

**FISHER, COLLINS
& CARTER, INC.**

**CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS**

Terrell A. Fisher, P.E., L.S.
Earl D. Collins, P.E.
Ronald B. Carter, L.S.
Charles J. Crovo, Sr., P.E., L.S.

September 17, 2003

Howard County Department of Planning
and Zoning, Division of Land Development
The George Howard Building
#3430 Courthouse Drive
Ellicott City, Maryland 21043

RE: Waiver Petition Application
"The Talley Property"
Lots #3, #4 & #5
Third Election District
Tax Map #9 ** Grid #4
Parcel #316
Howard County, Maryland

III. JUSTIFICATION:

A) Extraordinary Hardships Or Practical Difficulties:

The subject property consists of 2 lots (Lots 1 & 2 of the Earl & Jeanne R. Talley Property). Lots 1 and 2 consist of 9.69 acre's. (A copy of this plat is enclosed for your review.) As the properties exist today, both lots contain streams and their associated buffers as well as a floodplain. As existing, both lots are in violation of today's subdivision and Land Development Regulations as they are less than 10 acres. It is our intention to subdivide the existing lots into 3 lots each maintaining a minimum 3-acre lot size. Because the west does not allow Open Space Lots, the ability to place environmentally sensitive features such as streams and their associated buffers as well as floodplains within the Open Space Lot cannot be utilized.

B) The Intent Of The Regulations Will Be Served To A Greater Extent
Through The Implementation Of This Proposal:

As the two lots exist today, environmentally sensitive features, i.e.; streams, stream buffers and a floodplain, encumber both. The original subdivision, which bisected the environmental features with 2 lots, will be reconfigured placing these features within one lot. This containment will lessen the number of potential users and thereby limit the access to this area. Because they are environmentally sensitive areas, they are better off left undisturbed.

(1 of 2)

Furthermore, if this waiver is granted, the rear building restriction lines as shown on the original subdivision plat will have additional constraints imposed on them due to today's stream buffer requirements. Additional setbacks required by current standards will add to the minimum building distance from the proposed house to the stream. A copy of the proposed subdivision is included for your comparison of the proposed rear building restriction line opposite the environmental features on Lot 5 with that of the original rear building restriction lines as shown on Lots 1 & 2.

C) Approval Of This Waiver Will Not Be Detrimental To Public Interest:

The existing subdivision plat has the potential for allowing two houses to be built within 60 feet of the rear building restriction line on both lots 1 and 2. These building restriction lines are opposite environmentally sensitive features. Approval of this waiver will increase the rear building restriction line in certain areas as much as 118 feet. In lieu of having 2 houses built near these lines, this waiver will ensure only one house being built in this vicinity. The new lot configuration will place the second house situated on Lot 4 in an excess of 300 feet from these environmental features. The fewer houses impacting an environmental sensitive area and the further these houses are from these areas, the better for the general health, welfare and safety of the public.

D) This Waiver Approval Will Not Nullify The Intent Of The Regulations:

The intent of the regulations will be better served by the granting of this waiver request. With the new lot layout, the closest house to the environmentally sensitive areas located at the rear of Lot 5 will be at least 150 feet from the rear building restriction line with a vertical difference in elevation of nearly 50 feet. There is no need or reason to believe any proposed construction could adversely impact the environmentally sensitive features of this subdivision. By approving this waiver, the current recorded plat will be brought closer to the intent of today's regulations by implementing today's setback requirements. By allowing these environmentally sensitive features to be contained within the constraints of the Lot 5, who better to monitor the integrity of this feature than the homeowner himself.

**Howard County Department of Planning and Zoning
Division of Land Development
WAIVER PETITION APPLICATION**

Date Submitted/Accepted 10-1-03 DPZ File Number WP-04-047

I. Site Description

Subdivision Name/Property Identification: Talley Property (Lots 3 thru 5)

Location of property: #875 Day Road
(Street Address and/or Road Name)

<u>Single Family (Residential)</u> (Existing Use)	<u>Detached Dwlg.</u>	<u>Single Family (Residential)</u> (Proposed Use)	<u>Detached Dwlg.</u>
<u>9</u> (Tax Map No.)	<u>4</u> (Grid/Block No.)	<u>316</u> (Parcel No.)	<u>Third</u> (Election District)
<u>RC-DEO</u> (Zoning District)		<u>9.690 Acres</u> (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.)

(F-80-155) 2 Lot Minor Subdivision (Property of Earl & Jeanne R. Talley)
(VP-80-12) Granted Waiver to the 3:1 length to width ratio, granted Waiver to direct access to a minor collector &
granted waiver to permit the area within the 100-year floodplain to be included in the lot area.
(BA-147-D) Permitted the area within the 100-year floodplain to be included in the minimum lot area.

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>16.120(b)(4)(iii)(b)</u>	<u>We request a waiver to allow a lot to be encumbered by environmentally sensitive features. In particular, we</u>
2. _____	<u>request a lot less than 10 acres in area to contain</u>
3. _____	<u>flood plains, wetlands, streams & their buffers within</u>
4. _____	<u>the confines of the lot.</u>
5. _____	_____

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name _____
DPZ Plan Reviewer _____
Plan Consultant Representative _____

DPZ File No. _____
Submission Date _____
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 _____

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 _____

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- N/A
- N/A
- N/A
- ✓

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

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.**

Charles A. Sharp 9-30-03
 (Signature of Property Owner) (Date)
 (Fee Simple Owner Only)

Mark L. Robel 9/17/93
 (Signature of Petition Preparer)* (Date)

Charles Sharp
 (Name of Property Owner)

Fisher, Collins & Carter, Inc.
 (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

4005 Jennings Chapel Road
 (Address)

Centennial Square Office Park
10272 Baltimore National Pike
 (Address)

Brookville, Maryland 20833
 (City, State, Zip Code)

Ellicott City, Maryland 21042
 (City, State, Zip Code)

(E-mail) _____

(E-mail) mrobelfcc-eng.com

410-489-4630
 (Telephone) (Fax)

410-461-2855
 (Telephone) (Fax)

Contact Person: Charles Sharp

Contact Person: Mark L. Robel

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name _____
DPZ Plan Reviewer _____
Plan Consultant Representative _____

DPZ File No. _____
Submission Date _____
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 _____

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.

