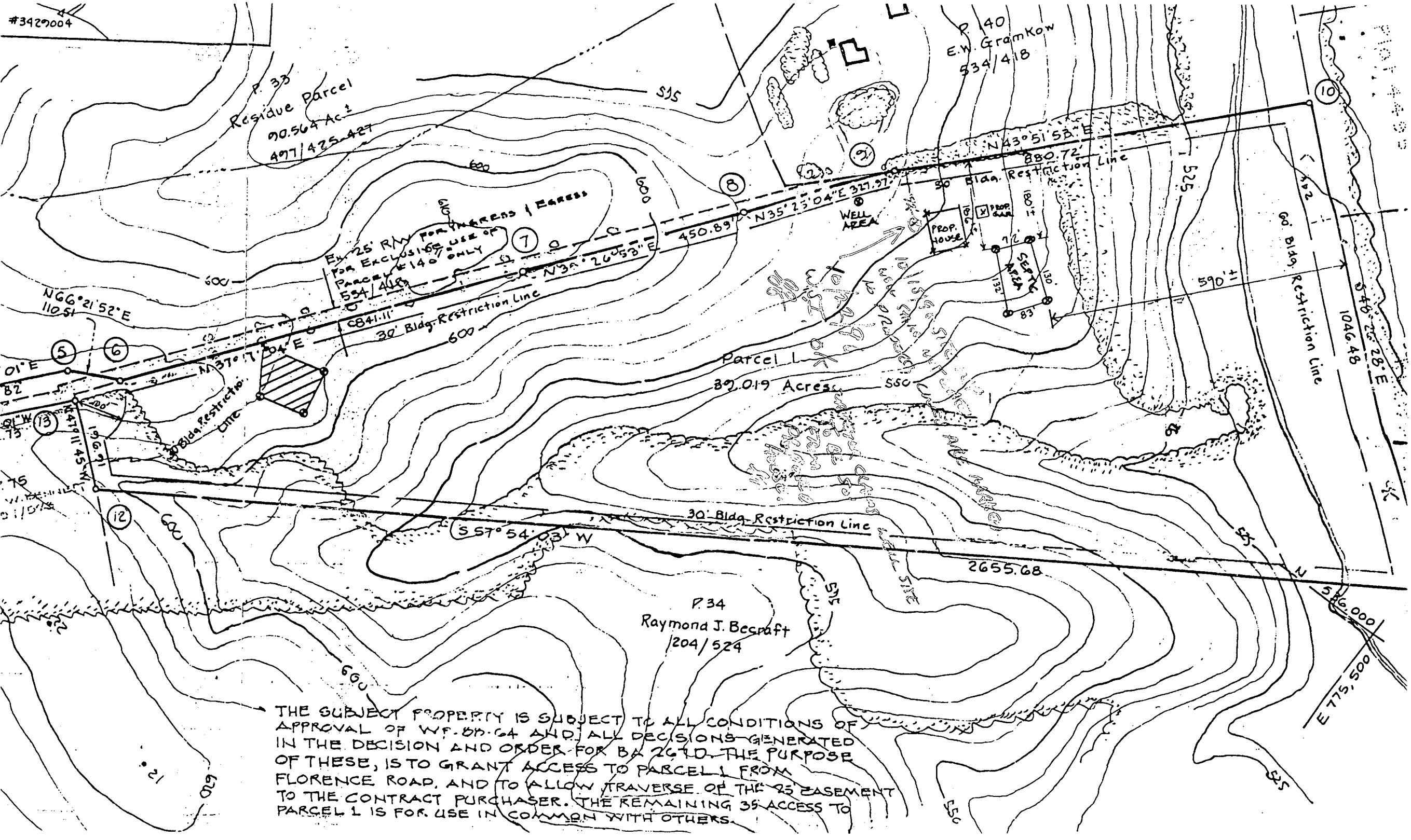
LP-69
Revised
CK 5202

APPROVED _____ DATE _____

Distribution of Copies:
White - Building Official
Green - Planning & Zoning

Yellow - Engineering
Pink - Health Dept
Gold - S.H.A.

