

7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

MEMORANDUM

TO: Cindy Hamilton
Division of Land Development

FROM: Heidi Scott
Well and Septic Program
Development Coordination Section

RE: File Number: F-06-057
Title: Schulze Property Lot 1

DATE: December 13th, 2007

The following comments apply to the above referenced final plat. Please revise and resubmit prior to signature. Approval of the final is dependent on the approval of the revised percolation certification plan.

- Lot lines as shown on the final plat do not match the lot lines as shown on the original percolation certification plan. A revised percolation certification plan must be submitted for signature (direct submittal is acceptable).
- Show original percolation test hole #7 (as passed) on final.

Cc:
PHR & Associates (sent via fax 12/13/2007)
File

FAST TRACK PLAN

DataBase No. _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land DevelopmentDATE: 9/18/07DPZ File No. WP-08-019

Department of Planning and Zoning

☐ Transportation Planning
☐ Historic Preservation
☐ Public Service and Zoning Administration
☐ Research
☐ Address Coordinator

☐ Environmental and Community Planning (Ag Pres/Route 1)
☐ Development Engineering Division
☐ Other
☒ File

Agencies

☐ Soil Conservation District
☐ Department of Inspections, Licenses & Permits
☐ Department of Fire and Rescue Services
☐ State Highway Administration
☐ Health Department
☐ Public School System
☐ Recreation and Parks
☐ WSSC
☐ MD Aviation Administration

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

RE: SCHULZE PROPERTY, LOT 1

ENCLOSED FOR YOUR → ☐ Signature Approval
THE ENCLOSED → ☐ Original

☒ Review & Comments ☐ Files
☐ Pre-Packaged Plan Set

Plans

☐ Sketch Plan
☐ Prel Equiv Sketch Plan
☐ Preliminary Plan
☐ Final Plat/Plat of Easement/RE Plat
☐ Final Constr Plans (RDS)
☐ Final Development Plan
☐ Site Development Plan
☐ Landscape Plan/Supplemental Plan
☐ Grading Plan
☐ House Type Revision/Walk-Thru Red-Line
☐ Water and Sewer Plan

of Sheets

☐
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Supplemental Documents

☐ Wetlands Report
☐ Soils/Topo Map/Drain Area Map
☐ FSD/FCP/Worksheet and Application
☐ Declaration of Intent (Forest Cons)
☐ Drainage and/or Computation/Pond Safety Comps
☐ Preliminary Road Profiles
☐ APFO Roads Test/Mitigation Plan/Traffic Study
☐ Noise Study
☐ Sight Distance Analysis/Speed Flow Study
☐ Floodplain Study
☐ Stormwater Management Comps/Geo-Tech Report
☐ Industrial Waste Survey (DPW)
☐ Road Poster Form Letter
☐ Response Letter
☐ Perc Plat
☐ Scenic Road Exhibits
☐ Deeds
☐ Photographs
☐ Retaining Wall Comps/Details
☐ Poster/Community or HDC Meeting Information
☐ Route 1 Details/Summary

Applications

☐ Waiver Petition Applic/Exhibit
☐ Planning Board Application
☐ ASDP/CSDP Application
☐ DED Application/Checklist
☐ DED Fee Receipt/Deeds/Cost Estimate

☐
☐
☐
☐
☐

WAS: ☒ Received ☐ Tentatively Approved
☐ Received and Revised ☐ Approved

Recorded 9/18/07
On _____

COMMENTS: _____

SRC/Comments Due By: 10/11/07

✓ HP Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.
10-9-07

DPZ STAFF INITIALS DJ

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

F A X



Date 3-31-08
To Art Botteril
Department PHRA
FAX # 410-997-9282
From Heidi Scott
Telephone 410-313-6287 FAX (410) 313-2648
Of Pages 2 (including cover page)
Comments Schulze Property Final - comments

CONFIDENTIALITY NOTICE

**"WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEPHONIC
COMMUNICATION COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW"**

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Howard County
Health Department

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website: www.hchealth.org

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

MEMORANDUM

TO: Cindy Hamilton
Division of Land Development

FROM: Heidi Scott
Well and Septic Program
Development Coordination Section

RE: File Number: F-06-057
Title: Schulze Property Lot 1

DATE: March 31st, 2008

The following comments apply to the above referenced final plat prepared by Patton, Harris Rust & Assoc. Please revise and resubmit prior to signature.

