

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____

TEST TIME _____

AP 528411

AGENCY REVIEW: _____

DATE 12/18/07

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)	<u>MHGH&S LLC</u>			
DAYTIME PHONE	CELL	FAX		
MAILING ADDRESS	<u>13540 Frederick Road</u>	<u>West Friendship</u>	<u>MD</u>	<u>21794</u>
	STREET	CITY/TOWN	STATE	ZIP
APPLICANT	<u>Heritage Land Development</u>			
DAYTIME PHONE	CELL	FAX		
MAILING ADDRESS	<u>410-489-7900</u>	<u>410-984-0408</u>	<u>410-489-9768</u>	
	<u>P.O. Box 482</u>	<u>Lisbon</u>	<u>MD</u>	<u>21765</u>
	STREET	CITY/TOWN	STATE	ZIP
APPLICANT'S ROLE	<input checked="" type="checkbox"/> DEVELOPER	<input type="checkbox"/> BUILDER	<input type="checkbox"/> BUYER	<input type="checkbox"/> RELATIVE/FRIEND
	<input type="checkbox"/> REALTOR	<input type="checkbox"/> CONSULTANT		
PROPERTY LOCATION				
SUBDIVISION NAME				LOT NO. _____
PROPERTY ADDRESS	<u>13300 Frederick Rd.</u>	<u>West Friendship</u>		
	STREET	TOWN/POST OFFICE		
TAX MAP PAGE(S)	<u>15</u>	GRID <u>3</u>	PARCEL(S) <u>146</u>	PROPOSED LOT SIZE <u>1 +</u>

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWAGE 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
 7178 COLUMBIA GATEWAY DRIVE, COLUMBIA, MARYLAND 21046 (410) 313-1771 FAX (410) 313-2648
 TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

A/P _____

Empty rectangular box for notes or identification.

Empty rectangular box for notes or identification.

Empty rectangular box for notes or identification.

Large empty rectangular box for detailed notes or diagrams.

Empty rectangular box for notes or identification.

Empty rectangular box for notes or identification.

Empty rectangular box for notes or identification.

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H

REMARKS _____

SANITARIAN _____ BACKHOE _____ OTHERS _____

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

RECEIVED
 SHERMAN COUNTY HEALTH DEPARTMENT
 ENVIRONMENTAL HEALTH DIVISION
 2007 DE 19 AM 8:22

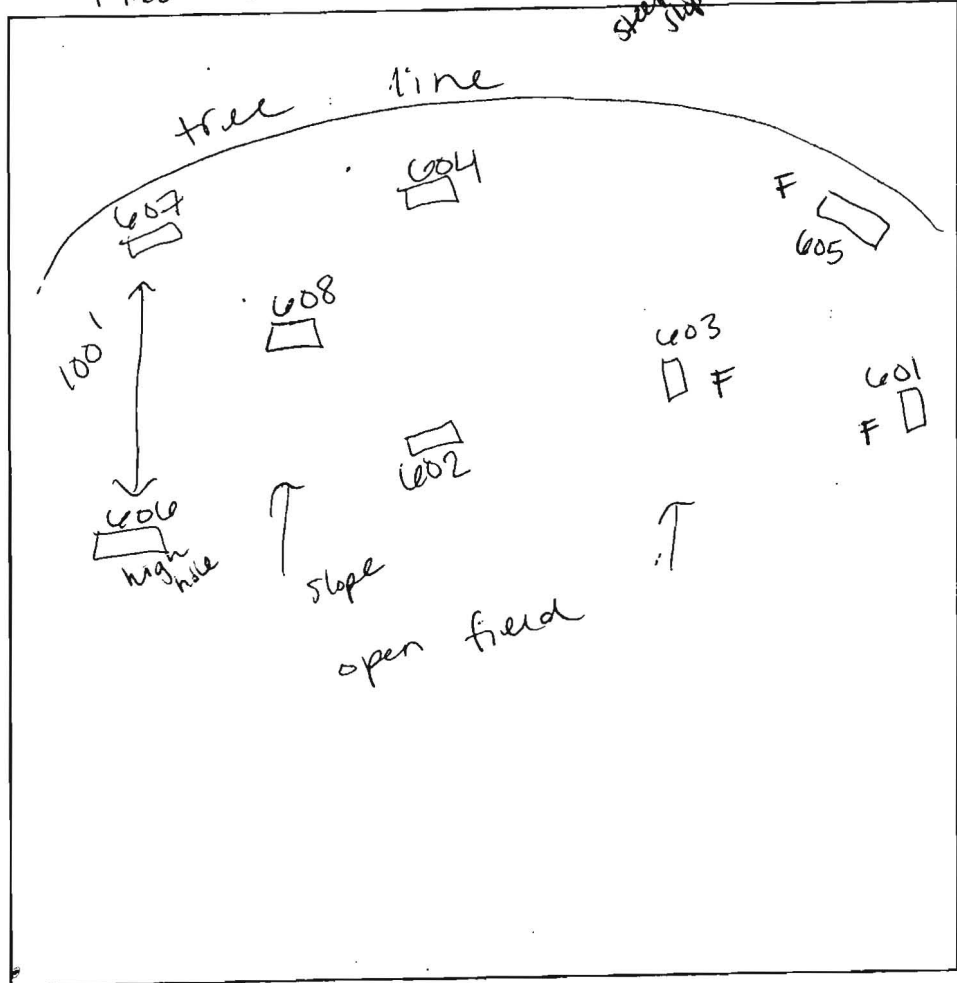
AP 528411

Frederick Rd
steep slope

604
 .5' brn l 3csbk
 dk brn scl 20% chert
 2.5' stry brn chscl few mica saprolite
 8.5' brn chfsl platy mica schist
 3.5'

602
 .7' brn sl 2csbk
 dense yellow brn scl gr 2csbk
 4' yellow brn fsl 10% chert
 7' yellow brn vchfsl 40% chert

606
 1' ↓
 8' brn l gr
 red brn dense scl 2csbk
 5' multi-color fsl
 2' brn fsl 25% chert
 1' brn vchfsl 25% chert



607
 1' brn l gr
 3.9' brn scl dense 2csbk
 red brn fsl ~25% chert few mica
 9' yellow brn vchfsl
 13' few boulders & stones

608
 .4' brn l
 brn scl heavy dense
 4' multi-color fsl 25% chert
 10' pink sl flaggy platy mica schist
 12.5' ~~brn l~~

605 (same as 601, 603)
 5' brn l
 red brn scl 3csbk 35% chert
 3' vchbrn scl 75% rx 20% flags
 7.5' brn vst sl boulders
 12.5'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
1-3-08	601	13'	visual				F
	602	4' / 14'	9:50	9:52	9:55	3	P
	603	13'	visual				F
	604	4' / 13.5'	9:43	9:47	9:53	6	P
	605	12.5'	visual				F
	606	4.5' / 18'	10:03	10:04	10:06 ²⁰	2:20	P
	607	5.2' / 13'	10:18	10:28	10:47	19	P
	608	4.5' / 12.5'	10:42	10:45	10:54	9	P

REMARKS holes # 606, 607, 608 not dug per plan
 SANITARIAN HS BACKHOE Feaga OTHERS Tim F. / Kenny L. (Heritage)
 TEST HOLES USED IN SDA .. AVG. PERC TIME 8 SQ. FT/BR
 TRENCH WIDTH .. INLET DEPTH .. MAX. BOT DEPTH 6' EFFECTIVE SW 1.5'-2'



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

January 8th, 2008

Mr. Streaker
13300 Frederick Rd.
West Friendship, MD 21794

**Re: Percolation Test Results
#A528411
Streaker Farm – Lot 2
West Friendship, MD 21794**

Dear Mr. Streaker,

Percolation testing was conducted at the above referenced property on January 3rd, 2008. Results indicate soil conditions are satisfactory for onsite wastewater disposal. Original test holes #601, 603, 605 (dug per plan) failed visually based on high percentage of rock within the treatment zone. Additional test holes (#606, 607, 608) were dug to make up for lost area from the failed holes. Sufficient septic area was established from the additional holes dug and original test locations #602 and 604. Field data collected is shown on the Percolation Test Worksheets enclosed with this letter.

During testing it was observed that a neighboring well was serving an existing trailer on the property. Per conversation with the onsite developers this water well along with the location of the septic system will be field located and shown upon submittal of the percolation certification plan.

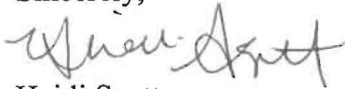
Further review is contingent upon submission of a percolation certification plan showing the following:

- 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.

- 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 matter, please contact me by calling (410) 313-6287.

Sincerely,



Heidi Scott
Well & Septic Program
Development Coordination System

Enclosures

Cc:

Paul Sill; Sill, Adcock & Assoc. (sent via fax 1/9/08)

File



For DPZ Office use only:
 BA CASE NO. BA 15-026C
 Date Submitted 6/16/15

**CONDITIONAL USE PETITION
 TO THE HOWARD COUNTY HEARING AUTHORITY**
 (This application will only be accepted after a pre-submission meeting. See attached info.)

- 1. Conditional Use Request** JUN 16 2015
 Conditional Use Category Bulk firewood processing
 _____ Section 131.0.N. 46
 Specific Use Requested Bulk firewood processing

- 2. Name of Petitioner** Streaker Firewood LLC
 Trading as (If applicable) _____
 Mailing Address 13370 Route 144, West Friendship, MD 21794
 Phone Number(s) _____
 E-Mail Address _____
 Name of Principal Contact (If different) _____
- 3. Counsel for Petitioner** Thomas M. Meachum, Carney Kelehan Bresler Bennett & Scherr, LLP
 Mailing Address 10715 Charter Drive, Suite 200, Columbia, MD 21044
 Phone Number(s) 410-740-4600
 E-Mail Address tmm@carneykelehan.com
- 4. Conditional Use Site Description**
 Address/Street for Property 13300/13370 Route 144, West Friendship, MD 21794
 Tax Map 15 Grid 3/2 Parcel 146/66 Lot _____
 Department of Assessments and Taxation Account No. 304434/296938
 Total Land Area of Property 83/120 (Acres) (____ Square Feet) Check one.
 Election District 3 Zoning of Property RC
 Subdivision Name and Plat No. (If Applicable) _____
 Total Land Area of Use (If different than above) _____ (4 Acres) (____ Square Feet)

4. Petitioner's Interest in Subject Property

OWNER (Including joint ownership)

OTHER (Described and give name and address of owner)

Name of Owner MHGH & S LLC/Howard F. Streaker, Jr.

Mailing Address 13300 Frederick Road/13370 Frederick Road, West Friendship, MD 21794

If the Petitioner is not the owner, written authorization must be submitted from the owner.

5. Conditional Use Plan Requirements

If the petition is approved, the Conditional Use plan will be made a part of the Decision and Order, subject to modifications and conditions required by the Hearing Authority. The Conditional Use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number of property owner
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

a. The present use of the subject property Farming, bulk firewood processing

b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc. 8-6 M-Sat, sometimes Sundays in the busy season. 4 employees; use a skidloader three times in the fall, infrequently other times of year. Also lawn mowers, dump trailer, box trailer, firewood processor, flatbed trailer, tractor trailer, 2 dump trucks, pickup, little splitter, 2 skidloaders. Up to 500 cords of wood stored on site.

c. Any additional information which will be useful in the evaluation of whether the Conditional Use complies with the specific criteria for the conditional use category within Section 131.0.N. 46
a. Use area 450' from rear property line, over 1000' from houses not on subject property. b. DNR permit required and has been obtained. c. The parking and storage are extremely far from adjoining properties. d. 8-6 mostly 6 days a week, sometimes 7 in the busy season. (See Continuation Sheet)

d. Will the Conditional Use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties? No

e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas? Yes.