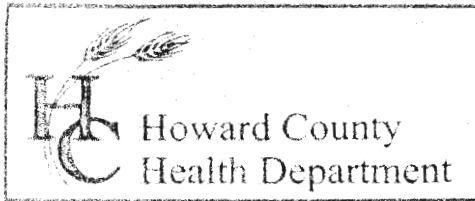
___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff Initials _____

Comments/Notes _____



3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(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 15, 2003

Johnathan Follmer
835 Day Road
Sykesville, Maryland 21748

RE: PERCOLATION TEST CERTIFICATION PLAN-A518981
Tax Map 09, Parcel 316
835 Day Road

Dear Mr. Follmer:

Our office received the percolation certification plan on July 7, 2003. We have reviewed the plan and revisions must be made prior to signature. Please review the following comments:

- Show all test pits that were excavated during the testing period, even if they are not being used. Test pit # 20 is currently not being shown on the plan.
- Please show the well tag number for HO 92-0067 on the plan.
- Please show the existing system for the existing house and a note to read that it is to remain until failure.
- Please add a note to read that the pit well near the house is to be abandoned and sealed by a licensed well driller *or* is to remain as an agricultural well only. A 100' set back must be maintained in order to comply with subdivision regulations for potable water supplies, this does not apply to wells for agricultural uses.
- Please modify the sewage disposal area to be as shown on the plan for the existing house.

If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Sincerely,

John A. Boris Jr., R.S.
Development Coordination Section
Well and Septic Program

JAB
Enclosures
cc: Mr. Charles Sharp
File

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 10-1-03

P&Z File No. WP-04-047

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Historic Preservation
- Comprehensive Planning and Zoning Administration
- 1 Research
- Address Coordinator

- 1 Agricultural Preservation
- 1 Development Engineering Division
- Forest Conservation Planner
- 2 File

(for plans see F-04-050)

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Bureau of Environmental Health
- 1 Board of Education
- 1 Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Talley Property Lots 3-5, a parcel Lots 1+2

ENCLOSED FOR YOUR THE ENCLOSED → Signature Approval Review & Comments Files
 → Original

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<u> </u> Sketch Plan	<u> </u>	<u> </u> Wetlands Report
<u> </u> Prel Equiv Sketch Plan	<u> </u>	<u> </u> Soils/Topo Map/Drain Area Map
<u> </u> Preliminary Plan	<u> </u>	<u> </u> FSD/FCP/Worksheet and Application
<u>2</u> Final Plat <u>F-04-050 + F-80-155</u>	<u> </u>	<u> </u> Declaration of Intent
<u> </u> Final Constr Plans (RDS)	<u> </u>	<u> </u> Drainage and/or Computation/Pond Safety Comps
<u> </u> Final Development Plan	<u> </u>	<u> </u> Preliminary Road Profiles
<u> </u> Site Development Plan	<u> </u>	<u> </u> APFO Roads Test/Mitigation Plan
<u> </u> Landscape Plan	<u> </u>	<u> </u> Traffic Study/Noise Study
<u> </u> Grading Plan	<u> </u>	<u> </u> Sight Distance Analysis
<u> </u> House Type Revision Plan	<u> </u>	<u> </u> Floodplain Study
<u> </u> Water and Sewer Plan	<u> </u>	<u> </u> Stormwater Management Comps.
<u> </u> Applications	<u> </u>	<u> </u> Industrial Waste Survey (DPW)
<u>14</u> Waiver Petition Applic/Exhibit	<u> </u>	<u> </u> Road Poster Form Letter
<u> </u> Planning Board Applic	<u> </u>	<u> </u> Response Letter
<u> </u> ASDP/CSDP Application	<u> </u>	<u> </u> Perc Plat
<u> </u> DED Application/Checklist	<u> </u>	<u> </u> Scenic Road Exhibits
<u> </u> DED Fee Receipt/Deeds/Cost Estimate	<u> </u>	

VAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 10-1-03

COMMENTS: _____ SRC/COMMENTS DUE BY: 10-23-03

 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
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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

JAB

May 19, 2004

Charles Sharp
4005 Jennings Chapel Road
Brookville, Maryland 20833

RE: F 04-50/Talley Property
Lots 3 thru 5/A Resub of Lots 1 & 2

Dear Mr. Sharp:

Please be advised that the above referenced plat originals were circulated for signature processing on May 6, 2004, but have been returned unsigned by the Health Department for the following reason:

Wells have not been drilled on Lots 4 and 5 (see enclosed comment).

Accordingly, this Division will place the plat originals on hold until **July 14, 2004**; the due date by which the plat originals were to be submitted for signature processing. You are requested to resolve this issue directly with the Health Department by that date. Once approval is received, the final plat will be forward to the Health Department for further signature processing. If written approval from the Health Department is not received on or before July 14, 2004, this plan may become null and void.

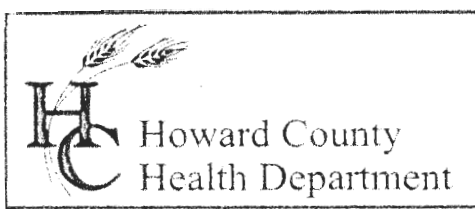
Should you have any questions regarding this matter, please contact Brenda Barth (410) 313-2350, at your convenience.

Sincerely,

Cindy Hamilton, Chief
Division of Land Development

btb/enclosure

cc: Research/Health Dept.
Fisher, Collins & Carter



3525 H Ellicott Mills Drive, Ellicott City, MD 21043

(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 2, 2003

Mr. Jonathan Follmer
835 Day Road
Sykesville, Maryland 21784

RE: PERCOLATION TEST RESULTS-A518602
Tax Map 9, Parcel 129
Lots 1 and 2, Day Road, Talley Property

Dear Mr. Follmer:

Percolation testing conducted on May 7, 2003 & June 27, 2003 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) a suitable house and well site for each lot
- 3) three replacement well sites or approximately 1500 square feet of approvable well area for each lot
- 4) all existing wells and septic reserve areas on the property
- 5) locations of any other relevant features such as streams, swales, or existing structures
- 6) a note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown
- 7) a note indicating that depicted topography reflects field-matched information
- 8) a health officer signature block stating "approved for private water and private sewage systems"
- 9) a MDE sewage disposal area statement is required

The percolation certification plat 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.

