

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

APR 26 2014

AGENCY REVIEW: _____

DATE 4-26-14

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- ☒ CONSTRUCT NEW SEPTIC SYSTEM(S)
☐ REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
☐ REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- ☒ NEW STRUCTURE(S)
☐ ADDITION TO AN EXISTING STRUCTURE
☐ REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- ☒ CREATE NEW LOT(S)
☐ BUILD ON AN EXISTING LOT IN A SUBDIVISION
☐ BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- ☐ YES
☒ NO

THE TYPE OF STRUCTURE IS:

- ☒ RESIDENTIAL WITH 5 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
☐ COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
☐ INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) John and Mary McCoy

DAYTIME PHONE (410) 531-3290 CELL (410) 371-0240 FAX _____

MAILING ADDRESS 11965 Simpson Road Clarksville MD 21029
STREET CITY/TOWN STATE ZIP

APPLICANT NAJIB RASHAN, NJR & ASSOC.

DAYTIME PHONE (240) 508-3200 CELL (240) 508-3200 FAX _____

MAILING ADDRESS 2770 STATE RTE-32 WEST FRIENDSHIP MD 21794
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME LOT-1, CHERRY BRAE, PLAT-5887 LOT NO. _____

PROPERTY ADDRESS 11965 Simpson Rd. Clarksville, MD 21029
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 41 GRID 7 PARCEL(S) 198 PROPOSED LOT SIZE _____

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

TEST RESULTS WILL BE MAILED TO APPLICANT.

[Signature]
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

A/P

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H

REMARKS _____

SANITARIAN _____ BACKHOE _____ OTHERS _____

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

8/24/94
partial C.O.
2:00pm
8/26/94
2:00pm
8/30/94
12:00pm

05-446084

8/30/94 Need
pump tested
DKS
P 50127A

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

461-9933 313-2640

INDEXED

A 41379
DISTRICT 5th

DATE 7/5/94

DATE SYSTEM APPROVED 9/23/94
Based upon call-in and letter
INSPECTOR from WESMAR
DKS

Wesmar Corporation IS PERMITTED TO INSTALL ☒ ALTER ☐

ADDRESS 13990 Triadelphia Mill Road, Dayton, Maryland 21036 PHONE 410-531-2166

SUBDIVISION Ashleigh Knolls LOT 10 ROAD 7133 Chilton Court

PROPERTY OWNER Columbia Builders, Inc.

ADDRESS P. O. Box 999
Columbia, Maryland 21044

SEPTIC TANK CAPACITY 1250 GALLONS

PUMP SYSTEM

NUMBER OF BEDROOMS 4 210

- Dual effluent pumps, controls and alarms are recommended.

210 SQUARE FEET PER BEDROOM 840

- A 1000 gallon capacity pump pit will be required if only a single pump is used.

LINEAR FEET OF TRENCH REQUIRED 280 280
31840

- Contractor to supply pump detail prior to issuance of septic permit.

TRENCHES - Trench to be 3 feet wide. Inlet 2 feet below original grade. Bottom maximum depth 4 feet below original grade. Effective area begins at 2 feet below original grade. 2 feet of stone below distribution pipe.

LOCATION - Place distribution box at the highest point of the modified sewage disposal easement and 100 feet from well. This location will be approximately 115 feet from the left lot line and 10 feet from the left-rear lot line. Run trenches along contour toward right-rear corner of property.

NOTES - No trench to exceed 100 feet in length. Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank. OK/cw

