

APPLICATION

PERCOLATION TESTING

A 513183

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 12-20-99

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER PAUL D. KNIFEELAND

ADDRESS 10485 PINE VIEW DR PHONE 410-290-1456
COLUMBIA, MD. 21046

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION ~~12990~~ BRIGHTON DAM RD LOT NO. LOT 1 (EX. HOUSE)

ROAD AND DESCRIPTION BRIGHTON DAM ROAD

TAX MAP 3A PARCEL # 299

SIZE OF LOT 3 AC ± TYPE BLDG. SINGLE FAMILY
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. Paul D Knifeeland
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

APPLICATION

PERCOLATION TESTING

A 513119-A

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

Proposal - to subdivide
ex. lot into 3 buildable
lots (Assume ex house
to remain)
(DKS)

P _____
DISTRICT _____
DATE 11-12-99

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER ~~ROSE & SANDRA ROWELL~~

ADDRESS ~~12990 BRIGHTON DAM ROAD~~ PHONE _____

AGENT OR PROSPECTIVE BUYER PAUL & SUSANNE KNEELAND

ADDRESS 6485 BELLVIEW DRIVE PHONE (410) 290-1450

PROPERTY LOCATION:

SUBDIVISION N/A DEED (L.023/F.437) LOT NO. 1

ROAD AND DESCRIPTION 2500' ± WEST OF INTERSECTION OF TEN OAKS ROAD &
BRIGHTON DAM ROAD

TAX MAP 023 PARCEL # 437

SIZE OF LOT 3 AC TYPE BLDG. SINGLE FAMILY
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. _____
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

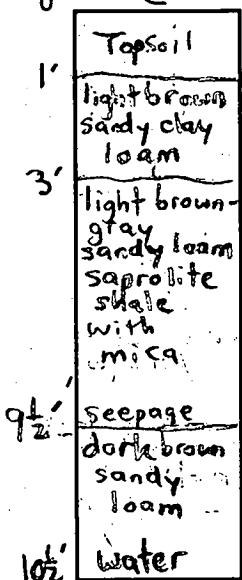
SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

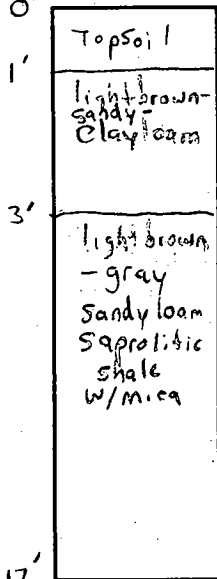
513119-A

COUNTY #

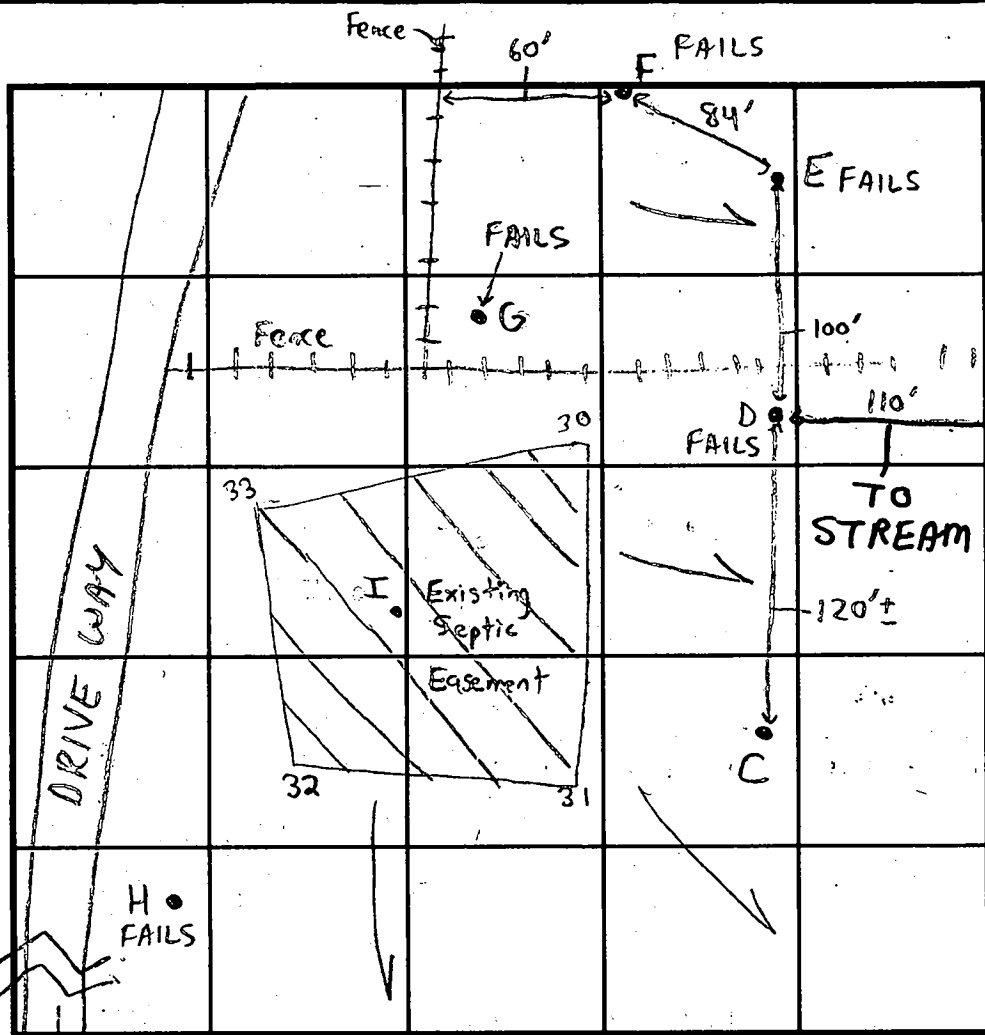
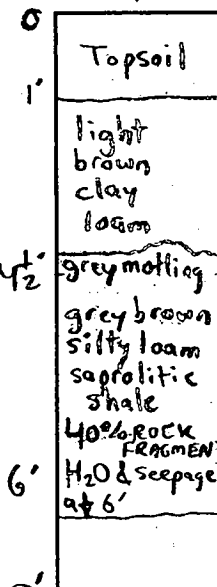
SOIL PROFILE C



