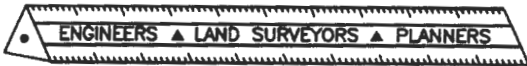


BENCHMARK



ENGINEERING, INC.

☐ 8480 Baltimore National Pike • Suite 418 • Ellicott City, Maryland 21043
410-465-6105 410-465-6644 (Fax)

☐ 60 Thomas Johnson Drive • Frederick, Maryland 21702
301-371-3505 301-371-3506 (Fax)

LETTER OF TRANSMITTAL

TO: HOWARD COUNTY
HEALTH DEPARTMENT

DATE	5/14/12	PROJECT No.	24105
ATTENTION	ROBERT BRICKER		
RE:	13000 WAINWRIGHT RD		
	REVISED		
	PERC CERTIFICATION PLAN		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items

- | | | | |
|---|-----------------------------------|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Photocopies | <input type="checkbox"/> Prints | <input type="checkbox"/> Originals | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Invoices | <input type="checkbox"/> Change Order | <input type="checkbox"/> Other _____ |

COPIES of	No. of SHEETS	DESCRIPTION
1		PERC CERTIFICATION PLAN
2		COPIES

THESE ARE TRANSMITTED as checked below

- | | | |
|--------------------------------------|--|--|
| <input type="checkbox"/> For Comment | <input checked="" type="checkbox"/> For your use | <input checked="" type="checkbox"/> For Approval |
| <input type="checkbox"/> For Review | <input type="checkbox"/> As requested | <input type="checkbox"/> Other _____ |

REMARKS:

COPY TO: _____
RECEIVED BY: [Signature]
If enclosures are not as noted, kindly notify us at once.

SIGNED: J. CHRIS OGIE

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: November 29, 2012DPZ File No. WP-13-091**Department of Planning and Zoning**

____ Transportation Planning
____ Resource Conservation (Historic/Ag Pres)
____ Public Service and Zoning Administration
1 Research
____ Address Coordinator

____ Comprehensive & Community Planning
____ Development Engineering Division
____ Other
____ File

Agencies

____ Soil Conservation District
____ Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
1 State Highway Administration
1 Health Department
____ Public School System
1 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: 13000 Wainright Road

ENCLOSED FOR YOUR _____ Signature Approval

☒

Review & Comments

____ Files

THE ENCLOSED _____ Original

____ Pre-Packaged Plan Set

Plans**# of Sheets****Supplemental Documents**

____ Sketch Plan
____ Prel Equiv Sketch Plan
____ Preliminary Plan
____ Final Plat/Plat of Easement/RE Plat
____ 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

____ 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
____ Justification Letter
____ Perc Plat
____ Scenic Road Exhibits
____ Deeds
____ Photographs
____ Retaining Wall Comps/Details
____ Poster/Community or HDC Meeting Information
____ Route 1 Details/Summary

Applications

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

____ Overall Scaled Composite
____ Water & Sewer Plans
____ List of Street Names

WAS: ☒ Received _____ Tentatively Approved
____ Received and Revised _____ Approved

____ Recorded

On November 29, 2012

COMMENTS: _____ SRC/Comments Due By: 01/02/2013

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

KB Health Dept. does not oppose this proposal.

DPZ STAFF INITIALS: JW

Howard County Department of Planning and Zoning
Division of Land Development
WAIVER PETITION APPLICATION

Date Submitted/Accepted

11/29/12

DPZ File Number

WP-13-091

I. Site Description

Subdivision Name/Property Identification:

13000 WAINWRIGHT ROAD

Location of property:

WAINWRIGHT ROAD & MD ROUTE 108

(Street Address and/or Road Name)

SINGLE RESIDENCE

(Existing Use)

3 SINGLE FAMILY LOTS

(Proposed Use)

40

(Tax Map No.)

15

(Grid/Block No.)

42

(Parcel No.)

5TH

(Election District)

RE-DEVELOPED

(Zoning District)

10.2 AC.

(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

WP-08-038, ECP-13-008

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations** if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.

Summary of Regulation

1. 16.120(c)(2)(iv)

- MINIMUM ROAD FRONTAGE THAT PROVIDES ACCESS / 10 LOTS ON USE-IN-COMMON DRIVEWAY

2. 16.120(b)(4)(iii)

3. 16.1205

- ENVIRONMENTAL FEATURES ON LOTS 10 ACRES OR MORE

4. _____

- FOREST RETENTION PRIORITIES

5. _____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

SEE ATTACHED

IV. **Pre-Submission Meeting Requirements**

→→→a. ✓ **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**

→→→b. N/A **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan**

application.

→→→ ^{NA} c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

→→→ ^{NA} d. **Design Advisory Panel (DAP)** - A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**7 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 11 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 7 or 11 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input checked="" type="checkbox"/> Not Applicable	
	<input checked="" type="checkbox"/> NA	

- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ 3. North arrow and scale of plan.
- ✓ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ 6. Delineation of building setback lines.
- ✓ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- ✓ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- N/A 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- ✓ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- N/A 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- ✓ 14. Submit 2 sets of photographs for all existing on-site structures.
- ✓ 15. Identify the location of any existing wells and/or private septic systems.
- N/A 16. **Route 1 Manual**
Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- N/A 17. **Route 40 Design Manual**
Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- ✓ 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

N/A 19. Please complete the following:

A pre-submission meeting was held with DPZ on _____ with
[date] _____, if applicable.
[DPZ, Director, DLD Division Chief or other SRC representatives]

VI. Fees

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. *If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.

☐ Owner's authorization attached *

Chell. Smith Manager
SINCOAST LT1, LLC

(Signature of Property Owner)
(Fee Simple Owner Only)

(Date)

[Signature] 11/29/2012

(Signature of Petition Preparer) * (Date)

SINCOAST LT1, LLC

(Name of Property Owner)

BENCHMARK ENGINEERING, INC

(Name of Petition Preparer, Surveyor/Engineering
or Agent/Developer)

3 ASHGROVE WAY

(Address)

6480 BALTIMORE NATIONAL PIKE
SUITE 418

(Address)

REISTERSTOWN, MD 21136

(City, State, Zip Code)

BELKOTT CMT, MD 21043

(City, State, Zip Code)

E-Mail _____

E-Mail _____

410-977-31023

(Telephone)

(Fax)

410-4605-6105 410-4656644

(Telephone)

(Fax)

Contact Person: BRIK LEVITT

Contact Person: J. CHRIS OGIE

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name _____ DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete
 - b. Required number of plans and applications are provided
 - ___ Plans (7 sets on County Road or
 - ___ Applications 11 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
 - e. Certification of pre-submission HDC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory
 - f. Photographs of existing structures (for Historic Preservation Review)
 - g. MAA Approval Letter (if applicable)
 - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
 - i. DAP project design recommendation for Route 1/Route 40 projects

- II. **Fee Computation** **Fee**
- Number of waivers requested
- * Base Fee for first two waiver sections (\$450)
- Fee for each additional waiver section (___ additional waivers x \$50 each)
- * (Maximum fee of \$350 for Agricultural Preservation parcels)
- TOTAL** _____

- III. **Certification**
- Cash Receipt No. _____ Amount _____
- SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530**

Check issued by _____

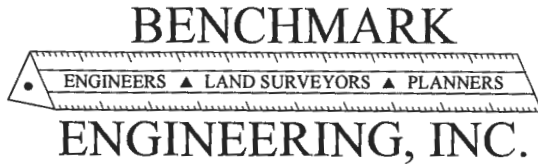
___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____



Christopher A. Malagari, P.E., President
Donald A. Mason, P.E., L.S., Vice President

Ellicott City, MD	Frederick, MD
410-465-6105	301-371-3505
410-465-6644 FAX	301-371-3506 FAX

Waiver Petition Justification

Summary of Site:

The subject property is located in the community of Highland Maryland at the intersection of MD Route 108 and a private road (Wainwright Road). The site is approximately 10 acres and currently contains a residential dwelling, detached garage and several sheds. The property has public road frontage on MD Route 108 but there is a stream with a large floodplain that traverses the entire frontage of the property. The stream crosses the private road through two 60" culverts. The stream drains to the Patuxent River that is adjacent to the property located on the west edge of the private road. The site currently contains about 8 acres of forest which is located around the existing dwelling. Cut lawn and residential landscaping is around the house

The developer is proposing subdivision of a total of three new lots consisting of 3 acres each with the existing dwelling being located on one of the proposed lots. A private driveway, with an associated access easement, will access Wainwright Road for the proposed lots.