- Show the entire residue parcel including the previously approved 10,000 septic easement.
- Original percolation test hole #7 is missing. Show (as passed) on final.

Cc:
PHR & Associates
File

Health

April 15, 2008

Cindy Hamilton, Chief
Howard County Department of Planning and Zoning
Division of Land Development
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Schulze Property Lot 1
F-06-057

Dear Cindy:

Submitted herewith is the revised final approved plat for the above referenced project along with a point-by-point response to the comment letter dated April 2, 2008.

Health Departments Comments:

1. The entire residue parcel, including the previously approved 10,000 sq. ft. septic easement, is now shown on sheet 2.
2. The original perc test hole is shown (passing).

Please contact me at 410-997-8900 if you have any questions or need further information.

Respectfully Submitted,
PATTON HARRIS RUST & ASSOCIATES
A Professional Corporation



Arthur M. Botterill, L.S.
Survey Director

P:\project\13039\1-0\Survey\General\Point-by-point Schulze-revised final submittal 04-15-08.doc

P_HR+A

CORPORATE:
Chantilly

VIRGINIA OFFICES:
Bridgewater
Chantilly
Charlottesville
Fredericksburg
Leesburg
Newport News
Virginia Beach
Winchester
Woodbridge

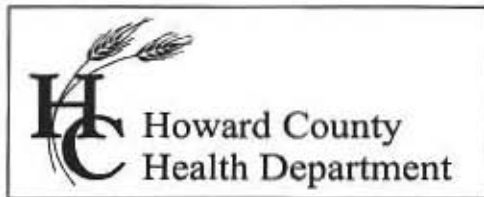
LABORATORIES:
Chantilly
Fredericksburg

MARYLAND OFFICES:
Baltimore
Columbia
Frederick
Germantown
Hollywood
Hunt Valley
Williamsport

PENNSYLVANIA OFFICE:
Allentown

WEST VIRGINIA
OFFICE:
Martinsburg

T 410.997.8900
F 410.997.9282
8818 Centre Park Dr.
Suite 200
Columbia, MD
21045



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

MEMORANDUM

TO: Cindy Hamilton
Division of Land Development

FROM: Heidi Scott *KS*
Well and Septic Program
Development Coordination Section

RE: File Number: F-06-057
Title: Schulze Property Lot 1

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- Show the entire residue parcel including the previously approved 10,000 septic easement.
- Original percolation test hole #7 is missing. Show (as passed) on final.

Cc:
PHR & Associates
File



GENERAL NOTES

1. THE PURPOSE OF THIS REVISED PLAN IS TO SHOW THE ENTIRE PROPERTY AND ESTABLISH SECONDARY SEPTIC RESERVE AREAS.
2. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
3. PERC HOLES: PASSED, FAILED.
4. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OF PROPERTY LINES HAVE BEEN SHOWN.
5. THERE ARE NO SLOPES 25% OR GREATER WITHIN 25' OF PROPOSED SEPTIC AREA.
6. THE SUBJECT PROPERTY IS ZONED RC-DEO (AG EASEMENT PURCHASED).
7. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
8. EXISTING CLEAN OUT SHOWN AS .
9. THE EXISTING TRAILER WILL BE REMOVED AND THE EXISTING SEPTIC SYSTEM WILL BE ABANDONED AT THE APPROPRIATE TIME THEREAFTER.



I CERTIFY THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Arthur M. Botterill 02/20/08
ARTHUR M. BOTTERILL #10886 DATE

PROJECT:	SCHULZE PROPERTY	
AREA:	TAX MAP 7 PARCEL 213 GRID 20 ZONED RC-DEO 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE:	PERC CERTIFICATION PLAN	
Patton Harris Rust & Associates, p.c. Engineers. Surveyors. Planners. Landscape Architects.		
8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DRAWN BY:	AMB	DATE: 02-20-08
PROJECT No.	13039-1-0	SCALE: 1" = 100'
FILE NAME:	PERC-CERT ENTIRE PROPERTY	

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS BY THE HOWARD COUNTY HEALTH DEPARTMENT.

