

APPLICATION

PERCOLATION TESTING

A 57047B

P _____

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

DISTRICT _____

DATE _____

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 Francis Gosman

ADDRESS 14134 Brighton Dam Road PHONE 301-854-2417
Clarksville, MD 21029

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Gosman Property LOT NO. 2 (Existing house)

ROAD AND DESCRIPTION Brighton Dam Road

TAX MAP 33 PARCEL # 1

SIZE OF LOT 3 acres + 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.

Francis Gosman
(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

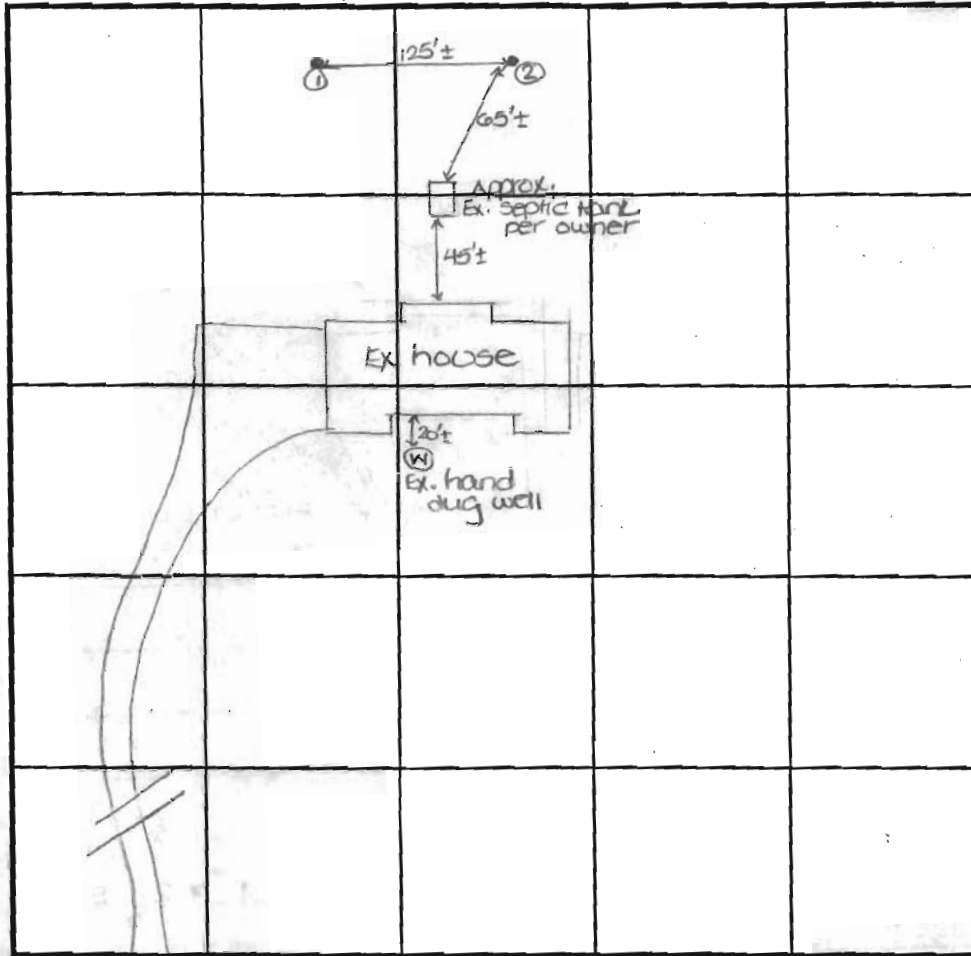
57047 D

COUNTY #

SOIL PROFILE

0' ②
 1' topsoil
 3.5' red or br cl lm
 14' or br si sa lm to 17' pk br si sa lm
 13.5' 5-10% shale frags

0' ①
 1' topsoil
 3.5' red br cl lm
 4' tan to beige si sa lm
 10' small shale patch
 14'



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

Brighton Dam Road

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
8-15-96	2	4.0'S	2:07	2:08 ³⁰	2:08 ³⁰	2:11	3
			2:04	2:05 ³⁰	2:05 ³⁰	2:07	1.5
		13.5'D	Visual	- See profile			
	1	4.0'S	2:14	2:15 ³⁰	2:15 ³⁰	2:17 ³⁰	2
		14.0'D	Visual	- see profile			

REMARKS holes tested as stated

TYPE OF SOIL _____

TESTED BY D. Soe ALSO PRESENT R. Flock

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 2+ TRENCH WIDTH 2'

INLET DEPTH 3.5 MAXIMUM BOTTOM DEPTH 7.5 SQ. FT./BEDROOM 180



HOWARD COUNTY HEALTH DEPARTMENT

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

July 29, 1996

Mr. Francis Gosman
14134 Brighton Dam Road
Clarksville, Maryland 21029

RE: Percolation Testing
Receipt Number: A57047
Proposed 4 Lot Subdivision
Brighton Dam Road
Tax Map: 33 Parcel: 1

Dear Mr. Gosman:

A percolation test date has been reserved for 10:00 a.m., ~~Wednesday, August 14, 1996.~~ *FRIDAY AUG 16*

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

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

Thank you for your cooperation in this matter.

Very truly yours,

Craig Williams, Program Director
Water and Sewerage Program

CW:jr

cc: Loria Engineering Inc.
File



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
August 20, 1996

Mr. Francis Gosman
14134 Brighton Dam Road
Clarksville, Maryland 21029

RE: Percolation Test Results
Application Number: A57047A-D
Proposed Use: Subdivision - 4 Lots
Property ID: Brighton Dam Road
Tax Map: 33 Parcel: 1

Dear Mr. Gosman:

Percolation testing conducted August 15, 1996 on the above referenced property indicated satisfactory soil conditions. Copies of the percolation test results are enclosed.

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

This plat should be submitted within sixty (60) days to allow field verification if necessary. Since the proposal is for subdivision, a Groundwater Appropriations Permit must be approved prior to any plat approvals.

If you have any questions regarding this matter, please call me at 313-2640.