- f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance? Yes.
-
- g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas? There is a stream not far away, but this use does not affect it.
-
- h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites? No.
-

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

Yes No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting and Advertising Requirements

- a. Supplemental pages may be attached to the petition. **You must submit one original petition with original signatures, and one original of any other signed documents.** The following number of sets including petitions, plans and supplemental pages must be submitted:
- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
 - *If the subject property adjoins a County road- original and 18 copies (application & plans)*
- b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with this petition.
- c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.
- d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

11. Signatures

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

George Streaker 6/11/15 Streaker Firewood, LLC by George Streaker
Signature of Petitioner Date Print Name of Petitioner

Signature of Petitioner Date Print Name of Petitioner

Thomas M. Meachum 6/4/15 Thomas M. Meachum
Signature of Attorney Date Print Name of Attorney

General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.
3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:
 - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
 - b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
 - c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.
 - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
 - e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
 - f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, Conditional Uses within residential developments in the R-ED, R-SC, R-SA-8, R-H-ED, R-APT, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

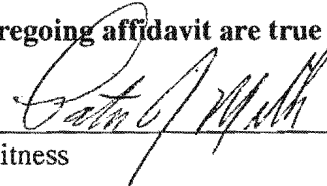
PETITIONER **Streaker Firewood, LLC**

ADDRESS **13370 Route 144, West Friendship, MD 21794**

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.


Witness


Signature George Streaker

6/11/15
Date

Witness

Signature Date

Witness

Signature Date

Application Fee: \$500.00 Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

County Website: www.howardcountymd.gov

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION.

STREAKER FIREWOOD, LLC
CONDITIONAL USE PETITION
Continuation Sheet

- e. There will be no retail sales of materials.
- f. The two properties are 120 acres and 82 acres, respectively.
- g. Frederick Road is a collector highway.
- h. Both parcels are subject to County land easements. The operation will not interfere with farming operations or limit future farming production. There will be no new buildings except a shed. The outdoor storage area and parking area are within the use cap area shown on the plan.

In terms of 106.1, County Preservation Easements, the use is an ancillary business which supports the economic viability of the two farms by doing the following:

- a. The business will be paying a portion of the taxes;
- b. Maintaining both properties;
- c. Trimming trees on the two properties;
- d. Cutting bushes;
- e. Giving wood to houses on the two properties;
- f. Fixing farm equipment;
- g. Making hay for the properties;
- h. Dump trailer hauls grain out;
- i. Skid loader does snow removal and spreads manure; and
- j. Performs maintenance work around the pond.

The Petitioner is locating its operation closer to Route 70 on the northern sides of the properties. The area for the operation straddles the boundary lines of the two properties. As referenced before, this business supports both farming operations on both properties. The location is served by a common driveway that runs along the boundary lines between the two farms. This common driveway serves both farms. The project location keeps the business away from the farming operations. This land is laid out for an integrated development involving storage of vehicles and equipment; processing; and storage of product until it is taken off site.

The location of the project is integral and necessary to the project because there is a 2% cap to conditional uses on land dedicated to agricultural easements. Both of these farm properties are in the County Agricultural Easement Program. Being able to utilize both properties at the 2% amount of property allows sufficient room for the business. The business location is in compliance with perimeter setbacks to adjoining properties. Thus, the setbacks to just this common boundary line area of the two farms does not apply under 128.A.10, Setbacks, from lot lines internal to a development.

Generations of the Streaker family have been performing this use off and on, and so they would just like to continue doing so.

**IN THE MATTER OF THE
PETITION OF STREAKER
FIREWOOD, LLC FOR A
CONDITIONAL USE FOR THE
BULK PROCESSING OF FIREWOOD**

*** BEFORE THE
* HOWARD COUNTY
* HEARING EXAMINER**

* * * * *

AUTHORIZATION OF OWNER

MHGH and SLLC, owner of 13300 Route 144, West Friendship, MD 21794, hereby authorizes Streaker Firewood, LLC to file a Conditional Use Petition for bulk firewood processing.

MHGH and SLLC

Dated: 5/27/15, 2015

By:

Howard D. Streaker Jr

Carney, Kelehan
Bresler, Bennett
& Scherr LLP

ATTORNEYS AT LAW

Daniel H. Scherr
P. Tyson Bennett
Kevin J. Kelehan
Thomas M. Meachum
Judith S. Bresler
Michael S. Molinaro
Eric C. Brousaides
Michelle DiDonato
B. Darren Burns
Peter D. Fastow
Manisha S. Kavadi
Andrew H. Robinson
Sarah H. Dye
Lauren M. Friedrich
Christina J. Kane

OF COUNSEL:

David A. Carney
Fulton P. Jeffers

IN MEMORIAM

Laurence B. Raber

www.CarneyKelehan.com

August 4, 2015

Via Hand Delivery

Zan Koldewey
Planning Specialist II
Division of Public Service and
Zoning Administration
3430 Courthouse Drive
Ellicott City, MD 21043

AUG 4 2015

RE: Board of Appeals Case No. 15-026C
13300 and 13370 Frederick Road

Dear Ms. Koldewey:

In response to your letter of July 16, 2015, please be advised of the following:

1. All of the required checklist items are on the plan. The plan was revised to add a parking space for the Petitioner's truck.
2. In terms of the day to day activity, there are limited wholesale sales from the site. Most of the product is taken off site for delivery by the Petitioner's vehicles.

Wood for processing is brought onto site. From March through April the amount of truck traffic is minimal, perhaps twice a week.

From September through February, four trucks, slightly larger than dump trucks, bring wood in for processing Monday through Saturday. Three days a week, the operation sends a 1995 International dump truck, 8-10 times a day, to deliver processed wood. The location of the truck on the Property where it is parked is now shown on the Plan.

The business has been in operation over three years in this fashion, coming in and out of the driveway, and there has never been an accident. Over the years this ingress/egress has been used by other equipment and trucks and there has

October 27, 2008

Revised
OCT 29 2008
DPZ - Land Dev

Mr. Stuart F. Oster, R.S.
Howard County Health Department
7178 Columbia Gateway Drive
Columbia, Maryland 21046

Attn: Heidi Scott

Re: Streaker Farm, Lot 2
F-09-011

Dear Ms. Scott,

The purpose of this letter is to submit revised site development plans and to respond to your comment letters dated August 4, 2008 for the above referenced plan.

The well completion report must be submitted for preliminary approval prior to submission of the final mylar. However, this requirement need not be met for technically complete status. This comments has been acknowledged previously.

Understood.

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

Sincerely,
Sill, Adcock & Associates, LLC



Justin Thompson
Project Manager

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: October 29, 2008

DPZ File No. F-09-011

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

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

Revised
OCT 29 2008
DPZ - Land Dev

RE: Streaker Farm, Lot 2

ENCLOSED FOR YOUR Signature Approval Review & Comments Files

THE ENCLOSED Original Pre-Packaged Plan Set

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various documents like Sketch Plan, Wetlands Report, etc.

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On October 29, 2008

COMMENTS: SRC/Comments Due By: Nov. 17, 2008

Handwritten signature and date 11/7/08. Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JB

Zan Koldewey
Planning Specialist II
Division of Public Service and
Zoning Administration
August 4, 2015
Page 2

never been an accident. Experience would seem to be the best indicator of its safety.

3. In terms of the impact of the use on the property that also uses the driveway, that property has trees on the north side and the south side of its property, so nothing in either direction is visible. The driveway is paved, so there is no dust. The noise from Routes 70 and 144 are louder at the location of Lot 1 than the trucks passing for the 100' - 200' or so by the property.

4. There are no employee parking spaces provided because the two employees who live off site don't drive. The other employees live on the farms.

I trust this responds to your questions. Enclosed please find 19 copies of the revised conditional use plan.

Very truly yours,

CARNEY, KELEHAN, BRESLER,
BENNETT & SCHERR, LLP



Thomas M. Meachum

TMM/pjm
cc: Streaker Firewood, LLC
Peter Stone, Pennoni Associates
P:\TMM\WPDATA\Streaker Firewood LLC\Koldewey ltr.wpd

4. Petitioner's Interest in Subject Property

OWNER (Including joint ownership)

OTHER (Described and give name and address of owner)

Name of Owner MHGH & S LLC/Howard F. Streaker, Jr.

Mailing Address 13300 Frederick Road/13370 Frederick Road, West Friendship, MD 21794

If the Petitioner is not the owner, written authorization must be submitted from the owner.

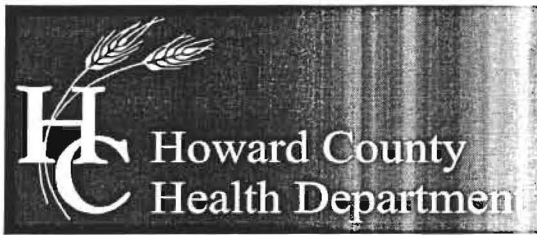
5. Conditional Use Plan Requirements

If the petition is approved, the Conditional Use plan will be made a part of the Decision and Order, subject to modifications and conditions required by the Hearing Authority. The Conditional Use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number of property owner
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

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

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: Bob LaLush
Division of Zoning Administration and Public Service

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

RE: **BA-15-026C**

DATE: October 29, 2015

The Health Department has reviewed the above referenced petition and has the following comment.

- There is no objection to the proposal with the following condition: Any proposed facilities generating wastewater must first be approved by the Health Department. All wastewater must be disposed in an approved onsite sewage disposal system appropriately sized for the proposed use. Currently, the only approved sewage disposal areas on the property are in the vicinity of the houses with sewage disposal systems serving the residences only.

ZK

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: September 15, 2015

Hearing Examiner 11/23/15

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-15-026C Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Streaker Firewood, LLC _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by November 2, 2015 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: _____ SEE APPLICATION _____

To:

- _____ MD Department of Education – Office of Child Care
- _____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
- ✓ _____ Bureau of Environmental Health
- _____ Development Engineering Division
- _____ Department of Inspections, Licenses and Permits
- _____ Department of Recreation and Parks
- _____ Department of Fire and Rescue Services
- _____ State Highway Administration
- _____ Sgt. Karen Shinham, Howard County Police Dept.
- _____ James Irvin, Department of Public Works
- _____ Office on Aging, Terri Hansen (senior assisted living)
- _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
- _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
- _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
- _____ Housing and Community Development
- _____ Resource Conservation Division – Beth Burgess
- _____ Route 1 Cases – DCCP – Dace Blaumanis
- _____ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS:

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: July 30, 2008

DPZ File No. F-09-011

Department of Planning and Zoning

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

- 1 Environmental and Community Planning (Ag Pres/Route 1)
- 4 Development Engineering Division*
- Other
- 2 File*

See:

Agencies

- 1 Soil Conservation District*
- Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 4/5 State Highway Administration*
- 1 Health Department*
- 1 Public School System
- 1 Recreation and Parks*
- WSSC (Non-Residential Only)
- MD Aviation Administration

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

RE: **Streaker Farm – Lot 2**

ENCLOSED FOR YOUR _____ Signature Approval Review & Comments _____ Files

THE ENCLOSED = _____ Original _____ Pre-Packaged Plan Set

Plans	# of Sheets
_____ Sketch Plan	_____
_____ Prel Equiv Sketch Plan	_____
_____ Preliminary Plan	_____
<u>22</u> Final Plat/ Plat of Easement/RE Plat	<u>1</u>
_____ Final Constr Plans (RDS)*	_____
_____ Final Development Plan	_____
_____ Site Development Plan	_____
<u>6</u> Landscape Plan /Supplemental Plan	<u>1</u>
_____ Grading Plan	_____
_____ House Type Revision/Walk-Thru Red-Line	_____
_____ Water and Sewer Plan	_____

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

Applications	# of Sheets
_____ Waiver Petition Applic/Exhibit	_____
_____ Planning Board Application	_____
_____ ASDP/CSDP Application	_____
<input checked="" type="checkbox"/> DED Application/Checklist	_____
<input checked="" type="checkbox"/> DED Fee Receipt/Deeds/ Cost Estimate	<u>CR#4573</u>
_____ Overall Scaled Composite	_____
_____ Water & Sewer Plans	_____
_____ List of Street Names	_____

WAS: Received _____ Tentatively Approved _____ Recorded

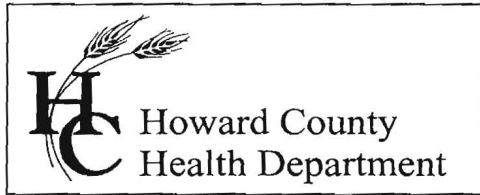
_____ Received and Revised _____ Approved _____ On July 30, 2008

COMMENTS: See attached memo SRC/Comments Due By: **August 21, 2008**

HS

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

DPZ STAFF INITIALS JEH



7178 Columbia Gateway Drive, Columbia MD
21046

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

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

MEMORANDUM

DATE: August 4th, 2008

TO: Cindy Hamilton, Chief
Division of Land Development

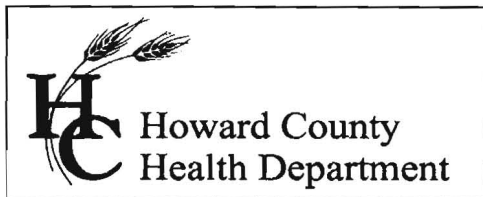
FROM: Heidi Scott
Well and Septic Program
Development Coordination Section

RE: File Number: F-09-011
Title: *Streaker Farm – Lot 2*

The following comments apply to the above referenced plan final prepared by Sill, Adcock & Associates received July 31st, 2008.

