

APPLICATION

PERCOLATION TESTING

A 512793

P _____

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 11/1/99

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

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

PROPERTY OWNER Knill

ADDRESS 1521 St. Michael's Rd. PHONE _____

AGENT OR PROSPECTIVE BUYER Heritage Land Development

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Knill Property LOT NO. 1

ROAD AND DESCRIPTION _____

TAX MAP _____ PARCEL # _____

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

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

(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

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

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

THIS IS NOT A PERMIT

51293

COUNTY #

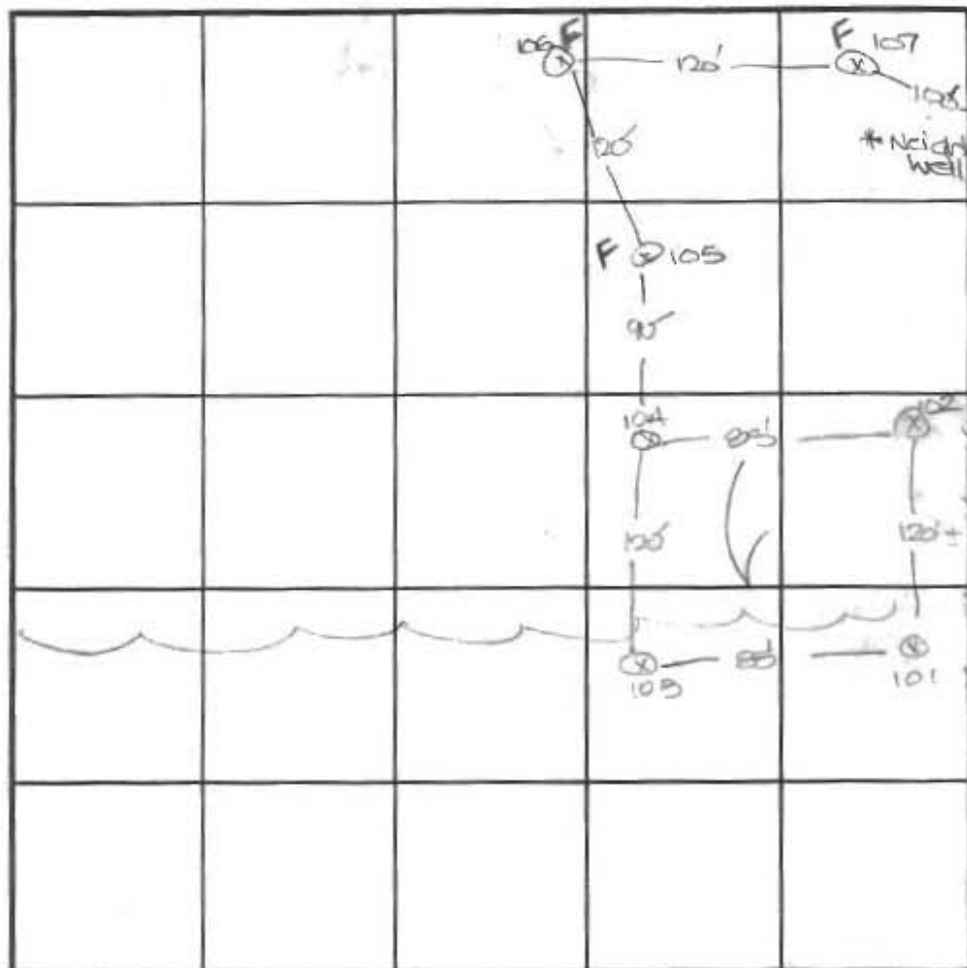
SOIL PROFILE

101

0' topsoil
1' org btm
cl lm
4' pale
org
beige
si lm
13.5' 20%+
frag

0' 102
1' topsoil
org btm
cl lm
4' 1+org
tan
si lm
w/oth
12' 30-
40%
sh

0' 103
1' topsoil
red btm
cl lm
3.5' 4' pale
pk org
tan
si lm
15%
11.5' Refusal



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE

104

0' topsoil
1' org btm
cl lm
3.5' 1+org
brn
si lm
30%
sh
frag
11.5' 105/106/107
1' topsoil
org btm
cl lm
4' pale org
tan
si lm
60%+
frag

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4-2-01	101	4.0'S	1:12	1:16	1:16	1:23	7
		13.5'D	Visual - See profile				OK
	102	3'8'S	1:16	1:30	1:30	1:50	20
		12.0'D	Visual - See profile				OK
	103	4.0'S	1:31	1:33	1:33	1:37	5
		11.5'D	Refusal - See profile				OK
	104	12.0'D	Visual - See profile				OK
	105	11.5'D	Visual - See profile				FAIL
	106	12.5'D	Visual - See profile				FAIL
	107	13.0'D	Visual - See profile				FAIL