Sections to be waived:

Section 16.120(c)(2)(iv) – Minimum Road Frontage that Provides Access/6 Lots on Use-in-Common Driveway

Section 16.120(b)(4)(iii) – Environmental Features on Lots 10 Acres or More

Section 16.1205 – Forest Retention Priorities

Waiver Justifications:

Section 16.120(c)(2)(iv) Justification:

Since this property includes existing forest, floodplain and a perennial stream all running adjacent to Clarksville Pike (MD Rte. 108) the development area is contained in the upland portion of the property. Current access to the existing dwelling is from Wainwright Road. In addition to this parcel there are approximately 16 parcels currently sharing the existing private road as well as 2 undeveloped parcels. Each parcel is associated with an existing maintenance agreement for Wainwright Road as well as this parcel.

Though the site has public road frontage via MD Route 108, a state road, access is not feasible due to the potential impacts to environmental features and that MD Route 108 is classified as a minor collector which is a restricted access road per the subdivision regulation. The only viable access for the 2 new lots would be existing Wainwright Road. This access would eliminate or reduce any impacts to

onsite environmental features as well as have non-restricted access utilizing existing Wainwright Road which the site is currently utilizing. The design manual indicates that 6 lots are the maximum off of a private road. This development requires two additional lots that will access the private drive which would be a total of 18 lots. Wainwright Road not being a typical use-in-common drive has been utilized for decades as access by the 16 existing parcels. At the community input meeting it has been requested by the private road users that share the maintenance that Wainwright Road would remain a private road. The developer is intending on meeting the requirements of the Howard County Design Manual for a use-in-common driveway in all aspects up to the point where the driveway for the new lots is proposed.

We would like to request a waiver to the requirements that access to the property be provided from the minimum road frontage of the lot and that more than 6 lots access from a use-in-common driveway. The 2 additional lots accessing from the private road in lieu of MD Route 108 would eliminate impacts to environmental features and provide non-restricted access due to the road classification.

Section 16.120(b)(4)(iii) Justification:

Although access along MD Route 108 is prohibitive the lots have been designed to front the public road in order to meet the required minimum road frontage. The proposed access to the subdivision will be via Wainwright Road, through a use-in-common easement. The lots are proposed at approximately 3 acres each and will include steep slopes, floodplain and proposed forest conservation easement. With these features located on the proposed lots there is sufficient area for a driveway and house box of over 3,000 square feet. The 35' building envelope from these features has been respected.

We would like to request a waiver to the requirement that lots less than 10 acres not being encumbered by environmental features. A redesign to eliminate the environmental features from the proposed lots would not be feasible since the lots may not meet the minimum lots size due to the additional area need for a pipestem. Also, this design would not meet the minimum lot frontage along a public road since Wainwright Road is a private road.

Section 16.1205 Justification:

There are seventeen specimen trees indicated on site. Three of the trees are located within the proposed limit of disturbance. Since more than half of the site is encumbered by environmental features the extraordinary hardships associated with the removal of the specimen trees are their location in relation of the developable portion of the site. Efforts have been made to reduce the amount of disturbance to the property by utilizing micro-bioretenion facilities for ESD practices which provide limited disturbances due to the size and function of the facilities. Additionally, the impacts to the existing forest has been reduced by utilizing a shared driveway for access and utilizing the natural contour for house grading. Also note that a majority of the existing onsite forest will be preserved in a public forest conservation easement meeting the intent of the Forest Conservation Act; therefore serving a greater extent through implementation of the alternative proposal.

Conclusion:

We feel that the development of this property has been designed to preserve existing environmental features as well as providing a non-restricted access utilizing existing Wainwright Road. Approval of this waiver to the referenced sections of the Howard County Subdivision and Land Development Regulation will not nullify the intent of the regulations or be detrimental to the public interest.

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THE UNIVERSITY OF CHICAGO PRESS

§ 87(2)(b) - Personal Information Not Disclosed

THE PRESIDENTS AND VICE PRESIDENTS

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2/20/2017 10:07 AM

These results are very similar to those of the previous study.

1997-1998

Silene spaldingii Engelm.

100

1997

Figure 1. The effect of the concentration of the inhibitor on the rate of polymerization of α -methylstyrene in the presence of SnCl_4 at 25°C .

For a more detailed discussion of the various aspects of the book, see the following references:

APPROVED - The Institute
has approved this program
for the purpose of earning
graduate credit.