- The well completion report must be submitted for preliminary approval prior to submission of the final mylar. However this requirement need not be met for technically complete status. This comment has been acknowledged previously.

Cc:
File



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

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

MEMORANDUM

TO: Paul Sill
Sill, Adcock & Assoc.

FROM: Heidi Scott
Well & Septic Program
Development Coordination Section

RE: File Number: PC-528411
Title: Streaker Farm

DATE: February 20th, 2008

The revisions/corrections mentioned below must be corrected prior to plan approval or signature. Please revise and resubmit prior to signature.

- Subdivision of an agricultural parcel requires approved septic reserve area(s) for any existing structures on the parcel. Therefore a SRA must also be established for both of the existing house trailers. Previously approved septic areas on file in our office may be shown on the plan to accommodate this requirement. A copy of these septic areas has been included.

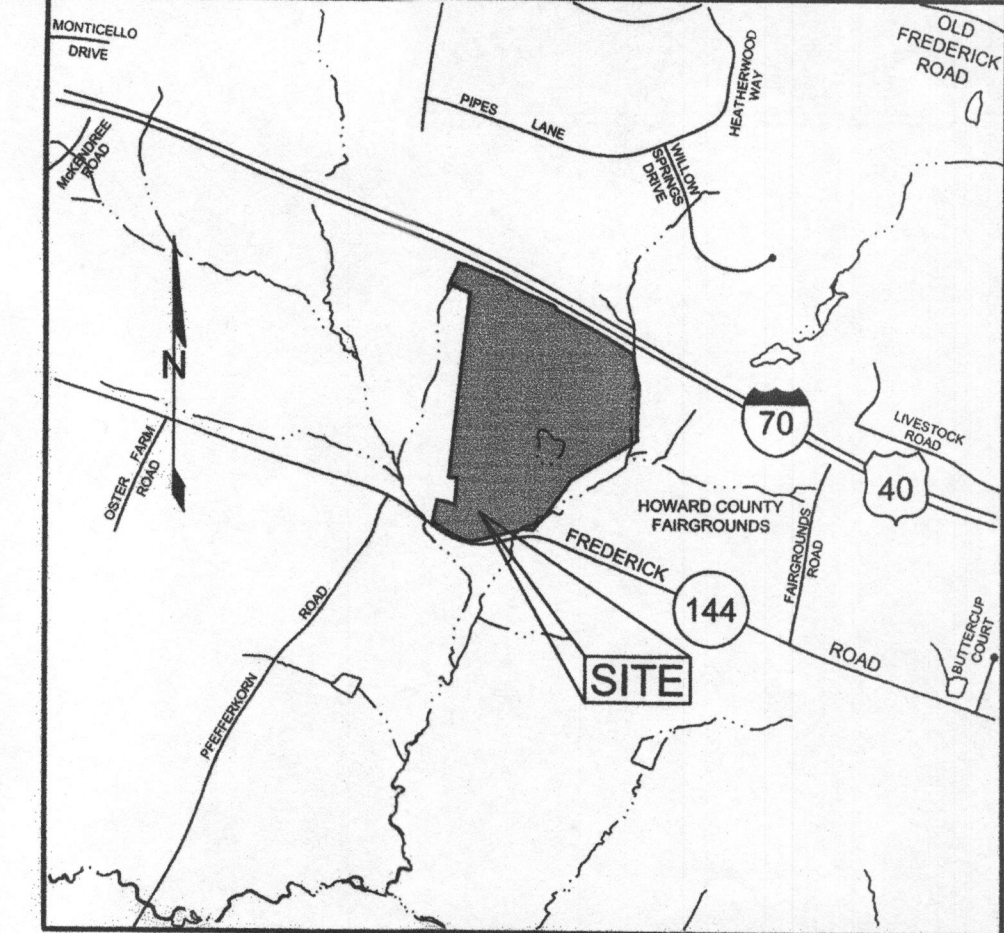
Cc:
File



PLAN VIEW
SCALE: 1"=200'

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Cs	COMUS SILT LOAM	B
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B

LEGEND	
EXISTING CONTOUR	- - - - - 382
EXISTING SPOT ELEVATION	382.0
DIRECTION OF FLOW	→
EXISTING TREES TO REMAIN	(Cloud-like symbol)
EXISTING PERCOLATION TEST HOLE, PASSED	⊕ 602
EXISTING PERCOLATION TEST HOLE, FAILED	⊕ 603

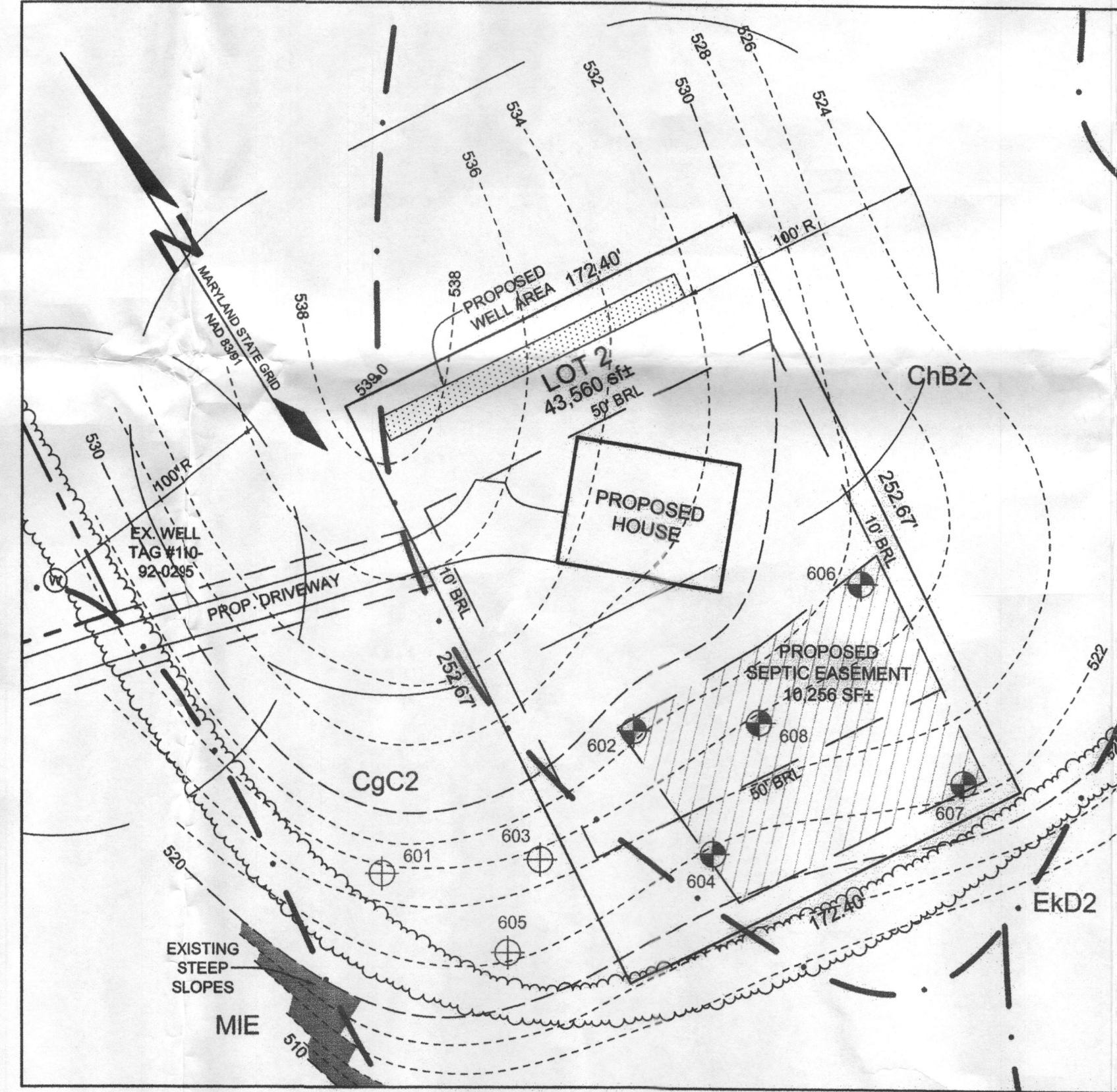


VICINITY MAP
SCALE: 1"=2000'

PERC CHART	
HOLE NO.	ELEVATION
601	525.7
602	528.1
603	525.5
604	521.7
605	522.4
606	527.2
607	522.4
608	525.0

GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = LOT 2: 1.0 AC.±
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE PROPERTY BOUNDARY IS BASED ON HOWARD COUNTY TAX MAP INFORMATION AND DEED PLOTS.
- EXISTING TOPOGRAPHY BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 1993 AND HAS BEEN FIELD VERIFIED.
- PROPERTY ADDRESS: 3727 JENNINGS CHAPEL ROAD
- DEED REFERENCE: LIBER 8738, FOLIO 384
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- DEED HISTORY:
 - 1950 TO 1969 - HOWARD F. STREAKER AND RACHAEL E. STREAKER
 - 1969 TO 1977 - HOWARD STREAKER JR. AND WILLIAM STREAKER
 - 1977 TO 1984 - WILLIAM E. STREAKER
 - 1984 TO 1984 - TITLE CONTRACTORS, INC.
 - 1984 TO 1988 - WILLIAM E. STREAKER
 - 1988 TO 1997 - STREAKER FARM, INC.
 - 1997 TO PRESENT - MHGHSS, LLC
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE PLAT.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED.
- PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 06, 2009



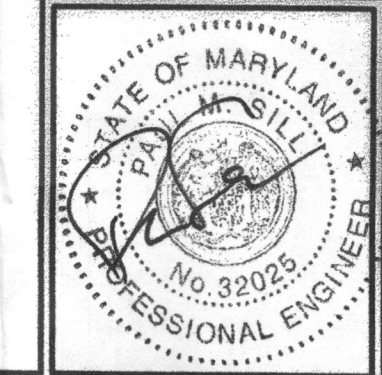
ENLARGEMENT DETAIL
SCALE: 1"=50'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