REMARKS test holes not stalled, area moderately wooded

TYPE OF SOIL

TESTED BY

DLC

ALSO PRESENT owner, Mr. Feag

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME

TRENCH WIDTH

INLET DEPTH

MAXIMUM BOTTOM DEPTH

SQ FT/BEDROOM

2/8/99
10:00

APPLICATION

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HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 11/1/99

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

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

PROPERTY OWNER Rose Knill

ADDRESS 1521 St. Michaels Rd., Woodbine, MD 21797 PHONE 410-489-4623

AGENT OR PROSPECTIVE BUYER Heritage Land Development

ADDRESS 3060 Washington Road Suite 220, Glenwood, MD 21738 PHONE 410-489-7900

PROPERTY LOCATION:

SUBDIVISION Knill Property LOT NO. 1

ROAD AND DESCRIPTION ~~Lot #1, Long Corner Road, 11.878 Acres~~ St. Michael's Road

TAX MAP 6 PARCEL # 45

SIZE OF LOT ~~11.878~~ 200 acre TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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

[Signature]
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

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

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

THIS IS NOT A PERMIT

512793

COUNTY #

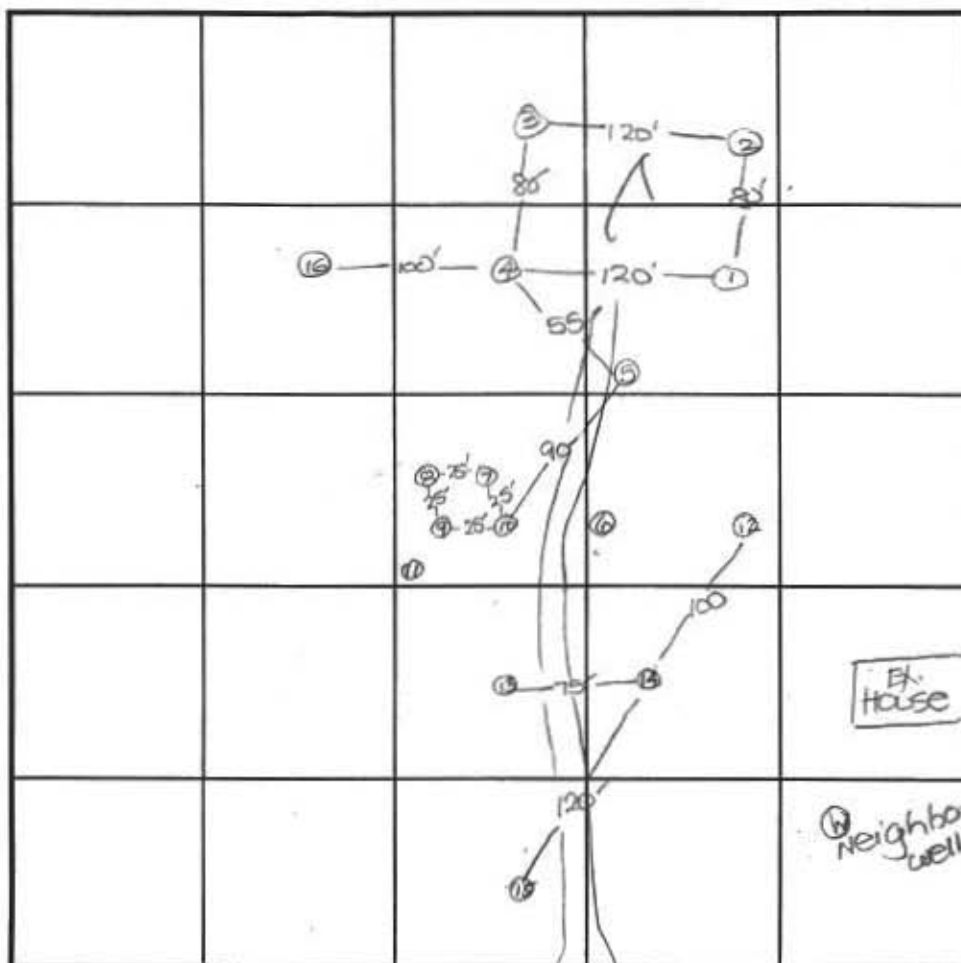
SOIL PROFILE

(5)

top soil

org brn
clmpale
org beige
si Lm20%+
hard
sh

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

St. Michael's Road

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
12-8-99	1	7.0'D	Hard	(60% rock @	3.5')		FAIL
	2	3.5'D	Hard				FAIL
	3	10.0'D	Hard	(60% rock @	5.5')		FAIL
	4	9.0'D	Hard	(60% rock @	4.0')		FAIL
	5	11.0'D	Visual	-see profile			OK
	6	5.0'D	Hard				FAIL
	7	5.0'D	Hard	insufficient depth to bedrock			FAIL
	8	5.0'D	Hard				FAIL
	9	5.5'D	Hard				FAIL
	10	5.5'D	Hard				FAIL