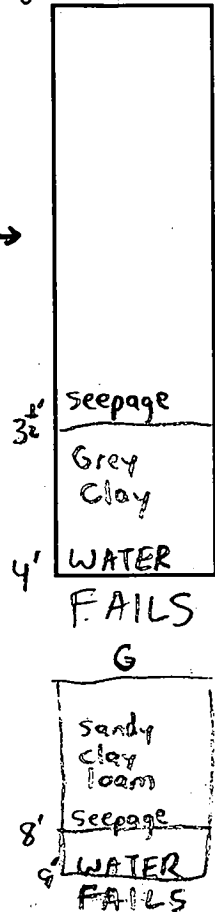
I



H



SOIL PROFILE F



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.
TO BRIGHTON DAM ROAD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1/13/00	C	3'5" / 10 1/2' V	12:00	12:03:30	12:03:30	12:11:00	8 min
	I	3'5" / 12' V	12:21	12:22:30	12:22:30	12:25:30	3 min
	H	WATER AT 6'	(SEE PROFILE)				FAILS
	D	WATER AT 9'	(SEE PROFILE C)				FAILS
	E	WATER AT 7'	Seepage	at 4'			FAILS
	F	WATER AT 4'	(SEE PROFILE)				FAILS
	G	WATER AT 9'	Seepage	at 8'	SEE PROFILE		FAILS

REMARKS _____

TYPE OF SOIL _____

TESTED BY Steven R. Krieg / DKS ALSO PRESENT Chuck Zepp, Dave Martin

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____

8' FAILS

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 559579.7733	E 1322067.7365
2	N 559518.2837	E 1322036.1217
3	N 560016.0811	E 1321910.2726
4	N 559976.6554	E 1321667.5140
5	N 560657.5816	E 1321502.6370
6	N 561146.1582	E 1321764.8137
7	N 560921.4928	E 1322002.8256
8	N 560351.2034	E 1322371.4441
9	N 560019.6637	E 1321941.3582

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	4.1458 Ac	0.1224 Ac	4.0234 Ac
2	11.0046 Ac	0.4439 Ac	10.5607 Ac

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE, & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- AREA OF NON-TIDAL WETLANDS
- PRIVATE SEPTIC EASEMENT SAND MOUND SYSTEM ONLY
- FOREST CONSERVATION EASEMENT

GENERAL NOTES
(SEE SHEET 1 OF 2)

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JOSEPH JAY WOOLDRIDGE
PROFESSIONAL LAND SURVEYOR #11027

PAUL D. KNEELAND
DATE

SUSANNE F. KNEELAND
DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	15.1504 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0218 AC
TOTAL AREA TO BE RECORDED:	15.1722 AC

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

OWNERS/DEVELOPERS
PAUL D. KNEELAND
SUSANNE F. KNEELAND
12990 BRIGHTON DAM ROAD
CLARKSVILLE, MD. 21029-1411

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S CERTIFICATE

WE, PAUL D. KNEELAND AND SUSANNE F. KNEELAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS DAY OF _____, 2001.

PAUL D. KNEELAND WITNESS

SUSANNE F. KNEELAND WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY HOWARD N. BIEMAN, JACOB GEESING, AND KENYA D. MCRAE (SUBSTITUTE TRUSTEES) TO PAUL D. KNEELAND AND SUSANNE F. KNEELAND BY DEED DATED NOVEMBER 30, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4968 AT FOLIO 368.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND, IN ACCORDANCE WITH THE ANNOTATED CODE OF PUBLIC WORKS, MARYLAND, AND THIS PLAT IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.

JOSEPH JAY WOOLDRIDGE
PROFESSIONAL LAND SURVEYOR #11027

DATE 01/03/02

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KNEELAND PROPERTY
LOT 1 AND 2
ZONED: RR-DEO

TAX MAP NO:34 BLOCK:10 PARCEL NO:299
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 8, 2002

GRAPHIC SCALE
0 100 200 300

SCALE: 1"=100'
SHEET 2 OF 2
F 01-56

ACAD FILE: C:\ACAD\BES\KNEELAND\PLAT.DWG

GENERAL NOTES

- DEED REFERENCE: L.4968 / F.368
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES INC., ON OR ABOUT JULY 1, 1999.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (MAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 34EA (N) 402,497.743 (E) 1,320,528.011
 34E5 (N) 403,109.725 (E) 1,322,535.822
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL UTILIZING SAND MOUND SEWAGE SYSTEMS ONLY. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT 1 AND 2 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING RIGHT OF WAY OF BRIGHTON DAM ROAD.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM).
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 D) STRUCTURES (BRIDGES/CULVERTS) - 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 INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1, 2 AND PARCEL 308 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT BASED ON AVERAGE LOT SIZE BEING GREATER THAN TWO ACRES. WATER QUALITY (DRYWELL) TO BE PROVIDED FOR LOT 2.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING VEGETATION ALONG THE PROPERTY BOUNDARIES. LOT 2 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS DUE TO THE LOT HAVING AN EXISTING DWELLING TO REMAIN ON IT.
- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY EXPLORATION RESEARCH INC. ON OR ABOUT SEPTEMBER 29, 2000.
- 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL & ASSOCIATES, INC. ON OR ABOUT OCTOBER 15, 2000.
- EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON LOT 1 HAVE BEEN REMOVED.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION (6.04 ACRES OF RETENTION) WILL BE ADDRESSED THROUGH A COMBINATION OF 0.45 ACRES OF FOREST RETENTION CREDIT ON LOT 1, 4.86 ACRES OF FOREST CONSERVATION EASEMENT ON LOT 2, AND PAYMENT OF \$15,899.40 INTO THE HOWARD COUNTY FOREST CONSERVATION FUND. THE FOREST RETENTION CREDIT ON LOT 1 IS IN ACCORDANCE WITH THE ADOPTED DPZ POLICY DATED MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE LOWEST LEVEL BUILDING ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE PLATTED FLOODPLAIN ELEVATION.
- REFERENCE DESIGN MANUAL WAIVER TO VOLUME III, SECTION 2.5.2.H AND FIGURE 2.17 FOR SIGHT DISTANCE AT AN INTERSECTION, WAIVER WAS APPROVED JANUARY 3, 2001. APPROVAL WAS BASED ON ADEQUATE STOPPING SIGHT DISTANCE, IN ACCORDANCE WITH TABLE 2.02 OF THE DESIGN MANUAL.
- THE EXISTING PRIVATE USE IN COMMON ACCESS EASEMENT FOR PARCELS 299 AND 308 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER AT FOLIO
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

