

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) 7/12/05 TEST TIME 9:00 AM CAPS 522898

AGENCY REVIEW: _____ DATE 7/11/05

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 _____ FAX 410 4894424 ^{410 4894424} ~~410 4894424~~

MAILING ADDRESS 4003 Jennings Chapel Road Brookville MD 20833
STREET CITY/TOWN STATE ZIP

APPLICANT SAME AS ABOVE

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____ STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME OLD WOODBINE Road LOT NO. _____

PROPERTY ADDRESS OLD WOODBINE Road
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 7 GRID _____ PARCEL(S) 101-A EXISTING PARCEL 17 ac.
PROPOSED LOT SIZE to be

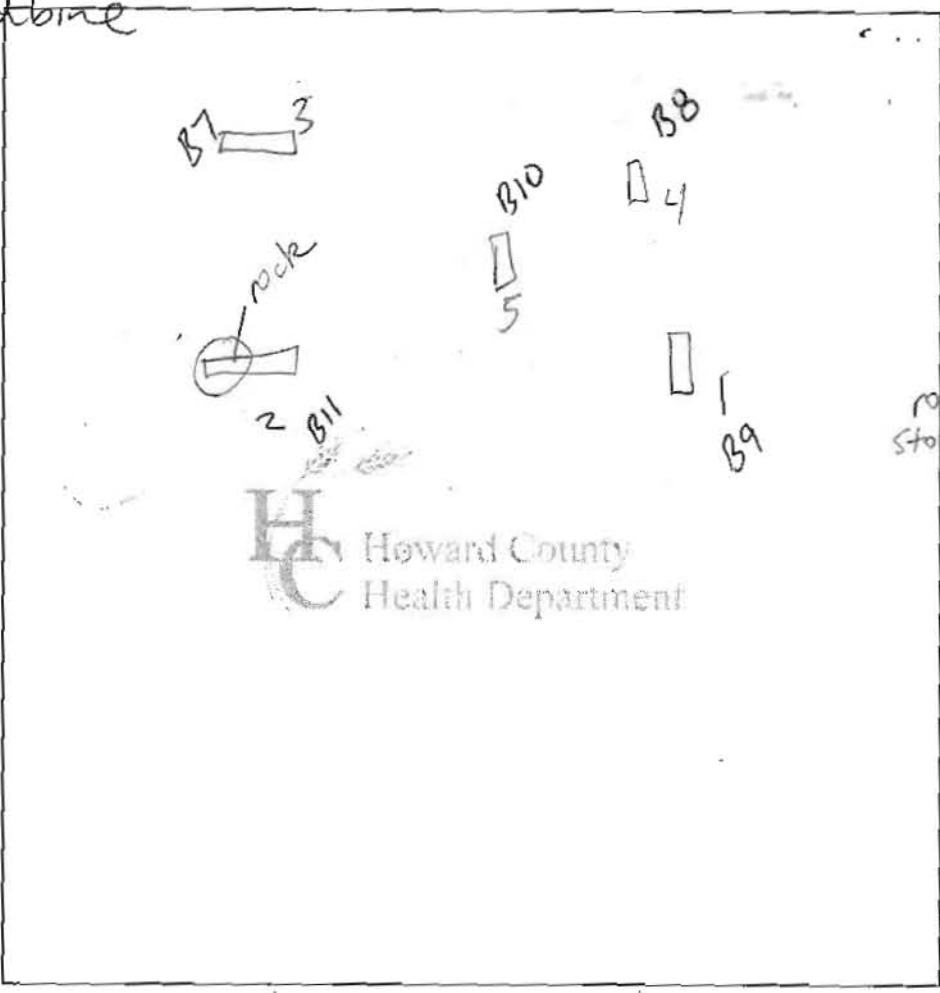
AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A.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

TEST RESULTS WILL BE MAILED TO APPLICANT. Charles A Sharp
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

AP Ud Woodbine

7



2(B7)
brown
yellow brown
h/(sil) sbk
cw gr
5% gravel/chart
yellow brown
pl/sil sg
10% coarse chart
quartz
spindle

3(B7)
brown L
orange brown
micaceous
sil
cw sbk
5% gravel decomposing rock
yellow brown
sil/sil matrix
10% coarse chart
stony
sil sg

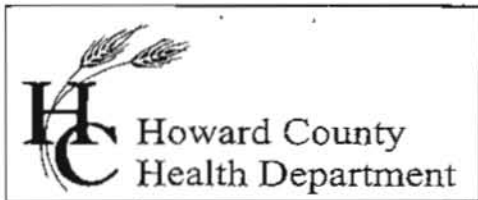
5/B10
brown
yellow brown
h/sil (sil)
gritty due to
decomposing rock
cw sbk
yellow (orange)
sil sbk
cw
5% coarse chart
stony

1/B9
brown L
yellow brown
h/cw
sbk (sil)
45% gravel
yellow brown
sil sg
w/ rock grains
5% sparite
chert/coarse
chart

4/B8
brown
orange
yellow brown
h/sil
cw
5% chert
coarse chart
yellow brown
sil sg
slightly pl
5% coarse
chart
stony

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
	1/B9	4' / 12'	10:00	10:09	10:27	18	P
	4/B8	4' / 12'	10:16	10:20	10:28	8	P
	2/B11	5'10" / 12'	10:52	11:01	11:12	11	P
	5/B10	11'7"					vp
	3/B7	5'7" / 12'	10:43	10:45	10:50	5	P

REMARKS Holes dug per plan
 SANITARIAN SF BACKHOE Jeff Allen OTHERS Chuck Sharp
 TEST HOLES USED IN SDA _____ AVG. PERC TIME 40.5 SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____



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 12, 2005

Chuck Sharp
4003 Jennings Chapel Rd
Brookeville, MD 20833

RE: PERCOLATION TEST RESULTS - A522898
Tax Map 7, Parcel 101-A
Old Woodbine Road

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:

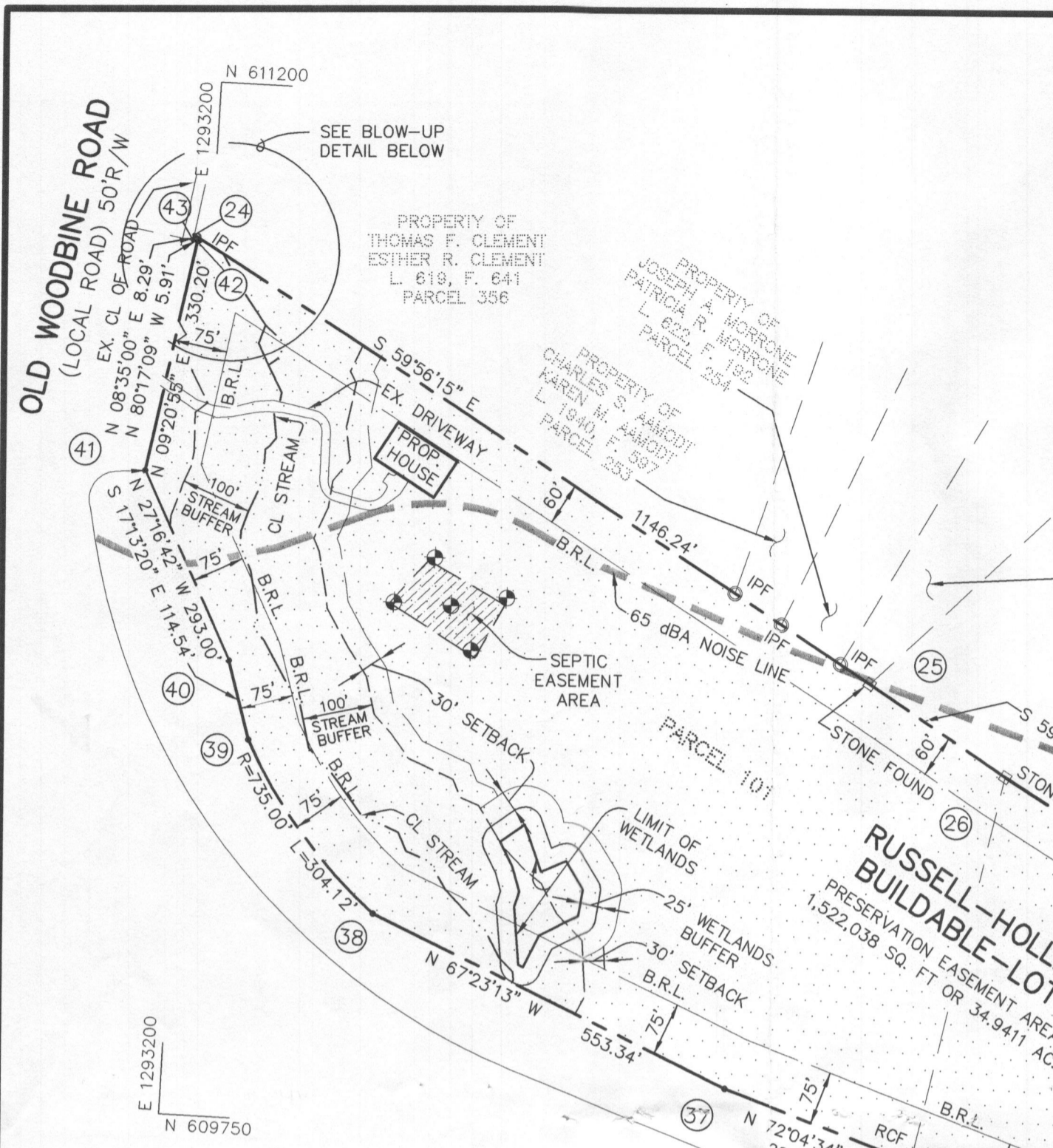
- 1) Actual locations and elevations of all excavated test holes
- 2) Proposed house, well and septic system
- 3) Locations of any other relevant features such as streams, swales, or existing structures
- 4) A note must be included certifying that all existing wells and septic systems within 100 feet 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



I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

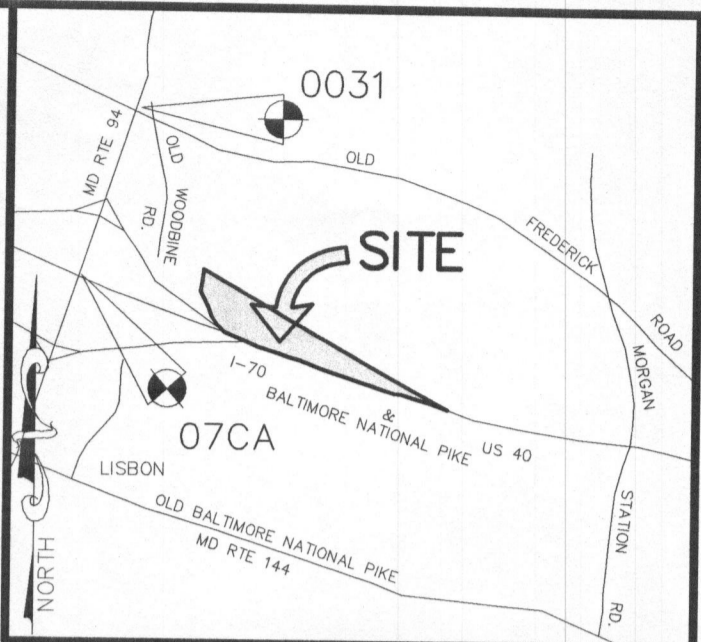
CHARLES A. SHARP _____ DATE _____

DENISE D. SHARP _____ DATE _____

ARTHUR M. BOTTERILL NO. 10886 _____ DATE _____

COORDINATE LIST		
POINT	NORTH	EAST
24	610984.1320	1293175.0700
25	610409.9328	1294167.1170
26	610290.8100	1294366.2300
27	609482.2586	1295796.2345
28	608920.8967	1296831.6892
29	609020.2393	1296566.2676
30	609096.5976	1296285.6724
31	609144.4299	1296137.8484
32	609156.1872	1296036.5481
33	609510.2263	1294942.4017
34	609637.0060	1294615.5578
35	609678.4279	1294471.3038
36	609744.9247	1294265.7973
37	609832.3232	1293995.5817
38	610045.0827	1293484.7845
39	610279.3058	1293294.2177
40	610388.7095	1293260.3048
41	610649.1249	1293126.0184
42	610974.9423	1293179.6563
43	610975.9391	1293173.8334