REMARKS

TYPE OF SOIL

TESTED BY DKS

ALSO PRESENT T. Reaga, Mr. Knill

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME

TRENCH WIDTH

INLET DEPTH

MAXIMUM BOTTOM DEPTH

SQ. FT./BEDROOM

SOIL PROFILE



--

1000

12
topsoil
red
org btm
cl Lm
pale
org beige
st Lm
35%+
hard sh

13/14
top soil
arg brn
clm
pale arg
brn
clm
30%
hard sh

100

--

[illegible]

TESTED BY

DKS

ALSO PRESENT

T. Feaga Mr. Knill



HOWARD COUNTY HEALTH DEPARTMENT

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

April 3, 2001

Mr. and Mrs. Knill
C/o Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21738

RE: **Percolation Test Results**
Application: A512793
Proposal: Subdivision
Property ID: Knill Property, Lot #1
St. Michael's Road
Tax Map: 6 Parcel #45

Dear Mr. Knill:

Supplemental percolation testing was conducted April 2, 2001 on the above referenced property. Test results indicated satisfactory soil conditions. A copy of the percolation test results is enclosed.

A **licensed surveyor** should submit a Percolation Certification Plan showing the following information to this office at this time:

- actual locations and elevations of all excavated test holes
- proposed septic reserve area
- proposed house site
- proposed well site
- locations of streams/swales/springs and any other features
- field matched contour lines at 2-foot intervals in the vicinity of the area tested
- location of all existing wells and septic systems within 100 feet of all property boundaries in the vicinity of the area tested

This plat should be submitted within sixty (60) days to allow field verification if necessary.

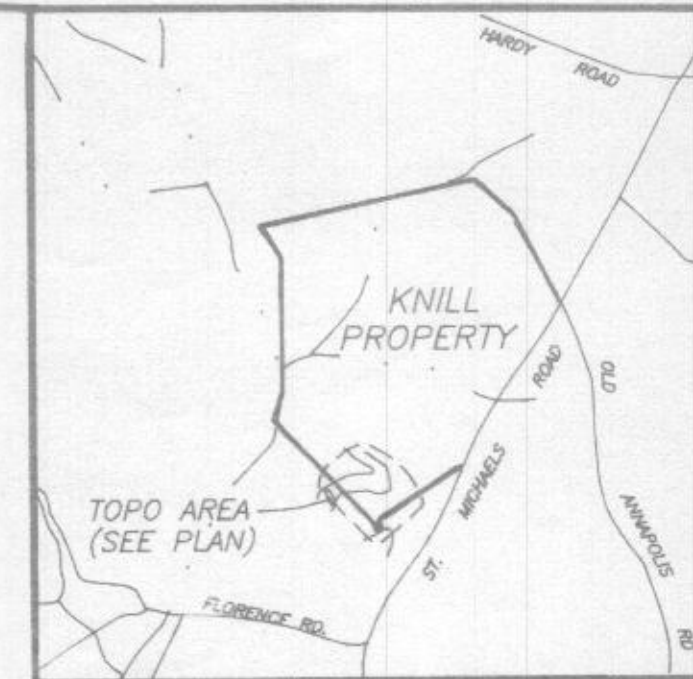
If you have any questions regarding this matter, please contact me at the address below or by calling (410) 313-2640. Thank you in advance for your time and cooperation.

Sincerely,

Donna K. Clark, R.S.
Water and Sewerage Program
DKC
Enclosures
Cc: file

NOTES:

1. TOPOGRAPHY SHOWN HEREON WAS FIELD-RUN BY SHANABERGER & LANE ON JULY 19, 2001.
2. THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MD. STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & 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. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
3. DESIGNATES APPROVED PERC TEST
 DESIGNATES FAILED PERC TEST
 DESIGNATES PREVIOUSLY DUG PERC TEST
 DESIGNATES LIMIT OF SOIL TYPE
 DESIGNATES PROPOSED WELL
4. ALL WELL & SEPTIC AREAS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN.



VICINITY MAP
SCALE: 1"=2000'

KNILL PROPERTY
L.346/F.466

IDIOTS DELIGHT INC.
L.766/F.691

RUSSEL GORDON
L.251/F.322

PHILLIP EVANS
L.2535/F.568

DANIEL MCNAMARA
L.5095/F.628

APPROVED: FOR PRIVATE WATER
& PRIVATE SEWAGE SYSTEMS
HOWARD COUNTY HEALTH
DEPARTMENT

Dore Mates 8/8/01
COUNTY HEALTH OFFICER DATE

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 & BELIEF.

