

Building Address 995 DAY RD.
SYKESVILLE MD. 21036

Suite/Apt. #: _____ SDP/WP/Petition #: _____

Census Tract 10030 Subdivision DICKEY FARM

Section _____ Area _____ Lot 17

Tax Map 9 Parcel 271 Grid 3

Zoning RD Map Coordinates 588 Lot size 2.46A

Property Owner's Name HENRY BENDER

Address 5095 GREENBRIDGE RD.

City DAYTON State MD Zip Code 21036

Home Phone 410 531 1773 Work Phone 410 961 7921

Applicant's Name & Mailing Address, (if other than stated hereon):
SAME AS OWNER

Phone _____ Fax 410 531-1773

Existing Use VACANT LOT

Proposed Use SINGLE FAM. DWELLING

Estimated Construction Cost \$ 160,000

Description of Work CONSTRUCT SFD.
3 BR 3 BA. Unfinished Basement HW/R
Attached 2 Car Gar

Contractor Company SAME AS OWNER

Contact Person _____

Address _____

City _____ State _____ Zip Code _____

License No. _____ Phone _____ Fax _____

Occupant or Tenant Owner

Contact Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Engineer or Architect Company SAME AS OWNER

Contact Person _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

BUILDING DESCRIPTION - <u>COMMERCIAL</u>		BUILDING DESCRIPTION - <u>RESIDENTIAL</u>	
<p><u>Building Characteristics</u></p> <p>Height: _____</p> <p>No. of stories: _____</p> <p>Gross area, sq. ft. per floor: _____</p> <p>Use group: _____</p> <p>Construction type: <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular</p>	<p><u>Utilities</u></p> <p>Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Heating System: Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/></p> <p>Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression # of Heads _____</p>	<p><u>Building Characteristics</u></p> <p>SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/></p> <p>Depth _____ Width _____</p> <p>1st floor: <u>32'-38'</u> <u>50'</u></p> <p>2nd floor: <u>24'-38'</u> <u>50'</u></p> <p>Basement: <u>14'-38'</u> <u>50'</u></p> <p>Finished Basement <input type="checkbox"/> Unfinished Basement <input checked="" type="checkbox"/></p> <p>Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/></p> <p>No. of Bedrooms <u>3</u></p> <p>Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____</p> <p>Other Structure: _____</p> <p>Dimensions: _____ Footings: _____ Roof: _____</p> <p><input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home</p>	<p><u>Utilities</u></p> <p>Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private</p> <p>Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private</p> <p>Electric Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Heating System: Electric <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/></p> <p>Sprinkler system: <u>N/A</u> <input checked="" type="checkbox"/> <input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R Other: _____</p>

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 [Signature] Print Name HENRY C BENDER

Title/Company _____ Date 1-8-01

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 ** PLEASE WRITE NEATLY AND LEGIBLY. **
 - FOR OFFICE USE ONLY -

AGENCY	DATE	SIGNATURE APPROVAL
<input checked="" type="checkbox"/> Land Development, DPZ		
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Official		
<input checked="" type="checkbox"/> Dev. Engineering, DPZ		
<input checked="" type="checkbox"/> Health	<u>1/26/01</u>	<u>Mark Rappin</u>
<input checked="" type="checkbox"/> Fire Protection		

Is Sediment Control approval required prior to issuance?
 YES NO

CONTINGENCY CONSTRUCTION START:
 ONE STOP SHOP:

PROPERTY ID#: 39445

Filing fee	\$ <u>25</u>
Permit fee	\$ _____
Excise tax	\$ _____
Sub-total paid	\$ _____
Add'l permit fee	\$ _____
TOTAL FEES	\$ _____
Balance due	\$ _____
Check	# <u>313</u>
Validation	# <u>3-242</u>