Barbara for Peter Baileman 2/29/2008
HOWARD COUNTY HEALTH OFFICER DATE

- Map Symbol
- Mapping Unit
- GIB2 Glenelg loam, 3 to 8 percent slopes, moderately eroded.
 - GIC2 Glenelg loam, 8 to 15 percent slopes, moderately eroded
 - MtB2 Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded
 - GIC3 Glenelg loam, 8 to 15 percent slopes, severely eroded
 - MtC2 Mt. Airy channery loam, 8 to 15 percent slopes, moderately eroded
 - BA Baile silt loam
 - MtC3 Mt. Airy channery loam, 8 to 15 percent slopes, severely eroded



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A. Botterill 02/20/08
ARTHUR M. BOTTERILL #10886 DATE

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AREA:	TAX MAP 7 PARCEL 213 GRID 20 ZONED RC-DEO 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE:	PERC CERTIFICATION PLAN	
Patton Harris Rust & Associates, pc Engineers. Surveyors. Planners. Landscape Architects.		
8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DRAWN BY:	AMB	DATE: 02-20-08
PROJECT No.	13039-1-0	SCALE: 1" = 100'
FILE NAME:	PERC-CERT ENTIRE PROPERTY	

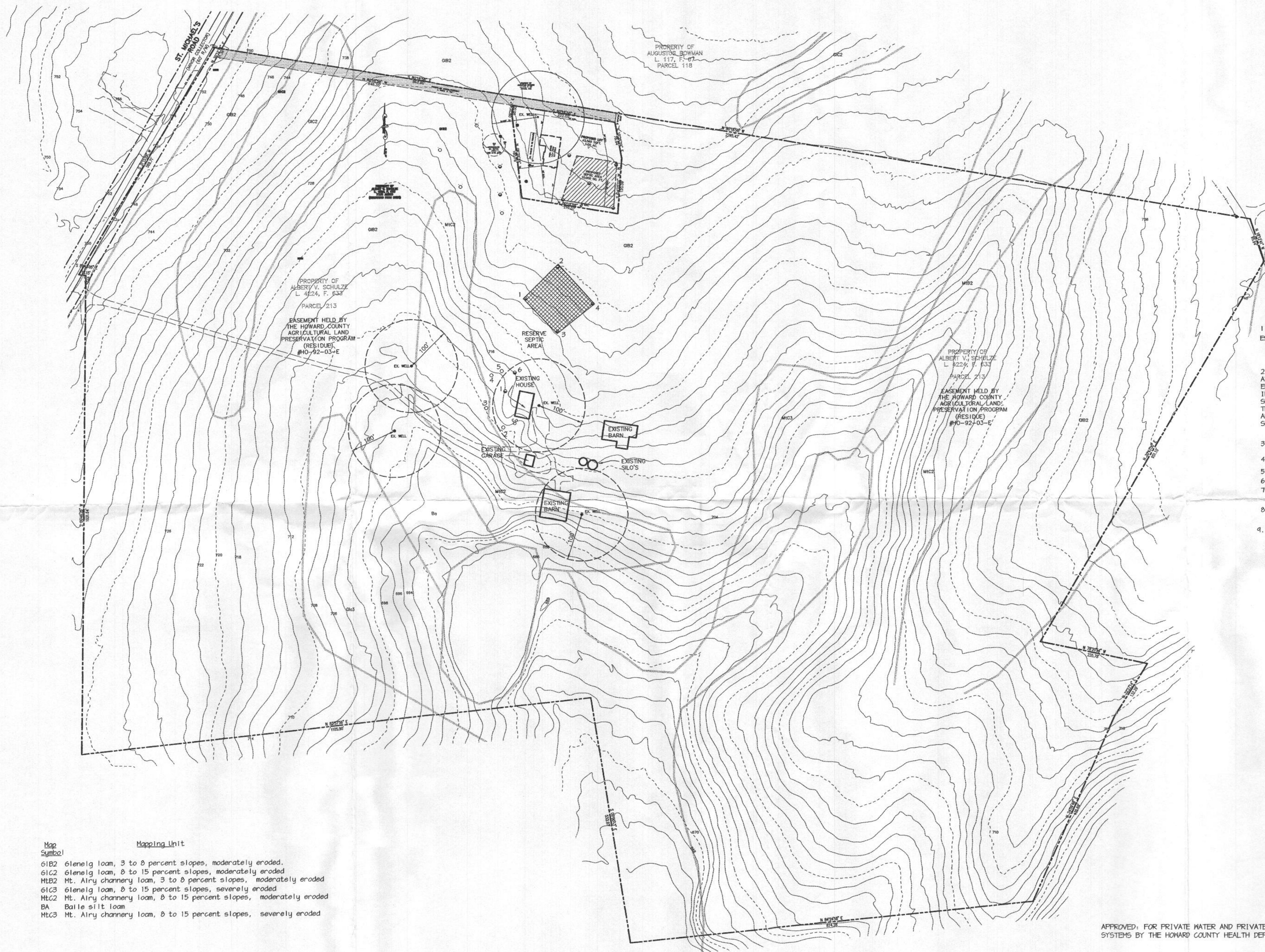
Map
Symbol

Mapping Unit

61B2 Glenelg loam, 3 to 8 percent slopes, moderately eroded.
61C2 Glenelg loam, 8 to 15 percent slopes, moderately eroded
MB2 Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded
61C3 Glenelg loam, 8 to 15 percent slopes, severely eroded
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BA Baile silt loam
MtC3 Mt. Airy channery loam, 8 to 15 percent slopes, severely eroded

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS BY THE HOWARD COUNTY HEALTH DEPARTMENT.

B. W. ... 2/29/2008
HOWARD COUNTY HEALTH OFFICER DATE



Map
Symbol

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Arthur M. Botterill 02/20/08