Very truly yours,

Donna K. Soe, R. S.
Water and Sewerage Program

DKS:jr

Enclosures

cc: Loria Engineering
File

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

COORDINATE TABLE (U.S. EQUIVALENT)		
No.	NORTHING	EASTING
1	557125.349	1311812.747
2	558904.078	1311254.539
3	557358.063	1310245.255
4	558224.723	1311033.480
5	558510.566	1311811.236
6	557408.356	1311371.347
7	557418.682	1311811.238
8	557393.686	1311811.422
9	557383.718	1311385.997

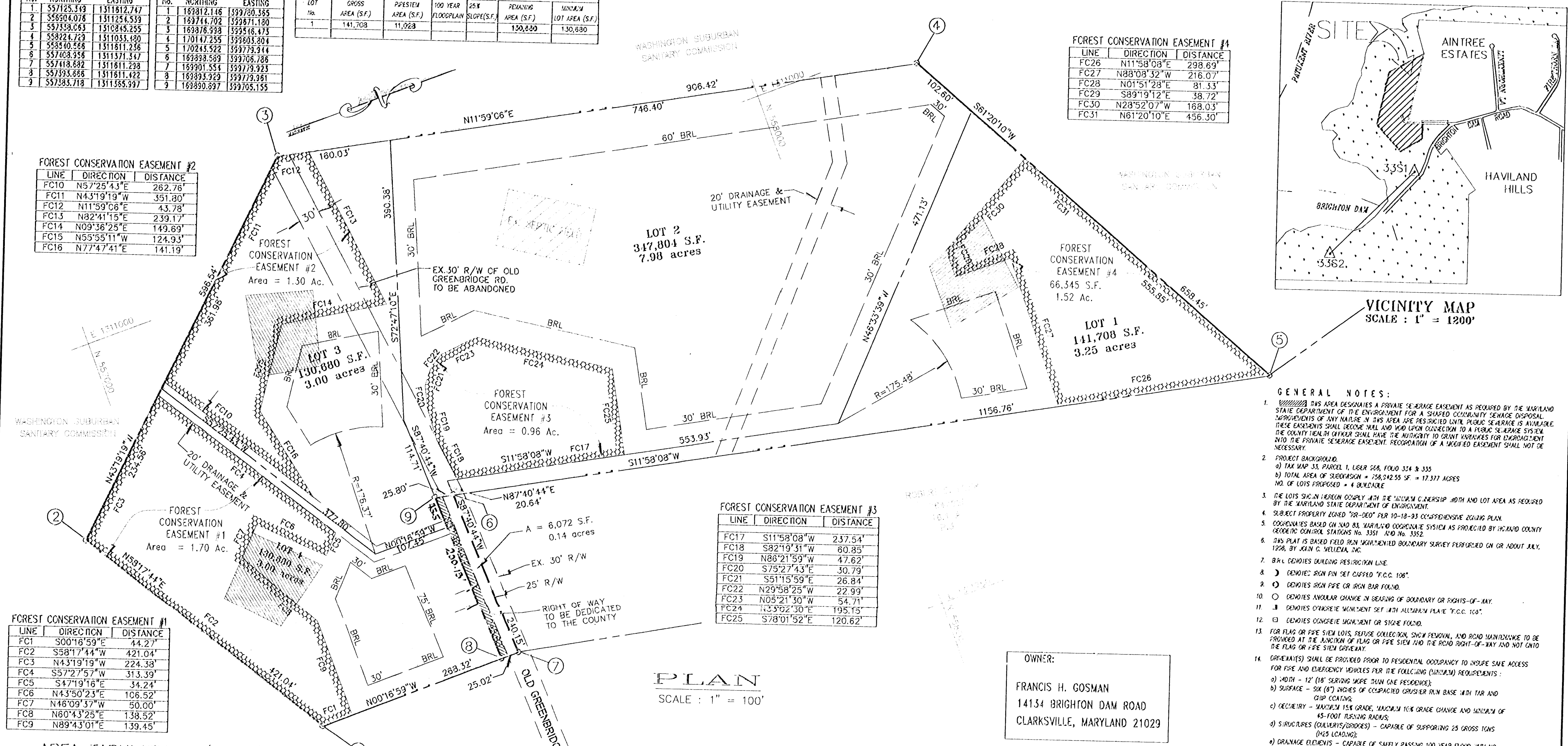
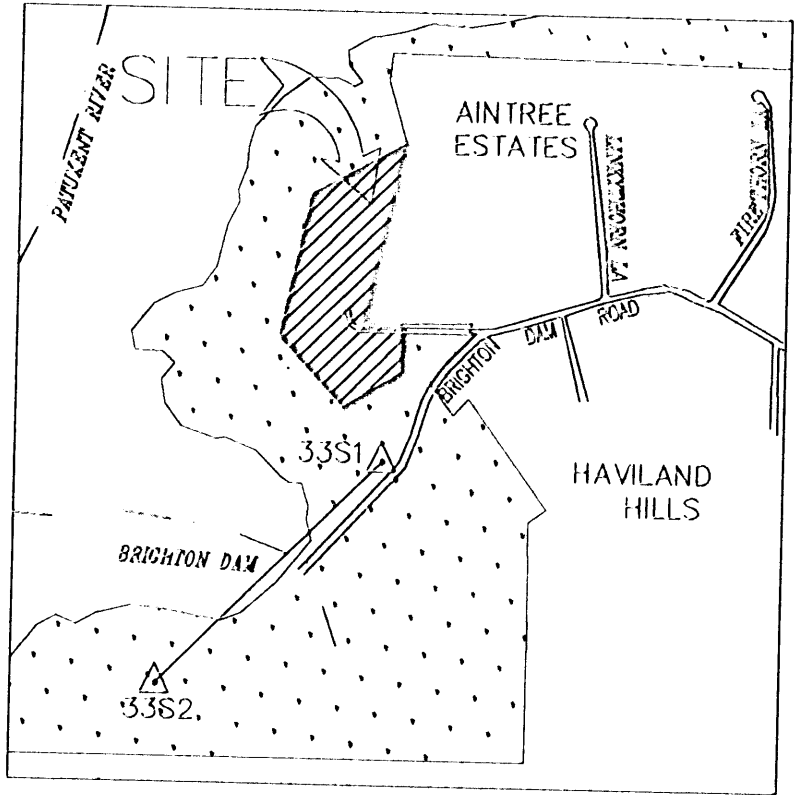
MINIMUM LOT SIZE CHART						
LOT No.	GROSS AREA (S.F.)	PERCENT FLOODPLAIN AREA (S.F.)	100 YEAR FLOODPLAIN SLOPE (S.F.)	25% REMAINING AREA (S.F.)	MINIMUM LOT AREA (S.F.)	
1	141,708	11,028		130,680	130,680	

