

KC reviewed



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) 12-13-04 TEST TIME _____

AP # 521581
DATE 11/17/04

AGENCY REVIEW: _____

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 UNKNOWN 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) Douglas Connell

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS 3075 Hobbs Road, Glenwood, MD 21738

STREET CITY/TOWN STATE ZIP

APPLICANT AMIR DAHAN

DAYTIME PHONE 301-206-2150 CELL 301-996-3444 FAX 301-206-0018

MAILING ADDRESS 3332 Danmark Drive, Glenwood, MD 21738

STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION Formerly Windsor Farm Estates Lot 3/5

SUBDIVISION/PROPERTY NAME Proposed - DAHAN ESTATES LOT NO. 2

PROPERTY ADDRESS 3045 SE Hobbs Road, Glenwood, MD 21738

STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 14 GRID 29 PARCEL(S) 91 PROPOSED LOT SIZE 3.87 AC

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

SIGNATURE OF APPLICANT

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

AP ①

Str brn
SBK
Trace R_x 3 1/2'

Org L-
SL w.c.s.g.
Trace R_x 6' - 6 1/2'

org brn
S Loan
Trace R_x 10 1/2'

Loam str rd
Min concn
Bottom 12 1/2'

②

Str brn top soil
str brn
Loam 4 1/2'

v.f. SL

③ ④

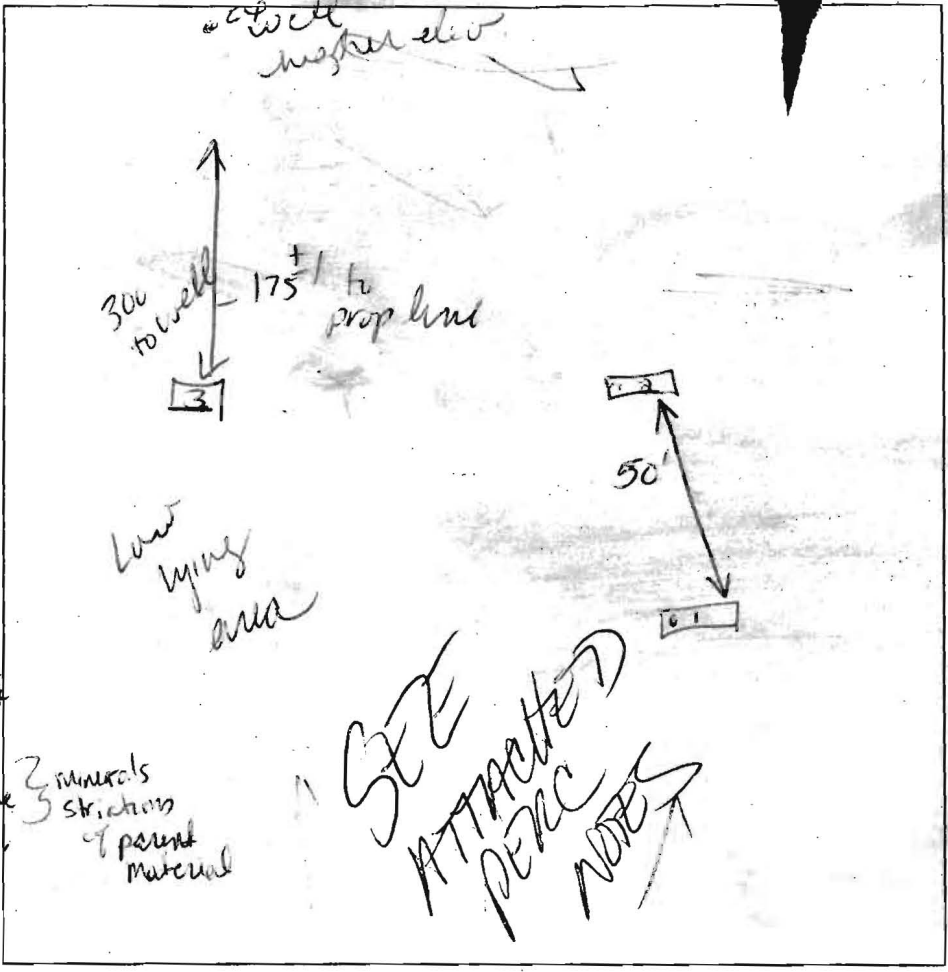
rbm
Loam 2-2 1/2'

Loam
s.g.

Trace
R_x

No Matter

Bottom 1'



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
12-13	①	6'	9:24 ⁰⁰	9:27 ¹⁰	9:32 ⁵⁰	5+	P
	2	5 1/2'	9:43	9:48	9:56	8	P
	3	3'	10:02	10:05	10:09 ^x	4 ^x	P
	④	3 1/2'				4 ^x	P
	⑤	Visual	SCB Hole #2				P

REMARKS _____

SANITARIAN _____ BACKHOE _____ OTHERS _____

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

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



Howard County
Health Department

APPLICATION

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- 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

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- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
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PROPERTY OWNER(S) Douglas Connell

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS 3075 Hobbs Rd Glenwood 21738
STREET CITY/TOWN STATE ZIP

APPLICANT Amir Dahan

DAYTIME PHONE 301-206-2150 CELL 301-996-3444 FAX 301-206-0018

MAILING ADDRESS 3332 Denmark Ln Glenwood MD 21738
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION FORMERLY WINDSOR FARMEST LOT 3/5
SUBDIVISION/PROPERTY NAME PROPOSED DAHAN ESTATES LOT NO. 2

PROPERTY ADDRESS 3045 SE Hobbs Rd Glenwood 21738
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 11 GRID 29 PARCEL(S) 91 PROPOSED LOT SIZE 3.87