17



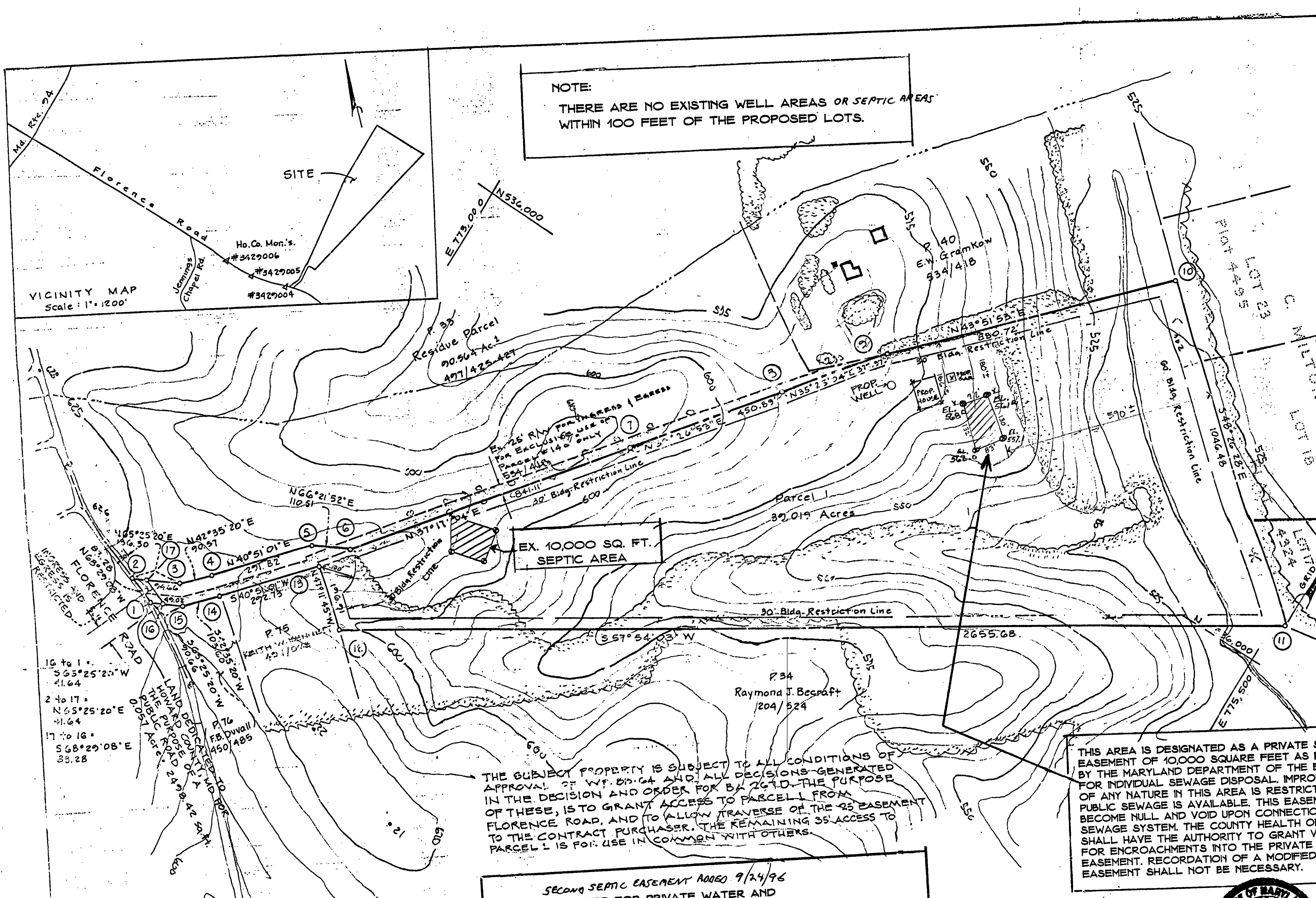
P. 33
Residue Parcel
0.564 Ac
497/425-427

P. 40
E.W. Gramkow
534/418

EX. 25' R/W FOR ACCESS (EASEMENT)
FOR EXCLUDING USE OF
PARCEL 1 140' ONLY
534/418

P. 34
Raymond J. Becraft
/204/524

THE SUBJECT PROPERTY IS SUBJECT TO ALL CONDITIONS OF APPROVAL OF WF. 09-64 AND ALL DECISIONS GENERATED IN THE DECISION AND ORDER FOR BA 2610. THE PURPOSE OF THESE, IS TO GRANT ACCESS TO PARCEL 1 FROM FLORENCE ROAD, AND TO ALLOW TRAVERSE OF THE 25' EASEMENT TO THE CONTRACT PURCHASER. THE REMAINING 35' ACCESS TO PARCEL 1 IS FOR USE IN COMMON WITH OTHERS.



COORDINATE SCHEDULE		
Nos.	North	East
1	534517.37	772798.56
2	534549.93	772716.07
3	534604.62	772840.04
4	534671.30	772701.33
5	534872.04	773072.21
6	534936.35	773193.45
7	535005.57	773702.97
8	535958.69	773983.33
9	536225.48	774173.06
10	536824.25	774749.18
11	536130.19	775531.76
12	534718.97	773282.06
13	534852.80	773137.57
14	534631.37	772746.12
15	534555.10	772876.01

Maryland State Grid System based on Howard County Mon. Stations 3427006, 3427005 and 3427004.

- NOTES:**
- Subject property Zoned R as per Comprehensive Zoning Plan dated 8-2-85
 - For flag or pipe stem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipe stem and road right-of-way line and not to the flag or pipe stem lot driveway.
 - Use-in-common driveway is privately owned and maintained.
 - Subject property is subject to WP. 85-64 & 8A-26-TD
 - Private Sewer Easmt. of approx. 10,000 sq. ft. as req'd. by the Md. State Dept. of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature are restricted in this area until public sewage is available. This easement shall become null and void upon connection to a public sewer system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewer easement. Recordation of a modified sewer easement shall not be necessary.
 - Percolation Test hole, field located. **8361**

THE SUBJECT PROPERTY IS SUBJECT TO ALL CONDITIONS OF APPROVAL OF WP. 85-64 AND ALL DECISIONS GENERATED IN THE DECISION AND ORDER FOR 8A-26-TD. THE PURPOSE OF THESE, IS TO GRANT ACCESS TO PARCEL 1 FROM FLORENCE ROAD, AND TO ALLOW TRAVERSE OF THE 35' EASEMENT TO THE CONTRACT PURCHASER. THE REMAINING 35' ACCESS TO PARCEL 1 IS FOR USE IN COMMON WITH OTHERS.

