



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 2/26/16

Permit No.: B16000686

Building Address: 724 Woodbine Crossing Rd
 City: Mt. Airy State: MD Zip Code: 21171
 Suite/Apt. # _____ SDP/WP/BA #: F-07-103
 Census Tract: _____ Subdivision: Woodbine Crossing
 Section: N/A Area: _____ Lot: 12
 Tax Map: 0002 Parcel: 0253 Grid: 0024
 Zoning: _____ Map Coordinates: _____ Lot Size: 1.1451

Existing Use: Vacant
 Proposed Use: SFD
 Estimated Construction Cost: \$ 250,000
 Description of Work: Kirkmont II w/ full
kitch, 4 bedrooms, 3 1/2 bath,
3 car garage
 Occupant or Tenant: N/A
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: LLC, LLC
 Address: 2601 Georgia Ave
 City: Silver Spring State: MD Zip Code: 20910
 Phone: 201-585-3100 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Cabinsville Homes, LLC
 Address: 1115 Stratford Court
 City: Mt Airy State: MD Zip Code: 21104
 Phone: 410-442-2011 Fax: 410-442-2015
 Email: lwall@cabinsvillehomes.com

Contractor Company: Cabinsville Homes, LLC
 Contact Person: Frank E. Tolgan, II
 Address: 1115 Stratford Court
 City: Mt Airy State: MD Zip Code: 21104
 License No.: 134581017 MOKR# 940
 Phone: 410-442-2011 Fax: 410-442-2015
 Email: frank@cabinsvillehomes.com

Engineer/Architect Company: Plymouth Road Architects
 Responsible Design Prof.: Lisa Wernich
 Address: 640 Plymouth Road
 City: Cabinsville State: MD Zip Code: 21229
 Phone: 410-788-0281 Fax: 410-788-1033
 Email: lwernich@plymouthroadarchitects.com

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
➤ Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>G16000052</u>	
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: Frank E. Tolgan, II
 Email Address: frank@cabinsvillehomes.com
 Title/Company: Member, Cabinsville Homes, LLC

Print Name: Frank E. Tolgan, II
 Date: 2/26/16

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>3/4/16</u>	<u>H. Oswald</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	#

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

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

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: **Frank Potepan**
Catonsville Homes, LLC

FROM: **Hank Oswald**
Well & Septic Program

RE: **724 Woodbine Crossing Road**
Potential Basement Bedroom

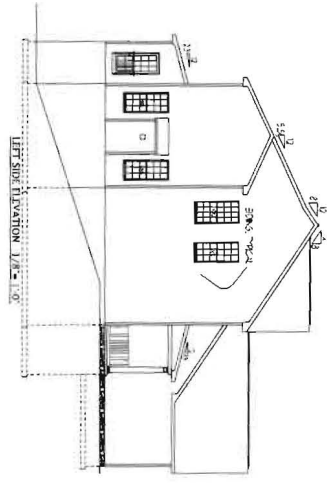
DATE:

I have reviewed the floor plans in support of Building Permit **B16000686** for a new home at **724 Woodbine Crossing Road** and noted that there is a rough-in for a full bathroom in the unfinished basement. Please note that this makes it very likely for one or more rooms to be considered bedrooms upon conversion of the basement to finished living space.

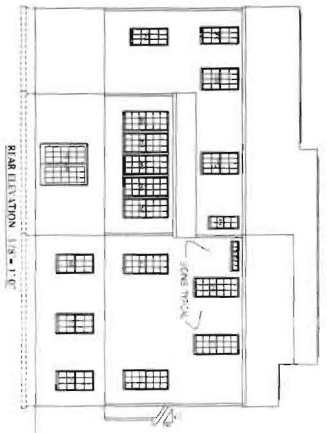
For reference, the following is the bedroom definition in Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned are of a dwelling unit or accessory structure that:
 - (i) Is 90 square feet or greater in size;
 - (ii) May be used as a private sleeping area; and
 - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
 - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
 - (ii) A minimum 4 foot-wide opening, without doors, into another room;
 - (iii) A half wall (4 foot maximum height) between the room and another room; or
 - (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