PLANS APPROVED BY C. Williams DATE 07/14/94

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES) AND RETURNED 5/4/01

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH B00024410 screened porch

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS BLDG. PERMIT SIGNED

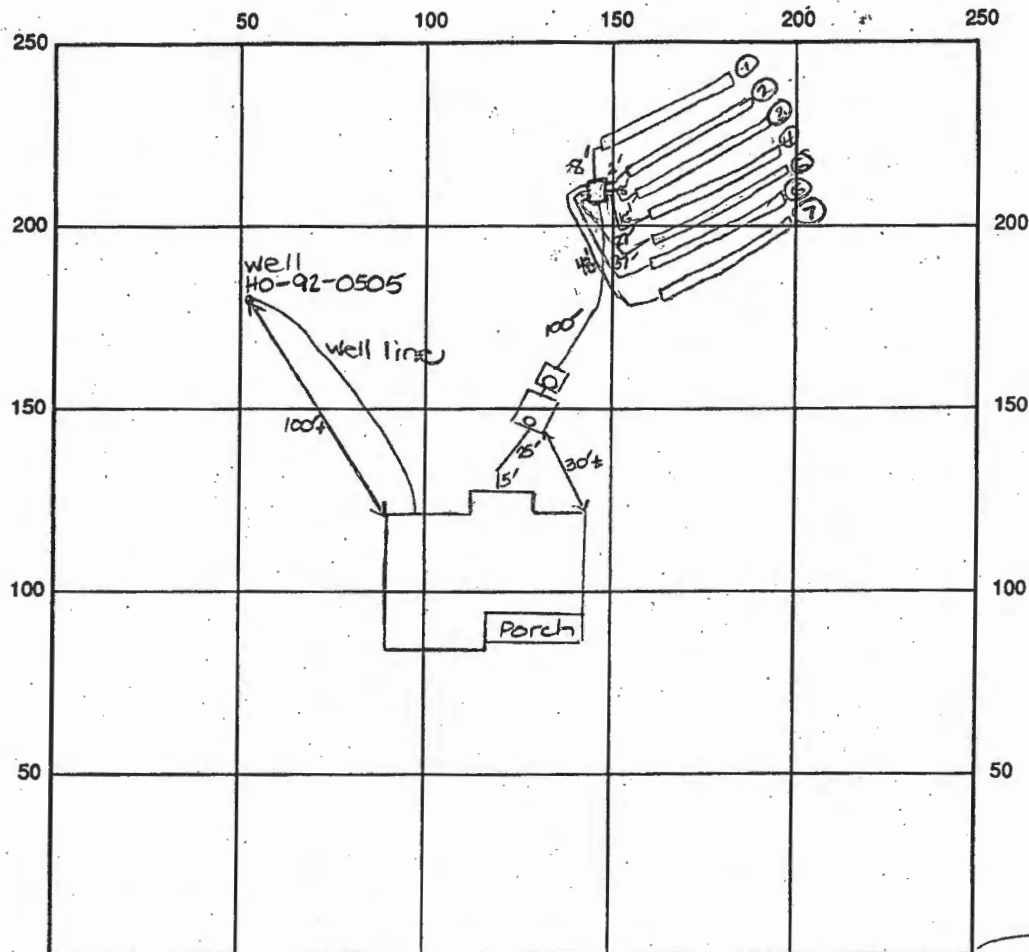
PERMIT VOID AFTER TWO YEARS AND RETURNED 9/2/94

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED. Serial # 50127. propane tank

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT

A 41379



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

chilton Court

SEPTIC TANK LEVEL OK - 1250 gal & 1000 gal CLEANOUTS one on s.t., manhole on pump pit

DISTRIBUTION BOX LEVEL OK - baffle in

DRAIN FIELD/TITLE DEPTH 4 FT. TRENCH WIDTH 3 FT. INLET DEPTH 2 FT.

EFFECTIVE GRAVEL DEPTH 2 FT. TOTAL LENGTH ① 43' ② 43' ③ 47' ④ 40' ⑤ 43' ⑥ 57' ⑦ 40' → 318' total

NUMBER OF TRENCHES 7 ~~CONSIDERABLE~~ BOTTOM AREA 954 SQ. FT.

DRYWALL INSIDE DIAMETER — FT. EFFECTIVE DEPTH BELOW INLET — FT.

ABSORBENT AREA 954 SQ. FT.

REMARKS: 8/24/94 OK to continue work and cover from house to
park. DKS

8/26/94 OK to cover from pump pit to d.b. and continue. DKS

8/30/94 OK to cover septic work. Need to test pump. DKS

DATE SYSTEM APPROVED _____ INSPECTOR _____



**Howard County
Health Department**

Bureau of Environmental Health
8930 Stanford Blvd. Columbia, MD 21045
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
Website: www.hchealth.org
Maura J. Rossman, M.D., Health Officer

Date: August 31, 2017

To: Applicant: John and Mary McCoy
Via E-Mail: john.mccoy@columbiaassociation.org
Mary_McCoy@hcpss.org
roshannj@aol.com

RE: **Percolation Testing Report**
11965 Simpson Road
Clarksville, MD 21029

Mr. and Mrs. McCoy,

Percolation testing was conducted on the referenced property on August 22, 2017. The purpose for conducting these percolation tests was for an anticipated establishment of a sewage disposal area for the existing lot and 2 sub lots. The testing was also to establish a 10,000 square feet reserve area for each lot.


