

B 1	14955	SEQUENCE NO. (MDE USE ONLY)	STATE OF MARYLAND APPLICATION FOR PERMIT TO DRILL WELL please type	STATE PERMIT NUMBER HO-95-2305 <small>fill in this form completely</small>
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OWNER INFORMATION

Date Received (APA) _____

8 MM DD YY 13

15 Last Name Owner First Name 34

36 Street or RFD 55

57 Town 70 State 72 Zip 76

RAULIN FREDERIC
15101 Frederick Rd.
Woodbine MD, 21797

LOCATION OF WELL

B 3

8 COUNTY 21

23 SUBDIVISION 42

SECTION 44 46 LOT 48 50

52 NEAREST TOWN 71

Howard
15101 Fred Rd.
LISBON

DRILLER INFORMATION

Driller's Name 76 License No. 81

Firm Name

Address

Signature Date

Ralph E. Mayne M S D 117
Ralph Mayne Well Drilling
12024 Handy Rd. Mt. Airy MD 21771
Ralph E. Mayne 4/24/12

SOURCES OF DRILLING WATER

1. well

2.

3.

11 STREET ADDRESS 30

ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX)

34 3000 37

DISTANCE FROM ROAD ENTER FT OR MI 38 39

TAX MAP: 3 BLK: 21 PARCEL 59

15101 Frederick Rd.

Howard **(13)**

COUNTY NAME COUNTY NO.

DATE ISSUED 5/31/12

43 MM DD YY 48 CO SIGNATURE EXP. DATE

WELL INFORMATION

APPROX. PUMPING RATE (GAL. PER MIN.) 8 12

AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) 14 20

5
500

USE FOR WATER (CIRCLE APPROPRIATE BOX)

DOMESTIC POTABLE SUPPLY & RESIDENTIAL IRRIGATION

FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION)

INDUSTRIAL, COMMERCIAL, DEWATERING

PUBLIC WATER SUPPLY WELL

TEST, OBSERVATION, MONITORING **60 Days**

OPEN LOOP GEOTHERMAL

CLOSED LOOP GEOTHERMAL

NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL

Howard **(13)**

COUNTY NAME COUNTY NO.

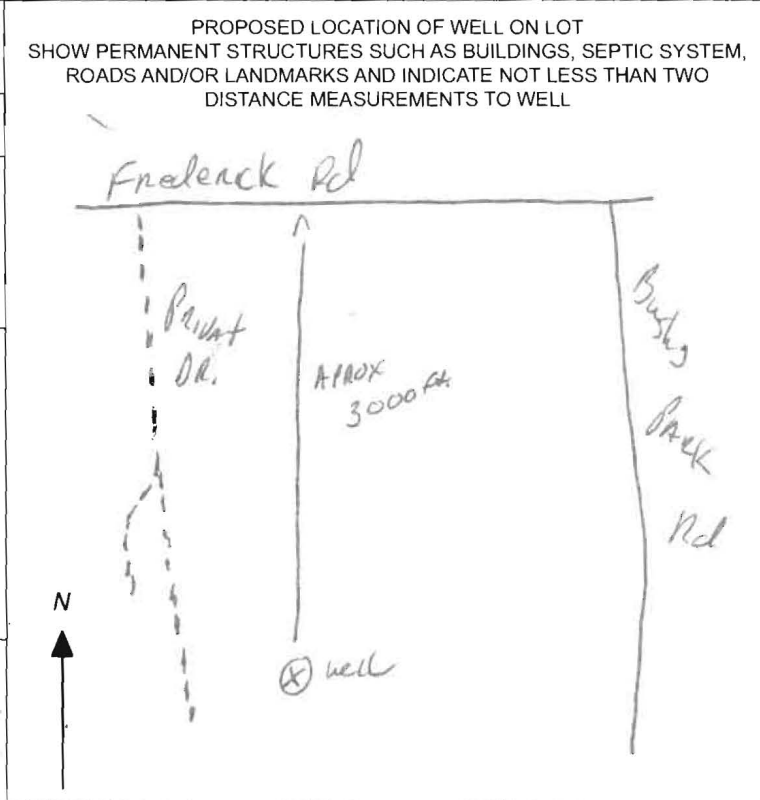
DATE ISSUED 5/31/12

43 MM DD YY 48 CO SIGNATURE EXP. DATE

APPROXIMATE DEPTH OF WELL 24 28 FEET

APPROXIMATE DIAMETER OF WELL 64 NEAREST INCH

150
64



METHOD OF DRILLING (circle one)

BORED (or Augered) JETTED Jetted & DRIVEN

30 AIR-ROTary AIR-PERCussion ROTARY (Hydraulic Rotary)

37 CABLE REVerse-ROTary DRive-POINT

other _____

REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)

THIS WELL WILL NOT REPLACE AN EXISTING WELL

THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED

39 THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS

THIS WELL WILL DEEPEM AN EXISTING WELL

PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE) 41 _____ 52

Not to be filled in by driller (MDE OR COUNTY USE ONLY)

APPROX. PERMIT NUMBER _____ **G** _____

PERMIT No. **HO-95-2305**

70 71 72 73 74 75 76 77 78 79

SPECIAL CONDITIONS **SEE ATTACHED MEMO**

NOTE APPROVING AUTHORITIES SHOULD USE SEPARATE SHEET IF NEEDED



HERITAGE

LAND DEVELOPMENT

LAND PLANNING ♦ DEVELOPMENT ♦ MARKETING ♦ ZONING ♦ VALUATION

May 23, 2012

Jeff Williams
Bureau of Environmental Health
Program Supervisor - Well & Septic Program
7178 Columbia Gateway Drive
Columbia, MD 21046

Dear Jeff,

Regarding the test well permit application for 15100 Frederick Road.

Mr. Fred Raulin desires a permit to drill a well on this location as a test well. I am the contract purchaser of the property and as such have negotiated with Mr. Raulin to have him drill a well on the property for me to test for a variety of potential pollutants. Upon the completion of the well I intend to test the well through a private laboratory. [Within the 60 days of the drilling of the well, I would like to convert the well to an observation well and intend to test the well again prior to the final settlement of the property which will likely take place in 2 to 3 years.]

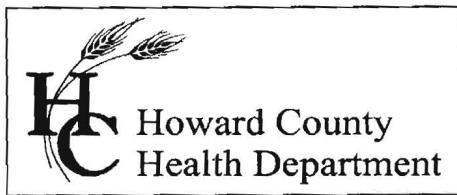
There is an existing septic system to an unoccupied home on the property. At one time, it had water service via the spring house identified on the attached map. To my knowledge, that water has not been in service to the home for many years.

Should you require additional information, please contact me or Mr. Raulin directly.

Sincerely,

HERITAGE LAND DEVELOPMENT

Timothy W. Feaga
President



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

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

IMPORTANT

MEMORANDUM

TO: Ralph Mayne Well Drilling
Attn: Ralph Mayne MSD117
FILE

FROM: Kevin M. Wolf, R.S., R.E.H.S. *Kmw*
Well and Septic Program
Groundwater Mgmt. Sec.

