

Recorded
2-13-86
H. J. ...
PAT LINACIN
REPERE NO
well site

APPLICATION

PERCOLATION TESTING

A 36443

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 461-9933

DISTRICT 4

DATE January 21, 1986

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Thomas E. Sheets, Sr. & Shirley J. Sheets

ADDRESS 13900 Monticello Dr., Cooksville, MD 21723 PHONE 489-7061

PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION 13900 Monticello Drive, Cooksville, MD LOT NO. _____

ROAD AND DESCRIPTION 13950
At the end of Monticello Drive

BLDG. PERMIT SIGNED
AND RETURNED 3/10/87

TAX MAP 9 PARCEL # 327

SIZE OF LOT 30.24 Acres TYPE BLDG. 3 Bedroom
(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. Mrs. Thomas E. Sheets, Sr.
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

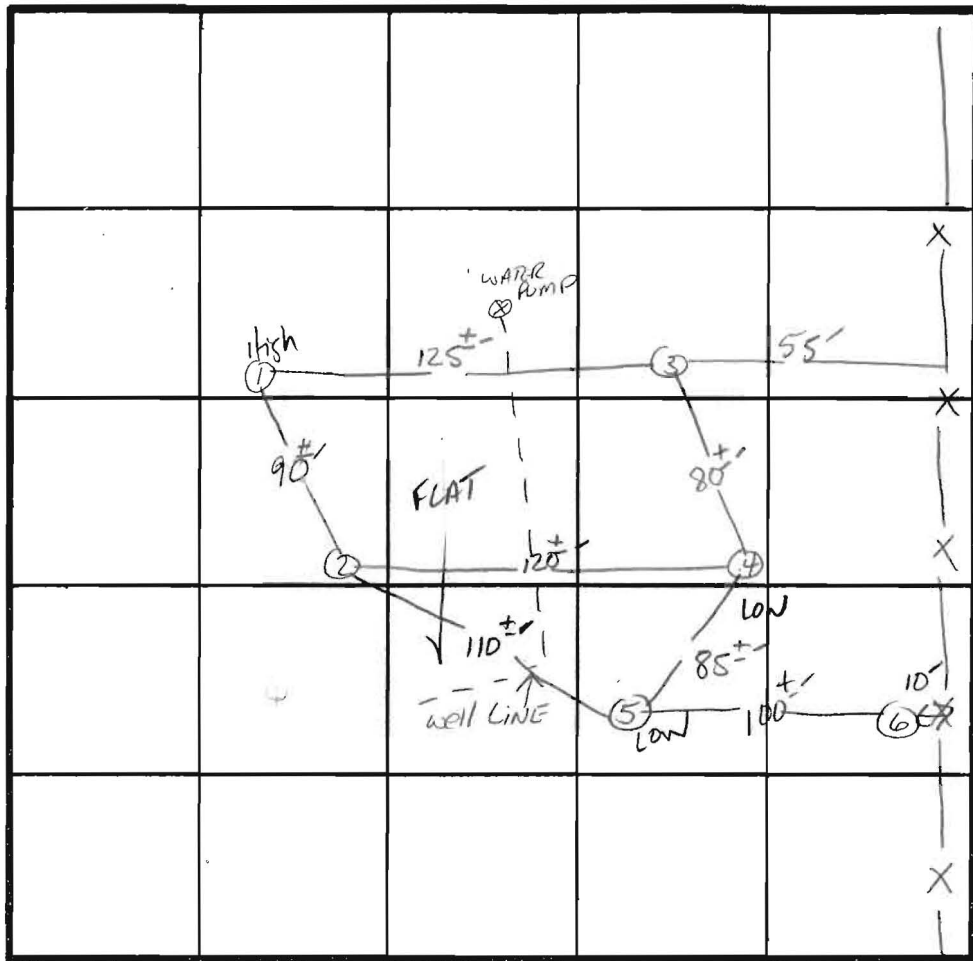
REASONS FOR REJECTION OR HOLDING 2-13-86 PERC SATISFACTORY; HOLD FOR CERTIFIED HOLE
LOCATION, HOUSE + WELL SITE AND REMOVAL OF EXISTING WELL LINE WITHIN
PERC. FIELD. S. HILL

THIS IS NOT A PERMIT

① ②
SOIL PROFILE

0'
1'
4-4.5'
13'

AP
Yellow BR
CLAY LM.
10% COARSE
FRAGMENTS
Yellow BR
w/ PINK
CASTS
10%
FRAGMENTS



X PERC
15min
INLET 4.5
BOTTOM 9'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.
Rt 70

③ ④
11'
40'
11-13'

AP
Yellow BR
CLAY LM
10%
FRAGMENTS
Yellow BR
LOAMY SAND
COMPACTED
100%
FRAGMENTS

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
2/13/86	1 S	4.0	1:50	1:57	1:57	2:13	16min	
	1 M	9'	1:50	1:56	1:56	2:06	10min	
	1 V	13'	UNIFORM SOIL STRUCTURE BELOW 4"					
	2 S	5'	2:08	2:12	2:12	2:21	9min	
	2 V	8'	NO FURTHER DEPTH DUE TO EXISTING H ₂ O LINE					
	3 S	4.5	2:25	2:35	2:35	2:53	18min	
	3 V	13'	UNIFORM SOIL STRUCTURE BELOW 4"					
	4 S	4'	2:40	2:49	2:49	3:08	19min	
	4 V	11'	UNIFORM SOIL BELOW 4-4.5'					
	5 V	12'	UNIFORM SOIL b-f/cw 3' NO H ₂ O SAND LOAM					
	6 V	12'	SIMILAR TO HOLE # 4-4' SIMILAR TO HOLE # 1+2					

210 #/BR

REMARKS NO VISIBLE LOT LINES SEEN.
WELL LINE THROUGH PERC AREA - OWNER KNOWS IT WILL HAVE TO BE REMOVED.

TYPE OF SOIL MANOR LOAM

TESTED BY S. Abel

ALSO PRESENT PAT Lindem, MA. SHEETS

Recorded

APPLICATION

PERCOLATION TESTING

A 36443

P _____

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BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
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Mrs. Thomas E. Sheets, Sr.
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____


REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT

SOIL PROFILE

0' 