A total of fifteen (15) test holes were evaluated and fifteen (15) were found to be satisfactory with moderate percolation. Acceptable ranges for recommended inlet and trench bottom depth, and usable sidewall are indicated, and may be confirmed at the time of installation. Field data collected is shown on the Percolation Test Worksheet enclosed with this letter.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Areas that may be included in a septic reserve are represented by test locations having satisfactory soil conditions. The area of the septic reserve must be at least 10,000 square feet, though Howard County Code [3.805.A.2.X] requires that the area be large enough to accommodate an initial drain field and two repair drain fields for the planned residence.

The next step in this process is to submit a Percolation Certification Plan to confirm the design of the septic reserve areas. When designing your plan, please address the following:

- On percolation certification plan please show all structures on the property.
- Your plan must contain all of the surrounding properties including the septs and wells.

If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at the above address or by telephone at (410) 313-2775.

Respectfully,

Dana Bernard, REHS/L.E.H.S.
Environmental Specialist II
Enclosures
File
Cc: Engineer

11965 Simpson Road

#4A

A/P

#1A

Red Brown
yellow
SCL

3.5

Red Brown
yellow
SCL
many mica

↓

#2A

Red Brown
yellow
SCL

3.5

Red Brown
yellow
SCL
many mica

#3A

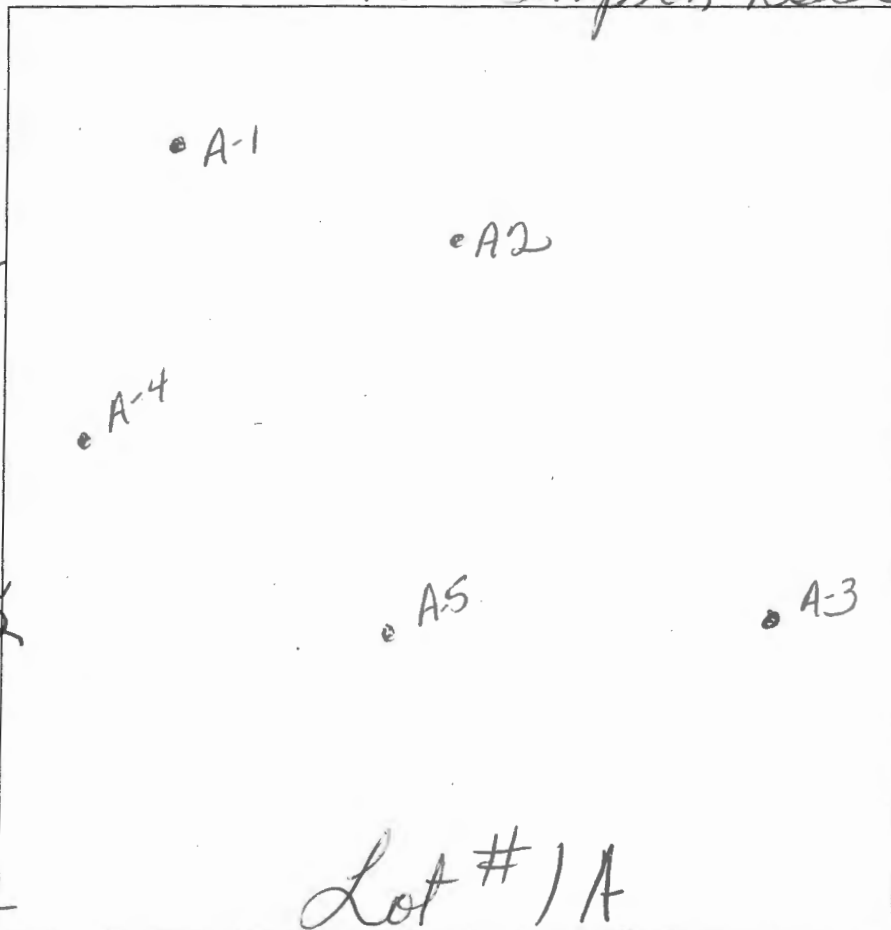
Red Brown
yellow
SCL

3.5

Red Brown
yellow
SCL

↓