DPZ SETBACK INFORMATION

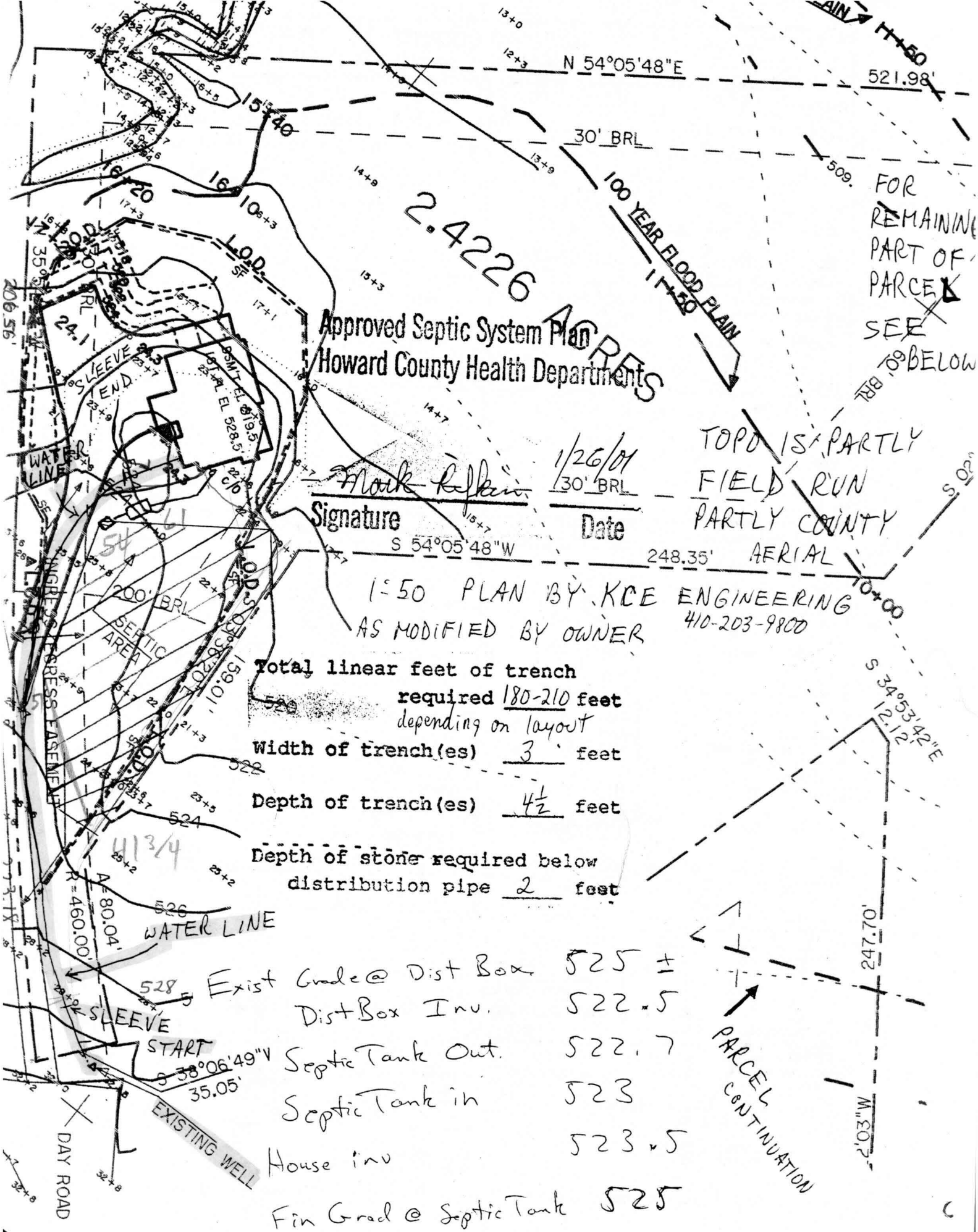
Front: _____
 Rear: _____
 Side: _____
 Side St.: _____

All minimum setbacks met?
 YES NO

Is Entrance Permit required?
 YES NO

Historic District?
 YES NO

Lot Coverage for NewTown Zone _____
 SDP/Red-line approval date _____ Accepted by [Signature]



Approved Septic System Plan
Howard County Health Department

2.4226 ACRES

Mark Kellin
 Signature

1/26/01
 Date

TOPD IS PARTLY
 FIELD RUN
 PARTLY COUNTY
 AERIAL

1-50 PLAN BY KCE ENGINEERING
 AS MODIFIED BY OWNER
 410-203-9800

- Total linear feet of trench required 180-210 feet depending on layout
- Width of trench(es) 3 feet
- Depth of trench(es) 4 1/2 feet
- Depth of stone required below distribution pipe 2 feet

Exist Grade @ Dist Box	525 ±
Dist Box Inv.	522.5
Septic Tank Out.	522.7
Septic Tank in	523
House inv	523.5
Fin Grad @ Septic Tank	525

FOR
 REMAINING
 PART OF
 PARCELS
 SEE
 BELOW

PARCEL CONTINUATION

Charles E. Wehland, P.A.