G. Scott Shanabarger
G. SCOTT SHANABERGER

DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
PHONE: 410-461-9563
FAX: 410-461-9693

FIELD-LOCATED PERC-TEST PLAT
KNILL PROPERTY

L.346/F.480, L.961/F.293

4TH ELECTION DIST. HOWARD COUNTY, MD
SCALE: 1"=50' AUGUST 2, 2001

F:\ACADWIN\0126TOPO.DWG PC 512793

11/20/99
letter not
sent - date
confirmed w/
Jim Seaggs DS



HOWARD COUNTY HEALTH DEPARTMENT

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

November 29, 1999

Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21738

RE: Percolation Test Date

Proposed Use: Subdivision
Property ID: Knill Property, Lot #1
St. Michael's Road
Tax Map: 6 Parcel #45

Dear Sir or Madam:

Percolation testing has been tentatively scheduled for the above referenced property for **Wednesday, December 8, 1999, at 10:00 a.m.** Please call this office at (410) 313-2640 to confirm your acceptance of this percolation test date.

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

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

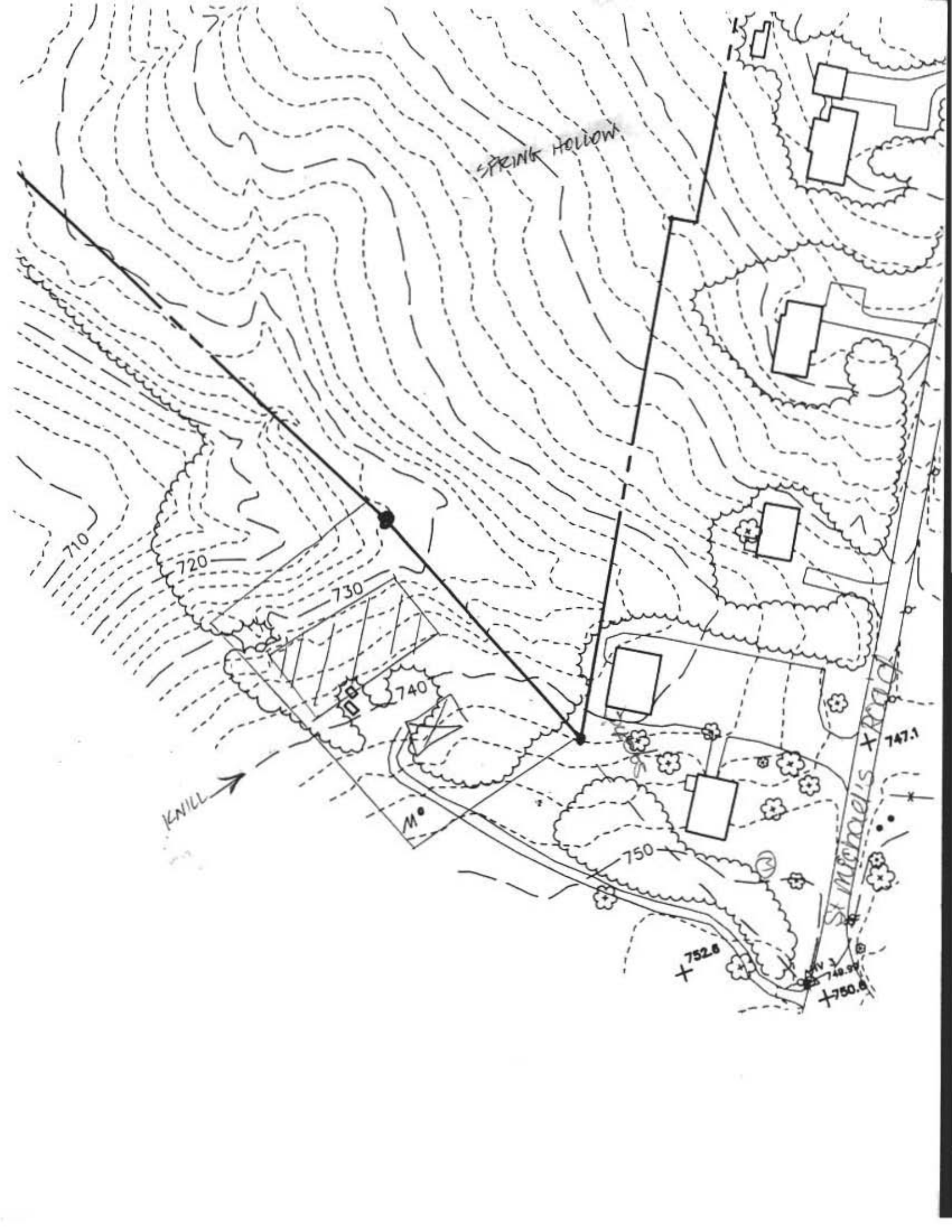
Percolation test results may be expected by mail two to three weeks after the completion of the percolation testing.

