

# APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

ADP 528871

AGENCY REVIEW: \_\_\_\_\_

DATE 4/1/08

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH \_\_\_\_\_ PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) JOSEPH SCHWARZ AND GAIL SCHWARZ

DAYTIME PHONE 410-733-9709 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 2355 WOODBINE RD WOODBINE MD 21797  
STREET CITY/TOWN STATE ZIP

APPLICANT KRISTINA SCHWARZ

DAYTIME PHONE 410-733-9709 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 2355 WOODBINE RD WOODBINE MD 21797  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME SCHWARZ PROPERTY LOT NO. 1

PROPERTY ADDRESS 2355 WOODBINE RD WOODBINE  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 13 GRID 3 PARCEL(S) 261 PROPOSED LOT SIZE 3 AC

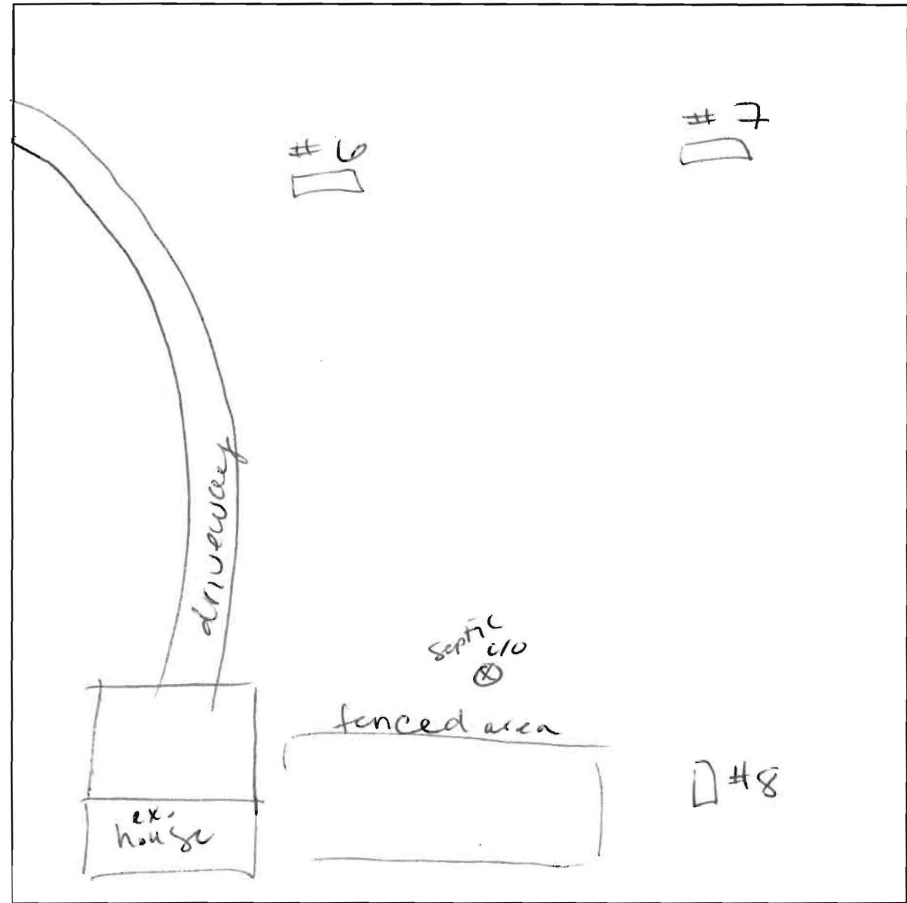
AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AVP 528871



**P-8**  
 4' brn l  
 3' brn sicl 20% coarse chsl  
 ↓  
 10' pale brn chsl weakly cemented rx  
 13' 10% flags brn chsl

**P-7**  
 1.4' brn l  
 3' brn sicl 1csbk  
 8' brn coarse chsl  
 ↓  
 11.5' Mn on ped faces weakly cemented rx  
 yellow brn vchsl

**P-6**  
 .8' brn l  
 3.3' brn chsl 2csbk  
 yellow brn vchsl  
 8' ↓ 15% flags  
 10' vchsl

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4-16-08	P-6	5' / 10'	12:38	12:52	1:14	22	P
	P-7	5' / 11.5'	1:05	1:11	1:23	12	P
	P-8	4.7' / 13'	12:06	12:11	12:15	4	P

REMARKS existing house  
 SANITARIAN HS BACKHOE Mark OTHERS \_\_\_\_\_  
 TEST HOLES USED IN SDA 3 AVG. PERC TIME 12 SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

HB

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

April 17<sup>th</sup>, 2008

Joseph & Gail Schwarz  
2355 Woodbine Road  
Woodbine, MD 21797

**Re: Percolation Test Results  
#A528539 & #A528871  
Existing House and New Proposed Lot  
2355 Woodbine Rd. (Map 13 Parcel 261)**

Mr. & Ms. Schwarz,

Percolation testing was conducted at the above referenced property on April 16<sup>th</sup>, 2008. Results indicate satisfactory soil conditions for onsite wastewater disposal. All five test holes for proposed lot 2 passed and were dug per plan. A total of three test holes were dug in the vicinity of the septic area for the existing house to confirm soil conditions and establish a septic easement under current Howard County code. All test holes passed and were also dug per plan. During testing it was observed that the existing system appears to be functioning properly and the existing well meets current regulation standards. Field data collected is shown on the Percolation Test Worksheets enclosed with this letter. Acceptable ranges for recommended inlet and trench bottom depth, and usable sidewall have been provided, and may be confirmed at the time of installation.