Attorney at Law

3677 Park Avenue

Ellicott City, Maryland 21043-4586

Charles E. Wehland

Shirley S. Massey

(410) 465-8755

Fax (410) 465-0520

March 27, 2000

Paul J. Parkent
661 Shimmering Run Court
Sykesville, Maryland 21784

RE: Dickey Farm, 999 Day Road

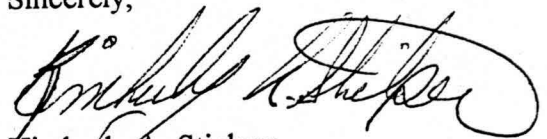
Dear Mr. Parkent:

Enclosed is the original *Declaration of Easement and of Maintenance Obligations for Water Line* dated January 13, 2000 recorded among the Land Records of Howard County, Maryland, in Liber 5016, Folio 041-045.

This is an original document, therefore, I suggest that you keep it with all of your other important documents.

If you have any questions with regard to the above, please do not hesitate to contact me.

Sincerely,



Kimberly A. Stielper
Secretary/Paralegal

kbs

cc: Mark Rifkin, Department of Environmental Health

COPY



HOWARD COUNTY HEALTH DEPARTMENT

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

February 2, 1999

David Zile
2915 Sand Hill Rd.
Ellicott City, Md. 21104

Re: Building permit appl. B00115916
Proposed SFD
Lot 17 Dickey Farm
995 Day Rd.

Dear Mr. Zile,

This is to advise that further processing of the above referenced building permit application is delayed pending resolution of questions concerning available water supply and wastewater disposal capacity for this property.

Attached is a copy of a letter to the engineer dated January 26, 1999, detailing the concerns and requesting clarifying information. Please be in touch with him to ensure that we are provided with a timely response. Additional review comment will be forthcoming once we receive the requested information.

I am hesitant to be overly alarming, but the opportunity for this property to qualify for issuance of a sewage disposal permit is jeopardized by the presence of the previously undisclosed road widening easement.

Please contact me at this office (410-313-2640) if you have any additional questions regarding this matter.

Sincerely,

Craig Williams, Sanitarian

cc: Lennon
Hikmat
Lic. & Permits
file

ATTACHED "DECLARATION OF EASEMENT..."
LIBER 5016, FOLIO 041-045 RESOLVES
RIGHT-TO-USE WELL.

APPLICANT INDICATES THAT COUNTY HAS ABANDONED
ITS INTEREST IN ROAD WIDENING EASEMENT, WHICH
IF TRUE, WOULD RESOLVE REMAINING QUESTION REGARDING
PERMANENCY OF WELL SITE & SEPTIC AREA, BUT THERE IS NO



HOWARD COUNTY HEALTH DEPARTMENT

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

January 26, 1999

Memo to: Jacob Hikmat
c/o Mildenberg Boender Assoc.

From: Craig Williams (CW)

Subject: Building Permit Site Plan
Lot 17 Dickey Farm
(your project #98103)

The above referenced site plan was walked into this office last week by the prospective builder. He recognized some unusual aspects to the configuration, and was asking for advance comment prior to submittal for building permit application.

A percolation certification plan had previously been reviewed and approved by this office on 2/8/95, but this newer presentation reflected some different lot boundaries and road-widening easements. The concern was what, if any, consequences were implied with respect to the available well and septic locations for this property.