FOREST CONSERVATION EASEMENT #4		
LINE	DIRECTION	DISTANCE
FC26	N11°58'08"E	298.69'
FC27	N88°08'32"W	216.07'
FC28	N01°51'28"E	81.33'
FC29	S89°19'12"E	38.72'
FC30	N28°52'07"W	168.03'
FC31	N61°20'10"E	436.30'

FOREST CONSERVATION EASEMENT #2		
LINE	DIRECTION	DISTANCE
FC10	N57°25'43"E	262.76'
FC11	N43°19'19"W	351.80'
FC12	N11°59'08"E	43.78'
FC13	N82°41'15"E	239.17'
FC14	N09°36'25"E	149.89'
FC15	N55°55'11"W	124.93'
FC16	N77°47'41"E	141.19'

FOREST CONSERVATION EASEMENT #1		
LINE	DIRECTION	DISTANCE
FC1	S00°16'59"E	44.27'
FC2	S58°17'44"W	421.04'
FC3	N43°19'19"W	224.38'
FC4	S57°27'57"W	313.39'
FC5	S47°19'16"E	34.24'
FC6	N43°50'23"E	106.52'
FC7	N46°09'37"W	50.00'
FC8	N60°43'25"E	138.52'
FC9	N89°43'01"E	139.45'

FOREST CONSERVATION EASEMENT #3		
LINE	DIRECTION	DISTANCE
FC17	S11°58'08"W	237.54'
FC18	S82°19'31"W	60.85'
FC19	N86°21'59"W	47.62'
FC20	S75°27'43"E	30.79'
FC21	S51°15'59"E	26.84'
FC22	N29°58'25"W	22.99'
FC23	N05°21'30"W	54.71'
FC24	N33°02'30"E	195.15'
FC25	S78°01'52"E	120.62'



AREA TABULATIONS (TOTAL)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	17.377 ACRES
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	0
TOTAL AREA OF LOTS TO BE RECORDED:	17.377 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.14 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	17.24 ACRES

THE REQUIREMENTS S-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF THE 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.

SURVEYOR: *John C. Mellema Sr.* 9/2/96 DATE

OWNER: *Francis H. Gosman* 9/12/96 DATE

"DEVELOPER RESERVES UNTO HIMSELF, HIS SUCCESSORS AND ASSIGNS, ALL EASEMENT SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH 1 THROUGH 4. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPERS 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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S).

- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR A SHARED OCCUPANCY SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL SECURE ALL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR DISBURGEMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A WORKED EASEMENT SHALL NOT BE NECESSARY.
 - PROJECT BACKGROUND:
 - TAX MAP 33, PARCEL 1, LSEB 568, FOLIO 334 & 335
 - TOTAL AREA OF SUBDIVISION = 756,242.55 SF = 17.377 ACRES
 - NO. OF LOTS PROPOSED = 4 BUILDABLE
 - THE LOTS SHOWN HEREIN OCCUPY WITH THE MINIMUM CLEARSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
 - SUBJECT PROPERTY ZONED "RR-DEO" PER 10-18-93 OCCUPANCY ZONING PLAN.
 - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3351 AND NO. 3352.
 - THIS PLAT IS BASED UPON FIELD MEASURED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 1996, BY JOHN C. MELLEMA, INC.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN SET CAPPED "F.C.C. 108".
 - 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. 108".
 - DENOTES CONCRETE MONUMENT OR STAKE FOUND.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' (18' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - DECELERITY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MAXIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/DROPPES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY LOADS)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE (1) FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - ALL AREAS ARE MORE OR LESS ±.
 - ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD 33° 00' MEASUREMENT.
 - THERE ARE NO NEILANDS WITHIN THE SITE.
 - THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
 - DEVELOPER'S OBLIGATION TO MAINTAIN FOREST CONSERVATION EASEMENT: THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 181000 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION NOT INCLUDING CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. THE EASEMENT FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALSO APPLICABLE.
 - ALL SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, DEPARTMENT FOR PROFESSIONAL LAND SURVEYORS, 09.13.06, STATE OF MARYLAND, MINIMUM STANDARDS OF PRACTICE.

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 STATEMENT

I, FRANCIS H. GOSMAN, OWNER OF THE SAID PROPERTY SHOWN AND DESCRIBED, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF 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 RIGHT-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 FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR THE GOOD AND OTHERS 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 WATERWAY AND DRAINAGE EASEMENT 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 EASEMENT AND RIGHT-OF-WAY.

WITNESS MY/OUR HANDS THIS DAY OF 9/12/96

Francis H. Gosman FRANCIS H. GOSMAN

John C. Mellema Sr. WITNESS DATE 9/12/96

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY ROBERT E. LOHR AND PHOEBE T. LOHR BY DEED DATED OCTOBER 1, 1979 AND RECORDED AMONG THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND IN LIBER 966 FOLIO 334 & 335 AND THAT ALL MONUMENT ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENT IS IN THE ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John C. Mellema Sr. JOHN C. MELLEMA SR., SURVEYOR DATE 9/2/96

RECORDED AS PLAT GN AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GOSMAN PROPERTY

