

10/2/91 CALLED  
ASAP LATE  
10:25 A.M.  
1:20 P.M.  
10/3/91 CANCELLED  
10/7/91 ANYTIME  
BAPC.B.S.  
WEATHER

File  
10/2 O.P.C.O.  
C.B.V.

# PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
461-9933

02-238594

INDEXED

P 47257

A REPAIR

DISTRICT

DATE 4/25/91

DATE SYSTEM APPROVED 10/2/91

INSPECTOR C.B.V.

Roland Barth

IS PERMITTED TO INSTALL ALTER ☒

ADDRESS 9584 Clarksville Pike, Ellicott City, Maryland PHONE 730-8495

SUBDIVISION LOT ROAD 9780 Old Annapolis Road

PROPERTY OWNER Lowell Rau  
ADDRESS 9780 Old Annapolis Road  
Ellicott City, Maryland

SEPTIC TANK CAPACITY 1000 GALLONS

NUMBER OF BEDROOMS 3

125 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 75'

REPAIR - PURPOSE - SEPTIC SYSTEM HAS STARTED TO FAIL.

Call for inspection when ground is opened so sanitarian can recommend repair.

P.M. 10/2/91 (1) New line from septic tank to need  
distribution box; (2) 75' of trench; 2' wide; 7 1/2' deep  
under 2' 5" of stone under pipe; ok to continue  
as shown on back (C.B.V. for)

PLANS APPROVED BY [redacted] / Craig Williams ir DATE 6/04/91

COVER NO WORK UNTIL INSPECTED AND APPROVED

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

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 8 INCHES IN DIAMETER CAST IRON, CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET, MANHOLE TO GRADE REQUIRED

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

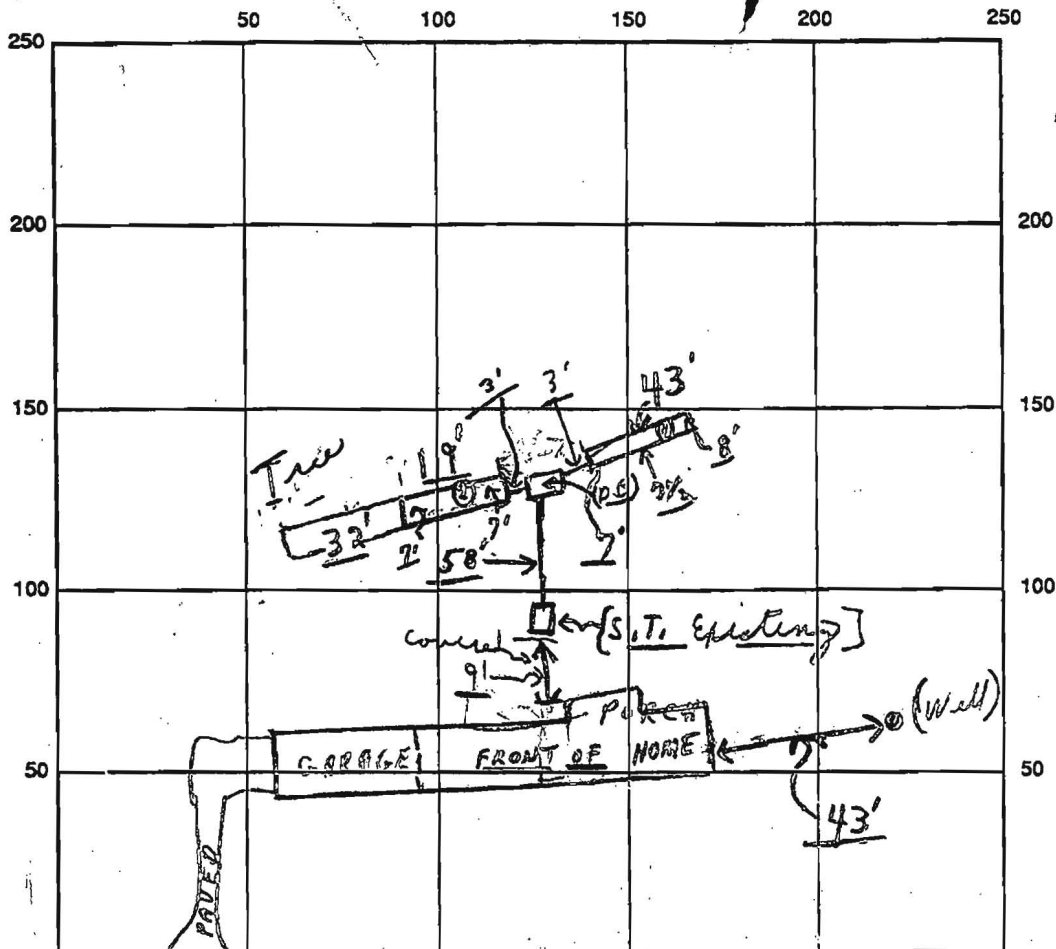
INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT

EDG PERMIT SIG  
AND RETURNED 1/9/92

Serial # 40765

enlarge existing  
paved

P47257



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

SEPTIC TANK LEVEL OK Existing Old Annapolis Road S.T.  
CLEANOUTS OK

DISTRIBUTION BOX LEVEL OK (Baffle is in)

DRAIN FIELD/TITLE DEPTH 7 1/2' FT. 2' FT. TRENCH WIDTH 2 FT. INLET DEPTH 2 FT.

EFFECTIVE GRAVEL DEPTH 5' FT. TOTAL LENGTH 75' FT.

NUMBER OF TRENCHES 2 ONE SIDEWALL/BOTTOM AREA 375 SQ. FT.

DRYWALL INSIDE DIAMETER      FT. EFFECTIVE DEPTH BELOW INLET      FT.

ABSORBENT AREA 375 SQ. FT.

REMARKS: P.M. 10/2/91 New septic tank not installed,  
man line to be installed from Septic Tank to  
new distribution box and to trenches; ok to put  
stones in trenches and last 13' of (2) trench; poured.  
10/3 No inspection - bad weather, C.B.S. 10/7/91 A.M. Final - ok to cover  
all work.

DATE SYSTEM APPROVED 10/7/91 INSPECTOR Charles, Bryan, Throck

9780  
Old Annap Rd

HOWARD COUNTY HEALTH DEPARTMENT  
Completed Septic System

P. 47257 Repair  
DATE 6/25/91

LOCATION	<u>9780 Old Annapolis</u>	APPLICATION	
		HOLD	
		APPROVED	<u>1</u>
		REJECTED	<u>1</u>
LOT		INSTALLATION	
APPLICANT	<u>Coland Barth</u>	HOLD	
OWNER	<u>Jewell Row</u>	APPROVED	<u>1</u>
PERMITTEE	<u>Coland Barth</u>	APPROVED	
		DATE	<u>10/7/91</u>



Howard County  
Health Department

7178 Columbia Gateway Drive, Columbia MD 21046

(410) 313-2640

Fax (410) 313-2648

TDD (410) 313-2323

Toll Free 1-866-313-6300

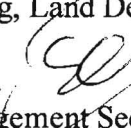
website: [www.hchealth.org](http://www.hchealth.org)

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Penny E. Borenstein, 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: December 19, 2006

RE: File Number: SP-07-006  
Title: Rau Property, Lots 1-5  
Map 30, Grid 3, Parcel 112 (P/O Lots 5 & 6)

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According to public tax records, the primary structure on this parcel was built in 1958. Public utility records show no connections. Health Department records show a septic repair was completed in the back yard in 1991.

If your property is located within the metropolitan district, the proposed lots and existing dwellings are require to connect to the County's public water and sewer systems. This connection of the existing dwelling is required prior to submission of originals for signature. Also, documentation of proper abandonment/sealing of the well (by a licensed well driller) and the septic system needs to be submitted.