Don O. Mason, Jr. 7/19/64



1890. 1891. 1892. 1893. 1894. 1895. 1896. 1897. 1898. 1899. 1900. 1901. 1902. 1903. 1904. 1905. 1906. 1907. 1908. 1909. 1910. 1911. 1912. 1913. 1914. 1915. 1916. 1917. 1918. 1919. 1920. 1921. 1922. 1923. 1924. 1925. 1926. 1927. 1928. 1929. 1930. 1931. 1932. 1933. 1934. 1935. 1936. 1937. 1938. 1939. 1940. 1941. 1942. 1943. 1944. 1945. 1946. 1947. 1948. 1949. 1950. 1951. 1952. 1953. 1954. 1955. 1956. 1957. 1958. 1959. 1960. 1961. 1962. 1963. 1964. 1965. 1966. 1967. 1968. 1969. 1970. 1971. 1972. 1973. 1974. 1975. 1976. 1977. 1978. 1979. 1980. 1981. 1982. 1983. 1984. 1985. 1986. 1987. 1988. 1989. 1990. 1991. 1992. 1993. 1994. 1995. 1996. 1997. 1998. 1999. 2000. 2001. 2002. 2003. 2004. 2005. 2006. 2007. 2008. 2009. 2010. 2011. 2012. 2013. 2014. 2015. 2016. 2017. 2018. 2019. 2020. 2021. 2022. 2023. 2024. 2025. 2026. 2027. 2028. 2029. 2030. 2031. 2032. 2033. 2034. 2035. 2036. 2037. 2038. 2039. 2040. 2041. 2042. 2043. 2044. 2045. 2046. 2047. 2048. 2049. 2050. 2051. 2052. 2053. 2054. 2055. 2056. 2057. 2058. 2059. 2060. 2061. 2062. 2063. 2064. 2065. 2066. 2067. 2068. 2069. 2070. 2071. 2072. 2073. 2074. 2075. 2076. 2077. 2078. 2079. 2080. 2081. 2082. 2083. 2084. 2085. 2086. 2087. 2088. 2089. 2090. 2091. 2092. 2093. 2094. 2095. 2096. 2097. 2098. 2099. 2100. 2101. 2102. 2103. 2104. 2105. 2106. 2107. 2108. 2109. 2110. 2111. 2112. 2113. 2114. 2115. 2116. 2117. 2118. 2119. 2120. 2121. 2122. 2123. 2124. 2125. 2126. 2127. 2128. 2129. 2130. 2131. 2132. 2133. 2134. 2135. 2136. 2137. 2138. 2139. 2140. 2141. 2142. 2143. 2144. 2145. 2146. 2147. 2148. 2149. 2150. 2151. 2152. 2153. 2154. 2155. 2156. 2157. 2158. 2159. 2160. 2161. 2162. 2163. 2164. 2165. 2166. 2167. 2168. 2169. 2170. 2171. 2172. 2173. 2174. 2175. 2176. 2177. 2178. 2179. 2180. 2181. 2182. 2183. 2184. 2185. 2186. 2187. 2188. 2189. 2190. 2191. 2192. 2193. 2194. 2195. 2196. 2197. 2198. 2199. 2200. 2201. 2202. 2203. 2204. 2205. 2206. 2207. 2208. 2209. 2210. 2211. 2212. 2213. 2214. 2215. 2216. 2217. 2218. 2219. 2220. 2221. 2222. 2223. 2224. 2225. 2226. 2227. 2228. 2229. 2230. 2231. 2232. 2233. 2234. 2235. 2236. 2237. 2238. 2239. 2240. 2241. 2242. 2243. 2244. 2245. 2246. 2247. 2248. 2249. 2250. 2251. 2252. 2253. 2254. 2255. 2256. 2257. 2258. 2259. 2260. 2261. 2262. 2263. 2264. 2265. 2266. 2267. 2268. 2269. 2270. 2271. 2272. 2273. 2274. 2275. 2276. 2277. 2278. 2279. 2280. 2281. 2282. 2283. 2284. 2285. 2286. 2287. 2288. 2289. 2290. 2291. 2292. 2293. 2294. 2295. 2296. 2297. 2298. 2299. 2300. 2301. 2302. 2303. 2304. 2305. 2306. 2307. 2308. 2309. 2310. 2311. 2312. 2313. 2314. 2315. 2316. 2317. 2318. 2319. 2320. 2321. 2322. 2323. 2324. 2325. 2326. 2327. 2328. 2329. 2330. 2331. 2332. 2333. 2334. 2335. 2336. 2337. 2338. 2339. 2340. 2341. 2342. 2343. 2344. 2345. 2346. 2347. 2348. 2349. 2350. 2351. 2352. 2353. 2354. 2355. 2356. 2357. 2358. 2359. 2360. 2361. 2362. 2363. 2364. 2365. 2366. 2367. 2368. 2369. 2370. 2371. 2372. 2373. 2374. 2375. 2376. 2377. 2378. 2379. 2380. 2381. 2382. 2383. 2384. 2385. 2386. 2387. 2388. 2389. 2390. 2391. 2392. 2393. 2394. 2395. 2396. 2397. 2398. 2399. 2400. 2401. 2402. 2403. 2404. 2405. 2406. 2407. 2408. 2409. 2410. 2411. 2412. 2413. 2414. 2415. 2416. 2417. 2418. 2419. 2420. 2421. 2422. 2423. 2424. 2425. 2426. 2427. 2428. 2429. 2430. 2431. 2432. 2433. 2434. 2435. 2436. 2437. 2438. 2439. 2440. 2441. 2442. 2443. 2444. 2445. 2446. 2447. 2448. 2449. 2450. 2451. 2452. 2453. 2454. 2455. 2456. 2457. 2458. 2459. 2460. 2461. 2462. 2463. 2464. 2465. 2466. 2467. 2468. 2469. 2470. 2471. 2472. 2473. 2474. 2475. 2476. 2477. 2478. 2479. 2480. 2481. 2482. 2483. 2484. 2485. 2486. 2487. 2488. 2489. 2490. 2491. 2492. 2493. 2494. 2495. 2496. 2497. 2498. 2499. 2500. 2501. 2502. 2503. 2504. 2505. 2506. 2507. 2508. 2509. 2510. 2511. 2512. 2513. 2514. 2515. 2516. 2517. 2518. 2519. 2520. 2521. 2522. 2523. 2524. 2525. 2526. 2527. 2528. 2529. 2530. 2531. 2532. 2533. 2534. 2535. 2536. 2537. 2538. 2539. 2540. 2541. 2542. 2543. 2544. 2545. 2546. 2547. 2548. 2549. 2550. 2551. 2552. 2553. 2554. 2555. 2556. 2557. 2558. 2559. 2560. 2561. 2562. 2563. 2564. 2565. 2566. 2567. 2568. 2569. 2570. 2571. 25

CHATTAPERGER & CANE
ATTORNEYS AT LAW
SUITE 101
ELUGOTT CITY, MD 21033
(410) 481-2385

77115-344
MAY 1 1977
LIBRARY
77115-344

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
155 E. 42ND STREET
NEW YORK 17, N.Y.

RENTAL

1757-1758

07-09-2018

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WAINWRIGHT

11/10/04

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0702

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HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

April 8, 1997

HP Associates
c/o Reese & Carney
10715 Charter Drive
Columbia, Maryland 21044

RE: Percolation Test Date
Application Number - A58073
Purpose: Subdivision
HP Hill - Lots 1 thru 3
Rt. 108
Tax Map: 40 Parcel: 42

Dear Sirs:

A percolation test date has been reserved for 10:00 a.m., Monday, April 21, 1997, for the above referenced lots.

You will be responsible for having a contractor on-site to excavate test holes at the corners of proposed percolation area.

In the event of uncertain weather (i.e. precipitation or extremes of temperature), please contact this office prior to 9:00 a.m. to determine whether percolation testing can be performed on the above reserved date. If it is not feasible to perform the test, a new test date will be assigned.

Copies of the percolation test results can be expected within approximately 2 to 3 weeks.

Please call this office between 8:00 a.m. and 5:00 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,

Amy Mc Millen

Amy Mc Millen, R.S.
Water & Sewerage Program

AM:am
cc:File

Shanaberger & Lane

Bureau of Environmental Health

3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544

Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644
Food Protection Program (410) 313-2642 TDD (410) 313-2323



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

May 6, 1997

HP Associates
c/o Reese & Carney
10715 Charter Drive
Columbia, Maryland 21044

RE: PERCOLATION TEST RESULTS
APPLICATION # 58073
PROPOSED USE: SUBDIVISION
PROPERTY ID: HP HILL - LOTS 1 THROUGH 3
ROUTE 108
TAX MAP: 40 PARCEL: 42

Dear Sirs:

Percolation testing conducted on April 21, 1997, on the above referenced property indicated satisfactory soil conditions; however, existing site conditions may limit the location of proposed septic easements.

Copies of the percolation test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site for each. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100' of property boundaries have been shown.

In the percolation certification plat, the septic easement to serve the existing house should be clearly designated.

This plat should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the address below or by calling (410) 313-2640.

Very truly yours,

Kimberly Maiste
Kimberly Maiste, Sanitarian
Water and Sewerage Program

:km

Enclosures

cc: Ms. Charen Rubin
Shanaberger & Lane
file

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644
Food Protection Program (410) 313-2642 TDD (410) 313-2323



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

October 24, 1997

Shanaberger & Lane
8726 Town and Country Boulevard
Suite 104
Ellicott City, Maryland 21043

RE: Percolation Test Plat
HP Hill - Lots 1 through 3
Route 108
Tax Map: 40 Parcel: 42

Dear Mr. Shanaberger:

Review of the two alternate septic easement layout plans for the above referenced property that were submitted on September 24th and October 10th lead us to conclude that the only workable subdivision plan is the one submitted on September 8, 1997.

The problem common to both alternative plans is that all the area to the west of the driveway is questionable due to natural drainage features and manmade disturbances. Insufficient separation from the swale is proposed and there is evidence of remnant foundations within the proposed septic area.

This is to suggest the alternative plans be withdrawn and the September 8th plan be submitted for signature and approval.

Please do not hesitate to contact me if you have any questions or concerns at the address below, or by calling (410) 313-2640.

Very Truly Yours,

Kimberly Maiste
Kimberly Maiste, Sanitarian
Water and Sewerage Program

:km
cc: Ms. Charen Rubin
file

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644
Food Protection Program (410) 313-2642 TDD (410) 313-2323



PICTURE MAP
100' SCALE

PROJECT LOCATION
HARRIS TWP, PA
DATE: 1/1/74
H.P. 11/25
L.S. 11/25
HARRIS TWP, PA
DATE: 1/1/74
H.P. 11/25
L.S. 11/25



1. THE AREA REMAINS A FARM, AND THE PROPOSED DEVELOPMENT IS IN CONVICTION WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF HARRIS, PA. THE PROPOSED DEVELOPMENT IS IN CONVICTION WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF HARRIS, PA.

2. THE PROPOSED DEVELOPMENT IS IN CONVICTION WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF HARRIS, PA. THE PROPOSED DEVELOPMENT IS IN CONVICTION WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF HARRIS, PA.