FIRST DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	RUSSELL-HOLLAND BUILDABLE-LOT 1 TAX MAP 7 & 8 GRID Nos. 6 & 7 PARCELS 4 & 101
TOTAL ACREAGE AVAILABLE FOR DENSITY EXCHANGE (TOTAL EASEMENT AREA)	34.9426 - 4.25* = 30.69 ACRES**
DEO UNITS CREATED (1:3)	30.69 ACRES / 3 = 10
DEO UNITS SENT (1:3)	2
AREA OF EASEMENT AVAILABLE FOR SENDING	30.69 AC. - 6.00 AC. = 24.69 AC
RECEIVING PARCEL ORCHARD ESTATES	TAX MAP 40 GRID No. 18 PARCEL 178 F-07-005



VICINITY MAP

SCALE: 1" = 200'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 0031 AND 07CA.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2004 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- | | |
|--|--|
| | DENOTES 34.9411 ACRES BEING THE AREA OF PRESERVATION EASEMENT. |
|--|--|
- THIS PARCEL IS ENCUMBERED BY A DEED OF PRESERVATION EASEMENT HELD BY THE PATUXENT CONSERVATION CORPS, INC. AND HOWARD COUNTY. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THIS PROPERTY IS ZONED RC-DEO PER THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07-28-06.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.
- RELATED COUNTY PLANS/FILES F-07-005.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03).
- UNTIL PUBLIC SEWAGE IS AVAILABLE, THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH- 12'(14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 DRIVEWAY SURFACE;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.

GENERAL NOTES (CONT.)

- PERC HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST CONSERVATION MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- NO LANDSCAPING IS REQUIRED FOR THIS DEVELOPMENT.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE 'C' AS DEPICTED ON F.I.R.M. NO. 240044 0008 B DATED DECEMBER 4, 1986.
- THIS PROPERTY IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION SECTION 16.1202(b)(1)(vii) AS IT DOES NOT CREATE ANY ADDITIONAL LOTS.

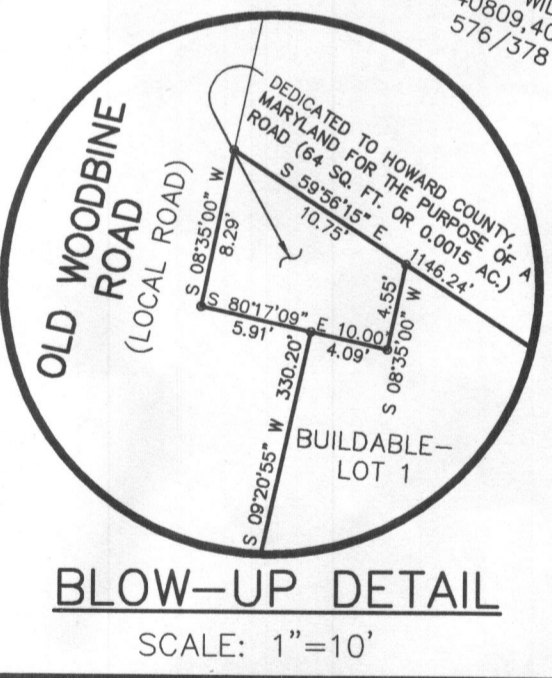
FOREST CONSERVATION EASEMENT #1
4.300 AC. (RETENTION)
(FOR ORCHARD ESTATES, F-07-005)

OWNERS
CHARLES A. SHARP &
DENISE D. SHARP
4003 JENNINGS CHAPEL ROAD
BROOKVILLE, MD 20833

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	34.9411 AC. ±
NON-BUILDABLE LOTS	0 AC. ±
OPEN SPACE	0 AC. ±
PRESERVATION PARCELS	0 AC. ±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0015 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	34.9426 AC. ±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282



PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PRESERVATION PARCEL EASEMENT OF 34.9411 ACRES FOR THE PURPOSE OF SENDING DENSITY, TO TRANSFER 4 DEVELOPMENT RIGHTS TO ORCHARD ESTATES (F07-005), TO CONSOLIDATE PARCEL 4 AND PARCEL 101 INTO A SINGLE LOT, BUILDABLE-LOT 1, AND TO CREATE A 4.3 AC. FOREST CONSERVATION EASEMENT FOR ORCHARD ESTATES.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY JAMES CLARENCE HOLLAND, ET AL TO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED MARCH 15, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8250 AT FOLIO 61, AND ALL THE LANDS CONVEYED BY DONA G. RUSSELL TO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED MARCH 12, 2004 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 8250 AT FOLIO 53; 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.



ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886

OWNER'S CERTIFICATE

WE, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS _____ DAY OF _____, 2007.

CHARLES A. SHARP _____ DATE _____ WITNESS _____ DATE _____

DENISE D. SHARP _____ DATE _____ WITNESS _____ DATE _____

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

B. Wilson for Peter Brileman 4/25/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

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

PLAT OF CONSOLIDATION AND PLAT OF PRESERVATION EASEMENT, DENSITY SENDING RUSSELL-HOLLAND BUILDABLE-LOT 1

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 7 PARCEL 101 GRID 6
TAX MAP No. 8 PARCEL 4 GRID 7
SCALE: 1" = 200' DATE: 05/16/07 SHEET: 1 OF 1

12818/1-0/SURVEY/FINAL/001 DENSITY PLAT.DWG

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted _____ DPZ File Number WP-05-047

I. **Site Description**

Subdivision Name/Property Identification: Russell-Holland Property

Location of property: Old Woodbine Rd / Rt. 70
(Street Address and/or Road Name)

vacant
(Existing Use)

DO-CO pending plat
(Proposed Use)

7 and 8
(Tax Map No.)

6 and 7
(Grid/Block No.)

101 and 4
(Parcel No.)

4th
(Election District)

RC-OEO
(Zoning District)

34.95 ac.
(Total Site 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.)

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 or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

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>
1. <u>16.147</u>	<u>Final subdivision plan and plat</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

V. 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 application 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 or if an associated plan is in active processing, 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". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

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"/> NA Not Applicable	

- 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- 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.
- N/A 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.
- N/A 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- N/A 8. Identification and location of all easements.
- N/A 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- N/A 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.
- N/A 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).
- N/A 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).
- N/A 14. Submit 2 sets of photographs for all existing on-site structures.

AL-15. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

VI. 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.** For more information or questions, contact DPZ at (410) 313-2350.

VII. 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.**

Owner's authorization attached *

Charles Sharp
Denise Sharp

(Signature of Property Owner) (Date) 10/28/04
(Fee Simple Owner Only)

[Signature]

(Signature of Petition Preparer) * (Date) 10/29/04

Charles and Denise Sharp

(Name of Property Owner)

T. J. Frazier PHER

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

4003 Jennings Chapel Rd.

(Address)

888 Centre Park Dr.

(Address)

Brookeville Md. 20833-2404

(City, State, Zip Code)

Columbia, Md. 21045

(City, State, Zip Code)

(E-mail) _____

(E-mail) tj.frazier@phca.com

410 442 4670

(Telephone) (Fax)

410 947 8900 410 947 9282

(Telephone) (Fax)

Contact Person: Charles Sharp

Contact Person: T. J. Frazier

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. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete
 - b. Required number of plans and applications are provided
 - ___ Plans (14 sets on County Road or
 - ___ Applications 18 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission HDC advisory meeting for new projects in
Historic District or listed in Historic Sites Inventory
 - e. Photographs of existing structures (for Historic Preservation Review)
 - f. MAA Approval Letter (if applicable)

II. **Fee Computation** **Fee**

Number of waivers requested	_____
* Base Fee for first two waiver sections (\$450)	_____
Fee for each additional waiver section (___ additional waivers x \$50 each)	_____
* (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 _____

Comments/Notes _____

October 7, 2004

Mrs. Cindy Hamilton, Chief
Division of Land Development
Howard County Department of Planning and Zoning
3450 Courthouse Drive
Ellicott City, MD 21043

**Re: Russell-Holland Property
Tax Map 7, Parcels 101 & 4**

Dear Mrs. Hamilton:


We are hereby requesting, on behalf of our client, a waiver from Section 16.147 of the Subdivision and Land Development Regulations. The requested waiver would allow our client to consolidate two existing deed parcels into one parcel, by adjoining deed transfer process in place of the Final Plat process covered in said Section 16.147.

The current parcels are described as 9.85, 8.02 and 17.08 acres; the proposed consolidation would result in one, 34.95 acre parcel. We base our request on the following points:

- 1) Consolidation into a single parcel would allow existing environmental features, including a stream, wetlands and forest, to be located on a parcel over 10 acres in size. This would allow greater compliance with Section 16.120(b)(4)(iii)(b), which calls for environmental features to be located on lots or buildable preservation parcels of 10 acres or greater.
- 2) Consolidation of the parcels will provide road frontage to a currently landlocked parcel.

We feel this waiver is justified as outlined above, and ask for your favorable consideration of this request. Please feel free to contact me at 410-997-8900 if you have any questions or need further information.

Respectfully Submitted,
PATTON HARRIS RUST & ASSOCIATES
A Professional Corporation


Thomas L. Frazier, Jr. Prof. LS
Survey Director, Maryland



VIROGINIA OFFICES:

Charlottesville
Bridgewater
Leesburg
Virginia Beach
Woodbridge

MARYLAND OFFICES:

Chantilly

Columbia
Frederick
Germantown
Hollywood

WEST VIRGINIA OFFICE:

Martinsburg

T 410.997.8900

F 410.997.9282

6818 Centre Park Dr
Suite 200
Columbia, MD
21045

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 10/29/04

DPZ File No. WP-05-047

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: Russell-Hollard Property

ENCLOSED FOR YOUR → Signature Approval
THE ENCLOSED → Original

Review & Comments Files
 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 type="checkbox"/> Final Plat/Plat of Easement/RE Plat	_____
<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	_____
Applications	
<input checked="" type="checkbox"/> Waiver Petition Applic/Exhibit	<u>1</u>
<input type="checkbox"/> Planning Board Application	_____
<input type="checkbox"/> ASDP/CSDP Application	_____
<input type="checkbox"/> DED Application/Checklist	_____
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	_____

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

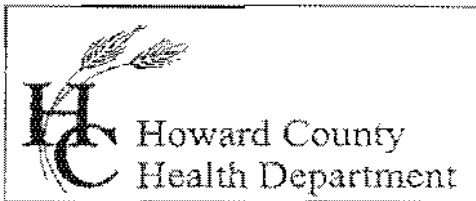
WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 10/29/04

COMMENTS: _____ SRC/Comments Due By: 11/25/04

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

DPZ STAFF INITIALS _____




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

December 21, 2004

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Kacie Noonan, R.S. 
Well and Septic Program
Development Coordination Section

RE: File Number: WP-05-047
Title: Russell-Holland Property
Parcels 101 & 4

Our office has received waiver petition for the above mentioned parcels. There aren't any records on either parcel indicating development was proposed. If there is intention to develop this property and public water & sewer are not available, plans for development must be submitted to our office for possible percolation testing to identify 10,000 square feet of septic area for each dwelling and well locations reviewed and approved.