Further review is contingent upon submission of a Percolation Certification Plan by a registered engineer/surveyor. This plan will be reviewed for its completeness and compliance with current state and county regulations. The plan must show the following:

- 1) The date the plan was drawn, the plan scale (1:30 – 1:100), a scaled vicinity map and if not a Preliminary Plan, the PC # (percolation test fee receipt number, referenced in the HCHD correspondence).
- 2) Name, address and telephone number of each owner, developer and plan author.
- 3) Health Officer Signature block conditioned with “Approved for private water and private sewerage systems”.
- 4) Existing and proposed property lines.
- 5) Existing house site, including building restriction lines as determined by other County agencies, and driveway location
- 6) Actual surveyed locations and elevations of all excavated test holes.
- 7) Legend symbols to distinguish holes, which passed, failed, or were held for re-review (e.g., for wet season).
- 8) Proposed min. 10,000 ft. SDA.
- 9) Topography needs to be shown at 2 foot contour intervals and a note certifying topography was field run and verified and reflects field-matched information.

- 10) Existing structures, wells, septic systems and sewage easements. Description of use and intent designated for each item, e.g. 'to remain' or 'remove'.
- 11) Existing well location and 2 replacement sites
- 12) Identification of streams, ponds, wetlands, floodplains, 25% + slopes, soil types and soil type boundaries.
- 13) A note stating that all existing wells and septic systems within 100 feet of property boundaries have been shown.
- 14) Professional seal or signed statement that "I certify that the information shown heron is based on field work performed by me or under my direct supervision, and is correct, to the best of my knowledge and belief."
- 15) MDE sewage easement statement with appropriate shading to match that of proposed SDA(s).
- 16) A note stating all existing and proposed wells, septic systems and sewage disposal systems located within 200 feet down gradient of existing or proposed septic systems and sewage disposal systems have been shown.
- 17) Include the statement, "Any changes to a private sewage easement shall require a revised perc certification plan"
- 18) MDE minimum lot width statement
- 19) If adjustment of previously approved SDA, show area gained, area lost, and final SDA; calculate square footage for each; and shade any area to be abandoned differently than any new SDA to be established.

If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at (410) 313-6287.

Sincerely,



Heidi Scott  
Well & Septic Program  
Development Coordination System

HS  
Enclosures

Cc:  
Benchmark Engineering; Donald Mason (sent via fax 4-17-08)