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10. THE PROPOSED DEVELOPMENT IS IN CONVICTION WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF HARRIS, PA. THE PROPOSED DEVELOPMENT IS IN CONVICTION WITH THE ZONING ORDINANCE OF THE TOWNSHIP OF HARRIS, PA.

APPROVED: [Signature]

SHARPER & LANE
1000 10th St., Suite 100
Harris, PA 15001
(412) 461-1000

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
HOWARD COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 05 Account Number - 415268

Owner Information

| | | | |
|-------------------------|---|-----------------------------|------------------------|
| Owner Name: | SZELIGA SCOTT
SZELIGA PAMELA B T/E | Use: | RESIDENTIAL |
| Mailing Address: | 13050 WAINWRIGHT RD
HIGHLAND MD 20777- | Principal Residence: | YES |
| | | Deed Reference: | 1) /04351/ 00498
2) |

Location & Structure Information

| | |
|--|--|
| Premises Address | Legal Description |
| 13050 WAINWRIGHT RD
HIGHLAND 20777-0000 | PAR 7 4.2066 AR
13050 WAINWRIGHT RD
HIGHLAND |

| | | | | | | | | | |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|
| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: |
| 0040 | 0008 | 0503 | | 0000 | | | PAR 7 | 2 | Plat Ref: |

| | | |
|--------------------------|-------------------|------|
| Special Tax Areas | Town | NONE |
| | Ad Valorem | 100 |
| | Tax Class | |

| | | | |
|--------------------------------|----------------------|---------------------------|-------------------|
| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
| 1997 | 3,541 SF | 4.2000 AC | |

| | | | |
|----------------|-----------------|----------------------|-----------------|
| Stories | Basement | Type | Exterior |
| 2.000000 | YES | STANDARD UNIT SIDING | |

Value Information

| | | | | |
|---------------------------|-------------------|--------------|-----------------------------|------------|
| | Base Value | Value | Phase-in Assessments | |
| | | As Of | As Of | As Of |
| | | 01/01/2011 | 07/01/2011 | 07/01/2012 |
| Land | 391,500 | 266,500 | | |
| Improvements: | 540,130 | 427,200 | | |
| Total: | 931,630 | 693,700 | 693,700 | 693,700 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| | | | | | |
|----------------|------------------------------|---------------|---------------|---------------|-----------|
| Seller: | SZELIGA SCOTT | Date: | 07/09/1998 | Price: | \$0 |
| Type: | NON-ARMS LENGTH OTHER | Deed1: | /04351/ 00498 | Deed2: | |
| Seller: | NORRIS MARY ANN | Date: | 06/11/1996 | Price: | \$140,000 |
| Type: | ARMS LENGTH VACANT | Deed1: | /04351/ 00498 | Deed2: | |
| Seller: | WAINWRIGHT HENRY R III ET AL | Date: | 04/22/1994 | Price: | \$0 |
| Type: | NON-ARMS LENGTH OTHER | Deed1: | /03229/ 00361 | Deed2: | |