Thank you in advance for your cooperation in this matter.

Sincerely,

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

cc: file



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 8-19-02

P&Z File No. WP 03-16

Department of Planning and Zoning

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

- ☒ Agricultural Preservation
- ☒ Development Engineering Division
- ☒ Forest Conservation Planner
- ☒ File

Agencies

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

Knill Prop. Lot 1

RE: _____

ENCLOSED FOR YOUR
THE ENCLOSED

→ ☐ Signature Approval
→ ☐ Original

☒ Review & Comments ☐ Files

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 type="checkbox"/> Final Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond 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
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
<input checked="" type="checkbox"/> Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input checked="" type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<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"/>	

WAS: ☒ Received ☐ Tentatively Approved
☐ Received and Revised ☐ Approved

Recorded 8-19
On 9-12

COMMENTS: _____ SRC/COMMENTS DUE BY: _____

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

II. **Justification** (if additional space is needed for justification, please attach to the application)

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

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

PLEASE SEE ATTACHED LETTER

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".**

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:	<u>•</u>	Information Provided	<u>X</u>	Information Not Provided,
	<u>NA</u>	Not Applicable		Justification Attached

- ✓ 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.
- ✓ 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.
- 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.
- N/A 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).

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.

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.**

Rosie Knill 7/29/02
(Signature of Property Owner) (Date)

(Fee Simple Owner Only)

L.MENDOW II LTD. PARTNERSHIP
(Name of Property Owner)

1521 ST. MICHAEL RD.
(Address)

WOODBINE, MD. 21797
(City, State, Zip Code)

(E-mail)

(410) 461-4623
(Telephone)

(Fax)

Contact Person: ROSE KNILL

G. Scott Shanaberger 7/29/02
(Signature of Petition Preparer) (Date)

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

6026 TOWN & COUNTRY BLVD, SUITE 201
(Address)

EMICOTT CITY, MD. 21043
(City, State, Zip Code)

(E-mail)

(410) 461-9563
(Telephone)

(410) 461-9563
(Fax)

Contact Person: G. SCOTT SHANABERGER

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 _____

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 _____

I. 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

II. 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 _____

SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

July 22, 2002

Ms. Cindy Hamilton, Chief
Division of Land Development & Research
Howard County Department of Planning & Zoning
George Howard Building
3430 Court House Drive
Ellicott City, Md. 21043
attention: Ms. Brenda Barth

re: Waiver Petition
Knill Property (F-02-145)

Dear Ms. Hamilton:

We request a waiver of Section 16.147.q of the Subdivision and Land Development Regulations. Specifically, we request that the 10 days allowed for preparation and submission of the Stormwater Management Study and other information requested by the Development Engineering Division. F-02-145 was approved on May 31, 2002. Granting the waiver will allow the subdivision to proceed to recordation without nullifying the intent of the Regulations, and will serve the purpose of the Regulations by completing the subdivision process by the September 28, 2002 deadline.

I have enclosed copies of the Final Plat. If you need any further information with which to evaluate this request, please let me know. Thank you for your attention to this request.

Sincerely,



G. Scott Shanaberger

Professional L. S.



HORIZONTAL DATUM IS THE M.
COORDINATE SYSTEM N.A.D. 19
SHOWN IN FEET.

VERTICAL DATUM IS BASED ON

COPYRIGHT HOWARD COUNTY, MARYLAND.
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NO PART OF THE MATERIAL PROTECTED BY THE
COPYRIGHT NOTICE MAY BE REPRODUCED OR UT
IN ANY FORM OR BY ANY MEANS ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
BY ANY INFORMATION STORAGE AND RETRIEVAL
WITHOUT WRITTEN PERMISSION FROM THE COPYRIGHT

NOTES:

THIS MAP WAS COMPILED FROM 1" = 1200'
AERIAL VERTICAL PHOTOGRAPHY DATED 1971
AND EXPOSED AT AN ALTITUDE OF 7200 FEET
MEAN TERRAIN. CONTROL FOR COMPILED BY
GROUND SURVEY, SUPPLEMENTED BY DATA
BY AEROTRIANGULATION.

Horizontal accuracy: $\pm 1/2$ - 5 feet
Vertical accuracy: $\pm 1/2$ - 1.25 feet
 $\pm 1/2$ - 2.5 feet

- CONTOURS ARE SHOWN AT 5 FOOT INTERVALS
- DASHED CONTOURS INDICATE OBSOLETE
- CONTOURS ARE DERIVED FROM A CONTINUOUS
SO YOU MAY NOTICE CONTOUR LINES OR
GULLIES.

