

To : Stuart P. Oster, R.S.  
Groundwater Management Section Supervisor  
Well and Septic Program

DATE: January 11, 2008

RE: File Number F-08-069  
Title: Mahanes Property, Lots 1-3  
Map 42, Grid 8, Parcel 51

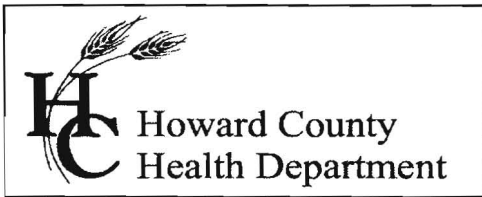
According to public tax records, the primary structure on this parcel was built in 1954. Public utility records show connection to water only in 2000. No sewer connection. No Health Department records are available.

Revised  
JAN 11 8 2008  
DPZ - Land Dev  
Submittal of the locations of the existing well and septic system is required on the plans. Documentation of proper abandonment/sealing of the well (by a licensed well driller) and the septic system must be completed prior to a submission of originals for signature.

Response:

We have searched the Health department records but was not able to find the well capping record nor septic information about this property, based on owners description we have shown the existing septic field that will be removed after completion of this development.

Rafik Bazikian, P.E.




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

---

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

**MEMORANDUM**

TO: Cindy Hamilton, Chief  
Planning and Zoning, Division of Land Development

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

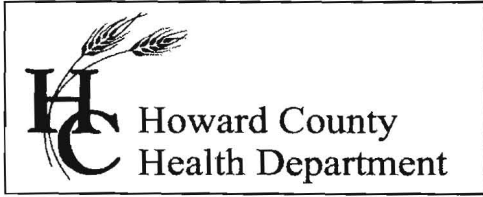
DATE: February 4, 2008

RE: File Number: F-08-069  
Title: Mahanes Property, Lots 1 - 3  
Map 42, Grid 8, Parcel 51

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Based on the age of the home and that they connected to public water only in 2000, there is a high probability that a well is in the basement of the house and/or in a pit. A field site inspection needs to be completed to further investigate. This needs to occur prior to submitting an application for the demolition permit.

C: File




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website: www.hchealth.org

---

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

**MEMORANDUM**

TO: Cindy Hamilton, Planning Manager  
Planning and Zoning, Land Development

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

DATE: October 30, 2007

RE: File Number: F-08-069  
Title: Mahanes Property, Lots 1 -3  
Map 42, Grid 8, Parcel 51

---

According to public tax records, the primary structure on this parcel was built in 1954. Public utility records show connection to water **only** in 2000. No sewer connection. No Health Department records are available.

Submittal of the locations of the existing well and septic system is required on the plans. Documentation of proper abandonment/sealing of the well (by a licensed well driller) and the septic system must be completed prior to submission of originals for signature.

C: File

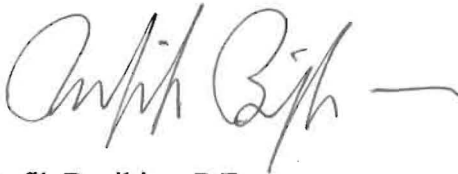
To : Stuart P. Oster, R.S.  
Groundwater Management Section Supervisor  
Well and Septic Program

DATE: April 16, 2008

RE: File Number F-08-069  
Title: Mahanes Property, Lots 1-3  
Map 42, Grid 8, Parcel 51

Response: We will provide the exact location of well prior to demolition.

Sincerely;

A handwritten signature in cursive script, appearing to read "Rafik Bazikian", followed by a horizontal line.

Rafik Bazikian, P.E.

REVISED

APR 17 2008

DPZ-LAND DEV.

SDP 11 033 Health Department comment

Health Department records indicate that the septic system trench serving the existing 1-story house (8691 Guilford Road) occupies the area where a use-in-common driveway is to be located. The Health Department requires that the locations of septic system components be accurately presented and identified on SDP-11-033. These components may be labeled 'To Be Abandoned'.

SDP-11-033

WSME  
02/10/11  
\* NOTES EXIST \*

WATER - SEWER BILLING SYSTEM  
METER INFORMATION

PAGE 1 OF 2  
2:38 PM

ACCOUNT# 42158275	CYCLE# 3	BILL STATUS B BILL
PROPERTY LOC 008691 -	GUILFORD RD	BLDG# PARCEL 51
COLUMBIA	210460000	SUBDIVISION
BOTTOM CHANGE DATE	ADC MAP NUMBER	19-G1
ORIGINAL INSTALL DATE 05/23/2000	TYPE SERVICE	2 = WATER
READING CHANGE DATE 00/00/0000	NUMBER OF DIALS	1
ACTUAL METER NUMBER 99574153	TYPE METER	M=MASTER S=SUBMETER
ERT ID (RADIO ONLY) 24740779	PERMANENT CODE	I * RADIO *
METER SIZE B = 3/4"	TAP SIZE	C = 1"
METER MANUFACTURER B = BADGER	METER SIZE APPLIED FOR	B = 3/4"

WATER APPLICATION #	1-00-1412	SEWER APPLICATION #	
WATER APPLICATION DATE	04/17/2000	SEWER APPLICATION DATE	00/00/0000
APPLICATION FEE PAID \$	01705	APPLICATION FEE PAID \$	NONE
WATER CONNECT DATE	06/01/2000	SEWER CONNECT DATE	00/00/0000
ADO #		WALKING PATTERN #	7755
WHC		SHC	

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F3=MENU    F4=CONSUMPTION HISTORY    F5=FINANCIAL INQ    F6=BILL INQ  
 F7=MOVE BETWEEN FIRST AND SECOND PAGE    F9=METER INFO    F10=EXIT    F11=NOTES

Howard County, Maryland  
Department of Finance  
3430 Court House Drive  
Ellicott City, MD 21043

12/14/2011 10:00 AM Cashier 0023  
T/Ref 0003168796 Reg 0003 Tran No 9357  
Cash Report: 111214-01 for 12/14/2011

01 - Main Location

Red Line Revisions

1000000000-3000-432285-3000000000-PWPWOO  
0000000000

Subdivision Name: 24-4524-d

File Number: 24-4524-d

Validation Number: 313566

*mahans*  
*with red*  
*use*  
\$200.00

DPZ Plan/Petition Processing Fees

1000000000-3000-432530-3000000000-PWPWOO  
0000000000

Payor: 13109

Control Number: 13109

Validation Number: 313567

*mpl Ball*  
*sign*  
\$20.00

=====  
Total

\$220.00

Check

(\$220.00)

Check No. 2274

Thank You!

located by former owner's name

10/21/66  
Check

app. 10-21-66  
DWB

# PERMIT

P 12266

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

INDEXED

DISTRICT 6

DATE 10/18/66

Richard D. Reeley IS PERMITTED TO INSTALL ALTER

ADDRESS 214 Savage-Guilford Road, Savage, Md. PHONE PA 5-2735

A SEWAGE DISPOSAL SYSTEM LOCATED AT \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ ROAD Rt. 32 - 1 mile East LOT \_\_\_\_\_

PROPERTY OWNER Charles Barnette off Rt. 29  
mail box has name on it

ADDRESS \_\_\_\_\_

SPECIFICATIONS

DRAIN FIELD \_\_\_\_\_ DEPTH \_\_\_\_\_ FEET, BOTTOM AREA \_\_\_\_\_ SQ. FT.

SEEPAGE PITS \_\_\_\_\_ ABSORBENT SIDE-WALL AREA \_\_\_\_\_ SQ. FT.

SEPTIC TANK CAPACITY \_\_\_\_\_ GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 22% & TANK CAPACITY 50%.

OTHER REPAIR - 1 trench 75 or 80' long, 3 ft. wide, with 18" of gravel  
below pipe and 6" over.