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	

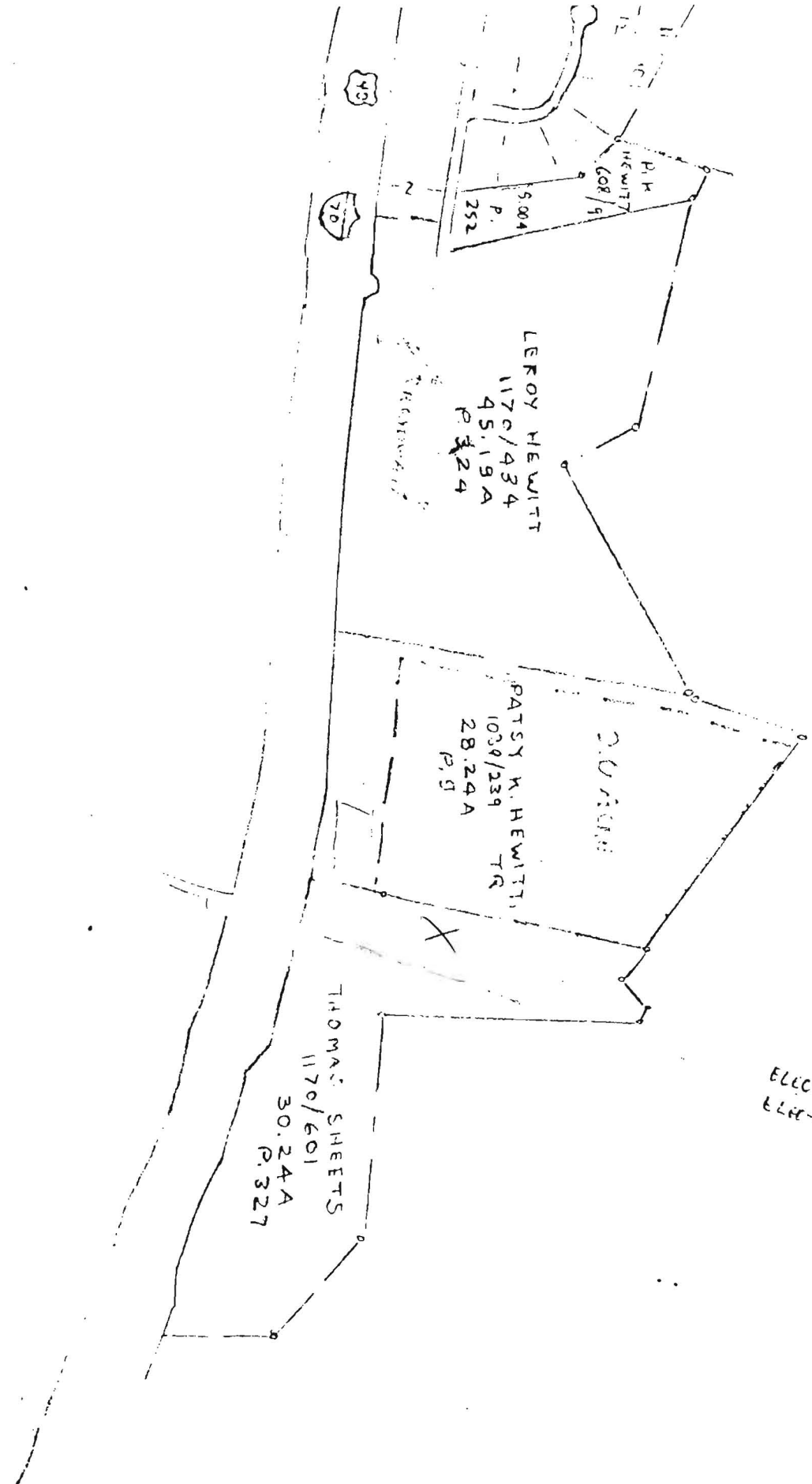
REMARKS _____

TYPE OF SOIL _____

TESTED BY _____ ALSO PRESENT _____

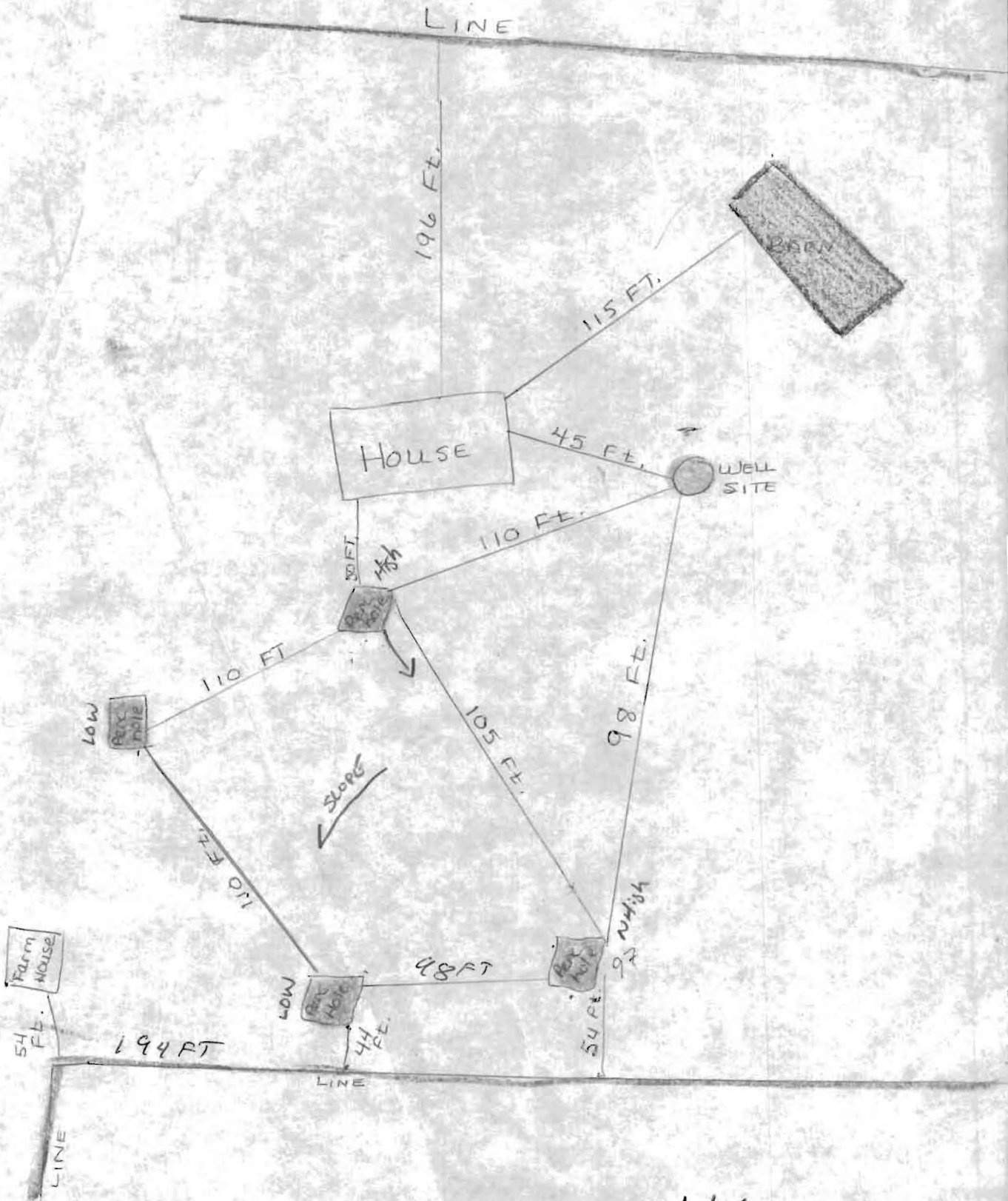
EH-12-1079

TAX MAP 8
 TAX MAP 9



ELECTION DISTRICT 4
 ELECTION DISTRICT 3

TAX MAP 8
 TAX MAP 9



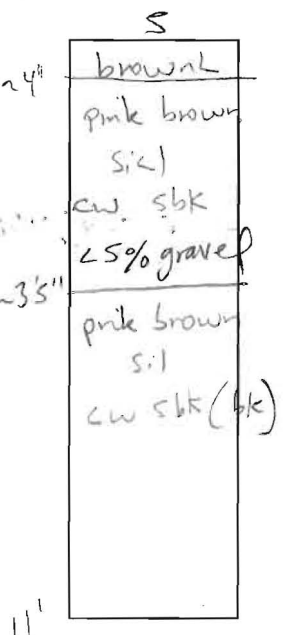
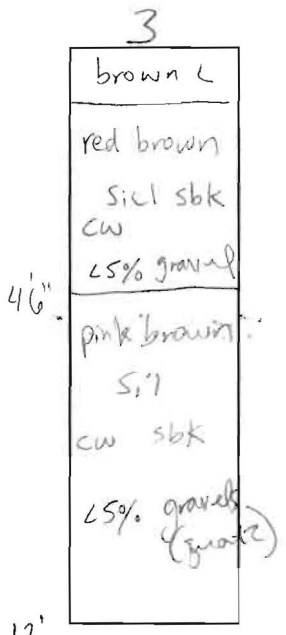
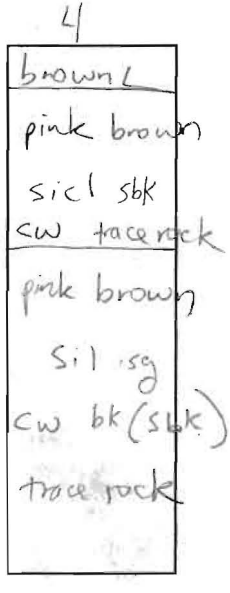
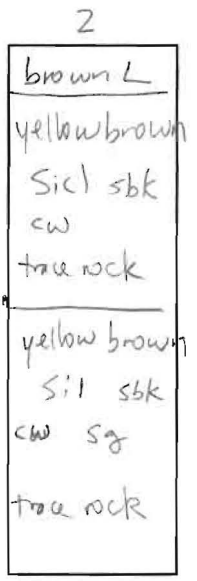
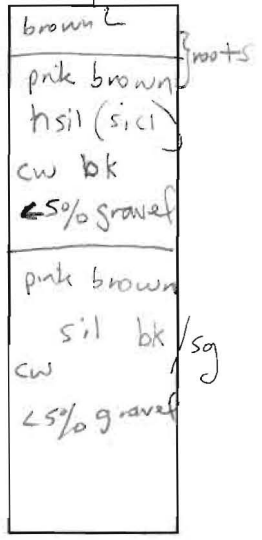
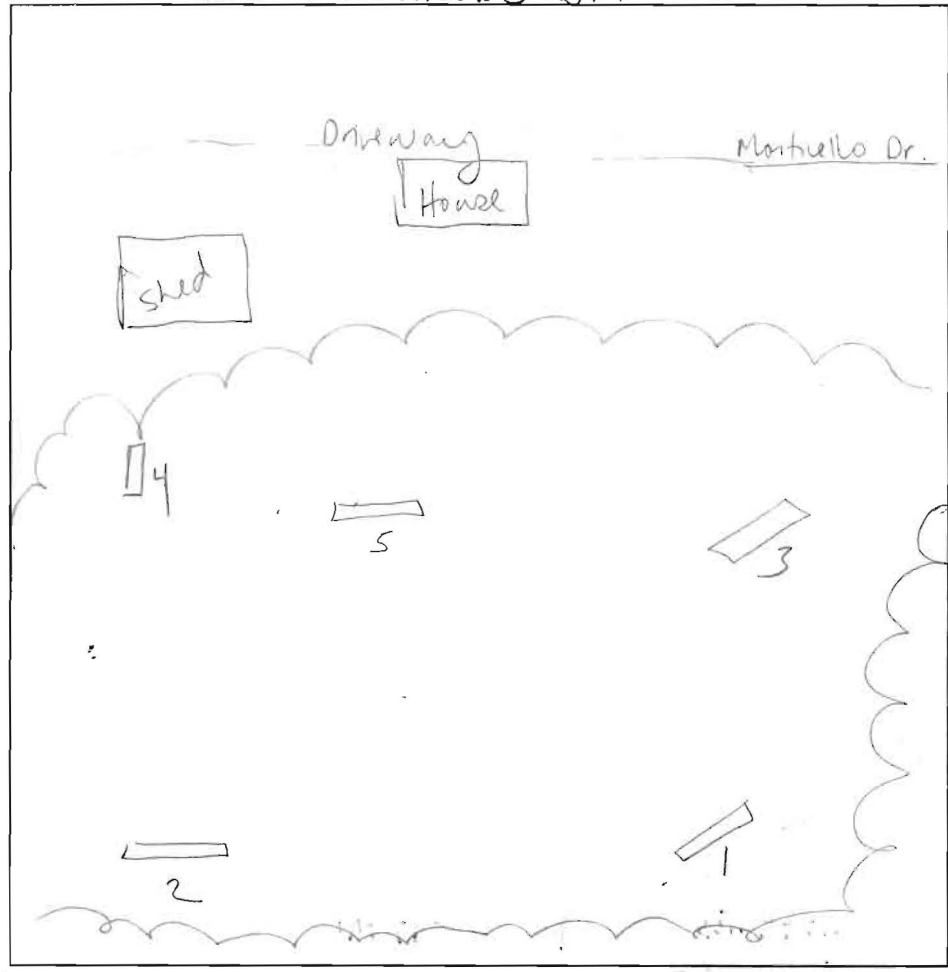
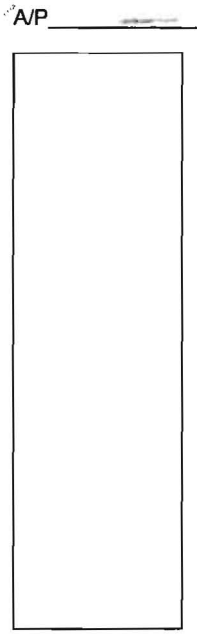
12/11/84

Plot of pit location acceptable as well as house & well site.

THOMAS SHEETS
MONTICELLO DRIVE

Sidney Abel

13950 Montuello Dr.



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
	1	4' / 11'	8:54	8:55	8:57	2	P.
	2	4'5" / 13'	9:00	9:03	9:08	5	P
	3	4'5" / 12'	8:32	8:38	8:50	12	P
	4	5' / 13'	9:09	9:11	9:13	2	P
	Middle 5	11'					VP

REMARKS Holes dug per plan
 SANITARIAN SF BACKHOE Jeff Allen OTHERS Chuck Sharp
 TEST HOLES USED IN SDA _____ AVG. PERC TIME 5.2 SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 522879

AGENCY REVIEW: _____

DATE 7/7/05

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 4 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) CHARLES A SHARP

DAYTIME PHONE 410 4894630 CELL NA FAX 410 4424670

MAILING ADDRESS  Charles Sharp
STREET 4003 Jennings Chapel Rd. CITY/TOWN _____ STATE _____ ZIP _____
Brookeville, MD 20833

APPLICANT SAME

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET _____ CITY/TOWN _____ STATE _____ ZIP _____

APPLICANT'S ROLE: owner DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT


PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME 13950 LOT NO. _____

PROPERTY ADDRESS MONTICELLO DIVE
STREET _____ TOWN/POST OFFICE _____

TAX MAP PAGE(S) 9 GRID 19 PARCEL(S) 327 PROPOSED LOT SIZE 7 - 50,000 SF

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

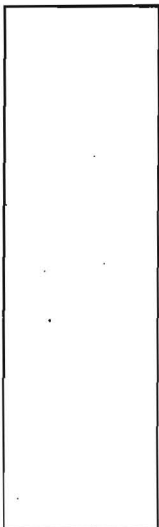
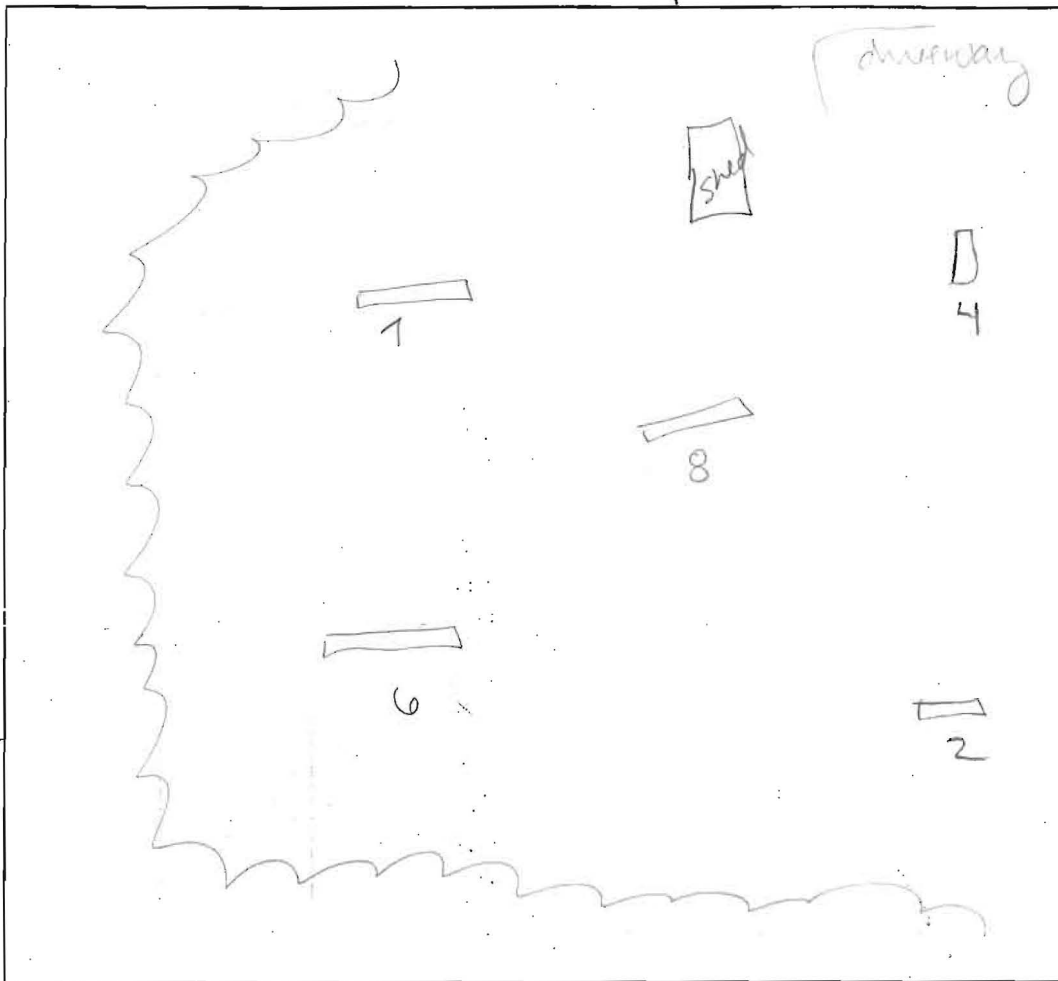

SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

13950 Montrelo Dr.

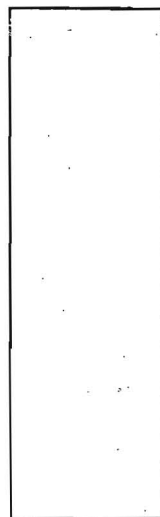
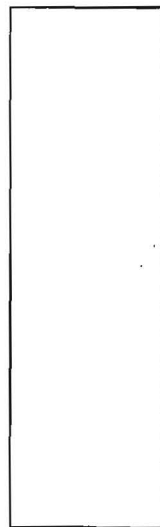
Repair Area

A/P



2' 5"
 brown L
 yellow brown L
 pink brown
 sil
 cw sbk
 5% gravel/s
 7'
 pink brown
 sil
 cw sg
 trace rock

12' 7"
 6
 brown L
 7"
 roots
 yellow brown
 sil sbk
 5% gravel/s
 cw
 4' 6"
 yellow brown
 sil sg
 cw sbk
 trace rock
 11' 8"



8
 brown L
 yellow orange
 h sil / sil
 cw sbk
 6'
 yellow orange
 sil
 cw sg
 bk

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
	1	4' / 12' 7"	9:16	9:25	9:39	14	P
middle	8	12'					VP
	2						P
	6	6' / 11' 8"	9:28	9:30	9:32	2	P
	4						P