File

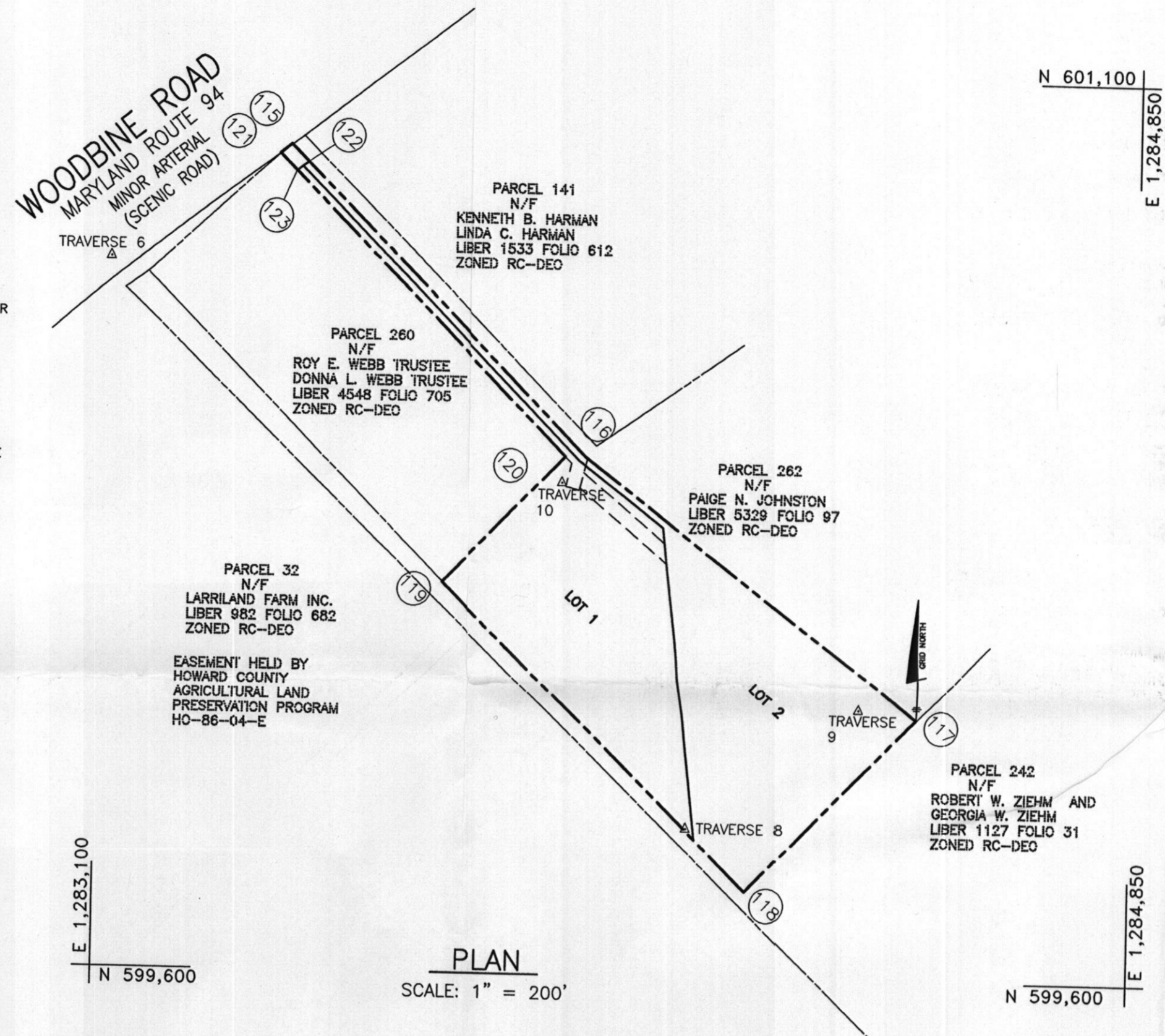
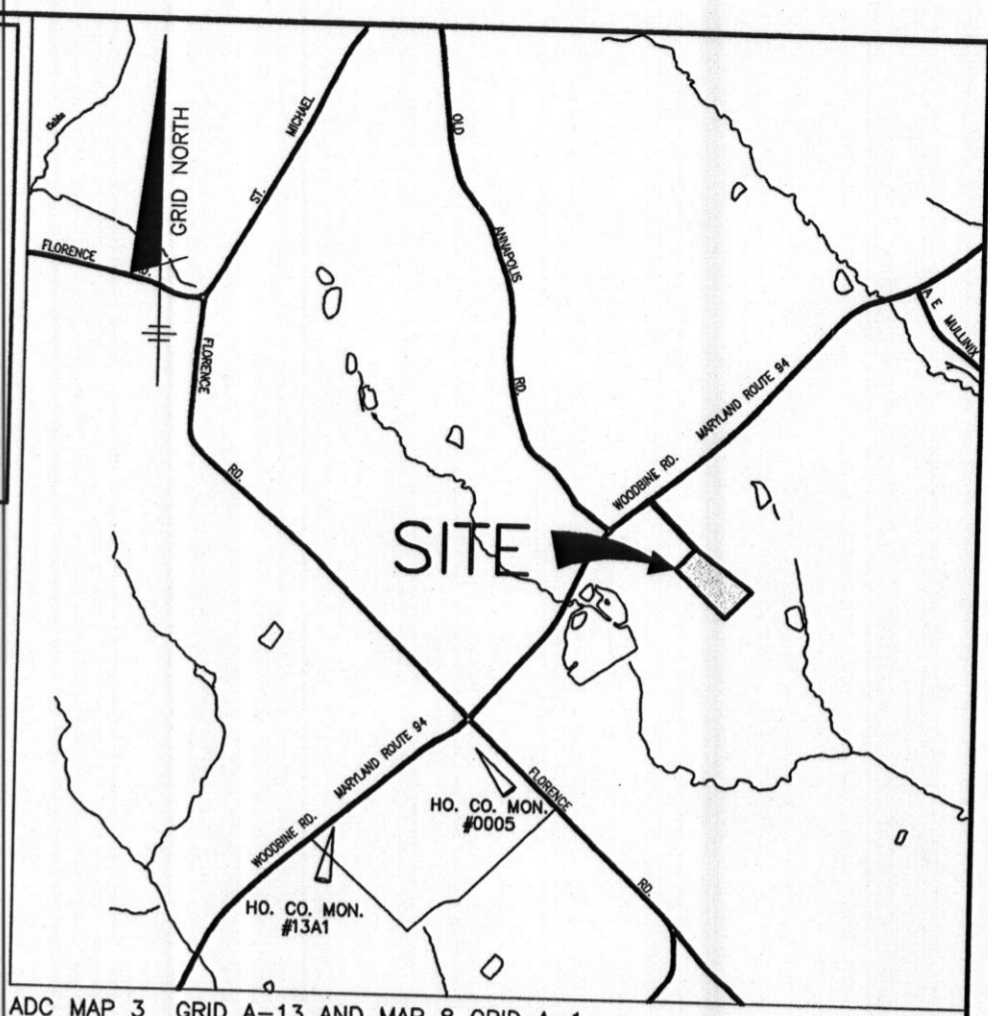
- NOTES:**
- DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
  - COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. #0005 AND HO. CO. #13A1.
  - THE SUBJECT PROPERTY ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-06.
  - WATER AND SEWER IS PRIVATE
  - THERE ARE NO WETLANDS, FLOODPLAINS, STEEP SLOPES OR STREAMS OR STREAM BUFFERS PER THE REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 18, 2008. THERE IS NO FOREST CONSERVATION EASEMENT AREA LOCATED ON THIS SITE.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC FEATURES LOCATED ON THIS SITE.
  - BRL INDICATES BUILDING RESTRICTION LINE.
  - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
  - BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING JUNE, 2008 BY BENCHMARK ENGINEERING INC.
  - THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
  - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
    - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
    - GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
    - STRUCTURES(CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT INTO THE FLAG OR PIPESTEM LOT
  - THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - PERIMETER LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL LANDSCAPE SURETY IN THE AMOUNT OF \$1,200.00 FOR 4 SHADE TREES SHALL BE POSTED AT THE TIME OF APPLICATION FOR A BUILDER'S GRADING PERMIT.
  - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SUBTITLE 12 FOREST CONSERVATION, BECAUSE OF SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION, IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
  - THE STORMWATER MANAGEMENT MEASURES FOR THE PROPOSED DRIVEWAY (NON-ROOFTOP DISCONNECT CREDIT) AND PROPOSED HOUSE (ROOFTOP DISCONNECT).
  - THE OPEN SPACE REQUIREMENT FOR THIS PROJECT WILL BE MET THROUGH THE PAYMENT OF A FEE-IN-LIEU FOR \$1,500 FOR THE ONE (1) ADDITIONAL LOT/DWELLING UNIT.
  - SECTION 16.125, PROTECTION OF SCENIC ROADS, IS ADDRESSED BY FACING THE HOUSE ON LOT 2 TOWARD THE ROAD AND UTILIZING THE EXISTING DRIVEWAY AS A SHARED DRIVEWAY. THE HOUSE ON LOT 2 SHALL FACE WOODBINE ROAD AND WILL BE SET BACK APPROXIMATELY 1100'. THE PRIVATE DRIVEWAY EASEMENT WILL BE OFFSET FROM THE BOUNDARY LINE IN THE VICINITY OF THE BUILDABLE AREA OF LOT 1 SO THAT EXISTING VEGETATION CAN BE MAINTAINED.