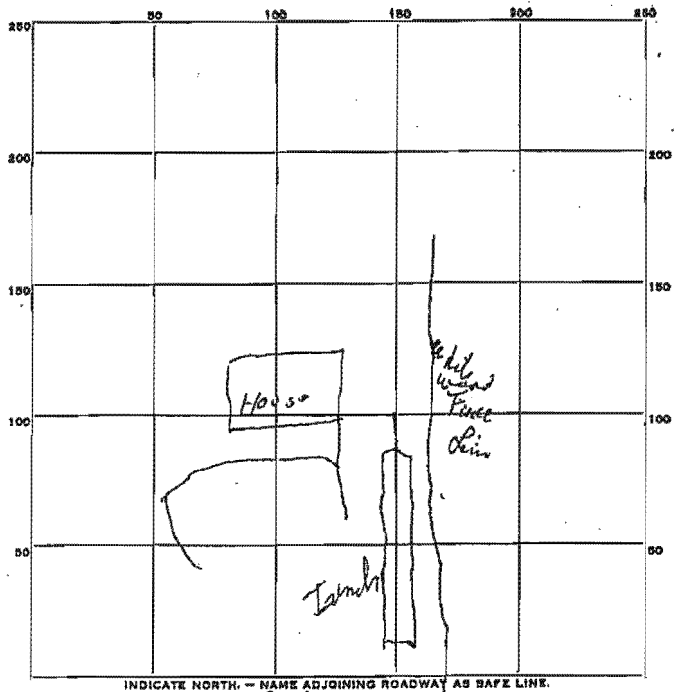
PLANS APPROVED BY Palmer F. Wine DATE 10/18/66

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

**NOTIFY THE HEALTH DEPARTMENT 48 HOURS BEFORE EXCAVATIONS ARE TO BE BACK FILLED.**

Placed



PERMIT CARD \_\_\_\_\_

SEPTIC TANK, LEVEL \_\_\_\_\_

CLEANOUTS \_\_\_\_\_

DISTRIBUTION BOX, LEVEL \_\_\_\_\_

TILE FIELD, DEPTH 4 ft ~~3 ft~~ TRENCH WIDTH 3 FT.

GRAVEL DEPTH 201 IN. TOTAL LENGTH 75 FT.

NUMBER OF TRENCHES 1 TOTAL BOTTOM AREA 225 *bottom area*

SEEPAGE PITS, INSIDE DIAMETER \_\_\_\_\_ FT. DEPTH BELOW INLET \_\_\_\_\_ FT.

ABSORBENT AREA \_\_\_\_\_ SQ. FT.

REMARKS 10-19-66 Nothing installed yet. JH.

DATE SYSTEM APPROVED 10/31/66

INSPECTOR Dev. Monag Law



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 1/18/08

DPZ File No. F-08-069

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research RETURN → 2
- Address Coordinator

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

Agencies

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

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

Revised  
JAN 18 2008  
DPZ - Land Dev

RE: MAHANES PROPERTY

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

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

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 1/18/08

COMMENTS: \_\_\_\_\_ SRC/Comments Due By: 2/6/08

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

DPZ STAFF INITIALS J

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 10/10/07

DPZ File No. F-08-069

Department of Planning and Zoning

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

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

Agencies

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

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

RE: MAHANES PROPERTY, LOTS 1-3

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 THE ENCLOSED →  Original  Pre-Packaged Plan Set

Plans # of Sheets

- Sketch Plan
- Prel Equiv Sketch Plan
- Preliminary Plan
- Final Plat/Plat of Easement/RE Plat 1
- Final Constr Plans (RDS)
- Final Development Plan
- Site Development Plan
- Landscape Plan/Supplemental Plan
- Grading Plan
- House Type Revision/Walk-Thru Red-Line
- Water and Sewer Plan

Supplemental Documents

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

Applications

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

WAS:  Received  Tentatively Approved  
 Received and Revised  Approved

Recorded On 10/10/07

COMMENTS: \_\_\_\_\_

SRC/Comments Due By: 11/2/07

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

DPZ STAFF INITIALS J

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 04/17/08

DPZ File No. F-08-069

Department of Planning and Zoning

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

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

Agencies

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

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

REVISED
APR 17 2008
DPZ-LAND DEV.

RE: Mahanes Property

ENCLOSED FOR YOUR Signature Approval
THE ENCLOSED Original

x Review & Comments Files
Pre-Packaged Plan Set

Table with 2 columns: Plans and # of Sheets. Lists various plan types like Sketch Plan, Prel Equiv Sketch Plan, etc.

Table with 1 column: Supplemental Documents. Lists documents like Wetlands Report, Soils/Topo Map/Drain Area Map, etc.

WAS: Received Tentatively Approved Recorded
x Received and Revised Approved On 04/17/08

COMMENTS: Awaiting abandonment documentation SRC Comments Due By: 5/5/08

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

DPZ STAFF INITIALS JW



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive • Ellicott City, Maryland 21043 • 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
FAX 410-313-3467  
TDD 410-313-2323

April 16, 2008

Wendol Williams  
68 Lantern Hill Road  
Madison, CT 06443

RE: Ridge Road Property Lots 1 & 2  
F-08-143

Dear Mr. Williams:

The Subdivision Review Committee has determined that the above referenced plan does not conform to the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a **revised plan** submission within 45 days from the date of this letter (**on or before May 31, 2008**).

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application. You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF SETS	SUPPORT DATA
DLD	2	Point-by-point response letter w/applicable support documents
DED	4	Point-by-point response letter w/applicable support documents to include a Revised Sight Distance Analysis
SHA	1	Point-by-point response letter w/ applicable support documents

If you or your consultant has any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stirn at 410-313-2350 to reserve a time after the SRC meeting of May 8, 2008. Please understand that this will be a brief meeting designed to discuss major issues only.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: May 14, 2009

DPZ File No. F-08-069

Department of Planning and Zoning

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

- Comprehensive & Community Planning
Development Engineering Division
Other
File

Revised
MAY 14 2009
DPZ - Land Dev

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: Mahanes Property, Lots 1-3

ENCLOSED FOR YOUR Signature Approval Review & Comments Files

THE ENCLOSED Original Pre-Packaged Plan Set

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Final Development Plan
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Landscape Plan/Supplemental Plan
Grading Plan
House Type Revision/Walk-Thru Red-Line
Water and Sewer Plan

Supplemental Documents

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Soils/Topo Map/Drain Area Map
FSD/FCP/Worksheet and Application
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Drainage and/or Computation/Pond Safety Comps
Preliminary Road Profiles
APFO Roads Test/Mitigation Plan/Traffic Study
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Response Letter
Perc Plat
Scenic Road Exhibits
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Poster/Community or HDC Meeting Information
Route 1 Details/Summary

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

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On May 14, 2009

COMMENTS: W&S plan submitted awaiting signature approval. Need documentation from Health that wells have been abandoned-applicant in process of getting info from DEH-he said he will submit documentation next week. Due-12 Working Days: June 2, 2009

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

Awaiting well & septic abandonment documentation (SO) 5/28/09
DPZ STAFF INITIALS: JB
Transmittal Form #9 rev - 9/08

**Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the revised plans. Please bring a copy of this letter with you to the appointment.**

If you have any questions, please contact Ms. Pat Britt-Fendlay at (410) 313-3371.

Sincerely,



Cindy Hamilton, Chief  
Division of Land Development

CH/LKS/MPB 

Enclosures: DLD; DED; Health; SHA; HSCD

cc: Research  
Jimmy Witmer - Development Engineering Division  
Health Department  
Dan Doherty – State Highway Administration  
John E. Harms, Jr. & Associates, Inc.