WETLAND AREA 'A' LINE TABLE

LINE NO.	DIRECTION	DISTANCE
L1	S52°22'21"W	7.82'
L2	N78°38'26"W	44.35'
L3	N87°01'02"W	69.25'
L4	N05°22'26"E	8.80'
L5	N89°00'54"E	72.95'
L6	S68°55'25"E	48.32'

WETLAND AREA 'C' LINE TABLE

LINE NO.	DIRECTION	DISTANCE
L1	N20°38'56"E	10.59'
L2	N83°58'28"E	50.48'
L3	S81°09'56"E	31.66'
L4	S61°53'45"E	18.72'
L5	S81°20'52"W	31.32'
L6	N85°52'18"W	50.81'

WETLAND AREA 'E' LINE TABLE

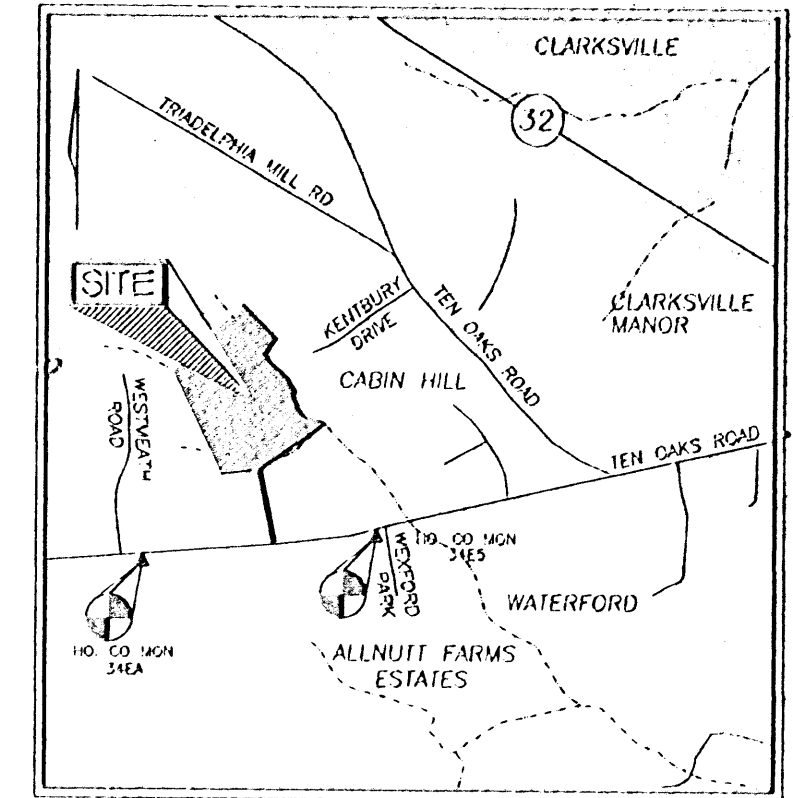
LINE NO.	DIRECTION	DISTANCE
L1	N81°52'13"E	18.16'
L2	N87°37'33"E	61.73'
L3	S88°41'44"E	42.70'
L4	S77°40'06"E	38.92'
L5	S86°17'09"E	39.03'
L6	N56°26'19"E	30.30'
L7	N60°00'27"E	34.24'
L8	N88°52'33"E	35.85'
L9	S13°33'22"E	74.30'
L10	S44°30'45"E	57.28'
L11	S79°51'33"E	52.43'
L12	S55°22'49"E	23.11'
L13	S43°24'34"W	10.67'
L14	N50°05'23"W	14.48'
L15	S84°21'58"W	53.80'
L16	N43°23'53"W	74.18'
L17	N85°35'49"W	51.20'
L18	N26°56'41"W	49.50'
L19	S88°49'09"W	38.88'
L20	S83°00'49"W	42.32'
L21	N85°01'34"W	85.05'
L22	S84°27'15"W	47.99'

WETLAND AREA 'B' LINE TABLE

LINE NO.	DIRECTION	DISTANCE
L1	S67°02'11"W	26.15'
L2	N85°46'01"W	25.06'
L3	S75°43'58"W	24.77'
L4	S89°18'26"W	35.94'
L5	N79°55'59"W	31.71'
L6	N71°04'28"W	52.51'
L7	N60°05'12"W	30.46'
L8	N37°20'26"W	31.80'
L9	S69°34'09"W	36.87'
L10	S84°46'24"W	22.84'
L11	N68°45'30"E	23.08'
L12	N68°45'41"E	22.49'
L13	N42°43'49"W	35.95'
L14	N83°56'00"W	17.99'
L15	N54°15'10"W	45.79'
L16	N71°59'45"E	14.32'
L17	S55°58'42"E	49.27'
L18	S55°13'26"E	48.28'
L19	S46°03'46"E	42.07'
L20	S64°44'53"E	41.85'
L21	S76°23'41"E	65.40'
L22	N78°19'33"E	24.84'
L23	N88°13'05"E	45.64'
L24	N76°14'01"E	32.90'
L25	S20°22'49"E	7.52'

WETLAND AREA 'D' LINE TABLE

LINE NO.	DIRECTION	DISTANCE
L1	N59°15'42"E	17.23'
L2	N82°33'40"E	30.94'
L3	N42°23'18"E	51.32'
L4	N18°49'49"E	99.86'
L5	N66°01'54"E	62.19'
L6	S40°27'41"E	18.53'
L7	S33°29'34"W	68.08'
L8	S72°08'09"W	48.59'
L9	S50°14'02"W	55.66'
L10	S59°26'25"W	40.05'
L11	S80°01'02"W	40.62'
L12	S63°56'35"W	17.85'
L13	N25°07'28"W	16.47'



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE, & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- AREA OF NON-TIDAL WETLANDS
- PRIVATE SEPTIC EASEMENT SAND MOUND SYSTEM ONLY
- FOREST CONSERVATION EASEMENT

GENERAL NOTES (CONT.)