DATE: May 31st, 2012

RE: **Test Well**
Raulin Property, 15101 Frederick Road

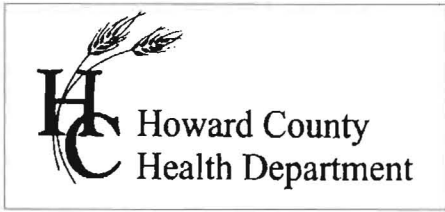
The following comments apply the above aforementioned test well application:

In order to preserve the quality of ground drinking water, a special condition has been set for this test well. Health Department must be on site during drilling. The Health Department will be working with the Well Driller to determine where the depths of the fractures are encountered, type of rock encountered, depths to bedrock etc... These determinations may require upper strata/fractures to be sealed off temporarily **or** for the life of the well. The final observations for this well will include sampling from that particular water bearing fracture(s) encountered. You should coordinate your efforts with a Maryland State certified water testing lab to be on-site to test for potential containments including, but not limited to, Volatile Organic Compounds (VOC's). Any deviations to this condition are to be prior approved by the Health Department.

Remember, pursuant to *COMAR 26.04.04.06 F. Procedure for Authorizing Conversions of Test Wells*, the Permittee of this test well will have 60 days after completion to apply to the approving authority for approval to convert this test well into a production well. Applicant will need to provide written request to the Health Department for approval. After the 60 day period, if nothing is received regarding test well conversion, the well shall be sealed in accordance with Regulation *26.04.04.11*. If for any reason, the Health Department has reason to believe on local conditions that the well is causing or is a potential channel source of pollution of water to the State of Maryland, the well shall be sealed.

KMW

Cc: Tim Feaga, Heritage Land Development, tim@heritagemaryland.com
file



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(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

TO ALL INTERESTED PARTIES

When submitting a well application for a proposed well for new construction, please indicate one of the following:

Well Site Location:

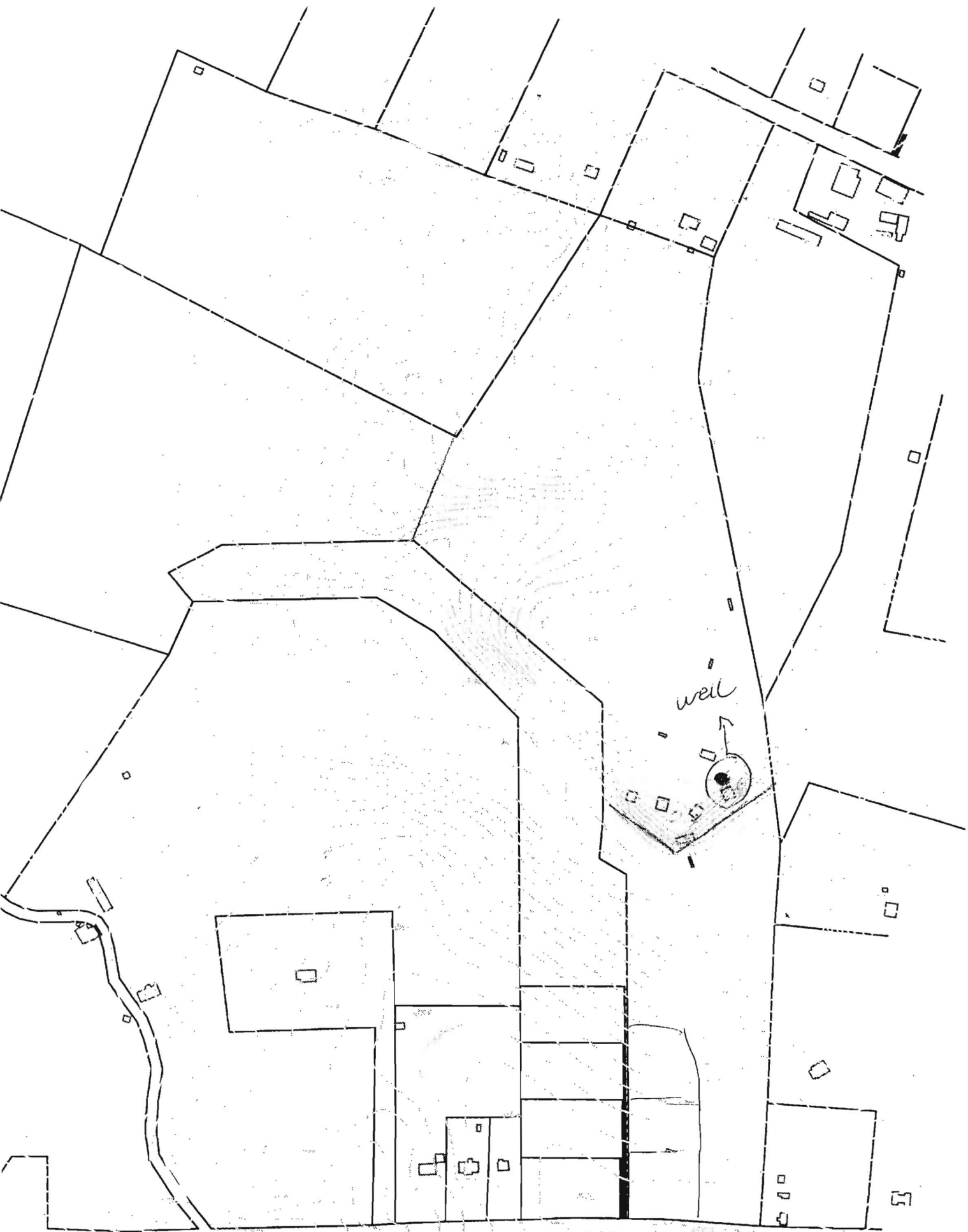
Raulin	_____	15101 Frederick Road
Subdivision/Property Name	Lot #	Road Name

The well site has been staked by Raulin/owner,
(professional land surveyor or company employing professional land surveyors)
on 05/01/12 (date) and does not require a site inspection.

The well driller, builder or property owner will call the Health Department to schedule a time to meet in the field to verify the proposed well site location.

This sheet, along with two copies of an acceptable well site plan, must be attached to the green well permit application.

Revised 3/11/07



Bushy Park Rd

FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
5/29/12	<p>Site visit - at 1:00 pm Temp's upper 80's, humid, sunny. - met - on site w/ Well Driller (Ralph Mayne) to site approve and proposed well location. Property ^{sit's} is approx. 3000 feet or so from Rt 144. Property is heavily wooded and contained huge amounts of junk (i.e. empty containers, some full w/ liquid, fuel barrels, oil containers, chemical barrels/containers, tire piles, dozen or more old run-down vehicles, delapidated cars, etc...) Potential test well location in cleared area just above ridge towards back of property near ex. delapidated house. Well location looks fine. Will check w/ supervisor (Jeff Williams) to confirm information and test well location (KW) left site around 1:40 pm.</p>
6/8/12	<p>Call received from Driller (R. Mayne). at Owner and Developer want to hold off on drilling the test well @ this time. Permit is good for one year (KW)</p>



5/29/12

5/29/12



5/27/12

Prop.
Test well
loc.



21/12/5





5/28/12



Ortho 1998



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
(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

June 22, 2009

To: Robert H. Vogel, P.E.
Robert H. Vogel Engineering, Inc.

From: Robert C. Bricker, R.S.
Well and Septic Program

RE: WP-09-234, Land of Frederick A. Raulin

The Health Department requests a direct submittal of a graphic exhibit showing the known locations of wells and wastewater disposal components within the area(s) concerning the adjointer proposal presented in WP-09-234.

Copy: Cindy Hamilton, Chief, Land Development Division (DPZ)
File

Not to Scale

15101 Frederick Rd.
Rawlins Prop.

(ortho photo 2006)

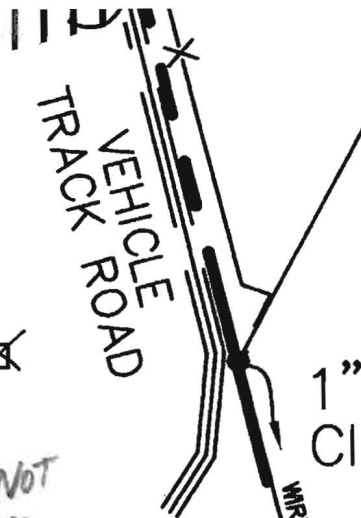


NOTE AERIAL PHOTO
SHOWING AREA'S HEAVILY
IMPACTED W/ TRASH, BARRELS, ETC...