RECEIVED  
APR 18 2008  
HOWARD COUNTY HEALTH DEPT.  
BUREAU OF ENVIRONMENTAL HEALTH

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: December 22, 2008

DPZ File No. F-08-069

Department of Planning and Zoning

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

- Comprehensive & Community Planning
Development Engineering Division
Other
File

Revised
December 22, 2008
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
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DPW, Bureau of Utilities

RE: Mahanes Property

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Sight Distance Analysis/Speed Flow Study
Floodplain Study
Stormwater Management Comps/Geo-Tech Report
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Scenic Road Exhibits
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Poster/Community or HDC Meeting Information
Route 1 Details/Summary

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Planning Board Application
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On December 22, 2008

COMMENTS: Awaiting well & septic abandonment documentation before originals 1/6/09 (SC) SRC/Comments Due By: 1/08/09

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

DPZ STAFF INITIALS: JW

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: March 6, 2009

DPZ File No. F-08-069

Department of Planning and Zoning

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

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

Revised
March 6, 2009
DPZ - Land Development

Agencies

- 1 Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
1 Health Department
Public School System
Recreation and Parks
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RE: Mahanes Property

ENCLOSED FOR YOUR Signature Approval [ ] Review & Comments [x] Files [ ]

THE ENCLOSED Original [ ] Pre-Packaged Plan Set [x]

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

WAS: Received [ ] Tentatively Approved [ ] Recorded [ ]
Received and Revised [x] Approved [ ] On March 6, 2009

COMMENTS: Awaiting well & septic submittal documents (50) SRC/Comments Due By: March 24, 2009 3/18/09

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: 7/11/08

DPZ File No. F-08069

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research *Return to DB*
- Address Coordinator

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

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

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

*Revised*  
**JUL 11 2008**  
**DPZ - Land Dev**

RE: Mahanes Property

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

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

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved  On 7/11/08

COMMENTS: Awaiting well abandonment documentation (SD) 7/23/08 SRC/Comments Due By: 7/29/08

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

DPZ STAFF INITIALS JW

## Bricker, Robert

---

**From:** Bricker, Robert  
**Sent:** Monday, May 16, 2011 3:33 PM  
**To:** Butler, Thomas  
**Cc:** Williams, Jeffrey  
**Subject:** Mahanes Property Lots 1-3\_W and S Plan

Tom,  
The Health Department requires the following **note** to be placed on the Water and Sewer Contract Plan for *Mahanes Property Lots 1-3*. The sewer will not be accessible to the existing house until the project is approved and the utilities extended.

Robert Bricker, REHS/RS  
Environmental Sanitarian Supervisor  
Well and Septic Program

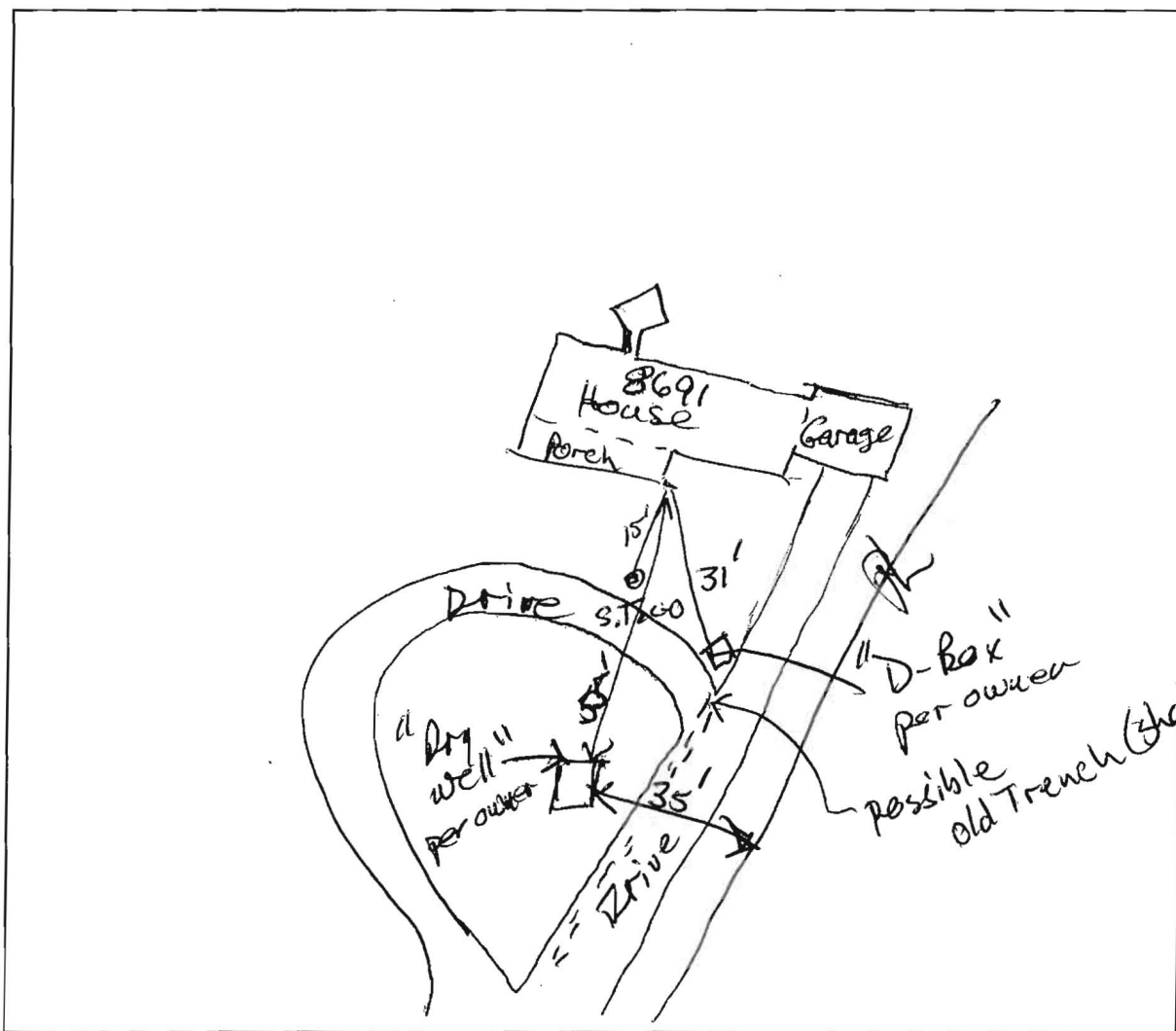
410-313-2691

**NO WATER METERS CAN BE CONNECTED IN THE PROPOSED DEVELOPMENT (MAHANES PROPERTY, LOTS 1, 2 AND 3) UNTIL THE HEALTH DEPARTMENT RECEIVES DOCUMENTATION THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND PROPERLY ABANDONED AT RESIDENCE LOCATION CURRENTLY (MAY 2011) IDENTIFIED AS 8691 GUILFORD ROAD (TAX MAP 42, PARCEL 51).**

SITE INSPECTION SHEET

OWNER: Joan Mahanes PHONE #: \_\_\_\_\_  
ADDRESS: 8691 Guilford Rd CONTRACTOR: \_\_\_\_\_  
WELL TAG #: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ COUNTY #: \_\_\_\_\_  
PROPOSAL: Mahanes Property, subdivision to 3 lots

LOCATION DIAGRAM



COMMENTS: Existing house is served by a septic tank  
& "Dry Well" (per Joan Mahanes, 5/10/11)  
Need note on Water & Sewer Contract Plan  
i.e. cannot connect water meters until #8691 is connected.....  
DATE: 5/10/11 INSPECTOR: J. Bickel





**MILDENBERG,**

**BOENDER & ASSOC., INC.**

*Engineers*

*Planners*

*Surveyors*

December 14, 2011 <sup>6800 Deerpath Rd., Suite 150, Ellicott City, Maryland 21075</sup> (410)997-0296 Balt. (410)997-0298 Fax

Mr. Charles Dammers, P.E. Chief  
Development Engineering Division  
Department of Planning and Zoning  
3450 Courthouse Drive  
Ellicott City, MD 21043

**RE: Mahanes Property, Lots 1 Thru 3  
Redline Water and Sewer Plan Submission  
Contract NO. 24-4524-D**

Dear Mr. Dammers,

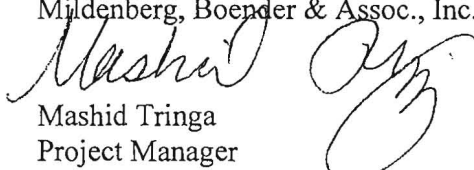
On behalf of our client, we are submitting the following redline package for your review and approval:

1. Four (4) copies of the Redlined Water and Sewer Plans, Sheet 2 of 3.
2. Check made payable to the Director of Finance for the applicable fees.

The purpose of this redline is to add a note regarding well and septic abandonment to the plan as per Howard County Health Departments request.

Thank you for your time and effort. Should you have any questions or comments, please do not hesitate to call.

Very truly yours,  
Mildenberg, Boender & Assoc., Inc.