B. Wilson for Peter B. Silvenen 4/3/2008
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT

OWNER
STREAKER FARM, INC.
13300 FREDERICK ROAD
WEST FRIENDSHIP, MARYLAND 21794

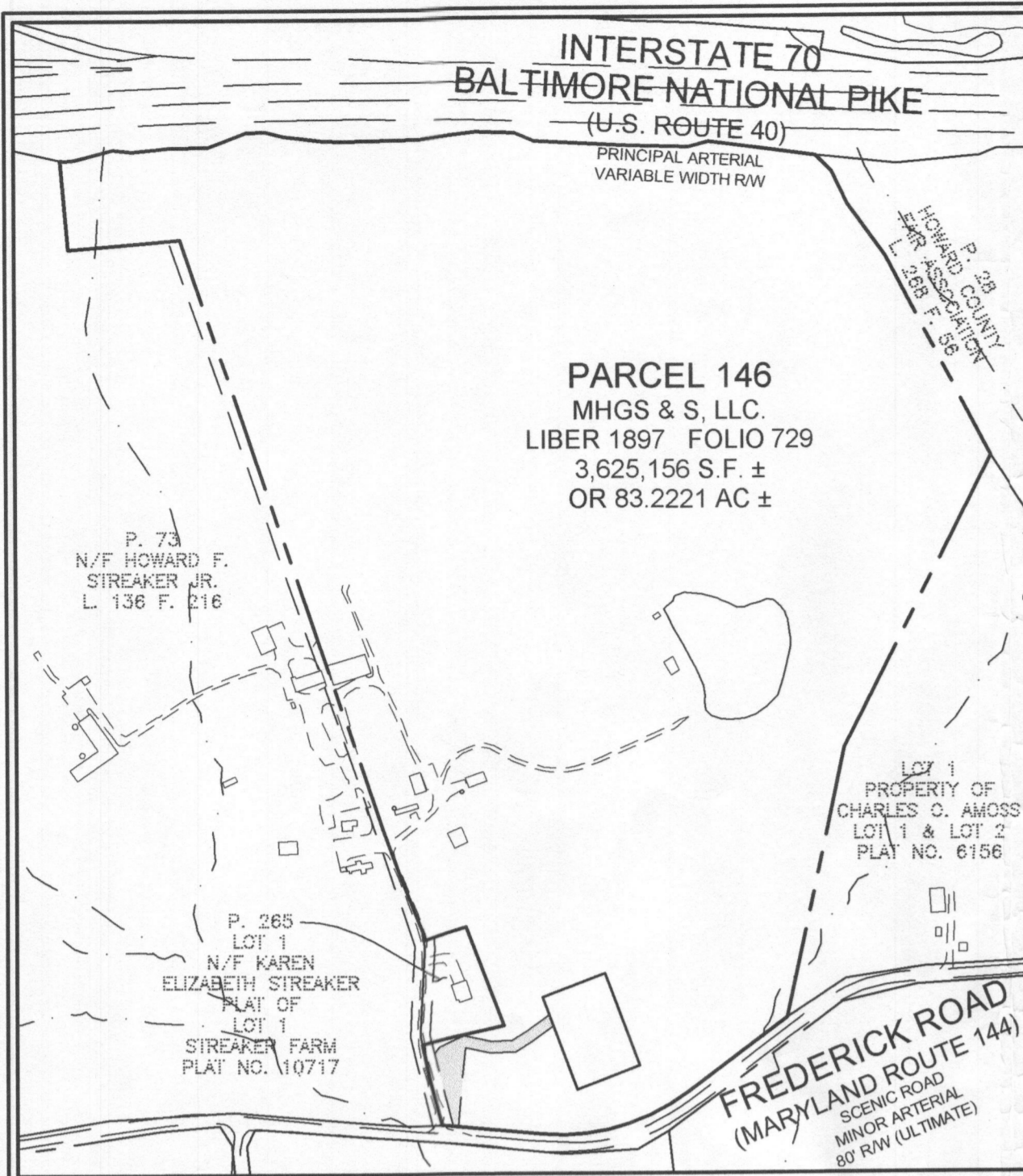
DEVELOPER
HERITAGE LAND DEVELOPMENT
C/O KENNY LIVESAY
P.O. BOX 462
LISBON, MARYLAND 21785
410.486.7900



Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: PS
SCALE: AS SHOWN
DATE: FEBRUARY 26, 2008
PROJECT #: 07-100
SHEET #: 1 of 1

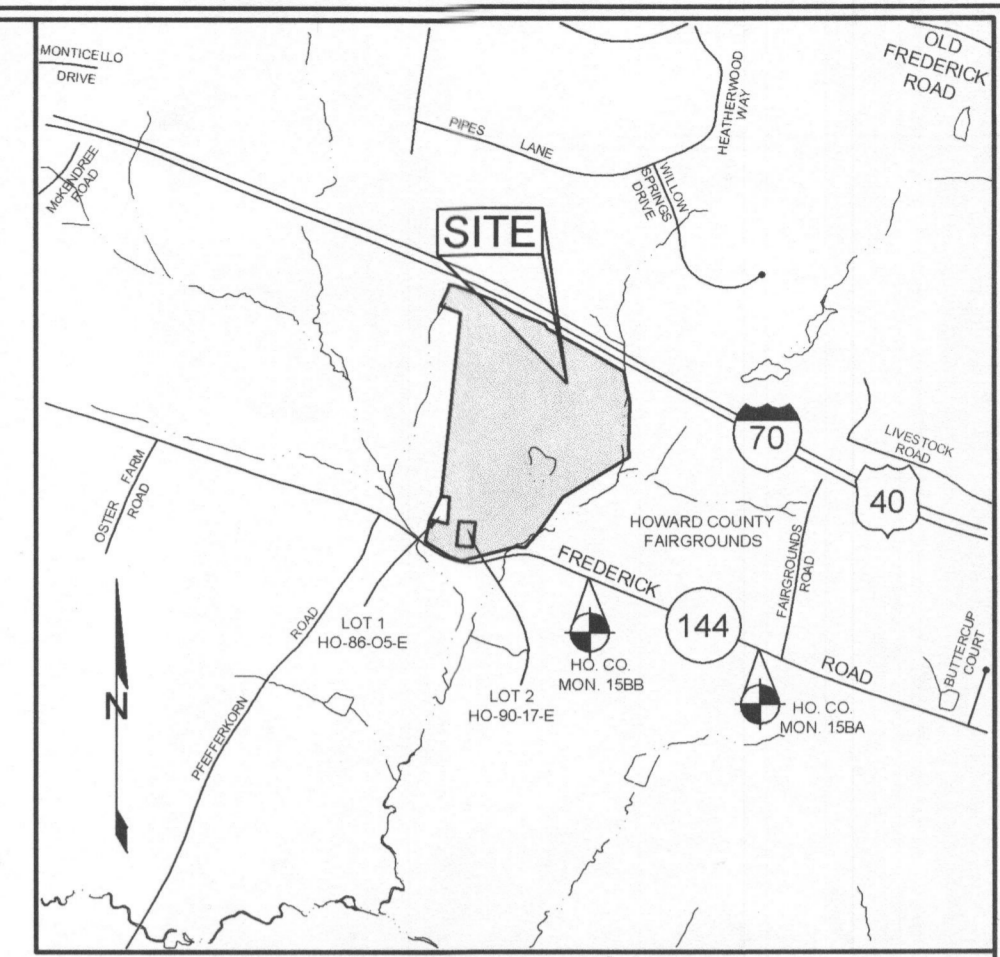
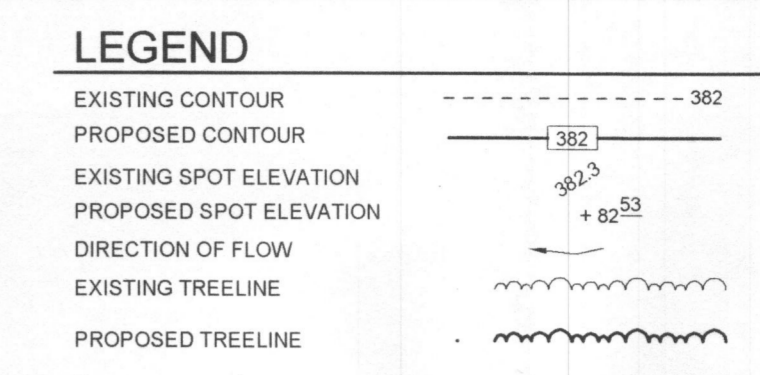
PERCOLATION CERTIFICATION PLAN
STREAKER FARM
LOT 2
TAX MAP 15 GRID 03 PARCEL 146
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



LOCATION MAP
SCALE: 1"=400'

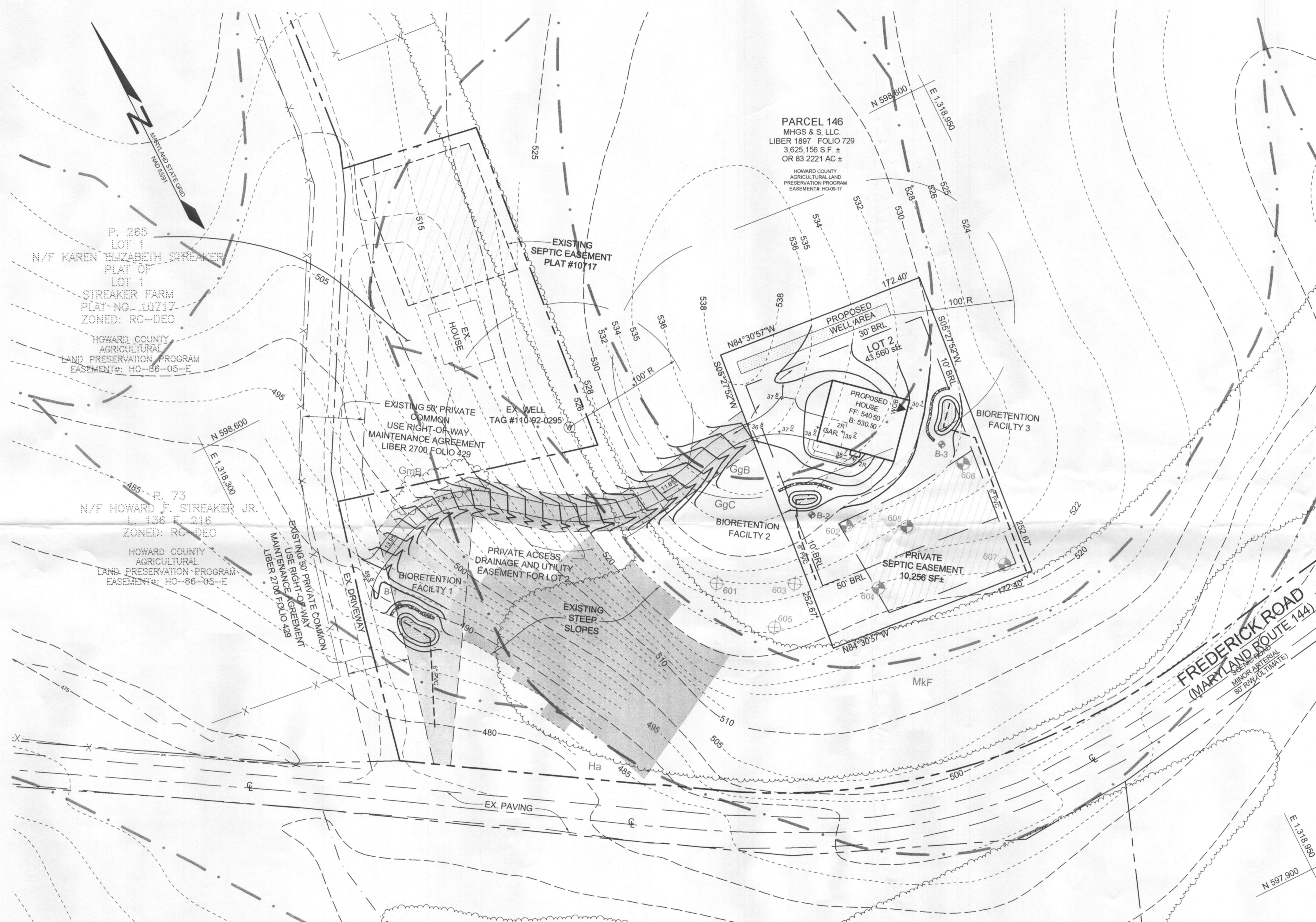
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELG LOAM, 3 TO 9 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
158A	597,228.1254	1,321,719.2760	590.296'	
158B	597,926.9029	1,319,949.8282	527.596'	



VICINITY MAP
SCALE: 1"=2000'