14



Red Brown
yellow
SCL

3.5

Red Brown
yellow
white
many mica
Laminar
sand

↓

13

A5

Red Brown
yellow
SCL

3.5

Red Brown
yellow
SCL
many mica

↓

13

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
8-22-17	A-2	4.5 13	11:29	11:41	11:52	8min	P
8-22-17	A-1	4.0 12	11:32	11:34	11:36	2min	P
8-22-17	A-4	4.0 12	11:36	11:38	11:40	2min	P
8-22-17	A-5	4.0 12	11:40	11:50	12:00	10min	P
8-22-17	A-3	3.5 14	11:55	11:57	12:00	3min	P

REMARKS

SANITARIAN

Beararch

BACKHOE

Level Land

OTHERS

TEST HOLES USED IN SDA

AVG. PERC TIME

SQ. FT/BR

TRENCH WIDTH

INLET DEPTH

MAX. BOT DEPTH

EFFECTIVE S/W

A/P _____

#1

Red Brown
yellow
SCL

3.5

Red Brown
yellow
Sh

10-20%

Rx

↓

12'

#2

Red Brown
yellow
SCL

3.5

Red Brown
yellow
Sh

10-20%

Rx

many
more

#3

Red Brown
yellow
Sh

3.0

Red Brown
yellow
Sh

10-20%

Rx

↓

14'

B-4

B-3

B-5

B-1

B-7

Lot # 1B

#4

Red Brown
yellow
Sh

3.5

Red Brown
yellow
FSh

↓

14'

#5

Red Brown
yellow
SCL

3.5

Red Brown
yellow
Sh

10-20%

↓

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
8-22-17	B-1	4.5/12	12:56	12:58	1:04	6min	P
8-22-17	B-2	4.5/12	1:00	1:04	1:09	5min	P
8-22-17	B-3	4.3/14	1:09	1:11	1:15	4min	P
8-22-17	B-4	4.5/14	1:15	1:17	1:20	3min	P
8-22-17	B-5	4.0/12	1:05	1:07	1:12	5min	P

REMARKS _____

SANITARIAN DebernardBACKHOF Level-Land

OTHERS _____

TEST HOLES USED IN SDA 5

AVG. PERC TIME _____

SQ. FT/BR _____

TRENCH WIDTH _____

INLET DEPTH _____

MAX. BOT DEPTH _____

EFFECTIVE S/W _____

11965 Simpson Road

V-4

A/P

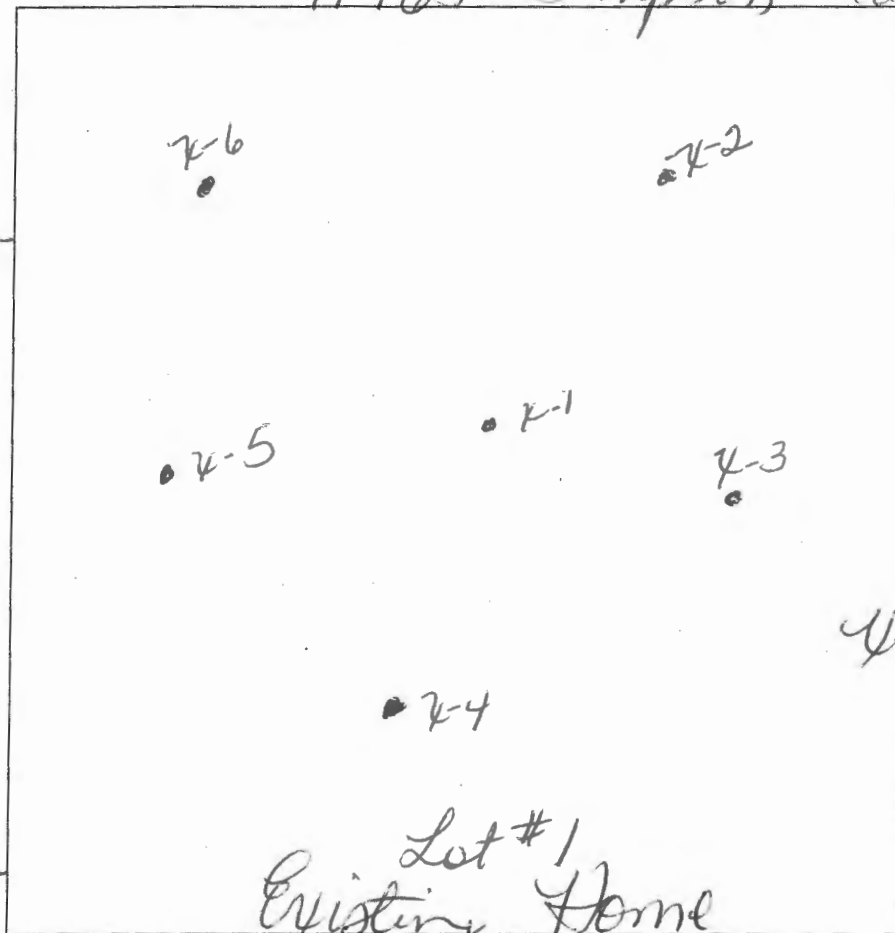
V-1
Red Brown
yellow
Sh
3.5'
Red Brown
yellow
many
mica
FSL
12'