(KAW)

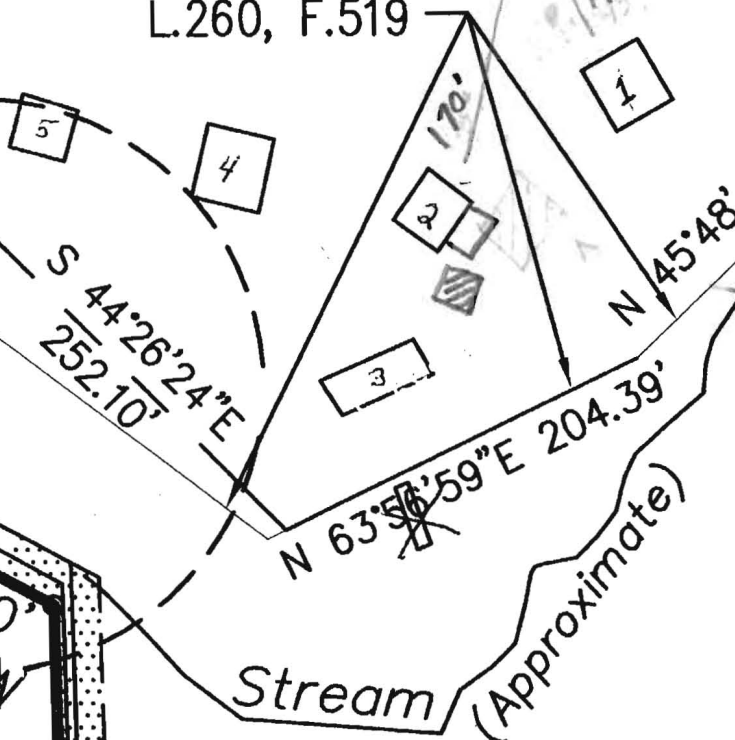
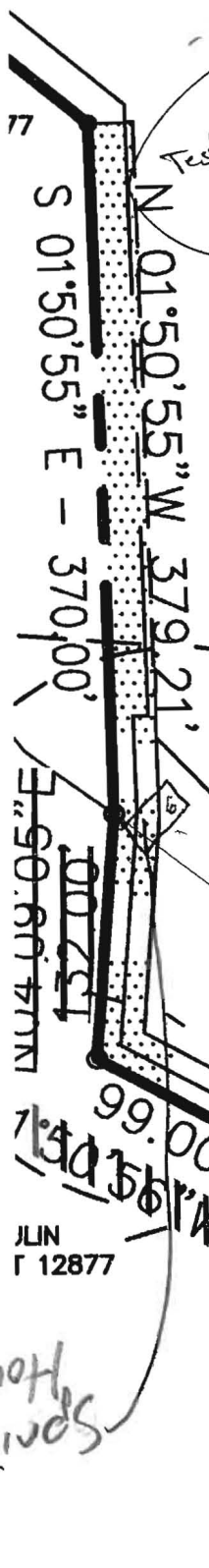
- condition on Permit for test well
- keep w/ 60 days
- same as Bluffs

Test well site approved.
See condition (Kw)



Does Not Exist

PROTRACTED LINES
L.260, F.519

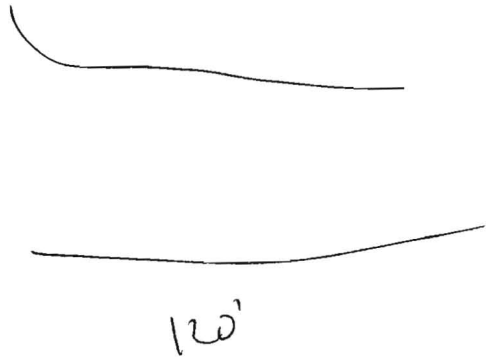
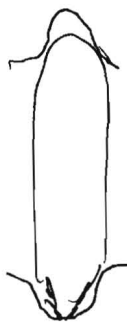
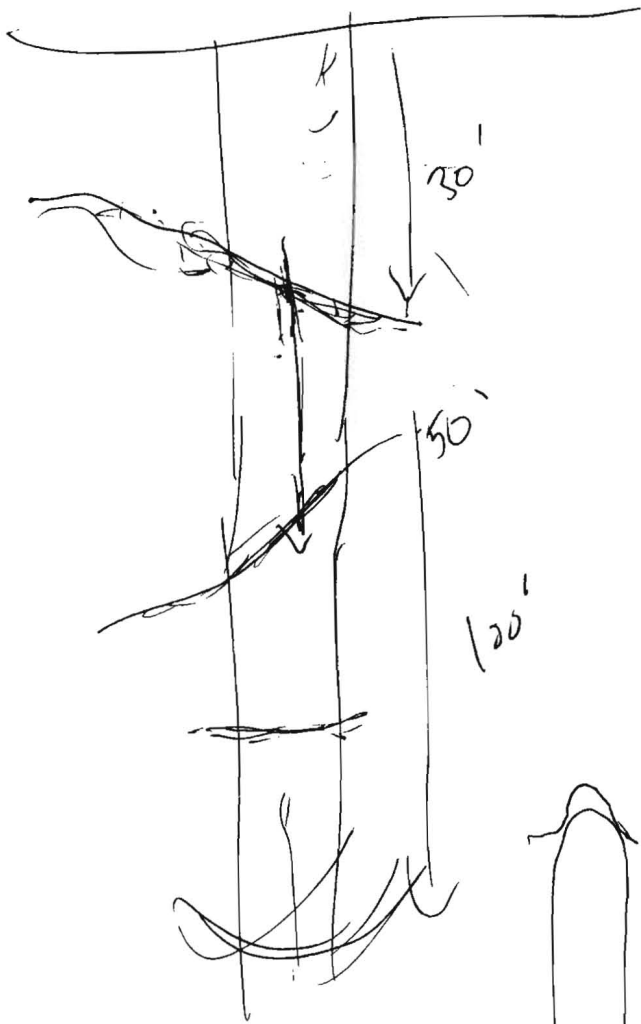


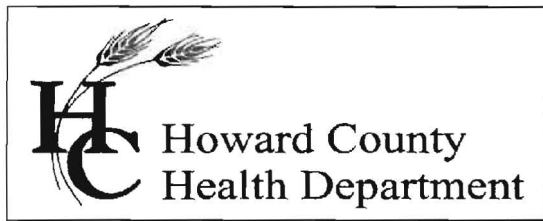
Existing Septic

OWNERSHIP
UNDETERMINED

429.00'

JUN 12877





Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

Main: 410-313-6300 | Fax: 410-313-6303

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

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

June 3, 2013

To: Kent Sheubrooks, Chief
Division of Land Development
Howard County Department of Planning and Zoning

From: Robert Bricker, REHS/RS
Well and Septic Program
410-313-2691

RE: SDP-13-058; Property of Frederick W Raulin. Health Department comments

The Health Department cannot approve this proposal at this time. A revised plan is required.

A Sewage Disposal Area (SDA) of at least 10,000 square feet must be established on Tract #2. The SDA is to be accurately depicted on SDP-13-058. All required notes are to be included on the plan.