PARCEL 146
MHGS & S, LLC.
LIBER 1897 FOLIO 729
3,625,156 S.F. ±
OR 83.2221 AC ±



GENERAL NOTES

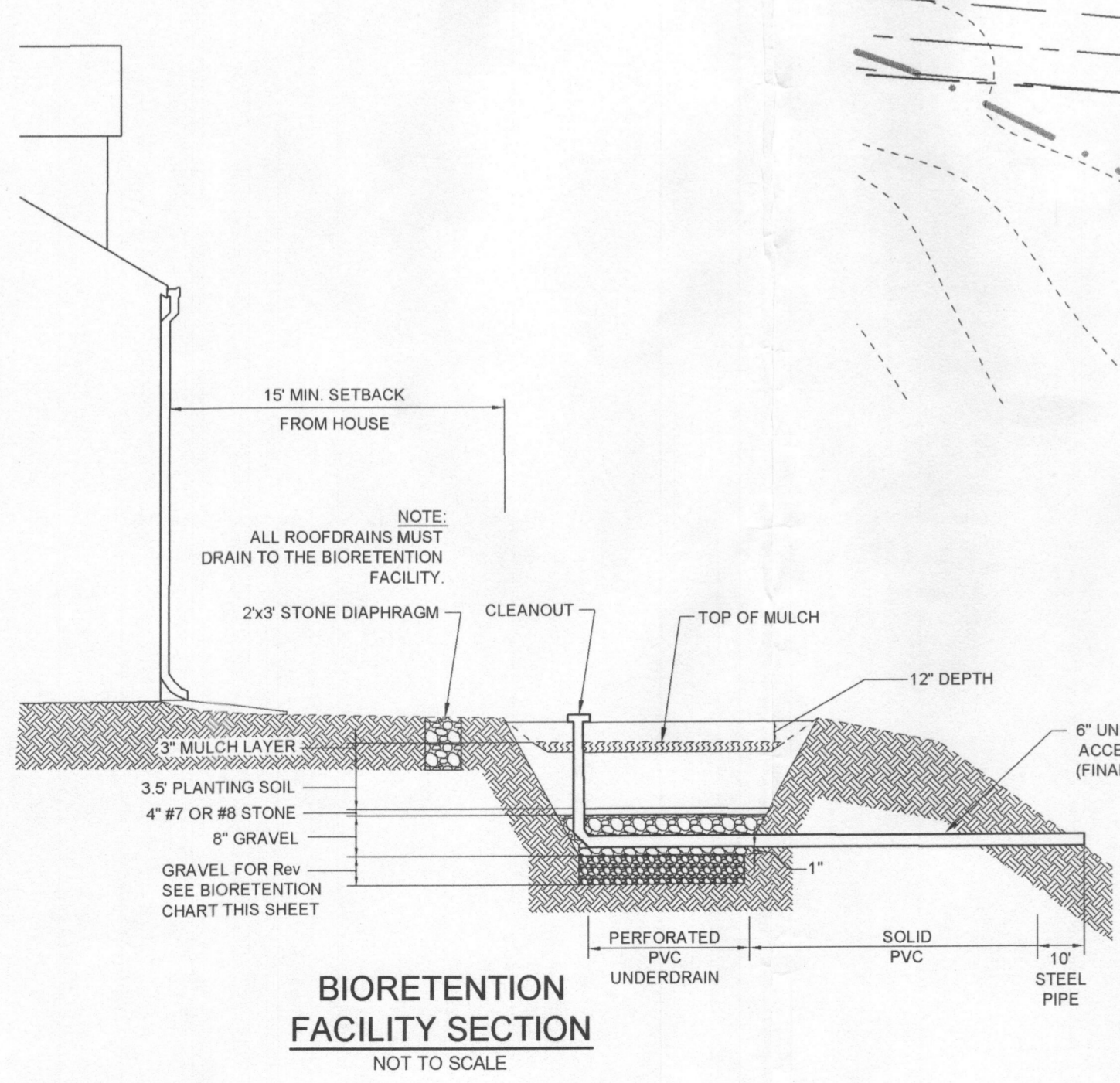
- THIS PROPERTY IS ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMPLITE" ZONING AMENDMENTS EFFECTIVE 07/28/06.
- GROSS AREA OF PROPERTY: 84.22 AC ±
- PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- PRIVATE WELL AND SEPTIC WILL BE USED WITHIN THIS SITE.
- BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC, DATED MAY 2008.
- TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, DATED MAY 2008.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 158A AND 158B WERE USED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS, FLOODPLAINS, HISTORIC STRUCTURES OR CEMETARIES LOCATED WITHIN THE AREA OF THE PROPOSED LOT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON PARCEL 146 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT WATER QUALITY AND RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING BIORETENTION FACILITIES (F-6). CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS.
- BIORETENTION FACILITIES 1, 2, AND 3 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF LOT 2.
- THE SHAPE OF THE BIORETENTION FACILITIES MAY BE ALTERED AS LONG AS THE SURFACE AREA (AS SHOWN ON THE BIORETENTION CHART, THIS SHEET) REMAINS THE SAME.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.12(b) OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL BECAUSE IT IS AN AGRICULTURAL PRESERVATION SUBDIVISION CLEARING LESS THAN 40,000 SQUARE FEET OF FOREST.
- TRASH AND RECYCLING WILL BE COLLECTED AT FREDERICK ROAD WITHIN 5' OF THE COUNTY ROADWAY.

BIORETENTION CHART								
NUMBER	LOCATION	SURFACE AREA	TOP OF MULCH	WEIR ELEVATION	PONDING DEPTH	GRAVEL DEPTH (REV STORAGE)	UNDERDRAIN INVERT	OUTFALL ELEVATION
1	P. 146	339 SF	485.00	486.00	12"	0.80'	480.25	480.00
2	LOT 2	135 SF	431.00	432.00	12"	0.81'	426.25	425.00
3	LOT 2	237 SF	427.00	428.00	12"	0.96'	422.25	421.00

BIORETENTION PLANT LIST				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	✱	ACER RUBRUM	RED MAPLE	2-1/2" - 3" GAL
1	✱	ILEX GLABRA	INK BERRY	2" - 3" HT.
6	✱	LOBELIA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL. CONTAINER
4	○	ANDROPOGON VIRGINICUS	BROOMSEDGE	1 GAL. CONTAINER
3	○	DICHTANTHELIUM SCOPARIUM	BROOM PANIC GRASS	1 GAL. CONTAINER

TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE

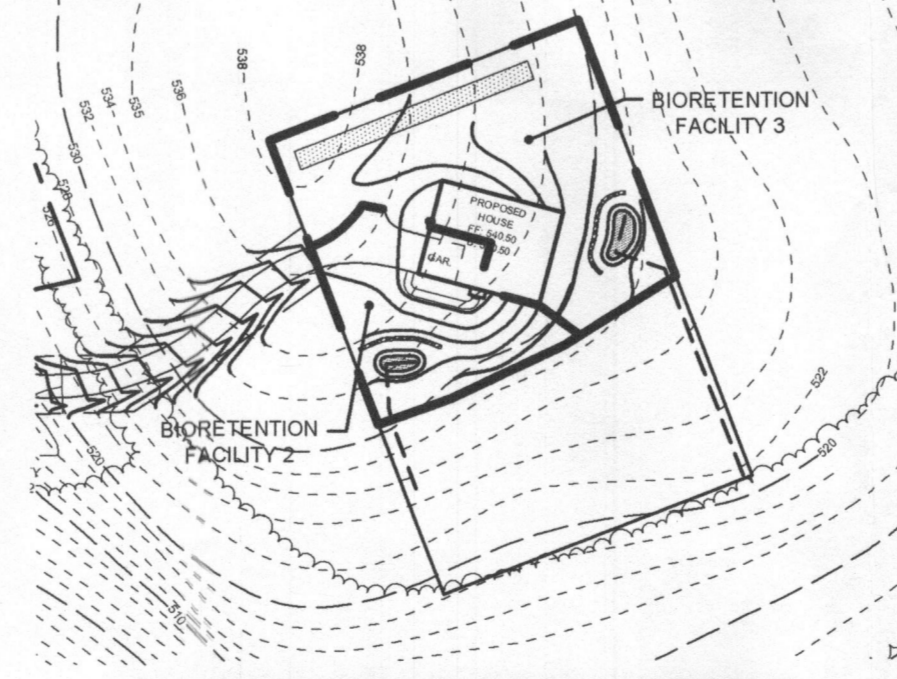
BIORETENTION PLANTING DETAIL
NOT TO SCALE



OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (F-6)

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

PLAN VIEW
SCALE: 1"=50'



BIORETENTION DRAINAGE MAP
SCALE: 1"=100'

OWNER
MHGS & S, LLC.
RESIDENT AGENT HOWARD STREAKER JR.
13540 ROUTE 144
WEST FRIENDSHIP, MARYLAND 21794

DEVELOPER
HERITAGE LAND DEVELOPMENT
C/O KENNY LIVESAY
P.O. BOX 482
LISBON, MARYLAND 21785
410.489.7900

ADDRESS CHART	
LOT	STREET ADDRESS
1	13270 FREDERICK ROAD
2	FREDERICK ROAD
PARCEL 146	13300 FREDERICK ROAD

SUPPLEMENTAL INFORMATION PLAN

STREAKER FARM
LOT 2

TAX MAP 15 GRID 13
3RD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
PARCEL 146

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7642 Fax: 443.325.7685
Email: info@saaand.com

DESIGN BY: JJ
DRAWN BY: JJ
CHECKED BY: PS
SCALE: AS SHOWN
DATE: OCT 29, 2008
PROJECT #: 07-100
SHEET #: 1 of 1

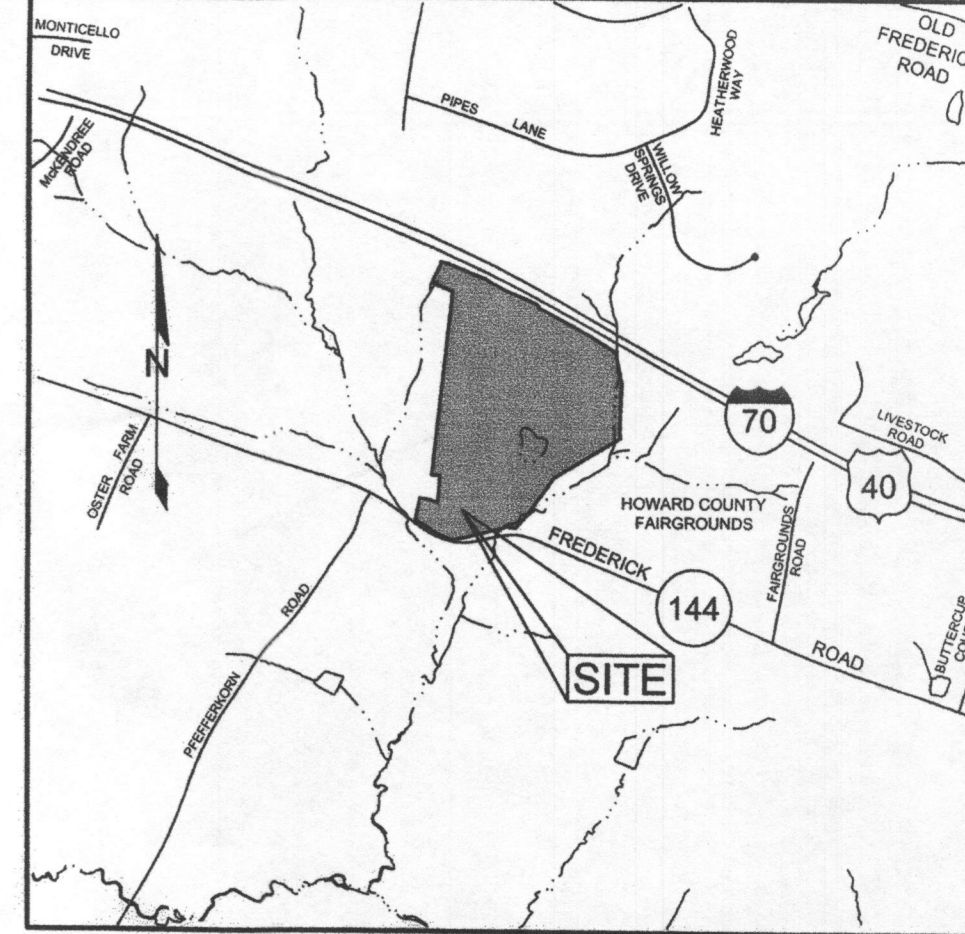
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33025, EXPIRATION DATE: JUNE 06, 2009



PLAN VIEW
SCALE: 1"=200'

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Cs	COMUS SILT LOAM	B
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B