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 1 & 2. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Joseph Jay Wooldrige 01/08/02
 JOSEPH JAY WOOLDRIDGE DATE
 PROFESSIONAL LAND SURVEYOR #11027



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

Very similar to plan set in signature in 9/15/02 RP
OWNERS/DEVELOPERS
 PAUL D. KNEELAND
 SUSANNE F. KNEELAND
 12990 BRIGHTON DAM ROAD
 CLARKSVILLE, MD. 21029-1411

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
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TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0218 AC
TOTAL AREA TO BE RECORDED:	15.1722 AC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S CERTIFICATE

WE, PAUL D. KNEELAND AND SUSANNE F. KNEELAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS DAY OF 2001.

PAUL D. KNEELAND WITNESS
 SUSANNE F. KNEELAND WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY HOWARD N. BIERNAN, JACOB GEISING, AND KENYA D. MCRAE (SUBSTITUTE TRUSTEES) TO PAUL D. KNEELAND AND SUSANNE F. KNEELAND BY DEED DATED NOVEMBER 30, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4968 AT FOLIO 368.

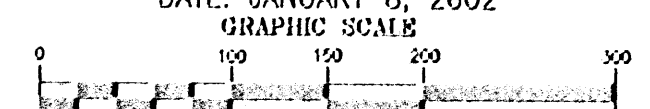
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Wooldrige 01/08/02
 JOSEPH JAY WOOLDRIDGE DATE
 PROFESSIONAL LAND SURVEYOR #11027

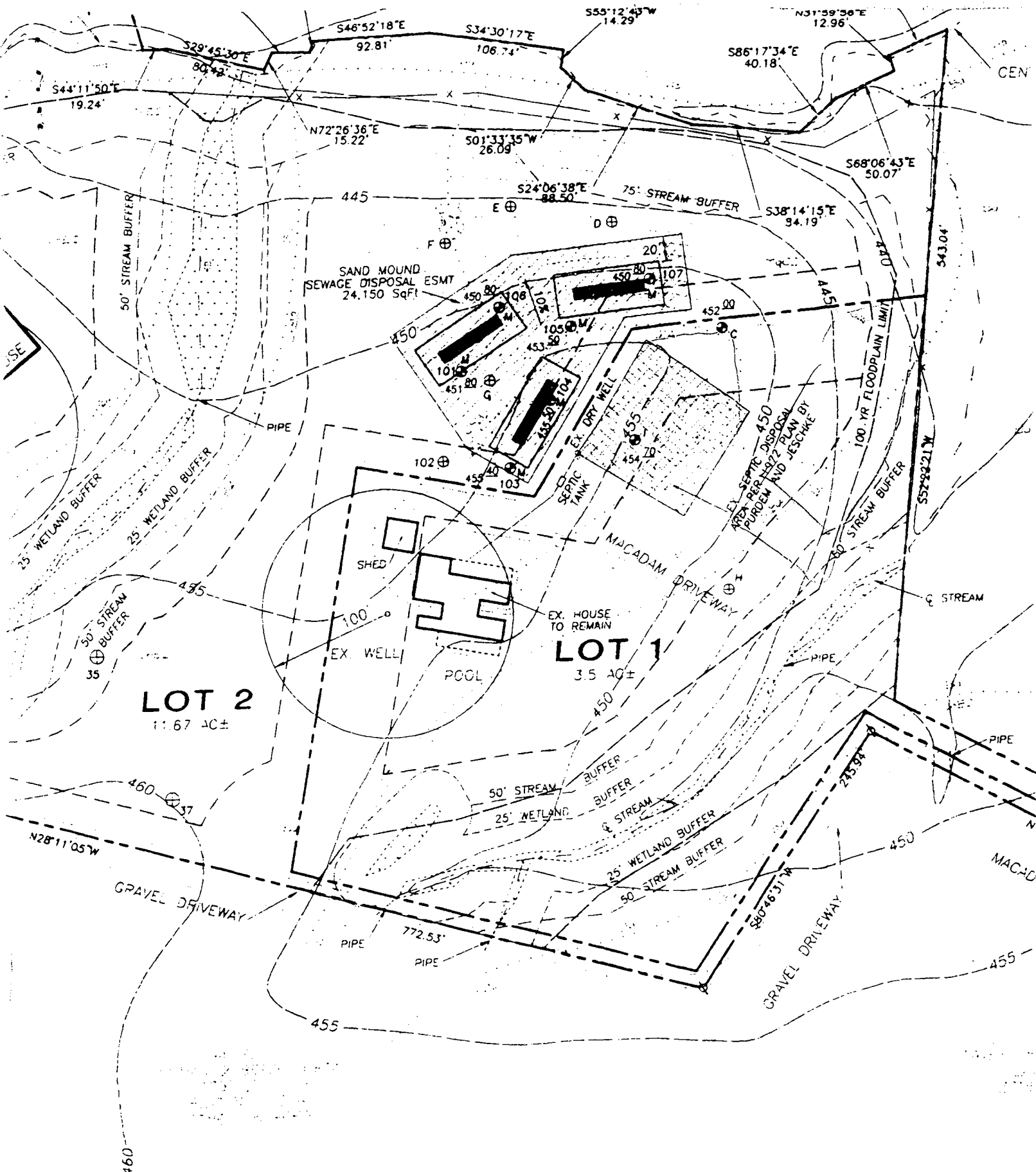
RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KNEELAND PROPERTY
 LOT 1 AND 2
 ZONED: RR-DEO