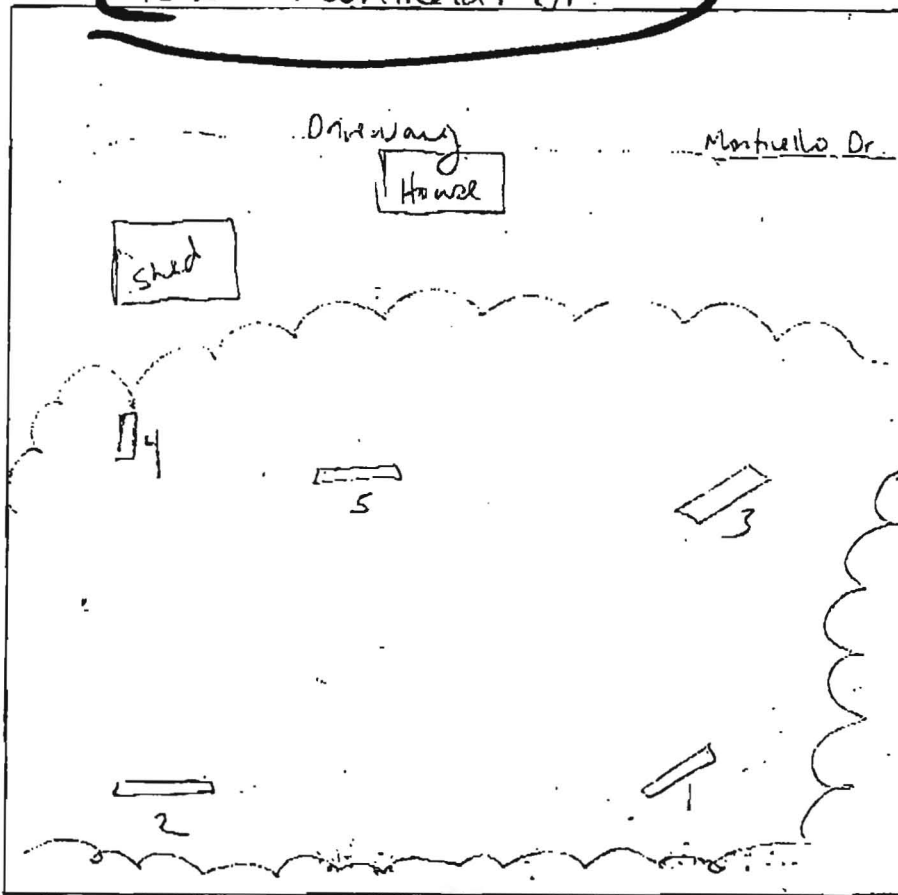
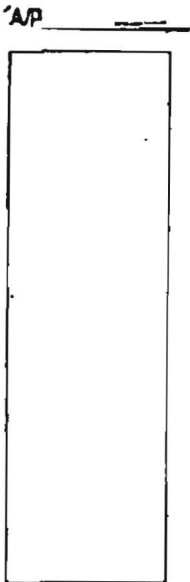
REMARKS Holes field located

SANITARIAN SF BACKHOE Jeff Allen OTHERS Chuck Sharp

TEST HOLES USED IN SDA _____ AVG. PERC TIME 8 SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

13950 Monticello Dr.



6" brown L
pink brown
hsil (scl)
cw bk
25% gravel
3' pink brown
sil bk / sg
cw
25% gravel

8" brown L
yellow brown
sil sbk
cw
trace rock

234 yellow brown
sil sbk
cw sg
trace rock

4" brown L
pink brown
sil sbk
cw trace rock

32" pink brown
sil sg
cw bk (scl)
trace rock

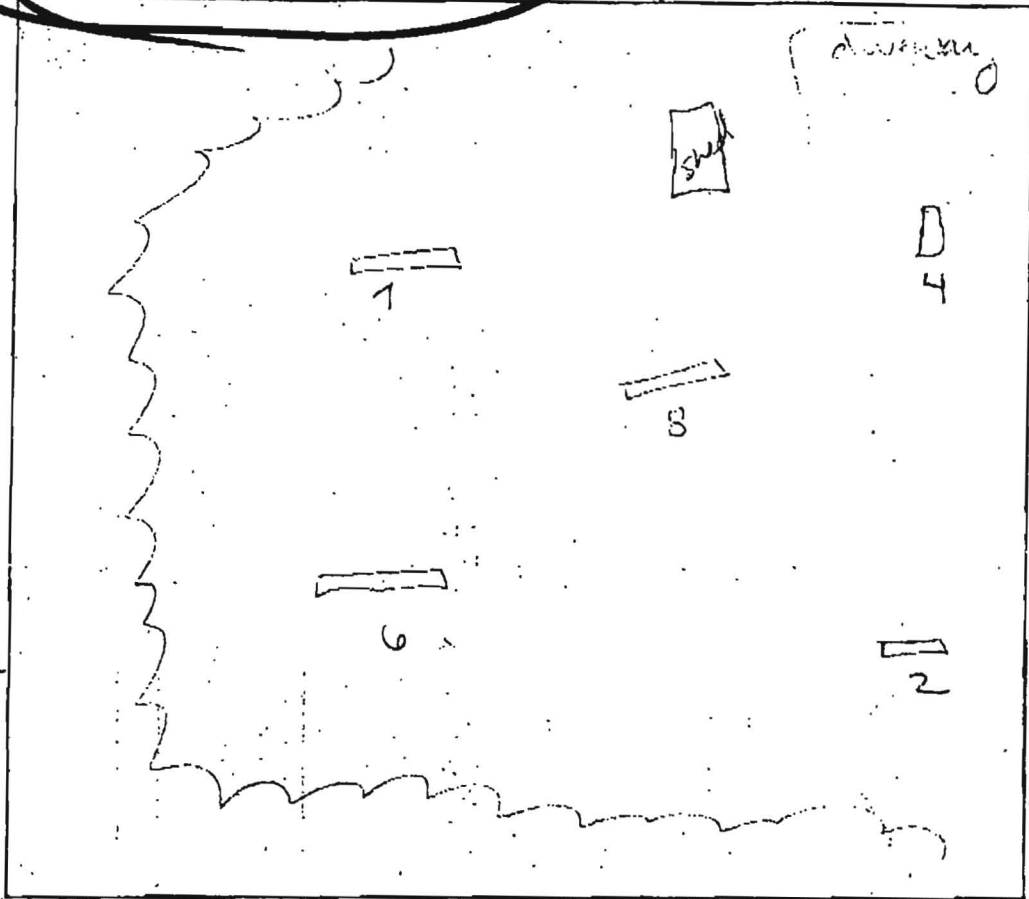
3 brown L
red brown
sil sbk
cw
25% gravel
46" pink brown
sil
cw sbk
25% gravel (gravel)

5 brown L
pink brown
sil
cw sbk
25% gravel
35" pink brown
sil
cw sbk (bk)

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	PFM
	1	4' / 11'	8:54	8:55	8:57	2	P
	2	4'5" / 13'	9:00	9:03	9:08	5	P
	3	4'5" / 12'	8:32	8:38	8:50	12	P
	4	5' / 13'	9:09	9:11	9:13	2	P
	Middle 5	11'					VP

REMARKS Holes dug per plan
 SANITARIAN SF BACKHOE Jeff Allen OTHERS Chuck Sharp
 TEST HOLES USED IN SDA _____ AVG. PERC TIME 5.2 SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SAW _____

13950 Monticello Dr. Repair Area



AVP

1
brown L
~~yellow brown L~~
pink brown
sil
cw sbk
L 5% gravel
7'
pink brown
sil
cw sg
trace rock

2.5"
6
brown L
yellow brown
sil sbk
L 5% gravel
cw
7"
rocks
4.6"
yellow brown
sil sg
cw sbk
trace rock

8
brown L
yellow orange
sil/sbk
cw sbk
6'
yellow orange
sil
cw sg
bk

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
	1	4' / 12.5"	9:16	9:25	9:39	14	P
middle	8	12'					VP
	2						P
	6	6' / 11.8"	9:28	9:30	9:32	2	P
	4						P

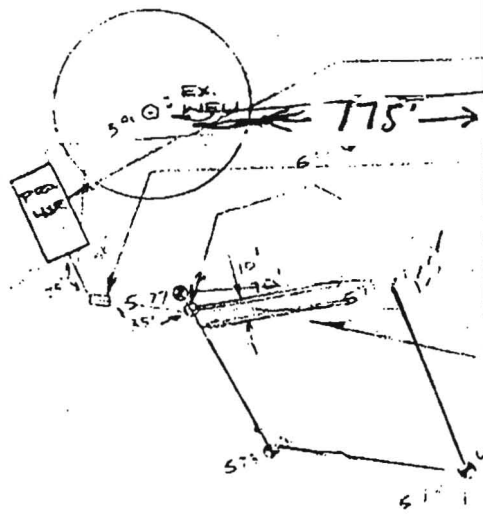
REMARKS Holes field located

SANITARIAN SF BACKHOE Jeff Allen OTHERS Chuck Shar

TEST HOLES USED IN SDA _____ AVG. PERC TIME 8 SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVES/W _____

WELL TAG
HO 81-1863



100' (100000)

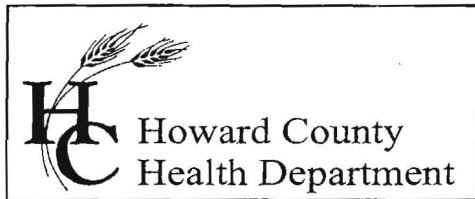
WELL ELEV. 100
PROP. ELEV. 100

PROP.	TANK
ELEV. 100	ELEV. 100
INCH. 100	INCH. 100
INCH. 100	INCH. 100

DIST.	EX. WEL
101	100
INCH. 100	INCH. 100

TRENCH	STAIR
47'	572'
INCH. 100	INCH. 100

(N) N
100'



7178 Columbia Gateway Drive, Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

July 13, 2005

Chuck Sharp
4003 Jennings Chapel Rd
Brookeville, MD 20833

RE: PERCOLATION TEST RESULTS – A522879
Tax Map 9, Parcel 327
13950 Monticello Drive

Dear Mr. Sharp:

Percolation testing conducted July 12, 2005 on the referenced property indicated satisfactory soil conditions. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer/surveyor of a percolation certification plan showing the following:

- 1) Actual locations and elevations of all excavated test holes
- 2) Proposed house, well and septic system
- 3) Locations of any other relevant features such as streams, swales, or existing structures
- 4) A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown
- 5) A note indicating that depicted topography reflects field-matched information
- 6) A health officer signature block stating "approved for private water and private sewer systems"
- 7) A MDE sewage disposal area statement is required
- 8) MDE minimum lot width statement

The percolation certification plan should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Sincerely,

Sara Fegel
Water and Septic Program
Development Coordination Section

SF
Enclosures
Cc: File

SOILS LEGEND		
SOIL	NAME	CLASS
Ba	Baile silt loam	D
ChA	Chester silt loam, 0 to 3 percent slopes	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
CuB	Cornus silt loam, local alkali, 3 to 8 percent slopes	B
G1B2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
M1B2	Minor loam, 3 to 8 percent slopes, moderately eroded	B
M1C2	Minor loam, 8 to 15 percent slopes, moderately eroded	B
M1D2	Minor loam, 15 to 25 percent slopes, moderately eroded	B
M1E	Minor loam, 25 to 45 percent slopes	B

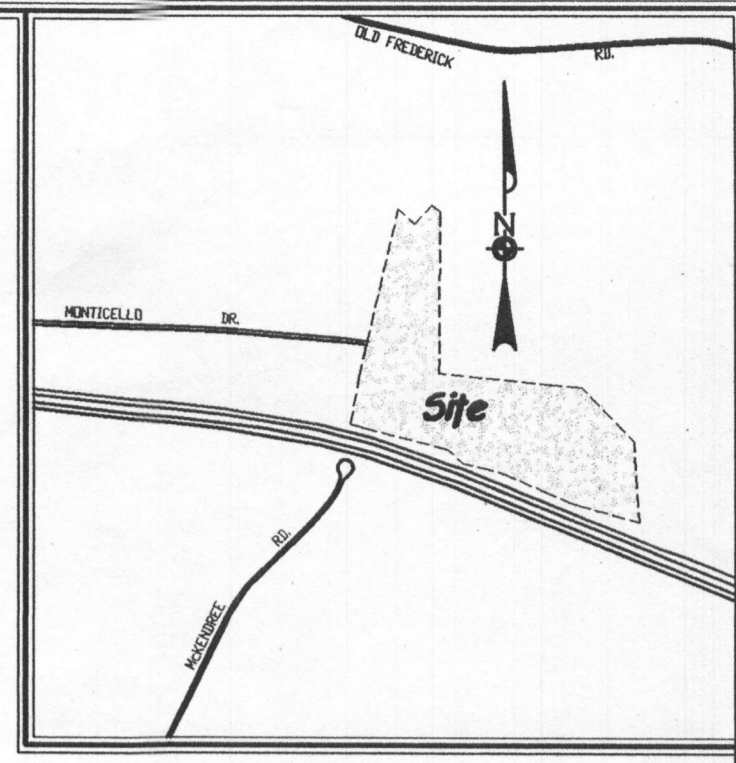
NOTES:
 * Hydric soils and/or contains hydric inclusions
 † May contain hydric inclusions
 ‡ Generally only within 100-year floodplain areas

LEGEND
 - - - - - EXISTING 2' CONTOURS
 - - - - - EXISTING 10' CONTOURS
 [Symbol] SOIL LINES AND TYPES
 [Symbol] DENOTES PROPOSED HOUSE
 [Symbol] DENOTES 15% - 24.9% SLOPES
 [Symbol] DENOTES 25% AND GREATER SLOPE