ARTHUR M. BOTTERILL #10886 DATE

PROJECT:	SCHULZE PROPERTY
AREA:	TAX MAP 7 PARCEL 213 GRID 20 ZONED RC-DEO 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	PERC CERTIFICATION PLAN
Patton Harris Rust & Associates, pc Engineers. Surveyors. Planners. Landscape Architects.	
8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DRAWN BY: AMB	DATE: 02-20-08
PROJECT No. 13039-1-0	SCALE: 1" = 100'
FILE NAME: PERC-CERT ENTIRE PROPERTY	

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS BY THE HOWARD COUNTY HEALTH DEPARTMENT.

B. N. N. for P. N. B. N. N. 2/29/2008
HOWARD COUNTY HEALTH OFFICER HS DATE



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A. Botterill 02/06/08
ARTHUR M. BOTTERILL #10886 DATE

Map
Symbol

Mapping Unit

61B2 61enlg loam, 3 to 8 percent slopes, moderately eroded.
61C2 61enlg loam, 8 to 15 percent slopes, moderately eroded
61B3 Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded
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BA Baile silt loam
MT3 Mt. Airy channery loam, 8 to 15 percent slopes, severely eroded

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS BY THE HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER *HS* DATE

PROJECT:	SCHULZE PROPERTY
AREA:	TAX MAP 7 PARCEL 213 GRID 20 ZONED RC-DEO 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	PERC CERTIFICATION PLAN
Patton Harris Rust & Associates, pc Engineers. Surveyors. Planners. Landscape Architects.	
PHRA 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DRAWN BY:	AMB
DATE:	02-06-08
PROJECT No.	13039-1-0
SCALE:	1" = 100'
FILE NAME:	PERC-CERT ENTIRE PROPERTY

ST. MICHAEL'S
ROAD
(MINOR COLLECTOR)
(30' 1/2 R/W)

PAVING

MtB2

N 30°00'24" E 21.33'