Red Brown
yellow
Sh
2.5'
Red Brown
Sh
many
mica
Shist
10'
Hard Bottom
compacted
Shist
12'
Red Brown
yellow Sh

V-5
Red Brown
yellow
Sh
2.5'
Red Brown
yellow
Sh
many
mica
12'

V-6

Red Brown
yellow
Sh
2.5'
Red Brown
yellow
Sh
many
mica
13'



Lot #1
Existing Home

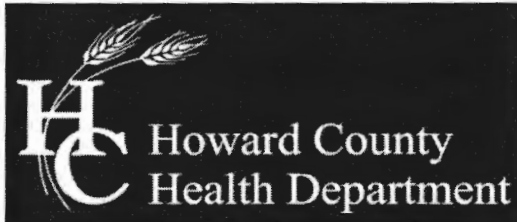
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
8-22-17	1	4.5/12	10:20	10:22	10:24	2min	P
8-22-17	2	3.5/13	10:30	10:39	10:42	3min	P
8-22-17	3	—	Did not dig	Dry well	12 feet'		
8-22-17	4	3.5/12	10:26	10:33	10:45	7min	P
8-22-17	5 ⁽⁶⁾	3.5/12	10:50	10:54	10:58	4min	P
8-22-17	5	3.5/12	11:15	11:17	11:19	2min	P

Just
pumped
out
of
H2O
broke
full

V-3
Next
to Dry
well
measured
Dry
well
and it
is 12
2 feet
of H2O
in the well

REMARKS

SANITARIAN Burard BACKHOE Level OTHERS American
TEST HOLES USED IN SDA 6 AVG. PERC TIME _____ SQ. FT/BR _____
TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

May 5, 2017

NJR & Associates
2770 State Route 32
West Friendship, MD 21794

Sent via email to:

**RE: Percolation Test Plan
11965 Simpson Road**

NJ:

Upon review of the plan, a couple of items need to be added or changed on the plan. Please revise the plan to include the following:

- 1.) Scale plan down to fit all surrounding wells. Show 100 and 200 foot well radius.
- 2.) The surrounding wells are either directly down gradient or within 45 degrees (of contour) down gradient of the existing and proposed sewage disposal areas (SDA).
- 3.) Show all wells not to be gradient of existing and proposed SDA's. If wells are down-gradient then each well must be at least 200 feet away and the owner must apply for a Variance.
- 4.) Identify alternate well sites and well box with symbols in the legend
- 5.) Differentiate symbols for passing and proposed percolation test holes in legend and on plan.
- 6.) Add tag number for existing well on plan
- 7.) Indicate how the onsite well and neighboring wells have been located (i.e. field located)
- 8.) Add required perc test notes to plan (See attachment).
- 9.) Add owner information to plan
- 10.) Add Tax Map and Parcel to plan

Should you have any concerns or questions, please don't hesitate to ask.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