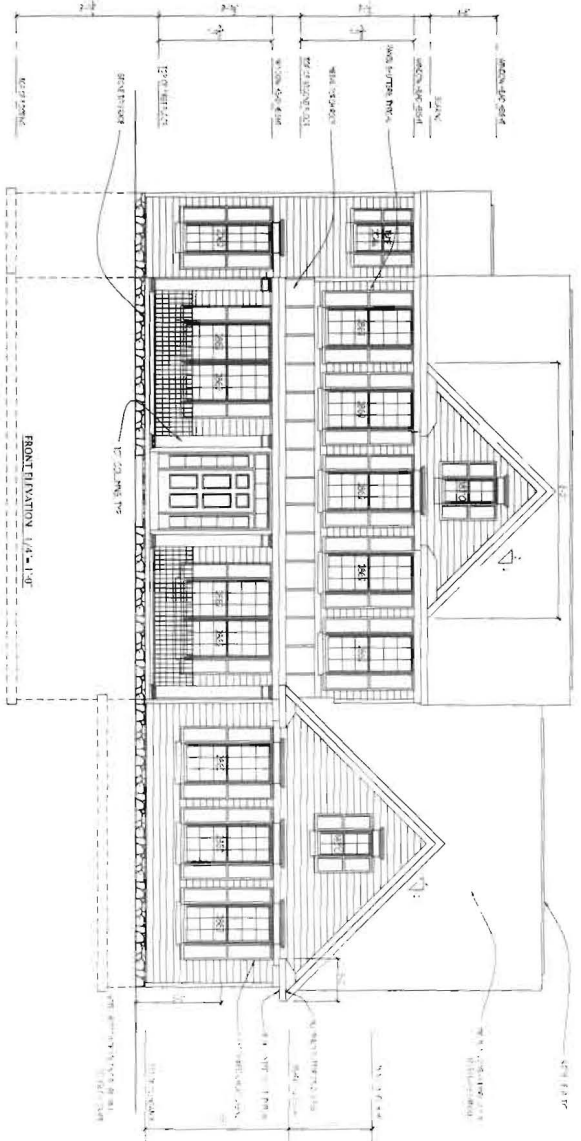
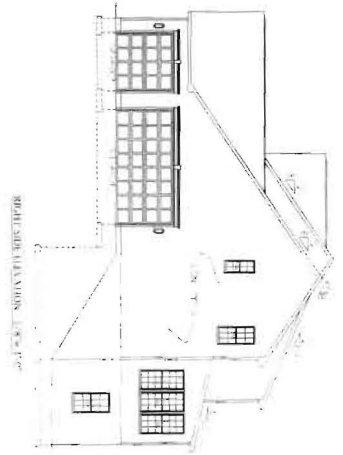
The Health Department strongly recommends sizing the onsite sewage disposal system at least one bedroom larger than the existing **4** bedroom design to accommodate a future finished basement. If you choose to only size for the existing design, any future building permit for a finished basement may be placed on hold until the system is upgraded to accommodate the proposed number of bedrooms. This memo will be retained in the Health Department file for future reference.



SCALE
1/8" = 1'-0"



SCALE
1/8" = 1'-0"



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE SPECIFIED BY THE CLIENT.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT.
6. THIS DRAWING IS THE PROPERTY OF PLYMOUTH ROAD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PLYMOUTH ROAD ARCHITECTS.
7. ANY CHANGES TO THIS DRAWING MUST BE MADE ON A REVISION SHEET AND APPROVED BY THE ARCHITECT.
8. THE CLIENT AGREES TO HOLD PLYMOUTH ROAD ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF PLYMOUTH ROAD ARCHITECTS.