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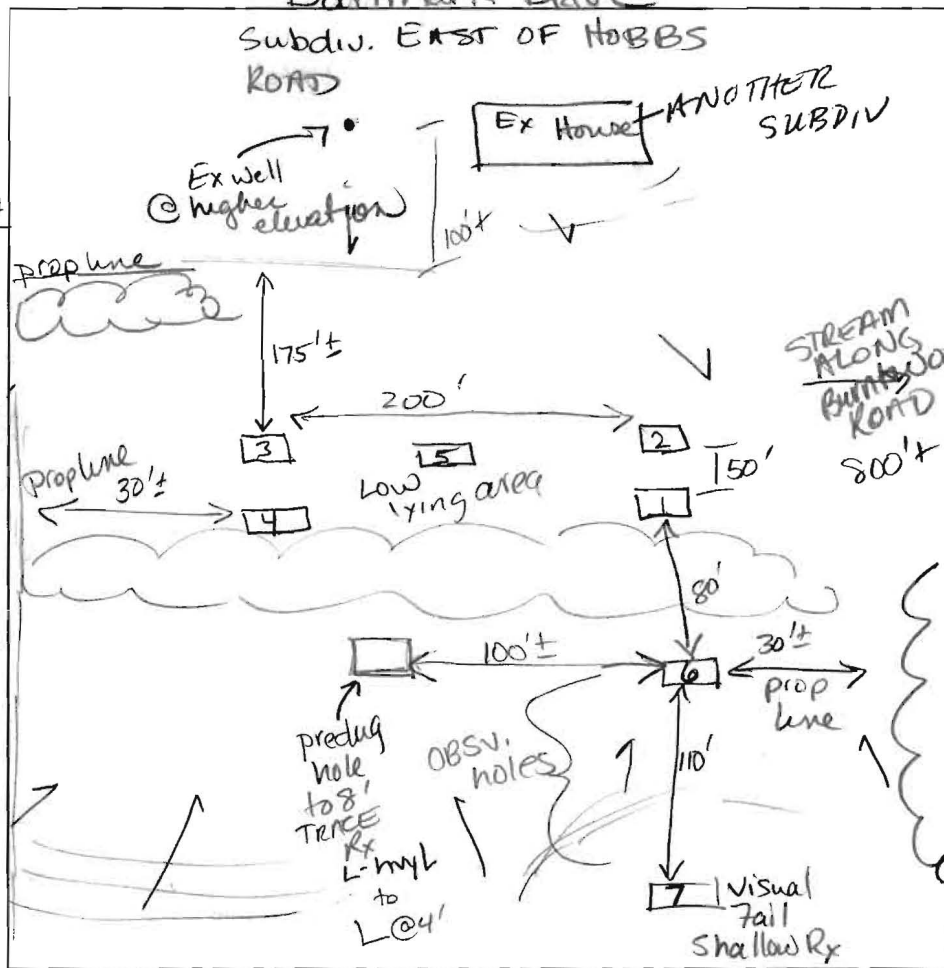
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3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

Danmark Drive

Subdiv. EAST OF HOBBS ROAD



AP ①
 Str brn
 SbK
 hvyl
 Trace Rx
 3'10"⁴
 irreg. boundary
 org L-SL
 w.c. sg.
 Trace Rx
 6-6 1/2
 org brn
 SL
 Trace Rx
 10 1/2
 blue, rd brn, tan
 Mn concretions
 weathered
 Gneiss
 12 1/2
 Bottom

②
 top soil
 dk brn
 10'
 str brn
 Loam
 bluish tan
 decomp
 parent material
 loose soil, struct.
 seen in profile
 4 1/2
 tan, brn
 SL
 (v.f. nes)
 10'
 tan, lt brn
 s.g. Loam
 Bottom
 13 1/2

③④⑤
 rd brn,
 brn
 Loam
 2-2 1/2
 wk rd brn,
 org brn
 s.g. SL
 loose
 trace Rx
 Bottom
 12'

Holes
 not
 TRIANGULAR
 ⑥ - PASSED
 Poured
 H₂O
 @ 9'
 ON S
 wall (strong)
 @ 12' hard
 N wall
 40% rock
 + soil
 perc rate
 acceptable

⑦
 Shallow
 mini boulders/
 stony
 Fails
 55%+
 Rx

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	②	5' 1/2 M	9:43	9:48	9:56	8	P
	③	3' 5"	10:02	10:05	10:09	4'	P
	④	3 1/2 S	10:12	10:15	10:19	4'	P
	⑤	Visual	OK				P
H ₂ O MOTTLES NOT SEEN IN PROFILE							
- Prop. lines staked as well							
- Holes dug on stake							
- WELL DRAINATED SOILS							

- PROPOSED SDA (and) IN Broad convergent Subale - NOT ACCEPTABLE
 REMARKS Newly proposed SDA 175' from Rear lot line OK
 SANITARIAN Kace BACKHOE _____ OTHERS Amir
 TEST HOLES USED IN SDA 1-5 AVG. PERC TIME 6 SQ. FT/BR 180'
 TRENCH WIDTH 3 INLET DEPTH 3 MAX. BOT DEPTH 5 EFFECTIVE SW 2'



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PROPERTY OWNER(S) _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

APPLICANT _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME _____ LOT NO. _____