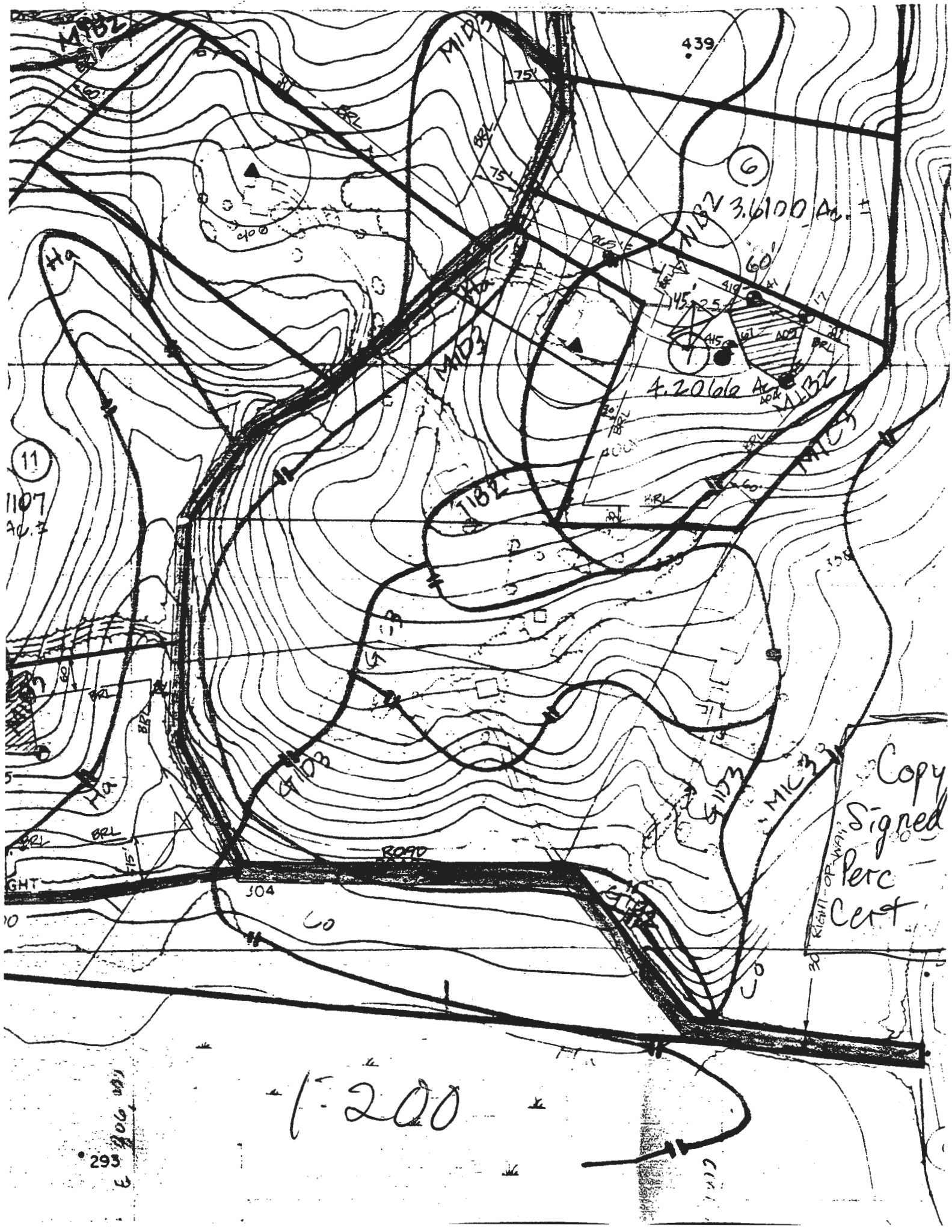
Exemption Information

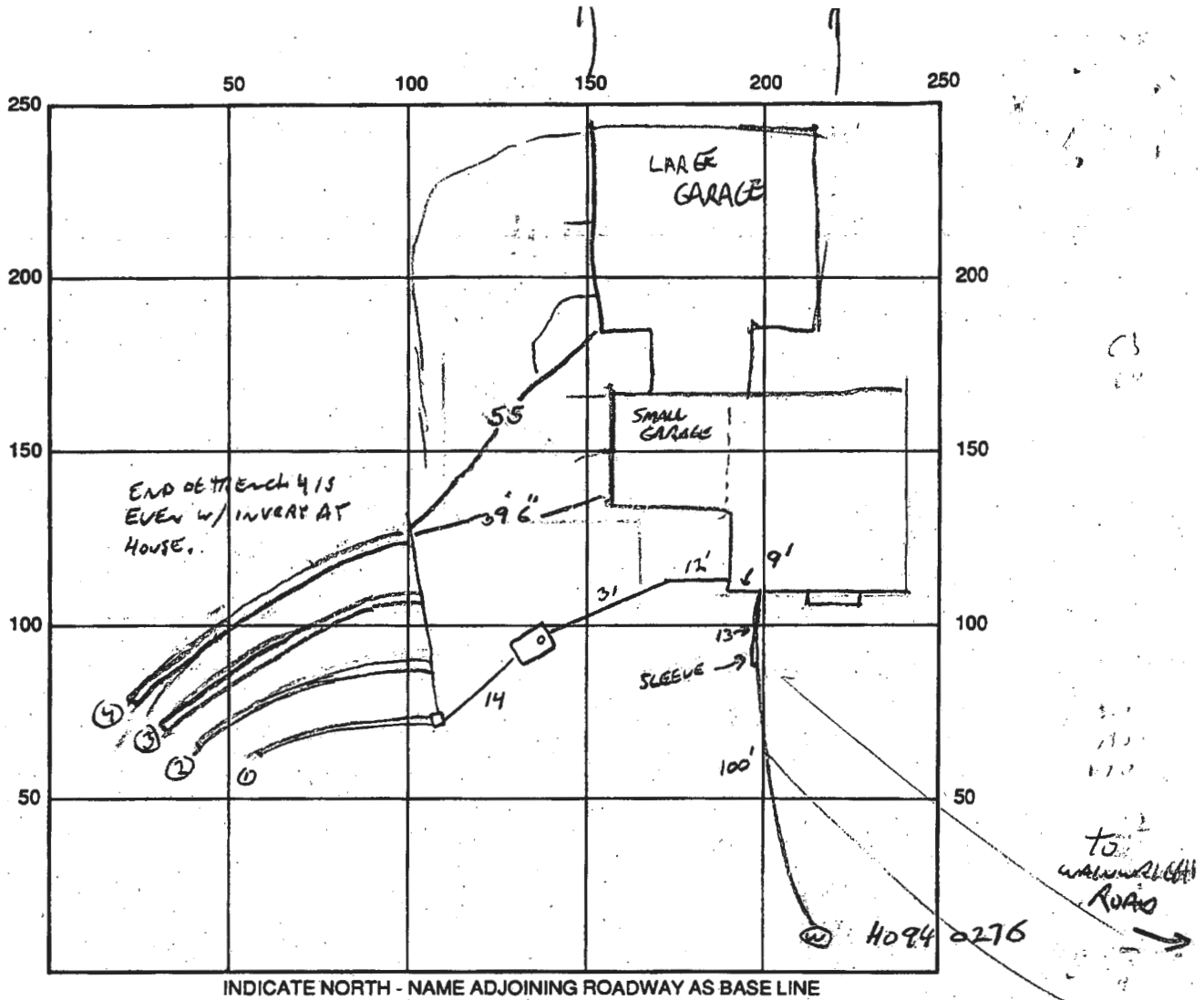
| | | | |
|-----------------------------------|--------------|------------|------------|
| Partial Exempt Assessments | Class | 07/01/2011 | 07/01/2012 |
| County | 000 | 0.00 | |
| State | 000 | 0.00 | |
| Municipal | 000 | 0.00 | 0.00 |

| | |
|----------------------|-------------------------------|
| Tax Exempt: | Special Tax Recapture: |
| Exempt Class: | NONE |

Homestead Application Information

| | |
|--------------------------------------|---------------------|
| Homestead Application Status: | Approved 08/27/2009 |
|--------------------------------------|---------------------|





INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

SEPTIC TANK LEVEL OK CLEANOUTS OK

DISTRIBUTION BOX LEVEL OK

DRAIN FIELD/TITLE DEPTH 4 FT. TRENCH WIDTH 3 FT. INLET DEPTH 2.5 FT.

EFFECTIVE GRAVEL DEPTH 1.5 FT. TOTAL LENGTH 60/12/3/14 FT.

NUMBER OF TRENCHES 4 ONE SIDEWALL/BOTTOM AREA 909 SQ. FT.

DRYWALL INSIDE DIAMETER — FT. EFFECTIVE DEPTH BELOW INLET — FT.

ABSORBENT AREA — SQ. FT.

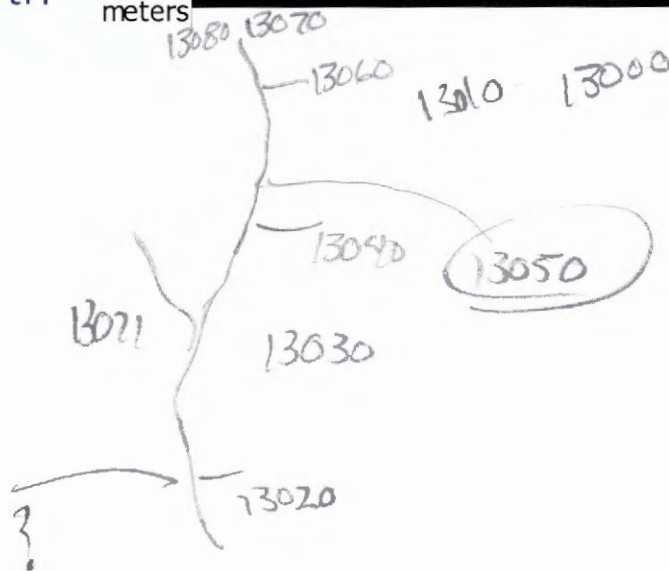
REMARKS: 10-31-96 OK TO COVER 1ST 2 TRENCHES, TANK + BOX, WPI OK TO
COVER, NEEDS BRASS WIRE NOTED. 11-1-96 OK TO COVER
SYSTEM.

DATE SYSTEM APPROVED 11-1-96 INSPECTOR [Signature]



Google earth

feet 2000
meters 600



Highland Park Farm



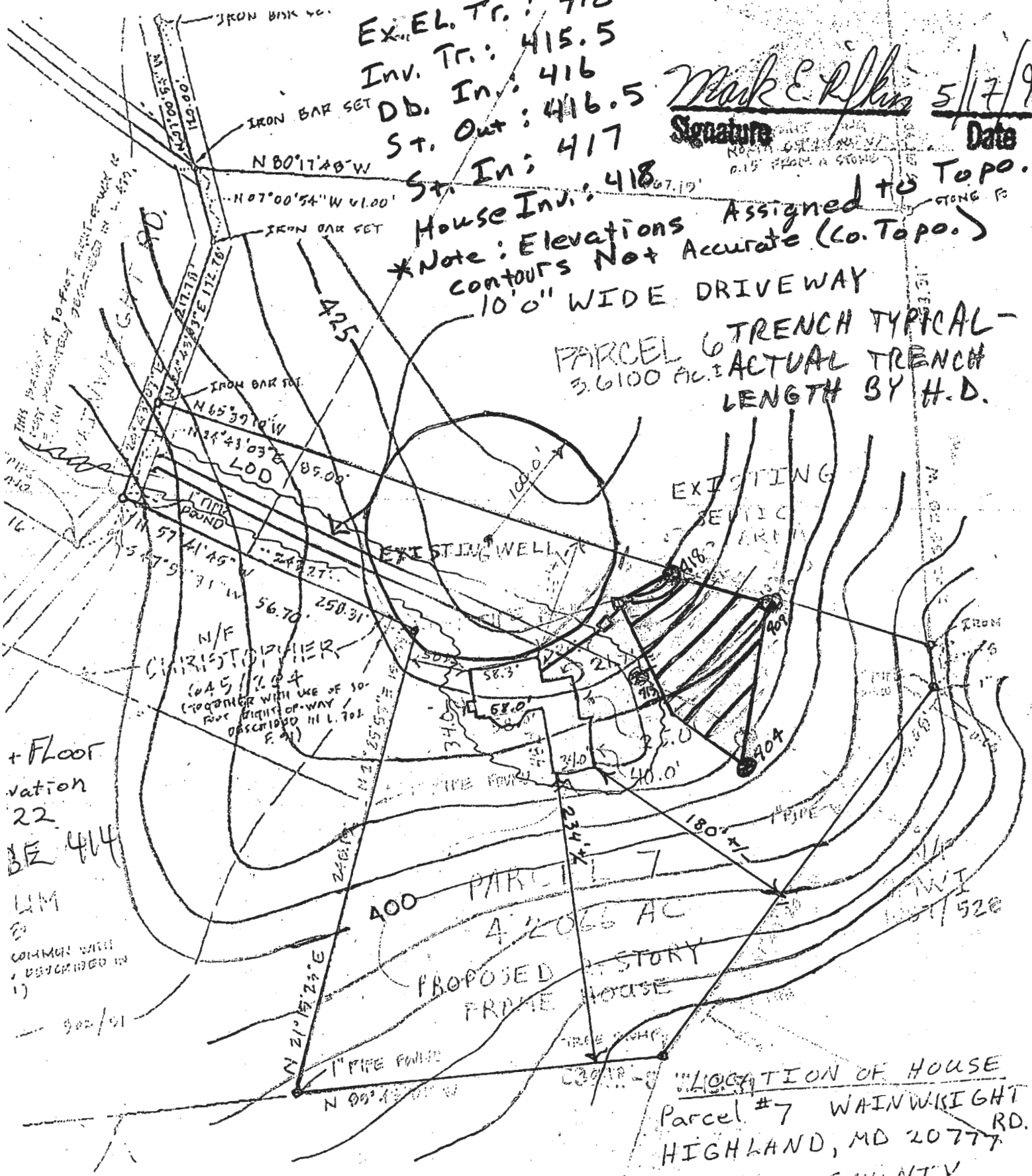
Approved Septic System Plan Howard County Health Department