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN SHEET

**BENCHMARKS NAD'83 HORIZONTAL**

HO. CO. #0005  
 STAMPED BRASS DISK SET ON TOP OF  
 CONCRETE BASE.  
 N 598454.538' E 1281750.89'  
 ELEVATION: 611.927'  
 CORNER OF FLORENCE RD. & RT-94

HO. CO. #13A1  
 STAMPED BRASS DISK SET ON TOP OF  
 CONCRETE BASE  
 N 597660.631' E 1280301.99'  
 ELEVATION: 624.920'  
 RT. 94 0.35 MI. SW OF FLORENCE RD.



ADC MAP 3 GRID A-13 AND MAP 8 GRID A-1

**VICINITY MAP**  
 SCALE: 1" = 2000'

THE REQUIREMENTS § 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.

*Donald A. Mason* 11-20-08  
 DONALD A. MASON DATE:  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

JOSEPH D. SCHWARZ, OWNER DATE:

GAIL J. SCHWARZ, OWNER DATE:

**TOTAL TABULATION THIS SUBDIVISION**

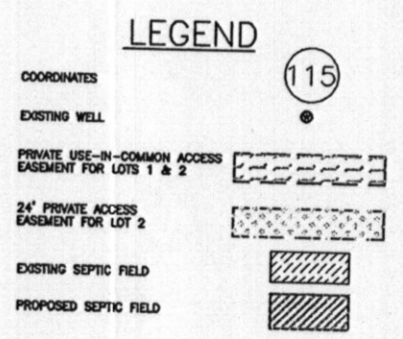
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE:	0
NON-BUILDABLE:	0
OPEN SPACE:	0 (FEE-IN-LIEU)
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	6.43 AC.±
BUILDABLE LOTS:	6.43 AC.±
NON-BUILDABLE:	0 AC.
OPEN SPACE:	0 AC.
PRESERVATION PARCELS:	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0.02 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.45 AC.±

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.19 AC.	0.19 AC.	3.00 AC.
2	3.24 AC.	0.24 AC.	3.00 AC.

**TRAVERSE POINT CHART (NAD '83)**

No.	NORTH	EAST
6	600785.000	1283113.156
8	599846.587	1284102.720
9	600049.022	1284389.230
11	601013.909	1283432.678



**BOUNDARY COORDINATE CHART (NAD '83)**

BOUNDARY COORDINATES		
No.	NORTH	EAST
115	600976.2652	1283414.0491
116	600466.4281	1283922.0588
117	600034.5370	1284487.2656
118	599744.0968	1284204.2079
119	600252.6505	1283681.4953
120	600465.2281	1283888.3148
121	600961.0601	1283394.2599
122	600947.1507	1283443.0592
123	600932.1077	1283423.1086

OWNER:  
 JOSEPH AND GAIL SCHWARZ  
 2355 WOODBINE ROAD  
 WOODBINE, MARYLAND 21797-8221

ENGINEER:  
 BENCHMARK ENGINEERING INC.  
 SUITE 41B  
 8480 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MD 21043  
 410-456-6105

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

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

RECTOR DATE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MAX A. FREY AND LENA N. FREY, TO JOSEPH DENNIS SCHWARZ AND GAIL JUZELENOS SCHWARZ BY DEED DATED NOVEMBER 15, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LIBER 1427, FOLIO 703. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason*  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

DATE: 11-20-08

**OWNER'S DEDICATION**

JOSEPH D. SCHWARZ AND GAIL J. SCHWARZ, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF \_\_\_\_\_, 2008."

JOSEPH D. SCHWARZ DATE: \_\_\_\_\_

GAIL J. SCHWARZ DATE: \_\_\_\_\_

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

**SCHWARZ PROPERTY**  
 LOTS 1 AND 2

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP No. 13, GRID 3 SCALE: AS SHOWN  
 PARCEL NO. 261 DATE: NOVEMBER, 2008  
 ZONED: RC-DEO SHEET: 1 OF 2

**WOODBINE ROAD**  
 MARYLAND ROUTE 94  
 MINOR ARTERIAL  
 (SCENIC ROAD)

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 0.02 AC.±

PARCEL 141  
 N/F  
 KENNETH A. HARMAN  
 LINDA C. HARMAN  
 LIBER 1533 FOLIO 612  
 ZONED RC-DEO

PARCEL 262  
 N/F  
 PAIGE N. JOHNSTON  
 LIBER 5329 FOLIO 97  
 ZONED RC-DEO

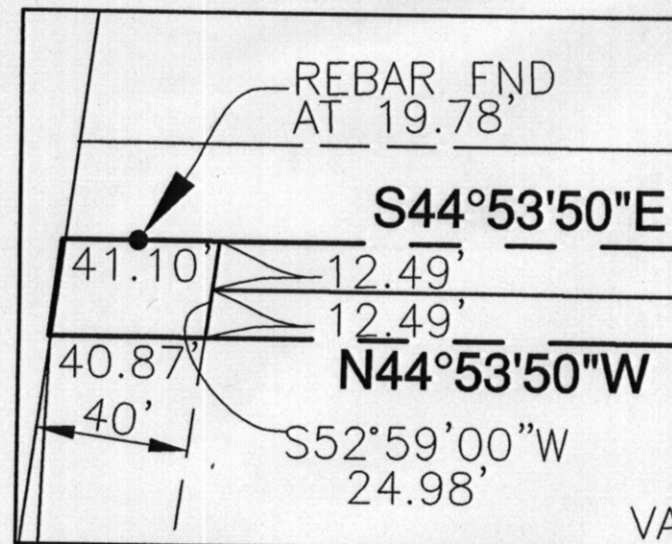
PARCEL 260  
 N/F  
 ROY E. WEBB TRUSTEE  
 DONNA L. WEBB TRUSTEE  
 LIBER 4548 FOLIO 705  
 ZONED RC-DEO