Very truly yours,

John A. Boris Jr., R.S.
Well and Septic Program
Development Coordination Section

JB
Enclosures
cc: Mr. Charles Sharp

Talley Property
Pay Rd

3 lot sub

LEGEND

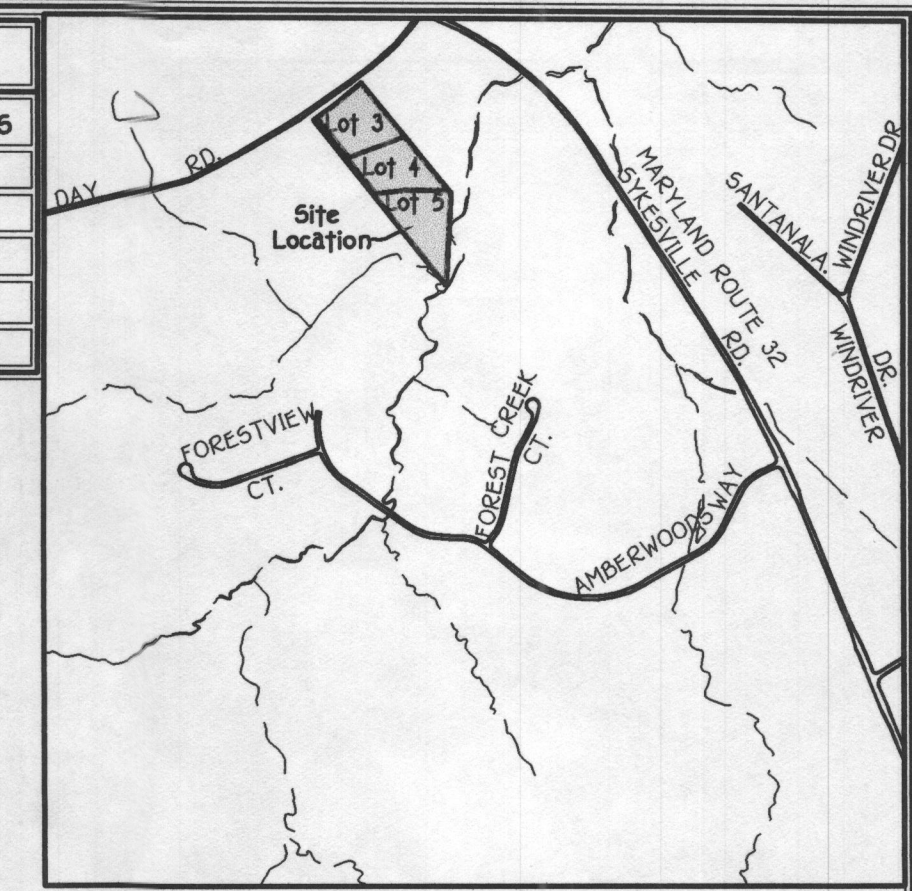
- EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES PROPOSED WELL
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- DENOTES PROPOSED HOUSE
- ▨ DENOTES 15%-24.9% SLOPES
- ▩ DENOTES 25% AND GREATER SLOPE
- ⊙ DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE

SOILS LEGEND

SOIL	NAME	CLASS
* Co	Codorus silt loam	C
MIE	Manor loam, 25 to 45 percent slopes	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B
GIC3	Glenns loam, 0 to 15 percent slopes, severely eroded	B
GIC2	Glenns loam, 0 to 15 percent slopes, moderately eroded	B

NOTES:

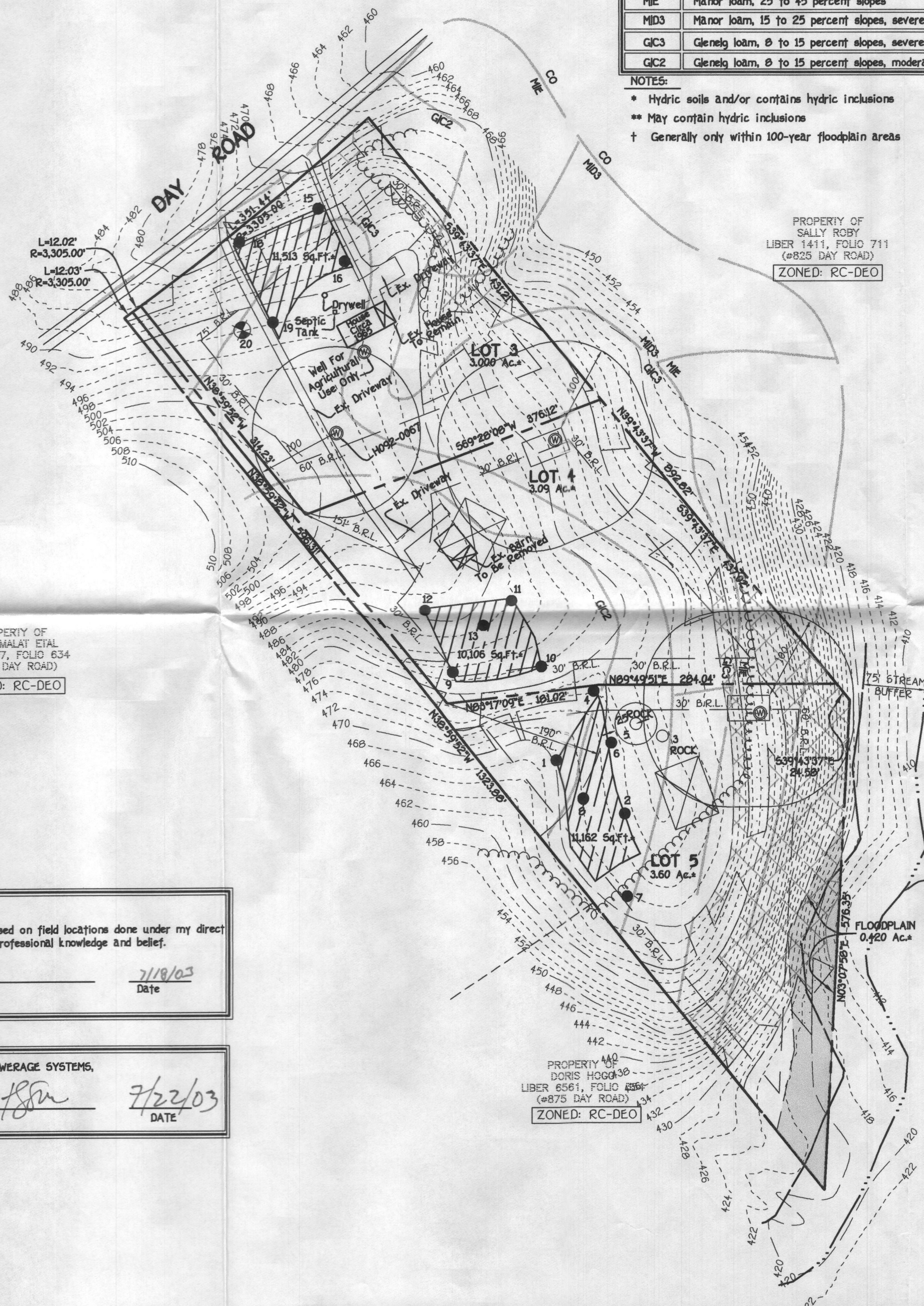
- * Hydric soils and/or contains hydric inclusions
- ** May contain hydric inclusions
- † Generally only within 100-year floodplain areas



VICINITY MAP
SCALE : 1" = 1200'

GENERAL NOTES:

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
3. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
4. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
5. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL AND FIELD VERIFIED TO BE CORRECT.
6. BOUNDARY OUTLINE BASED ON A FIELD SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC.
7. THE PIT WELL LOCATED NEAR THE HOUSE IS TO REMAIN AS AN AGRICULTURAL WELL ONLY.
8. LOT 3 WELL TAG NUMBER: H092-0067.
9. THE EXISTING SEWERAGE SYSTEM FOR LOT 3 IS TO REMAIN AS SHOWN. UPON FAILURE, A NEW SYSTEM WILL BE REQUIRED TO BE INSTALLED IN THE AREA SHOWN HEREON.