THIS AREA IS DESIGNATED AS 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 IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT 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.

SECOND SEPTIC EASEMENT ADDED 9/24/96
APPROVED FOR PRIVATE WATER AND PRIVATE SEPTIC SYSTEM

John W. Becraft
HOWARD COUNTY HEALTH OFFICER DATE 10-11-96

OWNER'S DEDICATION
I, (we) LaRue Becraft owner(s) of the property shown and described hereon, hereby adopt this plan of subdivision and in consideration of the approval of this Final Plat by the Office of Planning and Zoning, establish the min. Bldg. Restriction Lines and grant unto Howard Co., Md., its successors and assigns, (1) Bldg. Restriction Lines and grant unto Howard Co., Md., its successors and assigns, (1) Bldg. Restriction Lines and grant unto Howard Co., Md., its successors and assigns, (1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easement areas shown hereon, (2) the right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County, Md., to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable, (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance, and (4) that no bldg. or similar structure of any kind shall be erected on or over the said easements and rights of way.
Owner LaRue Becraft Date 1/14/88
Witness Kim Keller Date 1/16/88

SURVEYOR'S CERTIFICATE
I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of all the lands conveyed by MARC H. NACHMAN, TRUSTEE to LaRue BECRAFT deed dated OCTOBER 21, 1985 and recorded in the Land Records of Howard County in Liber 1396 Folio 317, and that all monuments are in place, or will be in place prior to the acceptance of the streets in the subdivision by Howard Co., as shown, in accordance with the Annotated Code of Md., as amended.



Surveyor

LEONHARDT SUBDIVISION
PARCEL 1
PERCOLATION CERTIFICATION PLAT

Tax Map 13
Parcel 33
Deed Ref. A97/425
Zoning R

4th Election District, Howard County, Md.
Scale: 1" = 200' Date: January, 1988

TABULATION:

TOTAL NO. OF LOTS and/or PARCELS to be recorded	1
TOTAL AREA OF LOTS and/or PARCELS	39.019 Acres
TOTAL AREA OF ROADWAYS incl. widening strips	0.057 Acre
TOTAL AREA OF SUBDIVISION	39.076 Acres

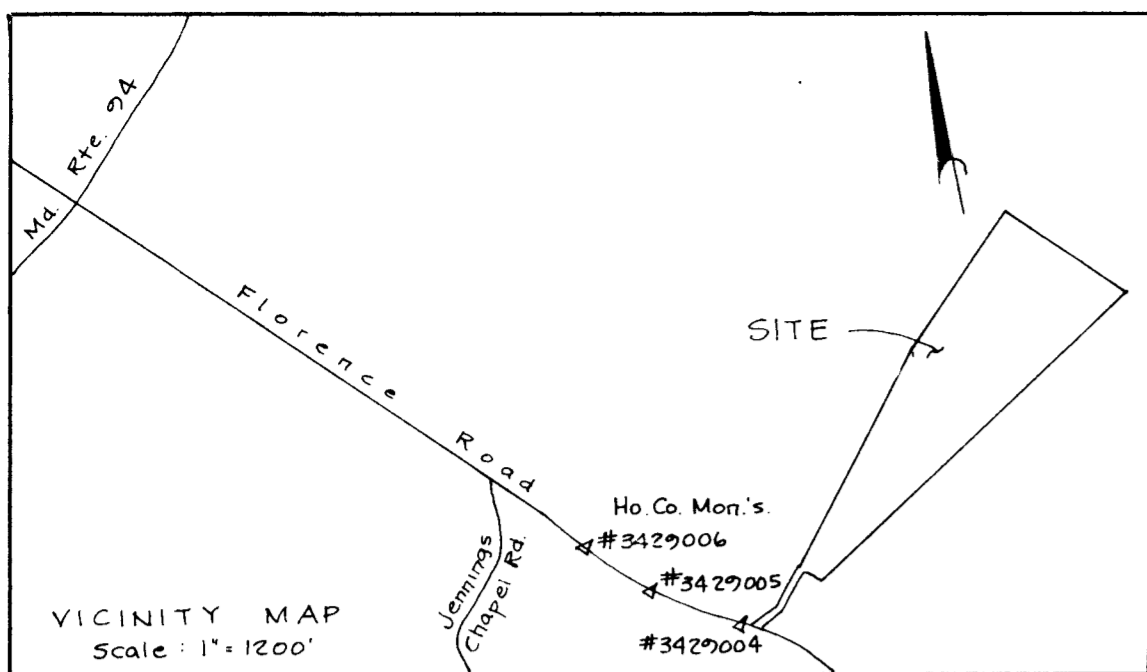
EXISTING 10,000 SQ. FT. SEPTIC AREA

APPROVED: FOR Private WATER & Private SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD CO., HOWARD CO. DEPT. OF HEALTH & MENTAL HYGIENE
John W. Becraft 11-14-88
County Health Officer