LEGEND	
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	○
DIRECTION OF FLOW	→
EXISTING TREES TO REMAIN	⊕
EXISTING PERCOLATION TEST HOLE, PASSED	⊕
EXISTING PERCOLATION TEST HOLE, FAILED	⊕

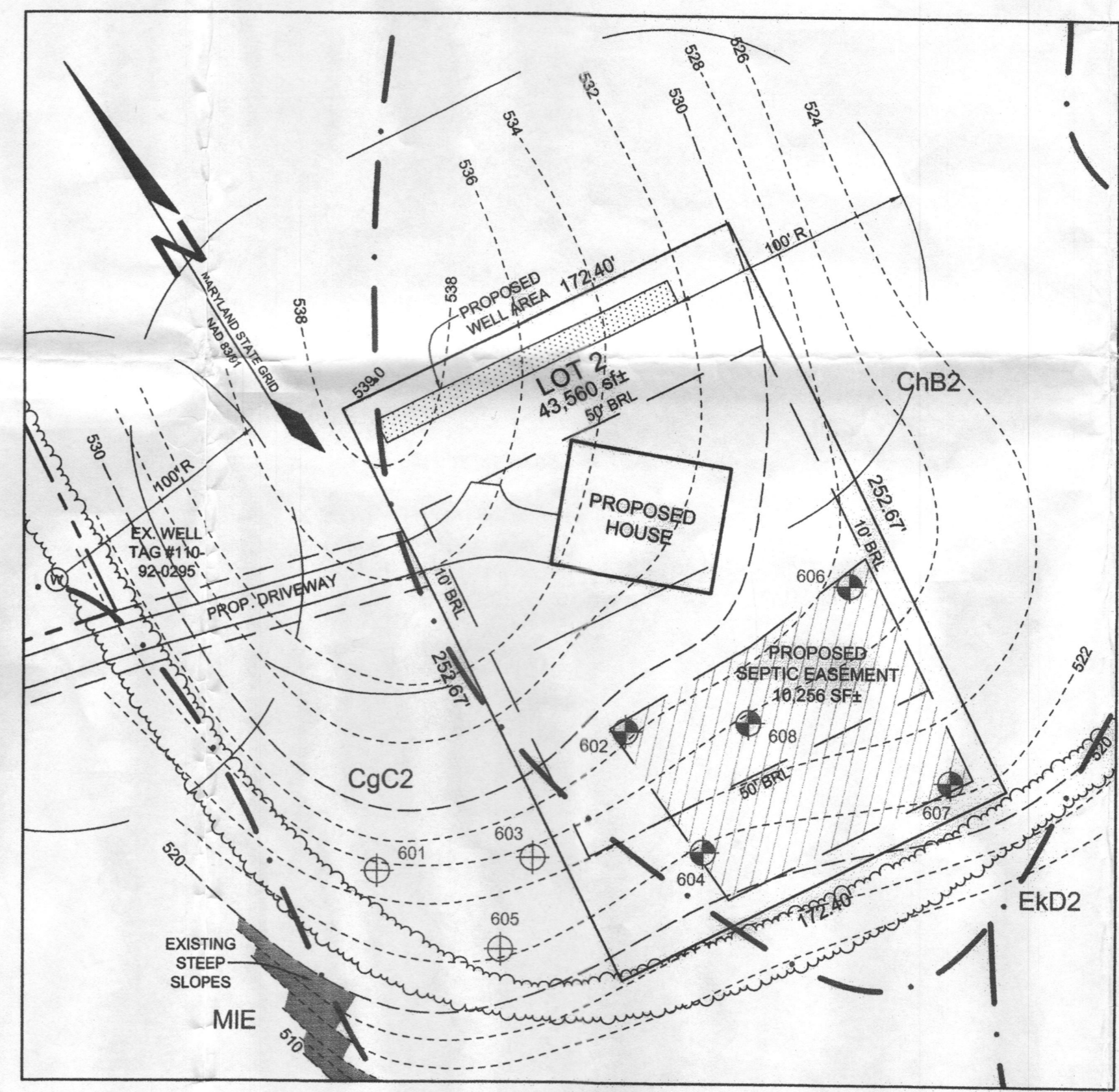


VICINITY MAP
SCALE: 1"=2000'

PERC CHART	
HOLE NO.	ELEVATION
601	526.7
602	528.1
603	525.5
604	521.7
605	522.4
606	527.2
607	522.4
608	525.9

GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = LOT 2: 1.0 AC.
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE PROPERTY BOUNDARY IS BASED ON HOWARD COUNTY TAX MAP INFORMATION AND DEED PLOTS.
- EXISTING TOPOGRAPHY BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 1993 AND HAS BEEN FIELD VERIFIED.
- PROPERTY ADDRESS: 3727 JENNINGS CHAPEL ROAD
- DEED REFERENCE: LIBER 8739, FOLIO 384
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- DEED HISTORY:
 - 1950 TO 1989 - HOWARD F. STREAKER AND RACHAEL E. STREAKER
 - 1989 TO 1977 - HOWARD STREAKER JR. AND WILLIAM STREAKER
 - 1977 TO 1984 - WILLIAM E. STREAKER
 - 1984 TO 1984 - TITLE CONTRACTORS, INC.
 - 1984 TO 1988 - WILLIAM E. STREAKER
 - 1988 TO 1997 - STREAKER FARM, INC.
 - 1997 TO PRESENT - MHH&S, LLC
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE PLAT.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING OR PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED.
- PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 06, 2009



ENLARGEMENT DETAIL
SCALE: 1"=50'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

B. Wilson for Peter Beilman 4/3/2008
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT HS

PERCOLATION CERTIFICATION PLAN
STREAKER FARM
LOT 2
TAX MAP 15 GRID 03 PARCEL 146
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

	Sill · Adcock & Associates · LLC	DESIGN BY: PS
	Engineers · Surveyors · Planners	DRAWN BY: PS
	3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043 Phone: 443.325.7681 Fax: 443.325.7685 Email: info@saand.com	CHECKED BY: PS
		SCALE: AS SHOWN
		DATE: FEBRUARY 26, 2008
		PROJECT #: 07-100
		SHEET #: 1 of 1

OWNER
STREAKER FARM, INC.
13300 FREDERICK ROAD
WEST FRIENDSHIP, MARYLAND 21784

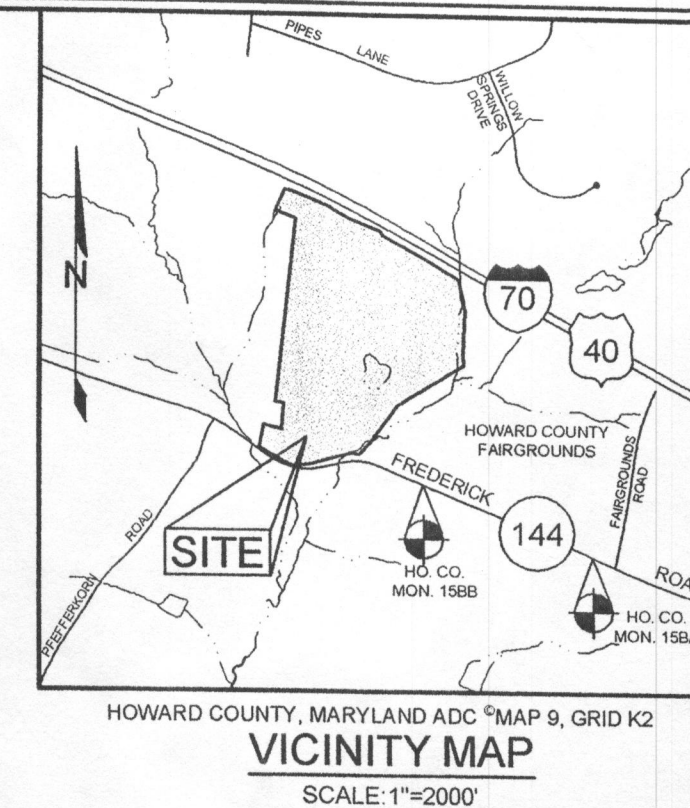
DEVELOPER
HERITAGE LAND DEVELOPMENT
C/O KENNY LIVESAY
P.O. BOX 482
LIBSB, MARYLAND 21765
410.488.7900

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	550.00'	402.51'	41°55'52"	210.75	S79°14'55"E	393.59'
C2	11359.14'	49.56'	0°15'00"	24.78	N64°44'21"W	49.56'
C3	11359.21'	16.60'	0°05'01"	8.30	N61°49'21"W	16.60'

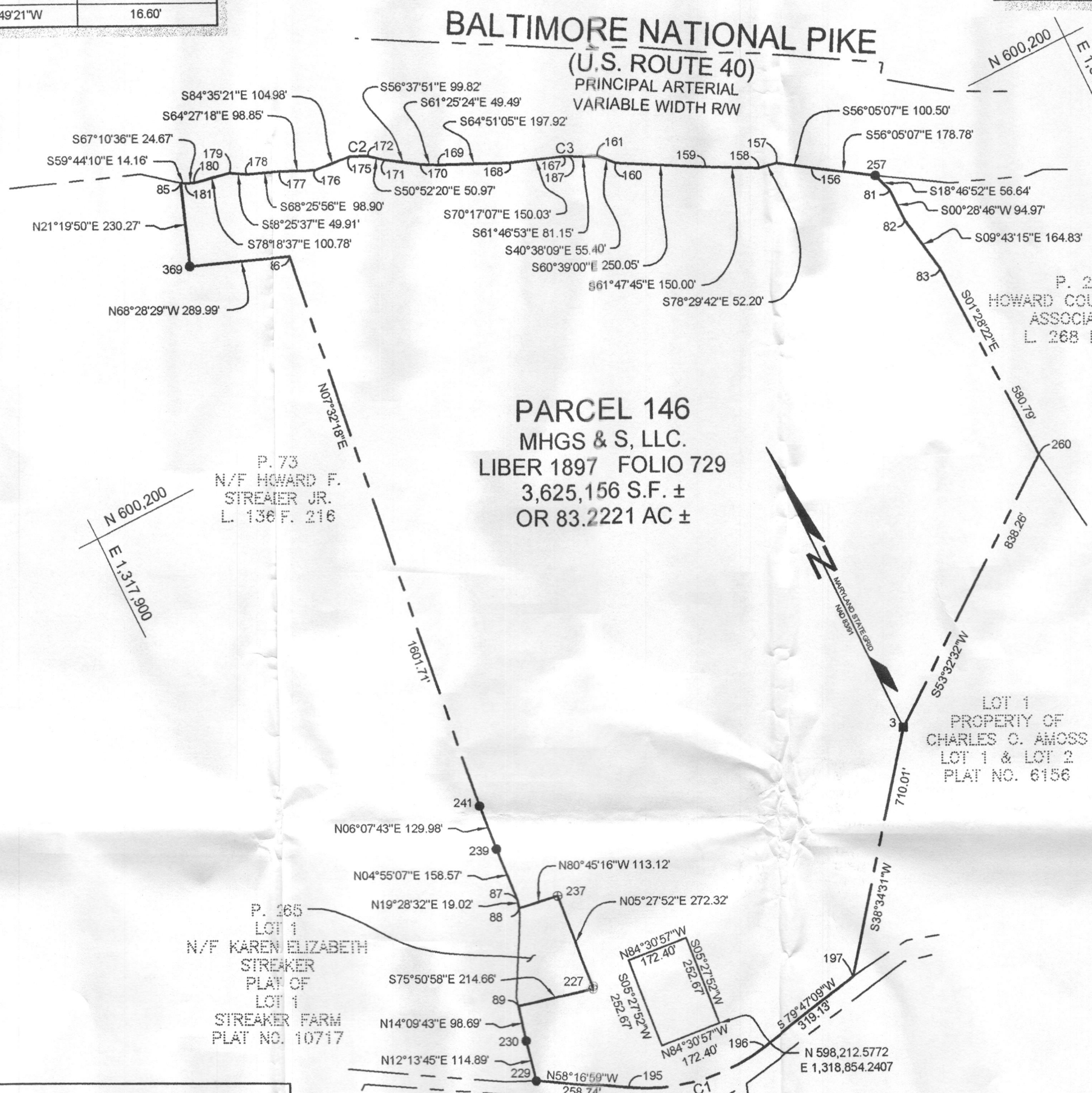
BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION
15BA	597,228.1254	1,321,719.2760	590.296'
15BB	597,926.9029	1,319,949.8262	527.586'



GENERAL NOTES CONTINUED...

- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- TRASH AND RECYCLABLES COLLECTION WILL BE AT FREDERICK ROAD, WITHIN 5 FEET OF THE COUNTY ROADWAY.



PARCEL 146
MHGS & S, LLC.
LIBER 1897 FOLIO 729
3,625,156 S.F. ±
OR 83.2221 AC ±

LOT 1
PROPERTY OF
CHARLES O. AMOSS
LOT 1 & LOT 2
PLAT NO. 6156

FREDERICK ROAD
(MARYLAND ROUTE 144)
SCENIC ROAD
MINOR ARTERIAL
80' R/W (ULTIMATE)

OWNER
MHGS&S LLC
RESIDENT AGENT HOWARD STREAKER JR.
13540 ROUTE 144
WEST FRIENDSHIP, MARYLAND 21794

DEVELOPER
HERITAGE LAND DEVELOPMENT
C/O KENNY LIVESAY
P.O. BOX 482
LISBON, MARYLAND 21765
410.489.7900

RESERVATION OF PUBLIC UTILITY EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER, AND THROUGH PARCEL 146 AND LOT 2, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
 - BUILDABLE: 1
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS:
 - BUILDABLE: 1.0000 AC
 - NON-BUILDABLE: 0.0000 AC
 - OPEN SPACE: 0.0000 AC
 - PRESERVATION PARCELS: 83.2221 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 84.2221 AC

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.	
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR	DATE
HOWARD STREAKER, JR.	DATE

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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

DEDICATION FOR CORPORATION

WE, MHGS&S LLC, RESIDENT AGENT HOWARD STREAKER JR. OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF _____, 2008.

HOWARD STREAKER JR. _____ DATE _____ WITNESS _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY STEAKER FARM, INC. TO MHGS&S, LLC BY DEED DATED THE 12TH OF MAY, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3999, FOLIO 0680, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AWARD.

MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR _____ DATE _____

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE STREAKER FARM LOT 1 INTO 2 BUILDABLE LOTS.

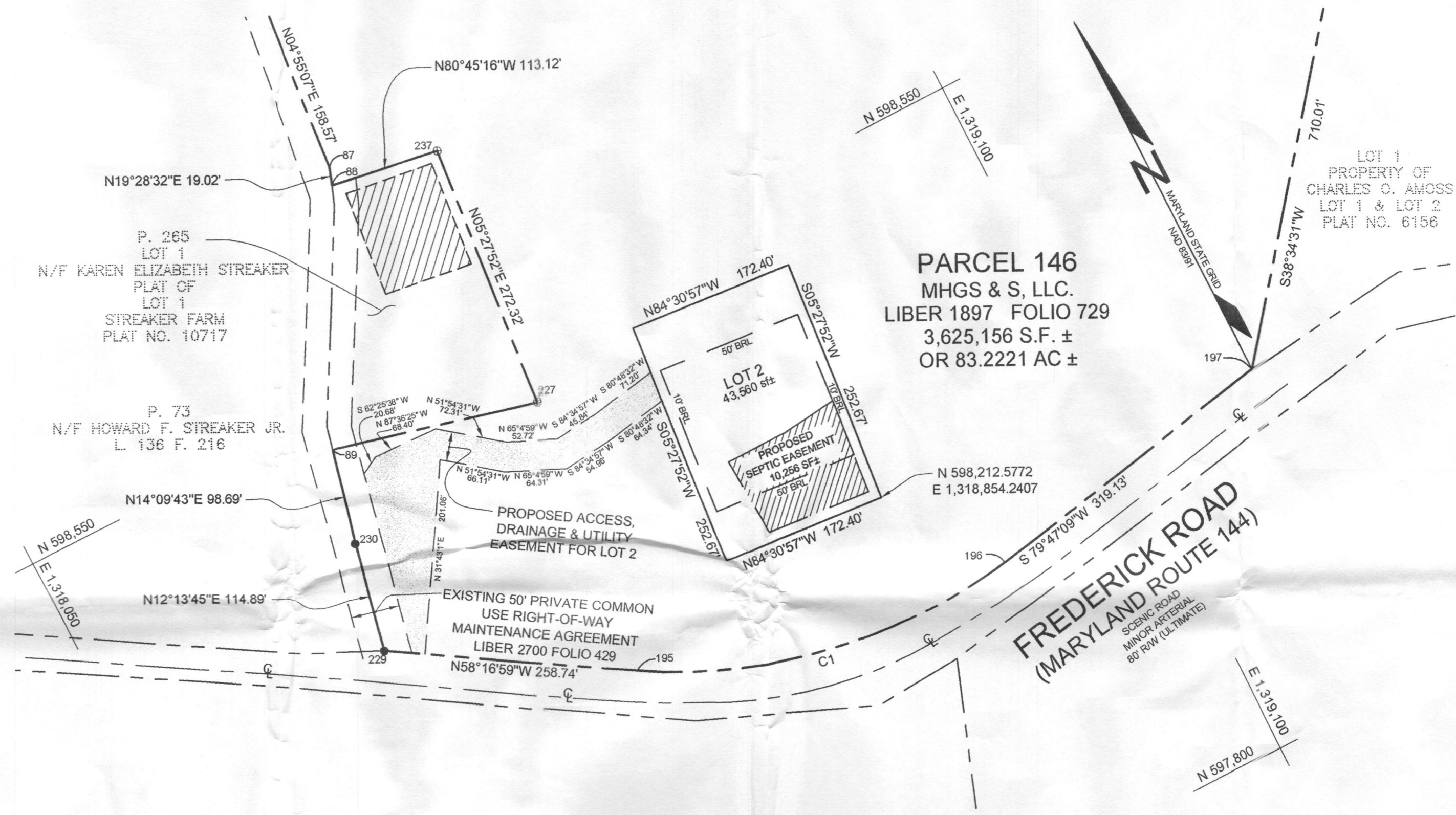
RECORDED AS PLAT NUMBER _____ ON _____ IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT
STREAKER FARM
LOT 2

TAX MAP 15, GRID 3, PARCEL 146
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 AS SHOWN
 DATE: JULY 28, 2008
 SHEET 1 OF 2

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
257	600,097.4267	1,320,306.9905
81	600,043.8005	1,320,325.2268
82	599,948.8338	1,320,324.4319
83	599,786.3705	1,320,352.2635
260	599,205.7723	1,320,367.1923
3	598,707.6488	1,319,692.9819
197	598,152.5735	1,319,250.2643
196	598,095.9830	1,318,936.1965
195	591,169.4055	1,318,549.5173
229	598,305.4306	1,318,329.4194
230	598,417.7152	1,318,353.7561
89	598,513.4083	1,318,377.9025
227	598,460.9287	1,318,586.0534
237	598,732.0127	1,318,611.9866
88	598,750.1879	1,318,500.3326
87	598,768.1243	1,318,506.6756
239	598,926.1104	1,318,520.2717
241	599,055.3461	1,318,534.1485
86	600,643.2178	1,318,744.2771
369	600,749.6183	1,318,474.5129
85	600,964.1179	1,318,558.2747
181	600,956.9831	1,318,570.5015
180	600,947.4141	1,318,593.2400
179	600,926.9949	1,318,691.9297
178	600,900.8628	1,318,734.4517
177	600,864.5070	1,318,826.4271
176	600,821.8809	1,318,915.6142
175	600,811.9817	1,319,020.1264
172	600,790.8310	1,319,064.9505
171	600,758.6688	1,319,104.4870
170	600,703.7646	1,319,187.8510
169	600,680.0919	1,319,231.3121
168	600,595.9823	1,319,410.4709
167	600,545.3716	1,319,551.7068
187	600,537.5312	1,319,566.3428
161	600,499.1601	1,319,637.8485
160	600,457.1174	1,319,673.9291
159	600,334.5571	1,319,891.8832
158	600,263.6648	1,320,024.0736
157	600,253.2534	1,320,075.2247
156	600,197.1785	1,320,158.6265



AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 1
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 1.0000 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 0.0000 AC
 - D. PRESERVATION PARCELS: 83.2221 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 84.2221 AC

OWNER
 MHGS & S LLC
 RESIDENT AGENT HOWARD STREAKER JR.
 13540 ROUTE 144
 WEST FRIENDSHIP, MARYLAND 21794

DEVELOPER
 HERITAGE LAND DEVELOPMENT
 C/O KENNY LIVESAY
 P.O. BOX 482
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 410.489.7900

Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saalund.com

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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

DEDICATION FOR CORPORATION

WE, MHGS & S LLC, RESIDENT AGENT HOWARD STREAKER JR. OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS _____ DAY OF _____, 2008.

HOWARD STREAKER JR. _____ DATE _____ WITNESS _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY STEAKER FARM, INC. TO MHGS & S, LLC BY DEED DATED THE 12TH OF MAY, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3999, FOLIO 0580, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