  
Mashid Tringa  
Project Manager

H:\09-017 MAHANES\doc\09-017-redlinel-w&s.docx

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, licenses and permits, sediment control division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in for soil erosion and sediment control and revisions thereto.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, piles, perimeter slopes and all slopes steeper than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the Howard County design manual, storm drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1984 Maryland standards and specifications for soil erosion and sediment control, perimeter slopes and all slopes steeper than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County sediment control inspector.

**7) Site Analysis:**

Total area of site 43,912.84 SQ.FT.  
 Area disturbed 39,522 SQ.FT.  
 Total cut 510 cu.yds.  
 Total fill 485 cu.yds.

8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9) Additional sediment controls must be provided, if deemed necessary by the Howard County sediment control inspector.

10) On all sites with disturbed areas in excess of 2 acres, approval of the Inspection Agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection (Sec. 51), SOD (Sec. 54), temporary seeding (Sec. 50), and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding does not allow for proper germination and establishment of grasses.

11) Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

**SEQUENCE OF CONSTRUCTION**

- Obtain grading permit.
- Install sediment controls as shown on Plan. (2 days)
- Perform necessary grading and stabilize the site (14 days)
- Construct dwellings on site (120 days)
- After the site is stabilized and permission is granted from the sediment control inspector, remove sediment controls and stabilize any remaining disturbed areas.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

**Seedbed preparation:**

Loosen upper three inches of soil by raking, disking or other acceptable means before seeding. If not previously loosened.

**Soil Amendments:**

Apply 600 LBS. Per acre 10-10-10 fertilizer (14 lbs./1000 Sq. Ft.)

**Seeding:**

For the periods March 1 through April 30, and August 15 through November 15, seed with 1/2 bushel per annual ryegrass (3.2 lbs./1,000 sq. ft.) for the period May 1 thru August 14. Seed with 1/2 bushel per annual ryegrass (3.2 lbs./1,000 sq. ft.) for the period November 16 thru February 28. Protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring or use sod.

**Mulching:**

Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1,000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gal./1,000 sq. ft.) of emulsified asphalt on flat areas, on slopes 8 feet or higher. Use 348 gallons per acre (8 gal./1,000 sq. ft.) for anchoring.

Refer to the 1988 Maryland standards and specification for soil erosion and sediment control for rate and methods not covered.

**Permanent Seeding Notes**

All disturbed areas shall be stabilized as follows:

**Seedbed preparation:**

Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

**Soil Amendments:**

Apply two tons per acre Dolomitic limestone (92 lbs./1,000 sq. ft.) and 600 lbs. per acre 0-20-20 fertilizer (14 lbs./1,000 sq. ft.) before seeding Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1,000 sq. ft.) and 500 lbs. per acre 0.15 lbs./1,000 sq. ft.) of 10-20-20 fertilizer.

**Seeding:**

For the periods March 1 through April 30, and August 1 through October 15, seed with 100 lbs. per acre (2.3 lbs./1,000 sq. ft.) of Kentucky 31 tall fescue, for the period May 1 through July 31, seed with 80 lbs/acre (1.8 lbs./1,000 sq. ft.) Kentucky 31 tall fescue and 2 lbs. per acre (0.05 lbs./1,000 sq. ft.) of weeping lovegrass. During the period of October 16 through February 28, project site by: option (1) Two tons per acre of well anchored straw mulch and seed as soon as possible in the spring option (2) - use 500; option (3) - seed with 100 lbs./acre Kentucky 31 tall fescue and mulch with two tons/acre well anchored straw. All slopes should be hydroseeded.

**Mulching:**

Apply 1 1/2 to 2 tons per acre (10 to 90 lbs./1,000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gal./1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gallons per acre (8 gal./1,000 sq. ft.) for anchoring.

**Maintenance:**

Inspect all seeded areas and make needed repairs, replacements and reseedings.

? For public ponds substitute chemurgic crutch at 15 lbs./acre and Kentucky 31 tall fescue at 40 lbs./acre as the seeding requirement. Optimum seeding date for this mixture is March 1 to April 30.

**Topsoil specifications - soil to be used as topsoil must meet the following:**

Topsoil shall be a loam, sandy loam, clay loam, silty loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, silt, coarse fragments, gravel, sticks, roots trash, or other materials larger than 1 1/2" in diameter.

Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

Where the topsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures:

PROPOSED CONTOUR --- 398 ---  
 EXISTING CONTOUR --- 398 ---  
 LOD = LIMIT OF DISTURBANCE --- LOD ---  
 S.F. = SILT FENCE --- SF ---  
 PROPOSED EL. X 400.5

Reviewed For Howard SCD and meets Technical Requirements

U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE \_\_\_\_\_ DATE \_\_\_\_\_

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

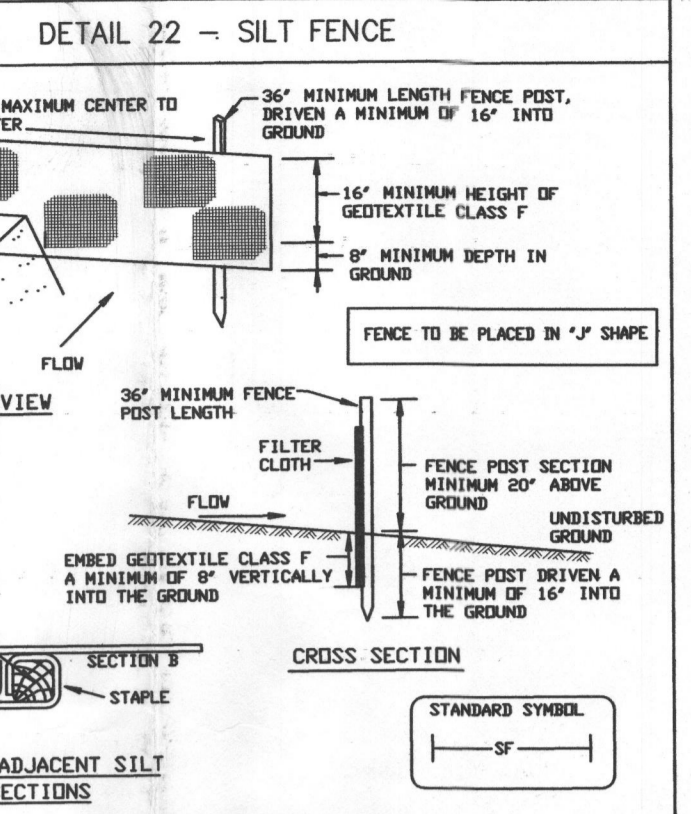
HOWARD SCD \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division \_\_\_\_\_ DATE \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ DATE \_\_\_\_\_

Director \_\_\_\_\_ DATE \_\_\_\_\_



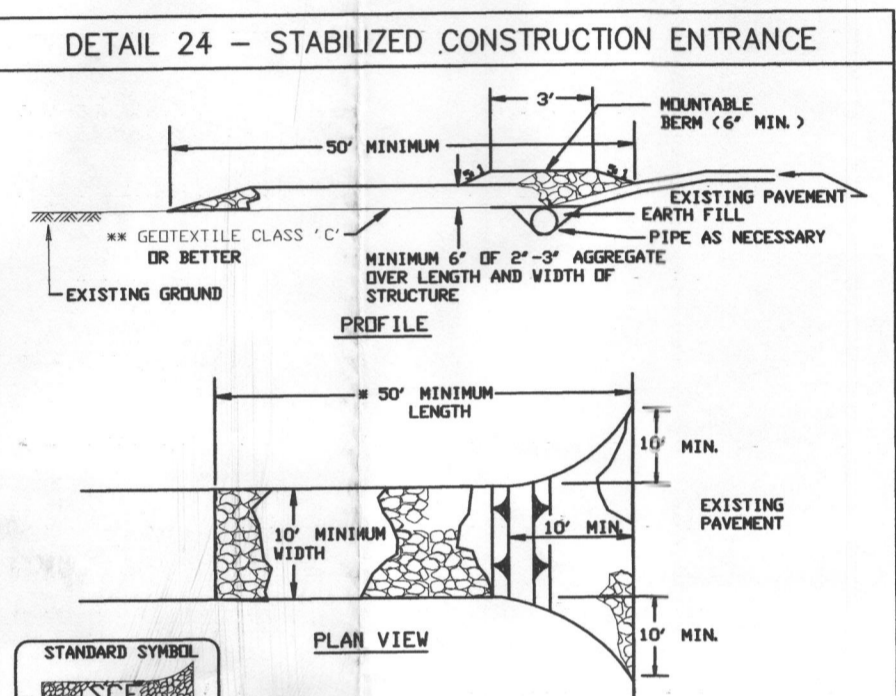
**Construction Specifications**

- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 1/2" diameter (minimum) round and shall be of good quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	3 gal/17" minute (max.)	Test: MSMT 502
Filtering Efficiency	75% (min.)	Test: MSMT 502