TAX MAP NO:34 BLOCK:10 PARCEL NO:299
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JANUARY 8, 2002



SCALE: 1"=100'
 SHEET 1 OF 2
 F 01-56



Copy of signed
Perc Cert



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

February 2, 2000

Mr. and Mrs. Paul Kneeland

~~10012 Brighton Dam~~
~~6485 Bellevue Drive~~

6485 BELLEVUE DRIVE
COLUMBIA, MARYLAND 21046

RE: Percolation Test Results A 513119
Proposed Use: Subdivision
Property ID: Rowell Property, Lot's #1, 2 and existing house
Brighton Dam Road
Tax Map: 34 Parcel: 299

Dear Mr. and Mrs. Kneeland:

Percolation testing was conducted on the above referenced property on January 13, 2000. A copy of the test results is enclosed for your records. For the most part, the test holes evaluated were found to be unsatisfactory. The soil evaluation determined that there was insufficient depth to the ground water table.

Should you wish to further pursue the proposed subdivision, it shall be necessary for a registered engineer to submit to this office a percolation test plan. This plan should show the actual locations and elevations of all excavated test holes, and all relevant landscape and topographic features. Also, this plan should include what you present to be your revised proposal.

This plan should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the address below or by calling (410) 313-2640. Thank you in advance for your time and cooperation.

Respectfully,

Steven R. Krieg

Steven R. Krieg, Sanitarian.
Water and Sewerage Program

SRK
Enclosure

cc: Vogel & Associates - Mr. Dave Martin
file ✓



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

March 17, 2000

Mr. and Mrs. Paul Kneeland
6485 Bellview Drive
Columbia, Maryland 21046

RE: **Wet season percolation test date**
Proposed Use: Subdivision
Property ID: Kneeland Property
Brighton Dam Road
Tax Map: 34 Parcel #299

Dear Mr. ~~Dooley~~:

Wet season percolation testing has been tentatively scheduled for the above referenced property for **Thursday, April 6, 2000 and Friday, April 7, 2000 at 10:00 a.m.** Please call this office at (410) 313-2640 to confirm your acceptance of these percolation test dates.

You shall be responsible for having a contractor on site to excavate the test holes at the corners of the proposed septic area(s).

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

Please be advised that current groundwater levels are considerably lower than levels of previous years. Therefore, a supplemental buffer shall be added to account for this deficiency in the groundwater levels as part of our judgement of the soil suitability for septic systems. This supplemental buffer shall be applied in addition to that which is dictated by state regulatory standards. Furthermore, information gathered during this limited wet season may be subject to further consideration.

Percolation test results may be expected by mail approximately two weeks after the completion of the percolation testing.

Thank you in advance for your cooperation in this matter.

Sincerely,

Donna K. Soe, R.S.

Water and Sewerage Program

Cc: Vogel & Associates – Mr. Dave Martin

file

FROM : MANEKIN CONST/DEV
FROM : EXCELLO EXTERMINATING CO

410 312 4385
FAX NO. : 4105213094

1999.11-29 14:17 #331 P.02/02
Nov. 30 1999 02:01AM P4

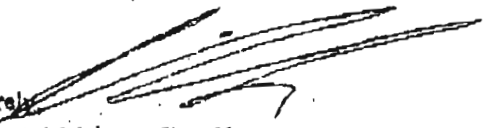
11/29/99
presented draw
to HO by Dave
Martin @ Vogel
BS

EXCELLO EXTERMINATING CO., INC.
1707 Reisterstown Road
Pikesville, Maryland 21208

Superior Bank Date of Inspection 10.21.99
12990 Brighton Dam Rd. Time of Inspection 2:10pm
Clarkeville

A visual inspection was made on the above property's septic system using a tracing dye method. This method generally discloses whether the system has an outbreak of septic effluents. The inspection revealed the test was satisfactory. The septic system also appears to be in working order.

COMMENTS:

Sincerely, 
William B. Masemore
9912-630

The above findings do not constitute a guarantee or warranty against future failure of the septic system. Our inspection is limited to an examination of the conditions of the septic system at the time of the test and inspection. Excello Exterminating Company, Inc., therefore, shall not be responsible to the home buyer, home seller, their agents, or representative or assigns, for any inaccuracies, misinformation or misunderstandings by the buyer, seller, home owner, realtors, their representative and assigns resulting from the aforesaid inspection.

BALTIMORE
410-321-8005

CARROLL COUNTY
410-376-9447

HOWARD COUNTY
410-740-4517

CALL TOLL FREE: 1-800-286-1005 FAX: 410-321-3094



File
Copy Done

DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director
February 7, 2001

Mr. Paul Kneeland
12990 Brighton Dam Road
Clarksville, MD 20129

Dear Mr. Kneeland:

RE: F-01-56, Kneeland Property, Lots 1 and 2

The Department of Planning and Zoning hereby grants **approval** of the Final Subdivision Plans for the Kneeland Property consisting of 2 lots on 15.1722 ± acres of land located on Ten Oaks Road in the Fifth Election District of Howard County, Maryland, subject to the attached conditions, resolution of the concerns of the Division of Land Development directly with that agency within 45 days of the date of this letter (**by March 24, 2001**) and prior to submission of the originals. If, in responding to those comments, design changes are made which could affect another SRC agency, you are advised to consult with the appropriate agency prior to submission of the originals to DPZ for signature approval, and the following.

You are advised that the plat originals will not be accepted by this Division for signature approvals and recordation until written documentation is provided from the Health Department that all required wells have been drilled.