I advised the client (apologies but I didn't get his name) that the differences between this plan and the prior presentation were severe enough to potentially jeopardize the status of this property. The differences of concern are:

- a changed lot boundary resulting in elimination of the lower-right portion of the sewage disposal easement,
- a second changed lot boundary which places the drilled well off the lot,
- indication that a road-widening easement exists in conflict with the upper portion of the sewage disposal easement and the well site.

It was suggested that he double-check the validity of the lot boundary and road easement configurations. If the current presentation is correct, then re-evaluation of the property would be needed. Should that be the case, there seems serious risk of an unsuccessful outcome since the area of suitable soil conditions has already been demonstrated to be so limited.

DECLARATION OF EASEMENT AND OF MAINTENANCE
OBLIGATIONS FOR WATER LINE EASEMENT

This Declaration of Easement and of Maintenance Obligations, is made this ~~3rd~~ day of January 2000, by Paul J. Parkent, who by deed dated October 29, 1997, and recorded among the Land Records of Howard County an Liber 4101, at folio 83 etc., was conveyed the lot shown on the attached plat as Lot No. 16, Dickey Farm, and is hereinafter sometimes referred to as "Owner of Lot 16" for the benefit of those persons who are from time to time the owners of Lot 17, Dickey Farm.

WHEREAS, The owner of Lot 16 intends to create an easement over the land in which the well intended to serve Lot 17 was dug to provide the owners from time to time of Lot 17 with the use and enjoyment of the existing well and with the right to connect said well with improvements which may hereafter be constructed on Lot 17 subject to the covenants and conditions hereinafter set forth.

20
2000

NOW, THEREFORE, THIS DECLARATION OF EASEMENT AND OF MAINTENANCE OBLIGATIONS, WITNESSETH, that for and in consideration of the establishment of the easements required to provide the owners from time to time of Lot 17 with access to the existing well on Lot 16 which was dug for the use and benefit of Lot 17 and with the right to connect said well to the improvements on Lot 17, Paul J. Parkent does hereby make this Declaration, and he does declare and agree as follows:

1. Paul J. Parkent hereby declares an easement over and across that land more particularly described in the annexed description labeled Exhibit A and shown on the annexed plat labeled Exhibit B for the purpose of taking water from the well located in said easement area and for the purpose of running water lines through and across said easement area for the purpose of serving improvements to be constructed on Lot 17 with water from said well, together with the right of the owners of Lot 17 to enter upon the easement area at all reasonable times to maintain said well and the water lines taking water to the improvements on Lot 17, said easement to be binding upon the subsequent owners from time to time of Lot 16 Department of Environmental Health hereinabove referred to.

2. The Owners from time to time of Lot 17 shall be responsible for the maintenance of the well and the water line serving Lot 17; and if in the course of installing and/or making repairs to either the said well or the aforesaid line damage is done to Lot 16 and/or to any improvements on Lot 16, the owners of Lot 17 will repair the damage which was done and will restore Lot 16 to the condition it was in before any installation and or repairs were made by filling all disturbed areas and by re-seeding or re-sodding all grass which was disturbed. This covenant to repair and restore Lot 16 by filling all disturbed areas and by re-seeding or re-sodding grass disturbed, is an express condition of the grant of easement herein set forth.

COPY

3. All covenants, conditions, and agreements contained herein are made for the direct, mutual, and reciprocal benefit of each and every Owner of the aforesaid Lots 16 and 17. This Declaration shall create reciprocal rights and obligations between and/or among the respective owners of the aforesaid lots and their respective personal representatives, successors, and assigns.

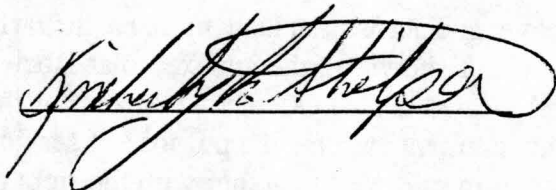
4. The parties hereto agree that should either of the two subject lots be sold under a foreclosure of a mortgage, or by deed in lieu of foreclosure or sale by a trustee in bankruptcy or other sales under distress, such sales or conveyances will be with the benefit of and subject to this Declaration and all covenants, conditions, and agreements contained herein.