PARCEL 242  
 N/F  
 ROBERT ZIEHM W.  
 AND GEORGIA W.  
 LIBER 1127 FOLIO 31  
 ZONED RC-DEO

PARCEL 32  
 N/F  
 LARRILAND FARM INC.  
 LIBER 982 FOLIO 682  
 ZONED RC-DEO  
 EASEMENT HELD BY  
 HOWARD COUNTY  
 AGRICULTURAL LAND  
 PRESERVATION PROGRAM  
 HC-86-04-E

**TOTAL TABULATION THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	2
NON-BUILDABLE.....	0
OPEN SPACE.....	0 (FEE-IN-LIEU)
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	6.43 AC.±
BUILDABLE LOTS.....	6.43 AC.±
NON-BUILDABLE.....	0 AC.
OPEN SPACE.....	0 AC.
PRESERVATION PARCELS.....	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.02 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	6.45 AC.±



**DETAIL**  
 SCALE: 1" = 50'

**LEGEND**

- COORDINATES
- EXISTING WELL
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2
- 24' PRIVATE ACCESS EASEMENT FOR LOT 2
- EXISTING SEPTIC FIELD
- PROPOSED SEPTIC FIELD

**PLAN**  
 SCALE: 1" = 100'

THE REQUIREMENTS § 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.

*Donald A. Mason* 11-21-08  
 DONALD A. MASON DATE:  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

JOSEPH D. SCHWARZ, OWNER DATE:

GAIL J. SCHWARZ, OWNER DATE:

OWNER:  
 JOSEPH AND GAIL SCHWARZ  
 2355 WOODBINE ROAD  
 WOODBINE, MARYLAND 21797-8221

ENGINEER:  
 BENCHMARK ENGINEERING INC.  
 SUITE 418  
 8480 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MD 21043  
 410-456-6105

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER 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

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MAX A. FREY AND LENA N. FREY, TO JOSEPH DENNIS SCHWARZ AND GAIL JUZELENOS SCHWARZ BY DEED DATED NOVEMBER 15, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1427, FOLIO 703. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 11-21-08  
 DONALD A. MASON DATE:  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320  
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JOSEPH D. SCHWARZ DATE:

DATE:

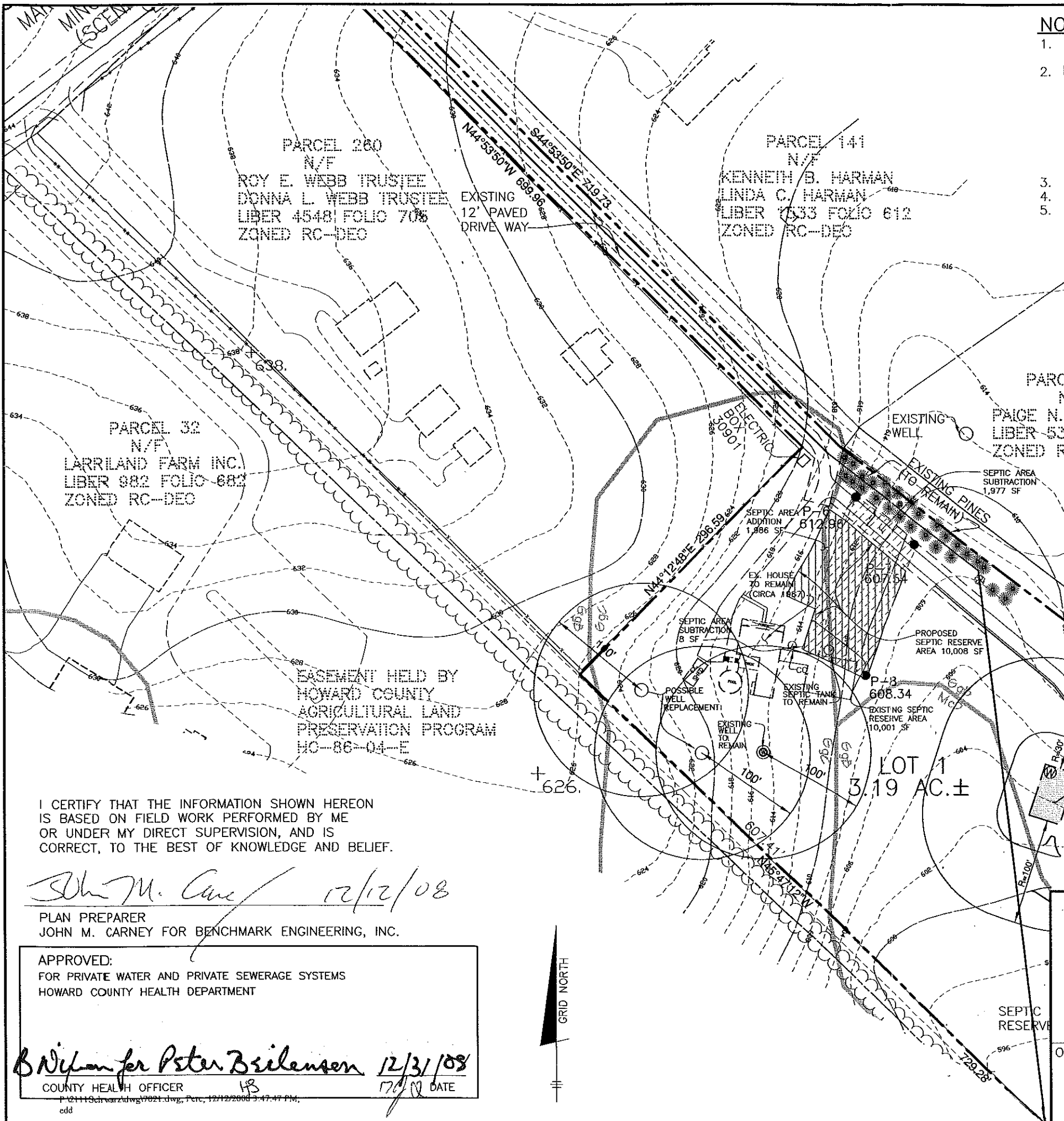
GAIL J. SCHWARZ DATE:

DATE:

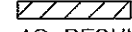
RECORDED AS PLAT \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

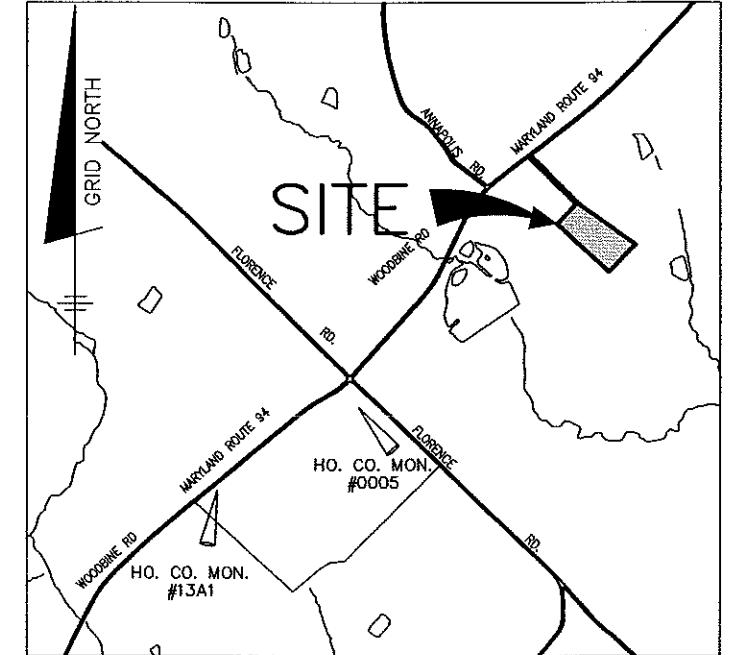
**SCHWARZ PROPERTY**  
 LOTS 1 AND 2

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP No. 13, GRID 3 SCALE: AS SHOWN  
 PARCEL No. 261 DATE: NOVEMBER, 2008  
 ZONED: RC-DEO SHEET: 2 OF 2



**NOTES:**

1. THE LOT SHOWN HEREON IS TO BE RECORDED ON A PLAT TITLE SCHWARZ PROPERTY, FILE NUMBER F-09-025. REFER TO THE PLAT FOR LOT DIMENSIONS, LOT AREAS AND ALL EASEMENTS.
2.  THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT 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 SEWERAGE EASEMENT. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS.
4. SEPTIC TANK FOR THIS LOT IS EXISTING.
5. THE EXISTING WELL SHOWN ON THIS PLAN HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. AND IS ACCURATELY SHOWN, NO TAG WAS PRESENT.




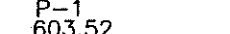

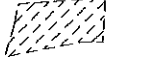



ADC MAP 3 GRID A13 AND MAP 8 GRID A1

**VICINITY MAP**

SCALE: 1" = 2000'

**LEGEND**

-  580 EXISTING CONTOURS
-  EXISTING TREELINE
-  60A SOILS DELINEATION
-  P-1 603.52 TEST HOLE PASSED
-  PROPOSED SEPTIC AREA
-  EXISTING SEPTIC AREA
-  PROPOSED WELL

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

*John M. Carney* 12/12/08  
 PLAN PREPARER  
 JOHN M. CARNEY FOR BENCHMARK ENGINEERING, INC.

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

*B. Nilsen for Peter Brilensen* 12/31/08  
 COUNTY HEALTH OFFICER *HS* 1701 DATE  
 P:\2111\Schwarz\dwg\7021.dwg, P:\c, 12/12/2008 9:47:47 PM, edd

**BENCHMARK**

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 PHONE: 410-465-6105 FAX: 410-465-6644  
 www.bei-civilengineering.com