KN




Howard County
Health Department

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

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton
Division of Land Development

FROM: Heidi Scott 
Well and Septic Program
Development Coordination Section

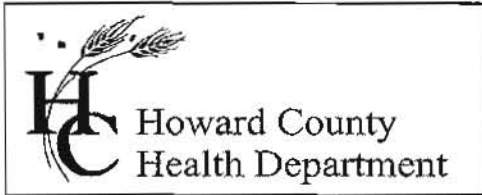
RE: File Number: F-07-130
Title: Russell-Holland Buildable-Lot 1

DATE: December 27th, 2007

The following comments apply to the above referenced final plat. The following must be completed prior to final plat approval.

- Per comments dated 5/29/07 the Health Dept. will not sign the final mylar until the proposed well has been drilled. Consequently, general note #21 must be removed.

Cc:
PHR & Associates (sent via fax 12/27/2007)
File



Bureau of Environmental Health
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

Peter L. Beilenson, M.D., M.P.H., Health Officer

May 29, 2007

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Michael J. Davis *mjd*
Well and Septic Programs

RE: File Number: **F-07-130**
Title: **Russell Holland Property**

The Department of Health has reviewed this project and comments have been addressed.
The Health Department will sign the mylar after the proposed well has been drilled.
Cc: file

MJD

5/29/07
Sent to B. ...
in Cindy.
mjd

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 5-17-07

DPZ File No. F-07-130

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research *Return to Brenda Leber*
- 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

Revised

MAY 17 2007

DPZ - Land Dev

RE: Russell Halland Property

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original 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/ Plot 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 checked="" type="checkbox"/> Landscape Plan/Supplemental Plan	<u>1</u>
<input type="checkbox"/> Grading Plan	_____
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____
<input type="checkbox"/> Water and Sewer Plan	_____

- Supplemental Documents
- Wetlands Report
 - Soils/Topo Map/Drain Area Map
 - FSD/FCP/Worksheet and Application
 - Declaration of Intent (Forest Cons)
 - Drainage and/or Computation/Pond Safety Comps
 - Preliminary Road Profiles
 - APFO Roads Test/Mitigation Plan/Traffic Study
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 - Photographs
 - Retaining Wall Comps/Details
 - Poster/Community or HDC Meeting Information
 - 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 Recorded
 Received and Revised Approved On 5-17-07

COMMENTS: _____ SRC/Comments Due By: 6-5-07

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

DPZ STAFF INITIALS *mjd*

Revised

MAY 17 2007

DPZ - Land Dev

May 17, 2007

Ms. Cindy hamilton
Howard County Planning and Zoning, Division of Land Development
3430 Courthouse Drive
Ellicott City, MD 21043

**Re: F-07-130 Plat of Consolidation and Plat of Preservation
Easement, Russell-Holland Buildable lot 1**

Dear Ms. Hamilton:

The following are the point-by-point responses to your letter dated April 2, 2007:

Division of Land Development:

1. The acreage shown is from a field run survey. The deed acreage is of unknown origin.
2. A Forest Conservation note has been added.
3. General Note 6 has been expanded.
4. The VEIR has been delineated.
5. The additional right-of-way required is shown.
6. Comment noted.
7. Old Woodbine Road has been labeled.
8. Standard Owner and Surveyor Certs have been incorporated.
9. Checklist items have been added.
10. The unmitigated noise line is shown. There is no mitigated noise line.
11. The street centerline is shown.
12. The setback lines are shown.
13. The 65 dba noise line, and all environmental features, with buffers, are shown.
14. Easement holders are provided in note 5.
15. The Health perc note has been added.
16. Supplemental plans are provided.
17. The purpose note has been expanded.
18. The Forest Conservation Easement has been relabeled.
19. The Bradley property has been amended.
20. F-07-130 has been added.

Real Estate Services:

1. The correct F# is shown.
2. The standard Developer, Utility, and Forest Conservation clauses have been added.
3. Decimal equivalent for square footages have been shown.
4. Easement Liber and Folios have been added.



CORPORATE
Chantilly

VIRGINIA OFFICES:

Bridgewater
Chantilly
Charlottesville
Fredericksburg
Leesburg
Newport News
Virginia Beach
Winchester
Woodbridge

LABORATORIES:

Chantilly
Fredericksburg

MARYLAND OFFICES

Baltimore
Columbia
Frederick
Germantown
Hollywood
Hunt Valley
Williamsport

PENNSYLVANIA OFFICE:

Allentown

WEST VIRGINIA
OFFICE:

Martinsburg

T 410 997 8900

F 410 997 9282

8818 Centre Park Dr.
Suite 200
Columbia, MD
21045

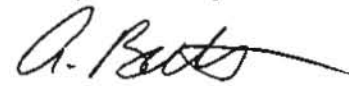
5. All dedication have been labeled.
6. The Forest Conservation has been labeled.
7. Owner names agree.
8. Buildable has been added.

Soil Conservation

1. The stream closest to Old Woodbine Road is shown.
2. The west stream buffer is shown.
3. The contours have been added to the Supplemental Plan.

I believe this addresses all items in the comment memo. Feel free to contact me at 410-997-8900 if you have any questions or need further information.

Respectfully Submitted,
PATTON HARRIS RUST & ASSOCIATES
A Professional Corporation



Arthur M. Botterill, LS
Survey Director



-77°3.48"



39°20'28"

39°20'28"

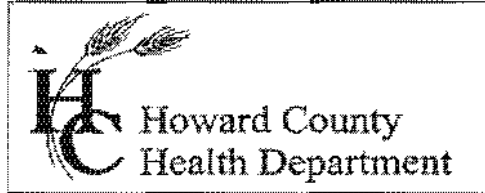
Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this report or the information contained herein or derived therefrom. The user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this information. There are no oral agreements or warranties relating to the use of this report.

-77°3.48"



By:
 Office:
 Map Width: 2,640.00 ft
 Print Date: 1/5/2011

Howard County
 M A R Y L A N D



Bureau of Environmental Health
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

March 15, 2007

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Michael J. Davis
Well and Septic Programs

RE: File Number: **F-07-130**
Title: **Russell Holland – Parcel A**

The Department of Health has reviewed this project and determined that the proposed sewage disposal area (SDA) for the one development right to remain with this property has not been included on the plat as shown on the signed Percolation Certification Plan. The SDA must be added to the plat before this Department is willing to sign the original record plat.

Cc: file

MJD

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 2/5/07

DPZ File No. F-07-130

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: Russell Holland Parcel A

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<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 checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
		<input 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