- Where ends of geotextile fabric come together, they shall be overlapped and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when damage occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE PAGE \_\_\_\_\_ MARYLAND DEPARTMENT OF ENVIRONMENT  
 SOIL CONSERVATION SERVICE E-18-3 WATER MANAGEMENT ADMINISTRATION



**Construction Specification**

- Length - minimum of 50' (40' for single residence lots).
- Width - 10' minimum, should be filtered at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (1/2" to 3/4") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE PAGE \_\_\_\_\_ MARYLAND DEPARTMENT OF ENVIRONMENT  
 SOIL CONSERVATION SERVICE F-19-3 WATER MANAGEMENT ADMINISTRATION

**MISS UTILITY**

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE REQUIREMENTS.

- CONSTRUCTION SEQUENCE**
- PLACE THE SUBBASE GRAVEL AT FINISHED GRADE TO BE USED AS (1 DAY) TEMPORARY ENTRANCE
  - INSTALL TREE PROTECTION DEVICE (ORANGE FENCE) (1 DAY)
  - INSTALL EROSION AND SEDIMENT CONTROL AS SHOWN (2 DAY)
  - EXCAVATE AND GRADE THE SITE (14 DAYS)
  - SEED AND MULCH NEW SLOPES (2 DAY)
  - COMPLETE BUILDING CONSTRUCTION (120 DAYS)
  - PLACE WEARING SURFACE ASPHALT ON DRIVEWAY (2 DAYS)
  - REMOVE E&S MEASURES AFTER SLOPES ARE STABILIZED AND INSPECTED (1DAY)

**DEVELOPER CERTIFICATION**

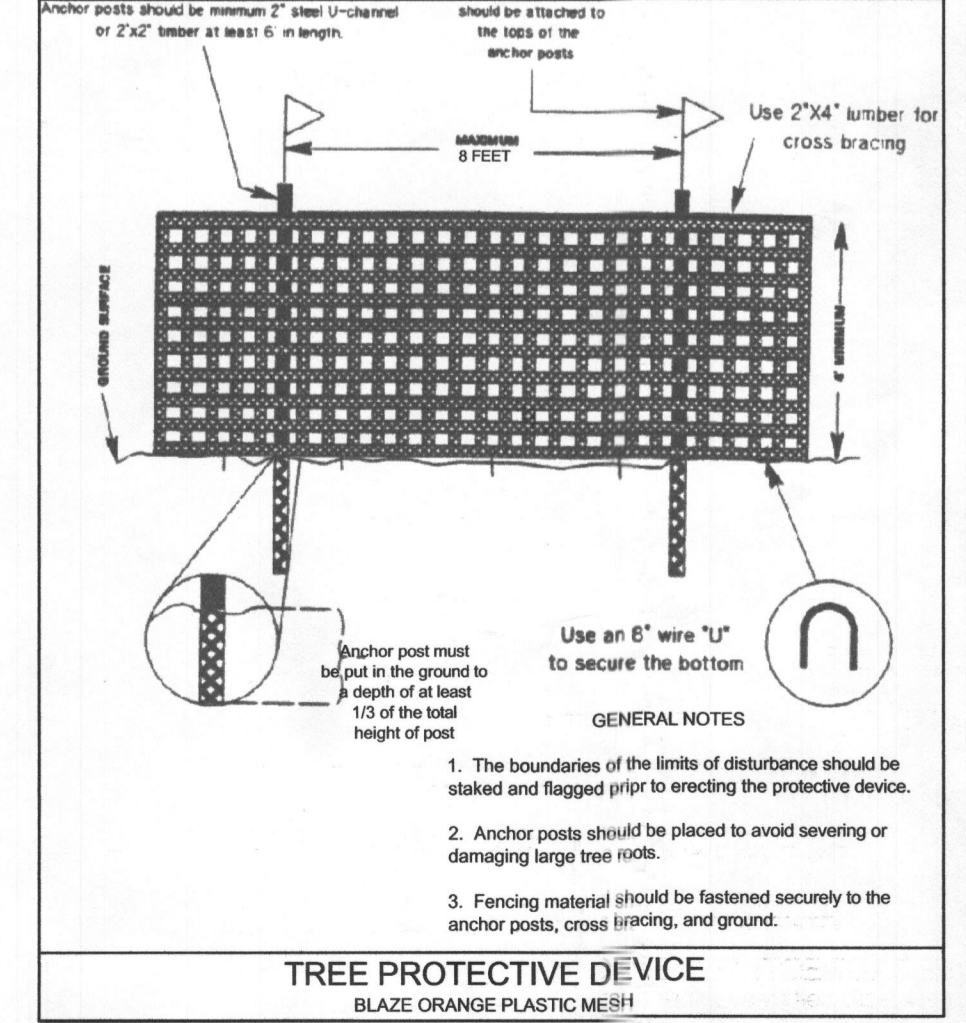
I/We certify that all development and construction will be done according to the plan, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of the environment approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic on site inspection by the Howard Soil Conservation District.

Signature of Developer \_\_\_\_\_ Date \_\_\_\_\_

**ENGINEER'S CERTIFICATE**

I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site condition and that it was prepared in accordance with the requirements of the Howard Soil Conservation.

Signature of Engineer \_\_\_\_\_ Date \_\_\_\_\_



**GENERAL NOTES**

- The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.
- Anchor posts should be placed to avoid severing or damaging large tree roots.
- Fencing material should be fastened securely to the anchor posts, cross bracing, and ground.

ANCHOR POSTS SHOULD BE MINIMUM 2" DIA. U-CHANNEL OR 2"x2" LAMBS AT LEAST 6" IN LENGTH. SHOULD BE ATTACHED TO THE SIDE OF THE ANCHOR POSTS.

Use 2"x4" lumber for cross bracing.

Anchor post must be put in the ground to a depth of at least 10" of the total height of post.

Use an 8" wire "U" to secure the bottom.