OWNER:  
 JOSEPH AND GAIL SCHWARZ  
 2355 WOODBINE ROAD  
 WOODBINE, MD 21797-8221

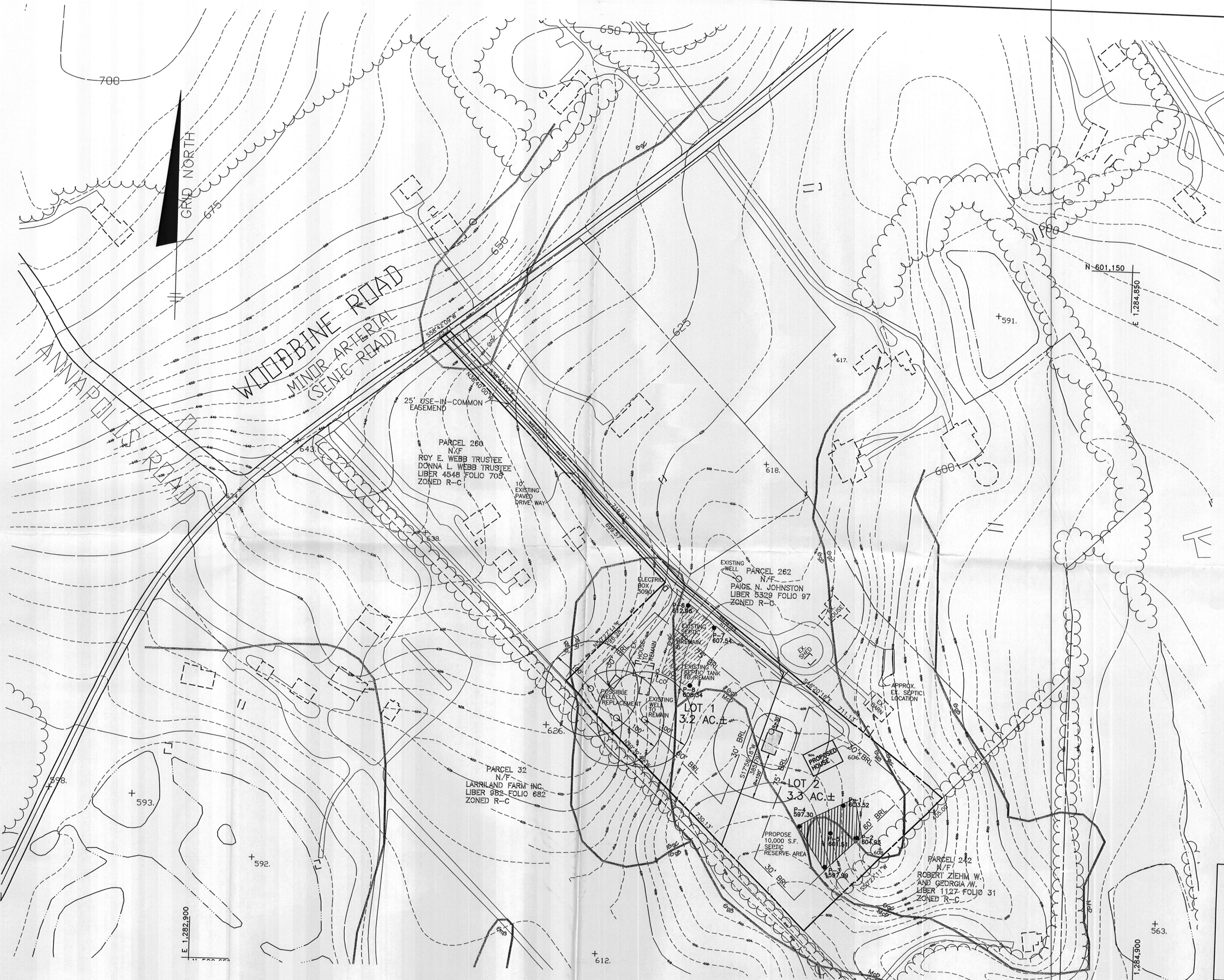
**SCHWARZ PROPERTY**

**LOT 1**

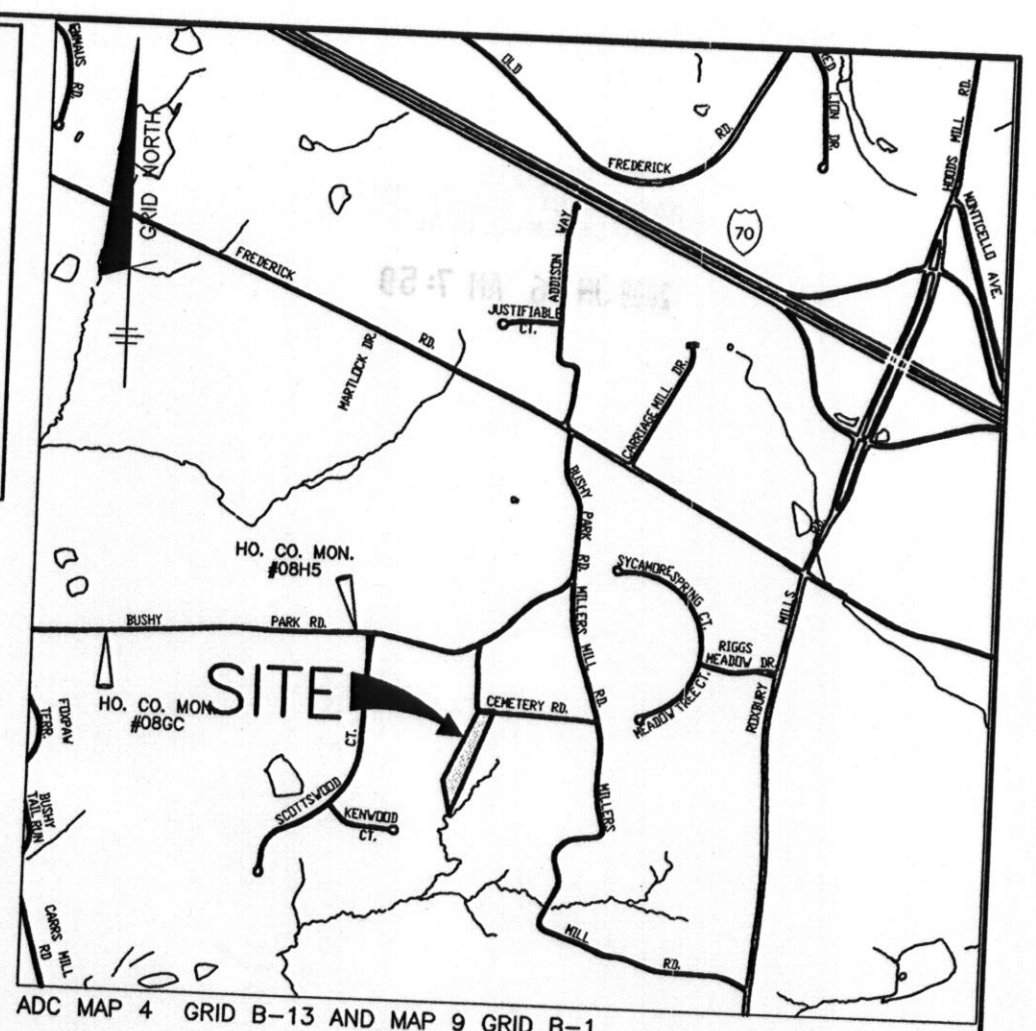
2355 WOODBINE ROAD  
 WOODBINE, MD 21797-8221  
 TAX MAP 13, GRID 3 - PARCEL 261  
 4th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