LOIS HEDU4

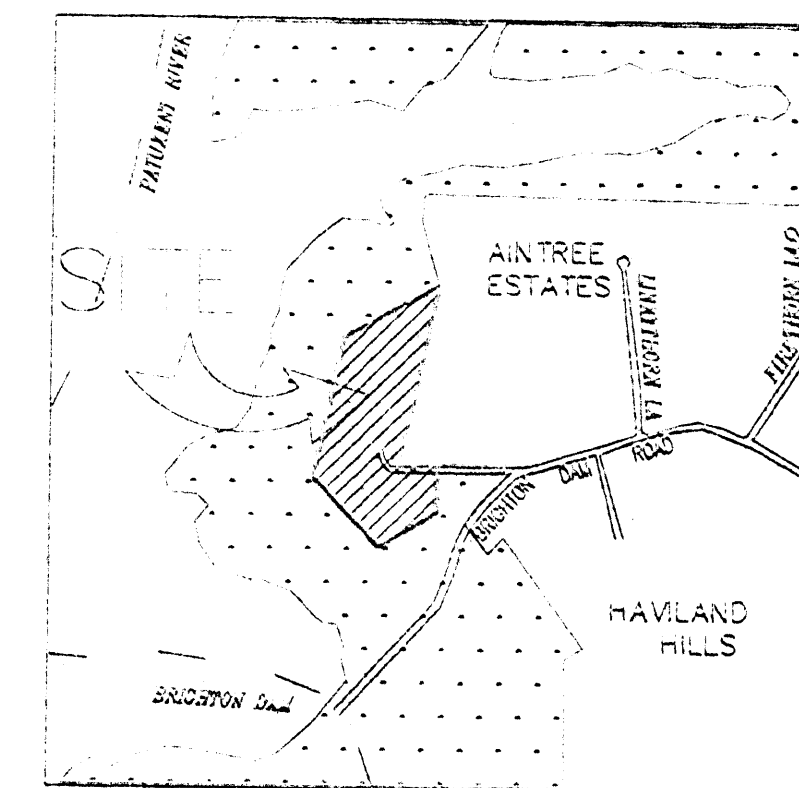
TAX MAP : 33
TAX MAP PARCEL NO. : 1
EXISTING ZONING : RR-DEO
ELECTION DISTRICT : 5th HOWARD COUNTY, MD.
SCALE : 1" = 100'
DATE : AUG. 22, 1996
D.P.&Z. : - -

Voria Engineering Inc.
CONSULTING ENGINEERS
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD. 21043
TEL. 410-165-0400 FAX 410-165-0489

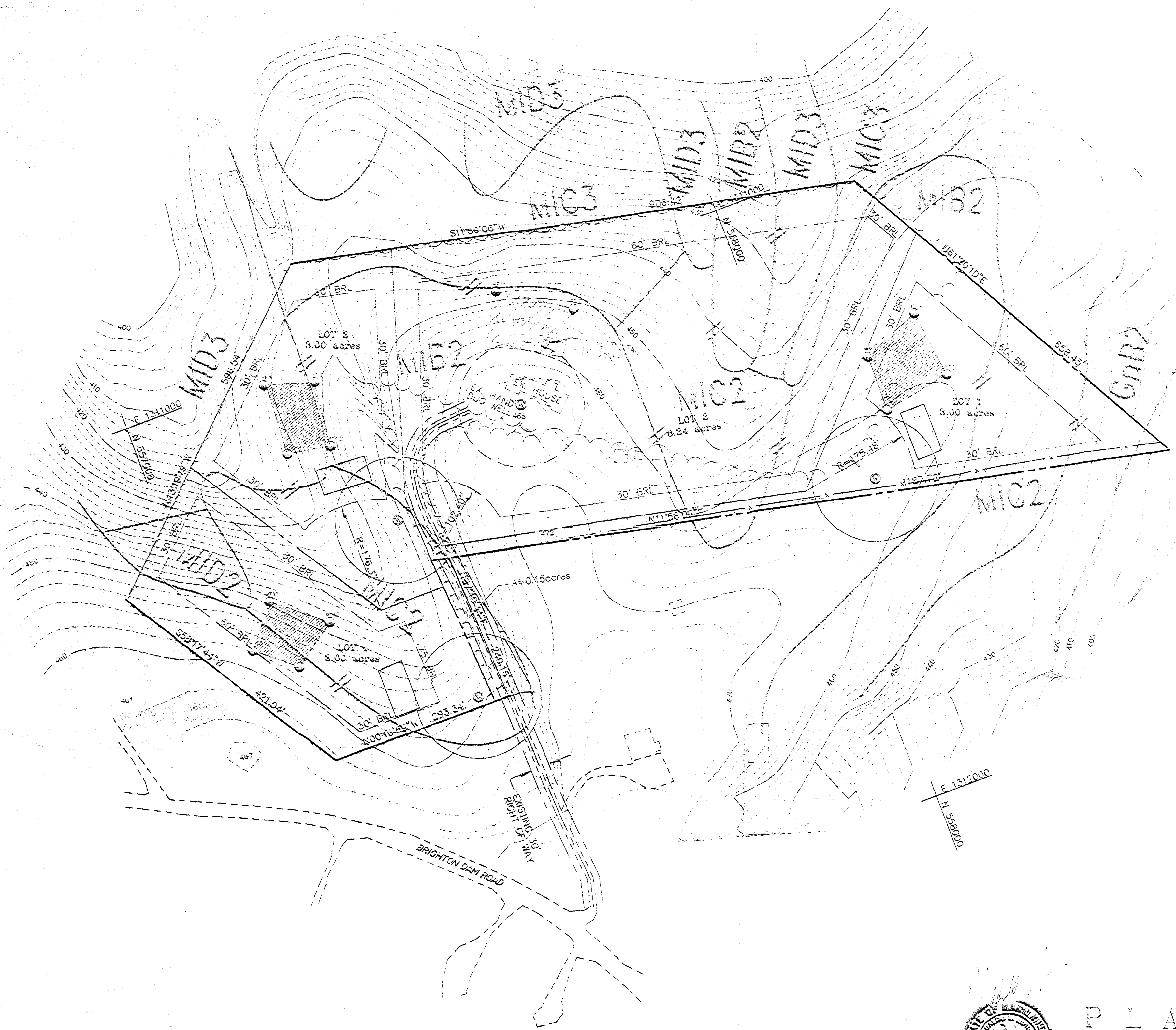
SHEET 1 OF 1

C:\PLOT\BREC02A-1

SYMBOL	NAME	TYPE
Gmb2	CLEVELC LOAM	C
Mb2	MANOR LOAM	B
MIC2	MANOR LOAM	B
MIC3	MANOR LOAM	B
MID3	MANOR LOAM	B
SOIL MAP NO. 22		



VICINITY MAP
SCALE: 1" = 1200'



- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 GPD AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WITHIN AN LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- GROUNDWATER APPROPRIATIONS PERMIT WILL BE ISSUED PRIOR TO FINAL PLAN APPROVAL.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- PERCOLATION TEST HAVE BEEN FIELD LOCATED.