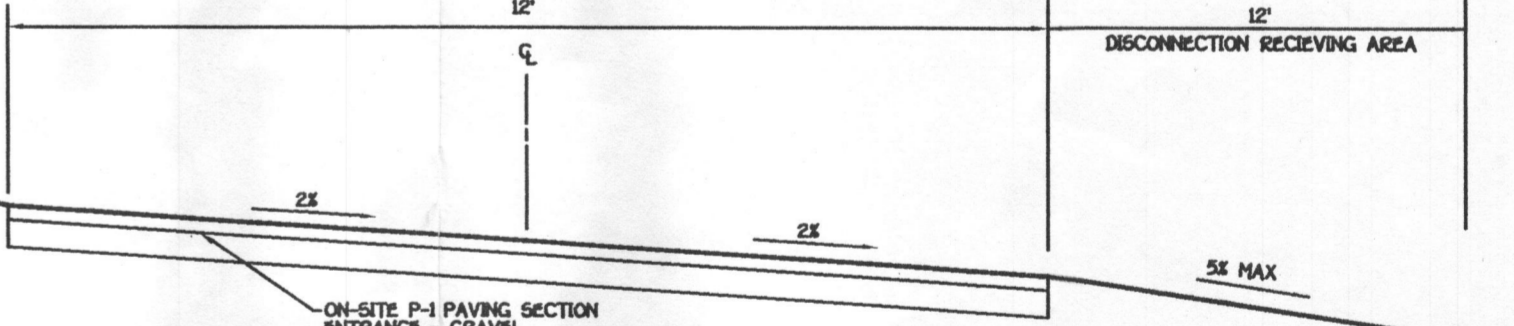
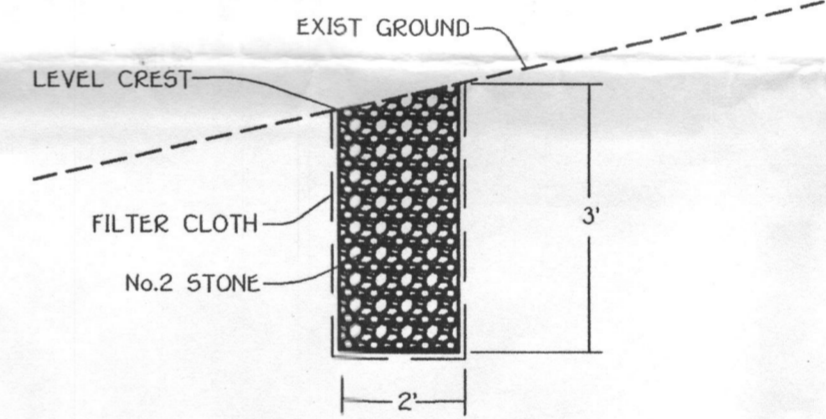
SCHEDULE A - PERIMETER LANDSCAPE EDGE	
PERIMETER	P-1
CATEGORY	A
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	471.68' LF.
NUMBER OF PLANTS REQUIRED	8
SHADE TREES	(471.68'/60' = 7.86 OR 8)
CREDIT FOR EXISTING VEGETATION	YES
SHADE TREES	EXISTING TREES = 455'
SMALL/MEDIUM DECIDUOUS TREES (21' SUBSTITUTION)	455'/60'-7.55 = 8
NUMBER OF PLANTS PROVIDED	0

Developer's/Builder's Certificate
 I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Date _____



- GENERAL NOTES:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3634001-R And No. 3634002-R.
 S1a. 3634001-R N 60°43'21.6" E 122804.132'
 S1b. 3634002-R N 60°46'42.6" E 1229326.120'
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2001, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "C.C. 106".
 - ▲ Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 a) Width - 12 Feet 04 Feet Serving More Than One Residence;
 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 100' Grade Change And 45-Foot Turning Radius;
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (125-Loading);
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f) Structure Clearances - Minimum 12 Feet;
 g) Maintenance - Sufficient To Ensure All Weather Use.
 - All Areas Are More Or Less (A).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
 - No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - Wetland Delineation Was Prepared By Capitation Research, Dated _____.
 - Noise Study Dated July, 2005 Prepared By Widman Environmental Services.
 - Denotes Unmitigated 65 dBA Noise Contour Line.
 - Plat Subject To Prior Department Of Planning And Zoning File Nos: RE-04-0453.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
 - No 100 Year Flood Plain Exists On Site.
 - A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1500.00 With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.
 - There Is An Existing Dwelling/Structure(s) Located On Buildable Preservation Parcel 'A' To Remain No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - This Subdivision Is Exempt From Requirement To Provide Conservation Obligations In Accordance With Section 16.1202 (b)(viii) For Minor Subdivision That Creates One (1) Additional Lot And Have No Further Subdivision Potential.
 - Stormwater Management Provided By Disconnection Credits In Accordance With The Maryland Stormwater Management Design Manual. Two Level Spreaders Are Required On Lot 1. Four Downspouts And Roofing Disconnections Required For Lot 1 House. Cvr Is Exempt - G1C2 Cfs.
 - In Accordance With Section 16.115 (b)(4)(H) Wetlands Need Not Be Delineated In Cluster Subdivisions. The Wetlands And Buffers Will Not Be Impacted By The Proposed Construction On Lot 1.
 - Buildable Preservation Parcel 'A' Will Be Privately Owned And Is Encumbered By An Easement Agreement With Agricultural Land Preservation Program Recorded In Liber _____ at Folio _____.

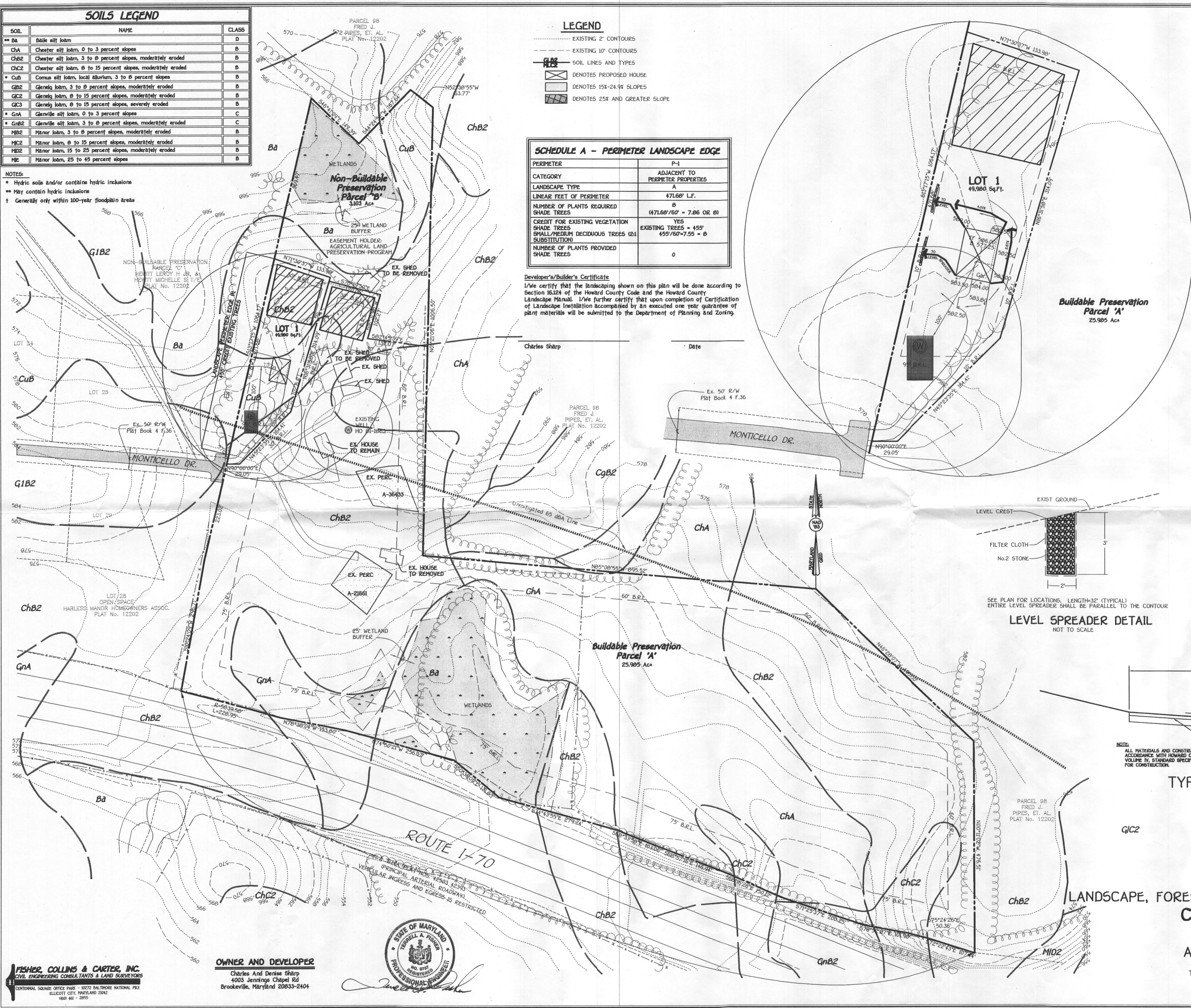


TYPICAL PRIVATE DRIVE SECTION
NOT TO SCALE

**SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS
 CHARLES AND DENISE SHARP**

Lot 1, Buildable Preservation Parcel 'A'
 And Non-Buildable Preservation Parcel 'B'

TAX MAP #9 GRID #19 PARCEL #327
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1" = 100' DATE: SEPTEMBER 21, 2005



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10772 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21032
 (410) 461-2255

OWNER AND DEVELOPER
 Charles And Denise Sharp
 4003 Jennings Chapel Rd
 Brookeville, Maryland 20833-2404



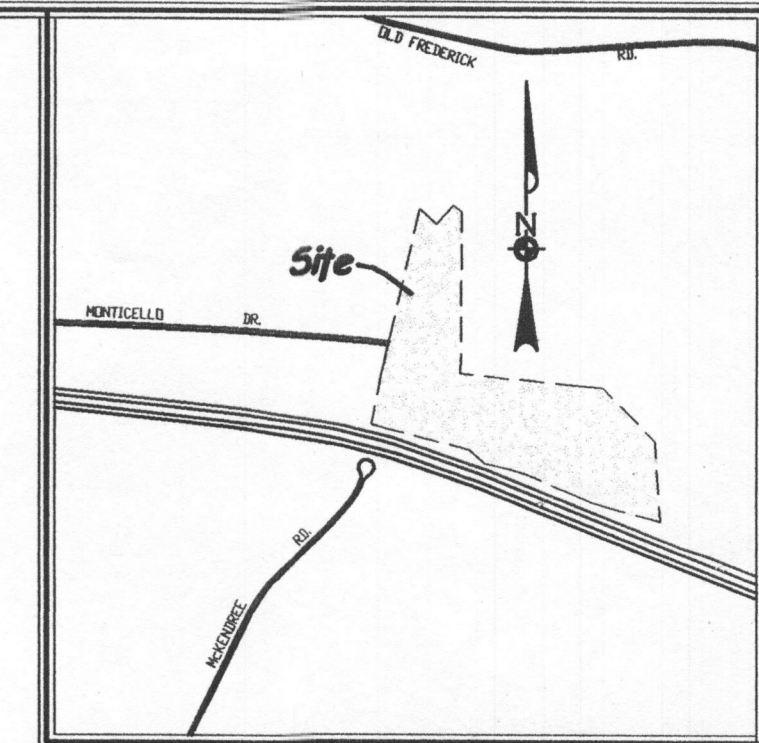
Health

SOIL	NAME	CLASS
**Ba	Baile silt loam	D
ChA	Chester silt loam, 0 to 3 percent slopes	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
*CuB	Cornus silt loam, local alluvium, 3 to 8 percent slopes	B
GIB2	Glenns loam, 3 to 8 percent slopes, moderately eroded	B
GC2	Glenns loam, 8 to 15 percent slopes, moderately eroded	B
GC3	Glenns loam, 8 to 15 percent slopes, severely eroded	B
*GnA	Glennville silt loam, 0 to 3 percent slopes	C
*GrB2	Glennville silt loam, 3 to 8 percent slopes, moderately eroded	C
MB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MC2	Manor loam, 8 to 15 percent slopes, moderately eroded	B
MD2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
ME	Manor loam, 25 to 45 percent slopes	B

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



LEGEND	
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
---	EXISTING TREE LINE
---	SOIL LINES AND TYPES
⊙	DENOTES PROPOSED WELL
⊙	DENOTES FAILED PERC
⊙	DENOTES PASSED PERC
⊙	DENOTES PROPOSED HOUSE
⊙	DENOTES 25% AND GREATER SLOPE
⊙	DENOTES 1500 SQ.FT. ALTERNATE WELL SITE



GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL.
- BOUNDARY OUTLINE BASED ON FIELD BOUNDARY SURVEY BY FISHER, COLLINS AND CARTER, INC. ON SEPTEMBER, 2001.
- DEED REFERENCE LIBER 7131 FOLIO 50B

PERC CERTIFICATION MARYLAND
 I certify that the locations shown hereon are based on field locations done under my direct supervision and to the best of my professional knowledge and belief.
 Signature of Professional Land Surveyor: Terrell A. Fisher
 Date: 8/1/05
 Terrell A. Fisher, Professional Land Surveyor No. 10692

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 Signature of County Health Officer: Robert J. Walsh
 Date: 8/1/05
 COUNTY HEALTH OFFICER