**REVISED PERCOLATION CERTIFICATION PLAN**

DATE:	NOVEMBER 20, 2008	PROJECT NO.	2111
SCALE:	1" = 100'	DRAWING	1 OF 1



**BENCHMARKS NAD'83 HORIZONTAL**  
 HO. CO. #08GC  
 STAMPED BRASS DISK SET ON TOP OF  
 CONCRETE BASE.  
 N 601441.372' E 1299253.99'  
 ELEVATION: 588.548'  
 BUSHY PARK RD. EAST OF CARS MILL RD.  
 HO. CO. #08H5  
 STAMPED BRASS DISK SET ON TOP OF  
 CONCRETE BASE  
 N 601562.569' E 1301087.21'  
 ELEVATION: 612.452'  
 BUSHY PARK RD. 0.15 MI. WEST  
 OF SCOTTWOOD CT.



**VICINITY MAP**  
 SCALE: 1" = 2000'

- LEGEND**
- 580- EXISTING CONTOURS
  - - - EXISTING TREELINE
  - - - EXISTING CL. STREAM
  - - - EXISTING WETLANDS
  - - - LIMIT OF SUBMISSION
  - ▨ PROPOSED SEPTIC AREA
  - ▨ EXISTING SEPTIC AREA
  - SOILS DELINEATION
  - PROPOSED WELL
  - TEST HOLE PASSED

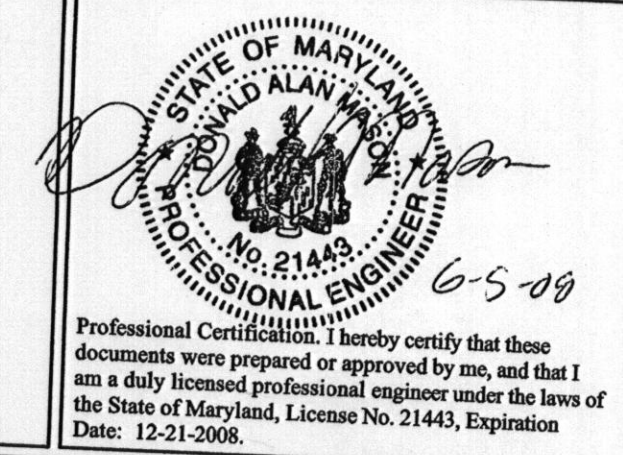
**GENERAL NOTES**

- 1.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 2.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- 3.) TOPOGRAPHY SHOWN IS BASED ON TOPOGRAPHIC SURVEY BY CLARK, FINEFROCK AND SACKETT, INC. DATED 3-10-06. THE BOUNDARY IS FROM A BOUNDARY SURVEY PERFORMED BY CHRISTINA LAND SURVEYS, LLC. ON APRIL 20, 2002.
- 4.) THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
- 5.) ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 6.) ALL EXISTING WELLS AND SEPTICS WITHIN A 100' OF THE PROPERTY ARE SHOWN.
- 7.) ALL EXISTING AND PROPOSED WELLS AND SEPTICS WITHIN 200' DOWN GRADIENT OF THE PROPERTY ARE SHOWN.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.  
*Donald A. Mason* 6-5-08  
 DONALD A. MASON  
 PLAN PREPARER

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Michael J. Jones* 6/17/08  
 HOWARD COUNTY HEALTH OFFICER HS DATE

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE • SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-6105 • fax: 410-465-6644  
 www.BEI-CIVILENGINEERING.COM



**SOILS LEGEND**

MAP SYMBOL	SOIL GROUP	SOIL TYPE
* Ba	D	BAILE SILT LOAM
EKB2	C	ELOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GID2	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED

\* INDICATES HYDRIC SOILS  
 TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7

**PLAN**  
 SCALE: 1" = 100'

**OWNER:**  
 JOSEPH AND GAIL SCHWARZ  
 2355 WOODBINE ROAD  
 WOODBINE, MARYLAND 21797-8221

**SCHWARZ PROPERTY**

**LOCATION:** TAX MAP: 13, GRID: 3  
 PARCEL: 218  
 ELECTION DISTRICT NO. 4  
 HOWARD COUNTY, MARYLAND

**TITLE:**  
**PERCOLATION CERTIFICATION PLAN**  
**PC-A528539 & A528871**

**DATE:** MARCH, 2008  
 JUNE, 2008

**DESIGN:** DAM **DRAFT:** EDD **CHECK:** DAM

**SCALE:** 1" = 100' **SHEET** 1 OF 1



Howard County  
Health Department


Bureau of Environmental Health  
7178 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

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

**MEMORANDUM**

TO: Cindy Hamilton, Planning Manager  
Planning & Zoning, Division of Land Development

FROM: Stuart F. Oster, R.S.   
Groundwater Management Section  
Well and Septic Program

DATE: April 27, 2009

SUBJECT: Schwartz Property, Woodbine Rd, Lots 1 & 2  
F-09-025

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The wells located on the Schwartz Property subdivision consisting of one existing lot and well (HO-81-121), and one new lot and well (HO-95-1739), have been drilled and have received preliminary approval by the Howard County Health Department. The recordation of plat F-09-025 should not be held up any longer due to issues involving well drilling as the developer of this project has fulfilled this prerequisite. If there are any questions, please call me at 410-313-1771.

C: Beth Dodson, Benchmark Eng., Inc., Faxed to 410-465-6644  
File