FINAL SET 2/3/16

1

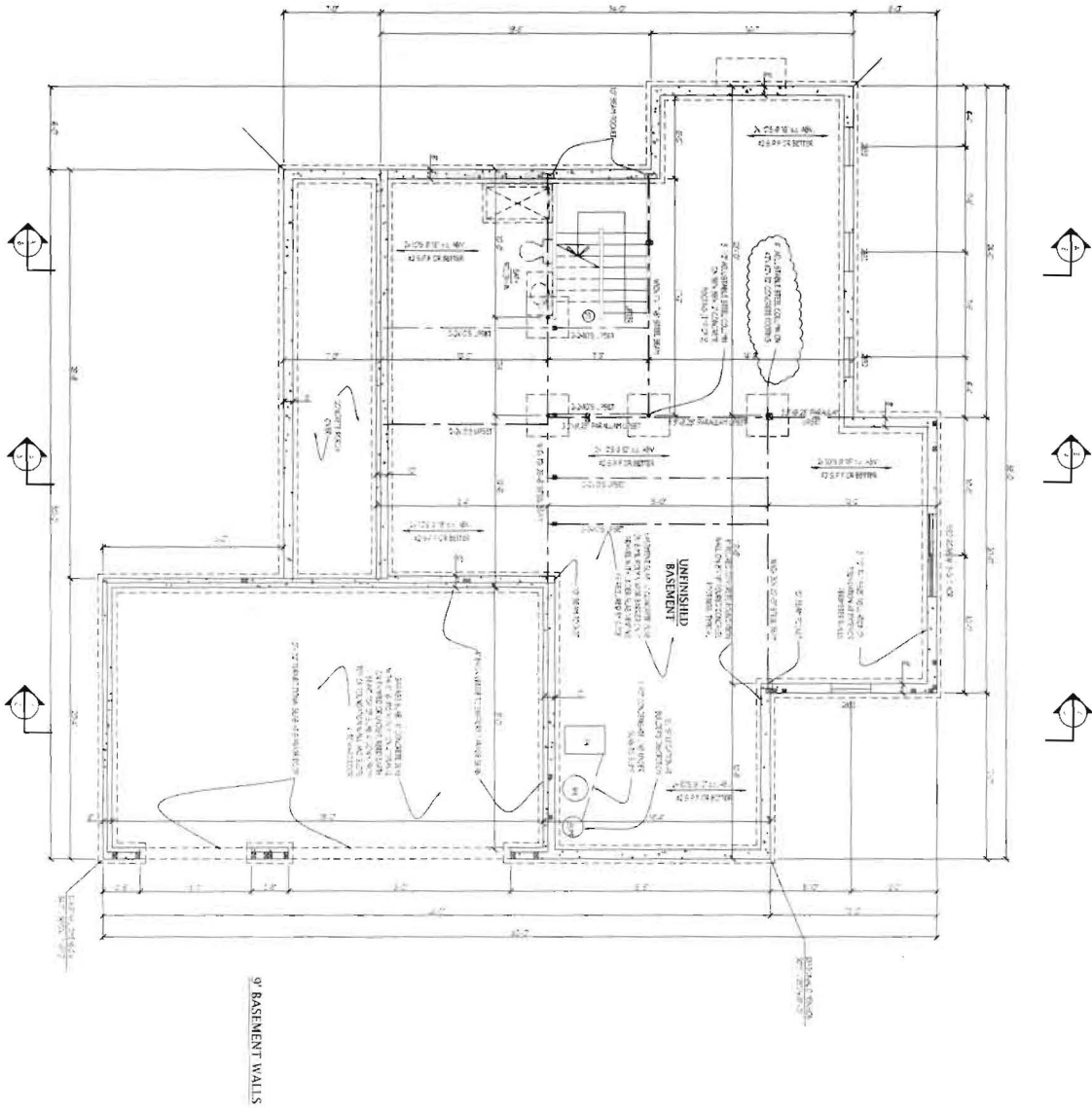
Project No.: 116.02
Date: 1/16
Scale: 1/4" = 1'-0"

Drawing: ELEVATIONS
Project: CATONSVILLE HOMES
RIDGEFIELD
WOODBINE CROSSING LOT 12

1/1/2017 (10)
1/2/2017 (10)
Rev:

Plymouth Road Architects
620 Plymouth Road Baltimore, MD 11229
Phone: 410-584-028 arch@plymouthroad.com