Oswald, Hank

From: Oswald, Hank
Sent: Friday, May 05, 2017 11:23 AM
To: 'roshannj@aol.com'
Subject: Perc Test Plan_11695 Simpson Road
Attachments: Percolation & Plan Requirements For Developed Lots.pdf; Perc Test Plan_11965 Simpson Road_5.5.17.pdf

NJ:

Attached, please find perc test plan review comments for 11965 Simpson Road.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Monday, May 22, 2017 11:24 AM
To: 'roshannj@aol.com'
Subject: RE: Perc Test Plan_11695 Simpson Road

Hello Mr. Roshan:

Why did well HO-81-0429 move? Please note, no portion of the existing or proposed sewage disposal areas (SDA) up-gradient from a well can be inside the 200 foot well radius.

Let me know if you have any questions.

Hank

From: roshannj@aol.com [mailto:roshannj@aol.com]
Sent: Saturday, May 20, 2017 6:21 PM
To: Oswald, Hank
Cc: john.mccoy@columbiaassociation.org
Subject: Re: Perc Test Plan_11695 Simpson Road

Dear Mr.Oswald,

Attached, please find the revised Percolation Certification Plan of 11965 Simpson Road for your review. Please let me know if this meets the requirements and if I should resubmit paper copies for the processing.

Thank you
Najib Roshan, LS
NJR & Associates, LLC
2770 Route 32
West Friendship, MD 21794
PH (240) 508-3200
roshannj@aol.com

-----Original Message-----

From: Oswald, Hank <hoswald@howardcountymd.gov>
To: roshannj <roshannj@aol.com>
Sent: Fri, May 5, 2017 11:23 am
Subject: Perc Test Plan_11695 Simpson Road

NJ:

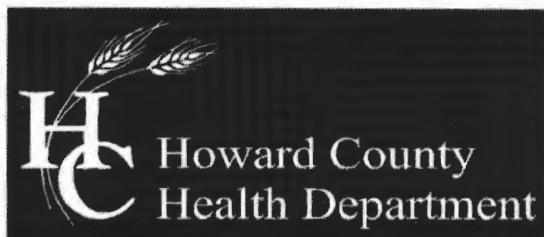
Attached, please find perc test plan review comments for 11965 Simpson Road.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department



Bureau of Environmental Health


8930 Stanford Blvd., Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Dana Bernard, R.E.H.S./RS 
Well & Septic Program
Bureau of Environmental Health

CC: Civil Design Services LC
C/O Andy Porter

DATE: November 21, 2018

RE: McCoy Property - Lots #1-2
File Number: PB-442

The Howard County Health Department has no objection to file number PB-442.
However, before a final plat is signed the following must occur:

1. A percolation plan must be submitted and approved.
2. Wells for the new divided lots must be drilled prior to signature.
3. The hand dug well on lot #1 must be upgraded to adhere to current Howard County Code.

Division of Land Development

DPZ File No. PB-442

1 Comprehensive & Community Planning
1 Development Engineering Division
 Other
2 File

	Soil Conservation District
<u>1</u>	Department of Inspections, Licenses & Permits
<u>1</u>	Department of Fire and Rescue Services
<u>1</u>	State Highway Administration
<u>1</u>	Health Department
<u>1</u>	Public School System
<u>1</u>	Recreation and Parks
	WSSC (Non-Residential Only)
	MD Aviation Administration

- _____ Tax Assessment
- _____ Verizon
- _____ BGE
- _____ Cable TV
- _____ Police
- _____ MTA
- _____ Finance
- _____ DPW, Real Estate Services
- _____ DPW, Construction and Inspection
- _____ DPW, Bureau of Utilities