WAS: Received Tentatively Approved
 Received and Revised Approved

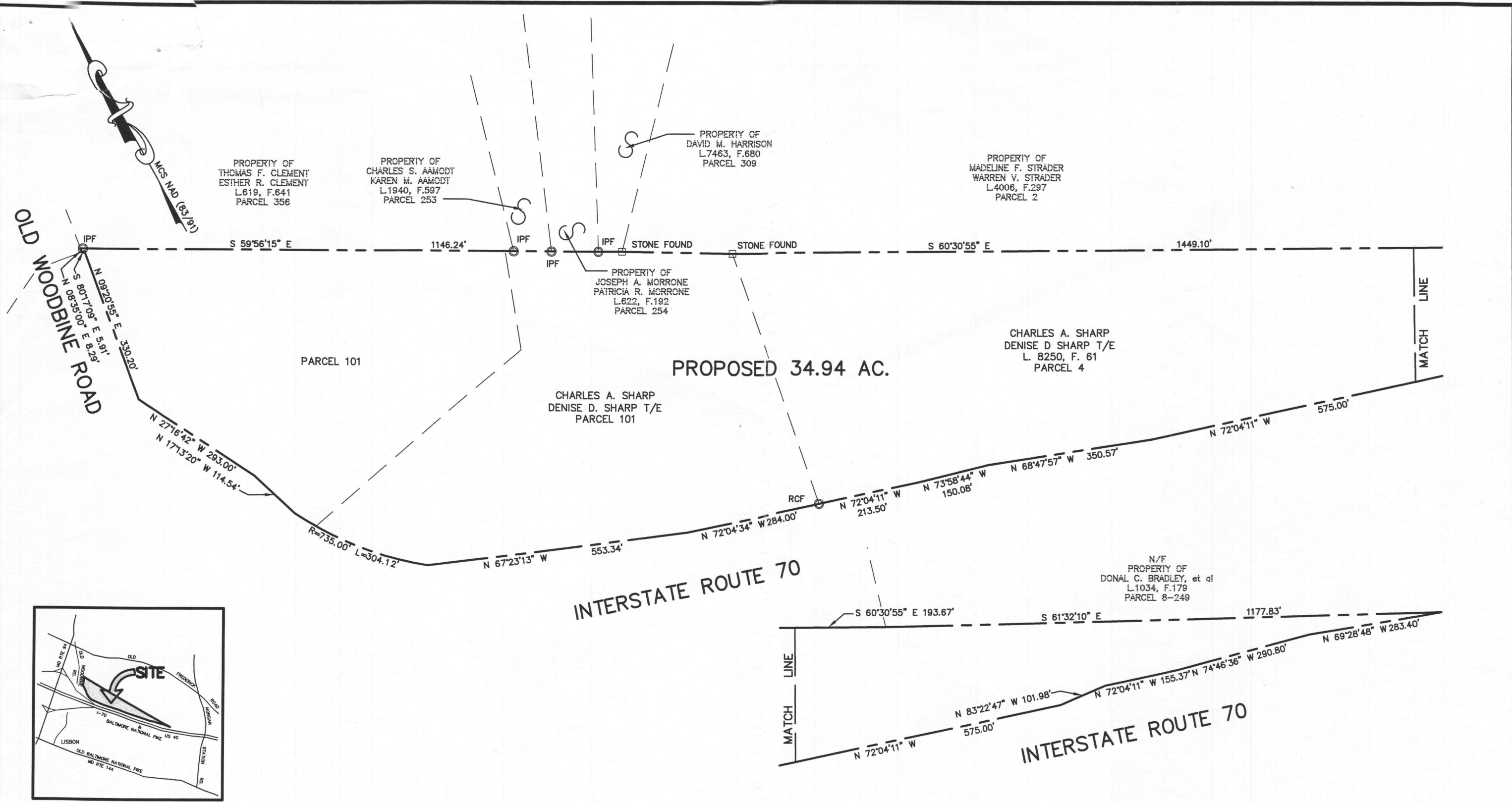
Recorded On 2/5/07

COMMENTS: Re per KS

SRC/Comments Due By 3/1/07

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

DPZ STAFF INITIALS JW

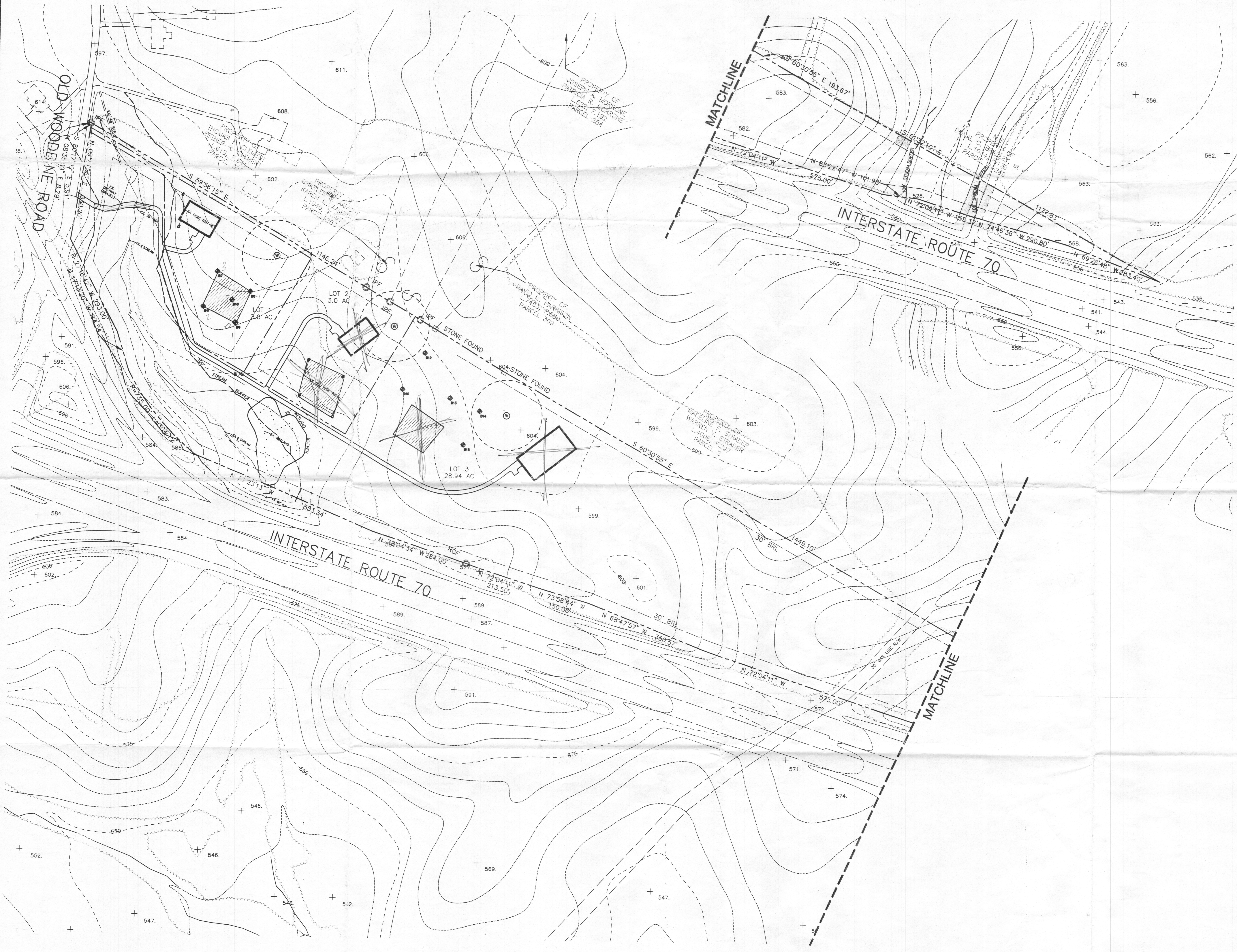


PHR+A
 Patton Harris Rust & Associates, pc
 8818 Centre Park Drive,
 Columbia, MD 21045
 T 410.997.8900 F 410.997.9282

**RUSSELL HOLLAND
 EXHIBIT DRAWING**

DRAWN: H.J.M.
 CHECKED: T.J.F.
 DATE: 10-28-04
 SCALE: 1"=200'
 SHEET 1 OF 1
 FILE NO: 12818

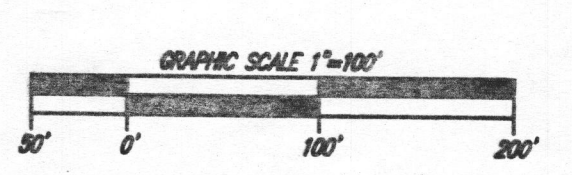
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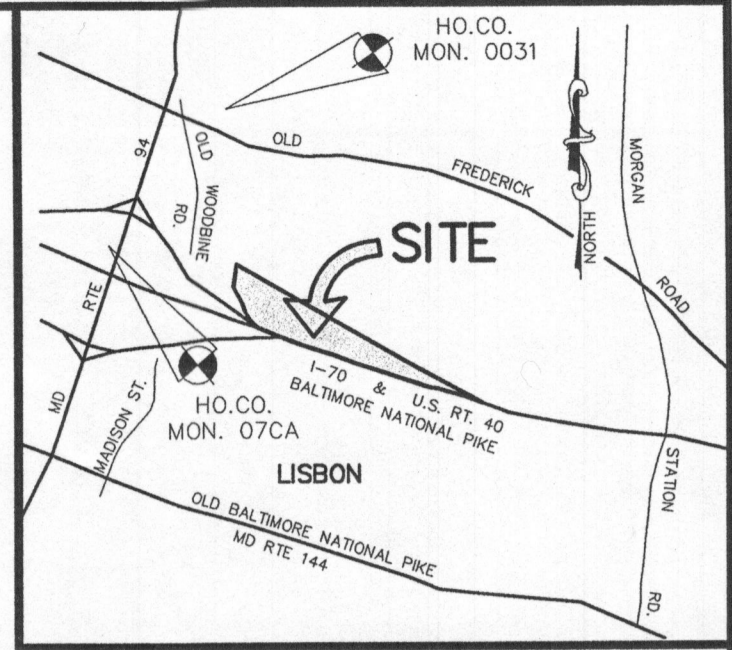
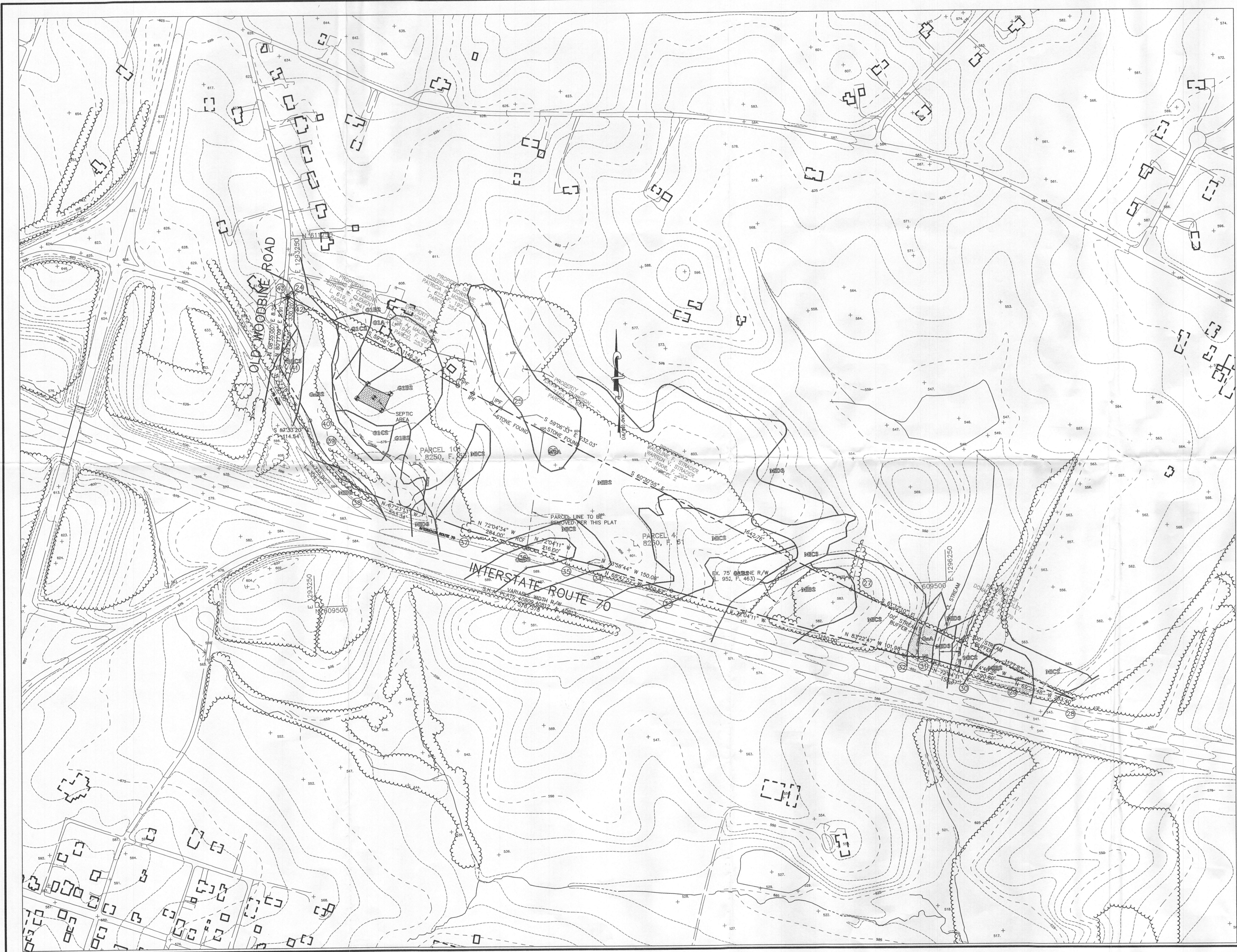
LEGEND

EXISTING 2' CONTOUR	---
EXISTING 10' CONTOUR	- - - -
PROPERTY LINE AND RIGHT OF WAY	— — — —
FENCE	— — — —
OVERHEAD WRES	— — — —
EXISTING TREELINE	~~~~~
SETBACK LINES	- - - -
LIMIT OF WETLANDS
SEPTIC FIELD	▨
WELL AREA	⊙
STEEP SLOPES ≥25%	▨
PROPOSED HOUSE	▭

GENERAL NOTES:
 1. WETLANDS, STREAMS, STEEP SLOPES AND BUFFERS ARE PRESENT ON SITE AS SHOWN. NO FEMA FLOODPLAINS ARE LOCATED ON SITE.



DATE NO.	REVISION
OWNER	CHUCK SHARP 4003 JENNINGS CHAPEL ROAD BROOKVILLE, MD 20833
DEVELOPER	CHUCK SHARP 4003 JENNINGS CHAPEL ROAD BROOKVILLE, MD 20833
PROJECT	RUSSELL-HOLLAND PROPERTY
AREA	TAX MAP 7, PARCEL 101 ZONED RC-DEO ELECTION DISTRICT 04 HOWARD COUNTY, MARYLAND
TITLE	WAIVER PETITION PLAN
Patton Harris Rust & Associates, PC Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DESIGNED BY :	JSN
DRAWN BY :	JSN
CHECKED BY :	PJS
PROJECT NO :	12818-1-0
DATE :	1/21/05
SCALE :	1"=200'
DRAWING NO. 1 OF 1	



VICINITY MAP
SCALE: 1" = 2000'