Step 1:

Submission of the original Forest Conservation Plan to the Division of Land Development for signature approval within 120 days from the date of this letter (**by June 7, 2001**). These plans must be accompanied by a \$4.75 per sheet distribution fee.

The original Forest Conservation Plan must be submitted and receive signature approval prior to the completion of the developer's agreement and the posting of required surety and the acceptance of the final plat originals for recordation. You will be notified by letter when the FCP has been signed and authorized to proceed to Step 2.

Step 2:

It will be necessary for the developer to post surety and execute a "Deed of Forest Conservation Easement" and a "Forest Conservation Installation and Maintenance Agreement" for the proposed forest conservation areas. Contact the Real Estate Services Division of the Department of Public Works (410-313-2330) regarding this requirement. Real Estate Services requires a minimum of 3 weeks to execute the agreement. This should be anticipated by the developer in scheduling submittal of the originals.

Mr. Paul Kneeland

Page Two

February 7, 2001

The above conditions must be complied with prior to submission of final plat originals and within 180 days from the date of this letter (by August 6, 2001). The Department of Public Works will provide a written receipt indicating the above conditions have been met. The receipt from Real Estate Services Division must accompany the submission of the record plat originals.

Step 3:

Once all of the above requirements have been completed, the original plat and "Plat of Easement" or "Plat of Forest Conservation Easement", if applicable, may be submitted for signature approval with the following:

1. Payment to *Director of Finance, Howard County* of the following fees, concurrent with the submission of the original plats for signature approval. Bring this letter and fees to the Department of Planning and Zoning to obtain the required receipts.

Storm Drainage Construction, Section 16.133
Account #Cr-814-003-7152 Fee \$75.00

Open Space Land Acquisition, Section 16.121
Account #Cr-813-003-7156 Fee \$1500.00

Distribution copies of recorded plat:
Original Plat (per sheet) Fee \$ 20.30

2. A check made payable to the *Clerk of the Court* for the cost for recording plats.
 - Recording fee for plat (per sheet) Fee \$ 5.00
3. A properly prepared and completed maintenance agreement for the shared driveway must be submitted with the correct recording fee (\$25.00 for a document with up to 9 sheets, or \$80.00 for a document with 10 or more sheets) with the submission of the plat original. Checks should be made payable to the *Clerk of the Court*. This document shall be recorded by our staff concurrent with the recording of the plat original.
4. Submission of a cost estimate for forest conservation surety to the Department of Planning and Zoning for approval at least two weeks prior to submittal of originals. Note that a receipt for the Forest Conservation Surety and Agreement from DPW Real Estate Services Division **must** be presented at the time originals are submitted.
5. a. Submission of two accurate 1" = 600' scale reduction(s) of the subdivision plat indicating lots/parcels with lot numbers/parcel letters and rights-of-way with approved street names.
 - b. Submission of parcel and right-of-way boundaries in a digital format meeting one of the following County standards:
 - AutoCAD or MicroStation is the required format for submission
 - For MicroStation set working units resolution to 10 for SU per ft and 100 for POS units per SU
 - Use NAD 83 feet as coordinate system
 - Please provide at least 2 North-East Coordinate reference points
 - Do not rotate drawing (keep the North direction straight up)
 - No break line, under shoot line, and over shoot line at all intersections

Mr. Paul Kneeland

Page Three

February 7, 2001

- Set up the layers as is described in the following table:

AutoCAD Format					
No.	Layer's Name	Description	Color	Line Type	Text Style
1	Floodplain	Floodplain Easement	Blue	Solid	N/A
2	Lotline	Lot Line	Red	Solid	N/A
3	Parcelrow	Parcel Outline and Right Of Way	Yellow	Solid	N/A
4	Sublabel	Subdivision Label	Red	Solid	See note

Note: *** Font = Simplex, Height = 16.0, Width Factor = 1

MicroStation Format				
Level	Description	Weight	Line Style	Color
4	Subdivision Label (see note)	0	0	2
6	Parcel Outline and Right Of Way	1	6	4
7	Lot Line	0	0	2
60	Floodplain Easement	1	6	5

Note: Font = 1, Font Height = 16, Font Width = 16, Line Spacing = 5

This information is to be transferred on a virus-free 3.5" diskette. If you have any questions, please contact Yongyuth Phasukyued of the GIS Division of the Department of Technology and Communications at (410) 313-3093.

- Submission of the final plat original for signature and recordation within **180 days (by August 6, 2001)** per Section 16.144(p) of the Howard County Subdivision Regulations, or approval will be considered withdrawn and void.

Compliance with all conditions and/or corrections is required before the original road plan or plat will be accepted for signature approval. Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit originals for signature. **Please bring a copy of this letter with you as it will serve as the checklist for final plat original submission.**

When recorded, the signed original plat will be retained on file in the Office of Central Services.

If you have any questions, please contact Brenda Luber at (410) 313-2350.

Sincerely,

Cindy Hamilton
Cindy Hamilton, Chief
Division of Land Development

CH/BSL:bsl

Enclosures:

cc: Research
DED
Real Estate Services, DPW
Vogel and Associates

February 1, 2001

DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

COMMENTS

RE: F-01-56, Kneeland Property, Lots 1 and 2

1. Provide a copy of the demolition permit for the existing house, shed and pool. ← CH
2. Complete all signatures and dates.
3. Shade all easements.
4. Show the forest conservation easement in a honeycomb symbol so that it is clearly differentiated from the other easements.
5. The 100-year floodplain symbol shown on the plan must match the symbol in the Legend, please correct.
6. Remove all the 35' front, side and rear building restriction lines located within the Forest Conservation Easement and 100 year floodplain easement. There will be no front or rear building restriction lines for Lot 2. However, Lot 2 will have a 30' side and 35' building restriction line from the environmental buffers. The building restriction lines on the lots shall form one continuous building envelope with the 35' building restriction line from whichever easement or buffer is greater on the lot. A 35' building restriction line is NOT required from each buffer.
7. Revise general note 22 to include the area for regeneration. The regeneration area is not considered retention area. In addition, if the retention amount shown in general note 22 has changed due to the enclosed comments, this amount must be revised in this note. Also, add general note 22 to the supplemental plan.
8. Label Forest Conservation Easement #1 and #2 as shown on the Forest Conservation Plan.
9. Add the following note to general note 22 on the plat and on the Supplemental Plan:

"... 0.45 acres of retention credit on Lot 1 is provided for residential lots greater than 60,000 square feet, even though no forest easement is recorded per DPZ policy of May 11, 1999, Residential Forest Retention Credit".
10. Additional comments may be generated upon review of the original mylar.