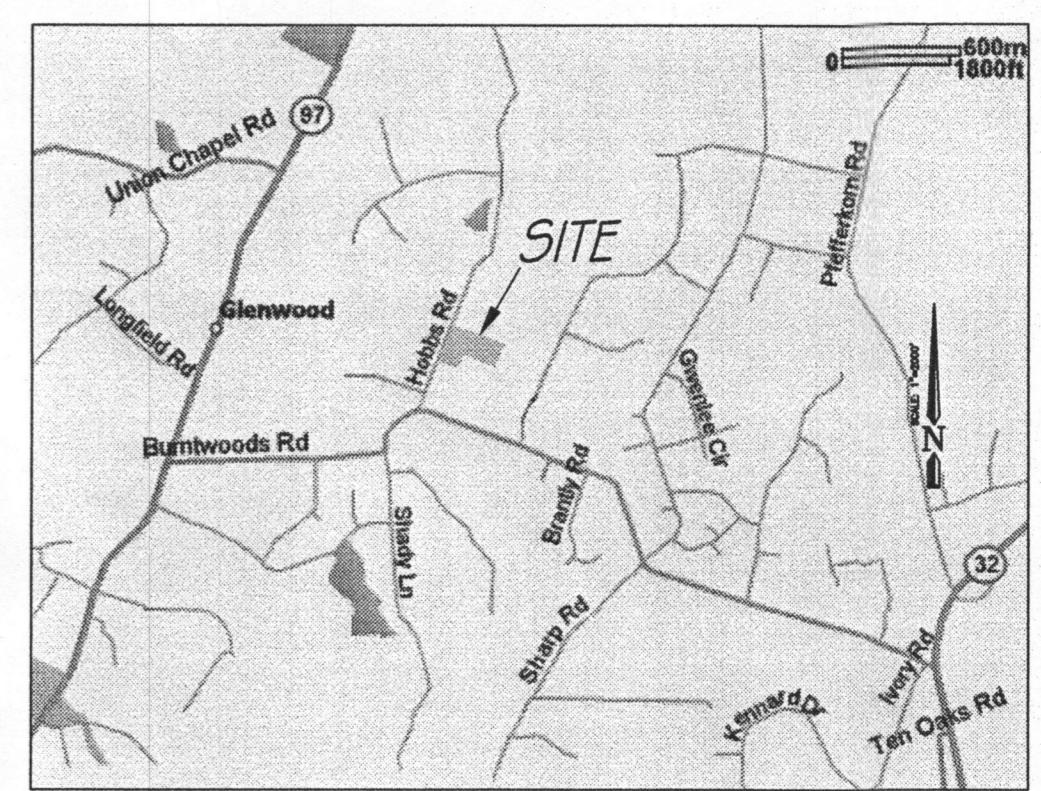
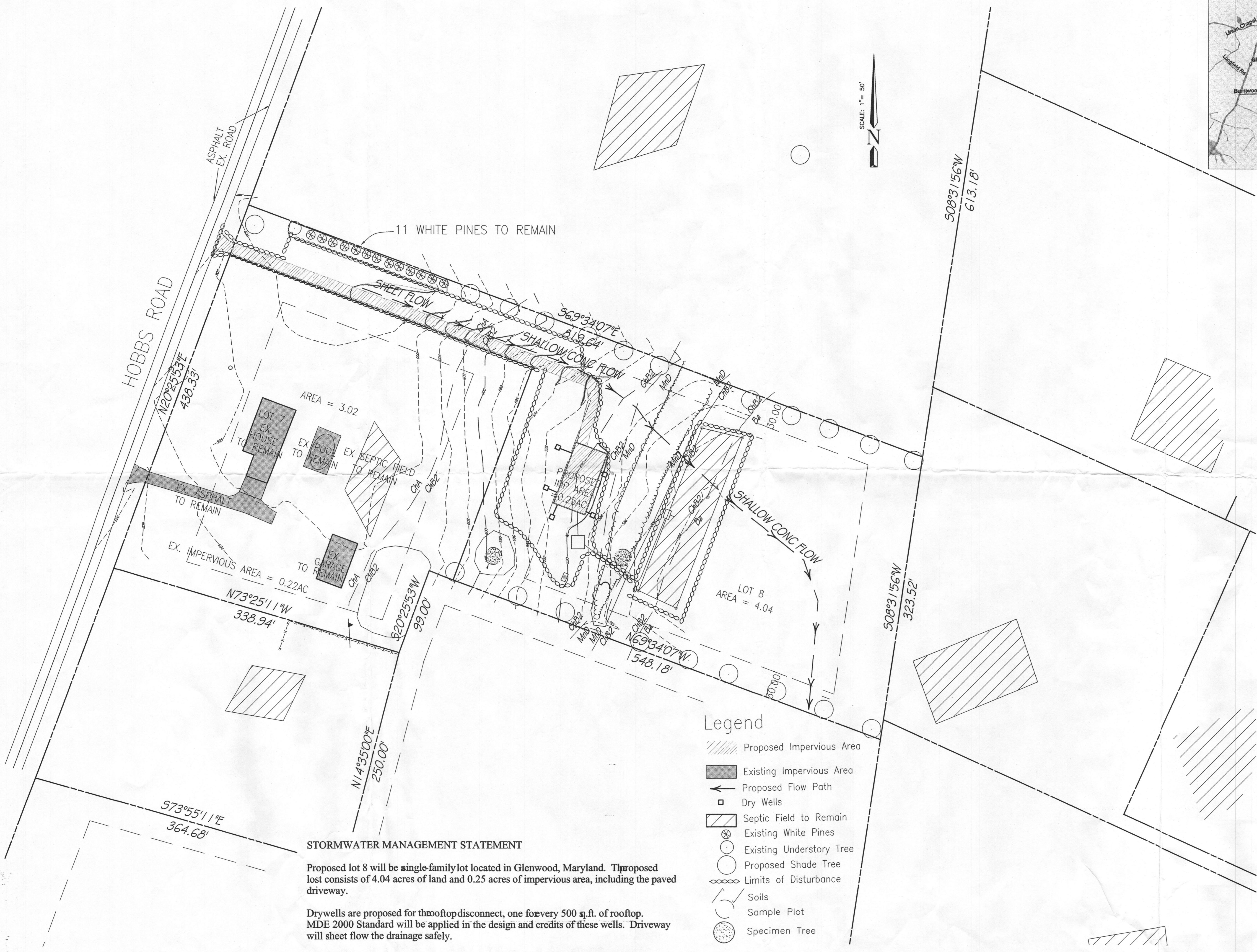
PROPERTY ADDRESS _____
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) _____ GRID _____ PARCEL(S) _____ PROPOSED LOT SIZE _____

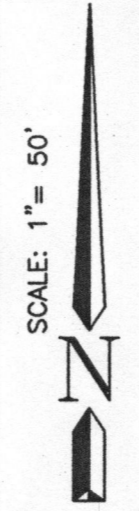
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HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH



VICINITY MAP
SCALE 1" = 2000'



- Legend**
- Proposed Impervious Area
 - Existing Impervious Area
 - Proposed Flow Path
 - Dry Wells
 - Septic Field to Remain
 - Existing White Pines
 - Existing Understory Tree
 - Proposed Shade Tree
 - Limits of Disturbance
 - Soils
 - Sample Plot
 - Specimen Tree

STORMWATER MANAGEMENT STATEMENT

Proposed lot 8 will be a single-family lot located in Glenwood, Maryland. The proposed lot consists of 4.04 acres of land and 0.25 acres of impervious area, including the paved driveway.

Drywells are proposed for rooftop disconnect, one for every 500 sq. ft. of rooftop. MDE 2000 Standard will be applied in the design and credits of these wells. Driveway will sheet flow the drainage safely.

No Channel Protection Volume (CPv) is required, since the one year peak discharge is 1.0 cfs and less than 2.0 cfs.

Amaro Davila & Associates
CONSULTING ENGINEERS
P.O. BOX 255
SPENCERTVILLE, MARYLAND 20686
(301) 996-8659 Fax (301) 979-4313



STORMWATER MANAGEMENT CONCEPT PLAN
RESUBDIVISION OF WINDSOR FARM ESTATES
LOTS 7 AND 8 (RESUBDIVISION OF LOT 5)
HOWARD COUNTY

Revised
DEC - 8 2005
DPZ - Land Dev



CLIENT:	AMIR DAHAN 3333 DANMARK DRIVE GLENWOOD, MD 20626 (301) 996-6944
DESIGNER:	ADA
DRAWN:	
APPROVED:	
DATE:	07/04
SCALE:	1" = 80'
SHEET:	1
OF:	1
FILE NO.:	

Dear Subdivision Review Committee:

Plat

1. Note 6 removed and general notes have been renumbered.
2. Typeover has been removed in note 15.
3. Note 16 corrected.
4. Landscape surety noted has been added.
5. Purpose note has been added
6. The note has been added.
7. Title block updated
8. 30' BRL removed and 60' BRL dimensioned.
9. Surveyor's certificate updated. Douglass Conelle is the owner.
10. Center of Hobbs Road labeled.

