

Copy: Health Dept

March 5, 2008

Ms. Cindy Hamilton, Chief
Division of Land Development
3430 Court House Drive
Ellicott City, MD 21043



Re: Schulze Property Lot 1
F 06-057

CORPORATE:
Charlilly

VIRGINIA OFFICES:
Charlilly
Charlottesville
Fredericksburg
Harrisonburg
Leesburg
Newport News
Virginia Beach
Winchester
Woodbridge

LABORATORIES:
Charlilly
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

Dear Ms. Hamilton:

Submitted herewith please find a signed revised Perc Cert Plan for the Schulze property, F 06-057. It is our understanding that the original plat can now resume the signature and recordation process.

Please do not hesitate to call our office if you have any questions.

Respectfully Submitted,
PATTON HARRIS RUST & ASSOCIATES

Wendy G. van Antwerp

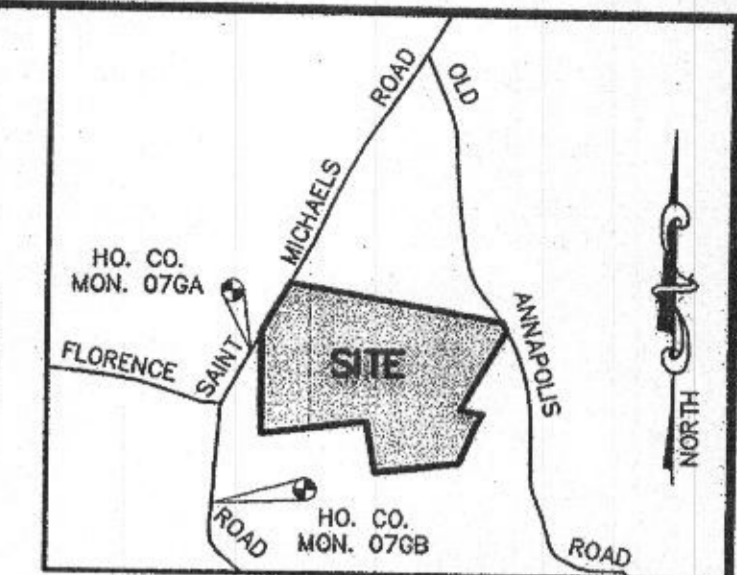
Wendy G. van Antwerp
Project Coordinator

cc: Pat Britt Fendlay

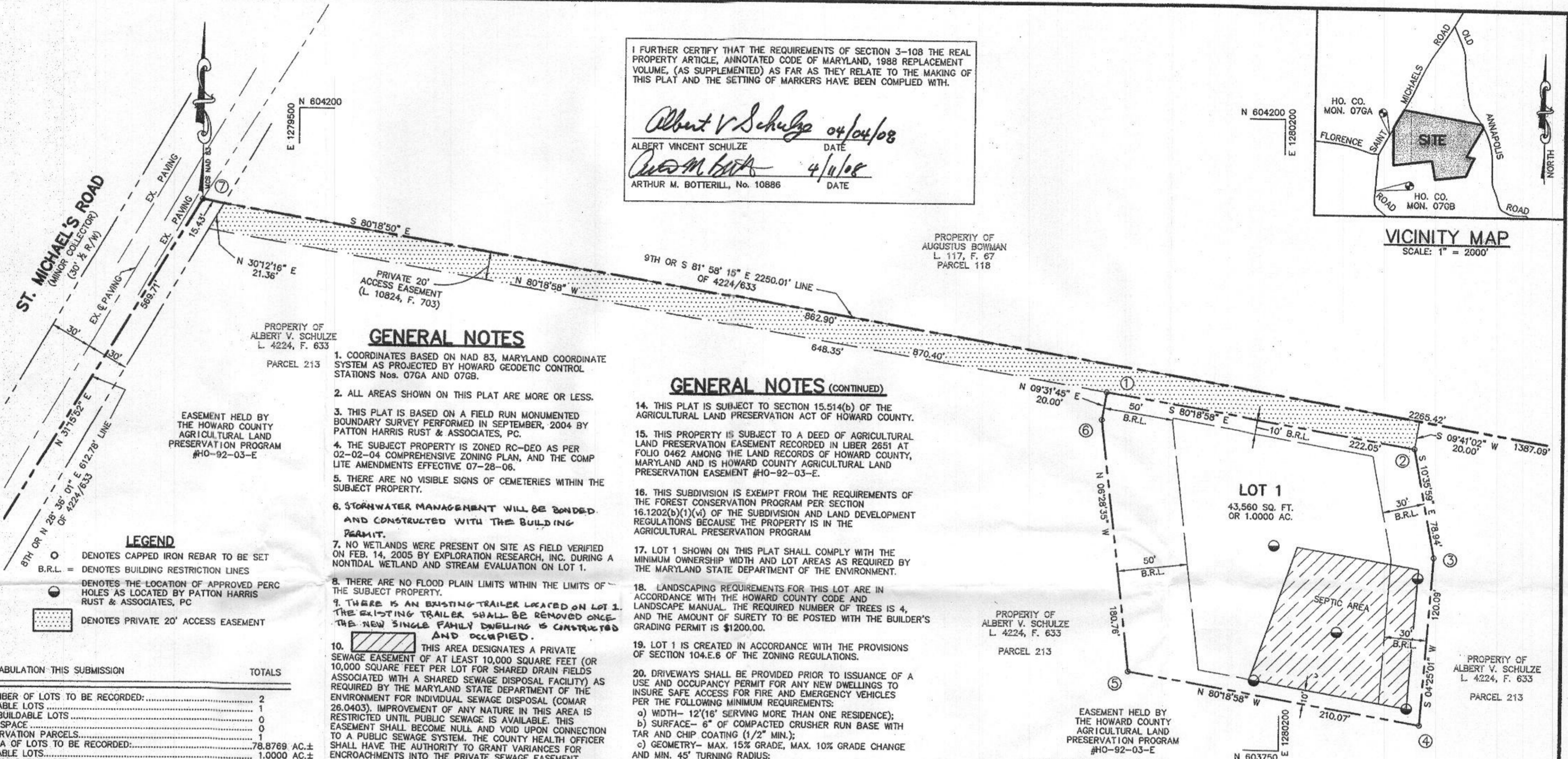
p:\project\13039-1-0\ L-Hamilton 08 0305