5. The owners of Lot 16 on which the well is located and through which a water line will be run agree not to perform any act which will contaminate the well or make it impossible for the Owner of Lot 17 to run a water line.

6. Every person and/or entity who now or hereafter owns or acquires any right, title, or interest in and/or to any of the aforesaid lots is and shall be conclusively deemed to have consented and agreed to every condition, standard and covenant contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person and/or entity acquired such interest in the aforesaid Lots.

AS WITNESS, the hands and seals of the parties hereto the day and year first above written.

WITNESS:



Paul J. Parkent [SEAL]
Paul J. Parkent

STATE OF MARYLAND, HOWARD COUNTY, to wit:

I HEREBY CERTIFY, That on this 13th day of January, 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Paul J. Parkent who acknowledged himself to be the person named and referred to in this Declaration, and that he executed the foregoing instrument for the purposes therein contained, by signing the same in my presence.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires 06/01/03

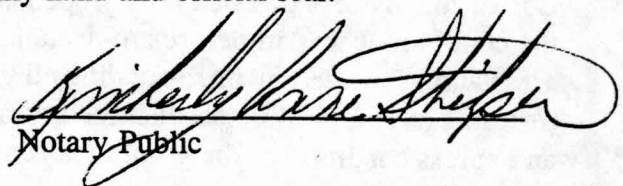

Notary Public

EXHIBIT A

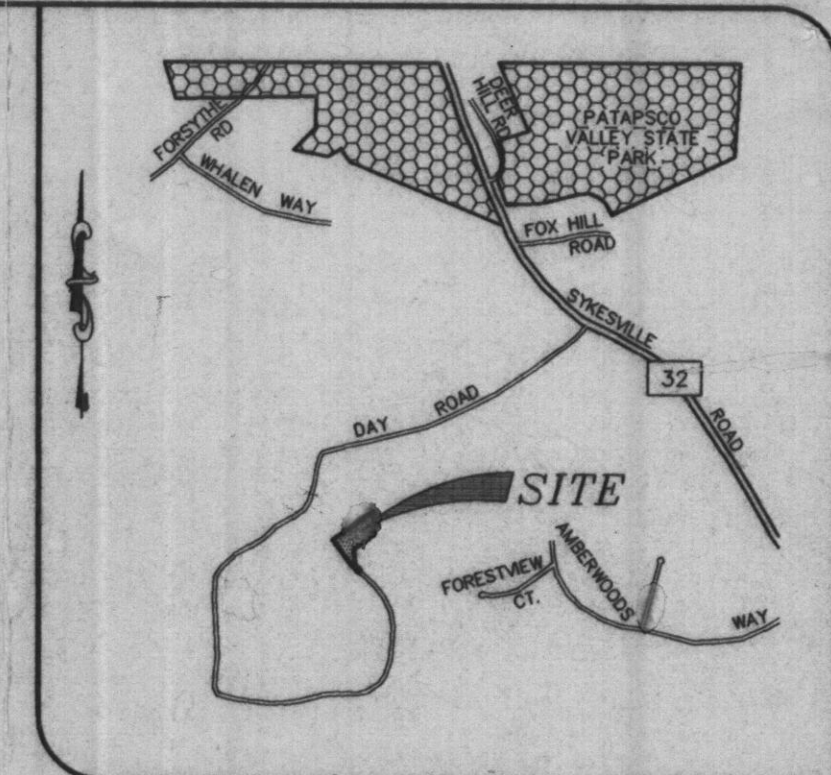
**DESCRIPTION
EASEMENT FOR WELL
LOTS 16 AND 17, DICKEY FARM**

BEGINNING FOR THE SAME at a point on the second or N 47- 48-11 E, 40.00 foot line of that parcel of land which by deed dated December 12, 1995 was granted and conveyed by Jean R. Dickey unto David A. Turner and Linda C. Turner, his wife, said deed being recorded among the land records of Howard County Maryland in Liber 3625 at folio 555, 10.00 foot from the beginning thereof and running thence with and binding on a portion of said second line N 47-48' 11-E, 20.00 feet to a point, thence leaving said line and running S 42-11- 49 E, 15.00 feet to a point, thence S 47- 48- 11W, 20.00 feet to a point, thence N 42-11- 49 W, 15.00 feet to the place of beginning containing 300 sq. ft. for the purpose of providing access to an existing well currently located on Lot 16 for the benefit of the owner of Lot 17.