FR: Potential for additional BR



FINAL SET 2/3/16

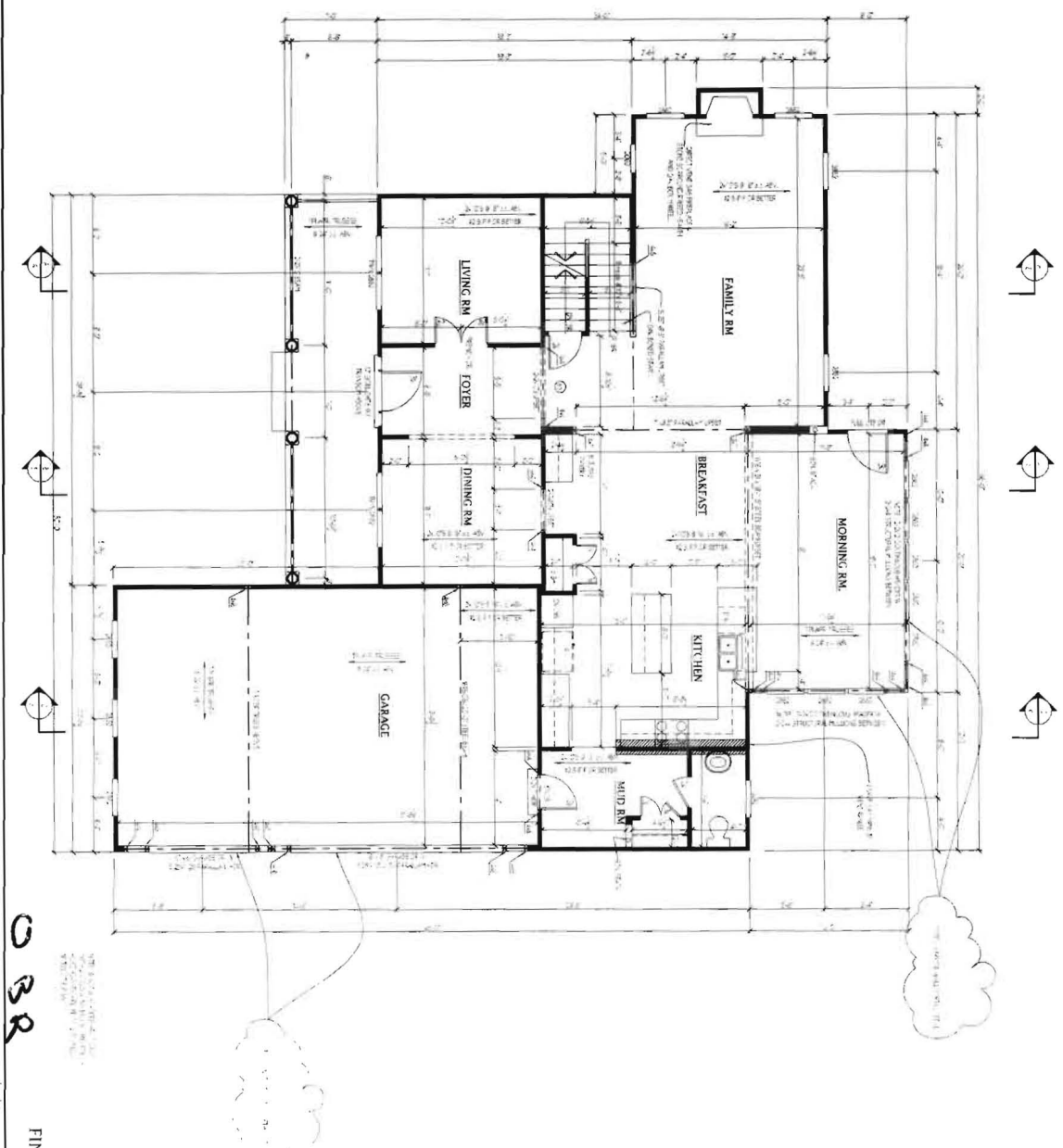
2

Project No. C16.02
 Date: 1/16
 Scale: 1/4"=1'-0"

Drawing: BASEMENT/ FOUNDATION PLAN
 Project: CATONSVILLE HOMES
 RIDGELTLE/
 WOODBINE CROSSING, LOT 12

Notes:

Plymouth Road Architects
 640 Plymouth Road, Baltimore, MD 21229, 410-788-0281
 PlymouthRoadArchitects.com