Revised

DEC 8 2005

DPZ - Land Dev

Landscape/ Supplemental Plan

1. General Notes, Tax Map, Parcel Number and numbers to each perimeter added
2. Landscape schedule A and Plant List added
3. Addition perimeter landscaping has been added
4. BRL lines labeled and dimensioned.

Forest Conservation Plan:

1. Note added.
2. Afforestation areas, signage removed
3. Sheet 2 removed.

Development Engineering Division

Checklist

I.13 Surveyors Certificate is updated

I.16 Hobbs Road is labeled as local road

II.1 L.22/F.337 & L.1619/F.629 is enclosed

III.4 stopping sight distance profile is provided

Real Estate Service Comments:

1. Douglass Conelle owns the property. Surveyor's Certificate is updated
2. Forest Conservation easements are not allowed on lots less than 10 acres. No easements on plat.

General Comments:

1. Title block revised
2. Line added for signature for Chief
3. General notes updated
4. Afforestation is not required per comment #2 by the division of land development

If you have any questions or comments please call me at 202-262-5264

Best regards,

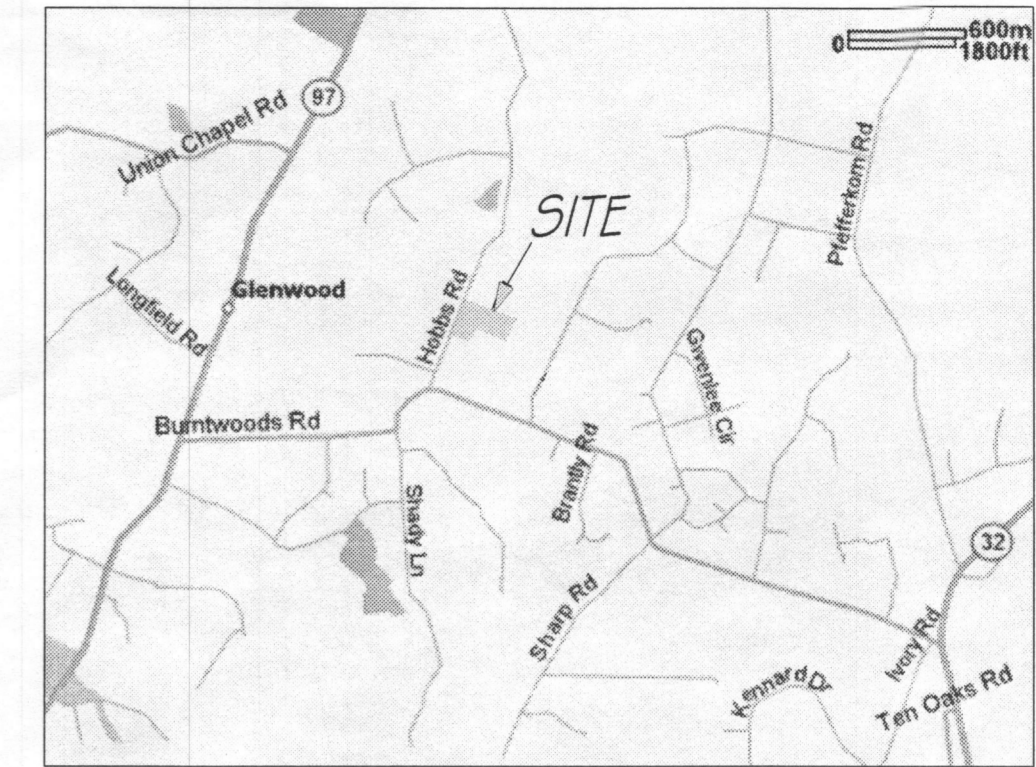


Shawn Jang

Revised

DEC 8 2005

DPZ - Land Dev



VICINITY MAP

- GENERAL NOTES:
1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAMETRIC MAPS AND FIELD VERIFICATIONS
 2. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A DEED PLOTTING.
 3. ALL EXISTING WELLS AND SEPTIC AREAS WITHIN 100' OF THE SITE HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
 4. WELL TO BE DRILLED PRIOR TO SUBMITTAL OF FINAL PLAT FOR SIGNATURE.
 5. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

LEGEND
 PASSED PERC HOLES (#1-5)

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

BRIAN K. DAVILLA _____ DATE _____

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS

 COUNTY HEALTH OFFICER DATE _____

Amaro Davila & Associates
 CONSULTING ENGINEERS
 P.O. BOX 255
 SPENCERVILLE, MARYLAND 20688
 (301)996-8559 Fax(301)979-4313



WELL AND SEPTIC PLAN
DAHAN ESTATES (FORMERLY WINDSOR FARM ESTATES)
 LOTS 7 AND 8 (RESUBDIVISION OF LOT 5)
 HOWARD COUNTY

CLIENT: AMR DAHAN
 332 DANMARK DRIVE
 GLENWOOD, MD 21788
 (301) 996-5444

DESIGN	ADA
DRAWN	
APPROVED	
DATE	11/04
SCALE	1" = 50'

SHEET	1
OF	1
FILE NO:	