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.

Albert V. Schulze 04/04/08
ALBERT VINCENT SCHULZE DATE
Arthur M. Botterill 4/11/08
ARTHUR M. BOTTERILL, No. 10886 DATE



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 07GA AND 07GB.
2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN SEPTEMBER, 2004 BY PATTON HARRIS RUST & ASSOCIATES, PC.
4. THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 02-02-04 COMPREHENSIVE ZONING PLAN, AND THE COMP LITE AMENDMENTS EFFECTIVE 07-28-06.
5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
6. STORMWATER MANAGEMENT WILL BE BONDED AND CONSTRUCTED WITH THE BUILDING PERMIT.
7. NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED ON FEB. 14, 2005 BY EXPLORATION RESEARCH, INC. DURING A NONTIDAL WETLAND AND STREAM EVALUATION ON LOT 1.
8. THERE ARE NO FLOOD PLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
9. THERE IS AN EXISTING TRAILER LOCATED ON LOT 1. THE EXISTING TRAILER SHALL BE REMOVED ONCE THE NEW SINGLE FAMILY DWELLING IS CONSTRUCTED AND OCCUPIED.
10. 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 26.0403). IMPROVEMENT OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT 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.
11. LOT 1 IS BEING CREATED IN ACCORDANCE WITH THE DEED OF AGRICULTURAL LAND PRESERVATION EASEMENT AND SECTION 15.514(b) OF THE AGRICULTURAL LAND PRESERVATION ACT OF HOWARD COUNTY. L. 10824 / F. 703
12. PERC TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC.
13. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.

GENERAL NOTES (CONTINUED)

14. THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL LAND PRESERVATION ACT OF HOWARD COUNTY.
15. THIS PROPERTY IS SUBJECT TO A DEED OF AGRICULTURAL LAND PRESERVATION EASEMENT RECORDED IN LIBER 2651 AT FOLIO 0462 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND IS HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT #HO-92-03-E.
16. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
17. LOT 1 SHOWN ON THIS PLAT SHALL COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
18. LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. THE REQUIRED NUMBER OF TREES IS 4, AND THE AMOUNT OF SURETY TO BE POSTED WITH THE BUILDER'S GRADING PERMIT IS \$1200.00.
19. LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OF THE ZONING REGULATIONS.
20. 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'(16' SERVING MORE THAN ONE RESIDENCE);
 - b) SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - c) GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 DRIVEWAY SURFACE;
 - f) MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
 - g) FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY.
21. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.