PERC CERTIFICATION PLAT
 PROPERTY OF
Charles And Denise Sharp
 LOT 1 AND BUILDABLE PRESERVATION PARCEL 'A'
 (MONTICELLO DRIVE)

TAX MAP #9 ZONED: RC-DEO PARCEL: 327
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: JULY 29, 2005

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

OWNER AND DEVELOPER
 Charles And Denise Sharp
 4003 Jennings Chapel Rd
 Brookeville, Maryland 20833-2404

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
1	602087.6040	1316571.8790	1	183516.893135	401291.91344
2	602120.2090	1316469.4800	2	183526.606775	401260.700066
3	602564.1080	1316570.3490	3	183661.931845	401291.444999
4	602905.1200	1316211.4750	4	183765.848126	401182.059985
5	602980.8580	1315319.1670	5	183788.932505	400910.083963
6	603987.0750	1315342.9090	6	184095.628670	400917.320539
7	604025.7630	1315292.2180	7	184107.420796	400901.869891
8	603906.0190	1315174.8970	8	184070.922752	400866.110379
9	604007.1210	1315067.6630	9	184101.738703	400833.425390
37	602679.5980	1314769.5030	37	183697.108883	400742.546040
38	602620.0070	1314990.5450	38	183678.945510	400809.919777
39	602589.6980	1315141.3290	39	183669.707308	400855.878832
40	602522.6500	1315388.7770	40	183649.271037	400931.301133
41	602438.9740	1315490.8460	41	183623.766541	400962.350866
42	602365.4400	1315760.0300	42	183601.353333	401044.459274
43	602327.7790	1315855.9620	43	183589.874238	401073.699406
44	602275.0110	1315993.1010	44	183573.790519	401115.499457
45	602214.8080	1316130.5320	45	183555.379648	401157.388509
46	602150.8260	1316320.3530	46	183535.938855	401215.246066
47	602132.8970	1316420.7450	47	183530.474085	401245.845688
196	602971.4400	1314823.0770	196	183786.062503	400758.875428

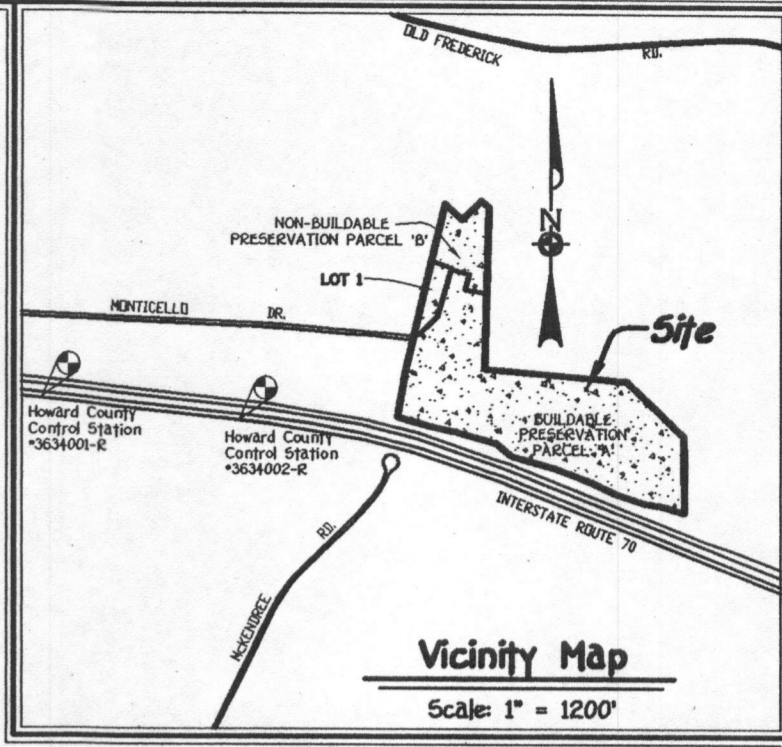
Prt-Prt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
37-38	5839.58	228.95	02°14'47"	114.49	N74°54'35"W 228.95'

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

Terrell A. Fisher 9/28/05 Date
Terrell A. Fisher, L.S. *10692 (Registered Land Surveyor)

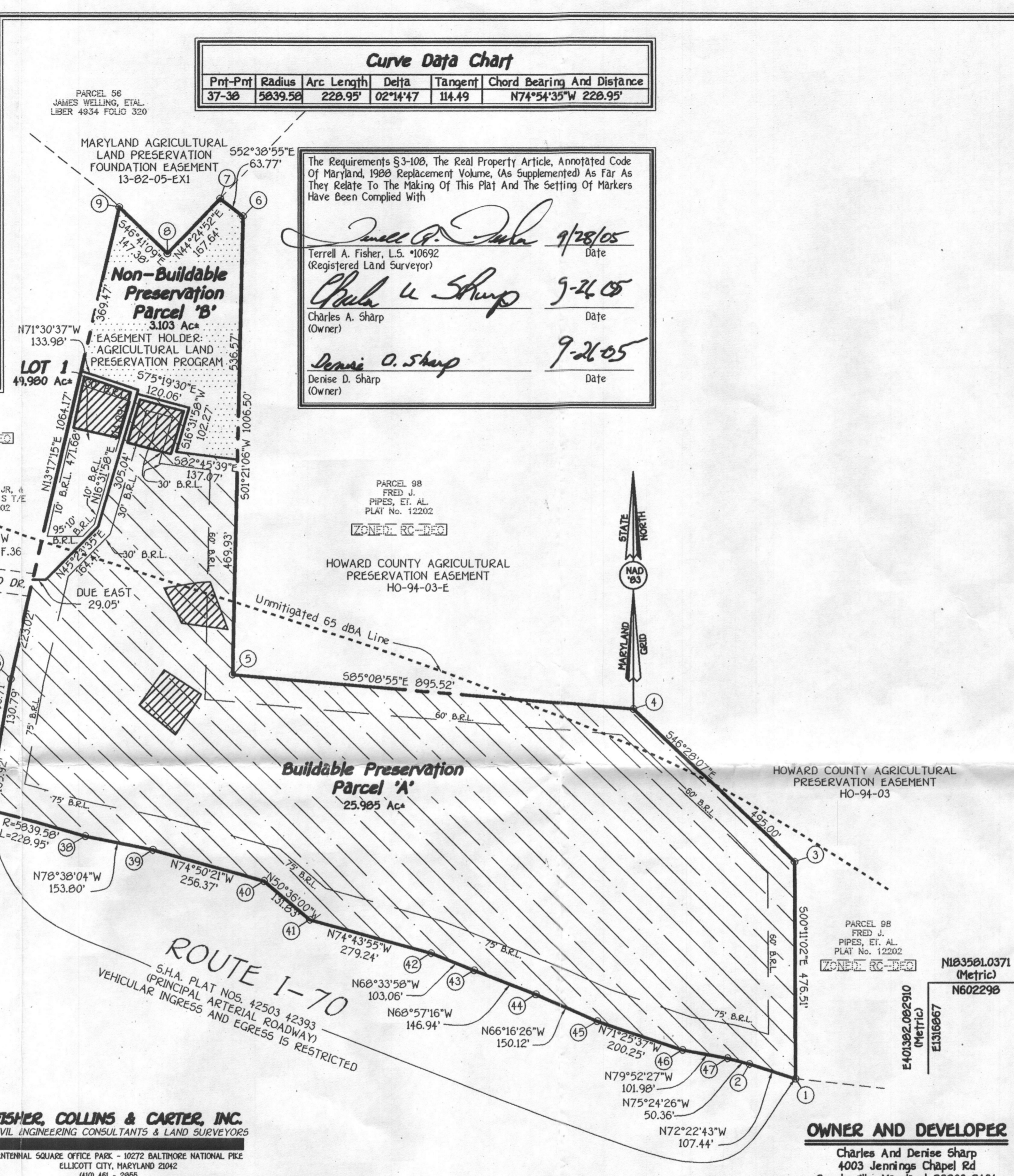
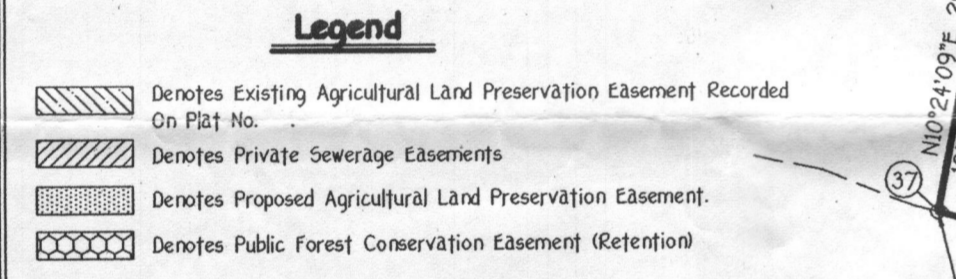
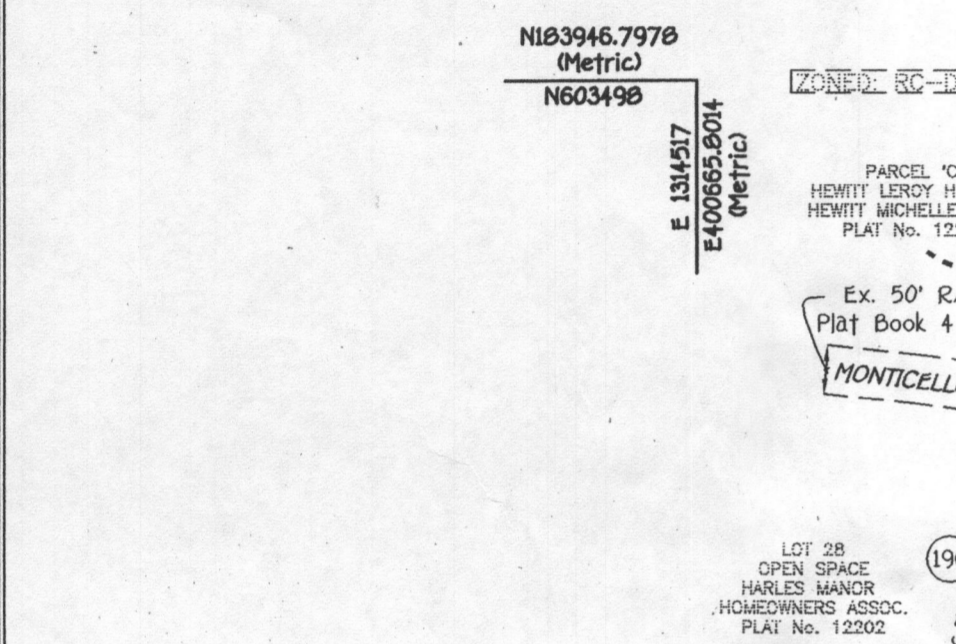
Charles A. Sharp 9-24-05 Date
Charles A. Sharp (Owner)

Denise D. Sharp 9-26-05 Date
Denise D. Sharp (Owner)



GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3634001-R And No. 3634002-R. Sta. 3634001-R N 604392.216, E 1288004.192. Sta. 3634002-R N 605463.426, E 1289326.120
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2001, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (14 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Exploration Research, Dated
- Noise Study Dated July, 2005 Prepared By Wildman Environmental Services.
- Denotes Unmitigated 65 dBA Noise Contour Line.
- Plat Subject To Prior Department Of Planning And Zoning File Nos: RE-04-04(53).
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- No 100 Year Flood Plain Exists On Site.
- A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1500.00
- Landscaping For Lot 1 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.
- There Is An Existing Dwelling/Structure(s) Located On Buildable Preservation Parcel 'A' To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Subdivision Is Exempt From Requirement To Provide Forest Conservation Obligations In Accordance With Section 16.1202 (b)(viii) For Minor Subdivisions That Create One (1) Additional Lot And Have No Further Subdivision Potential.
- In Accordance With Section 16.116 (A)(4) Wetlands Need Not Be Delineated In Cluster Subdivisions. The Wetlands And Buffers Will Not Be Impacted By The Proposed Construction On Lot 1.
- Buildable Preservation Parcel 'A' Will Be Privately Owned And Is Encumbered By An Easement Agreement With Agricultural Land Preservation Program Recorded In Liber at Folio
- Stormwater Management Provided By Disconnection Credits In Accordance With The Maryland Stormwater Management Design Manual. Two Level Spreaders Are Required On Lot 1. Four Downspouts And Rooftop Disconnections Required For Lot 1 House. Cpv Is Exempt - Q12 Cfs.



APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

OWNER'S CERTIFICATE

Charles A. Sharp And Denise D. Sharp Owners Of The Property Shown And Described Hereon, Hereby Adopt This 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 Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 24th Day Of September, 2005.