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
John W. Becraft 1.13.88
Director

APPROVED: FOR STORM DRAINAGE SYSTEMS, and PUBLIC ROADS, HOWARD CO. DEPT. OF PUBLIC WORKS
John W. Becraft 1/15/88
Date

9-18-96, VETCHERY



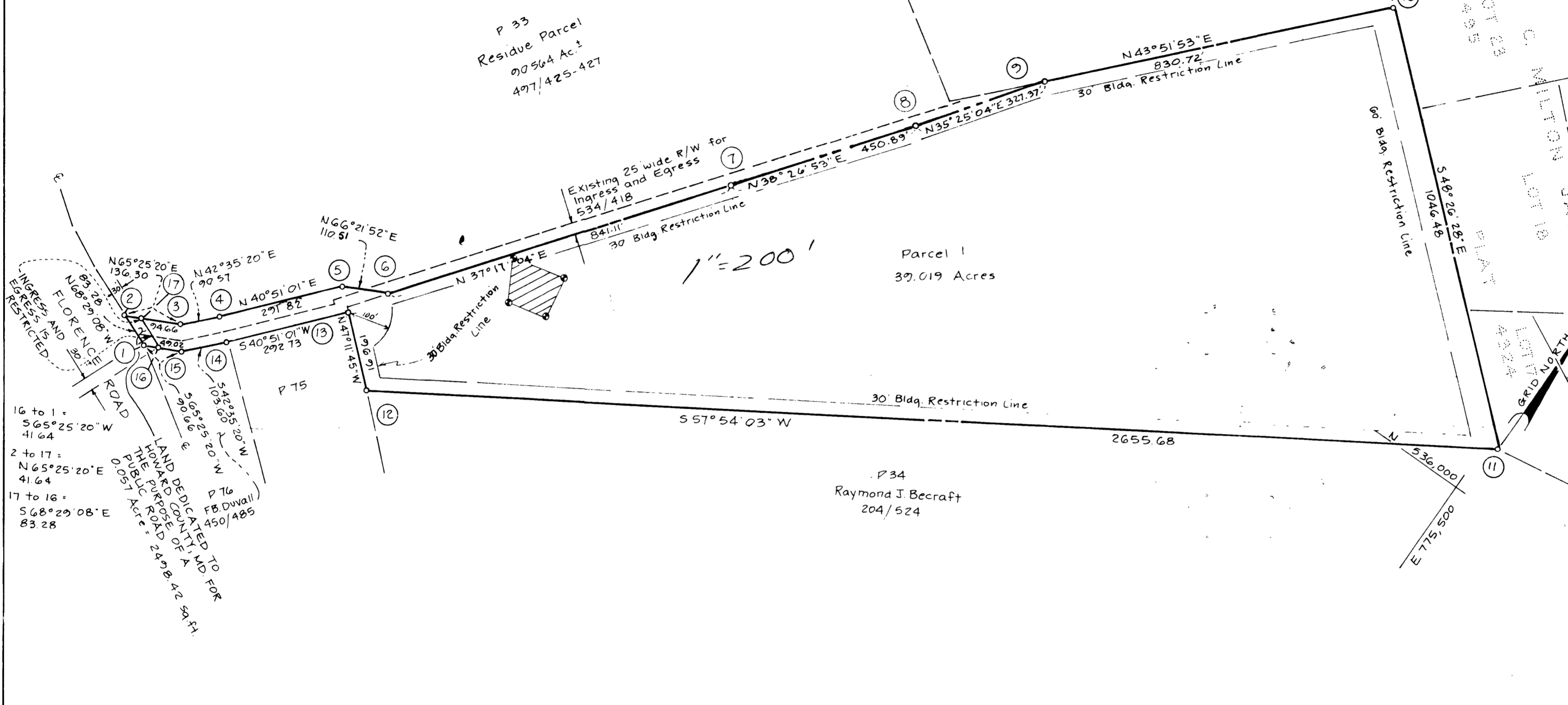
APPLICANT TO ADD NEW EASEMENTS TO THIS PLAT, OR, SUBMIT NEW... DON'T NEED ALL LANGUAGE THIS PLAT HAS ACCORDING TO CGS (FOR UPDATE) *ll*

COORDINATE SCHEDULE		
NOS	North	East
1	534517.37	772793.56
2	534547.93	772716.07
3	534604.62	772840.04
4	534671.30	772901.33
5	534872.04	773072.21
6	534936.35	773173.45
7	535605.57	773702.97
8	535958.69	773983.33
9	536225.48	774173.06
10	536824.25	774747.18
11	536130.17	775531.76
12	534718.77	773282.06
13	534852.80	773137.57
14	534631.37	772946.12
15	534555.10	772876.01

Maryland State Grid System based on Howard County Mon.'s Stations 3429006, 3429005 and 3429004.