GENERAL NOTES

1. The boundaries of the limits of disturbance should be staked and flagged prior to erecting the protective device.

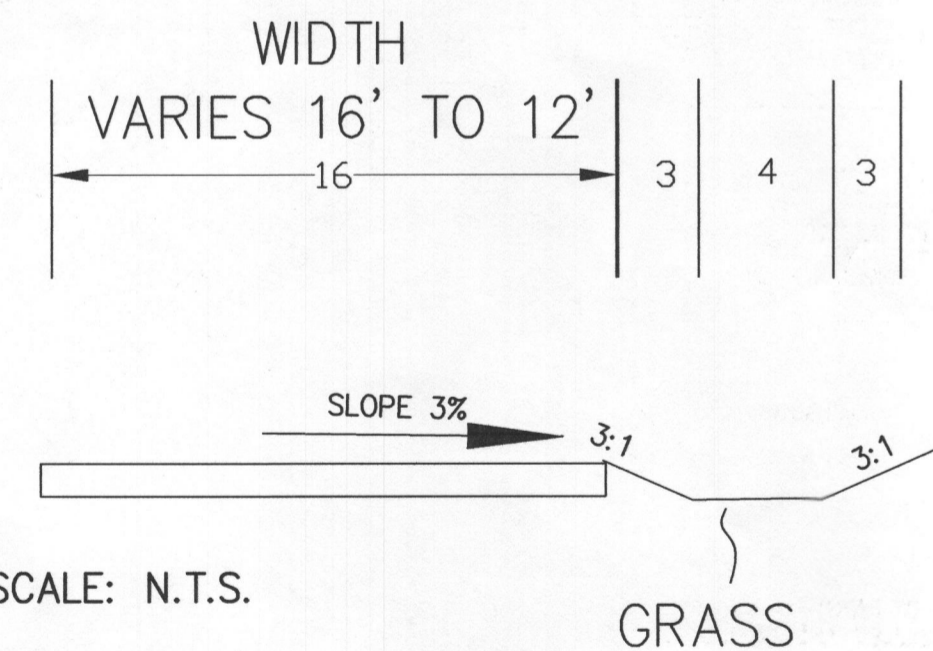
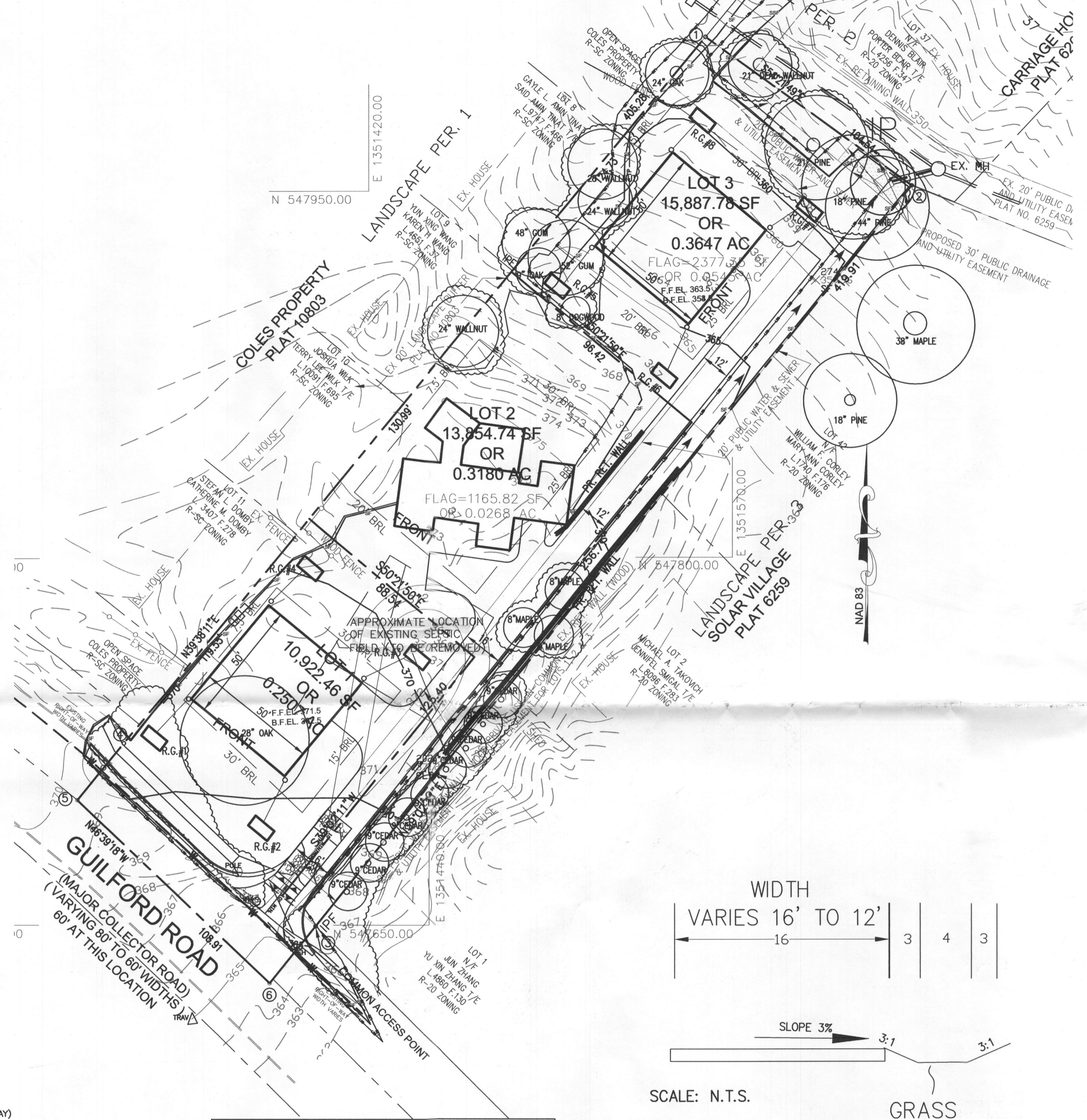
2. Anchor posts should be placed to avoid severing or damaging large tree roots.

3. Fencing material should be fastened securely to the anchor posts, cross bracing, and ground.

**TREE PROTECTIVE DEVICE**  
 BLAZE ORANGE PLASTIC MESH

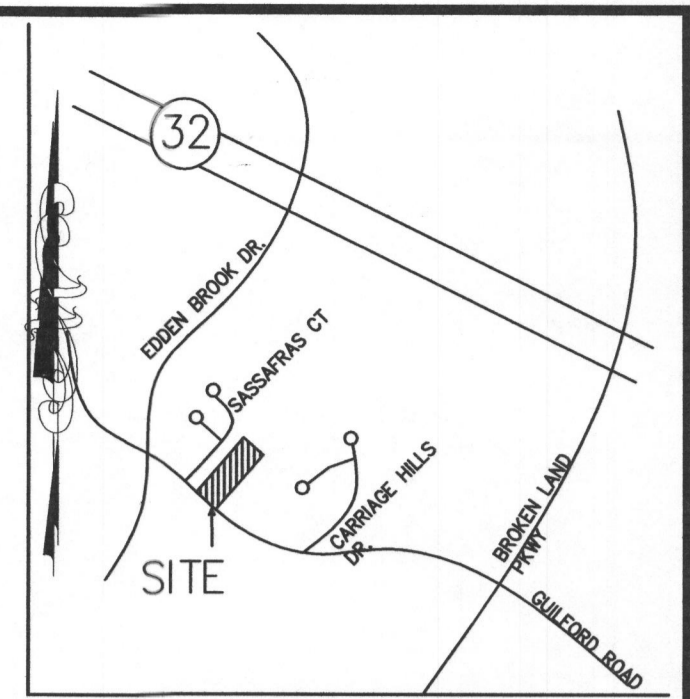
EX. UTILITY CONTRACT # S

WATER # 629-W  
 SEWER-#24-1298-D



SCALE: N.T.S.

- GENERAL NOTES:**
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.
  - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1860.
  - B.R.L. INDICATES BUILDING RESTRICTION LINE.
  - NO STREAMS OR WETLANDS EXIST ON-SITE AS CERTIFIED BY A SITE REVIEW PERFORMED BY S&S PROFESSIONALS.
  - THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION, BECAUSE IT IS A MINOR SUBDIVISION THAT CREATED ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, PER SECT. 16.1202(B)(1)(VII) OF THE HOWARD COUNTY CODE.
  - THE USE-IN-COMMON EASEMENT MAINTENANCE AGREEMENT HAS BEEN RECORDED, LIBER / FOLD AT THE HOWARD COUNTY LAND RECORDS SIMULTANEOUSLY WITH THE PLAT.
  - THE STORMWATER MANAGEMENT IS PROVIDED BY ROOF TOP DISCONNECTION AND GRASS CHANNEL CREDITS FOR WQV. CPV IS NOT REQUIRED FOR THIS SITE.
  - SEWER HOUSE CONNECTION GRADE WILL BE AT 2% MINIMUM SLOPE.
  - IN ACCORDANCE WITH SECTION 16.127(c)(2)(ii), A BUILDING MUST BE LOCATED TO MINIMIZE INFRINGEMENT ON THE PRIVACY OF ADJOINING RESIDENTIAL PROPERTIES. THIS NEW HOUSE WILL BE LOCATED MORE THAN 50 FEET FROM ANY EXISTING BUILDING/ HOMES (EXCEPT FOR THE EXISTING HOUSE ON LOT 1 OF THE POE PROPERTY) AND THE PERIMETERS WILL BE BUFFERED WITH LANDSCAPE TREE PLANTINGS.
  - PROPOSED DRIVEWAY TO BE CONNECTED TO GUILFORD ROAD BY A STANDARD DRIVEWAY APRON TYPE R6-02.
  - THE BASEMENT GRAVITY SEWER SERVICE IS WAIVED BY DPW APPROVAL LETTER DATED NOVEMBER 8, 2006.