The Health Officer's signature block also must appear on SDP-13-058, conditioned for private water and sewerage systems. The Approving Authority may require confirmation of a potable water source prior to signature approval of the plan.

RB

Copy: file

HEALTH

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

September 4, 2009

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

Revised
SEP 4 2009
DPZ - Land Dev

Re: Land of Frederick A. Raulin
WP-09-234

Dear Ms. Hamilton,

In accordance with your letter dated July 21, 2009 and our meeting August 18, 2009 we are providing the attached revised plans, supplemental information and the following point by point response.

DIVISION OF LAND DEVELOPMENT

1. The spring house and septic cleanout for the existing house is identified on the plan. The proposed adjoinder transfer is not occurring in the vicinity of the existing house and will not impact the current status of the spring house and septic.
2. Per our meeting, the developer (Timothy Feaga) will pursue clean up of the site with the owner (Frederick Raulin) in order to rectify the zoning violation.
3. The existing driveway connection to MD Route 144 will be retained. It currently provides access to the three existing parcels. Proposed Tracts 2 and 3 will be developed with single homes and subject to agricultural preservation easements. Proposed Tract #1 will eventually be resubdivided into 4 lots with access from Bushy Park Road. This had been discussed with Dan Doherty (SHA).
- 4.1. Per our meeting it is understood that the property must clean up the debris and/or move the debris further away from the external property line. The clean up effort must be reviewed and approved by the Division of Zoning and Public Service in order to resolve the zoning violation.
- 4.2. The purpose of performing the adjoinders is to adjust the configuration of the parcels without having to address the onerous subdivision requirements. The requirements will be fully addressed with the subdivision of Proposed Tract #1. The plat requirements for the agricultural preservation parcels are not as severe. As discussed, at our meeting it

8407 Main Street · Ellicott City · Maryland 21043
Tel 410.461.7666 · Fax 410.461.8961

would be a significant hardship to process a plat in order to adjust one line between two of the parcels.

- 4.3. We have refined the identification of the on-site structures (to exclude the features which are not structures). We have included a key map and pictures of the on-site structures. The structures are dimensioned to the property lines; the age of the structures range from 1934 to 1960. Tract #1 access MD Route 144 via an existing unpaved driveway. An easement will be recorded simultaneously with the adjoinder transfer document through Proposed Tract #3.

By removal of the previously proposed fee simple pipestems the need for environmental disturbances is eliminated.

- 4.4. The structures have been dimensioned to the property lines and the building restriction lines have been added to the exhibit.
- 4.5. The surveyor has signed the exhibit.
- 4.6. There are no existing easements located on-site. The proposed easement is labeled.
- 4.7. We respectfully request that the subject waiver petition be amended to include Section 16.116 in order that environmental features do not need to be identified on the waiver petition exhibit. We are also requesting a waiver to Section 16.120(c) since Proposed Tract #2 and #3 do not have frontage on a public road.
- 4.8. Two sets of photographs are provided for the on-site structures.
- 4.9. The spring house and septic cleanout locations are identified.
- 4.10. The deed chronology is provided (prepared by Timothy Feaga).

HEALTH DEPARTMENT

1. See Division of Land Development response above.

DIVISION OF ZONING ADMINISTRATION AND PUBLIC SERVICES

1. See Division of Land Development response above.

Ms. Cindy Hamilton
September 4, 2009
Page Three

DEVELOPMENT ENGINEERING DIVISION

1. Per discussion between Mr. Feaga and Mr. Doherty the MD Route 144 access can remain. The existing parcels currently have access via MD Route 144.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,
ROBERT H. VOGEL ENGINEERING, INC.

RHV/mbc

Robert H. Vogel, P.E.
President

RHV:mbc

Not to Scale.

15701 Frederick Rd.
Ravine Prop.

(ortho photo 2006)



ortho 2006

AREA PHOTO ZOOMED
CLOSED

L. 3/30
F. 120

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted _____ DPZ File Number WP 09-234

I. **Site Description**

Subdivision Name/Property Identification: LAND OF FREDERICK A. RAULIN

Location of property: 15101 FREDERICK ROAD, WOODBINE
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

RESIDENTIAL
(Proposed Use)

0
(Tax Map No.)

21
(Grid/Block No.)

59
(Parcel No.)

04
(Election District)

RC-DEO
(Zoning District)

65.414 AC
(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, waiver petitions, etc.)

NA

II. **Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant waivers 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 a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>10.147</u>	<u>FILING OF A FINAL PLAT TO ADJUST PARCEL LINES</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. 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 waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

See Attached

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- b. **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 waiver 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 waiver petition application.
- c. **Design Advisory Panel (DAP)** – For projects requesting a waiver of the SDP requirement for any proposed building or site improvements, a pre-submission advisory meeting with the Design Advisory Panel may be required 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 in accordance with Sections 16.1501 and 16.1504 of the Howard County Code (CB Nos. 24-2008 and 25-2008). 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 recommendation to DPZ along with the waiver petition application submission, if applicable.

RAULIN PROPERTY WAIVER PETITION

III. JUSTIFICATION

The purpose of this waiver petition is to request permission to adjust the lines between the three parcels as described in the subject deed for the property. Proposed Tracts 2 and 3 will be utilized as sending density properties and will ultimately contain one residence each. The proposed reconfiguration also includes fee simple pipe stem access to proposed Tracts 2 and 3. Density sending plats will be processed for Tracts 2 and 3 and therefore the identification of environmental features and constraints is not necessary to facilitate the adjoinder transfer. It is anticipated that Tract 1 will be processed as a minor subdivision and will be subject to the appropriate Regulations. If this waiver were not granted all of the parcels would be subject to the formal subdivision process and all of the applicable Regulations. This process would be very costly and time consuming. Since there are three existing parcels described in the deed and there will be no net gain of buildable entities, the granting of the requested waiver does not circumvent or negate the intent of the Regulations. To the contrary it facilitates the processing of 50± acres for preservation which is in the best interest of Howard County and the Public.



This Deed, Made this 21ST day of September

in the year one thousand nine hundred and Fifty-four, by and between J. GRIGORICK and ANNA W. GRIGORICK, his wife, and GREGORY COZINCO, also known as GEORGE KOZINKO, unmarried

of the County of Howard in the State of Maryland, of the first part, and H. AUDREY ZURLL, unmarried, of the City of Baltimore, State of Maryland, of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations the receipt whereof is hereby acknowledged

the said JOSEPH GRIGORICK and ANNA W. GRIGORICK, his wife, and GREGORY COZINCO also known as GEORGE KOZINKO

do grant and convey unto the said H. AUDREY ZURLL, her heirs and assigns, in fee simple, all that tract of land upon which Joseph Grigorick and Anna W. Grigorick, his wife, now reside, said lots of ground, situate lying and being in the 4th Election District

~~in the Fourth Election District of ground, situate, lying and being~~
of Howard County, aforesaid, and described as follows, that is to say:—

Beginning for the FIRST all that piece or parcel of ground which by Deed dated September 9, 1886 and recorded among the Land Records of Howard County in Liber LJV No. 51 folio 241 etc. was granted and conveyed by William L. Nott and Jane Nott, his wife, to Emma W. Hobbs, and therein described as follows, that is to say: Beginning for the same at the end of 10 perches on the 42nd line of the tract called "Shipley's Adventure"; and running thence, binding on the lines of said land, 4 courses and distances, to wit: North 14 1/2 degrees West 80 perches, North 23 1/2 degrees East 16 perches, North 13 1/2 degrees West 3 perches and North 71 1/2 degrees West 27 perches to a stone at the end of the 9th line of land called "Littleworth"; thence binding on said land 2 lines, to wit: South 31 degrees West 50 perches and South 62 3/4 degrees West 60 perches to a stone; thence South 40 degrees East 7 1/2 perches to a stone thence North 33 degrees East 35 perches to a stone; thence South 60 3/4 degrees East 14 perches and 16 links, to a bounded white oak; thence South 46 3/4 degrees East 34 perches to a stone thence South 28 degrees East 10 perches to a stone; thence South 53 3/4 degrees East 18 perches to a bunch of bounded maples; thence North 63 1/2 degrees East 13 perches to a stone and then North 48 degrees East 14 perches to the place of beginning containing 39 acres and 2 rods of land, more or less.