C: File



**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
Division of Land Development

DATE: 11-20-06DPZ File No. 5P-07-006**Department of Planning and Zoning**

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

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

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

RE: Ran Property Lots 1-5 a subdivision lots 5+6

ENCLOSED FOR YOUR → ☐ Signature Approval  
 THE ENCLOSED → ☐ Original

☒ Review & Comments  
☐ Files Gwynn  
☐ Pre-Packaged Plan Set Dev.

**Plans****# of Sheets**

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

**Applications**

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

**Supplemental Documents**

☒ 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

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

Recorded  
 On 11-20-06

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

SRC/Comments Due By: 12-21-06

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

DPZ STAFF INITIALS MPD



SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN AND LANDSCAPE PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	STORMWATER MANAGEMENT - DRAINAGE AREA MAP & SOILS MAP
5	STORMWATER MANAGEMENT - RAIN GARDEN DETAILS

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	24,637 Sq.ft.	2,137 Sq.ft.	22,500 Sq.ft.
3	25,376 Sq.ft.	2,076 Sq.ft.	22,500 Sq.ft.
4	26,099 Sq.ft.	3,599 Sq.ft.	22,500 Sq.ft.
5	26,805 Sq.ft.	4,304 Sq.ft.	22,501 Sq.ft.

**TAX MAP NO. 30   GRID No. 3   PARCEL No. 112**

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
400	576510.000	334695.0000	400	157520.602227	412918.064310
401	576512.0665	3347400.0438	401	157521.229314	412931.399204
402	576981.3341	3359437.3351	402	159813.059887	413138.156525
403	57676.1391	3353819.7602	403	175962.677210	413121.222095
404	576993.1345	3357532.0692	404	159689.686791	413118.232998
405	576693.1447	334595.6443	405	157576.422069	412880.570179
406	576691.3646	334591.1274	406	157575.879491	412880.201431

THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATION AMENDMENTS ATTENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.

2. SUBJECT PROPERTY ZONED R-20 PER THE 2004 ZONING REGULATIONS.

3. AREA GROSS AREA OF TRACT = 3.831 AC.\*

4. B. AREA OF 25% OR GREATER SLOPES = 0.00 AC.\*

5. C. AREA OF ROAD RIGHT OF WAY = 0.016 AC.\*

NET AREA OF TRACT = 3.831 AC.\*

4. AREA OF PROPOSED BUILDABLE LOTS = 3.793 AC.\*

5. NUMBER OF LOTS PROPOSED:

BUILDABLE = 5; 4 PROPOSED AND 1 EX. DWELLING TO REMAIN.

6. PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.

7. SOILS INFORMATION TAKEN FROM SOIL MAP NO. 16, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.

8. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY SHANABEEGER & LANE DATED APRIL 2005.

9. TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY BY FISHER COLLINS AND CARTER INC DATED DATED JULY 2006.

10. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE CRITERIA CONTAINED IN THE 2000 HANDBOOK FOR STORMWATER DESIGN MANUAL. VOLUMES I & II, CHAPTER 5 "STORMWATER CREDITS" FOR INNOVATIVE SITE DESIGN. MINIMUM MAX AND REV WILL BE PROVIDED AND MAINTAINED BY UTILIZING THE CRITERIA LISTED IN SECTION 5.2 "DISCONNECTION OF ROOFTOP RUNOFF CREDIT"; SECTION 6.3 "DISCONNECTION OF NON ROOFTOP RUNOFF CREDIT". THE CRITERIA LISTED IN APPENDIX C2 SECTION C2.4.1 "DISCONTINUITY SYSTEM;" QWS WAS NOT REQUIRED BECAUSE THE 1 YEAR STORM IS LESS THAN THE 2.0c4c+1 mandated BY THE APPROVED DESIGN MANUAL.

11. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARIS GROUP, DATED NOVEMBER 2005.

12. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SYSTEM PROFESSIONALS, INC., DATED -----

13. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

14. FOR FLAG OR PIPESTOCK LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTOCK AND ROAD R/W LINE AND NOT THE PIPESTOCK LOT DRIVEWAY.