Charles A. Sharp
Charles A. Sharp

Denise D. Sharp
Denise D. Sharp

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Thomas Sheets And Shirley Jean Sheets To Charles A. Sharp And Denise D. Sharp By Deed Dated April 7, 2003 And Recorded In The Land Records Of Howard County In Liber No. 7131 Folio 508, And 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.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date 9/28/05

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

Property Of
Charles And Denise Sharp
LOT 1, BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCEL 'B'

Zoned: RC-DEO
Tax Map: 9 Parcel: 327 Grid: 19
Fourth Election District
Howard County, Maryland

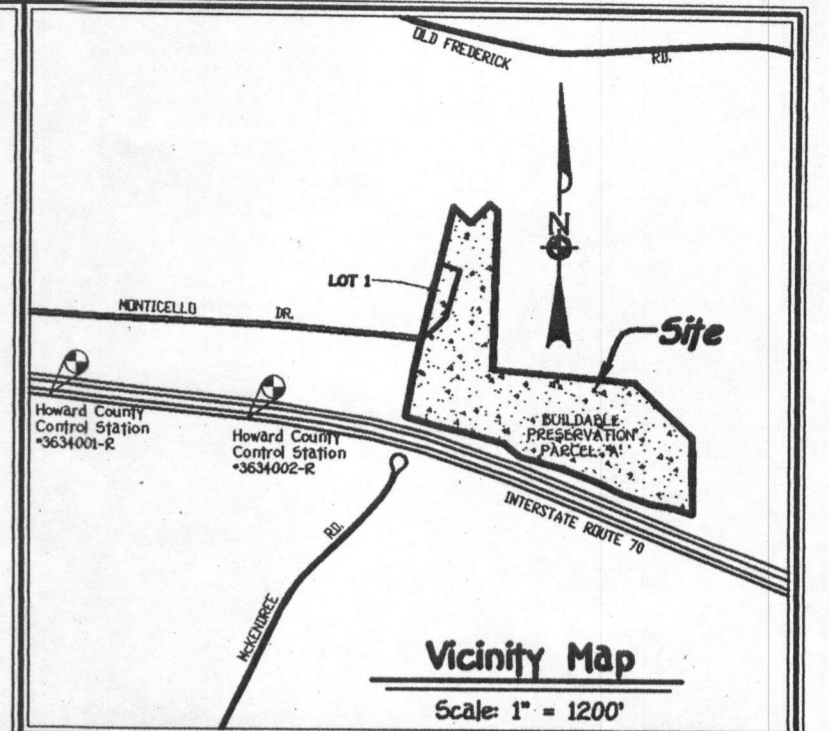
Scale: 1" = 200'
Date: September 19, 2005

Sheet 1 of 1

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
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2	602120.2090	1316469.4800	2	183526.606775	401260.700066
3	602564.1880	1316570.3490	3	183661.931845	401291.444999
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5	602980.8560	1315319.1670	5	183788.932505	400910.083963
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41	602438.9740	1315490.6460	41	183623.766541	400962.350866
42	602385.4400	1315760.0300	42	183601.353333	401044.459274
43	602327.7790	1315955.9620	43	183589.874238	401073.699406
44	602275.0110	1315993.1010	44	183573.790519	401115.499457
45	602214.6080	1316130.5320	45	183555.379648	401157.388509
46	602150.8260	1316320.3530	46	183535.938855	401215.246066
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196	602971.4400	1314823.0770	196	183786.062503	400758.875428

Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
37-38	5839.58	228.95'	02°14'47"	114.49	N74°54'35"W 228.95'

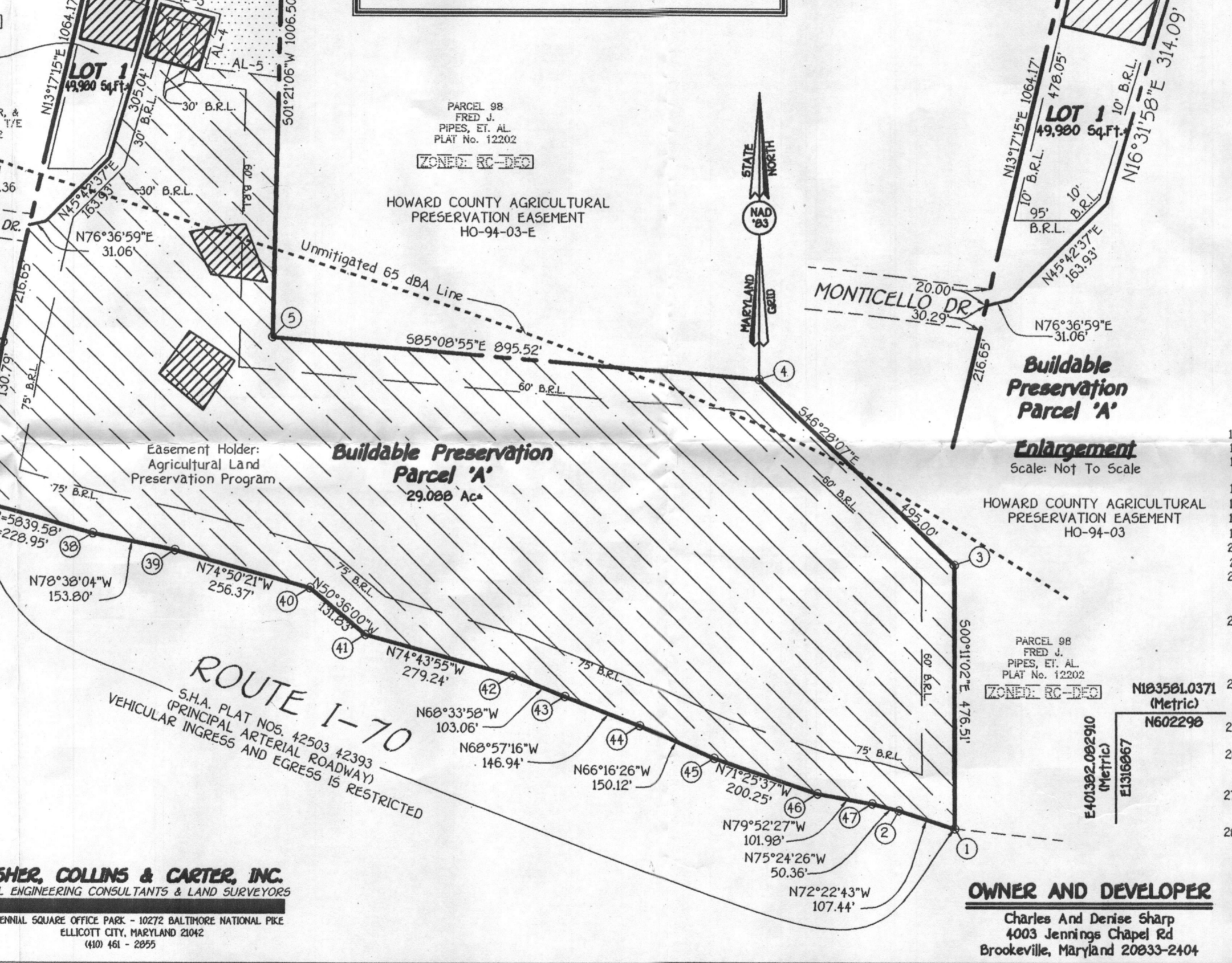
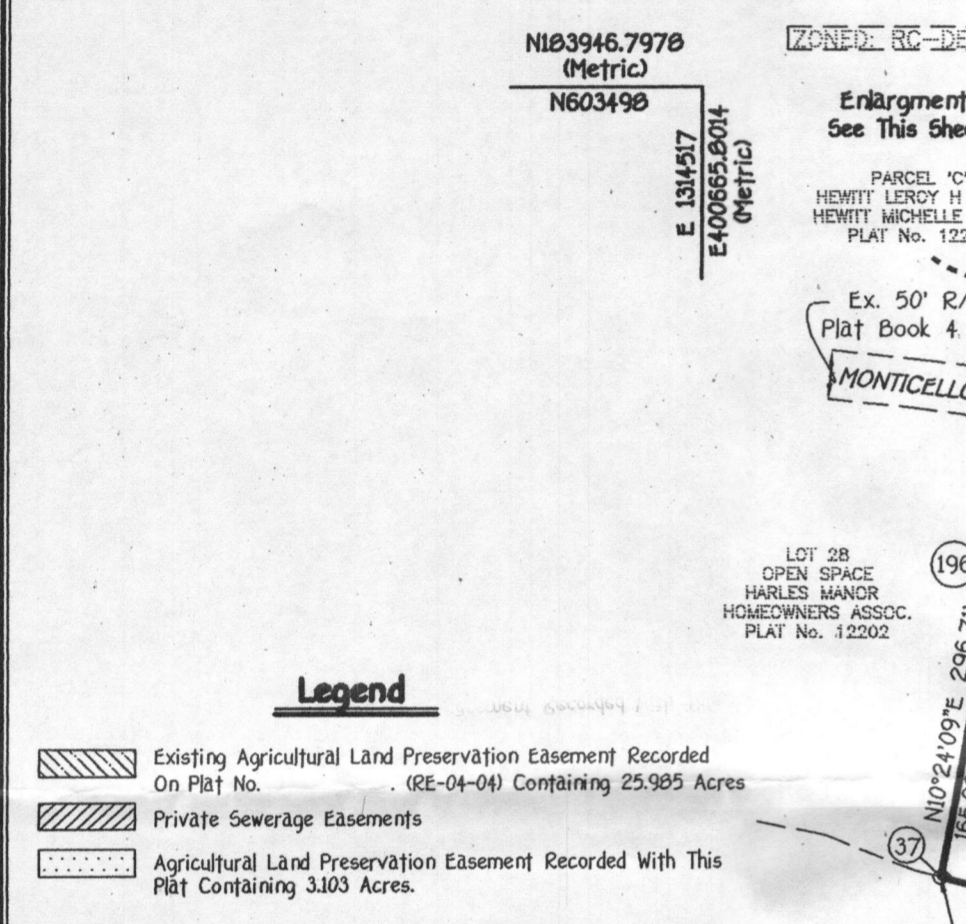
Agricultural Land Preservation Easement Established By This Plat		
Easement	Bearing	And Distance
AL-1	N71°30'37"W	133.98'
AL-2	N16°31'58"E	9.05'
AL-3	S75°19'30"E	120.06'
AL-4	S16°31'58"W	102.27'
AL-5	S82°45'39"E	137.07'
AL-6	S01°21'06"W	536.57'
AL-7	S52°38'55"E	63.77'
AL-8	N44°24'52"E	167.64'
AL-9	S46°41'09"E	147.38'
AL-10	N13°17'15"E	369.47'



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

Terrell A. Fisher 12/12/05
Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

Charles A. Sharp (Owner) _____ Date _____
Denise D. Sharp (Owner) _____ Date _____



GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
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- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3634001-R And No. 3634002-R.
Sta. 3634001-R N 604392.216, E 1288044.192
Sta. 3634002-R N 605463.426, E 1289326.120
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- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
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- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet Or 4 Feet Serving More Than One Residence;
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 (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 Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Exploration Research, Dated September 9, 2005.
- Noise Study Dated July, 2005 Prepared By Wildman Environmental Services.
- Denotes Unmitigated 65 dBA Noise Contour Line.
- Plat Subject To Prior Department Of Planning And Zoning File Nos: RE-04-04(53).
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- No 100 Year Flood Plain Exists On Site.
- Landscaping For Lot 1 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.
- There Is An Existing Dwelling/Structure(s) Located On Buildable Preservation Parcel 'A' To Remain No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
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- In Accordance With Section 16.116 (a)(4) Wetlands Need Not Be Delineated In Cluster Subdivisions. The Wetlands And Buffers Will Not Be Impacted By The Proposed Construction On Lot 1.
- Buildable Preservation Parcel 'A' Will Be Privately Owned And Is Encumbered By Amended Deed Of Agricultural Preservation Easement With Agricultural Land Preservation Program. This Agreement Outlines The Allowable Uses And Enumerates The Conditions Of The Agriculture Program.
- Stormwater Management Provided By Disconnection Credits In Accordance With The Maryland Stormwater Management Design Manual. Two Level Spreaders Are Required On Lot 1. Four Downspouts And Rooftop Disconnections Required For Lot 1 House. Cpv Is Exempt - Q1C2 Cfs.
- A Preservation Easement Has Created On Buildable Preservation Parcel 'A' Containing 25,895 Acres By The Recording Of A Sending Plat (Re-04-04) That Transferred 7 DEO Density Units To The Musgrove Property SP-03-11. This Plat Creates Lot 1 Which Contains 49,980 Square Feet And Provides A Required 3.103 Acres Preservation Easement (4.25 Acres Minus 49,980 Square Feet Or 1147 Acres) Increasing The Existing Preservation Easement Of 25,895 Acres By Adding 3.103 Acres To A Total 29,088 Acres.

The Purpose Of This Plat Is To Create Lot 1 Containing 49,980 Square Feet From The Portion Of The Property Not Encumbered With The 25,895 Acres Of The Preservation Easement Established By RE-04-04 And To Expand The Preservation Easement By 3.103 Acres To Support New Lot 1.

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

OWNER'S CERTIFICATE

Charles A. Sharp And Denise D. Sharp, Owners Of The Property Shown And Described Hereon, Hereby Adopt This 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 Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This _____ Day Of _____, 2005.

Charles A. Sharp _____ Witness _____
Denise D. Sharp _____ Witness _____

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Thomas Sheets And Shirley Jean Sheets To Charles A. Sharp And Denise D. Sharp By Deed Dated April 7, 2003 And Recorded In The Land Records Of Howard County In Liber No. 7131 Folio 508, And 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.