EX. EL. Tr.: 418
Inv. Tr.: 415.5
DB. In.: 416
St. Out.: 416.5
St. In.: 417
House Inv.: 418

Mark E. R. [Signature] 5/17/96
Signature Date

Assigned to Topo.
*Note: Elevations contours Not Accurate (Co. Topo.)
10'0" WIDE DRIVEWAY

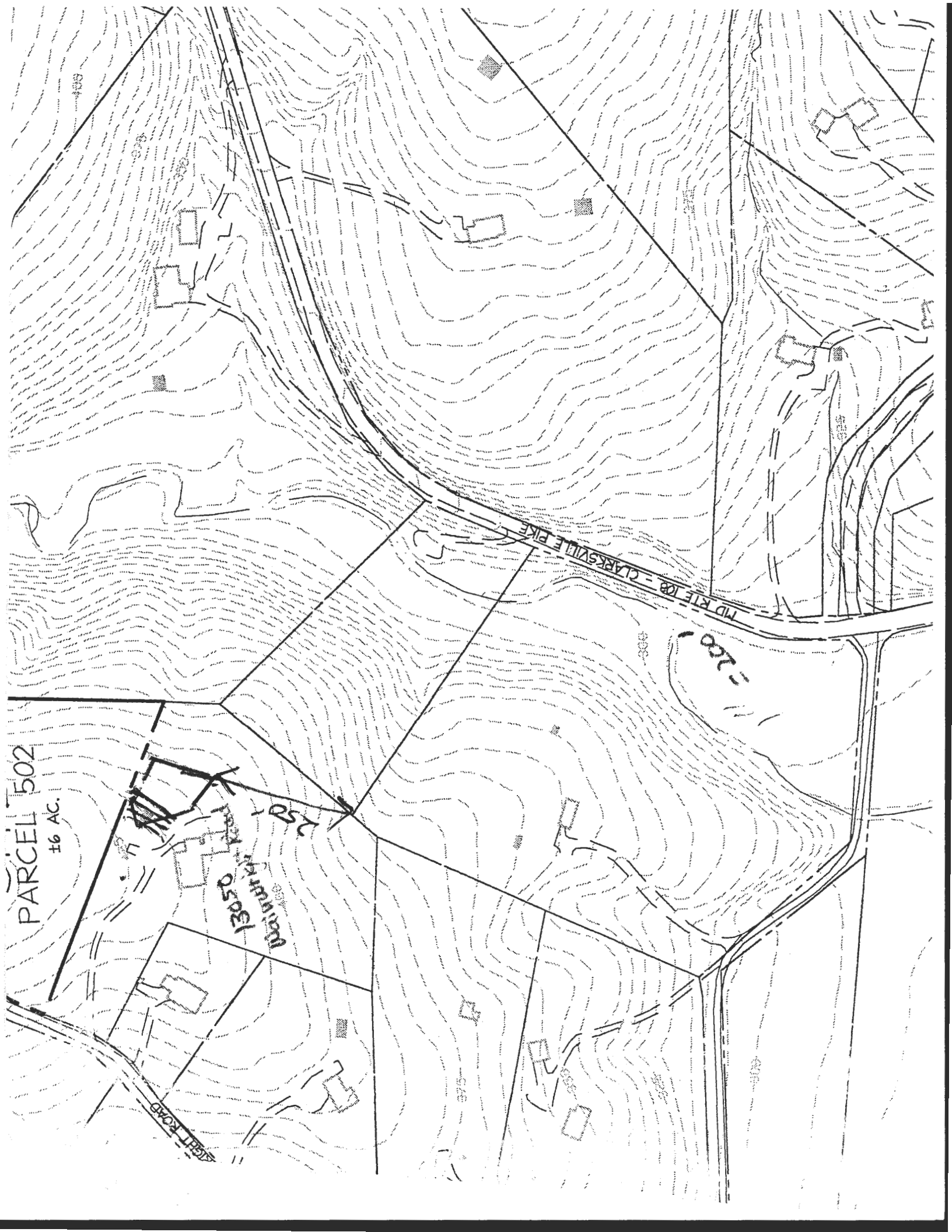
PARCEL 6 TRENCH TYPICAL -
3.6100 AC. ACTUAL TRENCH
LENGTH BY H.D.



+ Floor
vation
22
BE 414
LM
COMMON WITH
DESCRIBED IN
1)

SCALE: 1" = 100'

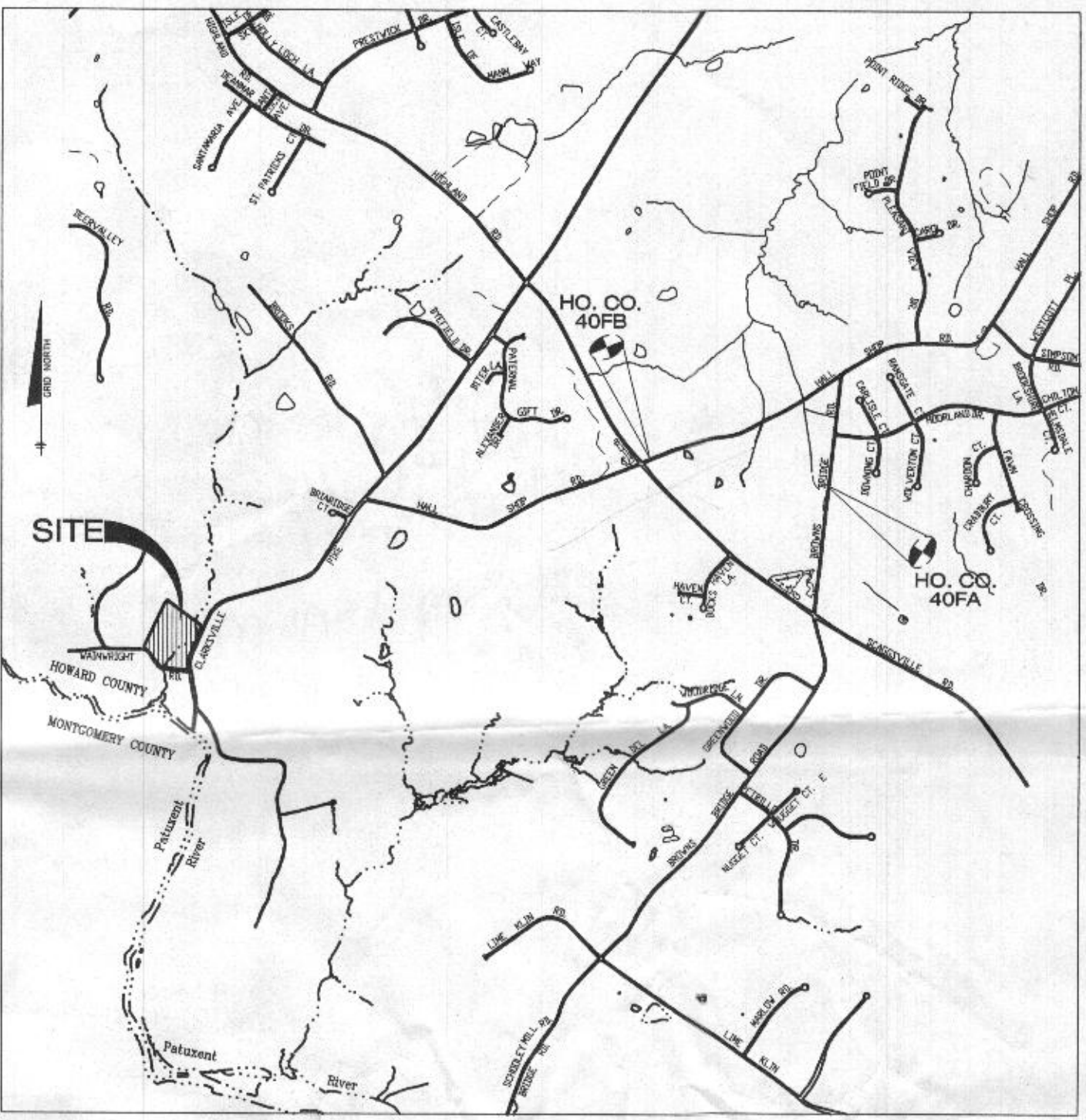
LOCATION OF HOUSE
Parcel #7 WAINWRIGHT
HIGHLAND, MD 20777
HOWARD COUNTY
District: 5th