ENCLOSED FOR YOUR ☐ Signature Approval ☒ Review & Comments ☐ Files

THE ENCLOSED ☐ Original ☒ **Pre-Packaged Plan Set**

<input type="checkbox"/>	Sketch Plan	<input type="checkbox"/>	Wetlands Report
<input type="checkbox"/>	Prel Equiv Sketch Plan	<input type="checkbox"/>	Soils/Topo Map/Drain Area Map
<input type="checkbox"/>	Preliminary Plan	<input type="checkbox"/>	FSD/FCP/Worksheet and Application
<input type="checkbox"/>	Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>	Declaration of Intent (Forest Cons)
<input type="checkbox"/>	Final Constr Plans (RDS)	<input type="checkbox"/>	Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/>	Final Development Plan	<input type="checkbox"/>	Preliminary Road Profiles
<input type="checkbox"/>	Site Development Plan	<input type="checkbox"/>	APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/>	Landscape Plan/Supplemental Plan	<input type="checkbox"/>	Noise Study
<input type="checkbox"/>	Grading Plan	<input type="checkbox"/>	Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/>	House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	Floodplain Study
<input type="checkbox"/>	Water and Sewer Plan	<input type="checkbox"/>	Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/>	Applications	<input type="checkbox"/>	Industrial Waste Survey (DPW)
<input type="checkbox"/>	Waiver Petition Applic/Exhibit	<input type="checkbox"/>	Road Poster Form Letter
<input checked="" type="checkbox"/>	Planning Board Application	14	Response Letter
<input type="checkbox"/>	ASDP/CSDP Application	<input type="checkbox"/>	Perc Plat
<input type="checkbox"/>	DED Application/Checklist	<input type="checkbox"/>	Scenic Road Exhibits
<input type="checkbox"/>	DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	Deeds
<input type="checkbox"/>		<input type="checkbox"/>	Photographs
<input type="checkbox"/>	Overall Scaled Composite	<input type="checkbox"/>	Retaining Wall Comps/Details
<input type="checkbox"/>	Water & Sewer Plans	<input type="checkbox"/>	Poster/Community or HDC Meeting Information
<input type="checkbox"/>	List of Street Names	<input type="checkbox"/>	Route 1 Details/Summary

WAS: ✓ Received Tentatively Approved Recorded
 Received and Revised Approved On October 26, 2018

COMMENTS: _____ SRC/Comments Due By: 11/20/18

SRC/Comments Due By: 11/20/18

DPZ STAFF INITIALS: JS

Howard County Department of Planning and Zoning
Division of Land Development

**PLANNING BOARD PUBLIC HEARING
APPLICATION**

Date Submitted/Accepted 10/26/2018

DPZ File Number

PB-442
F-18-103

Application is hereby made to the Howard County Planning Board for a:

 Comprehensive Sketch Plan X Final Development Plan

in accordance with Section _____ of the Howard County Zoning Regulations.

SITE DESCRIPTION

Project/Subdivision Name: McCoy Property / /
Phase Section Area

Location of property: 11965 Simpson Rd
(Street address and/or road name)

<u>198</u>	<u>41</u>	<u>07</u>	<u>5th</u>	<u>RR-DEO</u>	<u>6.0018</u>
(Lot/Parcel #)	(Tax Map No.)	(Grid/ Block No.)	(Election District)	(Zoning District)	(Total Area Shown - Acres)

Provide a brief description of the proposed comprehensive sketch plan/final development plan submitted for Planning Board hearing approval:

This is a resubdivision of Lot 1 Cherry Brae Subdivision creating 2 lots within Growth Teir III

OWNER:

John, Mary and John Wesley McCoy

(Name)

11965 Simpson Rd

(Address)

Clarksville MD 21029

(City, State, Zip Code)

410 531 3290

(Telephone)

(Fax)

(E-mail) johnlmccoy@verizon.net

Contact Person: John McCoy

ENGINEER/SURVEYOR:

Civil Design Services LC

(Name)

6123 Holly Ridge Court

(Address)

Columbia MD 21044

(City, State, Zip Code)

240 755 0380

(Telephone)

(Fax)

(E-mail) civildesign@comcast.net

Contact Person: Andy Porter

APPLICATION REQUIREMENTS

Submission of an application for a Planning Board Public Hearing will require completion of all the following items at the time of the initial submittal to ensure acceptance of the application and plan for processing. Applications found to be incomplete will be rejected prior to entering the County's plan processing system.

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

I. *Number of Copies Required*

- ☐ Plans 14 However, when a subdivision plan is being concurrently reviewed with the Planning Board application, only 2 sets of plans are required along with 14 copies of the application form
- ☐ Applications 14
- ☐ Other Reports/Documents – see checklist item 12

II. *Plan Requirements Checklist*

The attached submission checklist must be completed and signed by the qualified professional responsible for the plan preparation.