Forest Conservation Plan

1. The following comments address the use of regeneration for the Kneeland Property:

Regeneration is appropriate for areas where natural regeneration has already successfully begun and pioneer tree species have been established in accordance with Appendix F, Pages F-4 and F-5 of the Forest Conservation Manual. If using soil seed bank for regeneration, the original seed bed must remain undisturbed. Pioneer trees must exist in sufficient number to meet the 100 tree per acre standards for the definition of a forest and the 3 to 4 foot height standard for whips by the end of the second growing season for the post construction period.

This means that at the time of the FSD evaluation, there must be at least 350 to 400 plant seedlings per acre. Please be advised that, if necessary, where existing growth by itself is not sufficient to meet the requirements at the end of the second growing season, supplemental planting at the rates cited in the Forest Conservation Manual must be used to bring the regeneration areas into compliance with the program.

Therefore, provide a more detailed location and a quantitative estimate of the number of existing trees approximately 3" or greater d.b.h. listed in the Forest Stand Analysis Table for Stand 1 and a quantitative estimate of the number of saplings under 3" d.b.h. as well as a generalized breakdown of species. Also, provide an estimate of the amount of time needed for the existing vegetation included in the above to mature sufficiently to achieve the minimum standard definition of "forest" cited in Section 16.1201(e) of the Howard County Code.

2. Indicate the exact acreage amounts for retention and regeneration on the plan and in general note 1.
3. Indicate the acreage amounts for the regeneration area and the retention area for the 5.1759 acre easement.
4. Include as a general note the surety amount for the regeneration area of _____ acres at \$0.20 per square foot in accordance with County Fee Schedule.
5. Contingent on the answers supplied to the FSD regeneration comments above, the following information should be supplied to enable this Division to evaluate the regeneration plan.

A detailed description of the measures to be taken to demonstrate how the design guidelines and requirements for natural regeneration cited on pages F-4 and F-5 of the Manual will be met. A statement on the plan that the post-construction management and guarantee periods will last until the legal definition of a forest can be met. A copy of the regeneration criteria is attached for your information.

6. Revise the building restriction lines in accordance with the attached final plat comments.
7. General note 2 does not agree with the 6.13 acres to be retained as indicated on the forest

conservation worksheet. General note 3 indicates that the 30,000 square feet of regeneration area is included in the 5.1759 acres of Forest Conservation Easement Area #1. Please explain this discrepancy.

8. For residential lots greater than 60,000 square feet, the developer may assume that an area of 43,560 square feet will be cleared to accommodate a house, driveway, septic easement and yard area. The remaining existing forest located on Lot 1 is eligible for a forest retention credit for the purposes of the forest conservation calculations even though no forest conservation easement is recorded per DPZ policy of May 11, 1999, Residential Forest Retention Credit.
9. The Forest Conservation Worksheet and Forest Conservation Notes do not agree. Please explain this discrepancy. Also, this Division has prepared the attached Forest Conservation Worksheet based on the acreage amounts that were provided. This Worksheet indicates the forest conservation obligation is greater than that shown on the submitted Forest Conservation Plan with 1.27 acres of reforestation required. Revise general note 22 accordingly.
10. Advisory comment: Surety for the Forest Conservation Agreement shall be provided and remain in effect for a minimum of two growing seasons after the Certification of Completion signifying the end of the construction period is received from the developer. A cost estimate based on the following County Fee Schedule rates shall be submitted for approval with the final subdivision plans: Regeneration is \$0.20 per square foot.

FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA:

A. Total tract area.....=	15.15
B. Area within 100 year floodplain=	3.20
C. Area to remain in agricultural production.....=	0.00
D. Net tract area.....=	11.95

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
1	0	0	0	0	0

E. Afforestation Threshold.....	20%	x D =	2.39
F. Conservation Threshold.....	50%	x D =	5.98

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....=	6.20
H. Area of forest above afforestation threshold=	3.81
I. Area of forest above conservation threshold=	0.22

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation.....=	6.02
K. Clearing permitted without mitigation.....=	0.18

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared.....=	0.07	Cannot exceed existi
M. Total area of forest to be retained.....=	5.35	

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold...=	0.02		
P. Reforestation for clearing below conservation threshold...=	1.25	1.00	0.00
Q. Credit for retention above conservation threshold.....=	0.00		
R. Total reforestation required.....=	1.27	1.00	0.00
S. Total afforestation required.....=	0.00		
T. Total reforestation and afforestation required.....=	1.27		

REGENERATION AS AN ACCEPTABLE REFORESTATION/
AFFORESTATION METHOD

Both State law and the Howard County Program recognize natural regeneration as an alternative reforestation or afforestation method. As an option, however, it is less preferable than replanting with nursery stock. Requests to use regeneration instead of other planting methods will be considered on a case by case basis, when the following criteria can be met:

- a. As with planting seedling or sapling stock (whips) for afforestation, regeneration is only appropriate in low visibility, low use areas.
- b. A qualified professional must certify that the area proposed for regeneration is already in a stage of natural succession with pioneer tree species having established themselves.
- c. These trees exist in sufficient numbers to eventually meet the 100 tree per acre requirement for a forest, as defined in the Code. This means that at the time of the forest stand delineation evaluation, there must be at least 350 to 400 free-to-grow woody plant seedlings per acre. The seedlings must be capable of reaching a height of at least 20 feet at maturity.
- d. A qualified professional must also determine that the size of the trees will meet the minimum for whips, 3-4 feet, by the end of the two-year installation and maintenance period required by the Forest Conservation Program. The density at initiation must be a minimum of 350 trees per acre.