BEGINNING FOR THE SECOND all that piece or parcel of ground which, by Deed dated September 24, 1892 and recorded among said Land Records in Liber 110 No. 60 folio 189 etc. was granted and conveyed by David Lemmon to Margaret Hopkins, and therein particularly described as follows, that is to say: Lying on the North side of the road leading from Frederick Pike 23 1/2 miles from Baltimore to Carr's Mill, and beginning for the same to a stone on the North side of said road, and running thence along the lands of Lorenzo Snowden and Mrs. W. J. Williams, N. 06 Degrees East 85 perches to the north bank of a branch; thence 3 lines along the lands of David Hopkins, South 51 1/2 degrees West 16 perches South 68 degrees West 12 1/2 perches and North 50 1/2 degrees West 14 perches, to a stone on the West side of a spring branch, thence by 3 new division lines, South 8 3/4 degrees West 8 perches South 57 1/2 degrees East 04 perches and South 2 1/2 degrees West 24 perches to the centre of said Mill road; thence in said road, N. 87 3/4 degrees East 4 1/2 perches and South 80 3/4 degrees East 16 1/2 perches to the place of beginning, containing 12 1/2 acres of land more or less.

*Del. to Prince & Jones
11-8-54*

BEGINING for the Third, All that piece or parcel of ground which by Deed dated December 24, 1892 and recorded among said Land Records in Liber J.R.O. No. 60 folio 205 etc, was granted and conveyed by David Lem on to Ma a G. Hobbs, and therein particularly described and referred to as follows, that is to say: A lot or parcel of land situated and lying in Howard County and lying on the north side of the County Road leading from Cooksville to Carr's Mill and beginning for the same at the end of the South 2 3/4 degrees West 64 perches line of a lot conveyed by said David Lemmon to Margaret Hopkins, by Deed on date herewith (12/24/1892) and running thence in said road, North 30 3/4 degrees West 21 perches to a stone; thence a new division line North 2 3/4 degrees East 98 1/2 perches to a Pin Oak tree on the North side of a branch; thence South 35 degrees East 22 perches, to a stone heretofore planted; thence South 50 1/2 degrees East 3 1/2 perches to a stake or stone at the end of the 4th line of Margaret Hopkins' lot; thence with the 5th, 6th and 7th lines of said lot, with a 3/4 degrees West 8 perches South 57 1/2 degrees East 6 perches and South 2 3/4 degrees West 64 perches to the place of beginning. Containing 10 3/4 acres of land, more or less.

BEING the same properties which by Deed dated September 4, 1853 and recorded among the Land Records of Howard County in Liber MWB No. 248 folio 125 etc. was granted and conveyed by Edward W. Krentzer to within grantors.

Philip A.R. Dorsey
 BEGINING for the Fourth, part of a tract conveyed to (P) by Helen L. Dorsey and husband by Deed dated November 2, 1911, and recorded among the Land Records of Howard County in Liber MWLC No. 82 folio 53 and is part of a tract containing 94 3/4 acres as described in a Deed from David Lem on and wife to William A. Lem on dated August 21, 1878 and recorded among the Land Records of Howard County in Liber LWJ No. 39 folio 567. Beginning at a stone the beginning of the 94 3/4 acre tract above mentioned, and running with the last three and part of the 4th lines allowing 7 degrees for variation, North 85 degrees West 8 perches, North 33 degrees West 7 1/2 perches, to a stone; North 69 1/2 degrees East 60 1/2 perches, to a stone; North 57 degrees East 79 3/8 perches; ~~North 70 3/8 degrees East 79 3/8 perches and South 72 3/4 degrees East 33 1/8 perches, more or less to intersect the last line of the original 94 3/4 acre tract, and with a part of this line, North 41 1/2 degrees East 14.18 perches, more or less, to the beginning, containing 17.37 acres, more or less, as surveyed by William E. Talbott~~

BEING the same property which by Deed dated April 4, 1939 and recorded among the Land Records of Howard County in Liber BMJR, 159 folio 569 etc, was granted and conveyed by Philip A. R. Dorsey to within grantors.

Within Grantors also grant and convey to within Grantee all chattels, equipment, stock, crops, harvested or growing, trucks, machinery, and all other chattels and furniture now on the premises except fifty (50) beehives.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lots of ground and chattels 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 H. AUDREY ZURLL, her

heirs and assigns, in fee simple.



And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

TEST:

James E. Jones
James E. Jones
Anna Mielowsky

Joseph Grigorick (SEAL)
Joseph Grigorick
Anna W. Grigorick (SEAL)
Anna W. Grigorick
Gregory Cozincó (X) COZINCO (SEAL)
Gregory Cozincó, also known as George Kozinko

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 21st day of September in the year one thousand nine hundred and Fifty-four, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Joseph Grigorick, Anna W. Grigorick, his wife, and Gregory Cozincó, also known as George Kozinko

the above named grantors, and they acknowledged the foregoing Deed to be their act As Witness my hand and Notarial Seal

James E. Jones
James E. Jones Notary Public

Notary Public
11-30
M.W.B.

13010 New Hampshire Ave.
Bluesy Spring, Md.
8/17/65

W. Nancy Hill

Date: AUG 8 - 1965
TRANSFER TAX PAID

W. Nancy Hill

E. Harry Hill
Clerk of Circuit Court
HOWARD COUNTY, MARYLAND



THIS DEED, Made this 3rd day of August, 1965, by JOSEPH GRIGORICK and ANNA W. GRIGORICK, his wife, of Howard County; in the State of Maryland.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the said JOSEPH GRIGORICK and ANNA W. GRIGORICK, his wife, do hereby grant and convey unto FREDERICK A. RAULIN and MAGDALENE E. RAULIN, his wife, as tenants by the entireties, in fee simple, as to a one-half undivided interest in and to the hereinafter described property, and unto FREDERICK W. RAULIN, his heirs and assigns, in fee simple, as to a one-fourth undivided interest in and to the hereinafter described property, and unto GLENN V. RAULIN, his heirs and assigns, in fee simple, as to the remaining one-fourth undivided interest in and to the hereinafter described property, all that piece or parcel of land situate and lying in the Fourth Election District of Howard County, Maryland, which according to a survey made by Purdum & Jeschke, Registered Engineers and Land Surveyors, on July 14, 1965, more particularly described as follows:

BEGINNING for the same 'at a point on the centerline of Dushy Park Road, formerly known as Miller's Mill Road, as laid out and now existing, said point being at the beginning of the Second or North 23 3/4 degrees East 98 1/2 perch line of the Third Parcel of that land which by deed dated September 21, 1954 and recorded among the Land Records of Howard County, Maryland, in Liber M.W.B. No. 260 folio 522, was granted and conveyed by H. Audrey Zurll, unmarried, to Joseph Grigorick and Anna W. Grigorick, his wife, said land being more particularly described as the Third Parcel in a deed dated September 21, 1954 and recorded among the Land Records of Howard County, Maryland, in Liber M.W.B. No. 260 folio 519, which was granted and conveyed by Joseph Grigorick and Anna W. Grigorick, his wife, and