**LEGEND:**

PROPOSED CONTOUR ---  
 EXISTING CONTOUR ---  
 LOD = LIMIT OF DISTURBANCE ---  
 S.F. = SILT FENCE ---  
 S.S.F. = SUPER SILT FENCE ---  
 T.P. = TREE PROTECTION FENCE ---

WATER & SEWER EASEMENT [diagonal lines]  
 USE-IN COMMON EASEMENT [cross-hatch]  
 STORM DRAIN EASEMENT [dotted]

**SITE ANALYSIS DATA CHART**

A. TOTAL PROJECT AREA: 1.0081 ACRES (43,912 SQ.FT.)  
 B. LIMIT OF DISTURBED AREA: 0.91 ACRES  
 C. PRESENT ZONING DESIGNATION: R-12  
 D. PROPOSED USES FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED DWELLINGS  
 E. TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT AS SHOWN ON FINAL PLAT: TWO  
 F. TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION: THREE  
 G. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE: N/A  
 H- NO. OF PARKING SPACE REQUIRED BY HOWARD COUNTY ZONING REGULATIONS AND/ OR FDP CRITERIA: N/A.

**SOIL NOTE:** THE SOIL TYPE FOR THE ENTIRE SITE IS SHOWN AS GH2 ON SHEET 24 OF THE SOIL SURVEY FOR HOWARD COUNTY.

**ADDRESS CHART**

PARCEL # 51	STREET ADDRESS
LOTS 1, 2 & 3	8691 GUILFORD ROAD, COLUMBIA, MD 21046

**PERMIT INFORMATION CHART**

SUBDIVISION NAME		Section/Area		LOT No. 1, 2 & 3	
MAHANES PROPERTY		N/A			
PLAT # OR L/P	Grid #	Zoning	Tax Map No.	Elect Distr	Census Tract
L 1736 P 498	8	R-12	42	6	
Water Code			Sewer Code		

**MAHANES PROPERTY LOTS 1, 2 & 3**  
**EROSION/SEDIMENT CONTROL PLAN**  
 SINGLE FAMILY DETACHED  
 TAX MAP 42, GRID 8, PAR 51  
 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND

DATE: APRIL 15, 2008  
 REVISED:

SCALE 1"=90'  
 SHEET 1 OF 1

IN ASSOCIATION WITH:

**SURVEY ASSOCIATE #1**  
 CONSULTING LAND SURVEYORS AND PLANNERS  
 9890 LYON AVENUE, LAUREL, MD 20723  
 (301) 206-5470

**PREPARED BY**

**BAZIKIAN**  
 CONSULTANTS, LTD.  
 ENGINEERS  
 103 A WASHINGTON BLVD., LAUREL, MD 20707  
 TEL. (301) 497 1631, FAX (301) 497 1635  
 INFO@BAZIKIAN.COM

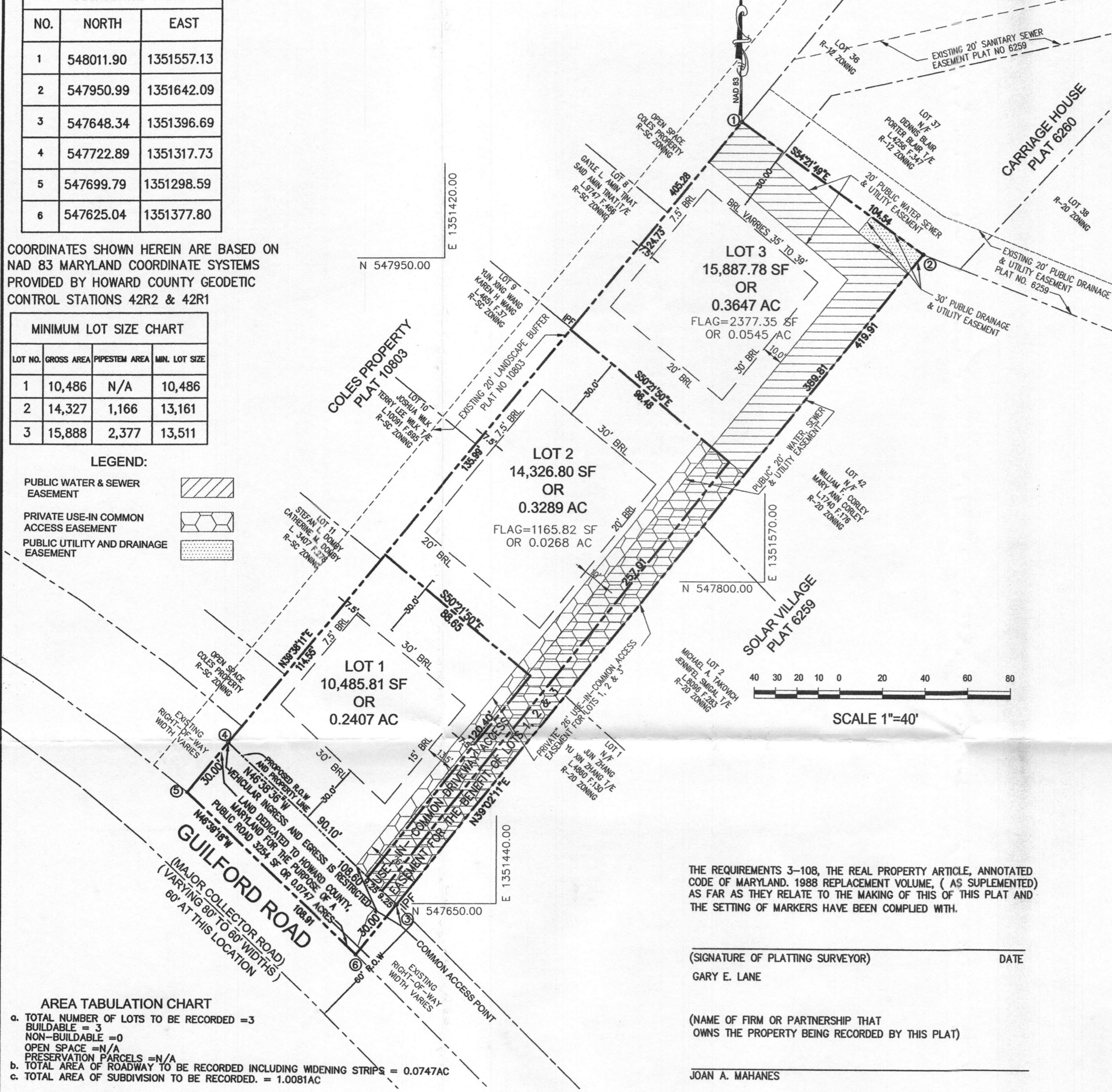
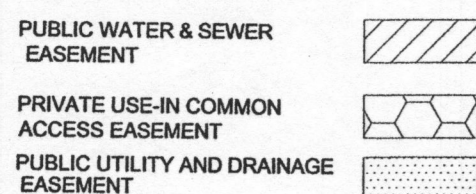


COORDINATE TABLE		
NO.	NORTH	EAST
1	548011.90	1351557.13
2	547950.99	1351642.09
3	547648.34	1351396.69
4	547722.89	1351317.73
5	547699.79	1351298.59
6	547625.04	1351377.80

COORDINATES SHOWN HEREIN ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEMS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 42R2 & 42R1

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	10,486	N/A	10,486
2	14,327	1,166	13,161
3	15,888	2,377	13,511

**LEGEND:**



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.

