




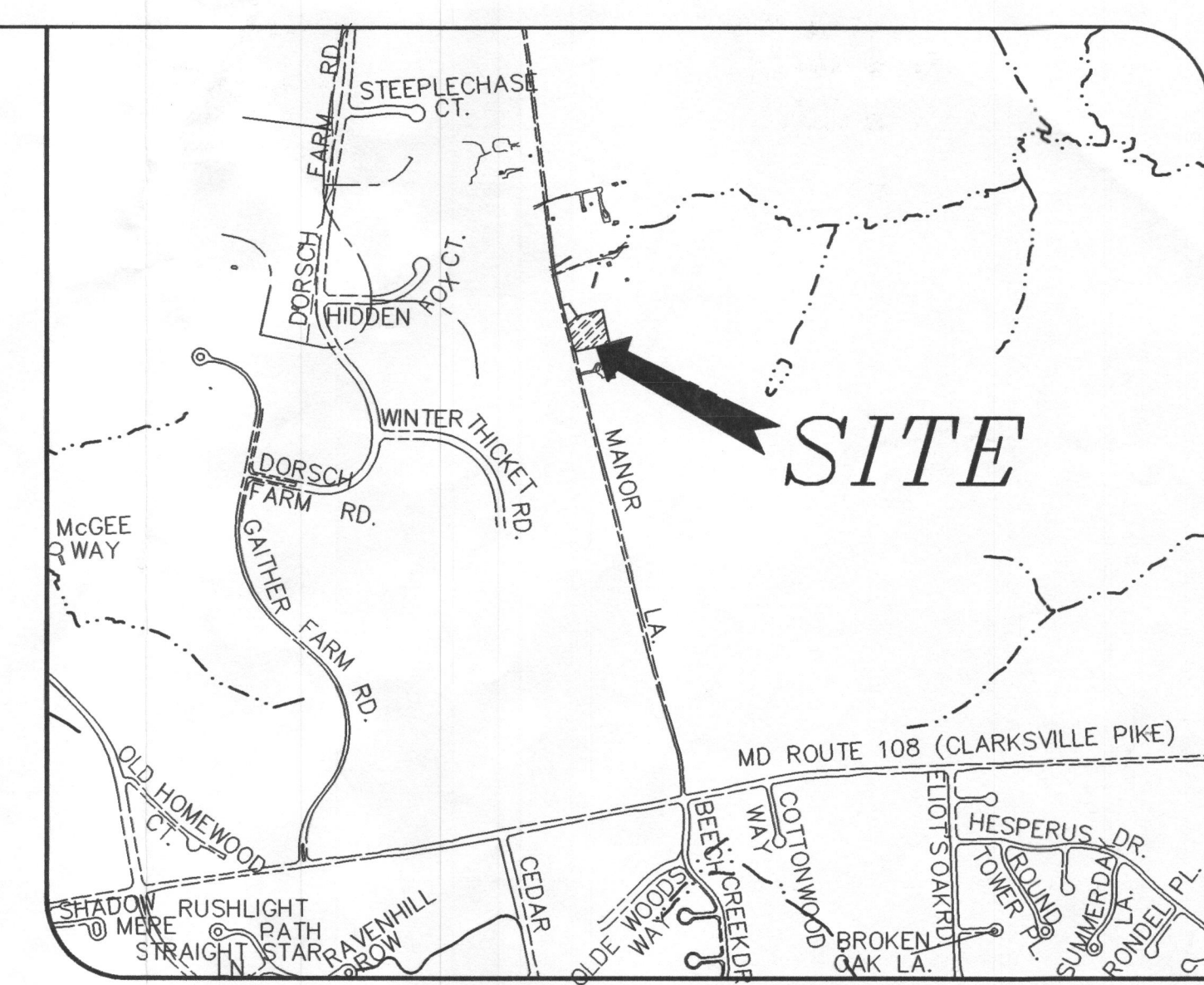


LEGEND


-  PROPOSED SEPTIC EASEMENTS
-  EXISTING SEPTIC CLEANOUTS
-  EXISTING WELL
-  PERC HOLES THAT HAVE FAILED
-  PERC HOLES THAT HAVE PASSED

- FIRST FLOOR EL. = 438.00
- INV. OUT OF HOUSE = 424.40
- INV. IN SEPTIC TANK = 424.00
- INV. OUT OF SEPTIC TANK = 423.75
- EXIST. ELEV. AT SEPTIC TANK = 427.00
- PROP. ELEV. AT SEPTIC TANK = 427.00
- INV. IN PUMP PIT = 423.85
- EXIST. ELEV. AT DISTRIBUTION BOX = 439.00
- PROP. ELEV. AT DISTRIBUTION BOX = 439.00
- INV. IN DISTRIBUTION BOX = 435.00



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
2. **PROJECT BACKGROUND:**
TAX MAP : 29, PARCEL : 5 GRID: 5
ELECTION DISTRICT : SECOND
ZONING: RC-DEO
DEED REFERENCE : 5572 / 501
TOTAL TRACT AREA : 1.30 AC.±
PROPOSED USE: SINGLE FAMILY DETACHED.
3. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC. INC. IN DEC 2004. BOUNDARY BASED ON A BOUNDARY SURVEY CONDUCTED BY ON APRIL 2003 BY SURVEY SERVICES, LLC.
4. ALL EXISTING STRUCTURES & TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
5. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 19.
6. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
7. STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE. NO 15-25% SLOPES EXIST ON SITE.
8. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
9. FLOODPLAIN SHOWN IS BASED ON STUDY CONDUCTED BY HOWARD COUNTY.
10. PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
11. THE EXISTING WELLS SHOWN ON THIS PLAN DO NOT HAVE RECORDED TAG NUMBERS. THEY HAVE BEEN FIELD LOCATED BY MILDENBERG, BOENDER & ASSOCIATES, INC., PROFESSIONAL LAND SURVEYORS, AND ARE ACCURATELY SHOWN.
12. SWM REQUIREMENTS WILL BE SATISFIED BY ROOFTOP DISCONNECTIONS. THE AREA OF THE HOUSE IS 4,288 SF. THEREFORE, 5 ROOFTOP DISCONNECTIONS AND 2 RAINGARDENS WILL BE UTILIZED.
13. IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
14. DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARD R-6.06.
15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
16.  THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AN ACCEPTABLE AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
17. THE PROPOSED HOUSE ON THIS LOT SHALL NOT EXCEED 4 BEDROOMS.
18. ALL EXISTING WELLS AND SEPTIC ARE TO BE ABANDONED.

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
G1C2	GLENELG LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE B
G1D2	GLENELG LOAM, 15% TO 25% SLOPES, MODERATELY ERODED --- TYPE B
EKB2	ELIOAK SILT LOAM, 3% TO 8% MODERATELY ERODED --- TYPE C
Ba	BAILE SILT LOAM --- TYPE D

OWNER/BUILDER

JOHN L. SINDLER
2 VILLAGE SQUARE, SUITE 219
BALTIMORE, MD 21210-1600
(410) 435-4000 EXT. 212

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

Roberts J. Wahn
HOWARD COUNTY HEALTH OFFICER
DATE: 12/2/05

project	date	description	revisions
2004-077	OCT 2005	engineering	
EGJ	EGJ	score	approval
	1"=30'		

no.	date	description	revisions

4671 MANOR LANE
PARCEL 5
GRID 5
HOWARD COUNTY, MARYLAND
TAX MAP 29
SECOND ELECTION DISTRICT
PERC CERTIFICATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.