LEGEND

EXISTING GRADE	
PROPOSED GRADE	
EXISTING STREAM	
75' STREAM BUFFER	
EXISTING WETLAND	
25' WETLAND BUFFER	
EXISTING TREELINE	
WELL	
PERCOLATION AREA	
EXISTING PERCOLATION AREA	

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer
COUNTY HEALTH OFFICER DKS 8-23-96
DATE

Coria Engineering Inc.
CONSULTING ENGINEERS
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.
410-465-0400

PROJECT: GOSMAN PROPERTY

TITLE: PERCOLATION PLAN

OWNER/DEVELOPER:
FRANCIS H. GOSMAN
14134 BRIGHTON DAM ROAD
CLARKSVILLE, MARYLAND 21029

TAX MAP 33 5TH ELEC. DIST., HOWARD CO., MD.
DATE: 07-22-96 SCALE: 1" = 100' SHEET 1 OF 1
DESIGNED BY: JER DRAWN BY: JDS CHECKED BY: MLL



PLAN
SCALE 1" = 100'

DATE: Thu Aug 22 10:46:57 1996

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development and Research

DATE: 9-18-96

P&Z File No. F 97-56

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator
- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

Agencies

- | | |
|---|---|
| <input checked="" type="checkbox"/> Soil Conservation District | <input checked="" type="checkbox"/> Tax Assessment |
| <input checked="" type="checkbox"/> Department of Inspections, Licenses & Permits | <input checked="" type="checkbox"/> Bell Atlantic Telephone |
| <input checked="" type="checkbox"/> Department of Fire and Rescue Services | <input checked="" type="checkbox"/> BG&E |
| <input checked="" type="checkbox"/> State Highway Administration | <input checked="" type="checkbox"/> Cable TV |
| <input checked="" type="checkbox"/> Bureau of Environmental Health | <input type="checkbox"/> Police |
| <input checked="" type="checkbox"/> Board of Education | <input type="checkbox"/> MTA |
| <input checked="" type="checkbox"/> Recreation and Parks | <input type="checkbox"/> Finance |
| <input type="checkbox"/> | <input type="checkbox"/> DPW, Real Estate Services |
| <input type="checkbox"/> | <input type="checkbox"/> DPW, Construction and Inspection |

RE: Gasman Prop., Tot 1-4

ENCLOSED FOR YOUR: Signature Approval Review and Comments Files
 THE ENCLOSED: Original

Plans	No. of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan		<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan		<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan		<input checked="" type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat		<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)		<input checked="" type="checkbox"/> Drainage and/or Computation/Pond
<input type="checkbox"/> Final Development Plan		<input type="checkbox"/> Safety Comps
<input type="checkbox"/> Site Development Plan		<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Landscape Plan		<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input checked="" type="checkbox"/> Grading Plan / <u>landscaping</u> - 1 OED		<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> House Type Revision Plan		<input type="checkbox"/> Sight Distance Analysis

Applications

- | | | |
|--|--|--|
| <input type="checkbox"/> Waiver Petition Applic/Exhibit | <input type="checkbox"/> | <input type="checkbox"/> Stormwater Management Comps. |
| <input type="checkbox"/> Planning Board Applic | <input type="checkbox"/> | <input type="checkbox"/> Industrial Waste Survey (DPW) |
| <input type="checkbox"/> ASDP/CSDP Application | <input type="checkbox"/> | <input type="checkbox"/> Road Poster Form Letter |
| <input type="checkbox"/> DED Application/Checklist | <input checked="" type="checkbox"/> Health | <input type="checkbox"/> Response Letter |
| <input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate | <input type="checkbox"/> | <input type="checkbox"/> Perc Plat |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Scenic Road Exhibits |

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 9-18-96

COMMENTS: _____ SRC/COMMENTS DUE BY: 10-11

✓ 4/WS

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

**Howard County Department of Planning and Zoning
Division of Land Development**

WAIVER PETITION APPLICATION

Date Submitted/Accepted 4/21/97 DPZ File Number WP-97-118

I. Site Description

Subdivision Name/Property Identification: GOSMAN PROPERTY

Location of property: OLD GREENBRIDGE RD - BRINGTON DAM RD
(Road name and nearest public road intersection)

DRIVE WAY
(Existing Use)

DRIVE WAY
(Proposed Use)

33
(Tax Map)

18
(Grid/Block No.)

1
(Parcel No.)

5TH H.C.
(Election District)

RR
(Zoning District)

1000 FT X 18 FT
(Total Area)

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

Subdivision plans submitted AUG 1996 - meetings were held with Mr. Blood, Mr. Ewen, Mr. Green, Mr. Loren and Mr. Hamilton at which time we argued that Old Greenbridge Rd. was a County Road.

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee, may grant waivers of modifications to the minimum requirements stipulated within the Regulations.

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

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
<u>1. 16.120(c)(2)</u>	<u>which requires minimum public road frontages for single family detached lots.</u>
<u>2.</u>	<u>_____</u>
<u>3.</u>	<u>_____</u>
<u>4.</u>	<u>_____</u>
<u>5.</u>	<u>_____</u>

III. Justification

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

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

As the land owner I am trying to build one house for each of my children. This submission will allow my family I have used this old gravel road as a private drive way since 1957 and enjoy the well appearance. The road was built over 100 years ago (date unknown) and does not provide adequate right of way to widen, pave and bring up to today's standards. The public had never used this road since the opening of Brighton Drive (1939).

IV. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (14 sets of the completed waiver form and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road). In instances where the waiver request concerns an approval extension, only 2 sets of plans are required along with 14 or 18 copies of the application form. Plans must be folded to a size no larger than 7-1/2" x 12".

B. Plan Requirement Checklist

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

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

- _____ 1. Vicinity map scale 1" = 2,000'.
- _____ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- _____ 3. North arrow and scale of plan.
- _____ 4. Location, extent, boundary lines and area of any proposed lots.
- _____ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- _____ 6. Delineation of building setback lines.
- _____ 7. Delineation of all existing public road and/or proposed street systems.
- _____ 8. Identification and location of all easements.
- _____ 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- _____ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- _____ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- _____ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- _____ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).