PARCEL 502
±6 AC.

13450
Waterway Road

MD Rte 108 - CLARKSVILLE PIKE



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP PAGE: 5051,
GRID: D4
GENERAL NOTES

- 1.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 2.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- 3.) EXACT LENGTH OF SEPTIC TRENCHES IS TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF TRENCH LAYOUT AND INSPECTION.
- 4.) TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY GIS.
- 5.) THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
- 6.) THE EXISTING SEPTIC SYSTEM FOR THE EXISTING HOUSE SHALL BE BROUGHT TO CURRENT STANDARDS PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- 7.) ANY CHANGES TO THE PRIVATE SEPTIC EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 8.) ALL EXISTING AND PROPOSED WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL SYSTEMS LOCATED WITHIN 200 FEET DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC AND SEWAGE DISPOSAL SYSTEMS HAVE BEEN SHOWN.
- 9.) THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES AND ADD WELL BOX AREAS. THE PERC TEST LOCATIONS AS SHOWN ARE BASED ON THE PREVIOUS PERCOLATION CERTIFICATION PLAN APPROVED JULY 16, 1999.
- 10.) GRAVITY SEWER SERVICE TO THE BASEMENT OF THE EXISTING HOUSE MAY NOT BE AVAILABLE FOR FUTURE REPLACEMENT SYSTEM.
- 11.) EXISTING WELL ON LOT 2 TO BE ABANDONED BY LICENSED WELL DRILLER.
- 12.) EXISTING SEPTIC SYSTEM ON LOT 2 BE ABANDONED AND REPLACED.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON PREVIOUS WORK PERFORMED BY SHAWVERBERG & LANE AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF AND BASED ON PREVIOUS PERCOLATION CERTIFICATION PLAN APPROVED JULY 16, 1999.

J. CHRIS OGLE
PLAN PREPARER

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

- LEGEND
- EXISTING CONTOURS
 - EXISTING TREELINE
 - EXISTING STREAM
 - EXISTING STREAM BUFFER
 - APPROXIMATE 100 YEAR FLOODPLAIN LIMITS
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - SLOPES 25% OR GREATER
 - SOIL DELINEATION
 - SOILS DELINEATION
 - PROPOSED WELL
 - PROPOSED WELL BOX
 - PASSED PERCOLATION TEST LOCATION
 - PROPOSED SEPTIC AREA

| SOILS LEGEND | | |
|--|------------|---|
| MAP SYMBOL | SOIL GROUP | SOIL TYPE |
| Co* | C | CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES |
| GoC | B | GAILA LOAM, 8 TO 15 PERCENT SLOPES |
| GgB | B | GLENELG LOAM, 3 TO 8 PERCENT SLOPES |
| GmB* | C | GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES |
| MkF | B | MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY |
| MoD | B | MANOR LOAM, 15 TO 25 PERCENT SLOPES |
| FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0 | | |
| * ERODIBLE SOILS | | |

PLAN
SCALE: 1" = 50'

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644

60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506

WWW.BEI-CVLENGINEERING.COM

OWNER:

EML MANAGEMENT, LLC
3 ASHGROWN WAY
REISTERSTOWN, MARYLAND 21136

PROJECT:

13000 WAINWRIGHT ROAD

LOCATION:

TAX MAP-40 GRID-15 PARCELS-42
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:

REVISED
PERCOLATION TEST PLAN

DATE:

MAY, 2012

PROJECT NO.

2465

SCALE:

AS SHOWN

DRAWING

1 OF 1

DESIGN:

CAM/JCO

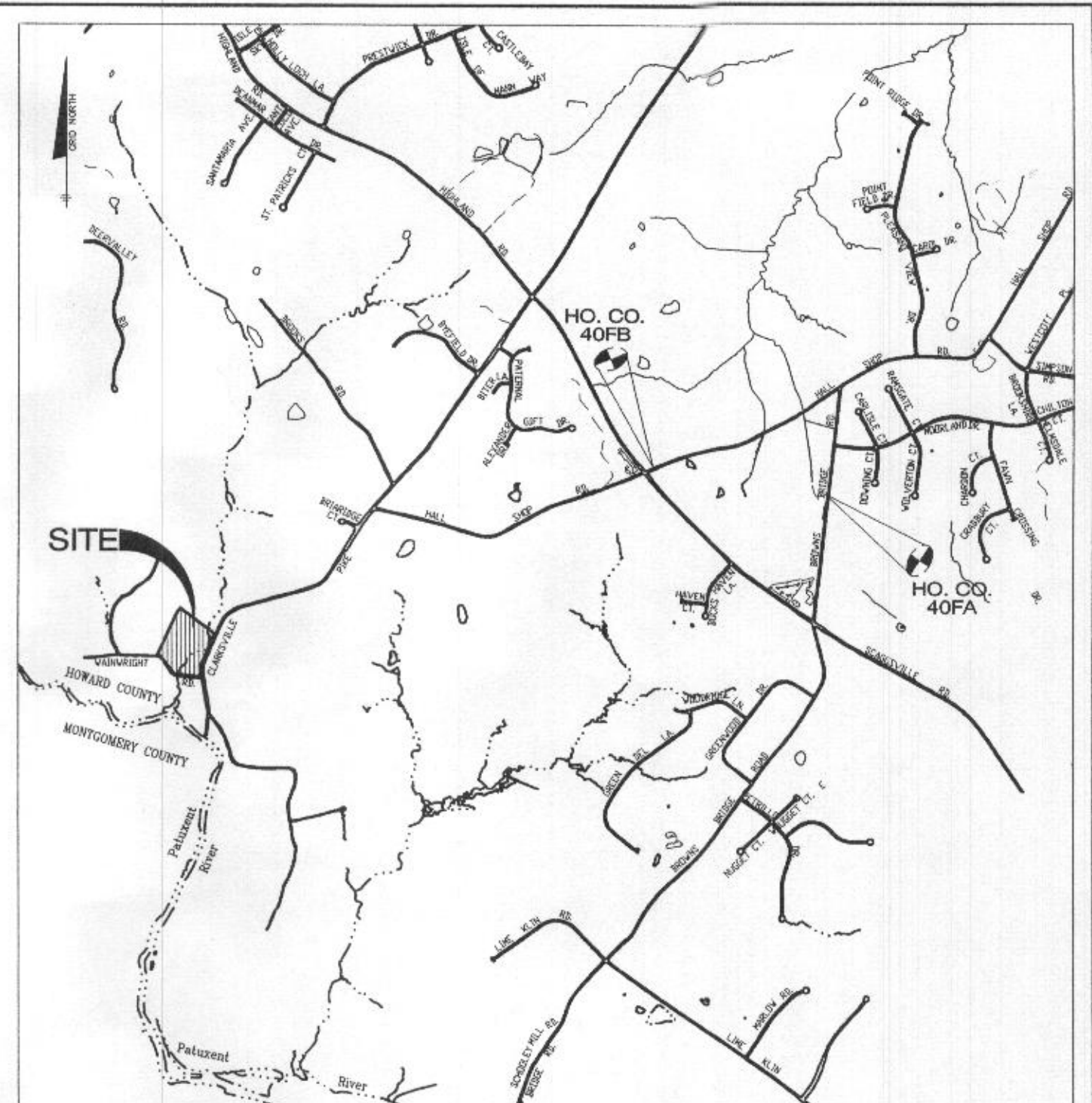
DRAFT:

JCO



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- EXISTING STREAM BUFFER
- APPROXIMATE 100 YEAR FLOODPLAIN LIMITS
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- SLOPES 25% OR GREATER
- SOIL DELINEATION
- SOILS DELINEATION
- LIMIT OF DISTURBANCE
- ESD DRAINAGE AREA
- PROPOSED WELL
- 100 YEAR FLOODPLAIN
- PERCOLATION TEST LOCATION (BORING)
- PROPOSED SEPTIC AREA
- FOREST CONSERVATION EASEMENT
- PRIVATE SWM AND ACCESS EASEMENT
- SPECIMEN TREE
- TBR (TO BE REMOVED)



- VICINITY MAP**
SCALE: 1" = 2000'
ADC MAP PAGE: 5051,
GRID: D4
- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RR-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
 - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
 - PROJECT TOPOGRAPHY WITHIN THE AREA OF THE LIMIT OF DISTURBANCE IS BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING INC. DATED JUNE, 2012. BOUNDARY SHOWN IS BASED ON A DEED PLOTTING.
 - THE TOPOGRAPHY OUTSIDE OF THE AREA OF THE LIMIT OF DISTURBANCE AND OFFSITE SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. #40FA AND #40FB WERE USED FOR THIS PROJECT.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM OR THEIR REQUIRED BUFFERS AND FLOODPLAIN UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
 - THERE ARE STEEP SLOPES (25% OR GREATER) IN EXCESS 20,000 S.F. ON THIS SITE AND LOCATED ON THE LOTS.
 - A FOREST STAND DELINEATION AND WETLANDS CERTIFICATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., JUNE 2012.
 - A PRELIMINARY OBVIOUSLY NON-CRITICAL FLOODPLAIN STUDY DATED JUNE, 2012 WAS PERFORMED BY BENCHMARK ENGINEERING, INC.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
 - THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PRIVATE ON-SITE FACILITIES.
 - THE FOREST CONSERVATION ACT IT IS ANTICIPATED THAT THE OBLIGATION FOR THIS PROJECT WILL BE MET BY THE ON-SITE RETENTION OF FOREST.
 - THERE ARE NO PREVIOUS DPZ FILES FOR THIS SITE: WP-08-038, ECP-13-008
 - AT THE TIME OF THE SUBDIVISION PLANS, A MORE DETAILED SEDIMENT CONTROL PLAN SHALL BE DEVELOPED, INCLUDING STUDY OF VARIOUS DISCHARGE AREAS, AND MORE COMPLETE DETERMINATION OF SEDIMENT TRAP NECESSITY.

SITE ANALYSIS DATA/TABULATION

| | |
|---|-------------|
| A) TOTAL PROJECT AREA | 10.2± AC. |
| B) AREA OF WETLANDS AND BUFFER | * SEE BELOW |
| C) AREA OF 100-YR. FLOODPLAIN | 2.5± AC. |
| D) AREA OF FOREST | 7.8± AC. |
| E) AREA OF STEEP SLOPES 25% OF GREATER | 1.4 AC. |
| F) AREA OF DEDICATION | 2.67 AC. |
| G) HIGHLY ERODIBLE SOILS (K > 0.35) | 0.7± AC. |
| H) NUMBER OF UNITS ALLOWED | 3 |
| I) NUMBER OF RESIDENTIAL UNITS PROPOSED | 3 |
| J) AREA OF PLAN SUBMISSION | 10.2± AC. |
| K) LIMIT OF DISTURBED AREA | 2.2± AC. |
| L) OPEN SPACE REQUIRED | N/A |
| M) OPEN SPACE PROVIDED | N/A |
| N) PRESENT ZONING DESIGNATION | RR-DEO |
| O) PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS | |
| P) IMPERVIOUS COVER | 0.4± AC. |
| Q) THE WETLANDS DO NOT EXCEED THE AREA OF FLOODPLAIN THEREFORE A DELINEATION WAS NOT PERFORMED BASED ON SECTION 16.116.(a)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION. | |

- SECTIONS TO BE WAIVED**
- 16.120(c)(2)(iv) - MINIMUM ROAD FRONTAGE THAT PROVIDES ACCESS/6 LOTS ON USE-IN-COMMON DRIVEWAY
 - 16.120(b)(4)(iii) - ENVIRONMENTAL FEATURES ON LOTS 10 ACRES OR MORE
 - 16.1205 - FOREST RETENTION PRIORITIES

SOILS LEGEND

| MAP SYMBOL | SOIL GROUP | SOIL TYPE |
|--|------------|---|
| Co* | C | CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES |
| GoC | B | GALA LOAM, 8 TO 15 PERCENT SLOPES |
| GmB | B | GLENELG LOAM, 3 TO 8 PERCENT SLOPES |
| GmB* | C | GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES |
| MkF | B | MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY |
| MoD | B | MANOR LOAM, 15 TO 25 PERCENT SLOPES |
| FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0 | | |
| * ERODIBLE SOILS | | |

PLAN
SCALE: 1" = 50'

Specimen Tree Data

| Key | Species, Size (dbh) | CRZ diameter | Comments/Condition |
|-----|---------------------|--------------|---------------------------------|
| A | Tulip poplar, 33" | 50.25' | good condition |
| B | Tulip poplar, 40" | 60' | poor condition, trunk rot noted |
| C | Tulip poplar, 31" | 47.25' | good condition |
| D | Tulip poplar, 30" | 45.75' | good condition |
| E | Tulip poplar, 31" | 46.5' | good condition |
| F | Tulip poplar, 31" | 46.5' | good condition |
| G | Tulip poplar, 35" | 52.5' | good condition |
| H | Tulip poplar, 30" | 45.75' | good condition |
| I | Tulip poplar, 35" | 54' | good condition |
| J | Tulip poplar, 32" | 48' | good condition |
| K | Black walnut, 30" | 45' | good condition |
| L | Honey spruce, 32" | 48.75' | good condition |
| M | Silver maple, 44" | 66.75' | good condition |
| N | Pin oak, 32" | 48' | good condition |
| O | Tulip poplar, 44" | 66' | good condition |
| P | Sycamore, 36" | 54.75' | good condition |
| Q | Tulip poplar, 39" | 58.5' | good condition |

SPECIMEN TREES TO BE REMOVED

BENCHMARK ENGINEERING, INC.
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Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 28808 Expiration Date: 7-22-2015.

STATE OF MARYLAND
BRIAN F. GLENN
REGISTERED PROFESSIONAL ENGINEER

OWNER: SUNCOAST TL1, LLC
3 ASHGROVE WAY
REISTERSTOWN, MARYLAND 21136
410-977-3623

PROJECT: 13000 WAINWRIGHT ROAD

LOCATION: TAX MAP-40 GRID-15 PARCEL-42
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PLAN TO ACCOMPANY
WAIVER PETITION

DATE: NOVEMBER, 2012 **PROJECT NO.:** 2465

DESIGN: CAM/JCO **DRAFT:** JCO **SCALE:** AS SHOWN **DRAWING:** 1 OF 1