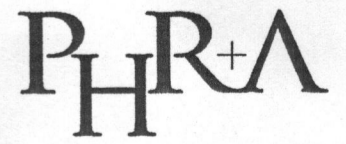
LEGEND

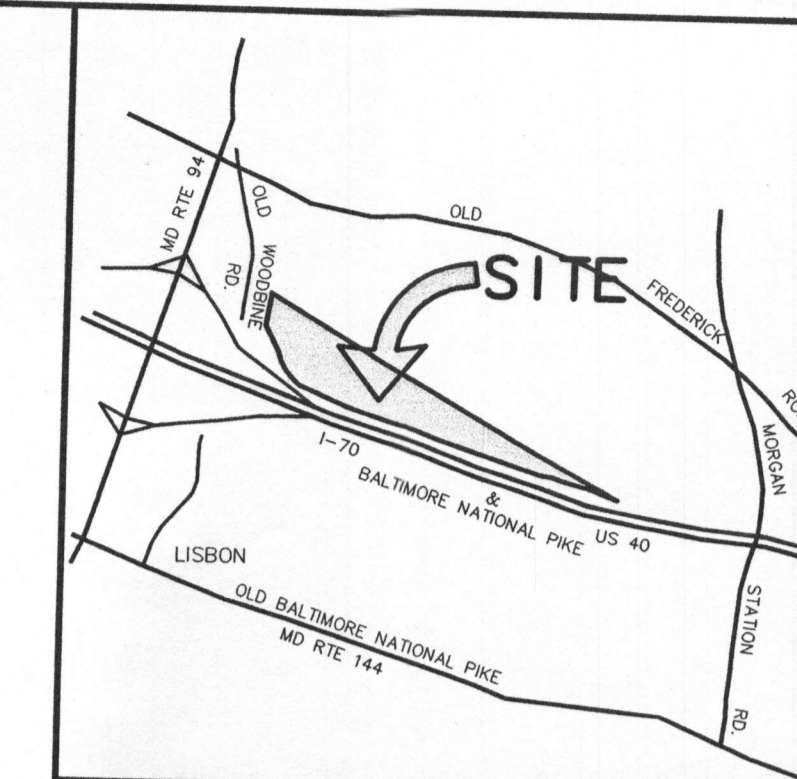
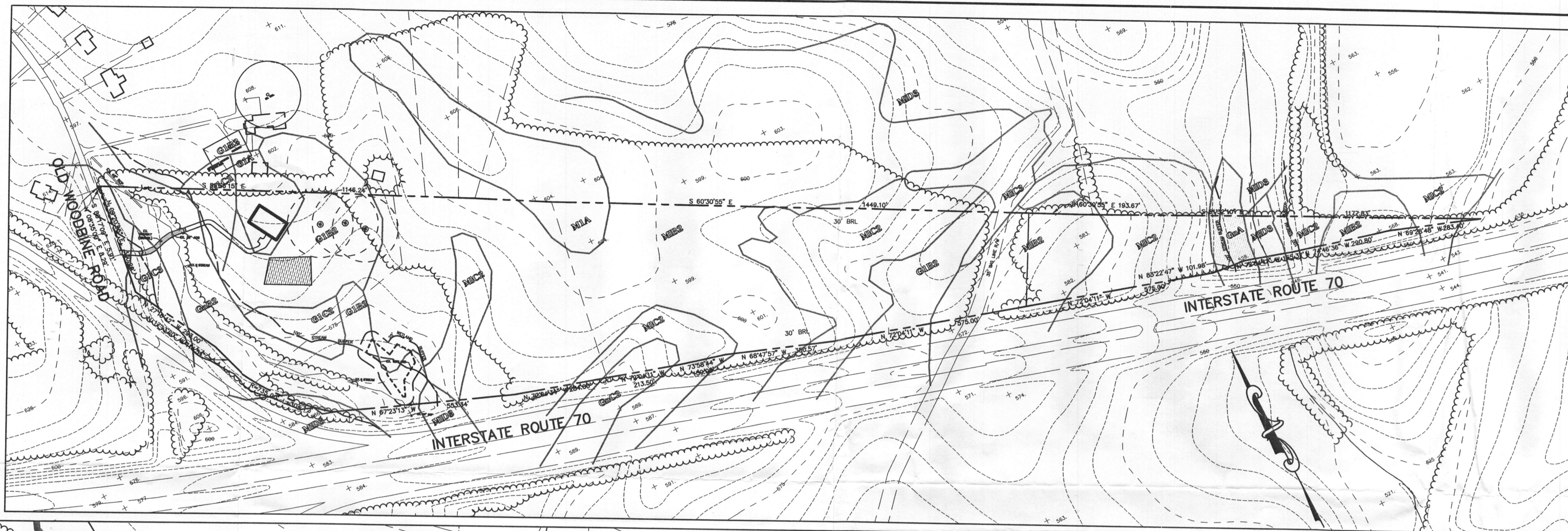
- RCF DENOTES REBAR AND CAP FOUND
- IPF DENOTES IRON PIPE FOUND
- DENOTES PROPERTY LINE
- DENOTES PROPOSED WELL
- ⊕ DENOTES APPROVED PERC HOLES

OWNERS

CHARLES A. SHARP &
DENISE D. SHARP
4003 JENNINGS CHAPEL RD.
BROOKVILLE, MD. 20833

I HEREBY CERTIFY, THAT THIS PLAN WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND IS IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN CHAPTER 06, REGULATION 12 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

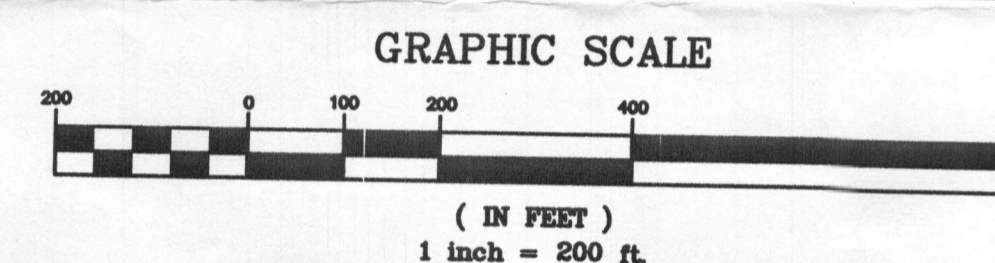
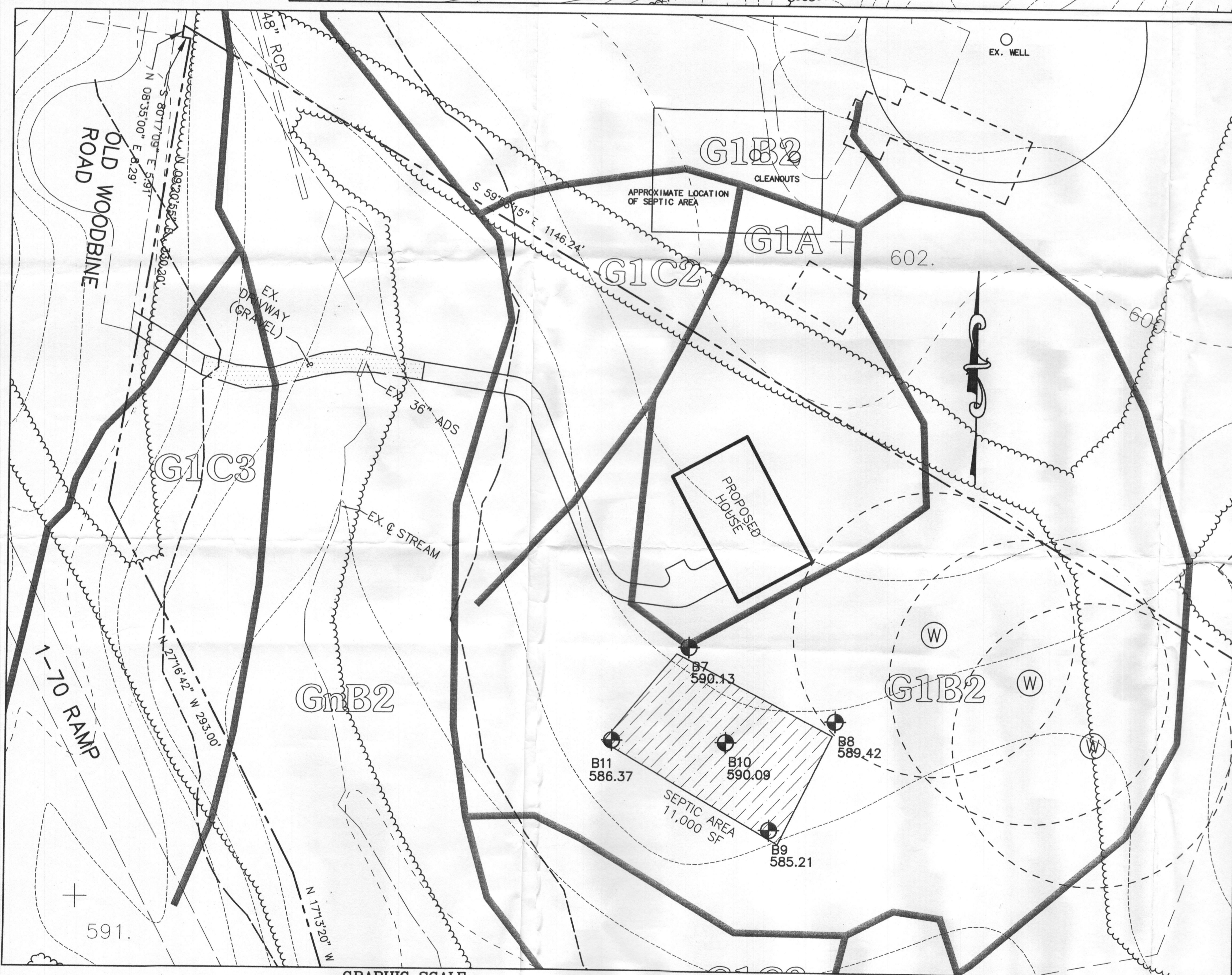
PROJECT: RUSSELL-HOLLAND PARCEL A	
AREA TAX MAP NOS. 7 & 8 PARCELS 4 & 101	GRID NOS. 6 & 7 ZONED: RC-DEO 4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TITLE: SUPPLEMENTAL PLAN	
Patton Harris Rust & Associates, pc Engineers. Surveyors. Planners. Landscape Architects.	
 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DRAWN BY: D.B.S.	DATE: 12-05-06
PROJECT No. 12818-1-0	SCALE: 1" = 200'
FILE NAME: 001SUPPLEMENTAL	DRAWING No. 1 OF 1



VICINITY MAP 1" = 2,000'

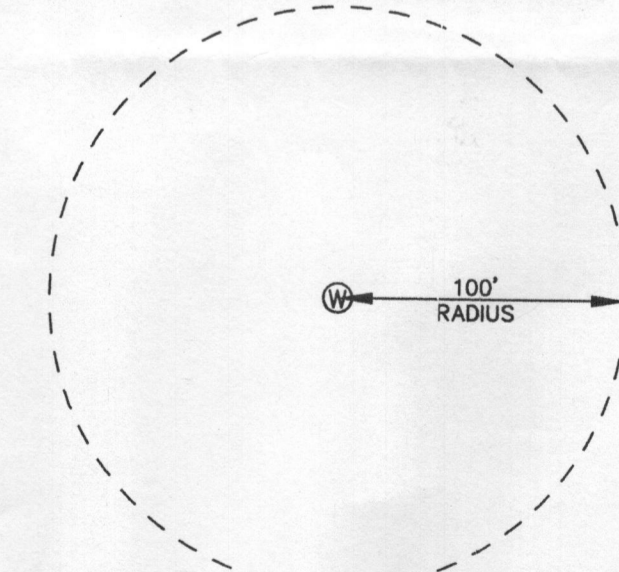
LEGEND

	PROPERTY LINE		EXISTING BUILDING
	EXISTING TREELINE		PROPOSED BUILDING
	EXISTING SOILS		PROPOSED WELL
	STREAM AND BUFFER		PROPOSED SEPTIC AREA
	WETLAND AND BUFFER		PASSING PERC TEST
	EXISTING CONTOURS		WET SEASON SOILS