(SIGNATURE OF PLATTING SURVEYOR) DATE  
GARY E. LANE

(NAME OF FIRM OR PARTNERSHIP THAT OWNS THE PROPERTY BEING RECORDED BY THIS PLAT)  
JOAN A. MAHANES

JOAN A. MAHANES

**AREA TABULATION CHART**

- a. TOTAL NUMBER OF LOTS TO BE RECORDED = 3
- BUILDABLE = 3
- NON-BUILDABLE = 0
- OPEN SPACE = N/A
- PRESERVATION PARCELS = N/A
- b. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS = 0.0747 AC
- c. TOTAL AREA OF SUBDIVISION TO BE RECORDED = 1.0081 AC

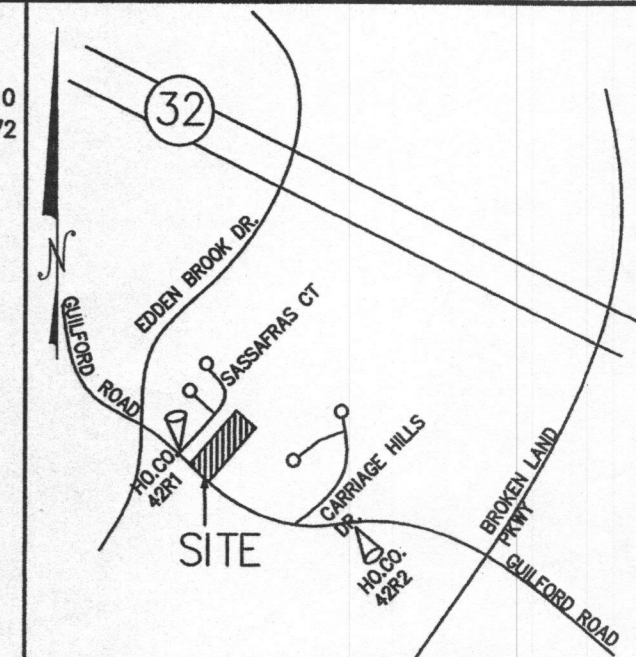
**GENERAL NOTES:**

1. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH-12' (16' SERVING MORE THAN ONE RESIDENCE);
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS;
  - D) STRUCTURES (BRIDGES/CULVERTS)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
  - E) DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - F) STRUCTURE CLEARANCE- MINIMUM 12'
  - G) MAINTENANCE- SUFFICIENT TO ENSURE ALL WEATHER USE
2. SUBJECT PROPERTY IS ZONED R-12 PER 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUG. 20, 2007 BY GARY E. LANE OF SURVEY ASSOCIATE #1

AREA TABULATION	
TOTAL NUMBER OF LOTS =	3
TOTAL AREA OF BUILDABLE LOTS =	0.9334 AC +/-
TOTAL AREA R/W DEDICATION =	0.0747 AC
TOTAL AREA OF PLAT =	1.0081 AC +/-

4. B.R.L. INDICATES BUILDING RESTRICTION LINE.
5. □ DENOTES A CONCRETE MONUMENT WITH IDENTIFICATION CAPS.
- DENOTES IRON PIPE OR REBAR AND CAP FOUND OR SET, IN ACCORDANCE WITH SUBDIVISION REGULATIONS SEC. "16. 139(C)".
6. NO STREAMS OR WETLANDS EXIST ON-SITE AS CERTIFIED BY A SITE REVIEW PERFORMED BY S&S PROFESSIONALS ON AUGUST 20, 2007.
7. NO STEEP SLOPES EXIST ON-SITE.
8. NO FLOODPLAINS EXIST ON-SITE.
9. NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
10. ALL AREAS SHOWN ARE MORE OR LESS (+/-)
11. THERE IS AN EXISTING STRUCTURE ON LOT 2 AND IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS "ALLOW".
12. FOR FLAG OR PIPE STEM LOTS; REFUSE COLLECTION SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
13. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE "LOTS" MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
14. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE \_\_\_\_\_, ON WHICH DATE DEVELOPER AGREEMENT # \_\_\_\_\_ WAS FILED AND ACCEPTED.
15. A FEE-IN-LIEU OF OPEN SPACE FOR THIS SUBDIVISION IN THE AMOUNT OF \$3000.00 HAS BEEN PAID TO SATISFY SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
16. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY "the APPROVED FOREST CONSERVATION PLAN PREPARED FOR THE PROJECT".

HO.CO. 42R1 N 546946.8001 E 1352118.5610  
HO.CO. 42R2 N 547820.2380 E 1351171.5872



VICINITY MAP  
ADC MAP SHEET 19-G1  
SCALE: 1" = 2000'

17. ALL COORDINATES SHOWN HEREON ARE BASED ON NAD 83, THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 42R2 AND NO. 42R1.
18. LANDSCAPING IS DEFERRED TO THE SITE DEVELOPMENT PLAN SUBMISSION. LANDSCAPE DESIGN ALONG THE PROPOSED DRIVEWAY AND ADJACENT PROPERTY BOUNDARY LINE WILL FOLLOW TYPE-A REQUIREMENTS AS PER THE HOWARD COUNTY LANDSCAPE MANUAL AND PER SECT. 16.120(b)(6)(v) OF THE SUBDIVISION REGULATIONS.
19. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1, 2 AND 3, ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
20. LOT SIZES COMPLY WITH SPECIAL PROVISION FOR A MINOR SUBDIVISION WHICH ALLOWS THE MINIMUM LOT SIZE (LOT 1) TO BE REDUCED UP TO 10% FOR LAND DEDICATED TO STREET WIDENING PER SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION REGULATIONS.
21. PROPERTY HAS BEEN CERTIFIED TO BE WITHIN THE METROPOLITAN DISTRICT BY DPW ON OCTOBER, 2004.
22. THE USE-IN-COMMON EASEMENT AND MAINTENANCE AGREEMENT HAS BEEN RECORDED AT LIBER /FOLIO AT THE HOWARD COUNTY LAND RECORDS SIMULTANEOUSLY WITH THE PLAT.
23. THE STORMWATER MANAGEMENT IS PROVIDED BY CONNECTING THE ROOF DRAINS INTO RAINGARDENS TO PROVIDE WQV AND Rev VOLUME, THE WQV FOR PROPOSED DRIVEWAY IS PROVIDED BY A SURFACE DRAIN DITCH THAT DISCHARGES TO AN EXISTING CLOSED DRAINAGE SYSTEM AND GUILFORD ROAD SIDE DITCH.
24. SINCE THE LOT 2 STRUCTURE IS AN EXISTING STRUCTURE, SWM REQUIREMENTS DO NOT APPLY TO THIS LOT.
25. LANDSCAPING FOR LOTS 1 THRU 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
26. \* THE OWNER/DEVELOPER SHALL NOTIFY, IN WRITING, ADJACENT PROPERTY OWNERS AFFECTED BY OFF-SITE ACTIVITIES PRIOR TO GRADING PERMIT APPLICATION.

REVISED  
DEC 22 2008  
DPZ-LAND DEV.

OWNER  
JOAN A. MAHANES  
8691 GUILFORD ROAD  
COLUMBIA MD, 21046  
PHONE: 410-381-3053

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, JOAN A. MAHANES OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY CONSTRUCT AND MAINTAIN SEWER, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS OF WAY, AND THE SPECIFIC EASEMENTS AREAS SHOWN HEREON, (2) THE RIGHTS TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND SEWER EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS OF WAY, WITNESS OUR HANDS THIS DAY OF

JOAN A. MAHANES DATE WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL THE PROPERTY ACQUIRED BY JOAN A. MAHANES FROM CHARLES W. BARNETT AND NADA M. BARNETT BY DEED DATED SEPTEMBER 28, 1987 AND RECORDED IN LIBER 1736 AT FOLIO 498; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED

GARY E. LANE MD. PLS # 574 DATE

RECORDED AS PLAT \_\_\_\_\_ ON \_\_\_\_\_

**MAHANES PROPERTY**  
LOTS 1 THRU 3  
(A MINOR SUBDIVISION OF PARCEL 51)

ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND

PREPARED BY:  
**SURVEY ASSOCIATE #1**  
CONSULTING LAND SURVEYORS AND PLANNERS  
9890 LYON AVENUE, LAUREL, MD 20723  
(301) 206-5470

ZONED: R-12  
TAX MAP: 42  
GRID: 8  
PARCEL: 51  
SCALE: 1"=40'  
DATE: OCTOBER 08, 2008  
DRN. BY: P.K.  
CHKD. BY: G.L.

SHEET  
1  
OF 1