PROPERTY OF
DAVID MALAT ETAL
LIBER 407, FOLIO 634
(#845 DAY ROAD)
ZONED: RC-DEO

PROPERTY OF
SALLY ROBY
LIBER 1411, FOLIO 711
(#825 DAY ROAD)
ZONED: RC-DEO

PROPERTY OF
DORIS HOGG
LIBER 6561, FOLIO 854
(#875 DAY ROAD)
ZONED: RC-DEO

PERC CERTIFICATION

I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.

Mark L. Robel 7/18/03
Mark L. Robel (Property Line Surveyor No. 339) Date

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

Penny Borstein 7/22/03
Penny Borstein, M.D., J.S.M. DATE
COUNTY HEALTH OFFICER J.A.B.

RECEIVED
PERC CERTIFICATION PLAT
LOTS 3, 4, AND 5
TALLEY PROPERTY

TAX MAP #9 ZONED: RC-DEO PARCEL: 316 GRID: 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 100' DATE: JULY 3, 2003
REVISED DATE: JULY 10, 2003

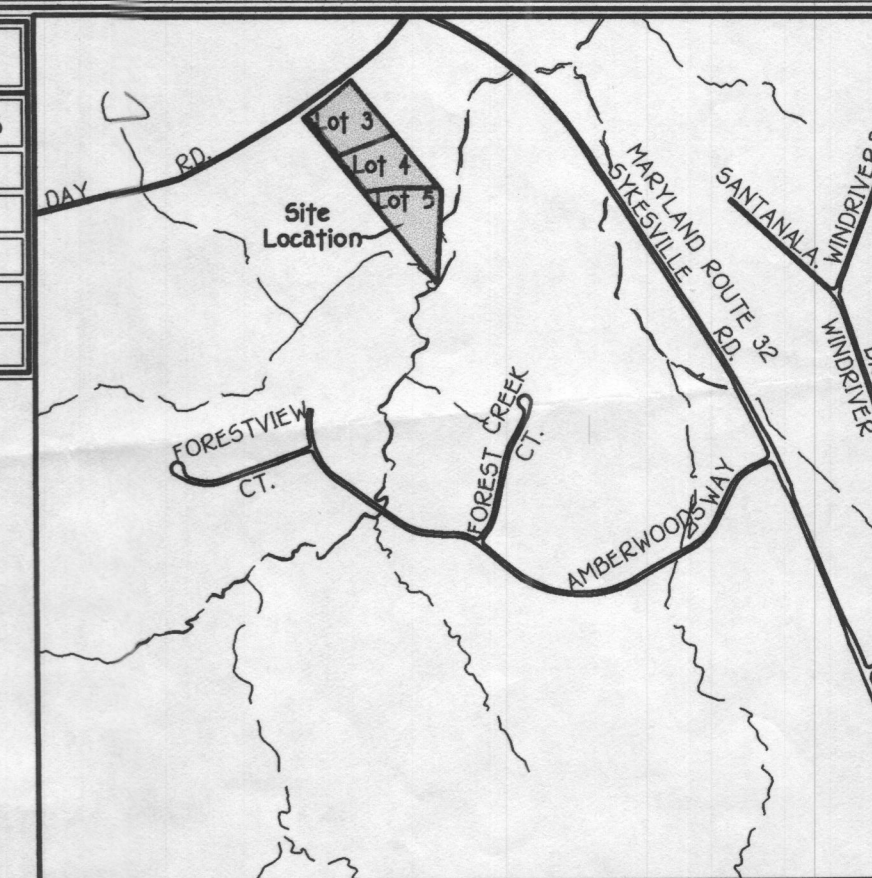
LEGEND

- EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES PROPOSED WELL
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- DENOTES PROPOSED HOUSE
- ▨ DENOTES 15%-24.9% SLOPES
- ▩ DENOTES 25% AND GREATER SLOPE
- DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE

SOILS LEGEND

SOIL	NAME	CLASS
* Co	Codorus silt loam	C
MIE	Manor loam, 25 to 45 percent slopes	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B
GIC3	Glenn loam, 0 to 15 percent slopes, severely eroded	B
GIC2	Glenn loam, 0 to 15 percent slopes, moderately eroded	B

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



VICINITY MAP

SCALE: 1" = 1200'

GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL AND FIELD VERIFIED TO BE CORRECT.
- BOUNDARY OUTLINE BASED ON A FIELD SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC.
- THE PIT WELL LOCATED NEAR THE HOUSE 15 TO REMAIN AS AN AGRICULTURAL WELL ONLY.
- LOT 3 WELL TAG NUMBER: H092-0067.
- THE EXISTING SEWERAGE SYSTEM FOR LOT 3 IS TO REMAIN AS SHOWN. UPON FAILURE, A NEW SYSTEM WILL BE REQUIRED TO BE INSTALLED IN THE AREA SHOWN HEREON.

PROPERTY OF
DAVID MALAT ETAL
LIBER 407, FOLIO 634
(#845 DAY ROAD)
ZONED: RC-DEO

PROPERTY OF
SALLY ROBY
LIBER 1411, FOLIO 711
(#825 DAY ROAD)
ZONED: RC-DEO

PROPERTY OF
DORIS HOGG
LIBER 6561, FOLIO 6561
(#875 DAY ROAD)
ZONED: RC-DEO

PERC CERTIFICATION

I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.

Mark L. Robel
Mark L. Robel (Property Line Surveyor No. 339) 7/18/03
Date

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

Lenny Borenstein M.D.
Lenny Borenstein M.D. (JAB)
COUNTY HEALTH OFFICER 7/22/03
DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2955

Soil Plat
PERC CERTIFICATION PLAT
LOTS 3, 4, AND 5
TALLEY PROPERTY

TAX MAP #9 ZONED: RC-DEO PARCEL: 316 GRID: 4
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: JULY 3, 2003
REVISED DATE: JULY 18, 2003

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
4	61137.3405	132298.5567	401	186275.0364	403238.5752
5	61171.6473	132307.1147	402	186430.0630	403253.3751
401	612190.4909	132286.3434	403	186596.0346	402994.0595
402	61244.9404	132287.1000	404	186664.4472	403005.7329
405	612203.8280	132276.3532	405	186800.1002	403000.1505
409	612197.1424	132268.3616	406	186598.0622	402997.1130