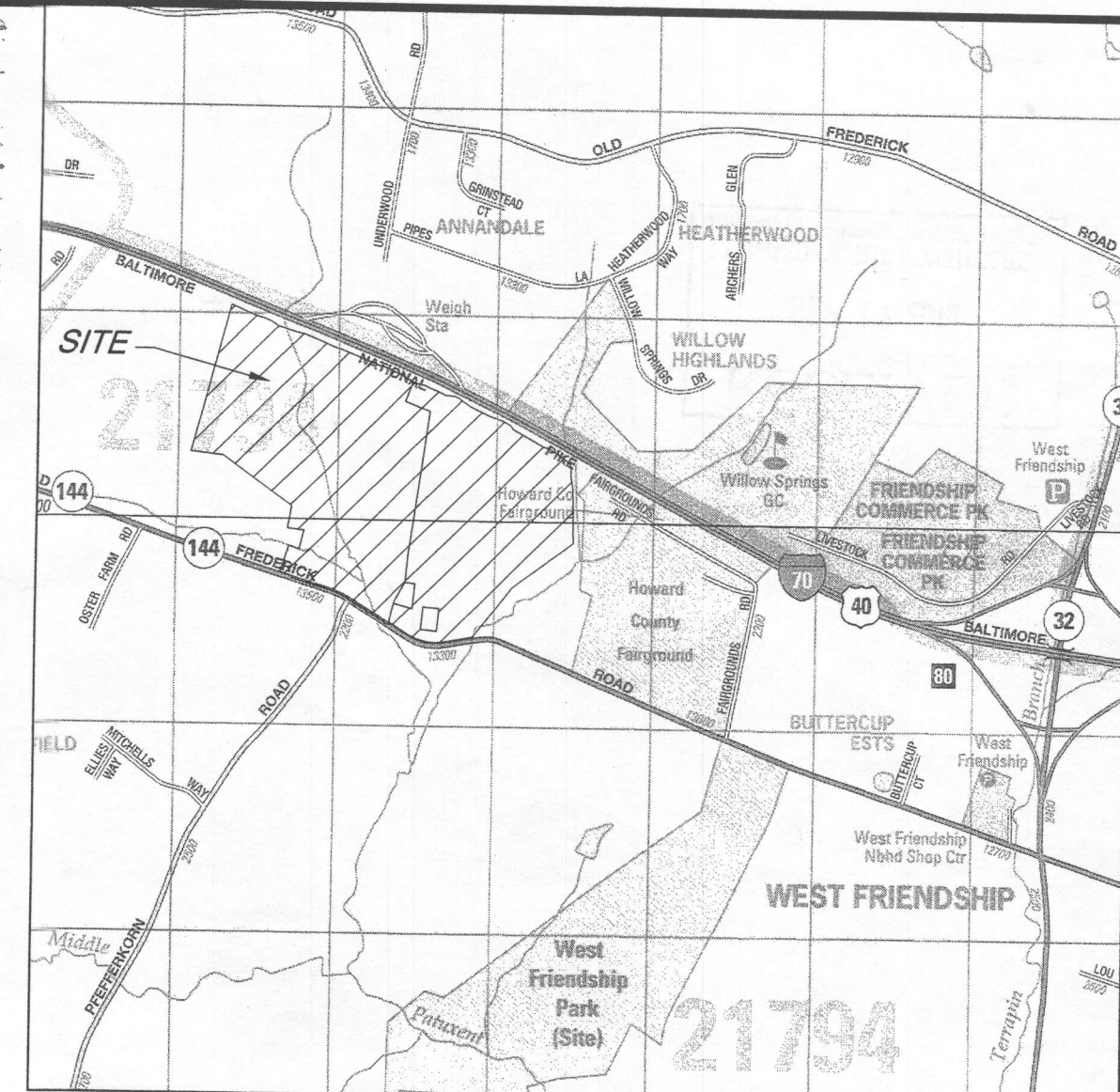
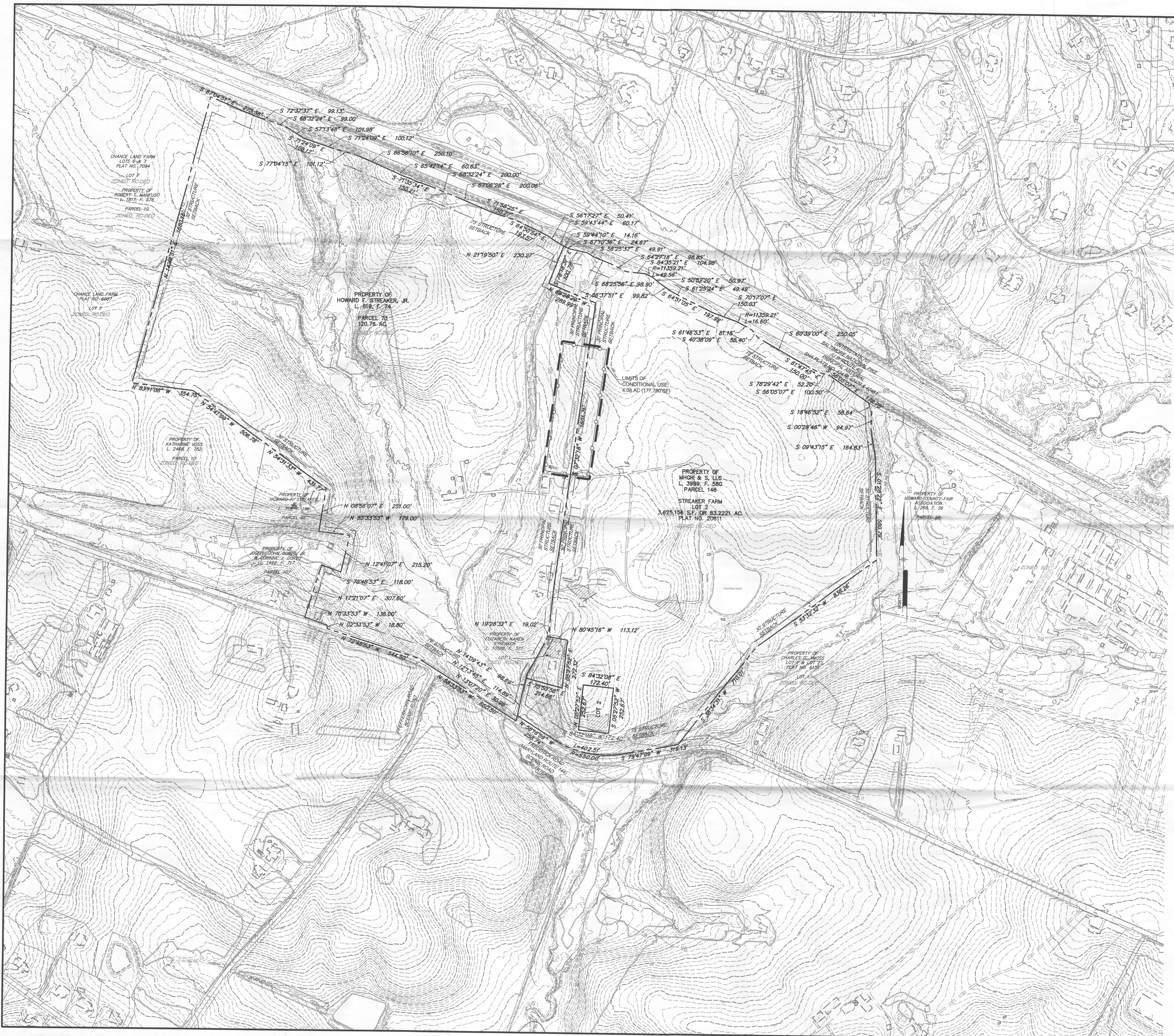
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257 _____ DATE _____

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE STREAKER FARM LOT 1 INTO 2 BUILDABLE LOTS.

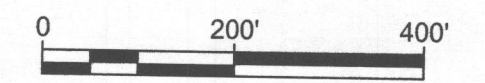
RECORDED AS PLAT NUMBER _____ ON _____ IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT
STREAKER FARM
 LOT 2

TAX MAP 15, GRID 3, PARCEL 146
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100'
 DATE: JULY 28, 2008
 SHEET 2 OF 2



HOWARD COUNTY ADC MAP 4813 GRIDS C1, D1 & E1 AND ADC MAP 4693 C10, D10 & E10
VICINITY MAP
 SCALE: 1"=200'
 ADC MAP USE LICENSE #3652



DATE	NO.	REVISION	BY
COUNSEL			
CARNEY, KELEHAN, BRESLER, BENNETT & SCHERR LLP ATTN: THOMAS MEACHUM, ESQ. 10715 CHARTER DRIVE, SUITE 200 COLUMBIA, MD 21044 T: 410.740.4600			
OWNER			
HOWARD F STREAKER, JR AND MGH&S LLC 13370 ROUTE 144 WEST FRIENDSHIP, MD 21794 13300 FREDERICK ROAD WEST FRIENDSHIP, MD 21794			
PROJECT			
STREAKER BULK FIREWOOD			
AREA			
TAX MAP 9 & 15, PARCELS 73 AND 146 ZONED: RC-DEO 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
TITLE			
CONDITIONAL USE PLAN			
Pennoni Associates Inc. Engineers • Surveyors • Planners Landscape Architects 8818 Centon Park Drive, Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282			
DESIGNED BY: PJS			
DRAWN BY: ALC			
PROJECT NO.: STRE1501			
DATE: JULY 30, 2015			
SCALE: 1"=200'			
DRAWING NO. 1 OF 2			

AUG 4 2015

Revised

P:\PROJECTS\COND USE\2015\1501\FIREWOOD\1501-1515\FIREWOOD_PENNONI\COND_USE_PLAN\1501-COND.U2

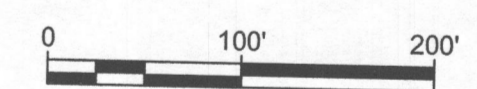


GENERAL NOTES:

1. THE SUBJECT PROPERTY IS CURRENTLY USED AS A FARM AND A RESIDENCE. THE CONDITIONAL USE IS BEING REQUESTED FOR A PROPOSED BULK FIREWOOD PROCESSING OPERATION (SECTION 131.03.N.46).
2. BOUNDARY INFORMATION HAS BEEN PROVIDED BY PENNONI ASSOCIATES INC FROM AVAILABLE RECORDS. NO FIELD RUN BOUNDARY SURVEY WAS PERFORMED. TOPOGRAPHY INFORMATION PROVIDED BY AVAILABLE HOWARD COUNTY GIS RECORDS.
3. THE PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
4. THE PROPERTY IS LOCATED AT THE INTERSECTION OF FREDERICK ROAD AND PFEFFERKORN ROAD. THE PROPERTY IS ADJACENT TO FREDERICK ROAD, A HOWARD COUNTY SCENIC ROAD. FREDERICK ROAD IS A MINOR ARTERIAL ROAD.
5. THERE ARE NO BUILDINGS OR STRUCTURES ASSOCIATED WITH THE PROPOSED USE. THE EQUIPMENT TO BE USED IN THE OPERATION IS MOBILE AND IS KEPT OUTSIDE. THE AREA FOR THE USE IS LOCATED A MINIMUM OF 500' FROM EXISTING RESIDENCES ON ADJACENT LOTS AND AT LEAST 300' FROM PROPERTY LINES.
6. THE REQUIRED STATE PERMITS FOR THIS USE HAVE BEEN OBTAINED FROM THE MD DEPARTMENT OF NATURAL RESOURCES.
7. THE AREA OF THE PROPOSED USE IS SCREENED FROM ADJACENT PROPERTIES AND ROADS BY EXISTING TOPOGRAPHY AND VEGETATION.
8. HOURS OF OPERATION FOR THE PROPOSED USE ARE: SUNDAY - SATURDAY, 8 AM - 6 PM.
9. RETAIL SALES ARE NOT PLANNED ON SITE.
10. THE EXISTING PROPERTIES ARE ENCUMBERED BY AN EXISTING AGRICULTURAL PRESERVATION EASEMENT. THE PROPOSED USE DOES NOT INTERFERE WITH EXISTING FARMING OPERATIONS.
11. NO OUTDOOR LIGHTING IS PROPOSED.

SITE DATA

1. ZONING: RC-DEO (RURAL CONSERVATION)
ADJOINING PROPERTIES ZONING: RC-DEO AND B-2
2. AREA OF CONDITIONAL USE: 4.08 ACRES ± OR 177,700 SF ± (2% OF PARCELS 73 AND 146)
PARCEL 73: 120.76 ACRES X 0.02 = 2,415 ACRES X 43,560 SF/ACRE = 105,197 SF
PARCEL 146: 3,625,156 SF X 0.02 = 72,503 SF
3. NEARBY LOCAL COMMUNITY: BUTTERCUP ESTATES
4. EXISTING USE: FARM, RESIDENCE
PROPOSED USE: FARM, RESIDENCE, BULK FIREWOOD PROCESSING OPERATION
ADJACENT LAND USE: FARMS, HOWARD COUNTY FAIRGROUNDS, RESIDENTIAL AND UNDEVELOPED RESIDENTIAL
5. SETBACKS
REQUIRED:
FRONT: 75'
REAR: 60'
REAR FROM PUBLIC STREET RIGHT-OF-WAY: 75'
SIDE: 30'
SIDE FROM PUBLIC STREET RIGHT-OF-WAY: 60'
PROVIDED (CONDITIONAL USE):
FRONT: 1,287.4'
REAR: 455.13'
SIDE: 1,176.3'
FROM PUBLIC STREET RIGHT-OF-WAY: 465.13'
FROM ADJACENT PROPERTIES: 1,063.20'
FROM EXISTING RESIDENCES ON ADJACENT LOTS: 1,063.20'
6. MINIMUM PARCEL SIZE
REQUIRED: 10 ACRES
PROVIDED: 203.98 ACRES ±
7. NUMBER OF EMPLOYEES: 4
8. APPROXIMATE SIGHT DISTANCE:
EAST: 440' ±
WEST: 730' ±



DATE	NO.	REVISION	BY
COUNSEL			
CARNERY, KELEHAN, BRESLER, BENNETT & SCHERR LLP ATTN: THOMAS MEACHUM, ESQ. 10715 CHARTER DRIVE, SUITE 200 COLUMBIA, MD 21044 T: 410.740.4600			
OWNER			
HOWARD F. STREAKER, JR AND MHG&S LLC 13370 ROUTE 144 WEST FRIENDSHIP, MD 21794 13300 FREDERICK ROAD WEST FRIENDSHIP, MD 21794			
PROJECT			
STREAKER BULK FIREWOOD			
AREA			
TAX MAP 9 & 15, PARCELS 73 AND 146 ZONED: RC-DEO 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
TITLE			
CONDITIONAL USE PLAN			
Pennoni Associates Inc. Engineers • Surveyors • Planners Landscape Architects 8818 Centre Park Drive, Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282			
DESIGNED BY: PJS			
DRAWN BY: ALC			
PROJECT NO.: STRE1501			
DATE: JULY 30, 2015			
SCALE: 1"=100'			
DRAWING NO.: 2 OF 2			