439 142515



433 12:5 (6)

Gregory Cozinc also known as George Kozinko, unmarried, to H. Audrey Zurll, unmarried, and running thence leaving said road and binding along said Second line as now surveyed North 06° 07' 00" East 1633.50 feet to a concrete monument now set on and distant 379.79 feet from the beginning of the Tenth or South 45 3/4° East 34 perch line of the First Parcel of the firstly abovementioned deed which is more particularly described as the First Parcel of the secondly abovementioned deed, thence binding reversely along part of said Tenth line as now surveyed North 38° 04' 14" West 379.79 feet to an old tree stump in a fence, thence binding along said fence and reversely along the Ninth and part of the Eighth line of said First Parcel the two (2) following courses and distances as now surveyed, viz.: (1) North 52° 45' 46" West 212.49 feet to a flint stone found and (2) North 85° 33' 10" West 478.95 feet to a flint stone found in a fence corner at the end of the Last or North 41 1/2° East 14.16 perches, more or less, line of the Fourth Parcel of the firstly abovementioned deed which is more particularly described as the Fourth Parcel of the secondly abovementioned deed, thence binding reversely along the Last, Sixth, Fifth and Fourth lines of said Fourth Parcel the four (4) following courses and distances as now surveyed, viz.: (1) South 38° 38' 15" West 233.64 feet to a concrete monument now set in a fence line, and along said fence line (2) North 69° 47' 36" West 527.75 feet to an iron pipe found, and leaving said fence line (3) North 13° 36' 24" East 1191.74 feet to an iron pipe found and (4) South 57° 32' 40" East 1306.33 feet to a stone found at the end of the Fifth or South 31° West 50 perch line of the abovementioned First Parcel, thence binding reversely along the Fifth, Fourth, Third, Second and First lines of said First Parcel the five (5) following courses and distances as now surveyed, viz.: (1) North 38° 37' 20" East 822.61 feet to a stone found, (2) South 63°

08' 35" East 460.95 feet to a fence post, (3) South 03° 17' 40" East 124.05 feet to a stake found, (4) South 31° 32' 40" West 262.87 feet to a stone found and (5) South 06° 10' 40" East 1326.14 feet to a fence post at the end of the First or North 06° East 85 perch line of the Second Parcel of the firstly abovementioned deed which is more particularly described as the Second Parcel in the secondly abovementioned deed, thence binding reversely along said First line as now surveyed South 09° 13' 00" West 1406.63 feet to a stone found on the northermost line of the abovementioned Bushy Park Road, thence running in the bed of said road North 83° 40' 00" West 335.00 feet to a point in the centerline of said road, thence binding along the centerline of said road the two (2) following courses and distances, viz.: (1) North 81° 28' 20" West 128.42 feet and (2) North 86° 19' 30" West 287.02 feet to the point of beginning, containing 82.917 acres of land, more or less.

BEING all and the same four (4) parcels of land, now described under one set of courses and distances, which by deed dated September 21, 1954, and recorded among the Land Records of Howard County in Liber M.W.B. No. 260 folio 522, were granted and conveyed by H. Audrey Zurll, unmarried, to the said Joseph Grigorick and Anna W. Grigorick, his wife.

TOGETHER WITH the buildings and improvements thereon and all and every the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining; and especially the right to the use in common with others of a 16.00 feet wide right-of way for ingress and egress to and from the Frederick Turnpike, Maryland Route No. 144, and the abovedescribed parcel of land as mentioned in a deed dated December 13, 1929 and recorded among the Land Records of Howard County, Maryland, in Liber H.S.K. 138 folio 66, which was granted and conveyed by Martin L. Preston and Lillian M. Preston, his wife, to Joseph

439 577

Vol. 433 p. 573

Grigorick, Gregory Cozince and Paul Kornilook.

TO HAVE AND TO HOLD said land and premises-unto and to the proper use and benefit of the said Frederick A. Raulin and Magdalene E. Raulin, his wife, as tenants by the entireties, in fee simple, as to a one-half undivided interest of said property, Frederick W. Raulin, his heirs and assigns, in fee simple, as to a one-fourth undivided interest of said property, and Glenn V. Raulin, his heirs and assigns, in fee simple, as to the remaining one-fourth undivided interest of said property.

AND the said Grantors covenant that they will warrant specially the property hereby conveyed; and that they will execute such other and further assurances of said land as may be requisite.

AS WITNESS the hands and seals of the said Grantors herein.

Test:

Joseph Grigorick (SEAL)
JOSEPH GRIGORICK

Anna W. Grigorick (SEAL)
ANNA W. GRIGORICK

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 2nd day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Joseph Grigorick and Anna W. Grigorick, his wife, and they acknowledged the foregoing deed to be their respective act.

AS WITNESS my hand and Notarial Seal.



C. Wilson Ames
NOTARY PUBLIC

Received for record AUG 3 1965 at 12:05
o'clock P. M. Same day recorded and examined per
W. Harvey Hill W. H. H., Clerk

V. **Plan Exhibit**

A. **Number of Copies Required**

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**). In instances where the waiver 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 <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

B. **Plan Requirement Checklist**

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

Legend:	<u>I</u> Information Provided	<u>X</u> Information Not Provided, Justification Attached
	<u>NA</u> Not Applicable	

- ✓ 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.
- N/A 6. Delineation of building setback lines.
- N/A 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- N/A 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 waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers 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 waiver request.
- N/A 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- 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.

17. **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 18. 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 Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.** 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 relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. *If the applicant is the owner's agent, written documentation from owner granting that authority is required.

Owner=s authorization attached *

SEE ATTACHED

(Signature of Property Owner) (Date)
(Fee Simple Owner Only)

(Signature of Petition Preparer) * (Date)

FREDERICK W BAULIN
(Name of Property Owner)

ROBERT H. VOEGL ENGINEERING INC.
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

15101 FREDERICK ROAD
(Address)

8407 MAIN STREET
(Address)

WOODBINE, MD 21797
(City, State, Zip Code)

ELLCOTT CITY, MD 21043
(City, State, Zip Code)

E-Mail _____

E-Mail _____

(Telephone) (Fax)

410-461-7000 410-461-8901
(Telephone) (Fax)

Contact Person: C/O MR. TIM FEAGA

Contact Person: ROBERT H. VOEGL P.E.

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.

✓ 17. **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 18. 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]

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Owner's authorization attached *

Frederick W. Raulin 6/3/09 [Signature] 6/2/09
 (Signature of Property Owner) (Date) (Signature of Petition Preparer)* (Date)
 (Fee Simple Owner Only)

FREDERICK W RAULIN
 (Name of Property Owner)

ROBERT H. VOGEL ENGINEERING, INC.
 (Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

15101 FREDERICK ROAD
 (Address)

8401 MAIN STREET
 Address)

WOODBINE, MD 21797
 (City, State, Zip Code)

ELLCOTT CITY, MD 21043
 (City, State, Zip Code)

E-Mail _____
 (Telephone) _____ (Fax) _____

E-Mail _____
410-461-7000 410-461-8961
 (Telephone) _____ (Fax) _____

Contact Person: C/O MR. TIM FEAGA

Contact Person: ROBERT H. VOGEL, P.E.