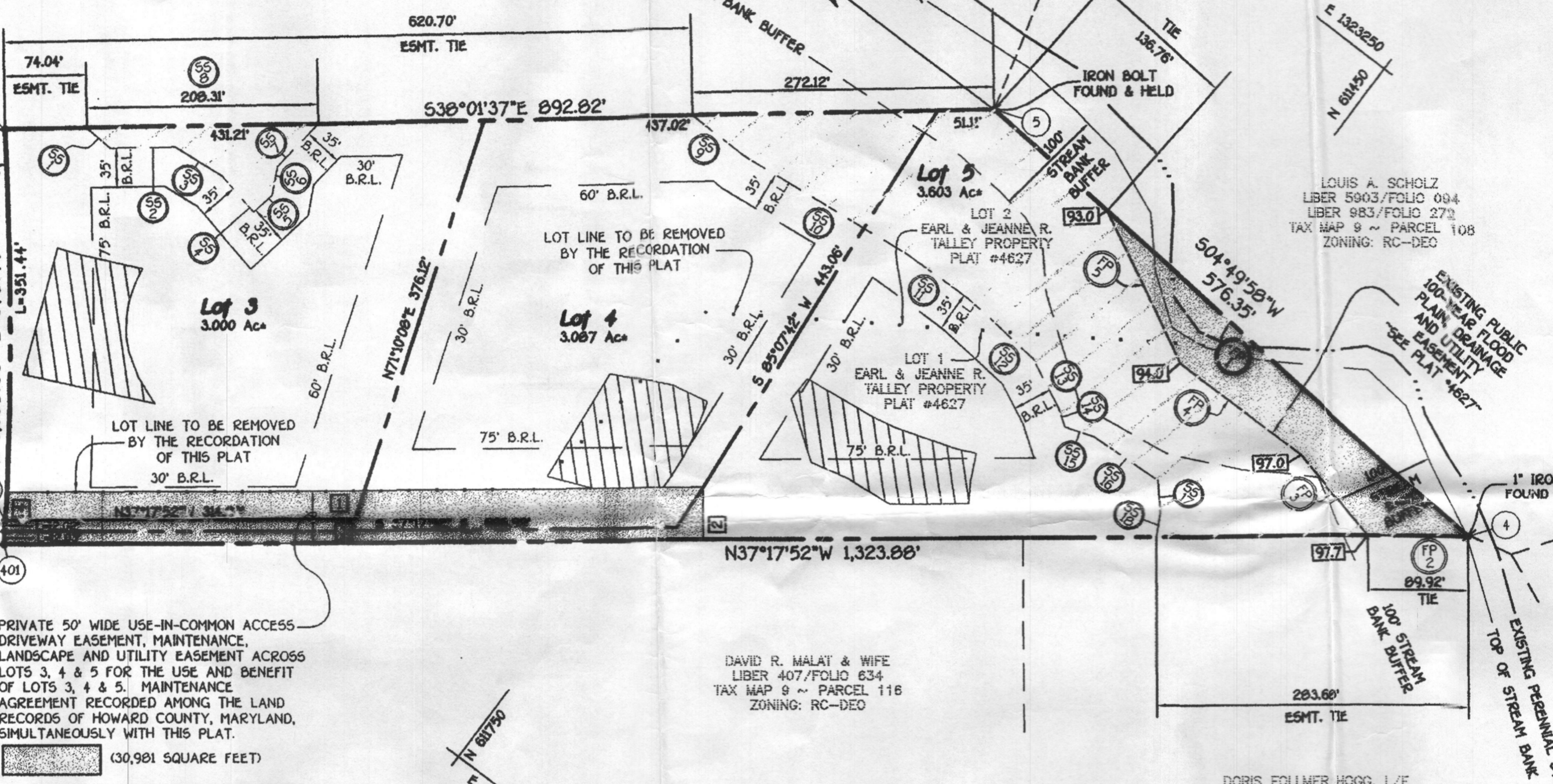
Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
401-402	3305.00'	375.49'	06°30'34"	187.95'	N53°16'03"E 375.20'
402-405	3305.00'	351.44'	06°09'33"	175.06'	N53°03'32"E 351.27'
401-409	3305.00'	12.03'	00°12'30"	6.01'	N56°25'04"E 12.03'
409-405	3305.00'	12.02'	00°12'30"	6.01'	N56°12'34"E 12.02'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	FLOOD PLAIN AREA
Lot 4	3.087 AC'S	0.067 AC'S	0.000 AC'S
Lot 5	3.603 AC'S	0.167 AC'S	0.415 AC'S

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Mark L. Robel 4/21/04
 Mark L. Robel, #339
 (Registered Property Line Surveyor)
Charles A. Sharp 4-26-04
 Charles A. Sharp
 (Owner)
Denise D. Sharp 4/26/04
 Denise D. Sharp
 (Owner)

LAZEWSKI SALLY ROBY, L/E
 LIBER 1411/FOLIO 711
 TAX MAP 9 ~ PARCEL 115
 ZONING: RC-DEO



100-YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT	
LINE	BEARING AND DISTANCE
FP1	S 04°49'58" W 439.59'
FP2	N 37°17'52" W 89.92'
FP3	N 13°36'12" E 98.53'
FP4	N 00°00'25" E 136.62'
FP5	N 26°59'58" E 150.51'

STEEP SLOPES	
LINE	BEARING AND DISTANCE
551	S 04°30'38" W 28.03'
552	S 30°01'37" E 58.31'
553	S 05°35'56" E 49.64'
554	S 11°51'27" W 43.12'
555	S 79°20'58" E 22.51'
556	N 63°27'23" E 26.19'
557	S 83°23'21" E 53.49'
558	S 38°01'37" E 208.31'
559	S 01°30'38" W 58.37'
5610	S 05°55'15" E 171.03'
5611	S 01°21'34" E 69.60'
5612	S 05°01'41" W 78.38'
5613	S 25°23'33" W 49.64'
5614	S 34°54'08" W 17.74'
5615	S 10°25'52" E 28.31'
5616	S 02°31'10" E 69.53'
5617	S 49°41'05" W 32.34'
5618	S 62°29'36" W 22.12'

Reservation Of Public Utility And Forest Conservation Easements

"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 Deeds Conveying Said Lots). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easements, Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

AREA TABULATION SHEET

Total Number Of Lots And/Or Parcels To Be Recorded	3
Buildable	3
Non-Buildable	0
Open Space	0
Total Area Of Lots And/Or Parcels:	9.690 Aca
Buildable	9.690 Aca
Non-Buildable	0.000 Aca
Open Space	0.000 Aca
Total Area Of Lots And/Or Parcels Including Widening Strips	9.690 Aca
Total Area Of Subdivision To Be Recorded	9.690 Aca

LINE	BEARING AND DISTANCE
1	N 37°17'52" W 628.95'
2	S 52°42'08" W 50.00'
3	N 37°17'52" W 631.91'
4	R=3,305.00' L=50.09'

OWNER / DEVELOPER
 CHARLES SHARP
 4005 JENNINGS CHAPEL
 BROOKVILLE, MARYLAND 20833

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21042
 (410) 461 - 2855

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Denise D. Sharp 6-1-04
 Howard County Health Officer JAB Date

APPROVED: Howard County Department Of Planning And Zoning.