NOTES:

- Subject property Zoned R as per Comprehensive Zoning Plan dated 8-2-85
- For flag or pipe stem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipe stem and road right-of-way line and not to the flag or pipe stem lot driveway.
- Use-in-common driveway is privately owned and maintained.
- Subject property is subject to WP: 88-64
- Private Sewer Esmt. of approx. 10,000 sq. ft. as reqd. by the Md State Dept. of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature are restricted in this area until public sewage is available. This easement shall become null and void upon connection to a public sewer system. The County Health officer shall have the authority to grant variances for encroachments into the private sewer easement. Recordation of a modified sewer easement shall not be necessary.
- Percolation Test Hole, field located



TABULATION:

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TOTAL AREA OF LOTS and/or PARCELS	39.019 Acres
TOTAL AREA OF ROADWAYS incl widening strips	0.057 Acre
TOTAL AREA OF SUBDIVISION	39.076 Acres

APPROVED: FOR Private WATER & Private SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD CO., HOWARD CO DEPT. OF HEALTH & MENTAL HYGIENE

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Director _____ Date _____

APPROVED: FOR STORM DRAINAGE SYSTEMS, and PUBLIC ROADS, HOWARD CO. DEPT. OF PUBLIC WORKS

Director _____ Date _____

OWNER'S DEDICATION

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Owner _____ Date _____
 Witness _____ Date _____

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of all the lands conveyed by MARC H. NACHMAN, TRUSTEE to LaRUE BECRAFT deed dated OCTOBER 21, 1985 and recorded in the Land Records of Howard County in Liber 1396 Folio 317, and that all monuments are in place, or will be in place prior to the acceptance of the streets in the subdivision by Howard Co., as shown, in accordance with the Annotated Code of Md., as amended.

Surveyor _____ Date 1/19/88

LEONHARDT SUBDIVISION

PARCEL 1

Tax Map 13
 Parcel 33
 Deed Ref. 497/425
 Zoning R

4th Election District, Howard County, Md.
 Scale: 1" = 200' Date: January, 1988

11-14-88 orig P.C. and for registration *ll*

Applicant 142 fe this P.C. 6-17-88 *ll*

Decp 6-10

APPLICATION

HOWARD COUNTY

SERIAL NUMBER

PERMIT APPLICATION

DEPARTMENT OF INSPECTIONS, LICENSES & PERMIT
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MARYLAND 21043

600108289

BUILDING ADDRESS (HOUSE NO., STREET, TOWN OR AREA)

3155 Florence Rd 27279
Woodbine, Md 21797

GRADING/SEDIMENT CONTROL YES NO

SDP #

DESCRIPTION OF WORK AUTHORIZED

ADDITION 2370 sq ft to existing garage/1st floor with basement 4 bedrooms, 4 baths, 2 fire places, 1 porch

LOT NO.	PARCEL NO.	SEC.	AREA	BLOCK NO.	LIBER	FOLIO
1	357	-	-	18		

SUB DIVISION	ZONE	ZONE MAP	ELEC. DIST.	CENSUS TR.
Subdiv	RES	13	4	6040

OWNER NAME AND ADDRESS
K. ...
3155 Florence Rd
Woodbine Md 21797

PHONE NO. 410-448-4481

OCCUPANT'S NAME AND ADDRESS
Same

PHONE NO. 410-448-4481

ARCHITECT OR ENGINEER'S NAME AND ADDRESS
S. ...
... Md 21157

PHONE NO. 410-370-XXXX

CONTRACTOR'S NAME AND ADDRESS
...
... Md 21157

PHONE NO. 410-760-XXXX

EXISTING USE: Residence

PROPOSED USE: Residence

EST. CONSTRUCTION COST: \$320,000

LICENSE NUMBER

PERMIT FEE

SIZE OF BLDG.	FRONT	DEPTH	HEIGHT
	36'	32'	2 1/2'

TYPE OF BLDG.	AREA	VOLUME	ROOF
B. ROOMS			
ROOMS			
BATHS			
FIREPLACES			

FOOTINGS	FOUNDATION	S. WALLS

UTILITIES				
WATER/WELL	SEWER/SEPTIC	GAS	ELECTRICITY	TYPE OF HEAT

I have carefully examined and read this application and know the same to be true and correct, and that in doing this work, all provisions of Howard County Ordinances and the State Laws of Maryland will be complied with, whether specified or not; and I will notify the Department of Inspections, and Permits twenty-four hours in advance when I am ready for the inspections called for elsewhere in the application; and that no work will be covered up until such inspections have been completed with.

SIGNATURE: [Signature]
TITLE: Owner
DATE: 10/21/97

FOR OFFICE USE ONLY

DISTANCE IN FEET FROM RAW LINE TO FRONT BUILDING LINE _____

SIDE YARD (DISTANCE IN FEET FROM SIDE BLDG. LINE TO SIDE PROPERTY LINE) _____

TO SIDE BUILDING LINE _____

DISTANCE IN FEET, REAR YD. REQUIRING SET _____

BACK (CORNER LOT ONLY) _____

SDP # _____

FUNCTION	DATE	SIGNATURE APPROVAL
ZONING/PLANNING		
SHA		
SEDIMENT/GRADING		
BUILDING OFFICIAL		
WATER & SEWER		
HEALTH DEPT.	10/21/97	[Signature]
FIRE PROTECTION		
STORM WATER MGMT		

Check payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

CAUTION

To begin construction before a permit placard has been issued and displayed on the job is a violation of the law. Use and occupancy permit must be applied for two weeks before it will be issued.