Howard County Department of Planning and Zoning
Division of Land Development

**INITIAL SUBMISSION
WAIVER PETITION 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 HDC advisory meeting for new projects in
 Historic District or listed in Historic Sites Inventory
 - e. Photographs of existing structures (for Historic Preservation Review)
 - f. MAA Approval Letter (if applicable)
 - g. Written summary of Route 1 manual compliance (if applicable)
 - h. DAP project design recommendation for Route 1 projects

- II. Fee Computation** **Fee**
- Number of waivers requested
 - * Base Fee for first two waiver sections (\$450)
 - Fee for each additional waiver section (___ additional waivers x \$50 each)
 - * (Maximum fee of \$350 for Agricultural Preservation parcels)
- TOTAL** _____

III. Certification

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: September 4, 2009

DPZ File No. WP-09-234

Department of Planning and Zoning

- Transportation Planning
Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
Research - Return to Pat Britt-Fendlay
Address Coordinator

- Comprehensive & Community Planning
Development Engineering Division
Other
File

Revised
September 4, 2009
DPZ - Land Development

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 (Non-Residential Only)
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: Land of Frederick Raulin

ENCLOSED FOR YOUR THE ENCLOSED = Signature Approval Original Review & Comments Files Pre-Packaged Plan Set

Table with 2 columns: Plans, # of Sheets. Includes items like Sketch Plan, Prel Equiv Sketch Plan, Final Plat/Plat of Easement/RE Plat, etc.

Table with 1 column: Supplemental Documents. Includes items like Wetlands Report, Soils/Topo Map/Drain Area Map, FSD/FCP/Worksheet and Application, etc.

Table with 2 columns: Applications, # of Sheets. Includes items like Waiver Petition Applic/Exhibit, Planning Board Application, ASDP/CSDP Application, etc.

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On September 4, 2009

COMMENTS: SRC/Comments Due By: September 23, 2009

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

DPZ STAFF INITIALS: JEH

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: June 9, 2009

DPZ File No. WP-09-234

Department of Planning and Zoning

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

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

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1/5 State Highway Administration
- 1 Health Department
- Public School System
- 1 Recreation and Parks
- WSSC (Non-Residential Only)
- 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: Land of Frederick K. Raulin

ENCLOSED FOR YOUR = _____ Signature Approval Review & Comments _____ Files

THE ENCLOSED = _____ Original _____ **Pre-Packaged Plan Set**

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

WAS: Received _____ Tentatively Approved _____ Recorded

_____ Received and Revised _____ Approved _____ On June 9, 2009

COMMENTS: Additional information required SRC/Comments Due By: 07/02/09
- Direct submittal of well & wastewater disposal locations.

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

DPZ STAFF INITIALS: JW



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
(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

9/11/2009

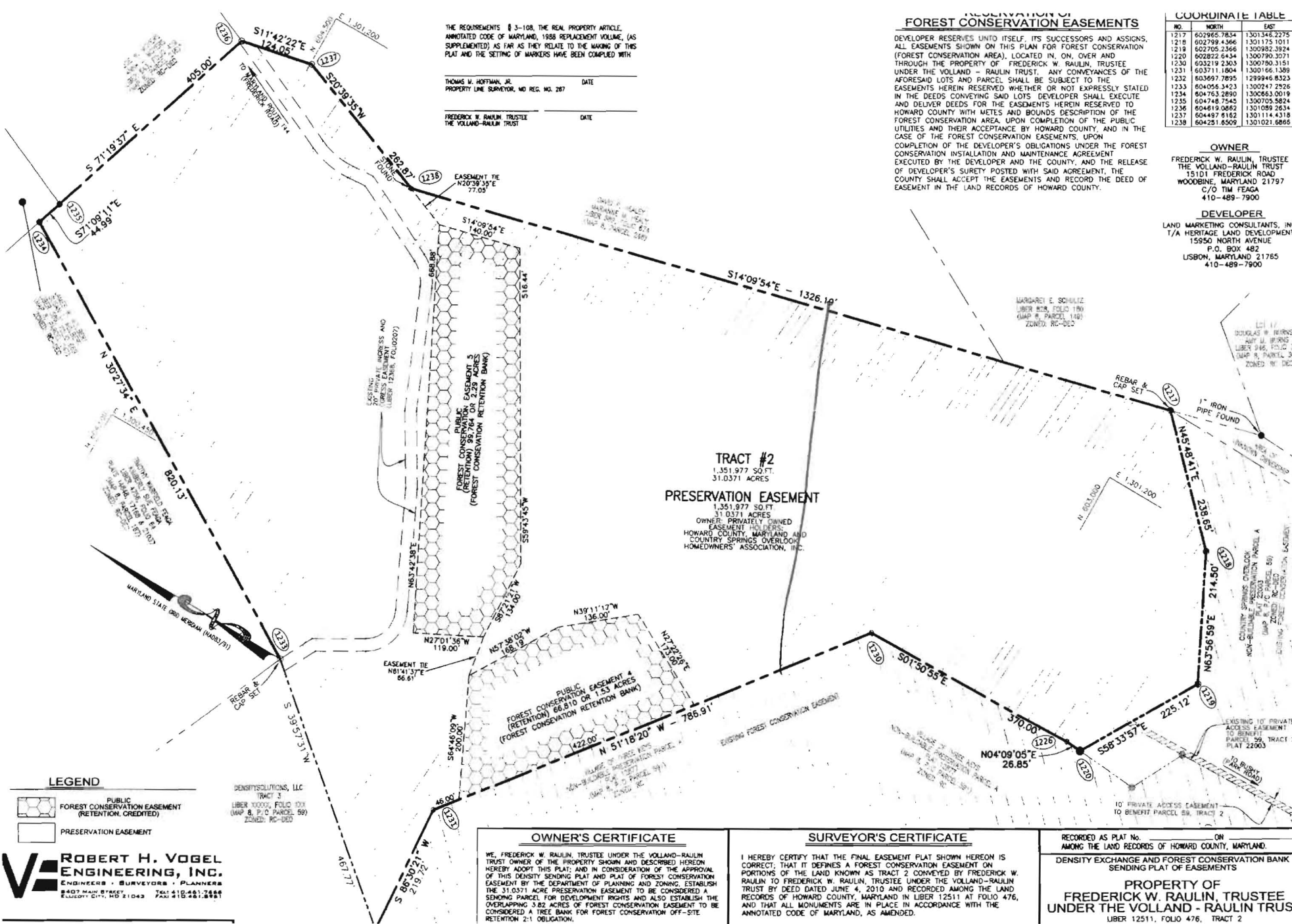
TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Robert Bricker, R.S., Environmental Sanitarian
Well and Septic Program

RE: File Number: WP-09-234
Title: *Land of Frederick A. Raulin*

The Howard County Bureau of Environmental Health has reviewed the referenced waiver request for an adjoinder transfer. No adverse impact to existing and potential private water systems or private sewerage systems is anticipated if the waiver is granted.

RB
Copy: Tim Feaga, Heritage Land Development
file



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.