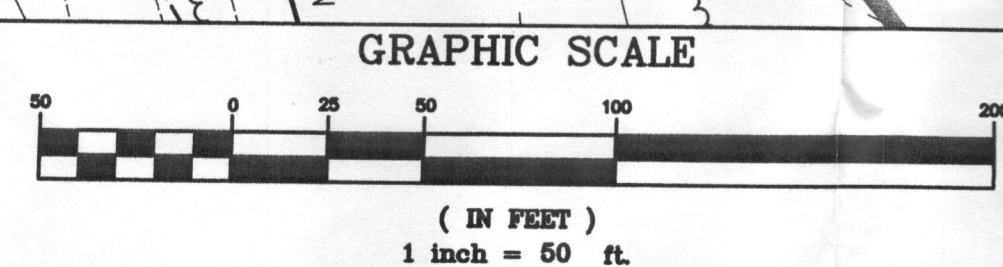


GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO APPROVE A PERCOLATION AREA FOR A SINGLE DWELLING UNIT.
2. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. 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 SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
3. PERC HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY PATTON HARRIS RUST AND ASSOCIATES, PC IN JULY 2005.
4. DENOTES PASSING PERC TEST.
5. DENOTES FAILED PERC TEST.
6. SUBJECT PROPERTY IS ZONED R-C.
7. WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
8. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARLAND DEPARTMENT OF THE ENVIRONMENT AND HOWARD COUNTY.
9. 5' INTERVAL CONTOUR TOPOGRAPHY SHOWN IS FROM AVAILABLE COUNTY RECORDS.
10. DENOTES WELL (NOT TO SCALE)



11. NO STEEP SLOPES (25% OR GREATER) AFFECT THE LOT AREAS.
12. ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION/BUILDING PERMIT.
13. PERCOLATION TEST FEE RECEIPT NUMBER :



CERTIFICATION STATEMENT

I CERTIFY THAT THE INFORMATION SHOWN HERE ON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Weber 2/16/06
SIGNATURE DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Robert J. Weber 2/16/06
COUNTY HEALTH OFFICER DATE
HOWARD-COUNTY HEALTH DEPARTMENT SE 1702

2/16/06 1 RELOCATED / PROPOSED WELL
DATE NO. REVISION

OWNER
Chuck Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833

DEVELOPER
Chuck Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833

PROJECT
RUSSEL-HOLLAND PROPERTY

AREA TAX MAP 7, PARCEL 101 ZONED RC-DEO
ELECTION DISTRICT 04
HOWARD COUNTY, MARYLAND

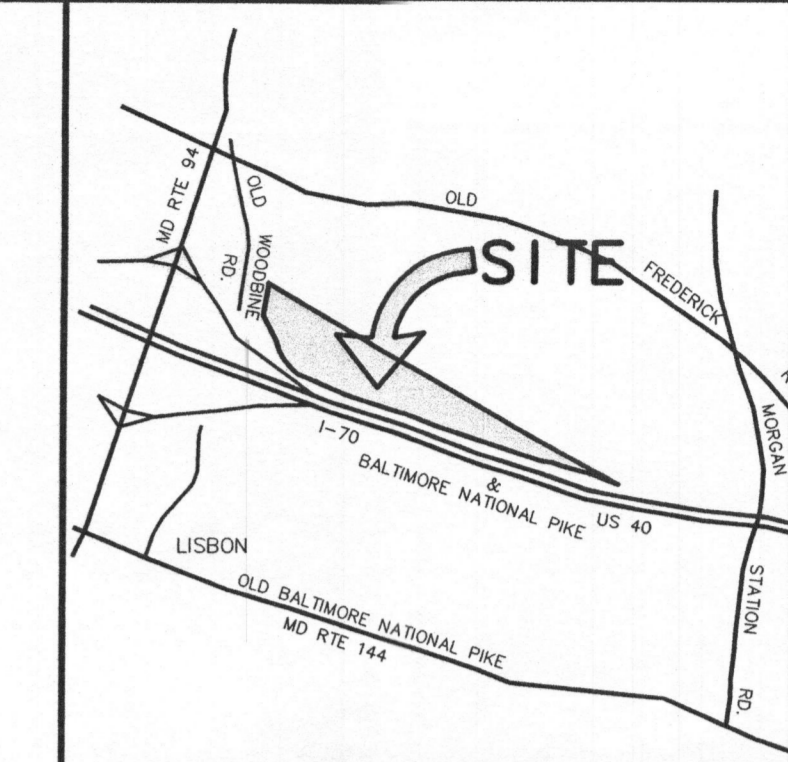
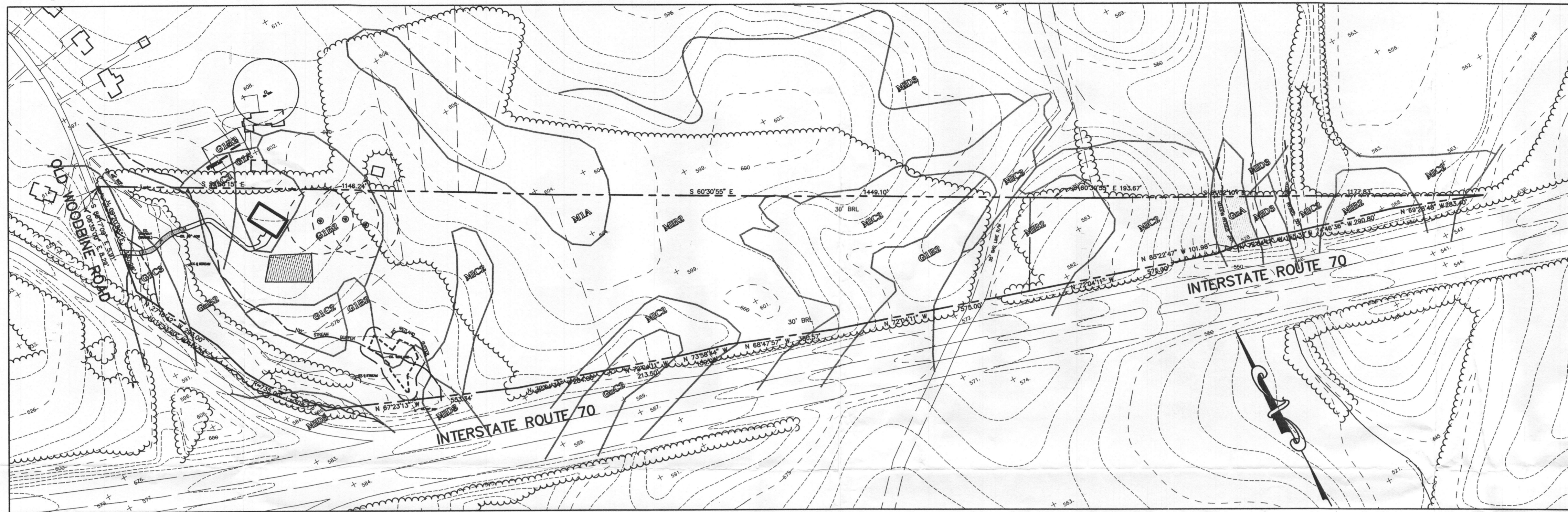
TITLE
PERCOLATION CERTIFICATION PLAN

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DESIGNED BY: PJS
DRAWN BY: JL
PROJECT NO: 12818-1-0
P200PERCERT01
DATE: 7/22/05
SCALE: AS SHOWN
DRAWING NO. 1 OF 1



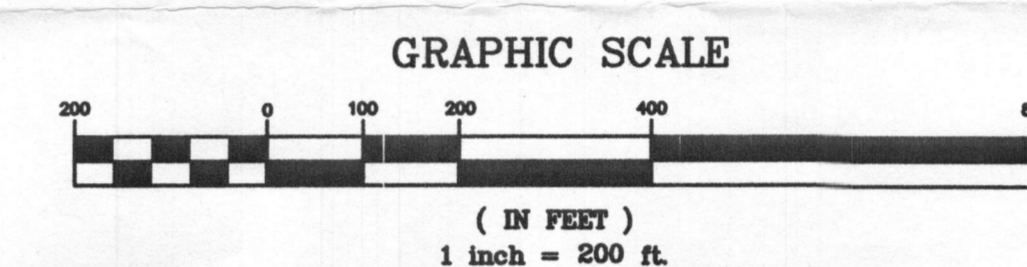
SIGNED PERC CERT 2/16/06
AK2788



VICINITY MAP 1" = 2,000'

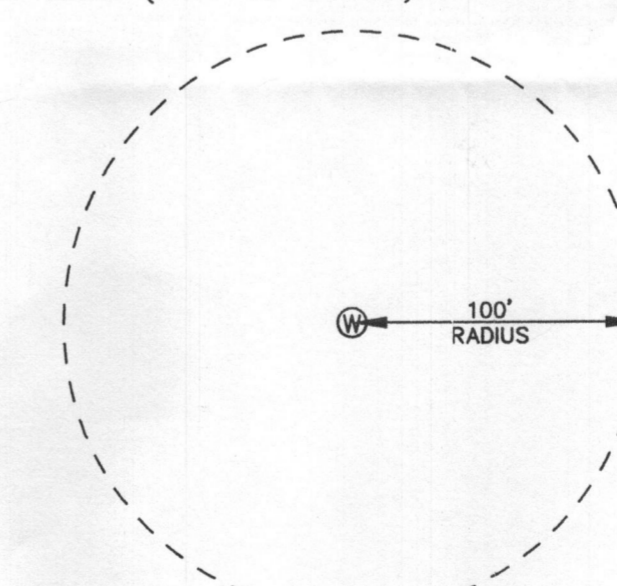
LEGEND

	PROPERTY LINE		EXISTING BUILDING
	EXISTING TREELINE		PROPOSED BUILDING
	EXISTING SOILS		PROPOSED WELL
	STREAM AND BUFFER		PROPOSED SEPTIC AREA
	WETLAND AND BUFFER		PASSING PERC TEST
	EXISTING CONTOURS		WET SEASON SOILS

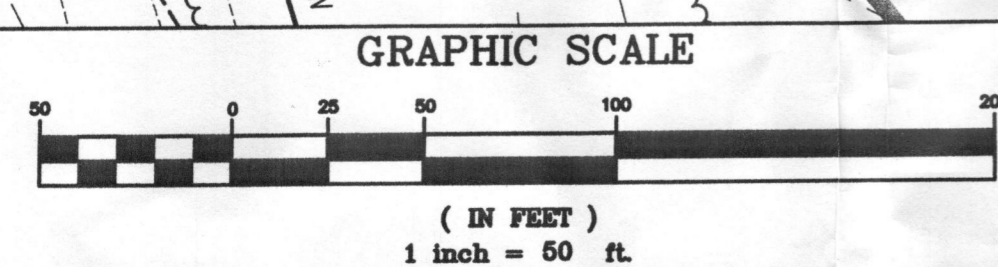


GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO APPROVE A PERCOLATION AREA FOR A SINGLE DWELLING UNIT.
2. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. 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 SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
3. PERC HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY PATTON HARRIS RUST AND ASSOCIATES, PC IN JULY 2005.
4. DENOTES PASSING PERC TEST.
5. DENOTES FAILED PERC TEST.
6. SUBJECT PROPERTY IS ZONED R-C.
7. WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
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11. NO STEEP SLOPES (25% OR GREATER) AFFECT THE LOT AREAS.
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13. PERCOLATION TEST FEE RECEIPT NUMBER :



CERTIFICATION STATEMENT

I CERTIFY THAT THE INFORMATION SHOWN HERE ON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. Patton 2/06/06
SIGNATURE DATE

APPROVED : FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Robert J. White 2/14/06
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT SE 1702