GENERAL NOTES (CONTINUED)

22. WP-08-109 TO WAIVE SECTION 16.144 (q)(6) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ACTIVATE PROCESSING STATUS, WAS APPROVED ON OCTOBER 18, 2007.
23. PER A LETTER DATED MAY 25, 2007 IT IS AGREED BETWEEN HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND JOHN AND CORNELIA SCHULZE TO PROCEED WITH THIS PLAT WITHOUT BONDING THE STORMWATER MANAGEMENT ITEMS. THIS WOULD BE REVISED WHEN THE BUILDING PERMIT IS APPLIED FOR.
24. A SECOND SHEET HAS BEEN ADDED TO THIS PLAT TO COMPLY WITH THE HOWARD COUNTY HEALTH DEPARTMENT'S REQUIREMENT TO DEPICT THE ENTIRE RESIDUE PARCEL.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	78.8769 AC.±
BUILDABLE LOTS	1.0000 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	77.8769 AC.±
INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	78.8769 AC.±

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY LEONARD P. SCHULZE TO ALBERT VINCENT SCHULZE, BY DEED DATED FEBRUARY 17, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4224 AT FOLIO 633 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 4/11/08
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO 10886

OWNER'S CERTIFICATE

I, ALBERT VINCENT SCHULZE, OWNER 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 MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 4 DAY OF APRIL, 2008

Albert Vincent Schulze 4/04/08
ALBERT VINCENT SCHULZE DATE

Arthur M. Botterill 4/11/08
WITNESS DATE

OWNER

ALBERT VINCENT SCHULZE
1685 SAINT MICHAELS ROAD
WOODBINE, MARYLAND 21797-8225

RECORDED AS PLAT No. 19933
ON 5/30/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AGRICULTURAL PRESERVATION
SUBDIVISION PLAT FOR THE
SCHULZE PROPERTY
LOT 1 & RESIDUE OF
PARCEL 213

4TH ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
TAX MAP No. 7 GRID No. 20 PARCEL 213 ZONED: RC-DEO
SCALE: 1" = 50' DATE: 04-08-08 SHEET: 1 OF 2
13039/1-0/SURVEY/FINAL/001 PLAT-second revised lot.DWG

COORDINATES LIST		
POINT	NORTH	EAST
1	604004.3773	1280075.3618
2	603967.0260	1280294.2478
3	603889.4362	1280308.7680
4	603769.7076	1280299.5196
5	603805.0443	1280092.4398
6	603984.6532	1280072.0507
7	604134.4850	1279431.8030
8	603753.3236	1281664.9258
9	603662.1893	1281694.9093
10	602844.4821	1281209.0685
11	602796.8632	1281439.9899
12	602685.2338	1281369.0004
13	602287.7180	1281190.6553
14	602202.6480	1280320.5239
15	602730.0387	1280236.9594
16	602613.7795	1279137.1874
17	603645.3254	1279151.1213
18	603647.5076	1279136.1300

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Albert V. Schulze 4/04/08
 ALBERT VINCENT SCHULZE DATE
Arthur M. Botterill 4/11/08
 ARTHUR M. BOTTERILL, No. 10886 DATE

LEGEND

- DENOTES CAPPED IRON REBAR TO BE SET
- B.R.L. = DENOTES BUILDING RESTRICTION LINES
- DENOTES THE LOCATION OF APPROVED PERC HOLES AS LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC
- ▨ DENOTES PRIVATE 20' ACCESS EASEMENT

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NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS TO BE RECORDED:	78.8769 AC.±
BUILDABLE LOTS	1.0000 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	77.8769 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	78.8769 AC.±

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P+H+R+A

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Arthur M. Botterill 4/4/08
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION NO. 10886

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WITNESS MY/OUR HANDS THIS 4 DAY OF APRIL, 2008

Albert Vincent Schulze 4/04/08
 ALBERT VINCENT SCHULZE DATE

Arthur M. Botterill 4/04/08
 WITNESS DATE

RECORDED AS PLAT No. 19934
 ON 5/30/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AGRICULTURAL PRESERVATION
 SUBDIVISION PLAT FOR THE
 SCHULZE PROPERTY
 LOT 1 & RESIDUE OF
 PARCEL 213**

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP No. 7 GRID No. 20 PARCEL 213 ZONED: RC-DEO
 SCALE: 1" = 200' DATE: 04-08-08 SHEET: 2 OF 2
 13039/1-0/SURVEY/FINAL/001 PLAT-second revised lot.DWG

F-06-057