IMPORTANT: PLEASE SHOW ZIP CODES AND AREA CODES WHEREVER REQUIRED.

LP-89-591 #2798

APPROVED _____ DATE _____

Distribution of Copies:
White - Building Official
Green - Planning & Zoning
Yellow - Engineering
Pink - Health Dept.
Gold - S.H.A.

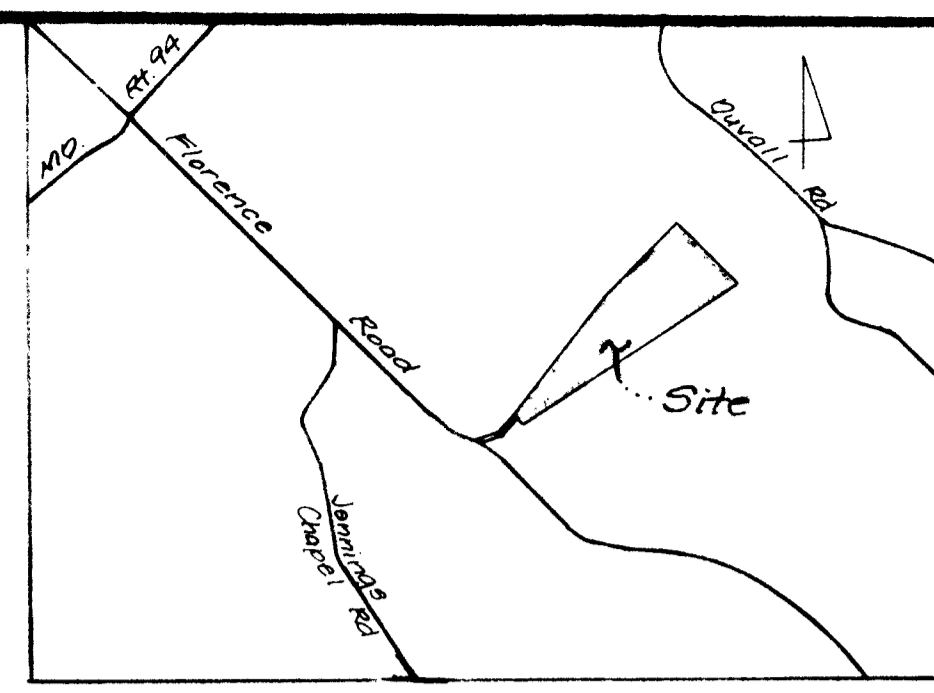
A

- 1. 5 Bedrooms
- 2. 1/2" @ wall 568.00
- 3. 2000 Gallon Septic Tank
(Provide Manhole to Grade)
Ex. Grade @ Tank: 571.50
Fin. Grade @ Tank: 570.00
Inv. In: 567.20
Inv. Out: 566.90