2/06/06 1 RELOCATED / PROPOSED WELL
DATE NO. REVISION

OWNER
Chuck Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833

DEVELOPER
Chuck Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833

PROJECT
RUSSEL-HOLLAND PROPERTY

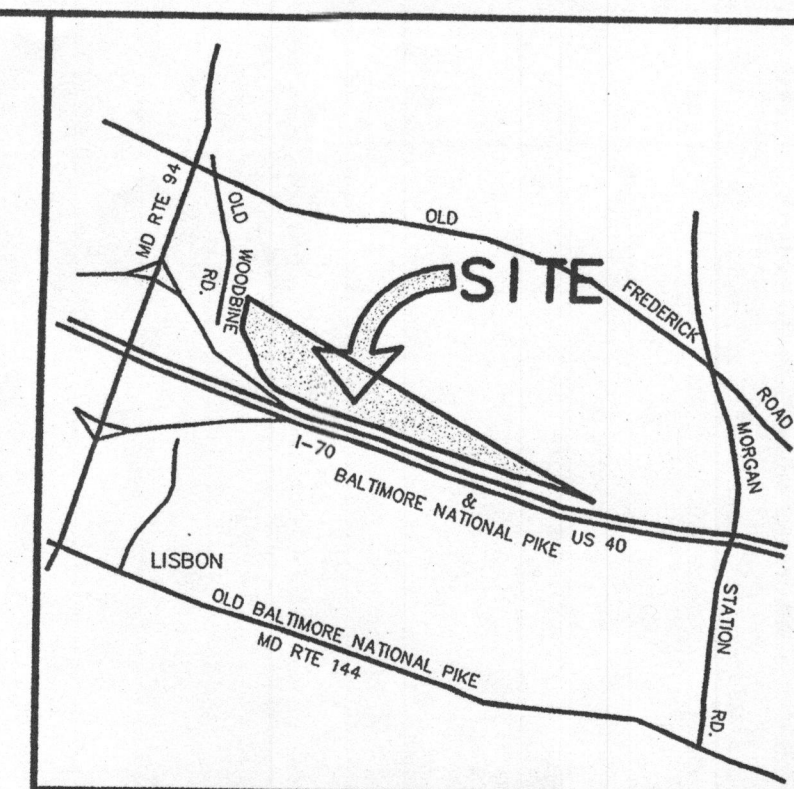
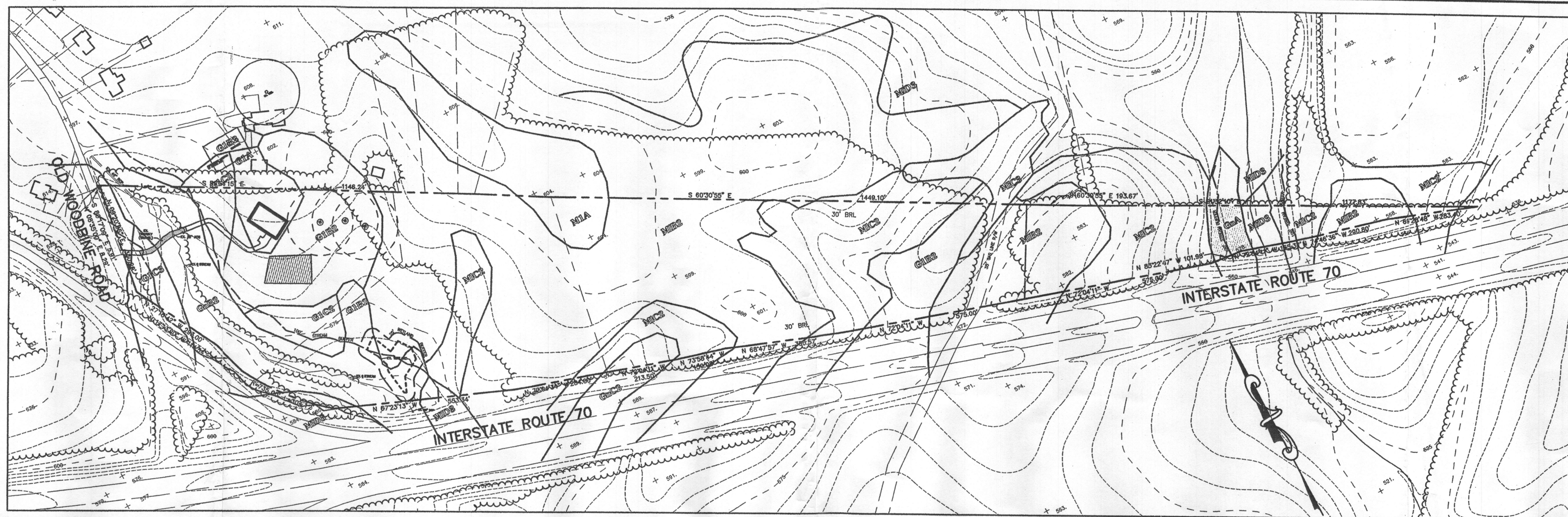
AREA TAX MAP 7, PARCEL 101 ZONED RC-DEO
ELECTION DISTRICT 04
HOWARD COUNTY, MARYLAND

TITLE
PERCOLATION CERTIFICATION PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

	DESIGNED BY : PJS
	DRAWN BY: JL
	PROJECT NO : 12818-1-0 P200PERCCERT01
	DATE : 7/22/05
	SCALE : AS SHOWN
	DRAWING NO. 1 OF 1

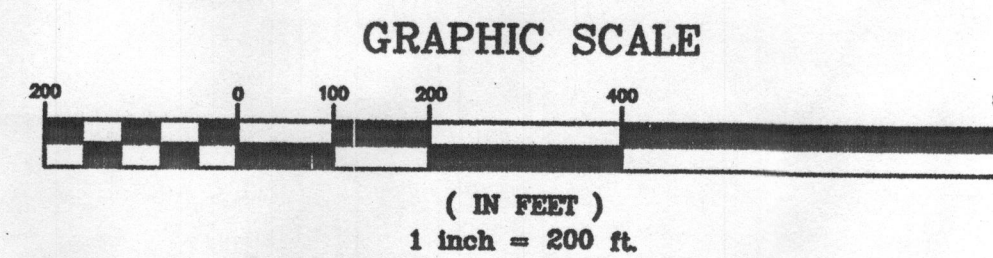
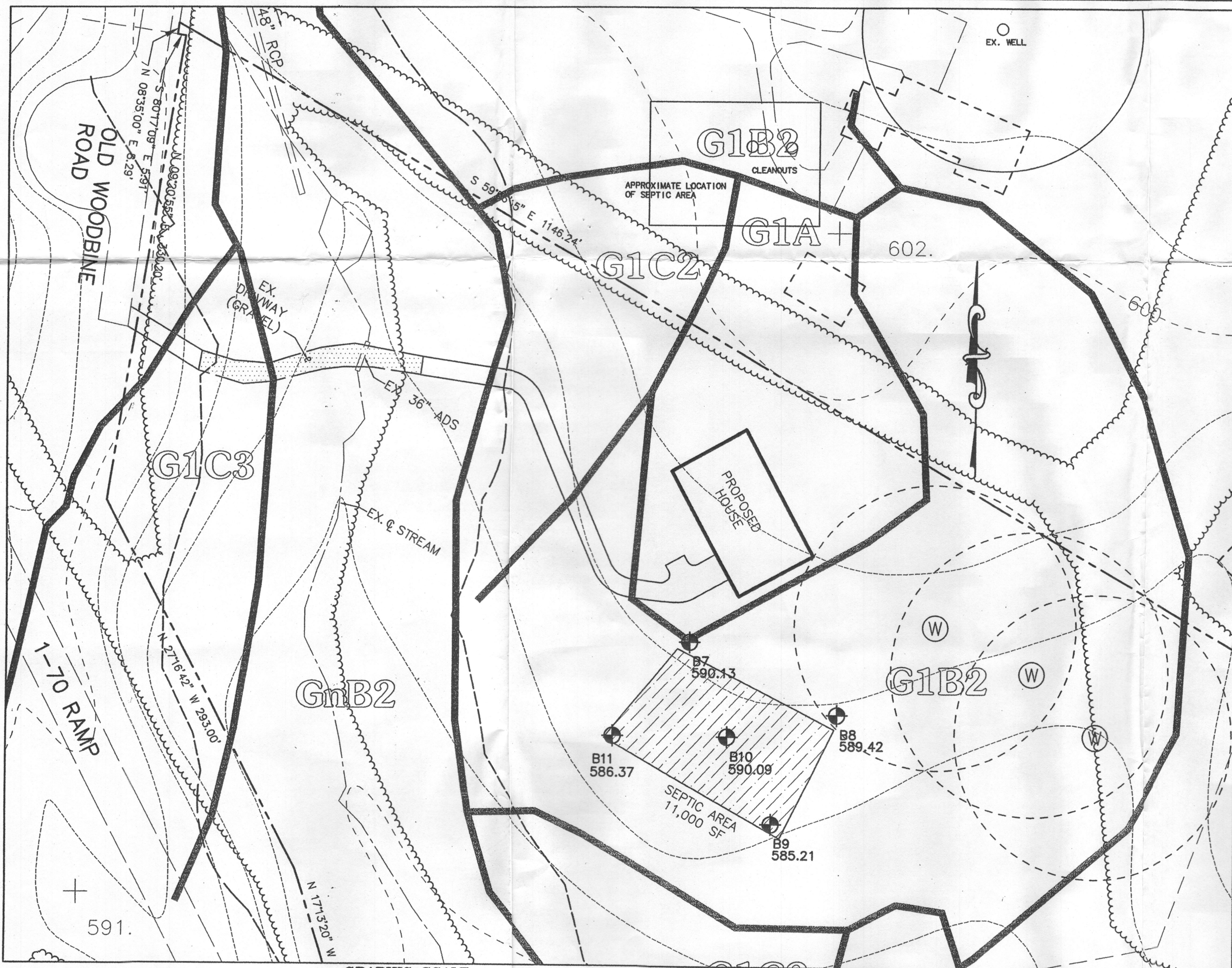
SIGNED PERC CERT 2/14/06
A522898



VICINITY MAP 1" = 2,000'

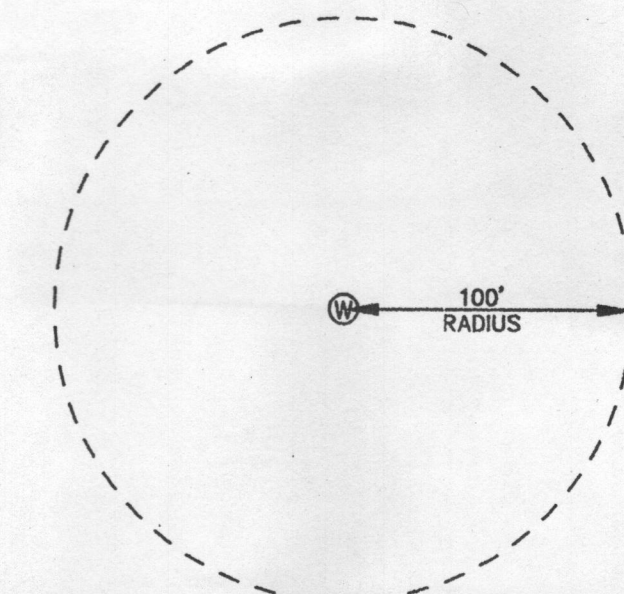
LEGEND

	PROPERTY LINE		EXISTING BUILDING
	EXISTING TREELINE		PROPOSED BUILDING
	EXISTING SOILS		PROPOSED WELL
	STREAM AND BUFFER		PROPOSED SEPTIC AREA
	WETLAND AND BUFFER		PASSING PERC TEST
	EXISTING CONTOURS		WET SEASON SOILS