AREA TABULATION

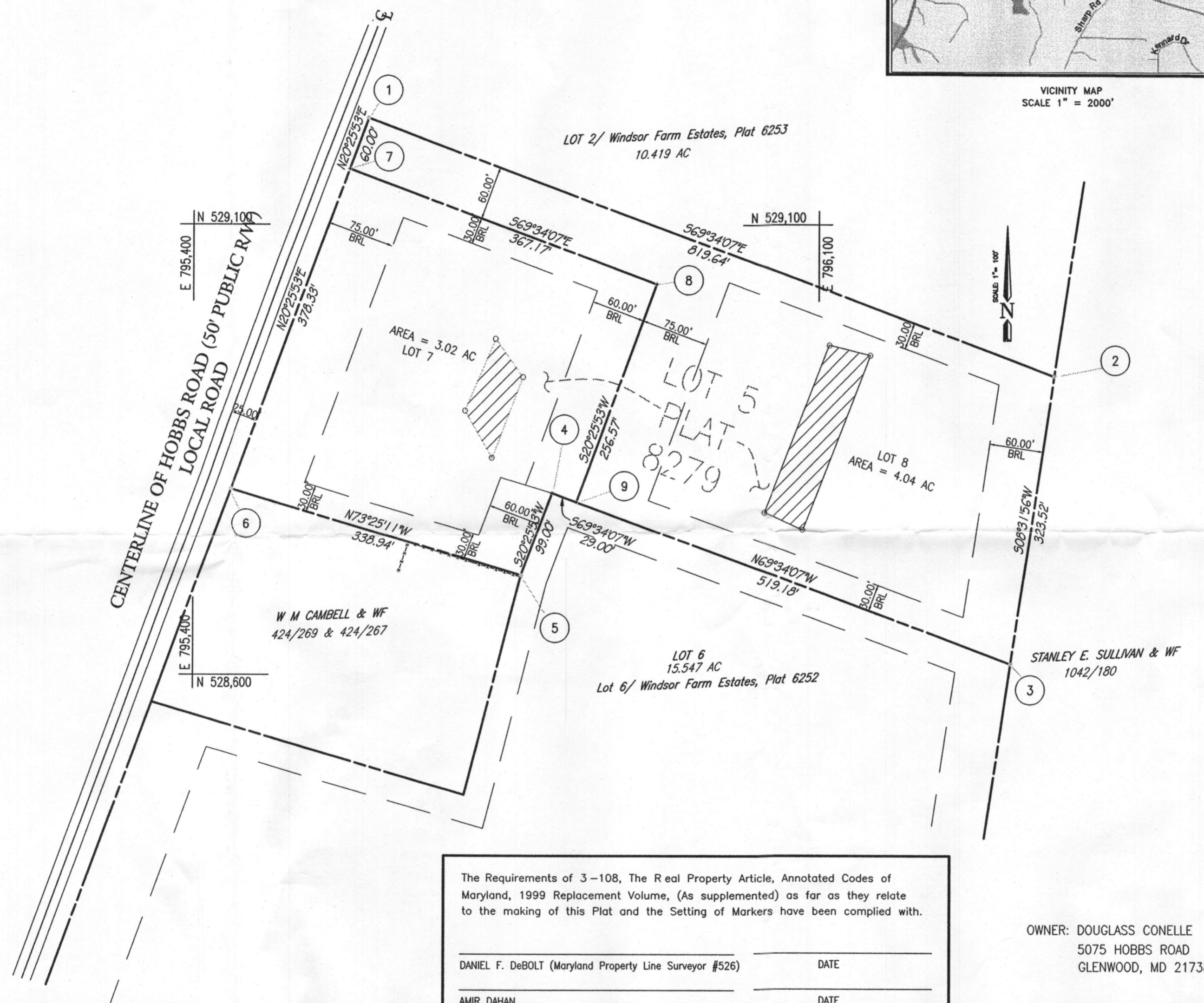
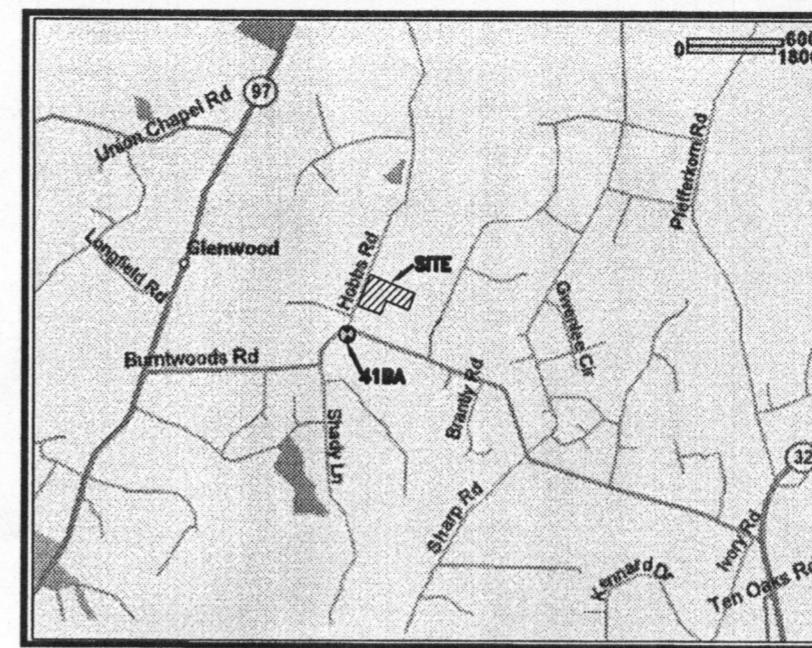
TOTAL NUMBER OF LOTS TO BE RECORDED: 2
 TOTAL AREA OF LOTS TO BE RECORDED: 7.060 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: 0
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: 0
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.060 AC

COORDINATE TABLE

POINT	NORTHING	EASTING
1	529305.5350	795655.9190
2	529019.4130	796423.9910
3	528612.2632	796315.4781
4	528803.6249	795801.7836
5	528798.0650	795827.7401
6	528894.7800	795502.9050
7	529162.1016	795574.4551
8	529033.9291	795918.5235
9	528793.5014	795828.9593

Reservation of Public Utility and Forest Conservation Easement

"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 lots 7 & 8, 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."



The Requirements of 3-108, The Real Property Article, Annotated Codes 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.

DANIEL F. DeBOLT (Maryland Property Line Surveyor #526) _____ DATE _____
 AMIR DAHAN _____ DATE _____

OWNER: DOUGLASS CONELLE
 5075 HOBBS ROAD
 GLENWOOD, MD 21738

GENERAL NOTES:

- Subject property zoned RRDEO per the 2-2-04 Comprehensive Zoning Plan
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 41BA Denotes approximate location (see location map).
 Sta. 41BA Northing = 528257.8904 Easting = 795209.2749
- Denotes iron pipe found
- Denotes rebar and cap set
- BRL Denotes Building Restriction Line
- This area designated a private sewage easement of approximately 10,000 sq. ft. as required by the Maryland State Department of Health and Mental Hygiene for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available and servicing any residential structures constructed on these building sites. These easements shall become null and void upon connection to a public sewage system. The county Health Officer shall have the authority to grant variances for encroachments into the private sewer easement. Recordation of a modified sewage easement shall not be necessary.
- All percolation tests holes shown hereon have been field located and shown as (o)
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag of pipestem and the road right-of-way line, and not onto the flag or pipestem lot driveway.
- This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2005 by Charles P. Johnson and Associates, Inc. All lot areas are more or less (+/-)
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 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 15% 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 surface.
 - Structure clearances - minimum 12 feet
 Maintanances - sufficient to ensure all weather
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Existing Dwelling on lot No 7 to remain. No New buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations.
- 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 of 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 permits.
- There are no wetlands, streams, floodplains and buffers on this property.
- Forest conservation obligations in accordance with Section 16.1202 of the Howard County Code and Forest Conservation shall be fulfilled by the payment of a fee-in-lieu of 0.99 acres of required Afforestation to the forest conservation fund in the amount of \$21,562.20 on lot 8. Lot 7 is exempt since it has an existing house to remain. Previous DPZ File Nos.: F 85-153, F 89-08
- The Purpose of This Plat is to Resubdivide Existing Lot 5 of the Windsor Farm Estates, Plat No. 8279, Into New Lots 7 and 8.
- Perimeter landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual shall be fulfilled by planting of ____ shade trees on Lot 8. Surety in the amount of \$ ____ shall be posed with the grading permit for Lot 8. Lot 8 is exempt since it contains an existing house which is to remain.
- A fee-in-lieu of open space in the amount of \$1,500.00 has been provided for this subdivision.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	_____ DATE _____
CHIEF, DEPARTMENT OF LAND DEVELOPMENT	_____ DATE _____
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	_____ DATE _____
HOWARD COUNTY HEALTH OFFICER	_____ DATE _____
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	_____ DATE _____
CHIEF, DEVELOPMENT ENGINEERING DIVISION	_____ DATE _____
PLANNING DIRECTOR	_____ DATE _____