Denise D. Sharp 5/14/04
 Chief, Development Engineering Division Date

Charles A. Sharp 4/21/04
 Director Date

OWNER'S CERTIFICATE

Charles A. Sharp And Denise D. Sharp, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 21st Day Of April, 2004.

Denise D. Sharp
 Denise D. Sharp

Charles A. Sharp
 Charles A. Sharp

Mark L. Robel
 Witness

Mark L. Robel
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Jonathan S. Folmer And Cheryl Ann Folmer To Charles A. Sharp And Denise D. Sharp By Deed Dated July 31, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7548 At Folio 619, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel 4/21/04
 Mark L. Robel, Property Line Surveyor No. 339 Date

RECORDED AS PLAT No. 16723 ON 4/21/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TALLEY PROPERTY

LOTS 3 THRU 5
 (A Resubdivision Of Lots 1 & 2,
 On A Plat Entitled Earl & Jeanne R. Talley
 Plat No. 4627)
 Zoned: RC-DEO

Tax Map: 9 ** Grid 4 ** Parcel: 316
 Third Election District
 Howard County, Maryland

Scale: 1"=100'
 Date: April 21, 2004
 Sheet 2 of 2

F-80-155 VP-80-12 BA CASE 147-D F-04-50

F-04-50

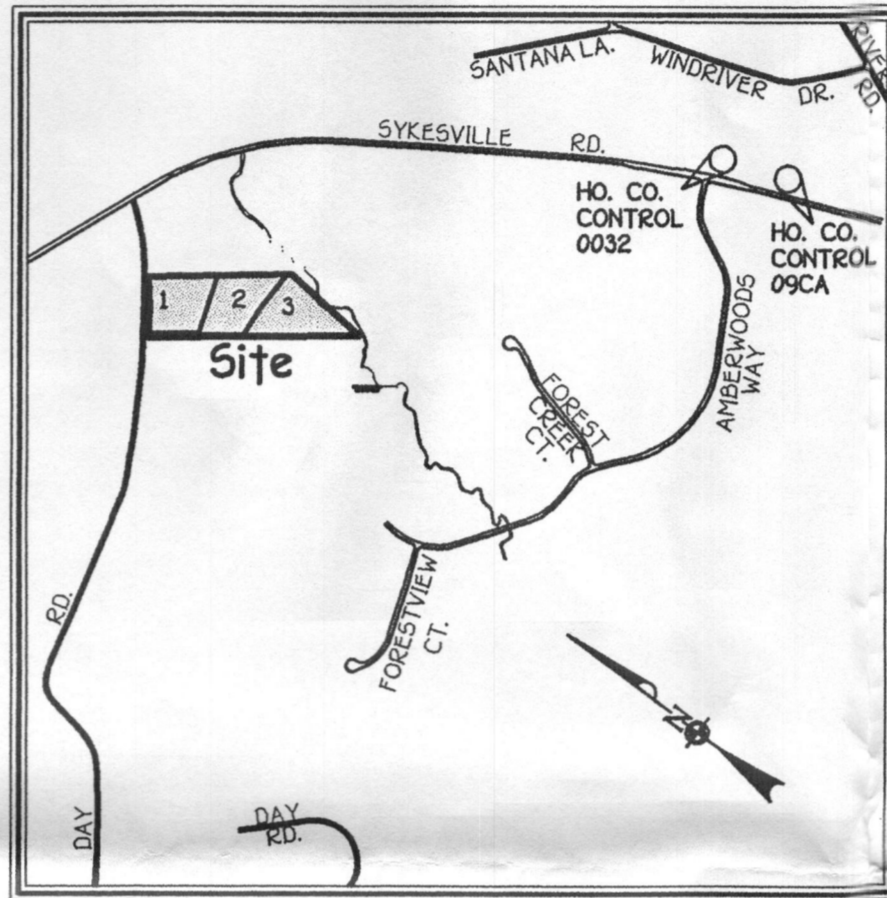
The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Compiled With

Mark L. Robel 9/30/03
Date
Mark L. Robel, #339
(Registered Property Line Surveyor)
Charles A. Sharp 9-30-03
Date
Client Name
(Owner)
Client Name
(Owner) Date

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
4	611137.3405	1322950.5507	401	106275.0364	403230.5752
5	611711.6473	1323007.1147	402	106450.0030	403253.3751
401	612190.4909	1322156.3434	403	106596.0340	402994.0595
402	612414.9404	1322457.1000	404	106664.4472	403005.7329
405	612203.0200	1322176.3532	405	106600.1002	403000.1505
409	612197.1424	1322166.3616	406	106590.0622	402997.1130

General Notes:

1. This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
3. Subject Property Zoned RC-DEO Per 10/10/93 Comprehensive Zoning Plan.
4. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0032 And No. 09CA.
Station No. 0032 North 609,424.120 East 1,325,347.933
Station No. 09CA North 609,029.570 East 1,325,501.365
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 10, 2003 By Fisher, Collins And Carter, Inc.
6. B.R.L. Denotes Building Restriction Line.
7. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
8. ⚓ Denotes Iron Pipe Or Iron Bar Found.
9. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. ■ Denotes Concrete Monument Set With Cap "F.C.C. 106".
11. ■ Denotes Concrete Monument Or Stone Found.
12. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Flag/Pipestem And The Road Right Of Way And Not Onto The Flag/Pipestem Driveway. 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:
a) Width - 12 Feet (14 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
(1 - 1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
14. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
15. All Lot Areas Are More Or Less (±).
16. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
17. Stormwater Management Will Be Provided In Accordance With The 2000 Maryland Stormwater Management Design Manual, Vol. I And II. Water Quality Volume And Ground Water Recharge Volume Is Being Addressed By Rooftop Disconnection And By Grass.
18. Traffic Study Was Prepared By Mars Group On June 24, 2003.
19. No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
20. Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated September 17, 2003.
21. Landscaping For Lots 4 & 5 Is On File With This Plat And Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Lot 3 Is Exempt From The Perimeter Landscape Requirements Because Lot 3 Contains An Existing Dwelling To Remain.
22. A Total Landscape Surety For 12 Shade Trees In The Amount Of \$3,600.00 Is As Follows: For Lot 4 In The Amount Of \$1,500.00 And Lot 5 In The Amount Of \$2,400.00 Must Be Posted As Part Of The Grading Permit.
24. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations. This Property Is Subject To The Following Planning And Zoning File Numbers:
F-80-155 (Lots 1 & 2, Earl & Jeanne R. Talley Property)
VP-80-12 & BA Case 147-D
25. There Is An Existing Dwelling/Structure(s) Located On Lot 3 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
26. This Plan Is Exempt From Forest Conservation Based On Section 16.1202(b)(ix)(viii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.
27. In Accordance With Section 16.115(d) Of The Howard County Code, This Floodplain Is Not Critical To The Proposed Development.
28. 97.0 Denotes 100 Year Flood Plain Elevation Based On Plat #4627.