03R

FINAL SET 2/3/16

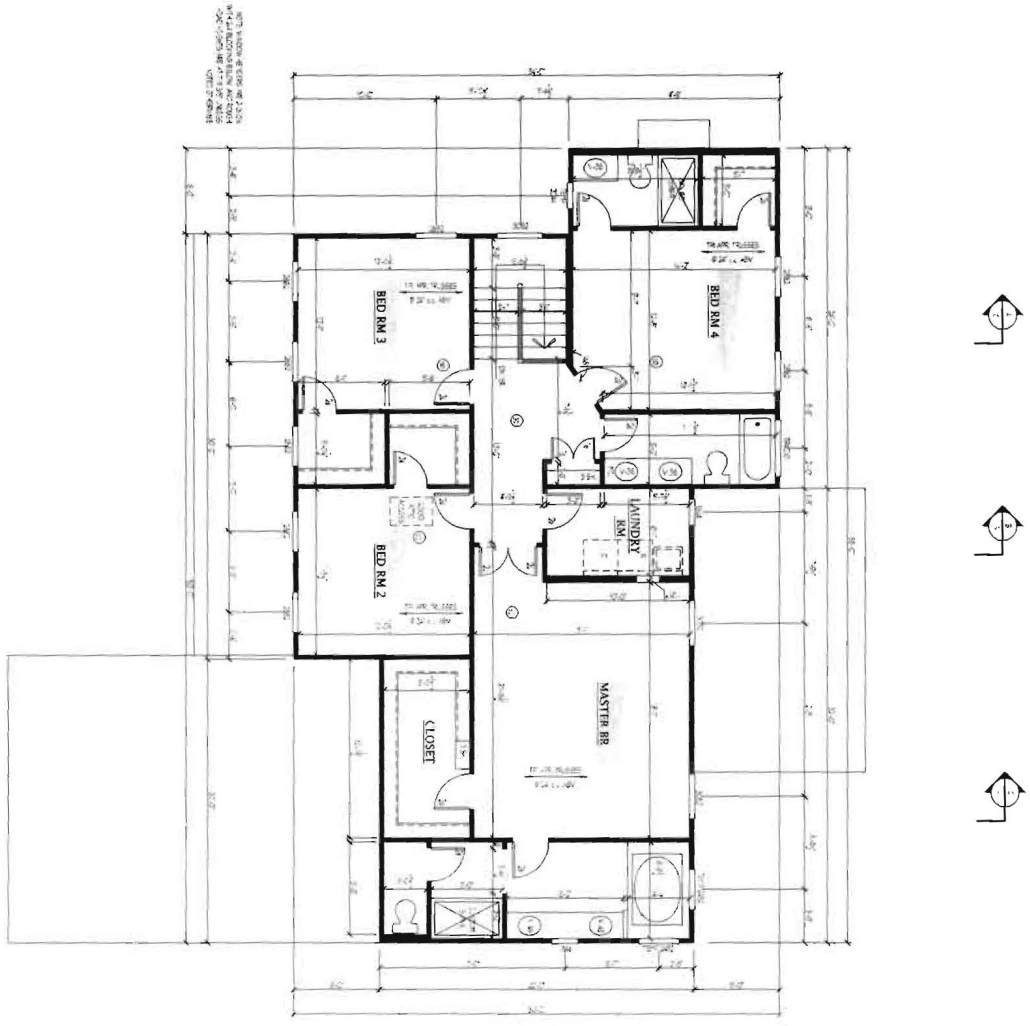
3

Project No. C16-02
 Date: 1/16
 Scale: 1/4" = 1'-0"

Drawing: FIRST FLOOR PLAN
 Project: CATONVILLE HOMES
 4000 HILLTOP
 CROFTON, MARYLAND 21114

Notes:

Plymouth Road Architects
 640 Plymouth Road, Baltimore, MD 21220 410-788-0281
 PlymouthRoadArchitects.com



NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 © 2016 PLYMOUTH ROAD ARCHITECTS

4 BR

FINAL SET 2/3/16

4

Project No.: C 16.02
 Date: 1/16
 Scale: 1/4" = 1'-0"

Drawing: SECOND FLOOR PLAN
 Project: CATONSVILLE HOMES
 RIDGEFIELD
 WOODBINE CROSSING LOT 12

Notes:

Plymouth Road Architects
 646 Plymouth Road, Baltimore, MD 21229, 410-788-0281
 PlymouthRoadArchitects.com



Building Permit Application

Howard County Maryland
 Department of Inspections, Licenses and Permits
 3430 Court House Drive
 Permits: 410-313-2455
 www.howardcountymd.gov

Date Received: _____

Permit No.: BLV 2016 034

Building Address: 724 Woodbine Crossing Blvd
 City: _____ State: _____ Zip Code: _____
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Woodbine Crossing
 Section: _____ Area: _____ Lot: 12
 Tax Map: _____ Parcel: _____ Grid: _____
 Zoning: _____ Map Coordinates: _____ Lot Size: _____

Property Owner's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Existing Use: _____
 Proposed Use: _____
 Estimated Construction Cost: \$ _____
 Description of Work: _____

Contractor Company: _____
 Contact Person: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 License No.: _____
 Phone: _____ Fax: _____
 Email: _____

Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 st floor:
	2 nd floor:
Area of construction (sq. ft.):	Basement:
	<input type="checkbox"/> Finished Basement
Use group:	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
Construction type:	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:
<input type="checkbox"/> Structural Steel	Multi-family Dwelling
<input type="checkbox"/> Masonry	No. of efficiency units:
<input type="checkbox"/> Wood Frame	No. of 1 BR units:
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:
	No. of 3 BR units:
	Other Structure:
	Dimensions:
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: _____
 Email Address: _____
 Title/Company: _____

Print Name: _____
 Date: _____

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	6/13/16	<i>[Signature]</i>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ 110.00
Sub-Total Paid	\$
Balance Due	\$
Check	#

GENERAL NOTES:

- COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS MD 0011 AND MD 0704. STATION 0011: N 812408.1420 E 1292800.7082 STATION 0704: N 810731.3071 E 1292224.2983
- THE LOTS SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS IN ANY NATURE IN THIS AREA ARE RESTRICTED TO PUBLIC UTILITIES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECOGNITION OF A WIDENED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINE.
- REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- PERCOLATION TEST HOLES SHOWN HEREIN HAVE BEEN FIELD LOCATED AND SHOWN THIS ○
- PUBLIC WATER AND PUBLIC SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTR PUBLIC UTILITIES ARE AVAILABLE.
- THE SUBJECT PROPERTY ZONED RC-02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE 7/28/06. FOR FLAG OR PRESTEM LOTS, refuse collection, snow removal and road maintenance are provided to the JUNCTION OF THE FLAG OR PRESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY and NOT TO THE FLAG OR PRESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 1" OR COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 1:5% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS
 - STRUCTURES (GARAGE/BROOKS) - CAPABLE OF SUPPORTING 25 GROSS TONS (25% LADING)
 - GRADUAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO MINIMIZE WEATHER USE.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY T. MICHAEL VANSANT, VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAN ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- THERE ARE NO WETLANDS ON THIS SITE.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY VANMAR ASSOCIATES, INC., APRIL, 2006 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-003, DATED AUGUST 9, 2006.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES, LTD., DATED JULY, 2005, SUPPLEMENTED ON APRIL, 2006 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-003, DATED AUGUST 9, 2006.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY WILLIAM ENVIRONMENTAL SERVICES, INC., DATED DECEMBER, 2005 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-003, DATED AUGUST 9, 2006.
- THE GEOLOGICAL REPORT FOR THIS PROJECT WAS PREPARED BY G.A. DATED JULY, 2005.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER CONSERVATION EASEMENTS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION REGULATIONS. FOREST CONSERVATION PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION PLAN HAS BEEN APPROVED PER PRELIMINARY SKETCH PLAN SP-06-003, DATED AUGUST 9, 2006.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT SHALL BE FULFILLED BY THE PLACEMENT OF AFFORESTATION INTO AN ON-SITE EASEMENT.
- LANDSCAPING REQUIREMENTS FOR THESE LOTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE PERMANENT LANDSCAPING HAS BEEN POSTED AS A PART OF DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$43,650.00.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003.
- NO OPEN SPACE IS PROPOSED OR REQUIRED.
- A VARIATION WAS APPROVED ON JUNE 7, 2006 TO DESIGN MANUAL, VOLUME III, SECTION 2.3.5.2.H REQUIRING A PROPOSED INTERSECTION TO MEET INTERSECTION SIGHT DISTANCE REQUIREMENTS. THE APPROVAL WAS BASED ON THE ANALYSIS AND EXHIBITS SUBMITTED ON APRIL 13, 2006 INDICATING THAT THE PROPOSED INTERSECTION ONTO OLD FREDERICK ROAD WILL MEET STOPPING SIGHT DISTANCE FOR A 6-INCH HIGH OBJECT LOCATED AT THE FLOW LINE OF THE PROPOSED INTERSECTION.
- A VARIATION WAS APPROVED ON MARCH 31, 2006 TO DESIGN MANUAL, VOLUME III, SECTION 2.4.1: ROADWAY TYPICAL SECTION TO ALLOW A WIDENED ROAD TO BE CONSTRUCTED ON THE ADJOINED ROAD SECTION PROVIDING FOR A WIDER SHOULDER.
- THE INTENDED EASEMENT HOLDER FOR THE NON-BUILDABLE PRESERVATION PARCELS B, C & D WILL BE HOWARD COUNTY. THE INTENDED EASEMENT HOLDERS FOR THE BUILDABLE PRESERVATION PARCEL A WILL BE HOWARD COUNTY AND THE WOODBINE CROSSING HOMEOWNERS ASSOCIATION, INC.
- THE PURPOSE OF THE PRESERVATION PARCELS IS AS FOLLOWS:
 - THE PURPOSE OF PRESERVATION PARCEL A WILL BE TO SUPPORT ONE DWELLING UNIT, PROVIDE 6,200 ACRES OF FOREST CONSERVATION EASEMENT (AFFORESTATION) AND TO PROVIDE STORM WATER QUALITY FACILITIES, AND TO PROVIDE PASTURE, FOREST AND UNDEVELOPED LAND FOR AGRICULTURAL PURPOSES.
 - THE PURPOSE OF PRESERVATION PARCELS B, C AND D ARE TO PROVIDE 0.476 ACRES OF FOREST CONSERVATION EASEMENT (AFFORESTATION) AND TO PROVIDE STORM WATER QUALITY FACILITIES, AND TO PROVIDE PASTURE, FOREST AND UNDEVELOPED LAND FOR AGRICULTURAL PURPOSES.
 - THE PURPOSE OF PRESERVATION PARCELS B, C AND D ARE FOR THE PURPOSE OF PROVIDING STORM WATER MANAGEMENT. THE EASEMENT HOLDER WILL BE HOWARD COUNTY IN ACCORDANCE WITH SECTION 16.4.1.4 OF THE ZONING REGULATIONS.
- THE PRESERVATION PARCELS HAVE NO FURTHER SUBDIVISION POTENTIAL.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN DESCRIBED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED IN HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREAS AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C AND D ARE ENCLUMBERED BY AN EASEMENT AGREEMENT WITH WOODBINE CROSSING HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE AGRICULTURAL USE, STORMWATER MANAGEMENT, FOREST CONSERVATION EASEMENTS AND MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENCLUMBERS THE USES PERMITTED ON THE PROPERTY.
- THE 65' MIN. HOUSING LINE SHOWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISION FEBRUARY 2006. THE RIGHT TO EXIST TO LOCATE THE 65' MIN HOUSING LINE HAS BEEN ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED MOORE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE ARTICLES OF INCORPORATION FOR THE NON-BUILDABLE PRESERVATION PARCELS B, C AND D ARE FILED WITH THE CLERK OF THE DISTRICT COURT UNDER NA STATE CHARTER #012180359 ON 10/09/2007.
- USING THE GEO/DEED DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR NINE (9) OF THE SEVENTEEN (17) RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAN HAVE BEEN TRANSFERRED FROM THE HOLTZINGER PROPERTY AND DOUBS FARM AND THE CREATION OF THESE OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY 100 NET ACRES (GROSS UNITS FLOORPLAN AND SLOPE SLOPES).
- GROUNDWATER APPROXIMATIONS HAVE BEEN OBTAINED BY THE CLERK OF THE DISTRICT COURT UNDER NA STATE CHARTER #012180359 ON 10/09/2007.
- NINE (9) DEVELOPMENT RIGHTS WILL BE IMPORTED FROM THE HOLTZINGER PROPERTY AND DOUBS FARM.
- NO CEMETERIES EXIST ON THIS SITE.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 15