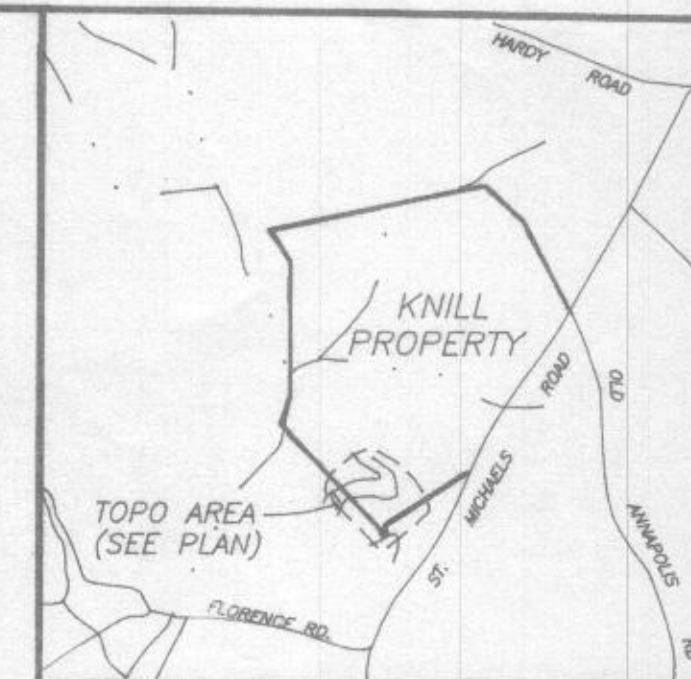
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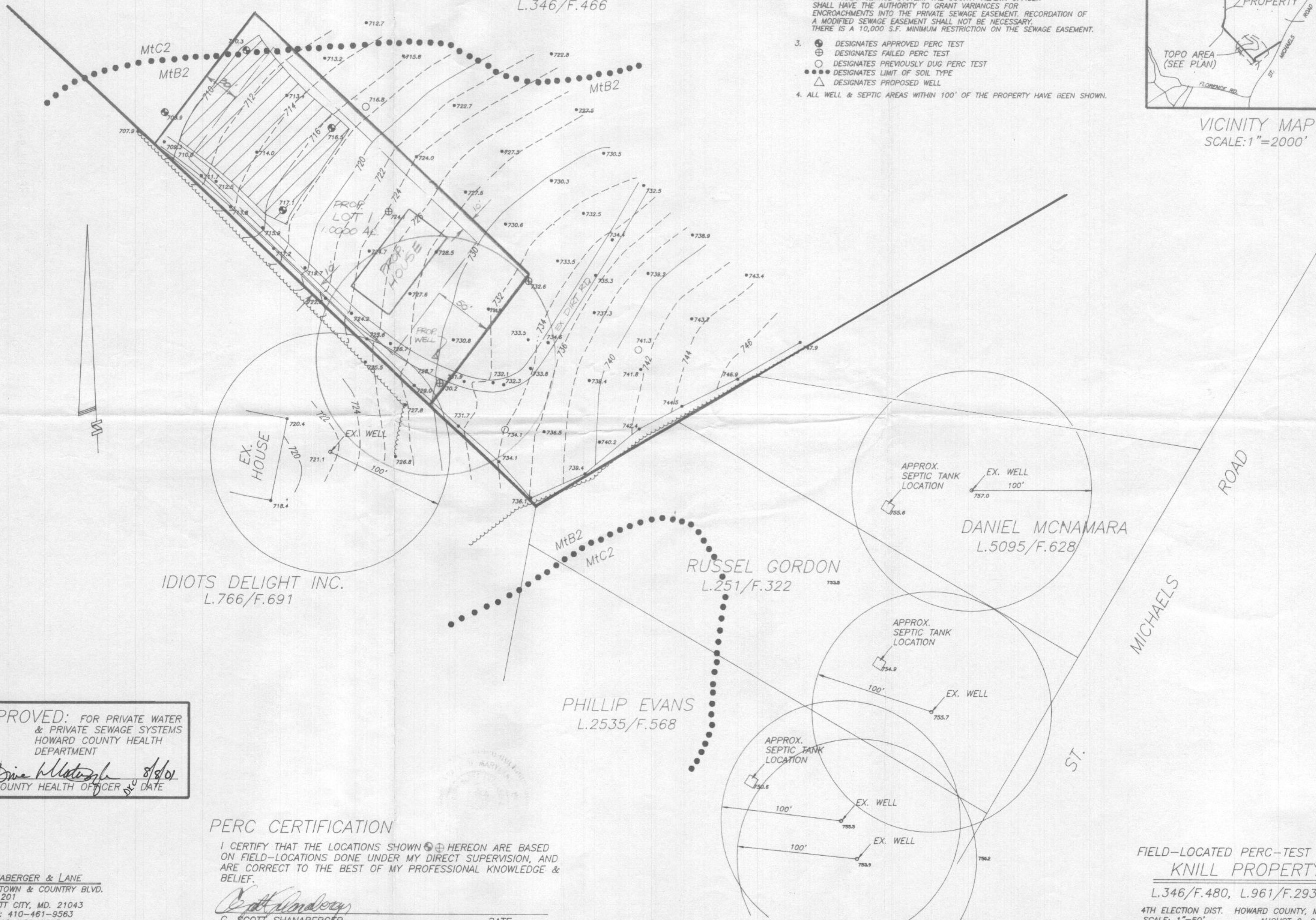
NOTES:

1. TOPOGRAPHY SHOWN HEREON WAS FIELD-RUN BY SHANABERGER & LANE ON JULY 19, 2001.
2. THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MD. STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & 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. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
3.
 - ⊕ DESIGNATES APPROVED PERC TEST
 - ⊗ DESIGNATES FAILED PERC TEST
 - DESIGNATES PREVIOUSLY DUG PERC TEST
 - DESIGNATES LIMIT OF SOIL TYPE
 - △ DESIGNATES PROPOSED WELL
4. ALL WELL & SEPTIC AREAS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN.



VICINITY MAP
SCALE: 1"=2000'

KNILL PROPERTY
L.346/F.466



APPROVED: FOR PRIVATE WATER
& PRIVATE SEWAGE SYSTEMS
HOWARD COUNTY HEALTH
DEPARTMENT

Donna H. Matzke 8/8/01
COUNTY HEALTH OFFICER DATE

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 & BELIEF.

G. Scott Shanabarger
G. SCOTT SHANABERGER

DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
PHONE: 410-461-9563
FAX: 410-461-9693

FIELD-LOCATED PERC-TEST PLAT
KNILL PROPERTY

L.346/F.480, L.961/F.293

4TH ELECTION DIST. HOWARD COUNTY, MD
SCALE: 1"=50' AUGUST 2, 2001

STONE FOUND
N 01° 24' 07" E
99.00'

N 56° 49' 23" W
27.11'

98

99

30' PREScriptive R/W

SIGHT DISTANCE
EASEMENT
(2100' R.F. OR 0.0482 AC.)

KNILL PROPERTY
L. MEADOW II LTD. PARTNERSHIP
2635/182

4° 04' 09" 10"
TAN. 8.11
CHD. 82° 56' 53" W.
303.08'

4° 02' 58"
TAN. 8.11
CHD. N 29° 56' 34" E 16.22'

PRIVATE USE-IN-COMMON
EASEMENT FOR LOT 1 &
RESIDUE PARCEL

PRIVATE STORMWATER MANAGEMENT
EASEMENT ACCESS
USE-IN-COMMON ACCESS FOR
LOT 1 & UTILITY EASEMENT

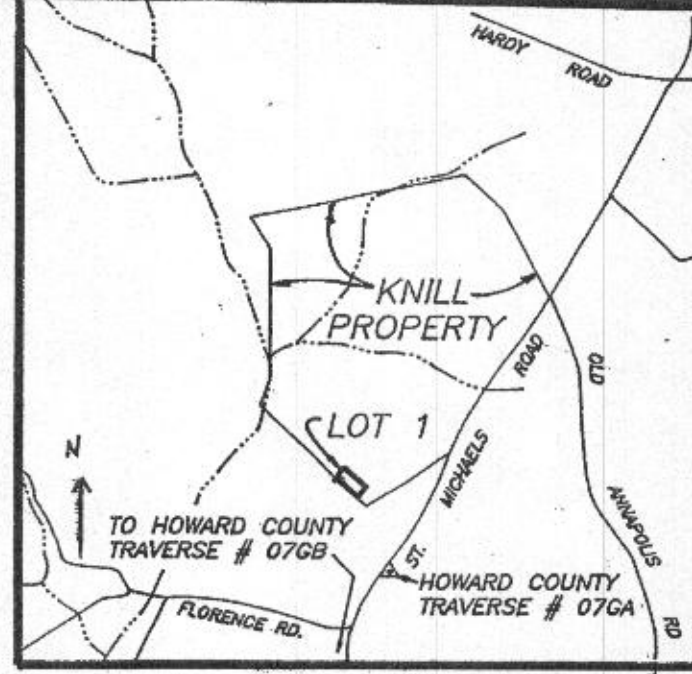
DETAIL
1"=100'

KNILL PROPERTY
L. MEADOW II LIMITED PARTNERSHIP
2635/182
P/O PARCEL 209
ZONED: RC-DEO

IDIOTS DELIGHT INC.
L.766/F.691
ZONED: RC-DEO

COORDINATES					
NO.	NORTHING (F)	EASTING (F)	NO.	NORTHING (M)	EASTING (M)
73	604094.0843	1278857.8209	73	184128.2452	389796.6434
241	604175.8575	1278769.9965	241	184153.1697	389769.8745
240	604277.8401	1278858.5760	240	184184.2540	389796.8735
239	604502.9437	1278616.8147	239	184252.8657	389723.1846
242	604390.5123	1278539.4572	242	184218.5966	389699.6060
99	605089.3580	1277788.8967	99	184431.6052	389470.8347
98	605188.3284	1277791.3187	98	184461.7714	389471.5729