G1C2

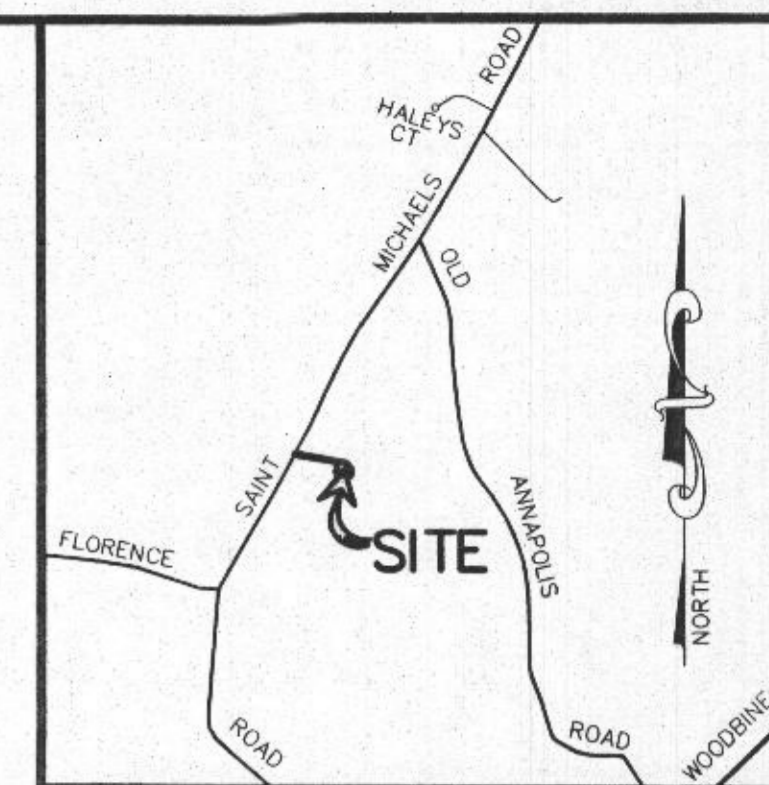
S 80°18'58" E

S 80°18'58" E

PANHANDLE
13,023 S.Q. FT.
OR 0.2990 AC.

PROPERTY OF
ALBERT V. SCHULZE
L. 4224, F. 633
77.61 ACRES
(REMAINING FROM DEED)

PROPERTY OF
AUGUSTUS BOWMAN
L. 117, F. 67
PARCEL 118



VICINITY MAP
SCALE: 1" = 2000'



G1B2

PROPERTY OF
ALBERT V. SCHULZE
L. 4224, F. 633
77.61 ACRES
(REMAINING FROM DEED)

PROPOSED LOT
43,560 SQ. FT.
1.00 AC.

PROPOSED
SEPTIC AREA
10,000 SQ. FT.

LOT AREA TABLE

TOTAL AREA	56,583 S.Q. FT.	1.2990 AC.
PANHANDLE	13,023 S.Q. FT.	0.2990 AC.
NET AREA	43,560 S.Q. FT.	1.0000 AC.

GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- PERC HOLES & TOPOGRAPHY SHOWN HEREON OBTAINED BY FIELD SURVEY BY PATTON, HARRIS, RUST & ASSOCIATES, PC, JUNE 2004.
- PERC HOLES PASSED, FAILED.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OF PROPERTY LINES HAVE BEEN SHOWN.
- THERE ARE NO SLOPES 25% OR GREATER WITHIN 25' OF PROPOSED SEPTIC AREA.
- THE SUBJECT PROPERTY IS ZONED RC-DEO (AS EASEMENT PURCHASED).
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- EXISTING CLEAN OUT SHOWN AS .
- EXISTING WELL TO BE YIELD TESTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE EXISTING TRAILER WILL BE REMOVED AND THE EXISTING SEPTIC SYSTEM WILL BE ABANDONED AT THE APPROPRIATE TIME THEREAFTER.

I CERTIFY THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THOMAS L. FRAZIER, JR. #21041
DATE 11/20/04

APPROVED: FOR PRIVATE SEWAGE SYSTEMS BY THE
HOWARD COUNTY HEALTH DEPARTMENT.

for HOWARD COUNTY HEALTH OFFICER
DATE 12/30/04

REVISION		
2	12-30-04	ADDED PERC TEST #3
1	11-29-04	ADDED PERC TEST A
NO.	DATE	DESCRIPTION

OWNER
ALBERT V. SCHULZE
LIBER 4224 AT FOLIO 633
C/O
JACK SCHULZE
285 STREAKER ROAD
SYKESVILLE, MARYLAND 21784

PROJECT: **PROJECT NO. PC-519645**
SCHULZE PROPERTY
SITUATED ON ST. MICHAEL'S ROAD

AREA **PARCEL 213 TAX MAP 7 GRID 20 ZONED RC-DEO**
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE **PERC CERTIFICATION PLAN**

Patton Harris Rust & Associates, PC
Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DRAWN BY: H.J.M.	DATE: 09-24-04
PROJECT No. 13039-1-0	SCALE: 1" = 30'
FILE NAME: PERC-CERT.DWG	DRAWING No. 1 OF 1