OWNER'S CERTIFICATE

I, Douglass Conelle, owner of the property shown and described heron, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, 1) the rights to lay, construct and maintain sewers, drain, water pipes and other municipal utilities and services, in and under all roads and street rights-of-ways 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 waterway 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 erected on or over the said easements and rights-of-ways.

Witness my/our hands this _____ day of _____

 WITNESS

 DOUGLASS CONELLE

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of all the lands conveyed by James Franklin Jackson and Eleanor G. Jackson to Douglas P. Connell and Evelyn J. Connell by deed dated 03-11-87 and recorded in the land records of Howard County in liber 1619, folio 629. All monuments are in place.

DATE: 12/05/05

Daniel F. DeBolt
 REGISTERED PROPERTY LINE SURVEYOR
 MD. REG. No. 526

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

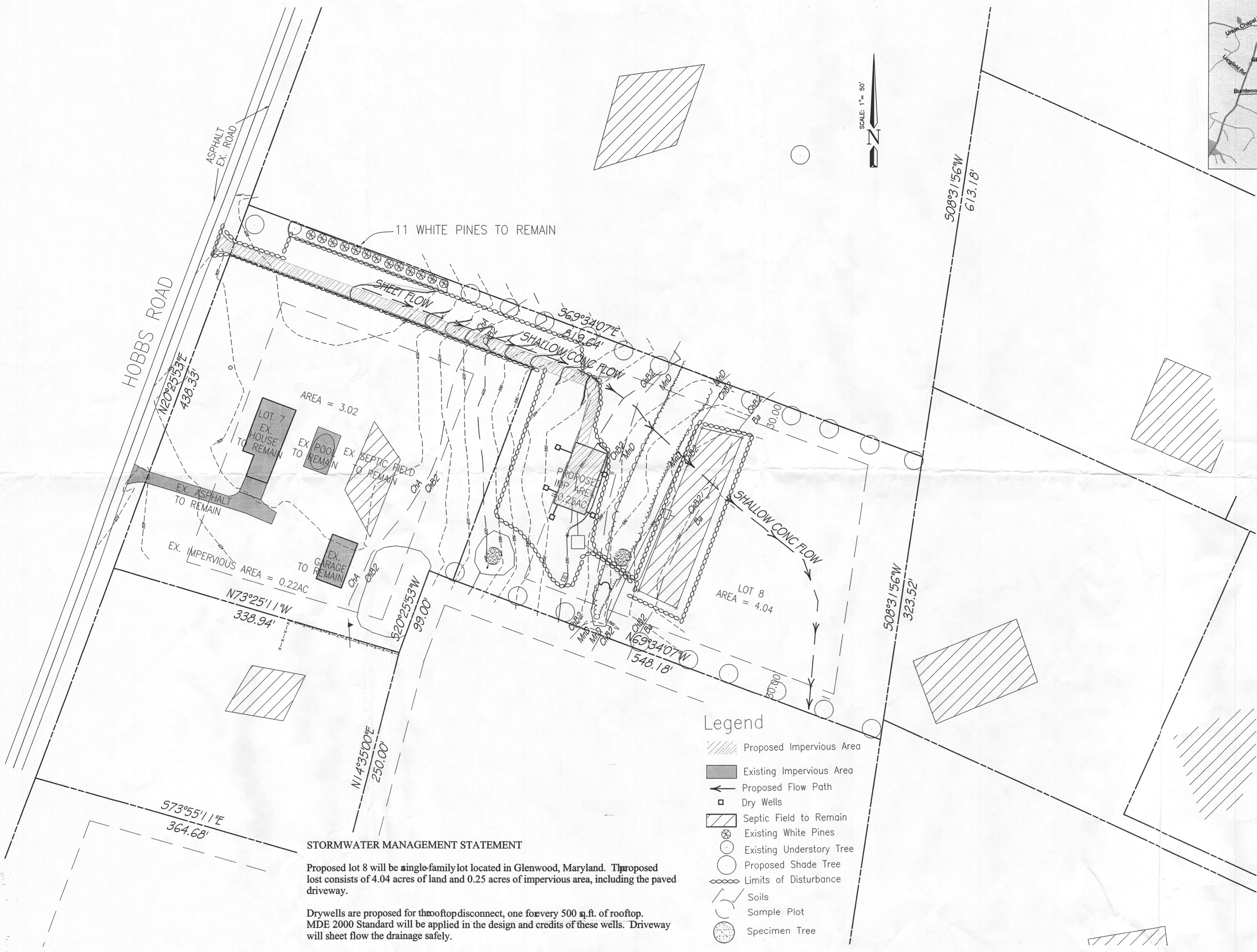
WINDSOR FARM ESTATES

LOTS 7 AND 8 A RESUBDIVISION OF LOT 5, PLAT 8279
 FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MD