BUILDABLE: 3

NON-BUILDABLE: 12

OPEN SPACE: 0

PRESERVATION PARCELS: 1 (BUILDABLE)

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED: 745,628 SQ. FT. OR 17.1173 AC±

BUILDABLE: 171,627 SQ. FT. OR 3.9400 AC±

NON-BUILDABLE: 574,001 SQ. FT. OR 13.1773 AC±

OPEN SPACE: 0

PRESERVATION PARCELS: 438,297 SQ. FT. OR 10.0619 AC±

TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 102,191 SQ. FT. OR 2.3480 AC±

TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1,427,743 SQ. FT. OR 33.4652 AC±

SITE ANALYSIS CHART:

SUBMISSION NAME: WOODBINE CROSSING (FORMERLY PATAPSCO OVERLOOK)

ZONING: RC-020

TAX MAP: 24

GRID: 33

ELECTION DISTRICT: FOURTH

GROSS TRACT AREA: 33.4652 AC±

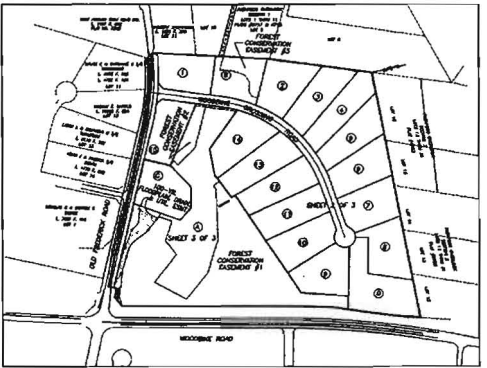
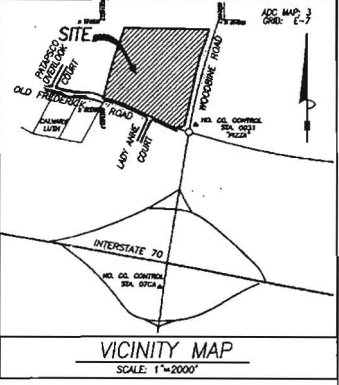
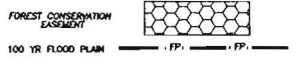
NUMBER OF UNITS: 18

BENCH MARKS (NAD83)