15. THE EXISTING DWELLING LOCATED ON LOT 1 IS TO REMAIN. DWELLING IS A TWO STORY FRAME.

16. NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.

17. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY COORDINATE ZONE 24CG, 24CEZ WERE USED FOR THIS PROJECT.

HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.

HOWARD COUNTY MONUMENT NO. 24CG      N 579.060.593      ELEV. + 439.50  
E 1.362.120.690

HOWARD COUNTY MONUMENT NO. 24CE      N 579.706.480      ELEV. + 446.4  
E 1.352.091.690

18. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.

19. THE TREE CONSERVATION REQUIREMENTS PER SECTION 1612000 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR A REQUIRED 0.57 AC. OF AFFORESTATION.

A FEE IN LIEU PAYMENT OF \$12,415.00 FOR A REQUIRED 0.57 AC. OF AFFORESTATION.

20. LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 1612X OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.

21. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

22. THERE IS NO FLOODPLAIN ON THIS SITE.

23. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT PER HOWARD COUNTY DESIGN MANUAL, VOL. III, SECTION 5.2.9.

24. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

A) WIDTH - 12 FEET 04 FEET SERVING MORE THAN ONE RESIDENCE)

B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING

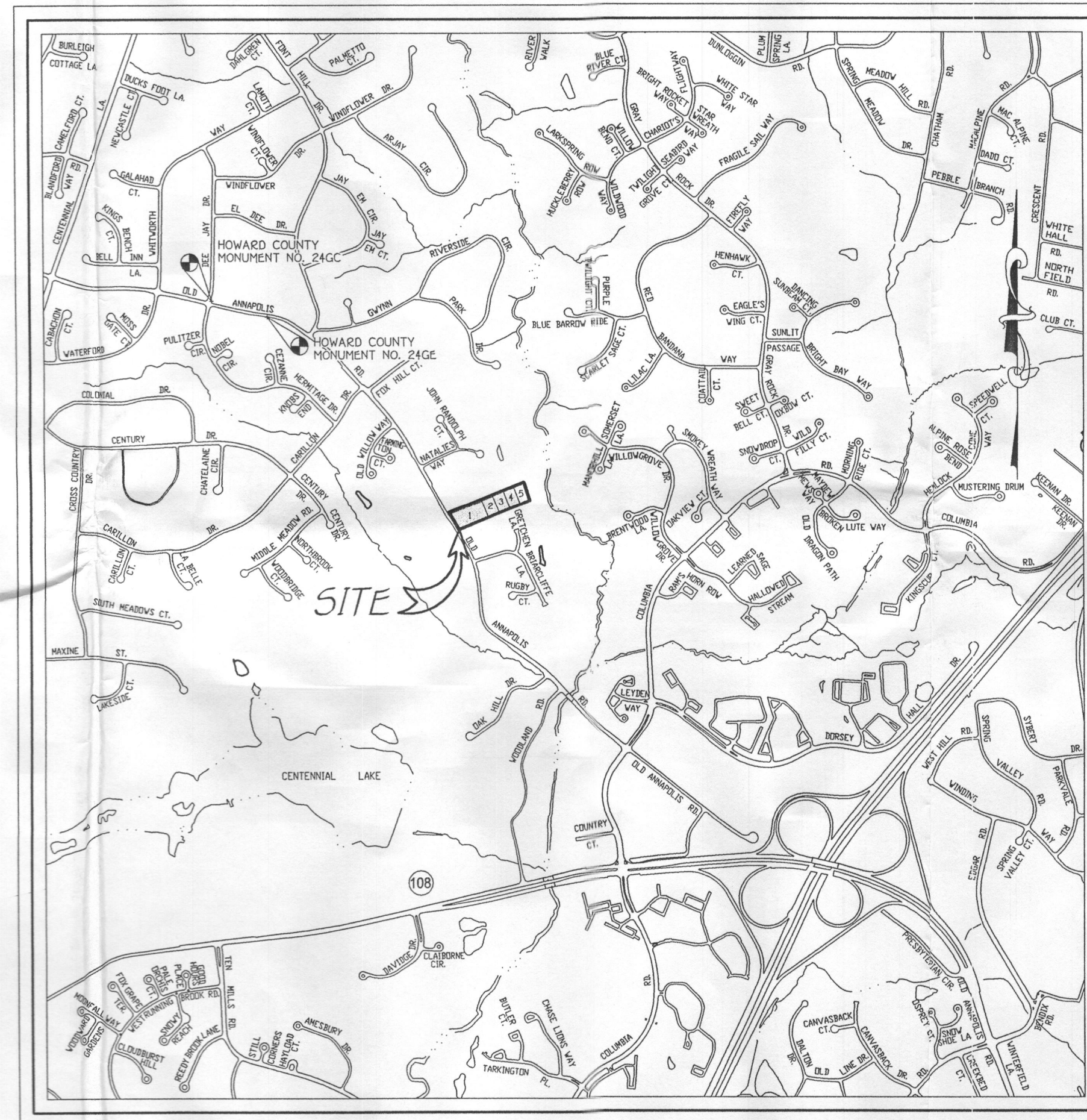
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS

D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (HSR LOADING)

E) BRANAGE ELAVATIONS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE



F) STRUCTURE CLEARANCES - MINIMUM 12 FEET

G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE



SCALE: 1" = 1200'

# SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LEGEND	
SYMBOL	DESCRIPTION
—368—	EXISTING CONTOUR 2' INTERVAL
—370—	EXISTING CONTOUR 10' INTERVAL
—368—	PROPOSED CONTOUR 2' INTERVAL
—370—	PROPOSED CONTOUR 10' INTERVAL
+380.50	SPOT ELEVATION
-SF -SF -	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
L.O.D.	LIMIT OF DISTURBANCE
	PROPOSED STREET TREE
	15-25% SLOPE

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

PLANNING DIRECTOR

DATE \_\_\_\_\_

OWNERS

LOWELL D. RAU  
9780 OLD ANNAPOLIS ROAD  
ELLICOTT CITY, MARYLAND 21042-6327  
(410) 730-8954

DEVELOPER

CORNERSTONE HOLDINGS, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
(410) 792-2565

**TITLE SHEET**  
**RAU PROPERTY**  
**LOTS 1 THRU 5**  
*A RESUBDIVISION OF LOTS 5 AND 6, GWYNN DEVELOPMENT*

ZONED: R-29  
TAX MAP No. 30 GRID No. 3 PARCEL No. 112  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN ON DATE OCTOBER 2006  
SHEET 1 OF 5





SCHEDULE A - PERIMETER LANDSCAPE EDGE				
PERIMETER	P-1	P-2	P-3	P-4
CATEGORY	FRONT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A	A	A
LINEAR FEET OF PERIMETER	209.02 L.F.	834.54 L.F.	197.02 L.F.	796.56 L.F.
CREDIT FOR EXISTING VEGETATION SHADE TREES	N/A	11 TREES (36", 36", 32", 28", 32", 26", 36", 26", 28", 36" & 16")	1 TREE (20")	1 TREE (32")
SMALL/MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION)		0	0	0
NUMBER OF PLANTS REQUIRED	N/A	3	2	12
SHADE TREES	-	-	-	-
EVERGREEN SHRUBS	-	-	-	-



PLAN  
SCALE: 1" = 40'

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS**  
LOWELL D. RAU  
9780 OLD ANNAPOLIS ROAD  
ELLICOTT CITY, MARYLAND 21042-6327  
(410) 730-8994



**DEVELOPER**  
CORNERSTONE HOLDINGS, LLC  
9699 NORTOLLE AVENUE  
LAUREL, MARYLAND 20723  
(410) 792-2565

**PRELIMINARY EQUIVALENT SKETCH PLAN  
AND LANDSCAPE PLAN  
RAU PROPERTY  
LOTS 1 THRU 5**  
A RESUBDIVISION OF LOTS 5 AND 6, GWYNN DEVELOPMENT

ZONED: R-20  
TAX MAP No. 30 GRID No. 3 PARCEL No. 112  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: OCTOBER 2006  
SHEET 2 OF 5