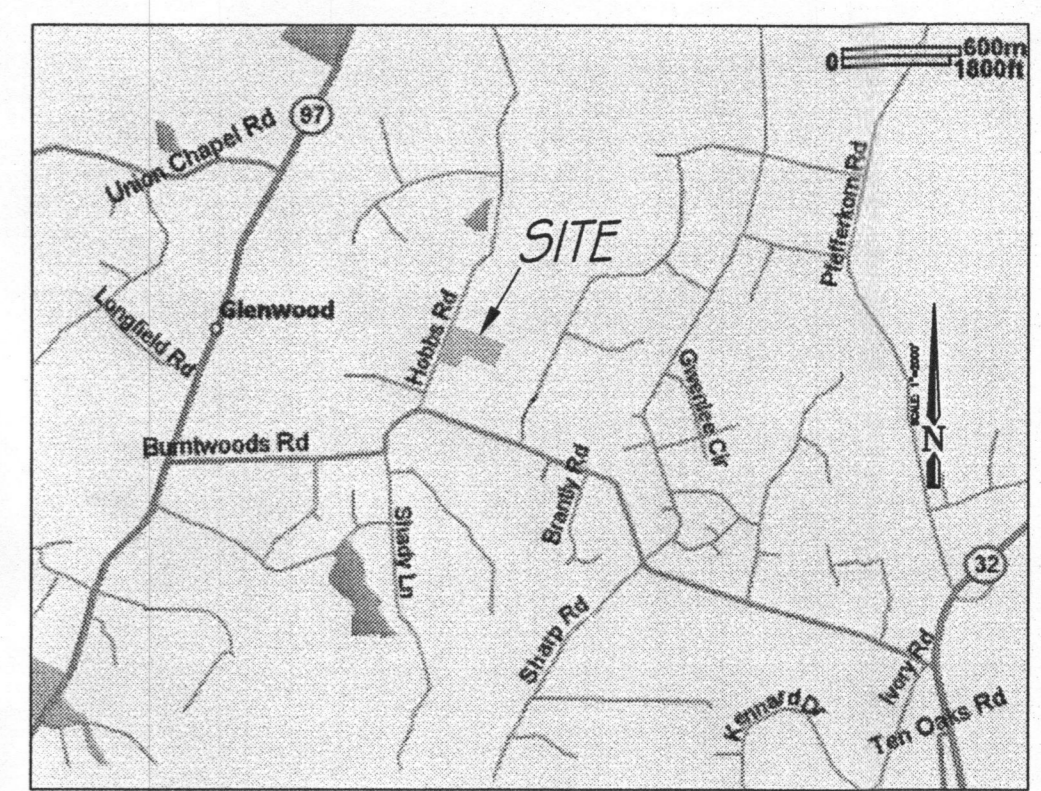
MAY, 2005 SCALE: 1"=100'

Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
 Phone: (301) 434-7070 E-mail: sjango@cpja.com Fax: (301) 434-9994
 FREDERICK, MD FAIRFAX, VA

TAX MAP NO. 14
 PARCEL 91



SCALE: 1" = 50'



VICINITY MAP
SCALE 1" = 2000'

- Legend**
- Proposed Impervious Area
 - Existing Impervious Area
 - Proposed Flow Path
 - Dry Wells
 - Septic Field to Remain
 - Existing White Pines
 - Existing Understory Tree
 - Proposed Shade Tree
 - Limits of Disturbance
 - Soils
 - Sample Plot
 - Specimen Tree

STORMWATER MANAGEMENT STATEMENT

Proposed lot 8 will be a single-family lot located in Glenwood, Maryland. The proposed lot consists of 4.04 acres of land and 0.25 acres of impervious area, including the paved driveway.

Drywells are proposed for rooftop disconnect, one for every 500 sq. ft. of rooftop. MDE 2000 Standard will be applied in the design and credits of these wells. Driveway will sheet flow the drainage safely.

No Channel Protection Volume (CPv) is required, since the one year peak discharge is 1.0 cfs and less than 2.0 cfs.

Revised
DEC - 8 2005
DPZ - Land Dev



Amaro Davila & Associates
CONSULTING ENGINEERS
P.O. BOX 255
SPENCERTVILLE, MARYLAND 20686
(301) 996-8659 Fax (301) 979-4313



STORMWATER MANAGEMENT CONCEPT PLAN
RESUBDIVISION OF WINDSOR FARM ESTATES
LOTS 7 AND 8 (RESUBDIVISION OF LOT 5)
HOWARD COUNTY

CLIENT: AMARO DAVILA & ASSOCIATES
3333 DANMARK DRIVE
GLENWOOD, MD 20626
(301) 996-8659

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AMARO DAVILA & ASSOCIATES, INC.
ALL RIGHTS RESERVED. UNAUTHORIZED USE
OR REPRODUCTION IS PROHIBITED.

DESIGNER	ADA	DATE	07/04	SCALE	1" = 50'
DRAWN					
APPROVED					
SHEET	1				
OF	1				
FILE NO:					