VICINITY MAP
1"=1,200'

AREA TABULATION FOR SHEET

Total Number Of Lots And/Or Parcels To Be Recorded:	3
Buildable:	0
Non-Buildable:	0
Open Space:	0
Total Area Of Lots And/Or Parcels:	9.690 Aca
Buildable:	0.000 Ac.±
Non-Buildable:	0.000 Ac.±
Open Space:	0.000 Ac.±
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.000 Ac.±
Total Area Of Subdivision To Be Recorded:	9.690 Aca

OWNER / DEVELOPER

CHARLES SHARP
4005 JENNINGS CHAPEL
BROOKVILLE, MARYLAND 20833

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2955

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division Date

Director Date

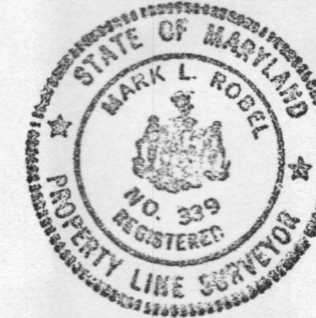
OWNER'S CERTIFICATE

CHARLES A SHARP DEWE SHARP
Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This ____ Day Of _____, 2000.

Charles A Sharp (Owner) Mark L Robel Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By _____ By Deed Dated _____ And Recorded Among The Land Records Of Howard County, Maryland In Liber No. ____ At Folio ____ And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.



Mark L Robel 9/30/03
Mark L. Robel, Property Line Surveyor No. 339 Date

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

TALLEY PROPERTY

LOTS 3 THRU 5
(A Resubdivision Of Lots 1 & 2,
On A Plat Entitled Earl & Jeanne R. Talley
Plat No. 4627)
Zoned: RC-DEO

Tax Map: 9 Grid: 4 Parcel: 316
Third Election District
Howard County, Maryland

Scale: 1"=100'

Date: September 12, 2003

Sheet 1 of 2

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
4	61137.3405	1322950.5507	401	106275.0364	403230.5752
5	61171.6473	1323007.1147	402	106450.0830	403253.3751
401	612190.4909	1322156.3434	403	106596.0340	402994.0595
402	612414.9404	1322457.1000	404	106664.4472	403005.7329
405	612203.8200	1322176.3532	405	106600.1002	403000.1505
409	612197.1424	1322166.3616	406	106590.0622	402997.1130

Curve Data Chart						
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing	And Distance
401-402	3305.00'	375.49'	06°30'34"	107.95'	N53°16'03"E	375.20'
402-405	3305.00'	351.44'	06°05'33"	175.00'	N53°03'32"E	351.27'
401-409	3305.00'	12.03'	00°12'30"	6.01'	N56°25'04"E	12.03'
409-405	3305.00'	12.02'	00°12'30"	6.01'	N56°12'34"E	12.02'

Minimum Lot Size Chart				
LOT No.	GROSS AREA	PIPESTEM AREA	FLOOD PLAIN AREA	MINIMUM LOT SIZE
Lot 4	3.007 AC'S	0.007 AC'S	0.000 AC'S	3.000 AC'S
Lot 5	3.602 AC'S	0.167 AC'S	0.415 AC'S	3.020 AC'S

100-YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT	
LINE	BEARING AND DISTANCE
FP1	S 04°49'50" W 439.59'
FP2	N 37°17'52" W 09.92'
FP3	N 13°36'12" E 90.53'
FP4	N 00°00'25" E 136.62'
FP5	N 26°59'50" E 150.51'

The Requirements S3-100, 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

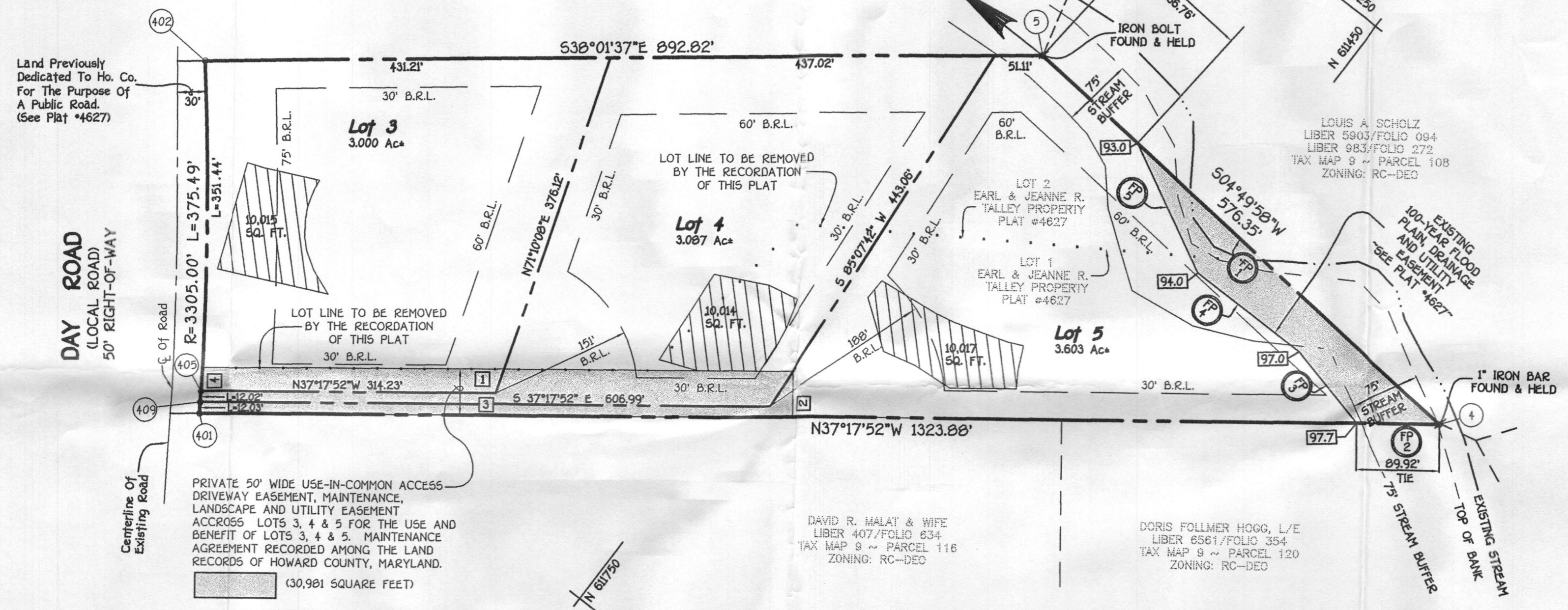
Mark L. Robel 9/30/03
 Mark L. Robel, *339 Date
 (Registered Property Line Surveyor)