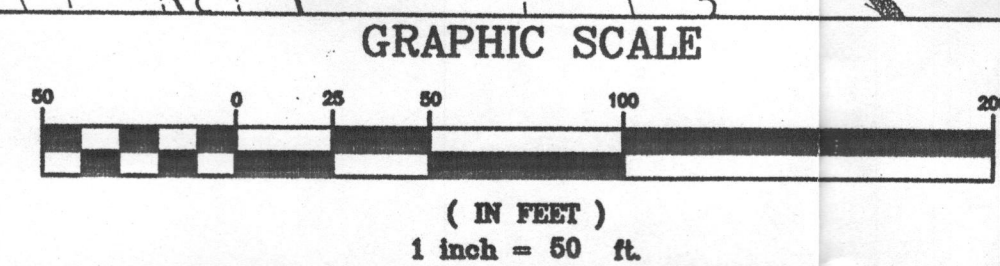


GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO APPROVE A PERCOLATION AREA FOR A SINGLE DWELLING UNIT.
2. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. 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 SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
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13. PERCOLATION TEST FEE RECEIPT NUMBER :



CERTIFICATION STATEMENT

I CERTIFY THAT THE INFORMATION SHOWN HERE ON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. Potts 2/20/06
SIGNATURE DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Robert J. Walker 2/15/06
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT SE 1702

2/20/06 1 RELOCATED 1 PROPOSED WELL
DATE NO. REVISION

OWNER
Chuck Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833

DEVELOPER
Chuck Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833

PROJECT
RUSSEL-HOLLAND PROPERTY

AREA TAX MAP 7, PARCEL 101 ZONED RC-DEO
ELECTION DISTRICT 04
HOWARD COUNTY, MARYLAND

TITLE
PERCOLATION CERTIFICATION PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282



A. Potts 2/20/06
DESIGNED BY : PJS
DRAWN BY: JL
PROJECT NO : 12818-1-0
P200PERCCERTO1
DATE : 7/22/05
SCALE : AS SHOWN
DRAWING NO. 1 OF 1

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

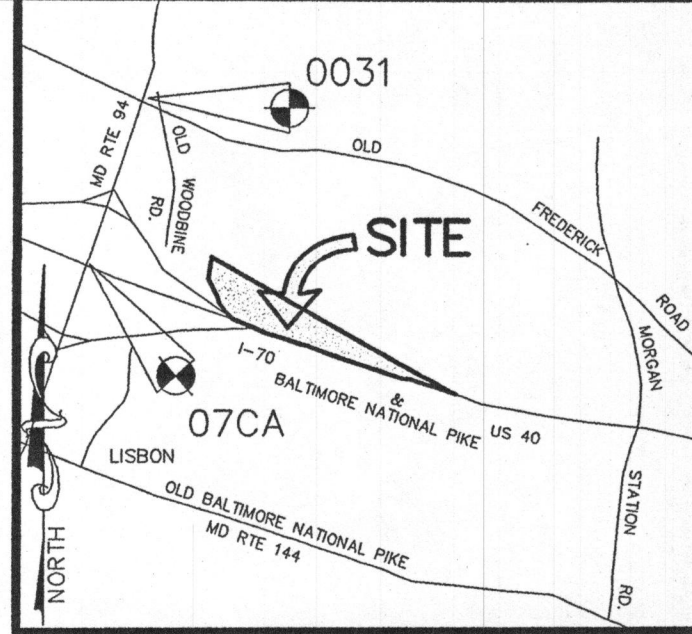
CHARLES AND DENISE SHARP _____ DATE _____

ARTHUR M. BOTTERILL NO. 10886 _____ DATE _____

COORDINATE LIST		
POINT	NORTH	EAST
24	610984.1320	1293175.0700
25	610409.9328	1294167.1170
26	610290.8100	1294366.2300
27	609482.2586	1295796.2345
28	608920.8967	1296831.6892
29	609020.2393	1296566.2676
30	609096.5976	1296285.6724
31	609144.4299	1296137.8484
32	609156.1872	1296036.5481
33	609510.2263	1294942.4017
34	609637.0060	1294615.5578
35	609678.4279	1294471.3038
36	609744.9247	1294265.7973
37	609832.3232	1293995.5817
38	610045.0827	1293484.7845
39	610279.3058	1293294.2177
40	610388.7095	1293260.3048
41	610649.1249	1293126.0184
42	610974.9423	1293179.6563
43	610975.9391	1293173.8334

FIRST DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	RUSSELL-HOLLAND PARCEL A TAX MAP 7 & 8 GRID Nos. 6 & 7 PARCELS 4 & 101
TOTAL ACREAGE AVAILABLE FOR DENSITY EXCHANGE (TOTAL EASEMENT AREA)	34.9426 - 4.25* = 30.69 ACRES**
DEO UNITS CREATED (1:3)	30.69 ACRES / 3 = 10
DEO UNITS SENT (1:3)	4
AREA OF EASEMENT AVAILABLE FOR SENDING	30.69 AC. - 12.00 AC. = 18.69 AC
RECEIVING PARCEL ORCHARD ESTATES	TAX MAP 40 GRID No. 18 PARCEL 178 F-07-005

* ONE DEVELOPMENT RIGHT MUST BE RETAINED FOR THE PROPERTY.
** FOR MATHEMATICAL CALCULATIONS, THE SENDING PARCEL IS CONSIDERED TO BE 34.9426 ACRES. HOWEVER THE EASEMENT DOES NOT COVER THE AREA OF POSSIBLE FUTURE RIGHT-OF-WAY DEDICATION, THUS IS LESS THAN 34.9426 ACRES.
(34.9426 AC - 0.0015 AC = 34.9411 ACRES)



VICINITY MAP
SCALE: 1" = 2000'

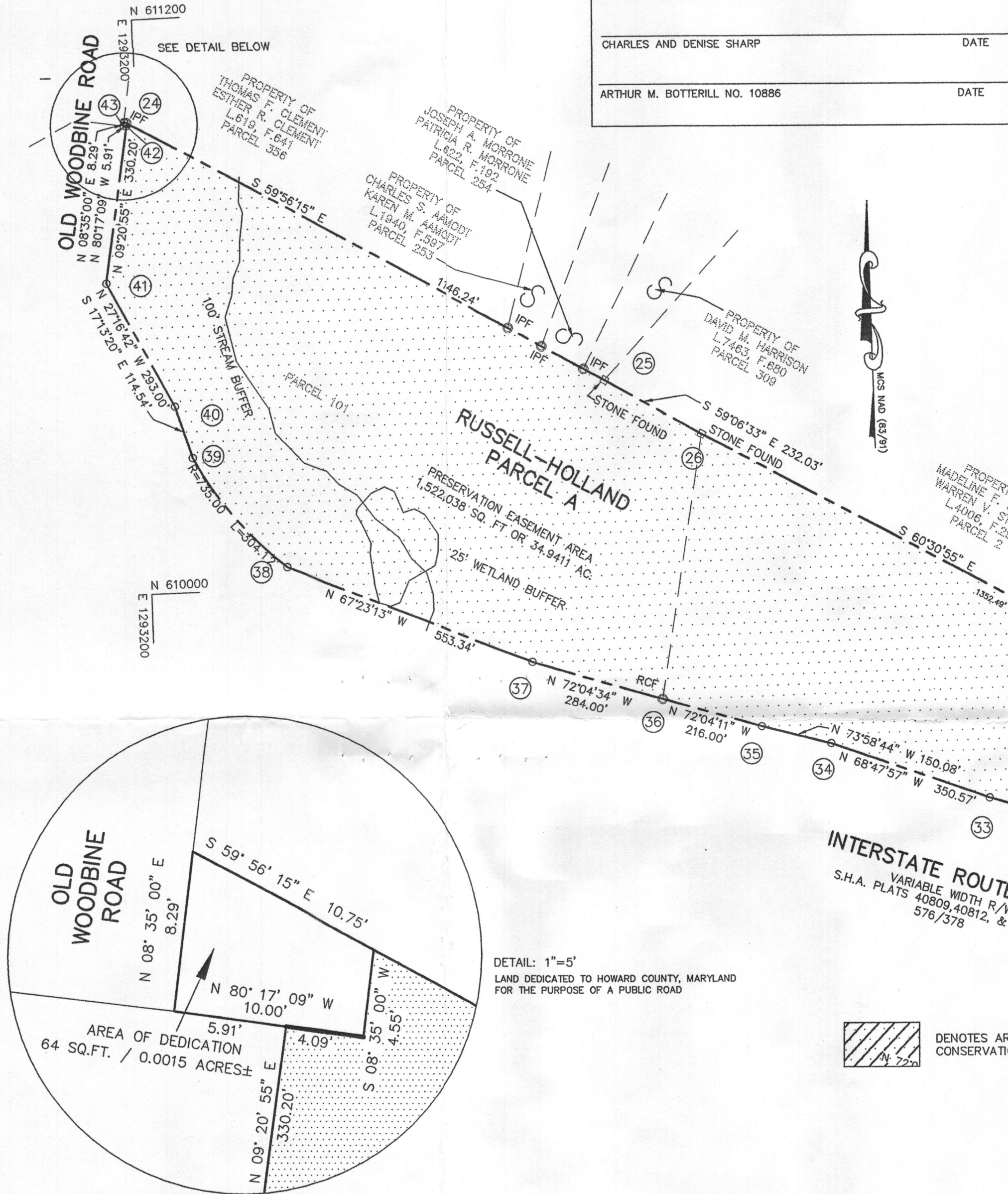
GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 0031 AND 07CA.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2004 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- DENOTES 34.9411 ACRES BEING THE AREA OF PRESERVATION EASEMENT.
- THIS PARCEL IS ENCUMBERED BY A DEED OF PRESERVATION EASEMENT WITH HOWARD COUNTY. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THIS PROPERTY IS ZONED RC-DEO PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.
- RELATED COUNTY PLANS/FILES F-07-005.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PRESERVATION PARCEL EASEMENT OF 34.9411 ACRES FOR THE PURPOSE OF SENDING DENSITY, AND TO TRANSFER 4 DEVELOPMENT RIGHTS TO ORCHARD ESTATES (F07-005), AND TO CONSOLIDATE PARCEL 4 AND PARCEL 101 INTO A SINGLE PARCEL, PARCEL A.

OWNERS
CHARLES A. SHARP &
DENISE D. SHARP
4003 JENNINGS CHAPEL ROAD
BROOKVILLE, MD 20833



DETAIL: 1"=5'
LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD

DENOTES AREA OF 4.300 ACRES OF FOREST CONSERVATION

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.



8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 34.9411 ACRES ON ALL THE LAND CONVEYED BY JAMES CLARENCE HOLLAND, ET AL TO CHARLES A. SHARP AND DENISE D. SHARP, BY DEED DATED MARCH 12, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8250 AT FOLIO 61 AND ALL THE LANDS CONVEYED BY DONNA G. RUSSELL TO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED MARCH 12, 2004 AND RECORDED IN THE AFORESAID LANDS RECORD IN LIBER 8250 AT FOLIO 53.



ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886

DATE _____

OWNER'S CERTIFICATE

WE, 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 PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY/OUR HANDS THIS _____ DAY OF _____

CHARLES A. SHARP _____ DATE _____ WITNESS _____ DATE _____

DENISE D. SHARP _____ DATE _____ WITNESS _____ DATE _____

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

PLAT OF CONSOLIDATION AND PLAT OF PRESERVATION EASEMENT, DENSITY SENDING RUSSELL-HOLLAND PARCEL A

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 7 PARCEL 101 GRID 6
TAX MAP No. 8 PARCEL 4 GRID 7 ZONED: RC OF 1
SCALE: 1" = 200' DATE: 12/05/06 SHEET: 1 OF 1
12818/1-0/SURVEY/FINAL/001 DENSITY PLAT.DWG