THOMAS W. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 287

FREDERICK W. RAULIN, TRUSTEE DATE
 THE VOLLAND-RAULIN TRUST

FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH THE PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND - RAULIN TRUST. ANY CONVEYANCES OF THE FORESAID LOTS AND PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, AND THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

COORDINATE TABLE

NO.	NORTH	EAST
1217	602965.7834	1301346.2275
1218	602799.4366	1301175.1011
1219	602705.2366	1300982.3924
1220	602822.6434	1300790.3071
1220	603219.2303	1300750.3151
1231	603711.1804	1300166.1389
1232	603697.7895	1299946.8323
1233	604056.3423	1300247.2526
1234	604763.2890	1300663.0019
1235	604748.7545	1300705.5824
1236	604819.0862	1301089.2634
1237	604487.6152	1301144.4318
1238	604251.6509	1301021.6855

OWNER

FREDERICK W. RAULIN, TRUSTEE
 THE VOLLAND - RAULIN TRUST
 15101 FREDERICK ROAD
 WOODBINE, MARYLAND 21797
 C/O TIM FEAGA
 410-489-7900

DEVELOPER

LAND MARKETING CONSULTANTS, INC.
 T/A HERITAGE LAND DEVELOPMENT
 15950 NORTH AVENUE
 P.O. BOX 482
 LISBON, MARYLAND 21785
 410-489-7900

TRACT #2
 1,351,977 SQ.FT.
 31.0371 ACRES

PRESERVATION EASEMENT
 1,351,977 SQ.FT.
 31.0371 ACRES

OWNER: PRIVATELY OWNED EASEMENT HOLDERS
 HOWARD COUNTY MARYLAND AND COUNTRY SPRINGS OVERLOOK HOMEOWNERS' ASSOCIATION, INC.

LEGEND

PUBLIC FOREST CONSERVATION EASEMENT (RETENTION, CREDITED)

PRESERVATION EASEMENT

DENSITY SOLUTIONS, LLC
 TRACT 3
 LIBER 10000, FOLIO 001
 (MAP 8, P.L.C. PARCEL 59)
 ZONED: RC-05

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 8407 MAIN STREET TEL: 410.481.2881
 ELLICOTT CITY, MD 21043 FAX: 410.481.2881

OWNER'S CERTIFICATE

WE, FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS DENSITY SENDING PLAT AND PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 31.0371 ACRE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS AND ALSO ESTABLISH THE OVERLAPPING 3.82 ACRES OF FOREST CONSERVATION EASEMENT TO BE CONSIDERED A TREE BANK FOR FOREST CONSERVATION OFF-SITE RETENTION 2:1 OBLIGATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A FOREST CONSERVATION EASEMENT ON PORTIONS OF THE LAND KNOWN AS TRACT 2 CONVEYED BY FREDERICK W. RAULIN TO FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST BY DEED DATED JUNE 4, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12511 AT FOLIO 476, AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

DENSITY EXCHANGE AND FOREST CONSERVATION BANK SENDING PLAT OF EASEMENTS

PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND - RAULIN TRUST
 LIBER 12511, FOLIO 476, TRACT 2






RESERVATION OF FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH THE PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND - RAULIN TRUST. ANY CONVEYANCES OF THE AFORESAID LOTS AND PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

DENSITY EXCHANGE TABULATION

INITIAL EXCHANGE

RECEIVING PARCEL INFORMATION	WALNUT CREEK T M 28, GRID 11, P/O PAR 49 F-08-081
TOTAL PARCEL ACREAGE	31.0371 ACRES
PRESERVATION PARCEL EXCHANGE	31.0371 ACRES
DEO UNITS CREATED (1:3.00)	0
CEO UNITS CREATED (1:4.25)	6 (25.50 AC / 4.25)= 6 UNITS
CEO UNITS SENT (1:4.25)	6 CEO UNITS
DEO UNITS RETAINED (1:4.25) (UNIT RETAINED FOR ON SITE RESIDENCE) *	1 (4.25 AC / 4.25)= 1 UNIT
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	31.0371 AC - 25.50 AC - 4.25 AC = 1.2871 AC

1. COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS;
08GC 601441.3680 1299254.0054 566.52
08H5 601562.5672 1301087.2195 612.42
2. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC.
3. BRL DENOTES BUILDING RESTRICTION LINE.
4.  DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
5.  DENOTES IRON PIPE OR IRON BAR FOUND.
6.  DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR
 RIGHT-OF-WAY.
7.  DENOTES STONE OR MONUMENT FOUND.
8. AREAS SHOWN HEREON ARE MORE OR LESS.
9. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
10. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AREAS, OR FOREST CONSERVATION EASEMENT AREAS.
11. DPZ FILE NUMBERS: CE-08-06, WP-09-234, ECP-11-027, & F-97-034.
12. A DEED OF FOREST CONSERVATION EASEMENT HAS BEEN RECORDED WITH THIS PLAT FOR THE AREAS TOTTALLING 3.82 ACRES AND SPECIFIES THE USES AND RESTRICTIONS FOR THE FOREST CONSERVATION EASEMENT AREA.
13. DELINEATION OF THE FOREST CONSERVATION EASEMENTS AND FOREST CONSERVATION BANK WITH SUPPORTING FSD / FCP DOCUMENTATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. A MD. DNR QUALIFIED PROFESSIONAL.
14. THE 3.82 ACRES OF FOREST CONSERVATION EASEMENT AREAS ARE RETAINED FOREST, PROVIDING SALE OF FOREST CREDITS AT A RATE OF 2:1 FOR PROJECTS REQUIRING OFF-SITE RETENTION TO FULFILL THEIR FOREST CONSERVATION PROGRAM OBLIGATION.
15. THE SALE OF FOREST CREDITS MAY BEGIN UPON CERTIFICATION AND VERIFICATION OF RETENTION AND PAYMENT OF FOREST CONSERVATION SURETY FOR BANK RETENTION AND MAINTENANCE.
16. THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND AND COUNTRY SPRINGS OVERLOOK HOMEOWNERS ASSOCIATION, INC THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY
17. THIS 31.0371 ACRE PROPERTY IS ENCUMBERED BY PRESERVATION EASEMENT AGREEMENTS WITH HOWARD COUNTY, MARYLAND AND COUNTRY SPRINGS OVERLOOK HOMEOWNERS ASSOCIATION, INC

JAMES W. WOLBERT
SUSAN L. WOLBERT
LIBER 589, FOLIO 669
(MAP 8, PARCEL 247)
ZONED: RC-DEO

④
S71°09'11"E
44.99'

F. W. MOYERS
J. L. MOYERS
643, FOLIO 429
5, PARCEL 246)
ZONED: RC-DEO

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A 31.0371 ACRE PRESERVATION EASEMENT THAT WILL PROVIDE FOR TRANSFER OF 6 CEO DENSITY UNITS AND TO ESTABLISH FOREST CONSERVATION BANK EASEMENTS ON PORTIONS OF TRACT 2 OF THE PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST; ENCUMBERING A TOTAL OF 3.82 ACRES OF EQUIVALENT CREDITS FOR AS YET UNSPECIFIED FOREST CONSERVATION OFF-SITE RETENTION 2:1 OBLIGATION.

FREDERICK H. VOGEL
ENGINEERING, INC.
SURVEYORS • SURVEYORS • PLANNERS
N STREET
ITY, MD 21043 TEL: 410.461.7666
FAX: 410.461.8981

CERTIFICATE

MENT PLAT SHOWN HEREON IS
NSERVATION EASEMENT ON
T 2 CONVEYED BY FREDERICK W.
EE UNDER THE VOLLAND-RAULIN
ND RECORDED AMONG THE LAND
D IN LIBER 12511 AT FOLIO 476,
E IN ACCORDANCE WITH THE
NDED.

BY CERTIFY
D BY ME
ID
LINE



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

DENSITY EXCHANGE AND FOREST CONSERVATION BANK
SENDING PLAT OF EASEMENTS

PROPERTY OF
FREDERICK W. RAULIN, TRUSTEE
UNDER THE VOLLAND - RAULIN TRUST
LIBER 12511, FOLIO 476, TRACT 2

TAX MAP 8, GRID 21, PARCEL 59
FOURTH ELECT. DIST. HOWARD COUNTY, MARYLAND

ZONED RC-DEO

SCALE: 1" = 100'

FEBRUARY 1, 2013