AREA TABULATION

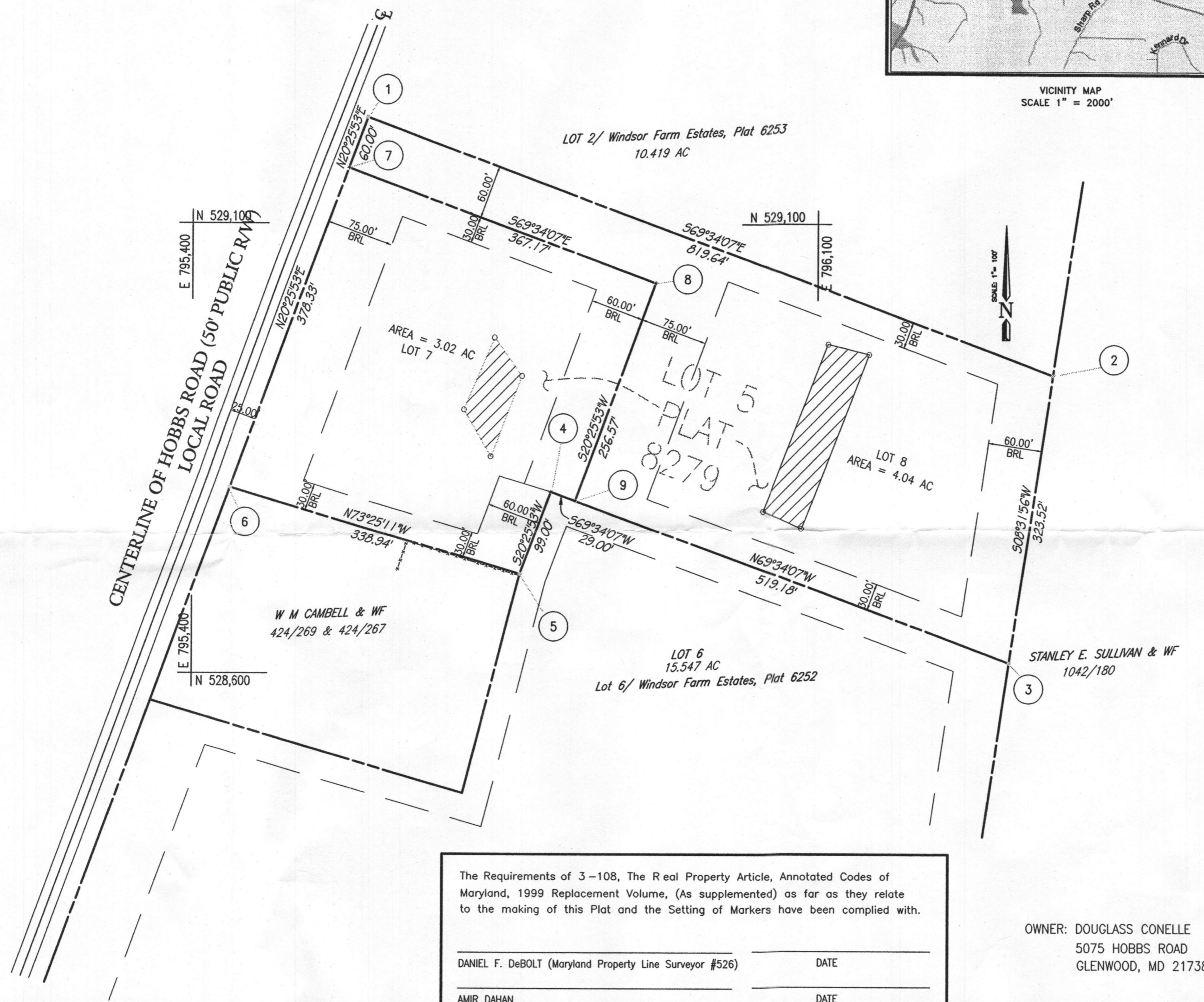
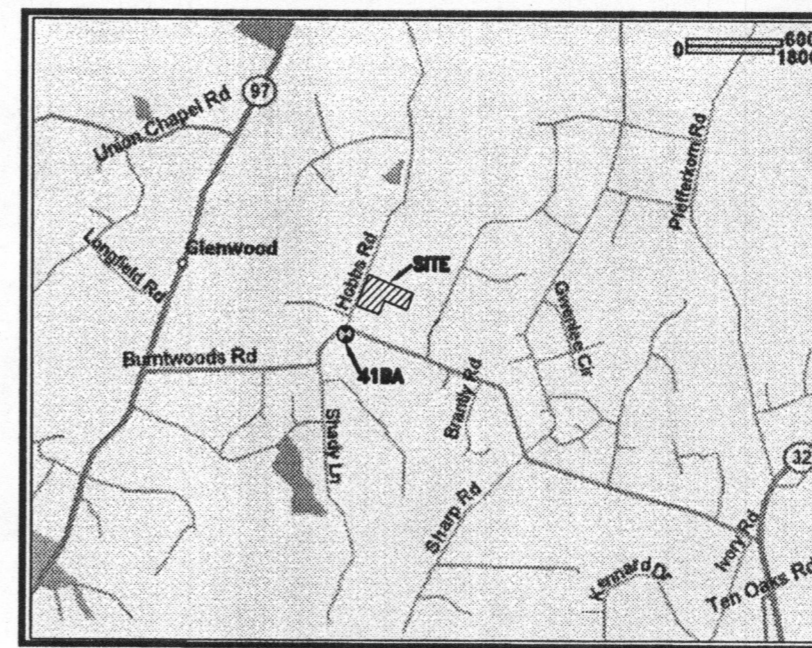
TOTAL NUMBER OF LOTS TO BE RECORDED: 2
 TOTAL AREA OF LOTS TO BE RECORDED: 7.060 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: 0
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: 0
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.060 AC

COORDINATE TABLE

POINT	NORTHING	EASTING
1	529305.5350	795655.9190
2	529019.4130	796423.9910
3	528612.2632	796315.4781
4	528803.6249	795801.7836
5	528798.0650	795827.7401
6	528894.7800	795502.9050
7	529162.1016	795574.4551
8	529033.9291	795918.5235
9	528793.5014	795828.9593

Reservation of Public Utility and Forest Conservation Easement

"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 lots 7 & 8, 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."



The Requirements of 3-108, The Real Property Article, Annotated Codes 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.

 DANIEL F. DeBOLT (Maryland Property Line Surveyor #526) DATE _____
 AMIR DAHAN DATE _____

OWNER: DOUGLASS CONELLE
 5075 HOBBS ROAD
 GLENWOOD, MD 21738

GENERAL NOTES:

- 1) Subject property zoned RRDEO per the 2-2-04 Comprehensive Zoning Plan
- 2) Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 41BA Denotes approximate location (see location map).
 Sta. 41BA Northing = 528257.8904 Easting = 795209.2749
- 3) ● Denotes iron pipe found
- 4) ○ Denotes rebar and cap set
- 5) BRL Denotes Building Restriction Line
- 6) [Hatched Area] This area designated a private sewage easement of approximately 10,000 sq. ft. as required by the Maryland State Department of Health and Mental Hygiene for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available and servicing any residential structures constructed on these building sites. These easements shall become null and void upon connection to a public sewage system. The county Health Officer shall have the authority to grant variances for encroachments into the private sewer easement. Recordation of a modified sewage easement shall not be necessary.
- 7) All percolation tests holes shown hereon have been field located and shown as (o)
- 8) For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line, and not onto the flag or pipestem lot driveway.
- 9) This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2005 by Charles P. Johnson and Associates, Inc. All lot areas are more or less (+/-)
- 10) Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - A) Width - 12 feet (14 feet serving more than one residence)
 - B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum).
 - C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius.
 - D) Structures (culverts/bridges) - 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 surface.
 - F) Structure clearances - minimum 12 feet
 - Maintenances - sufficient to ensure all weather
- 11) Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- 12) Existing Dwelling on lot No 7 to remain. No New buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations.
- 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 of 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 permits.
- 14) There are no wetlands, streams, floodplains and buffers on this property.
- 15) Forest conservation obligations in accordance with Section 16.1202 of the Howard County Code and Forest Conservation shall be fulfilled by the payment of a fee-in-lieu of 0.99 acres of required Afforestation to the forest conservation fund in the amount of \$21,562.20 on lot 8. Lot 7 is exempt since it has an existing house to remain. Previous DPZ File Nos.: F 85-153, F 89-08
- 16) The Purpose of This Plat is to Resubdivide Existing Lot 5 of the Windsor Farm Estates, Plat No. 8279, Into New Lots 7 and 8.
- 17) Perimeter landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual shall be fulfilled by planting of ____ shade trees on Lot 8. Surety in the amount of \$ ____ shall be posed with the grading permit for Lot 8. Lot & is exempt since it contains an existing house which is to remain.
- 18) A fee-in-lieu of open space in the amount of \$1,500.00 has been provided for this subdivision.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

 CHIEF, DEPARTMENT OF LAND DEVELOPMENT DATE _____

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

 HOWARD COUNTY HEALTH OFFICER DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

 PLANNING DIRECTOR DATE _____

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TAX MAP NO. 14
 PARCEL 91