Charles A. Sharp 9-30-03
 Client Name Date
 (Owner)

Client Name Date
 (Owner)

Land Previously Dedicated To Ho. Co. For The Purpose Of A Public Road. (See Plat #4627)

LAZEWSKI SALLY ROBY, L/E
 LIBER 1411/FOLIO 711
 TAX MAP 9 ~ PARCEL 115
 ZONING: RC-DEC



AREA TABULATION FOR SHEET

Total Number Of Lots And/Or Parcels To Be Recorded	3
Buildable	0
Non-Buildable	0
Open Space	0
Total Area Of Lots And/Or Parcels	9.690 Ac
Buildable	0.000 Ac
Non-Buildable	0.000 Ac
Open Space	0.000 Ac
Total Area Of Roadway To Be Recorded Including Widening Strips	0.000 Ac
Total Area Of Subdivision To Be Recorded	9.690 Ac

PRIVATE 50' WIDE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT, MAINTENANCE, LANDSCAPE AND UTILITY EASEMENT

LINE	BEARING AND DISTANCE
1	N 37°17'52" W 620.95'
2	S 52°42'08" W 50.00'
3	N 37°17'52" W 631.91'
4	R=3,305.00' L=50.09'

OWNER / DEVELOPER
 CHARLES SHARP
 4005 JENNINGS CHAPEL
 BROOKVILLE, MARYLAND 20833

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2855

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

OWNER'S CERTIFICATE

CHARLES A SHARP, JENNIFER SHARP, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This _____ Day Of _____, 2000.

Charles A. Sharp (Owner)
Mark L. Robel Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By _____ By Deed Dated _____ And Recorded Among The Land Records Of Howard County, Maryland In Liber No. _____ At Folio _____, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel
 Mark L. Robel, Property Line Surveyor No. 339
 Date 9/30/03

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

TALLEY PROPERTY

LOTS 3 THRU 5
 (A Resubdivision Of Lots 1 & 2, On A Plat Entitled Earl & Jeanne R. Talley Plat No. 4627) Zoned: RC-DEO

Tax Map: 9 Grid: 4 Parcel: 316
 Third Election District
 Howard County, Maryland

Scale: 1"=100'
 Date: September 12, 2003
 Sheet 2 of 2

F-00-155 VP-00-12 BA CASE 147-D

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2855

Mark L. Robel 9-30-03
 PROFESSIONAL LAND SURVEYOR DATE
 REG. # 339



HOUSE LOCATION DRAWING

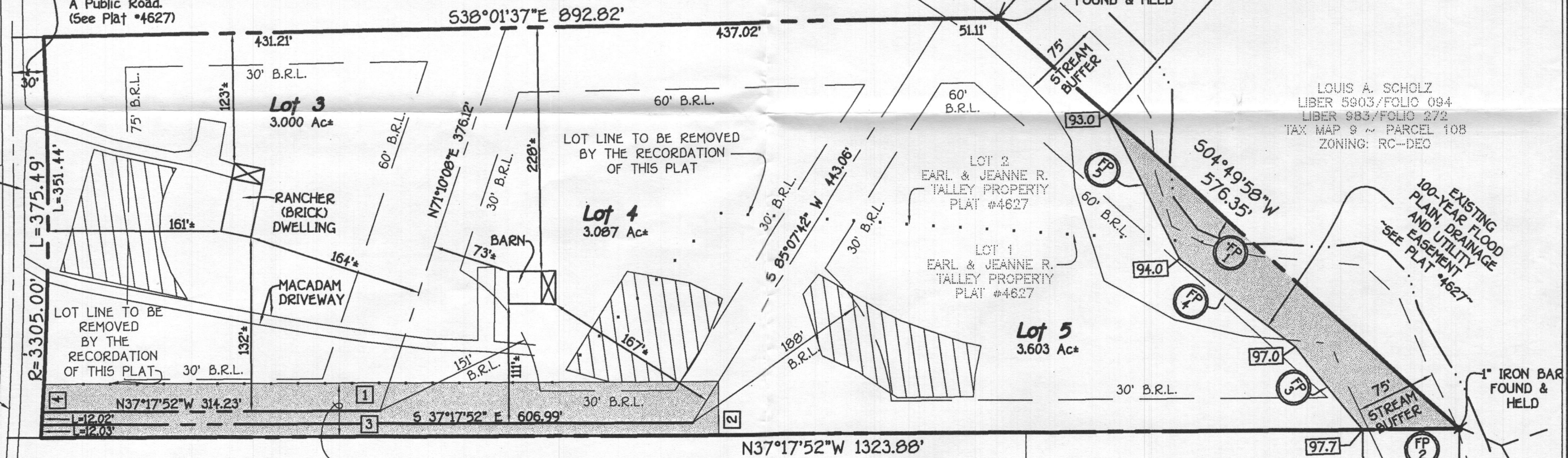
FOUNDATION LOCATION: 6/5/03
 FINAL LOCATION: _____
 BOUNDARY SURVEY: _____

SCALE: 1"=100'
 DATE: 9/29/03
 DRAWN BY: A.K.O.
 CHECKED BY: M.L.R.
 PROJECT No.: 30800

LAZEWSKI SALLY ROBY, L/E
 LIBER 1411/FOLIO 711
 TAX MAP 9 ~ PARCEL 115
 ZONING: RC-DEO

Land Previously Dedicated To Ho. Co. For The Purpose Of A Public Road. (See Plat #4627)

DAY ROAD
 (LOCAL ROAD)
 50' RIGHT-OF-WAY



LOUIS A. SCHOLZ
 LIBER 5903/FOLIO 094
 LIBER 983/FOLIO 272
 TAX MAP 9 ~ PARCEL 108
 ZONING: RC-DEO

EXISTING FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT
 ~SEE PLAT #4627

PRIVATE 50' WIDE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT, MAINTENANCE, LANDSCAPE AND UTILITY EASEMENT ACCROSS LOTS 3, 4 & 5 FOR THE USE AND BENEFIT OF LOTS 3, 4 & 5. MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

(30,981 SQUARE FEET)

DAVID R. MALAT & WIFE
 LIBER 407/FOLIO 634
 TAX MAP 9 ~ PARCEL 118
 ZONING: RC-DEO

DORIS FOLLMER HOGG, L/E
 LIBER 6561/FOLIO 354
 TAX MAP 9 ~ PARCEL 120
 ZONING: RC-DEO