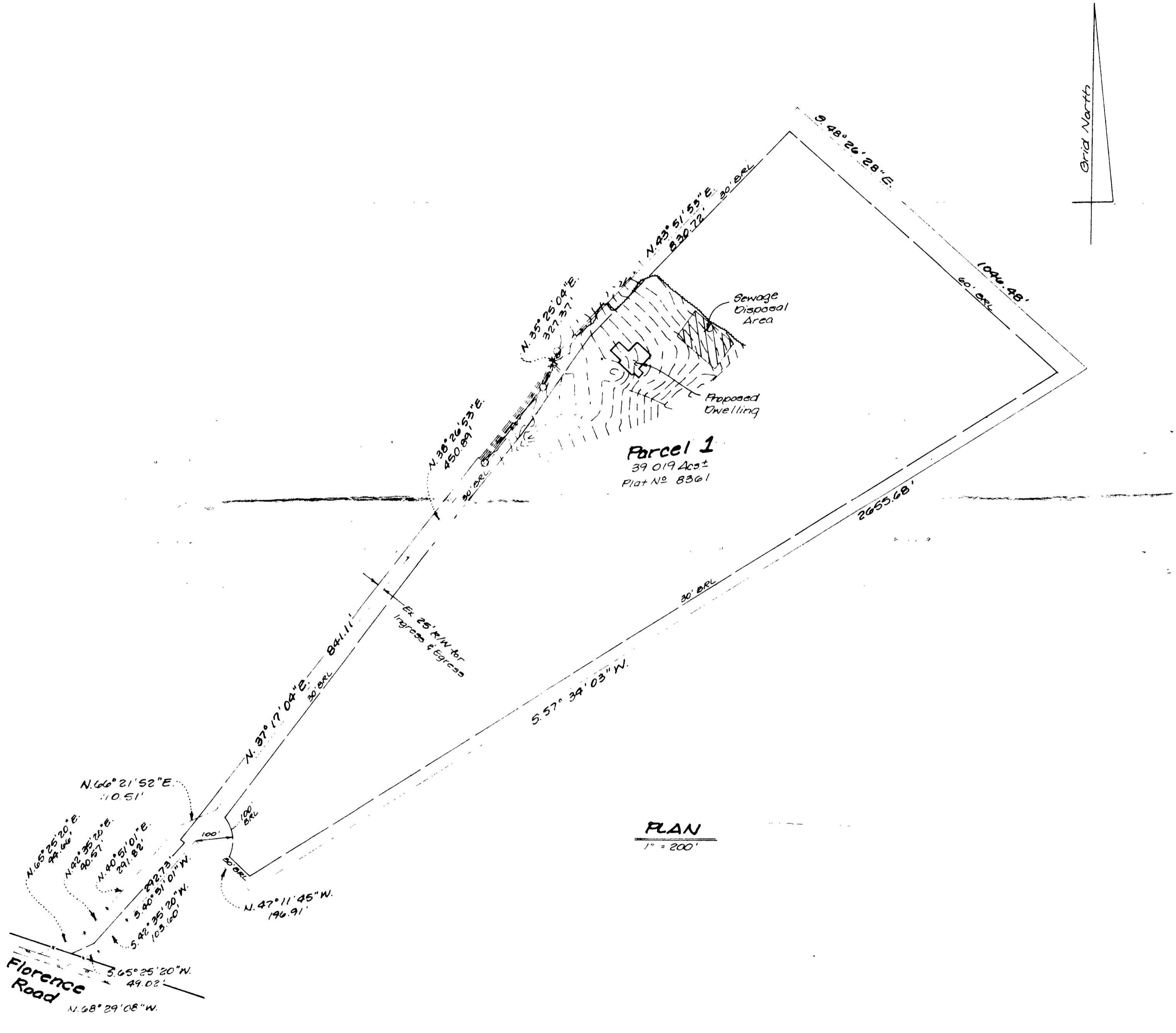
- 4. Distribution Box:
Ex. Grade @ Box: 566.8
Fin. Grade @ Box: 566.8
Inv. In: 563.8
(Provide 2 Min. Outlets)
- 5. Trench Design:
5.0R x 18.0 SF = 900 SF
Provide (2) 90 LF Trenches

Ex. ground @ trench
Fin. grade:
Inv. In:
Bottom E:
Trench Width:
Trench Length:

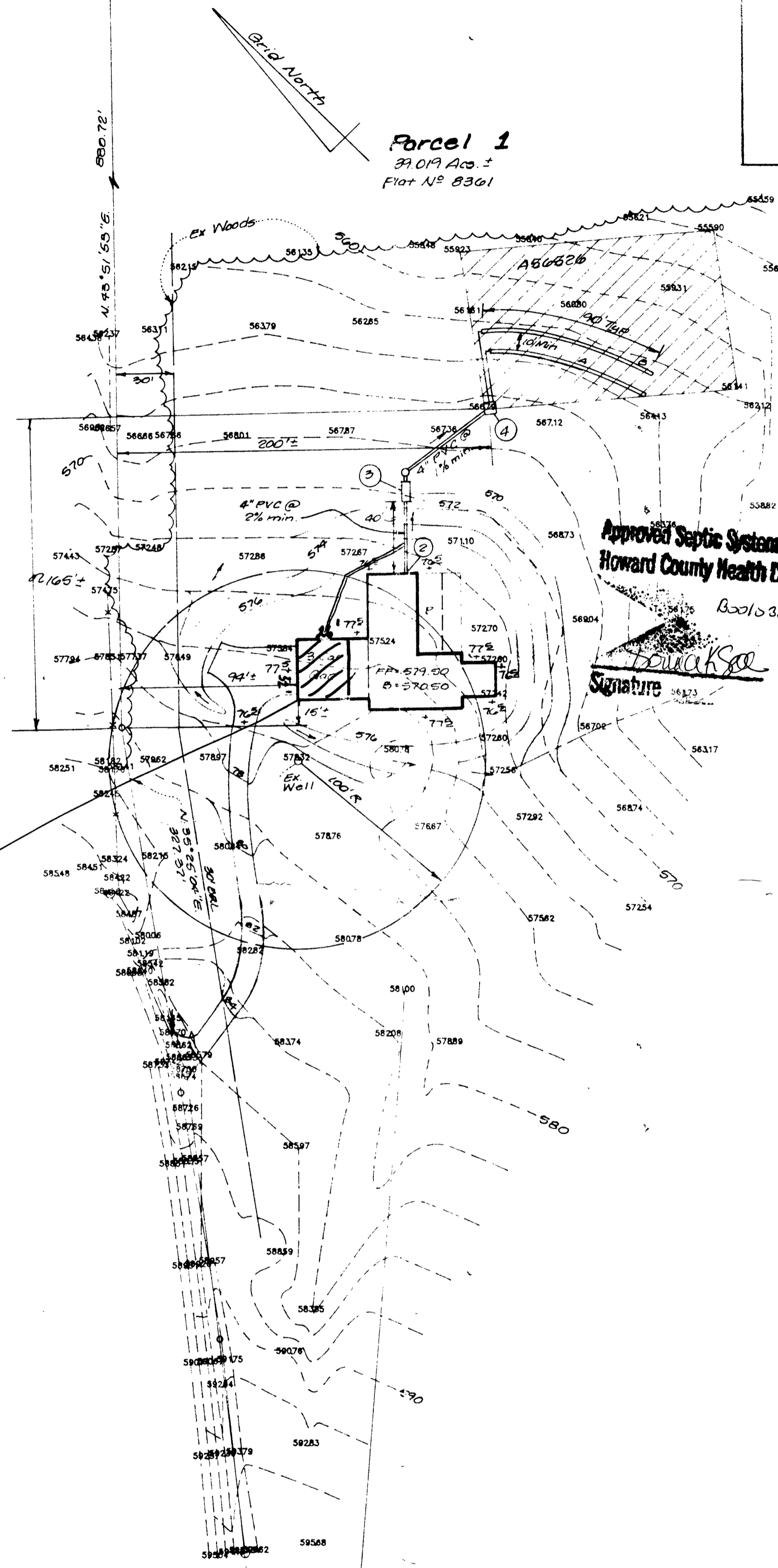
A	B
563.5	562.5
563.5	562.5
560.5	567.5
555.5	554.5
2'	2'
90'	90'