V. Fees

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

VI. Owner's/Petitioner's Certification

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

Francis Gosman
 (Signature of Property Owner) 4-21-97 (Date)
 (Fee Simple Owner Only)

FRANCIS GOSMAN
 (Name of Property Owner)

14134 BRIGHTON DAM RD.
 (Address)

CLARKSVILLE MD 21029
 (City, State, Zip Code)

301-854-2917
 (Telephone) FAX 301-854-0352

Francis Gosman 4-21-97
 (Signature of Petition Preparer) (Date)

FRANCIS GOSMAN
 (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

14134 BRIGHTON DAM RD
 (Address)

CLARKSVILLE MD 21029
 (City, State, Zip Code)

301-854-2917 854 0352
 (Telephone) (Fax)

**Howard County Department of Planning and Zoning
Division of Land Development**

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)**

Project Name: _____ DPZ File No. _____

I. Application Requirements Indicate Yes, No or N/A

Application is complete _____
 Required number of plans and applications are provided _____
 _____ Plans (14 sets on County Road or
 _____ Applications (18 sets on State Road)
 Supplemental Information is provided _____

II. Fee Computation Fee

Number of waivers requested _____
 * Base Fee for first two waiver sections (\$350) _____
 Fee for each additional waiver section (____ additional waivers x \$50) _____
 * (Maximum fee of \$350 for Agricultural Preservation parcels)

TOTAL _____

III. Certification

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

_____ Waiver petition application is accepted for processing.

_____ Scheduled SRC meeting date.

_____ Waiver petition application is rejected.

Reason: _____

_____ Resubmission is accepted. Date _____ Staff initials _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development and Research

DATE: 4-22-97

P&Z File No. WP-97-118

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator
- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

**(See F-97-56)
for plan*

Agencies

- | | |
|---|---|
| <input checked="" type="checkbox"/> Soil Conservation District | <input type="checkbox"/> Tax Assessment |
| <input checked="" type="checkbox"/> Department of Inspections, Licenses & Permits | <input type="checkbox"/> Bell Atlantic Telephone |
| <input checked="" type="checkbox"/> Department of Fire and Rescue Services | <input type="checkbox"/> BG&E |
| <input checked="" type="checkbox"/> State Highway Administration | <input type="checkbox"/> Cable TV |
| <input checked="" type="checkbox"/> Bureau of _____ | <input type="checkbox"/> Police |
| <input checked="" type="checkbox"/> Board of Education | <input type="checkbox"/> MTA |
| <input checked="" type="checkbox"/> Recreation and Parks | <input type="checkbox"/> Finance |
| <input type="checkbox"/> | <input type="checkbox"/> DPW, Real Estate Services |
| <input type="checkbox"/> | <input type="checkbox"/> DPW, Construction and Inspection |

RE: Coosman Property

ENCLOSED FOR YOUR: Signature Approval Review and Comments Files
 THE ENCLOSED: Original

<u>Plans</u>	<u>No. of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Safety Comps
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
		<input type="checkbox"/> Floodplain Study
		<input type="checkbox"/> Stormwater Management Comps.
		<input type="checkbox"/> Industrial Waste Survey (DPW)
		<input type="checkbox"/> Road Poster Form Letter
		<input type="checkbox"/> Response Letter
		<input type="checkbox"/> Perc Plat
		<input type="checkbox"/> Scenic Road Exhibits

Applications

- ~~_____~~
- Planning Board Applic
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 4-21-97

COMMENTS: _____ SRC/COMMENTS DUE BY: 5-15-97

DKS

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

File No. F. 97.56
Gosman Property
Lots 1-4

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
S. Anderson
Reviewing Agent
Date Received 9-8-97
Date Forwarded 9-11-97

Rejected For: _____

HEALTH
Donald J. Lee
Reviewing Agent
Date Received 9/11/97
Date Forwarded 9/22/97

Rejected For: _____

DPW

Reviewing Agent
Date Received _____
Date Forwarded _____

Rejected For: _____

Chief, DLD

Reviewing Agent
Date Received _____
Date Forwarded _____

Rejected For: _____

copy of signed
Final
F-97-56

REBAR WITH CAP (P.146)
GENERAL NOT THIS AREA DESIGNATES IMPROVEMENTS OF THE ENVI THE COUNTY HEALTH INTO THE

FOREST CONSERVATION EASEMENT #1			FOREST CONSERVATION EASEMENT #2		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
FC1	S17°38'00" W	286.89'	FC7	S82°19'31" W	60.85'
FC2	N89°08'12" W	218.07'	FC8	N85°21'59" W	37.62'
FC3	S07°31'28" W	81.33'	FC9	N75°27'43" W	30.79'
FC4	N89°19'12" W	38.72'	FC10	N51°19'59" W	28.84'
FC5	N82°32'07" W	182.03'	FC11	N25°58'25" W	22.89'
FC6	N91°20'10" E	456.30'	FC12	N37°02'50" E	54.71'
FC7	S17°38'00" W	286.89'	FC13	S18°01'32" E	185.15'
FC8	N89°08'12" W	218.07'	FC14	S11°58'08" W	120.62'
FC9	S07°31'28" W	81.33'	FC15	S11°58'08" W	237.54'
FC10	N89°19'12" W	38.72'			
FC11	N82°32'07" W	182.03'			
FC12	N91°20'10" E	456.30'			
FC13	S17°38'00" W	286.89'			
FC14	N89°08'12" W	218.07'			
FC15	S07°31'28" W	81.33'			
FC16	N89°19'12" W	38.72'			
FC17	N82°32'07" W	182.03'			
FC18	N91°20'10" E	456.30'			
FC19	S17°38'00" W	286.89'			
FC20	N89°08'12" W	218.07'			
FC21	S07°31'28" W	81.33'			
FC22	N89°19'12" W	38.72'			
FC23	N82°32'07" W	182.03'			
FC24	N91°20'10" E	456.30'			
FC25	S17°38'00" W	286.89'			
FC26	N89°08'12" W	218.07'			
FC27	S07°31'28" W	81.33'			
FC28	N89°19'12" W	38.72'			
FC29	N82°32'07" W	182.03'			
FC30	N91°20'10" E	456.30'			
FC31	S17°38'00" W	286.89'			