Terrell A. Fisher 12/12/05
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

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

Property Of
Charles And Denise Sharp
LOT 1, And BUILDABLE PRESERVATION PARCEL 'A'
Zoned: RC-DEO
Tax Map: 9 Parcel: 327 Grid: 19
Third Election District
Howard County, Maryland

0' 50' 100' 200' 400'
Scale: 1" = 200'
Date: December 12, 2005
Sheet 1 of 1

F-06-075

SOILS LEGEND		
SOIL	NAME	CLASS
** Ba	Baile silt loam	D
ChA	Chester silt loam, 0 to 3 percent slopes	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
CuB	Comus silt loam, local alluvium, 3 to 8 percent slopes	B
G1B2	Glenale silt loam, 3 to 8 percent slopes, moderately eroded	B
G1C2	Glenale silt loam, 8 to 15 percent slopes, moderately eroded	B
G1C3	Glenale silt loam, 8 to 15 percent slopes, severely eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
M1B2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
M1C2	Manor loam, 8 to 15 percent slopes, moderately eroded	B
M1D2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
M1E	Manor loam, 25 to 45 percent slopes	B

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

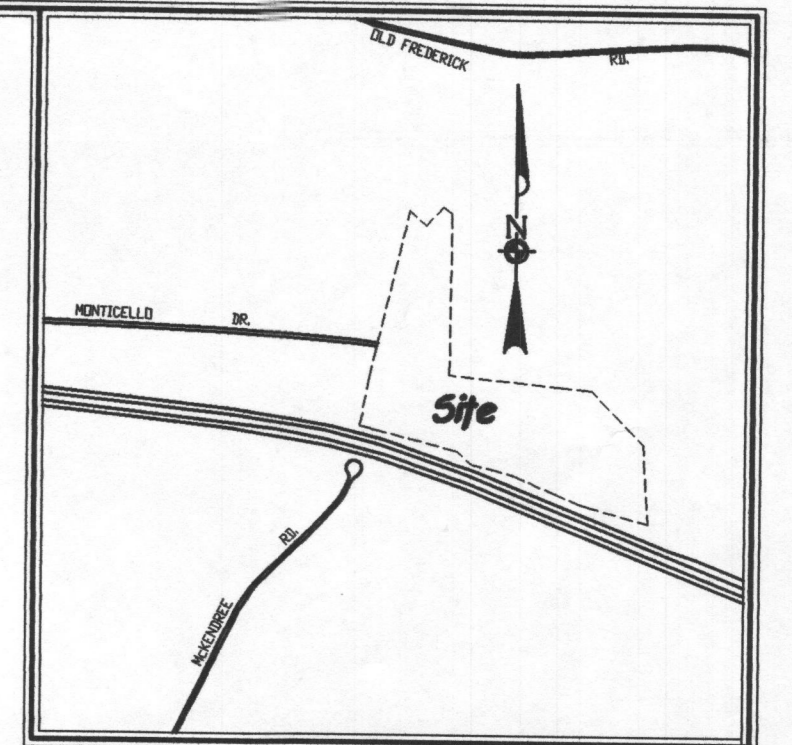
LEGEND	
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
---	SOIL LINES AND TYPES
□	DENOTES PROPOSED HOUSE
□	DENOTES 15%-24.9% SLOPES
□	DENOTES 25% AND GREATER SLOPE

SCHEDULE A - PERIMETER LANDSCAPE EDGE	
PERIMETER	P-1
CATEGORY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	471.68' L.F.
NUMBER OF PLANTS REQUIRED	0
SHADE TREES	(471.68'/60' = 7.86 OR 8)
CREDIT FOR EXISTING VEGETATION	YES
SHADE TREES	EXISTING TREES = 455'
SMALL/MEDIUM DECIDUOUS TREES (21 SUBSTITUTION)	455'/60' = 7.58 = 8
NUMBER OF PLANTS PROVIDED	0

Developer's/Builder's Certificate
 I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

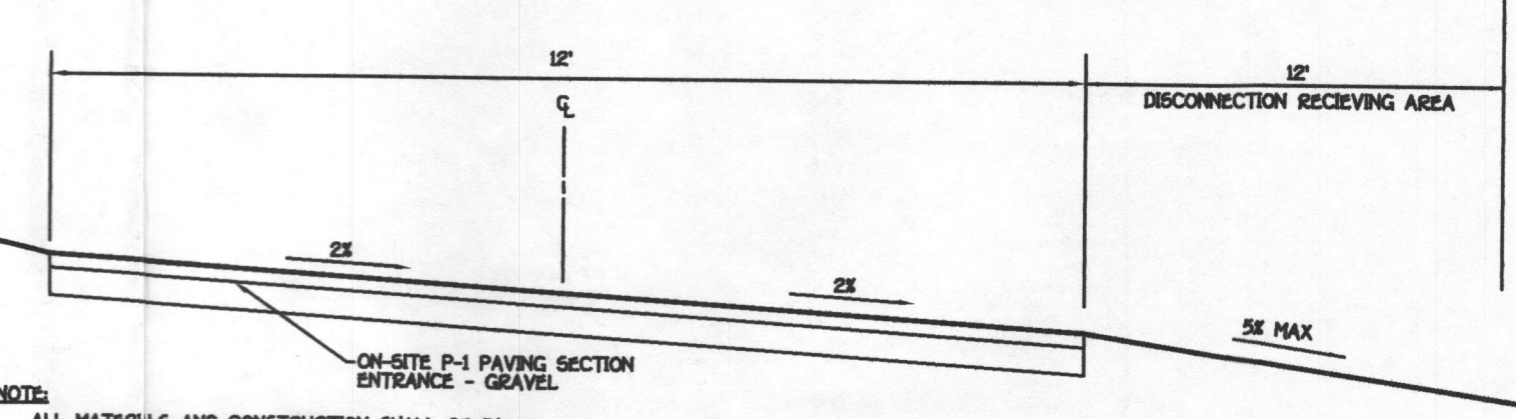
Charles Sharp _____ Date _____

Agricultural Land Preservation Easement Established By This Plat	
Easement	Bearing And Distance
AL-1	N71°30'37"W 133.98'
AL-2	N16°31'58"E 9.05'
AL-3	S75°19'30"E 120.06'
AL-4	S16°31'58"W 102.27'
AL-5	S62°13'39"E 137.07'
AL-6	S01°21'06"W 536.57'
AL-7	S52°38'55"E 63.77'
AL-8	N44°24'52"E 167.64'
AL-9	S46°10'09"E 147.38'
AL-10	N13°17'15"E 369.47'



GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 363400-E And No. 363400-E-2. Sta. 363400-E N 60°35'22.6", E 128804.132
- This Plat Is Based On Field Sun Monitored Boundary Survey Performed On Or About September, 2001. By Fisher, Collins And Carter, Inc.
- B.L.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 100°.
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "T.C.C. 100°".
- Denotes Concrete Monument Or Stone Found.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - a) Width - 12 Feet 1/4" Feet Serving More Than One Residence.
 - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. 1/2" Minimum.
 - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
 - d) Structures, Culverts/Bridges - Capable Of Supporting 25 Gross Tons (425-Loading).
 - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
 - f) Structure Clearances - Minimum 12 Feet.
 - g) Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less U.S.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
- No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Method Detention Was Prepared By Superstition Research, Dated September 9, 2005.
- Noise Study Dated July, 2005 Prepared By Wildman Environmental Services.
- Unmitigated 65 dBA Line
- Plat Subject To Prior Department Of Planning And Zoning File Nos. RE-04-0453.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- No 100 Year Flood Plain Exists On Site.
- Landscape For Lot 1 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.
- There Is An Existing Dwelling/Structure(s) Located On Buildable Preservation Parcel 'A' To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Subdivision Is Exempt From Requirement To Provide Forest Conservation Obligations In Accordance With Section 16.122 (b)(viii) For Minor Subdivisions That Create One (1) Additional Lot And Have No Further Subdivision Potential.
- In Accordance With Section 16.115 (d)(4) Wetlands Need Not Be Delineated In Cluster Subdivisions. The Wetlands And Buffers Will Be Impacted By The Proposed Construction On Lot 1.
- Buildable Preservation Parcel 'A' Will Be Privately Owned And Is Encumbered By Agricultural Land Preservation Easement With Agricultural Land Preservation Program. This Agreement Outlines The Allowable Uses And Enumerates The Conditions Of The Agricultural Program.
- Stormwater Management Provided By Disconnection Credits In Accordance With The Maryland Stormwater Management Design Manual. Two Level Spreaders Are Required On Lot 1. Four Downspouts And Rooftop Disconnections Required For Lot 1 House, c/v Is Exempt - 600 Cfs.
- A Preservation Easement Has Created On Buildable Preservation Parcel 'A' Containing 25.995 Acres By The Recording Of A Sundry Plat 006-04-04 That Transferred 7 DED Density Units To The Hargrove Property 006-04-04. This Plat Creates Lot 1 Which Contains 49,980 Square Feet And Provides A Required 3.00 Acres Preservation Easement (4.25 Acres Minus 49,980 Square Feet Or 1.847 Acres) Increasing The Existing Preservation Easement Of 25.995 Acres By Adding 3.00 Acres To A Total 29.000 Acres.



TYPICAL PRIVATE DRIVE SECTION

SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS
 CHARLES AND DENISE SHARP
 Lot 1, And Buildable Preservation Parcel 'A'

TAX MAP #9 GRID #19 PARCEL #327
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1" = 100' DATE: DECEMBER 12, 2005

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 20842
 410 461 - 2955

OWNER AND DEVELOPER
 Charles And Denise Sharp
 4003 Jennings Chapel Rd
 Brookeville, Maryland 20833-2404





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive + Ellicott City, Maryland 21043 + 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

November 29, 2005

Charles and Denise Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833-2404

Dear Mr. and Mrs. Sharp:

RE: F-06-075, Charles and Denise Sharp
Property, Lot 1 and Building Preservation
Parcel A and Non-Buildable Preservation
Parcel B

The Department of Planning and Zoning hereby grants **approval** of the Final Subdivision Plans for Charles and Denise Sharp property consisting of 1 lot and 2 parcels on 30.235± acres of land located on Monticello Drive in the Third and Fourth Election Districts of Howard County, Maryland, subject to the attached conditions, resolution of the concerns of the Division of Land Development and the Howard Soil Conservation District directly with that agency within **2 weeks** of the date of this letter (**on or before December 13, 2005**) 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 following the 3-step process indicated below, if applicable.

STEP 3: SUBMISSION OF FINAL PLAT ORIGINAL

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.

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**

Distribution copies of recorded plat:
Original Plat (per sheet) **Fee \$21.20**

4. Submission of a Forest Conservation Data Summary (see enclosed memo dated April 7, 2003).
5. Submission of the final plat original for signature and recordation within **180 days (on or before May 28, 2006)** per Section 16.144(p) of the Howard County Subdivision Regulations, or approval will be considered withdrawn and void.
6. Please be advised that the executed Deed of Agricultural Preservation Easement or Amended Deed of Preservation Easement (depending on if this plat gets recorded prior to RE-04-04) must be prepared by the Agricultural Preservation Program Administrator, and signed by the appropriate County representatives, prior to the signature of the plats by the Planning Director. You should contact the Program Administrator directly concerning the execution of the necessary document(s).

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, Chief
Division of Land Development

CH/BSL:bsl

Enclosures: DLD, DED, SCD, Health

cc: Research

DED

Real Estate Services, DPW

Landscaping Coordinator

Leroy and Michelle Hewitt

Fisher, Collins and Carter

Joy Levy w/comments

October 20, 2005

DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

COMMENTS

RE: F-06-075, Chuck and Denise Sharp


1. The timing of the recordation of this plat relative to the recordation of RE-04-04 (which will send development density to Musgrove, SP-03-11) will determine the necessary notes, parcel designations, etc. Assuming the RE-04-04 is recorded first, the following must be done to this plat:
 - a. "Preservation Parcel B" should be eliminated. All of the property which is not devoted to Lot 1 must be designated as "Buildable Preservation Parcel A". The preservation easement on Preservation Parcel A will be created in two sections. The first section will be established when 25.985 acre is encumbered via RE-04-04. The second section (3.103 acres) will be added via the recordation of this plat. You should graphically depict the two sections of preservation easement, but they are both to be considered part of Preservation Parcel A.
 - b. Alter the title blocks, notes, tabulations, etc to reflect the elimination of Preservation Parcel B.
 - c. Add a note explaining the phasing of the preservation easement and the history of Preservation Parcel A. Explain that via RE-04-04, 25.985 acres of this unsubdivided property was encumbered with preservation easement (and that 7 DEOs were sent to the Musgrove Property (SP-03-11). Also, explain that the purpose of this plat is to create a 49,980 square foot lot from the portion of the property not encumbered with the preservation easement and to expand that preservation easement by 3.103 acres to support the new lot.
 - d. If RE-04-04 is recorded first, the Deed of Agricultural Preservation Easement will have been recorded and will have to be amended to incorporate the 3.103 additional acres of preservation easement into Preservation Parcel A.
 - e. This elimination of Preservation Parcel B must be coordinated with Joy Levy for the preparation of the Deed of Preservation Easement for Preservation Parcel A. You should contact her immediately.
2. Demonstrate that each parcel has 20' of frontage on Monticello Drive. Section 1.6.120(c) (2) of the Subdivision Regulations requires a minimum of 20' of frontage on a public road for each lot/parcel. Dimension the frontage for each.
3. A copy of the demolition permit must be provided for the dwellings and structures to be removed on the buildable preservation parcel. Be advised that the only one dwelling is permitted on the preservation parcel and that property lines cannot be created which result in setback violations.
4. Identify the easement holder of the Buildable Preservation Parcel A.