Vicinity Map
Scale: 1" = 2000'



PLAN
1" = 200'



Approved Septic System Plan
Howard County Health Department
B00108289
B00103337
Signature: [Signature]
Date: 12/96

B00108289
BUILDING PERMIT APPLICATION
FOR MAIN HOUSE AS PREVIOUSLY
PROPOSED, SUBMITTED 10/19/97
APPROVED 10/21/97
THIS SITE PLAN COVERS ONLY
THE APPROVED AND HOUSE
[Signature]

proposed 3 car garage
w/ apt above

PLAN
1" = 60'

LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)		
DESIGNED	Plot Plan	SCALE As Shown
DRAWN BEI	Parcel 1 (One) Leonhardt Subdivision	DRAWING 1 of 1
CHECKED	Tax Map No 13 Parcel 33 4th Election District Howard County, MD	JOB NO. 96-073
DATE 12/96	Owner / Developer	FILE NO.

25° 20' 19.02"
 23° 08' 33.28"
 25° 20' 59.66"

1/4" OF PARCEL
 497/425-427

EX. 25' R/W FOR INGRESS & EGRESS
 FOR EXCLUSIVE USE OF PARCEL 140
 ONLY. 534/418

77° 52' 10.51" E
 110.51'

51° 05' 10" E
 202.73'
 54° 25' 20" E
 105.66'

PARCEL 75
 KEITH W. BENNETT
 497/573

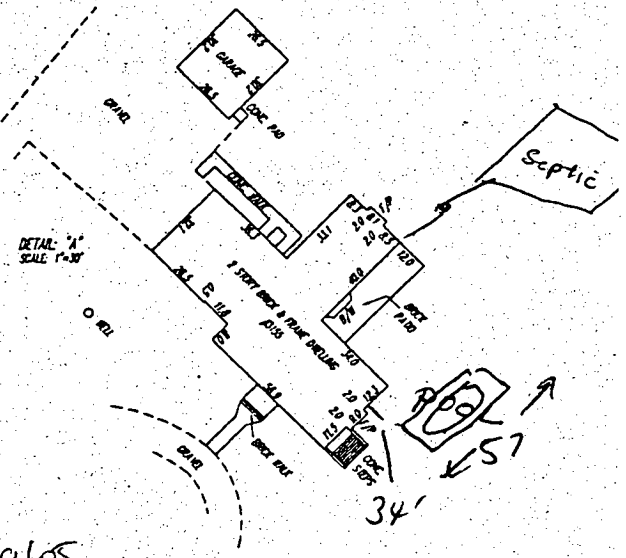
P.140
 E.W. GRAMKOW
 534/418

P.34 AFT
 RAYMOND J.
 204/

LOT 23
 C. MILTON JAYCOX PROPERTY
 PLAT 4495
 LOT 18
 LOT 17

PARCEL 1

APPROVED
WALK-THRU BUILDING PERMIT
 BP# B00154009 A# 56576
 APP. SAN PAM DATE: 5/19/05
 DESC. OF WORK: IN GROUND
Pool



LEGEND

- P/P = PREPLACE
- R/W = R/W WINDOW
- O/W = DRIVEWAY
- CONC. = CONCRETE
- FIRST FLOOR ELEV. = 376.8
- NO BOUNDARY OR MONUMENTATION ESTABLISHED OR LOCATED.
- THE LOCATION DRAWING IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
- THE LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- AND THE LOCATION DRAWING DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
- FLOOD INSURANCE RATE MAP (FIRM) FLOOD ZONE "C"
- PER COMMUNITY PANEL NUMBER 240044-0013-B
- FOR TITLE PURPOSES ONLY - NO TITLE REPORT FURNISHED
- SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD

C.B. Miller Associates
 Registered Land Surveyors

13024 Torrington Road
 Bethesda, Maryland 20814
 (410) 833-5003
 FAX (410) 833-0490

LEUARDT SUBDIVISION
PARCEL 1
 4th ELECTION TRICT HOWARD COUNTY, MARYLAND