WASHINGTON SUBURBAN SANITARY COMMISSION

FOREST CONSERVATION EASEMENT #1
Area = 1.52 Ac.
LOT 1
141,711 s.f.
3.25 acres

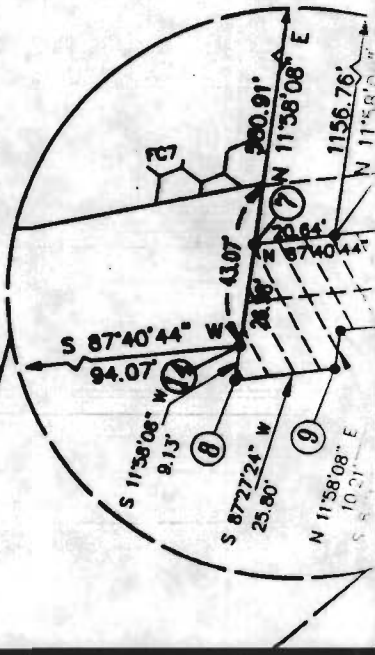
LOT 2
346,851 s.f.
7.96 acres

20' DRAINAGE AND UTILITY EASEMENT

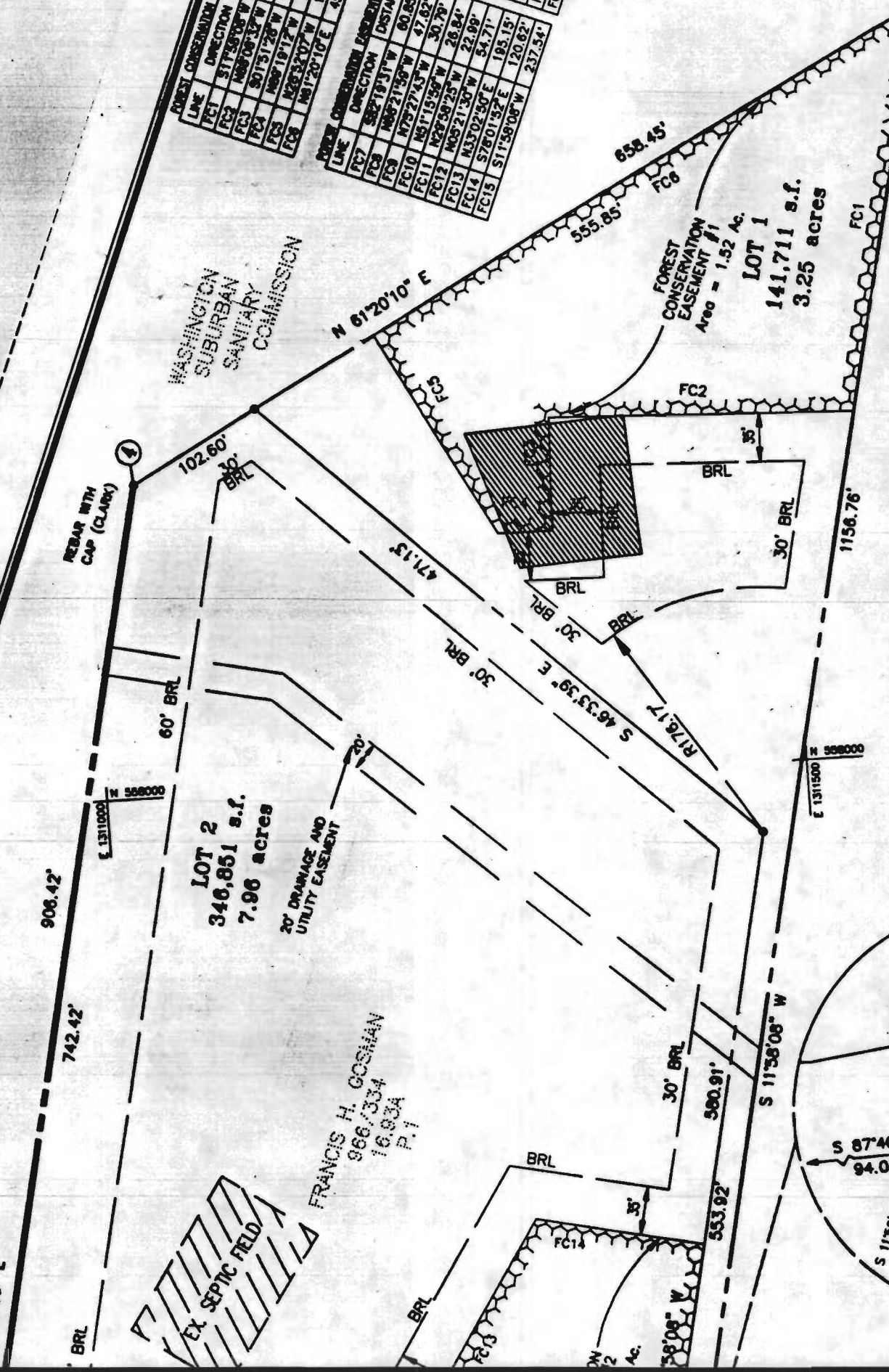
FRANCIS H. GOSMAN
966/334
16.934
P.1

ROBERT E. LOHR
364/225
16.1A
P.3

20. THIS PLAT IS IN COMPLIANCE WITH THE SECTION 16.1A FOR SINGLE F...



WASHINGTON SUBURBAN SANITARY COMMISSION

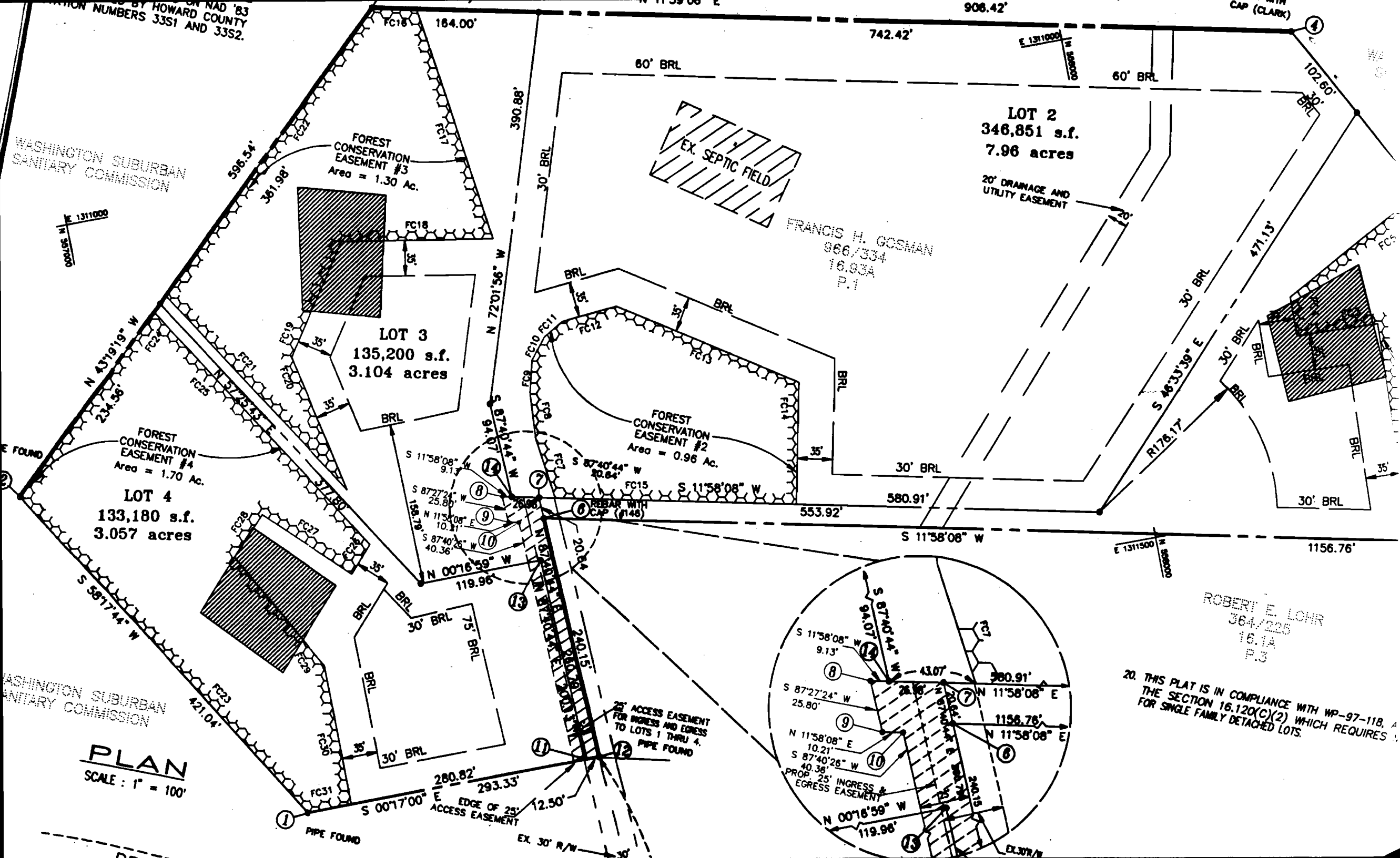


ON NAD '83
BY HOWARD COUNTY
NUMBERS 33S1 AND 33S2.

WASHINGTON SUBURBAN
SANITARY COMMISSION

WASHINGTON SUBURBAN
SANITARY COMMISSION

PLAN
SCALE: 1" = 100'



LOT 2
346,851 s.f.
7.96 acres

LOT 3
135,200 s.f.
3.104 acres

LOT 4
133,180 s.f.
3.057 acres

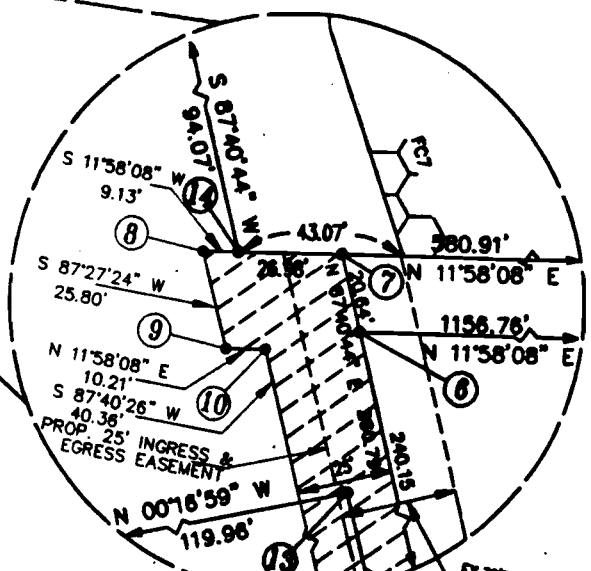
FOREST
CONSERVATION
EASEMENT #3
Area = 1.30 Ac.

FOREST
CONSERVATION
EASEMENT #2
Area = 0.96 Ac.

FRANCIS H. GOSMAN
866/334
16,93A
P.1

ROBERT E. LOHR
364/225
16.1A
P.3

20. THIS PLAT IS IN COMPLIANCE WITH WP-97-118, A
THE SECTION 16.120(C)(2) WHICH REQUIRES
FOR SINGLE FAMILY DETACHED LOTS.



25' ACCESS EASEMENT
FOR INGRESS AND EGRESS
TO LOTS 1 THRU 4.
PIPE FOUND

PIPE FOUND

E EDGE OF 25'
ACCESS EASEMENT

EX. 30' R/W



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

October 21, 1997

Francis H. Gosman
14134 Brighton Dam Road
Clarksville, MD 21029

RE: F-97-56, Gosman Property, Lots 1-4

Dear Mr. Gosman:

Please be advised that the above referenced final subdivision plat was recorded on October 20, 1997 among the Land Records of Howard County as Plat No(s). 12941.


In accordance with the Adequate Public Facilities Ordinance, this Department hereby grants **3 permanent housing unit allocations** to this recorded subdivision for the year 1999. Although allocations are assigned to a specific year, now that the plat has been recorded you may apply for a building permit at any time.

Prints of this final plat may be ordered at the Department of Planning and Zoning's public service desk between the hours of 1:30 p.m. and 4:00 p.m., Monday thru Friday. Please bring this letter with you when ordering prints.

Sincerely,

L. Kent Sheubrooks
Division of Land Development

KS/TW/cs/f9756.let

cc: Research 
Development Engineering Division
State Department of Assessments and Taxation
~~Environmental Health~~
State Highway Administration
Board of Education
John C. Mellema