Map
Symbol

Mapping Unit

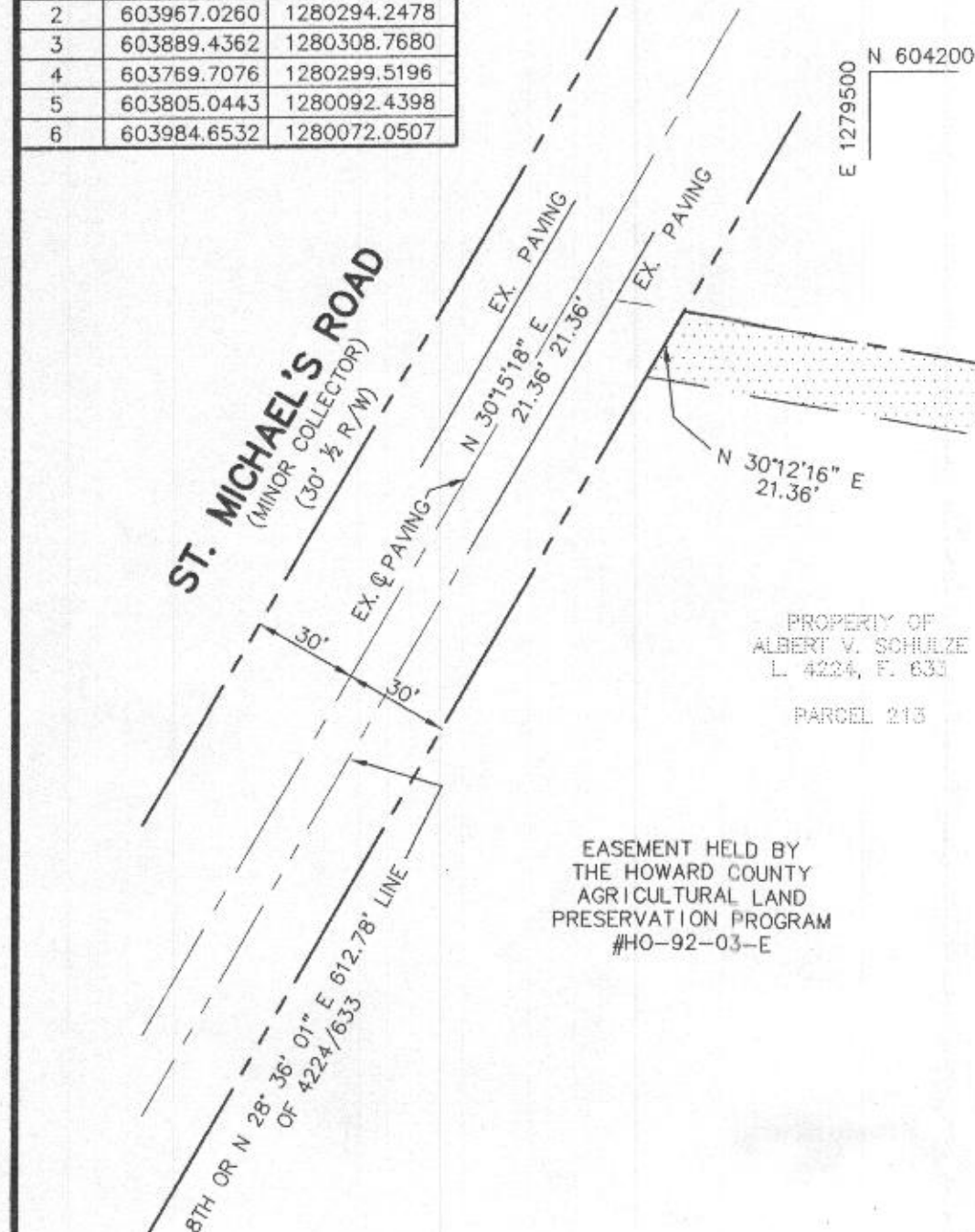
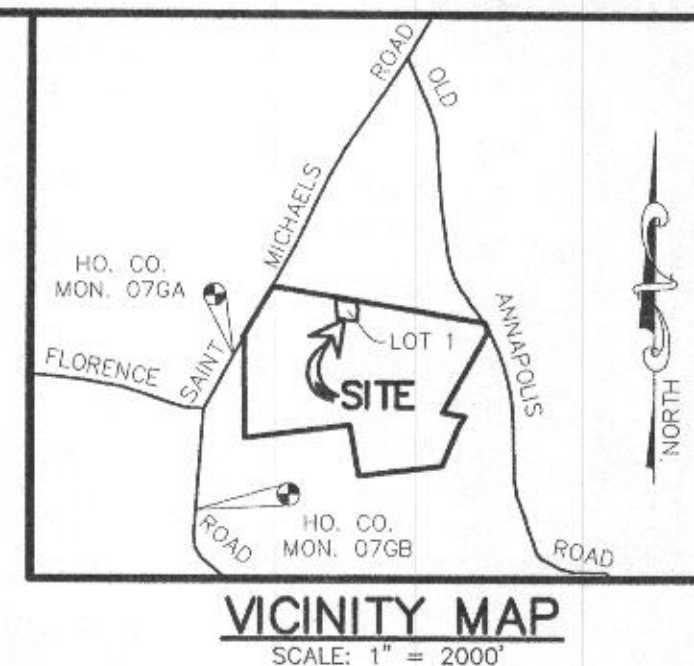
G1B2 Glenelg loam, 3 to 8 percent slopes, moderately eroded.
G1C2 Glenelg loam, 8 to 15 percent slopes, moderately eroded
MtB2 Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded

Signed

COORDINATES LIST		
POINT	NORTH	EAST
1	604004.3773	1280075.3618
2	603967.0260	1280294.2478
3	603889.4362	1280308.7680
4	603769.7076	1280299.5196
5	603805.0443	1280092.4398
6	603984.6532	1280072.0507

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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.

ALBERT VINCENT SCHULZE _____ DATE _____
 ARTHUR M. BOTTERILL, No. 10886 _____ DATE _____



GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 07GA AND 07GB.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN SEPTEMBER, 2004 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 02-02-04 COMPREHENSIVE ZONING PLAN, AND THE COMP LITE AMENDMENTS EFFECTIVE 07-28-06.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THIS PROJECT IS EXEMPT FROM STORM WATER MANAGEMENT UNDER THE HOWARD COUNTY DESIGN MANUAL, VOL. 1, PARAGRAPH 5.12.B.4.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED ON FEB. 14, 2005 BY EXPLORATION RESEARCH, INC. DURING A NONTIDAL WETLAND AND STREAM EVALUATION ON LOT 1.
- THERE ARE NO FLOOD PLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THERE IS AN EXISTING TRAILER LOCATED ON LOT 1.

10. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.0403). IMPROVEMENT 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.

11. LOT 1 IS BEING CREATED IN ACCORDANCE WITH THE DEED OF AGRICULTURAL LAND PRESERVATION EASEMENT AND SECTION 15.514(b) OF THE AGRICULTURAL LAND PRESERVATION ACT OF HOWARD COUNTY.

12. PERC TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC.

13. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.

GENERAL NOTES (CONTINUED)

14. THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL LAND PRESERVATION ACT OF HOWARD COUNTY.

15. THIS PROPERTY IS SUBJECT TO A DEED OF AGRICULTURAL LAND PRESERVATION EASEMENT RECORDED IN LIBER 2651 AT FOLIO 0462 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND IS HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT #HO-92-03-E.

16. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM

17. LOT 1 SHOWN ON THIS PLAT SHALL COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

18. LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. THE REQUIRED NUMBER OF TREES IS 3, AND THE AMOUNT OF SURETY TO BE POSTED WITH THE BUILDER'S GRADING PERMIT IS \$900.00.

19. LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OF THE ZONING REGULATIONS.

20. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- WIDTH- 12'(16' SERVING MORE THAN ONE RESIDENCE);
- SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
- GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
- DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 THE ROAD RIGHT-OF-WAY ONLY.

21. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS 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.

PROPERTY OF
ALBERT V. SCHULZE
L. 4224, F. 633
PARCEL 213

EASEMENT HELD BY
THE HOWARD COUNTY
AGRICULTURAL LAND
PRESERVATION PROGRAM
#HO-92-03-E

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1.0000 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.0000 AC.±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHR+A
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY LEONARD P. SCHULZE TO ALBERT VINCENT SCHULZE, BY DEED DATED FEBRUARY 17, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4224 AT FOLIO 633 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886 _____ DATE _____

OWNER'S CERTIFICATE

I, ALBERT VINCENT SCHULZE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS _____ DAY OF _____, 2006

ALBERT VINCENT SCHULZE _____ DATE _____ WITNESS _____ DATE _____

RECORDED AS PLAT No. _____
ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AGRICULTURAL PRESERVATION
SUBDIVISION PLAT FOR THE

**SCHULZE PROPERTY
LOT 1**

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 7 GRID No. 20 PARCEL 213 ZONED: RC-DEO
SCALE: 1" = 50' DATE: 05/17/07 SHEET: 1 OF 1
13039/1-0/SURVEY/FINAL/001 PLAT-second revised lot.DWG

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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____