If an area is accepted for regeneration, it must be placed in a forest conservation easement. As with replanting, the area will also be placed under a management program by means of the Maintenance Agreement, and covered by a Surety at the rate established for afforestation with whips. Again, a qualified professional will have to supervise the area to assure the following:

- e. A management program to remove invasive species and control non-native tree species is instituted as part of the two-year post-construction period. The soil must be stabilized with an appropriate ground cover (non-turf building). Monitoring of these areas must be intensive.
- f. Certification, at the end of the two-year construction period that the management program has been carried out, and that survival rates are 75% of the initial quantities. The certification must indicate that the survival rates will result in a 100 tree per acre ratio,

with at least 50% of those having the potential of attaining a 2" caliper dbh within seven years.

- g. If necessary, when existing growth by itself is not sufficient to meet these criteria at the end of the two-year construction period, supplemental planting at the rates cited in Appendix M of the Manual must be used to bring the area into compliance with the Program.

"Natural regeneration" to meet the requirements of the Forest Conservation Program does not mean simply isolating an existing open area that cannot meet criteria a - d above, or isolating areas that will be disturbed as part of the proposed development. It is not a proposal to be used in an attempt to lessen the expense of preferred methods of replanting. It is only acceptable, because under the right conditions *"the lands of this region have remarkable abilities to regenerate forests"*, and the results are viable, relatively fast, and much more impressive than man-made attempts at the same thing.

TEC/tc/forconre.pol



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

July 17, 2001

Mr. Paul Kneeland
12990 Brighton Dam Road
Clarksville, MD 21029-1411

Dear Mr. Kneeland:

RE: F-01-56, Kneeland Property, Lots 1 and 2

This is in response to Frederick Ward's letter of July 2, received by this Division on July 11, 2001 in which they requested that this Division rescind our approval for the above referenced subdivision due to a change in the lot lines.

After meeting with the Director of the Department of Planning and Zoning, it was determined that this Division will approve the request to rescind the approval of the Final Plan (F-01-56) subject to the following. The enclosed comments must be addressed in a **revised** plan submission within **45** days from the date of this letter (**by August 31, 2001**). It was determined that returning this plan to revised plan status was a preferable option to granting an extension because the Forest Conservation Plan original submitted to this Division on July 16, 2001, does not appear to reflect the latest property lines as shown on the red-line print forwarded to this office on July 11, 2001. In addition, the review of revised plans by the various SRC agencies will ensure that the proposed lot line changes are acceptable to all agencies.

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application.

You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF SETS (Drawings, plans)	SUPPORT DATA (Traffic, floodplain wetland, noise studies, SWM reports, etc.)
DLD	2	FCP, Supplemental Plans
DED	4	Supplemental Plan
Health	1	Supplemental Plan

Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the revised plans. Please bring a copy of this letter with you to the appointment.

In addition, please make arrangements to pick-up the Forest Conservation Plan original submitted to this office on July 16, 2001. Prints of this plan should be part of the revised plan submission.

If you have any questions, please contact Brenda Luber at (410) 313-2350.

Sincerely,



Cindy Hamilton, Chief
Division of Land Development

CH
CH/BSL:bsl
Enclosures: DLD
cc: Research
DED
SCD
Health
Frederick Ward and Associates

July 17, 2001

DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

COMMENTS

RE: F-01-56, Kneeland Property, Lots 1 and 2

Address the following in the revised plan submission:

1. Provide a copy of the recorded easement document indicating that Parcel 299 has the right to use the access easement shown on Parcel 308. Add this liber and folio number to the plat. In the event that a recorded easement does not currently exist, the developer must do one of the following:
 - a. record the easement document prior to the submission of this plat original and reference its liber and folio number on the plat original
 - b. include the entirety of Parcel 308 on this plat (complete with owners signature, adjustment to notes, titles, tabulations, etc.)

Also, the use-in-common maintenance agreement must be signed by the owners of Parcels 299 and 308 and must indicate that additional lots created from Parcel 299 will have the right to use the use-in-common access easement.

2. Provide a copy of the demolition permit for the existing house, shed and pool prior to or with the plat originals.

:bsl

File No. F-01-56
Kneeland Prop.

**DEPARTMENT OF PLANNING AND ZONING
FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL**

This form is for the processing of originals for signature approvals. If corrections or additions must be made to the original, the corrections needed must be identified in the space provided and the plans must be returned unsigned to the Department of Planning and Zoning. DPZ will notify the owner of the required revisions and request that the owner's engineer make the corrections or contact the appropriate County agency with questions concerning such revisions.

DPZ

Brenda Lube
Reviewing Agent

Date Received
8/16/02

Date Forwarded
8/19/02

Rejected For: _____

01-3-10
eJUNAS

①

HEALTH

Paul Pinsky
Reviewing Agent

Date Received
8/19/02

Date Forwarded
9/06/02

Rejected For: _____

②

DED

Reviewing Agent

Date Received

Date Forwarded

Rejected For: _____

Chief, DLD

Reviewing Agent

Date Received

Date Forwarded

Rejected For: _____



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

September 24, 2002

Paul Kneeland
12990 Brighton Dam Road
Clarksville, MD 21029

RE: F-01-56, Kneeland Property, Lots 1-2

Dear Mr. Kneeland:

Please be advised that the above referenced final subdivision plat was **recorded on 9/19/02** among the Land Records of Howard County as Plat No(s). 15576 and 15577.

Prints of this final plat may be ordered at the Department of Planning and Zoning's public service desk between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. The cost for paper prints is \$0.90 per plat sheet. Please bring this letter with you when ordering prints.

Sincerely,

Kent Sheubrooks
Division of Land Development

KS/BB/cs/f0156

cc: Research
DED
SHA
BOE
Real Estate Services, DPW
Environmental Health
State Department of Assessments and Taxation
Landscaping Coordinator
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