GENERAL NOTES:

1. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN NOVEMBER 1998.
2. PROPERTY LINES SHOWN HEREON ARE BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 1998 BY MILDENBERG, BOENDER & ASSOCIATES, INC.

RECORD OF CONVERSATION WITH WEHLAND, PARKENT WILL D660 WELL BASEMENT TO ZILE SEPTIC & LOT BOUNDARIES TO REMAIN AS PER THIS PLAN. NO D660 TO DRILL NEW WELL, 10/4/99 CW



VICINITY MAP
SCALE: 1"=2000'

PRE-PP SUBMITTAL
ADVISORARY QUESTIONS ABOUT FUTURE ROADWAY EASEMENT NEEDED TO BE ADDRESSED
THIS PLAN 1/21/99 CW
OBSOLETE -
KEEP IN FILE AS PART OF RECORD RE: CW LETTER OF 1/26/99

MARK E. VOLKMAN & ROBIN B. VOLKMAN
PARCEL 294
1550/772

RUSSELL W. ZILE, III & DEBBIE A. ZILE
PARCEL 276
3476/526

DAVID ZILE
PARCEL 272
3482/464

DAVID ZILE
PARCEL 271
3482/464

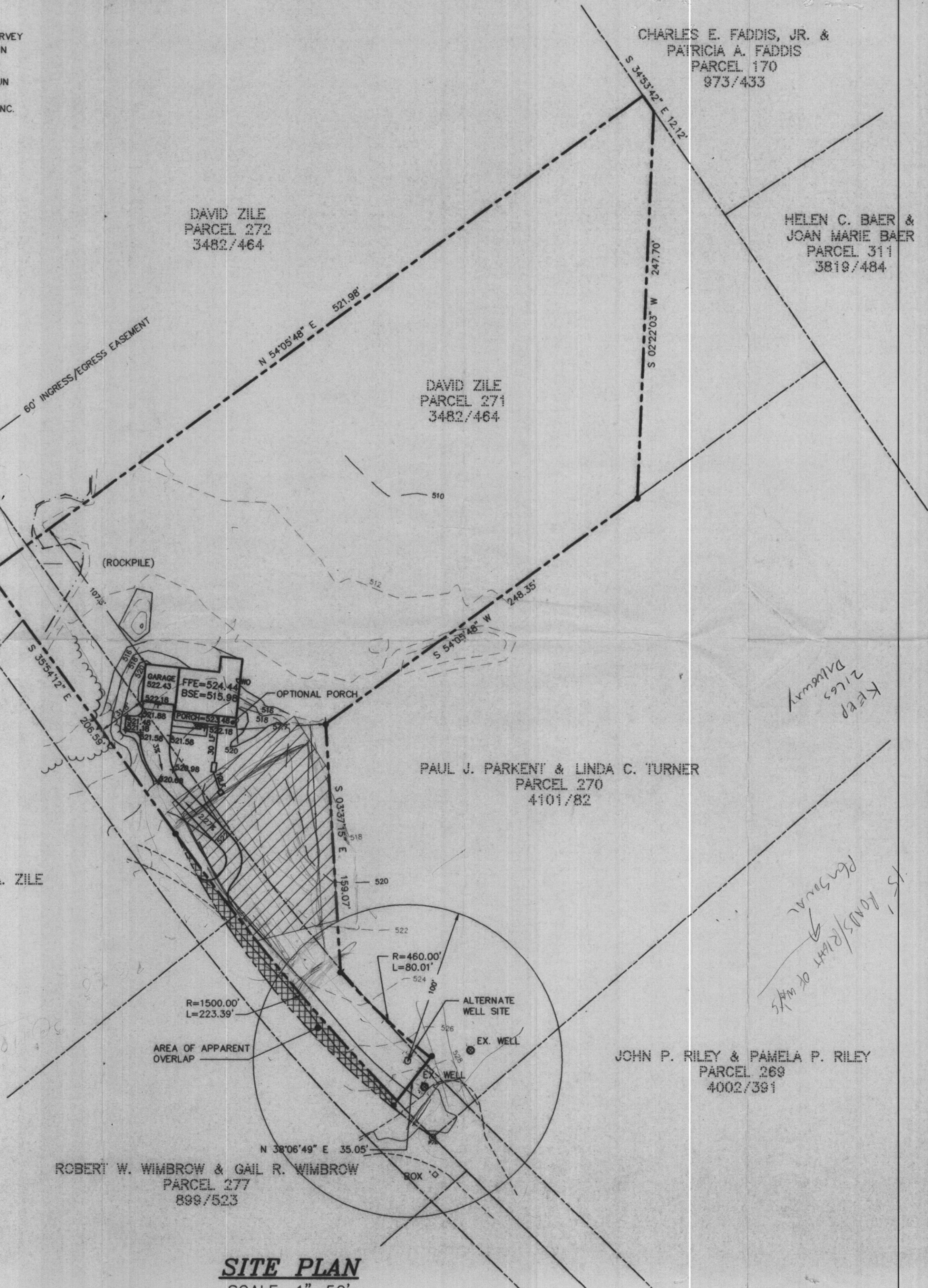
CHARLES E. FADDIS, JR. & PATRICIA A. FADDIS
PARCEL 170
873/433

HELEN C. BAER & JOAN MARIE BAER