5. Add the "Third" election district and Grid "20" to the title block.
6. Verify the "Total Area to be recorded" shown in the area tabulation chart. ($1.147 + 25.985 + 3.130 = 30.262$, the plat states 30.235).
7. Complete General Note 16.
8. Make the building restriction lines on Lot 1 legible.
9. Change the Section number referenced in General Note No. 26 to 16.116(a) (4).
10. Provide a signature line for a witness signature within the Owner's Certification.
11. Delete General Note No. 22 since open space is not required in a cluster subdivision. Renumber the remaining notes.
12. Alter note 27 to reference the "Deed of Agricultural Preservation Easement" rather than an "easement agreement". As per comment number 1, modify this note if RE-04-04 is recorded first.
13. Explain why the Buildable Preservation Parcel has 3 septic easements.
14. In accordance with Final Plan Checklist Item No. 34, reference the protective covenants governing the use of the preservation parcel. State the purpose of the preservation parcel easement on the plat.
15. To receive credit for existing vegetation for the perimeter landscaping requirement a minimum buffer width of 20' is required. This buffer must be located within the boundaries of the subdivision. Provide a limit of disturbance on the Supplemental Plan and submit to 2 signed copies for file retention. If necessary, plat note number 23 may need to be revised to specify a landscaping obligation for Lot 1.
16. Complete the plat recordation reference within the Legend. Delete the final entry in the Legend (there is no FCE on this plat).

:bsl

HOWARD COUNTY
Agricultural Land Preservation Program

MEMORANDUM

Subject: F-06-075, Sharp property
To: Cynthia S. Hamilton, Chief, Division of Land Development
Through: Elmina J. Hilsenrath, Chief, Division of Environmental and Community Planning
From: Joy Levy, ALPP Administrator 
Date: October 19, 2005

RECEIVED
OCT 19 2005
PM 2:05
JH

The referenced plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program (ALPP). The following comments are forwarded for your review:

1. The ALPP has already expressed interest in Buildable Preservation Parcel A as a sending parcel.
2. The ALPP is potentially interested in the dedication of Non-buildable Preservation Parcel B, as it is adjacent to the 26-acre sending parcel.
3. If the landowners are interested in dedicating the parcel to the ALPP, please have the landowners complete the attached application form and return it to the ALPP. This will initiate the dedication process.
4. A fully executed Deed of Agricultural Easement is required prior to the signature of the plats by the Planning Director.
5. All adjacent easement properties are correctly labeled.

Please contact Joy Levy at 410-313-5407 if you have any questions.

Enclosure

cc: Ag Read File
SRC Read File
Sharp Monticello File
Land Development (2)

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

November 1, 2005

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Charles F. Dammers, Chief
Development Engineering Division



Project Engineer: Yuru Qin

RE: DP&Z File #: F-06-75 (PLAT)

Charles & Denise Sharp

Approved subject to the following comments:

Required Items:

1. Revised Final Plat

From: Mark A. Kreis, Chief
Collections Division

Trash and recyclables collection at the County roadway

From: Tina D. Hackett, Chief
Real Estate Services Division

This office has reviewed the above referenced subdivision plat and offer the following comments.

1. The easement holder for Preservation Parcel A should be shown.
2. The owners' signatures should be witnessed.

Based on the plat, there is nothing to be acquired by this office.

The following are standard Howard County comments:

Financial Guarantee:

1. The proposed subdivision is subject to the requirements of Section 16.133(c) of the 2002 Subdivision and Land Development Regulations and Resolution No. 83-1993, and is located in the Middle Patuxent River watershed. The developer shall contribute \$75.00 per lot (\$325.00 per acres for commercial development) prior to or concurrent with submitting the plat for recordation. His payment will be credited to Account Number 814-003-7152.

$$\begin{array}{r} \underline{1} \text{ X } \$75.00 = \underline{\$75} \\ \text{\# of Lots} \quad \text{Fee} \quad \text{Total Fee Due} \end{array}$$

CFD/
F:\COMMENTS\PLAT\RP0675.doc

DPZ

05 OCT 26 AM 9:21



HOWARD SOIL CONSERVATION DISTRICT
Phone (410) 489-7987
Fax (410) 489-9120

708 Lisbon Center Dr., Soils II, Woodhine, MD 21797

Department of Planning & Zoning
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Date: October 26, 2005

Re: Charles & Denise Sharp
F-06-75

The above referenced plan has been reviewed by the Howard Soil Conservation District for compliance with sediment control, pond safety, temporary stormwater management, and environmental protection requirements. Results of the review are as follows:

- () Howard SCD approval is not required. However, the following recommendations are being made to the Department of Planning & Zoning.
- () The plan is approved, subject to signatures being placed on the original(s). Any alterations to the plan shall void approval.
- () Address all comments which, due to their minor nature, may be addressed directly on the original(s) at the time of formal signature approval. There is no need to resubmit the plan.
- (X) Address all comments as noted below and resubmit the plan for further review.
- (X) With written permission from the Department of Planning & Zoning (DPZ), the applicant may provide a direct submission to our office for review and approval. DPZ understands the risk of delays to deadlines during Howard SCD review.

Page 1 of 1

REVIEW COMMENTS:

BAILE - Severe limitations for homes with basements due to high water tables, highly susceptible to frost action, severe limitations for septic fields. Hydric soil, probable existence of wetlands.

CHESTER - 4 to 10 feet depth to bedrock; 20+ feet to water table; slight to moderate limitations for sewage disposal fields and homes with basements depending on slope; erosion hazard.

COMUS - 60 to 20 feet depth to bedrock; 4+ feet to water table; severe limitations for sewage disposal fields and homes with basements because of flood hazard; erosion hazard.

GLENELG LOAM - 4 to 10 feet to bedrock; 10+ feet to water table; slight to severe limitations for sewage disposal fields and homes with basements depending on slopes; erosion hazard.

GLENVILLE SILT LOAM - 4 to 10 feet depth to bedrock; 1-1/2 to 3 feet to water table; severe limitations for sewage disposal fields; moderate limitations for homes with basements; impeded drainage; seasonal wetness; erosion hazard.

MANOR LOAM - 6 to 10 feet depth to bedrock; 20+ feet depth to water table; slight to severe limitations for sewage disposal fields and homes w/basement depending on slope; erosion hazard.

1. The Howard SCD did not receive a supplemental plan showing grading.
2. Show stream as referenced in the submitted environmental wetland report.

Warning: All soils have limitations, ranging from slight to severe, for building homes, constructing roads and ponds, and various other uses. Please consult the *Soil Survey of Howard County* for determining soil types and their suitability for development, engineering and building.

Technical Review by:

Bob Robertson
Bob Robertson, Engineering Specialist

Approved by:

Sharon A. Mariack
Sharon A. Mariack, District Manager

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 9-30-05

DPZ File No. F-06-075

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC
- 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: Charles + Denise Sharp Property Lot 1 + Parcel

ENCLOSED FOR YOUR → Signature Approval
THE ENCLOSED → Original

Review & Comments Files A+B
 Pre-Packaged Plan Set

Plans	# of Sheets
<input type="checkbox"/> Sketch Plan	_____
<input type="checkbox"/> Prel Equiv Sketch Plan	_____
<input type="checkbox"/> Preliminary Plan	_____
<input checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<u>1</u>
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input type="checkbox"/> Final Development Plan	_____
<input type="checkbox"/> Site Development Plan	_____
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____
<input type="checkbox"/> Grading Plan	_____
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____
<input type="checkbox"/> Water and Sewer Plan	_____

Supplemental Documents
<input checked="" type="checkbox"/> Wetlands Report
<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Preliminary Road Profiles
<input checked="" type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input checked="" type="checkbox"/> Noise Study
<input checked="" type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input checked="" type="checkbox"/> Floodplain Study
<input checked="" type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Response Letter
<input checked="" type="checkbox"/> Perc Plat
<input type="checkbox"/> Scenic Road Exhibits
<input checked="" type="checkbox"/> Deeds
<input checked="" type="checkbox"/> Photographs
<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/> Poster/Community or HDC Meeting Information
<input type="checkbox"/> Route 1 Details/Summary

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

WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 9-30-05

COMMENTS: 10/11/05 SF

SRC/Comments Due By: 10-29-05

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

no evidence indicating well has been drilled
- need to clarify the boundaries of the 3 1000 ft² SDA's for our properties.
DPZ STAFF INITIALS [Signature]

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: 2/9/06

Hearing Examiner 4/3/06

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA06-002C Map No. 9 Block 19 Parcel 327 Lot _____

Return Comments by 3/13/06 to Public Service and Zoning Administration

Location of Property: Southeast side of Monticello Drive, North of I-70.

Applicant: Charles A. Sharp

Applicant's Address: 4003 Jennings Chapel Road, Brookeville, MD, 20833

Owner: (if other than applicant) _____


Owner's Address: _____

Petition: Conditional use for a farm tenant house in the RC District.

To:

- _____ Department of Education
- _____ Bureau of Environmental Health
- _____ Development Engineering Division
- _____ Department of Inspections, Licenses and Permits
- _____ Department of Recreation and Parks
- _____ Department of Fire and Rescue Services
- _____ State Highway Administration
- _____ Sgt. Karen Shinham, Howard County Police Dept.
- _____ James Irvin, Department of Public Works
- _____ MD Dept. of Human Resources, Janice Burris
(Child Day Care)
- _____ Office on Aging, Betty Totaro (senior assisted living)
- _____ Police Dept., Animal Control, Brenda Purvis, (kennels)
- _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
- _____ Land Development - (Religious Facility & Age-Restricted
Adult Housing)

COMMENTS: no comment




SIGNATURE

06 JAN 13 PM 2:22

For DPZ office use only:
BA CASE NO. <u>BA06-0020</u>
Date Submitted _____

**CONDITIONAL USE PETITION
TO THE HOWARD COUNTY HEARING AUTHORITY**

1. **Name of Petitioner:** CHARLES A SHARP
 Trading as (If applicable):  Sharps At Waterford Farm
4003 Jennings Chapel Rd.
Brookeville, MD 20833
 Mailing Address: _____
 Phone Number: 410 489 4630 Email: _____
 Name of Principal Contact (If different): N/A

2. **Counsel for Petitioner:** _____
 Mailing Address: _____
 Phone Number: _____ Email: _____
 Secondary Contact with Counsel (If any): _____

3. **Conditional Use Site Description:**
 Address/Street for Property: 13900 x 13950 Monticello Drive, Cooksville, Md. 217.
 Tax Map: 99 Grid: 19 Parcel: 327 03-309304 Lot: NA
 Department of Assessments and Taxation Account No.: 03 - 309304
 Total Land Area of Property: + 30 AC. (Acres) (Square Feet)
 Election District: 03 Zoning of Property: RC - DEO
 Subdivision Name and Plat No. (If applicable): NA
 Total Land Area of Use (If different than above): NA (Acres) (Square Feet)

4. **Conditional Use Request:**
 Conditional Use Category: 104.G.18 / Section 181.N.20
 Section 131.N. 20
 Specific Use Requested: A FARM TENANT HOUSE IN THE
RC DISTRICT

5. Petitioner's Interest in Subject Property:

OWNER (including joint ownership)

OTHER (describe and give name and address of owner):

Name of Owner: CHARLES DEANE SHARP

Mailing Address:  Sharps At Waterford Farm

4003 Jemmings Chapel Rd.
Brookeville, MD 20833

If the Petitioner is not the owner,

an affidavit from the owner must be submitted.

6. Conditional Use Plan Requirements:

If the petition is approved, the conditional use plan will be made a part of the Board of Appeals Decision and Order, subject to modifications and conditions required by the Board. The conditional use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property.
- (b) North arrow.
- (c) Zoning of subject property and adjoining properties.
- (d) Scale of plan.
- (e) Existing and proposed uses, structures, natural features and landscaping.
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces.
- (g) Same as (e) and (f) above, of adjoining properties.
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities.
- (i) Election District in which the subject property is located.
- (j) Tax Map and parcel number(s) of the subject property.
- (k) Name of local community in which the subject property is located or name of nearby community.
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner.
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel.
- (n) Name, mailing address, telephone number of property owner.
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition.
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads.
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width.
- (r) Any other information as may be necessary for full and proper consideration of the petition.

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request:

The following items shall be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

a. The present use of the subject property: 28ac farm use with a
1ac principal and 1ac tenant house

b. Details of the proposed use, including, **where applicable**: types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.:

~~See July 3, 2004 letter from George Beiner Chief~~

See July 3, 2004 letter from George Beiner Chief
Director of Public Service and zoning Administration

c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.N.:

d. Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties? No

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Authority within twenty four (24) months of the date of this petition? Yes No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, and Posting and Advertising Requirements:

a. Supplemental pages may be attached to the petition. You must submit one original petition with original signatures, and one original of any other signed documents. The following number of sets including petitions, plans and supplemental pages must be submitted:

- One original plus 28 copies if the subject property adjoins a State road.
- One original plus 24 copies if the subject property adjoins a County Road

b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Authority public hearing; to maintain the public notice poster(s) until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Authority public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

11. Signatures:

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

Charles A Sharp 1-11-06 owner CHARLES A SHARP
 Signature of Petitioner Date Print Name of Petitioner

Denise D. Sharp 1-11-06 owner DENISE D SHARP
 Signature of Petitioner Date Print Name of Petitioner

NA
 Signature of Attorney

PETITIONER CHARLES DAENISE SHARP

ADDRESS  Sharps At Waterford Farm
4003 Jennings Chapel Rd.
Brookeville, MD 20833

Affidav _____ provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Authority for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Witness Signature Charles A Sharp Date July 12-2004

Witness Signature Denise D. Sharp Date 1-11-06

Witness Signature _____ Date _____

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
TOTAL:	\$ _____
Receipt No. _____	(Make checks payable to "Director of Finance")