12. DESIGNATES SUCCESSFUL PERC TEST.
13. DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1.) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - 2.) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - 3.) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - 4.) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING).
 - 5.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - 6.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
14. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
15. A DECLARATION OF MAINTENANCE OBLIGATIONS FOR A PRIVATE USE-IN-COMMON DRIVEWAY HAS BEEN RECORDED. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD. SIMULTANEOUSLY WITH THIS PLAT.
16. NO WETLANDS, STREAMS, WETLAND & STREAM BUFFERS OR FLOODPLAINS WILL BE IMPACTED BY THE PROPOSED LOT OR DEVELOPMENT AS PER A REPORT BY DENNIS J. LABARE, M.S. & ASSOCIATES ENVIRONMENTAL CONSULTING SERVICES.
17. THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL PRESERVATION PROGRAM.
18. LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF 104.E(6) OF THE ZONING REGULATIONS.
19. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(vi) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
20. IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, PERIMETER LANDSCAPING SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN FILED WITH THIS PLAN. SURVEY FOR THE REQUIRED 3 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 1.
21. STORMWATER MANAGEMENT IS PROVIDED BY CREDITS OBTAINED FOR DISCONNECTION USING GRASS SWALES AND LOT GRADING.
22. THIS PLAT CONFORMS TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
23. THERE ARE NO EXISTING STRUCTURES WITHIN 60' OF LOT 1.
24. THIS SUBDIVISION IS SUBJECT TO A DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 2412 FOLIO 240 AND AN AMENDMENT TO DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 3748 AT FOLIO 0092.



VICINITY MAP
SCALE: 1"=2000'

PRIVATE USE-IN-COMMON
EASEMENT FOR LOT 1 &
RESIDUE PARCEL 209

OWNERS:
L. MEADOW II LIMITED PARTNERSHIP
1521 SAINT MICHAELS ROAD
WOODBINE, MD 21797

RECORDED AS PLAT # 16097
ON 8-8-03 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD.

NOTES:

1. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 07GA & 07GB
2. SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE
4. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED 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.
5. THE REQUIREMENTS OF § 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 THE MARKERS HAVE BEEN COMPLIED WITH.
6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
7. DESIGNATES FENCE POST FOUND AND HELD
DESIGNATES IRON PIN & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT
8. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN NOVEMBER, 2001.
9. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
10. THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
11. THERE ARE EXISTING STRUCTURES ON THE RESIDUE PARCEL TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.0000 ACRES±
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	1.0000 ACRES±
AREA OF RECREATION OPEN SPACE	0
TOTAL AREA OF 100' YEAR FLOODPLAIN	0
AND 25% OR GREATER STEEP SLOPES	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	0
INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0000 ACRES±

APPROVED. FOR PRIVATE WATER &
PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH
DEPARTMENT
Penny Boerstein M.D. 6/24/03
COUNTY HEALTH OFFICER DATE

APPROVED. HOWARD COUNTY
DEPARTMENT OF PLANNING
& ZONING

CHIEF, DEVELOPMENT ENGINEERING
DIVISION
March 2, 2002
DIRECTOR DATE

OWNERS' CERTIFICATE

WE, L-MEADOW II LIMITED PARTNERSHIP, A MARYLAND CORPORATION, BY CHARLES GORDON KNILL, GENERAL PARTNER, AND ROSIE I. KNILL, GENERAL PARTNER, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS,

1. THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
2. THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACES, WHERE APPLICABLE; AND
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 RIGHT-OF-WAYS.

WITNESS BY OUR HANDS THIS 10th DAY OF APRIL, 2002.

Charles Gordon Knill 4/10/02
GENERAL PARTNER, L-MEADOW II LIMITED PARTNERSHIP DATE

Rosie I. Knill 4/10/02
GENERAL PARTNER, L-MEADOW II LTD. PARTNERSHIP DATE

Timothy W. Feaga 4/10/02
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY CHARLES GORDON KNILL AND ROSIE I. KNILL TO L-MEADOW II LIMITED PARTNERSHIP BY DATED JULY 6, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 2635, FOLIO 182 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.

G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849
DATE 3/29/02

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT
LOT 1
KNILL
PROPERTY
4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 7 BLOCK 13
PARCEL P/O 209
ZONED: RC-DEO
SCALE: 1"=100'
MARCH 25, 2002
PREVIOUS DPZ FILES: NONE
SHEET 1 OF 1