PARCEL 311
3819/484

PAUL J. PARKENT & LINDA C. TURNER
PARCEL 270
4101/82

JOHN P. RILEY & PAMELA P. RILEY
PARCEL 269
4002/391

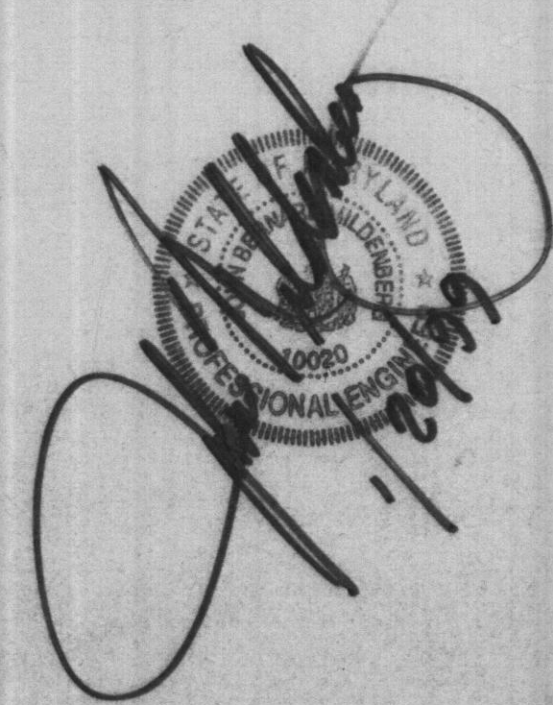
ROBERT W. WIMBROW & GAIL R. WIMBROW
PARCEL 277
899/523



SITE PLAN
SCALE: 1"=50'

FIRST FLOOR ELEV.	=	524.44
BASEMENT ELEV.	=	515.98
INV. OUT OF HOUSE	=	521.09
INV. IN SEPTIC TANK	=	520.49
INV. OUT SEPTIC TANK	=	520.24
INV. IN DIST. BOX	=	520.0
EXIST. ELEV. @ SEPTIC TANK	=	522.0
PROP. ELEV. @ SEPTIC TANK	=	522.0
EXIST. ELEV. @ DIST. BOX	=	522.5

* BASEMENT SEWERAGE TO BE PUMPED.



Project	98103	Illustration	TMR/SJD	Approval	
Date	JAN 1999	Engineering	SJD	Approval	
Scale	1"=50'	Revisions			

MILDENBERG, BOENDER & ASSOC. INC.
Engineers Planners Surveyors
5072 Dorney Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 897-0286 Fax (410) 821-5271 Wash. (410) 987-0288 Fax

DICKEY FARM, LOT 17
(LIBER 3482, FOLIO 464)

PLOT PLAN

1 OF 1