BENCHMARK NO. 1 - HOWARD COUNTY NO. 0031
HOWARD COUNTY STAMPED DISK LOCATED IN LISBON CENTER SHOPPING CENTER (CORNER OF ROUTE #14 AND ROUTE #89)
N. 812408.1420 E. 1292800.7082 ELEVATION 632.325

BENCHMARK NO. 2 - HOWARD COUNTY NO. 0704
HOWARD COUNTY STAMPED DISK LOCATED ALONG THE WEST SIDE OF ROUTE #14 JUST NORTH OF BROOK CREEK INTERSTATE #70
N. 810731.3071 E. 1292224.2983 ELEVATION 619.431

LEGEND:



LOCATION MAP

SCALE: 1"=400'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	FLOORPLAN AREA	MIN. LOT SIZE
8	49,799 SQ. FT.	1,750 SQ. FT.	48,050 SQ. FT.

DENSITY TABULATION CHART

GROSS AREA OF PROPERTY:	33.4652 AC±
100 YR FLOODPLAIN AREA:	0.3449 AC±
20% OR GREATER SLOPE AREA (TYPING OF FLOODPLAIN):	0.0000 AC±
NET TRACT AREA:	33.1203 AC±
MAX. DWELLING UNITS ALLOWED AT 1 UNIT PER 2.5 AC. BASED DENSITY-CROSS AREA:	7 LOTS
MAX. DWELLING UNITS ALLOWED BY OSD'S AT 1 UNIT PER 2 NET ACRES (MAXIMUM DENSITY):	16 LOTS
MAX. NO. OF DWELLING UNITS (INCLUDING 1 BUILDABLE PRESERVATION PARCEL):	16
TOTAL NO. OF DEED UNITS TO BE RECEIVED (16-7):	9 DEED UNITS

DENSITY EXCHANGE CHART

RECEIVING PARCEL	INITIAL EXCHANGE
WOODBINE CROSSING, SP-06-003, F-07-103	
TAX MAP 2, PARCEL NO. 32	
TOTAL PARCEL	33.4652 AC±
ALLOWED DENSITY UNITS	7 (33.4652/4.75+7.874)
NET ACREAGE OF SUBDIVISION	33.1203 AC±
PROPOSED DENSITY UNITS	16 (33.1203/2.0+6.500)
NO. OF DEED/DEED UNITS	9 (16-7)
SENDING PARCEL INFORMATION	7 DEED UNITS FROM HOLTZINGER PROPERTY, TAX MAP 1 & 6, GRID 23, PARCEL NO. 7
SENDING PARCEL INFORMATION	2 DEED UNITS FROM DOUBS FARM TAX MAP 1 & 2, GRID 13 & 18, PARCELS 1, 9 & 63

OWNER'S STATEMENT

I, T. MICHAEL VANSANT, L.S. NO. 21266, on this 6/12/2008 day of June, 2008, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat and the setting of markers has been completed with my hand and the seal of my office as Director of the Department of Planning and Zoning, Howard County, Maryland, on this 7/16/08 day of July, 2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director: T. Michael Vansant, L.S. No. 21266

OWNER'S STATEMENT

I, D.C. INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, AND THE STREETS AND 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13th DAY OF June, 2008.

T. Michael Vansant, L.S. No. 21266

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART THE LANDS CONVEYED BY BROOKE LEE FAMILY, INC., H.B.L. PROPERTIES, INC., GEORGINA AMBER PROPERTIES, INC., GEORGINA-COMMERCIAL, INC., COMMERCIAL-ASPER, INC., WOODFIELD HORTON, INC., SOUTH AMERICA CORPORATION, AND LIFE DEVELOPMENT GROUP, INC. (ALL MARYLAND CORPORATIONS) TO FORM LDC INC. UNTO LDC INC. BY DEED AND CERTIFICATE OF CONSOLIDATION DATED DECEMBER 31, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1988 AT FOLIO 258; AND THAT ALL MONUMENTS OR LOT CORNERS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

T. MICHAEL VANSANT, L.S. NO. 21266

RECORDED AS PLAT 2008 ON 7/16/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL PLAT
WOODBINE CROSSING
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)
PART 1-15, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C & D
PART OF THE LANDS CONVEYED TO LDC, INC. LIBER 1988 AT FOLIO 258
REFERENCE DPEZ FILE: SP 06-003 / WOODBINE CROSSING

TAX MAP 2	ELECTION DISTRICT FOURTH	SCALE: 1" = 100'
PARCEL NO. 32	HOWARD COUNTY, '06D	DATE: JUNE 2008
GRID NO. 24	EX. ZONING:	SHEET 1 OF 3

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
410 South Main Street P.O. Box 328
Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 548-3751