III. *Fees*

The Planning Board Public Hearing application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **Plans will not be accepted for processing until fees have been paid.** For more information or questions, please contact DPZ at (410) 313-2350.

IV. *Advertising*

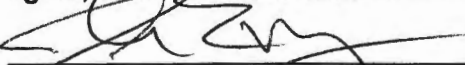
Notice of the public hearing shall be published in accordance with the Planning Board rules of procedure and/or the Zoning Regulations. The proposed advertising notice will be prepared by the Department of Planning and Zoning. The responsibility for having it published one time in 2 local newspapers of general circulation in Howard County within at least thirty (30) days prior to the hearing, and the cost of advertising is to be borne by the Petitioner. The applicant further agrees to submit two (2) approved certificates of the text and publication date of the advertisement at or before the time of the hearing.

V. *Posting*

The subject property shall be posted with the time and date of the hearing for a period of time not less than thirty (30) days prior to the hearing. Posters will be prepared by the Department of Planning and Zoning and are to be erected and maintained by the Petitioner. The number of posters required shall be determined by the Department of Planning and Zoning.

VI. *Certification of Applicant*

I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application and any waiver petitions filed in connection herewith and to enforce the Subdivision Regulations and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. ***If the applicant is the owner's agent, written documentation from the property owner granting that authority is required.**


(Signature of Property Owner/Agent)*

10/25/18
(Date)

Howard County Department of Planning and Zoning
Division of Land Development

PLANNING BOARD PUBLIC HEARING PLAN CHECKLIST

Project Name McCoy Property

DPZ File No. F-18-103

PLAN REQUIREMENTS AND PREPARATION INFORMATION

The purpose of the Planning Board Public Hearing plan and application is to:

1. Show the approximate property boundaries and acreage for a particular phase of the RR-DEO Zoning District and to establish the permitted land uses and development design criteria on a comprehensive sketch plan and final development plan.
or
2. Indicate to the County and the Planning Board the proposed development plan for projects in zoning districts that require Planning Board approval of a sketch plan.

The following checklist is to serve as a guide in preparing the Planning Board plan for submittal. Compliance with the following will assure processing in an expeditious manner. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the plan for resubmittal and re-review.

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

- ✓ 1. Plan size 24" x 36" (sketch plans) or 18" x 24" (FDP=s) with 1/2" border on all sides. **Plans must be folded to a size no larger than 7-1/2" x 12"**.
- ✓ 2. Scale of Plan: 1" = 200'. Larger engineering scales are allowed to present a well detailed plan for the higher density land uses.
- ✓ 3. Name and address of developer, fee simple owner, engineer, and/or surveyor (include all applicable).
- ✓ 4. Adjoining property owners, deed references and/or recorded subdivision names, recording references and adjoining property structures within two hundred (200) feet of the proposed property line. Indicate existing structures, historic structures and cemeteries or burial grounds on site. Identify the uses of existing structures.
- ✓ 5. Proposed lot layout with topography. Lots will be numbered consecutively throughout entire subdivision in anticipated order of development, including open space lots.
- N/A 6. Proposed street systems and existing public streets with right-of-way widths. Existing streets will indicate proposed right-of-way width as shown on the General Plan.
- ✓ 7. Development data including land characteristics, availability of public utilities, existing and proposed open space.
 - a. Approximate delineation of 100-year floodplain, streams and non-tidal wetlands; 25 foot buffer for wetlands; buffers for streams; existing and proposed stormwater management systems.
 - b. Steep topography: differentiate by shading or crosshatching slopes of 15-24.9% and slopes exceeding 25% or greater. Extend topography contours 200 feet off site.

- c. Existing vegetation:
 - 1) Locate on the plan existing vegetative communities and specimen trees (unusual size, species or prominent location).
 - 2) Chart which includes:
 - a) Description of vegetative communities (e.g. hardwood forest, open field, hedgerow, wetlands). If wooded, give dominant species and typical caliper of trees.
 - b) Maturity and general condition of each community.
 - c) Specimen trees - species, size and condition.
- √ ___ 8. Provide a vicinity map indicating and identifying the total boundary of the property, exact site location, vicinity roads, scale and north arrow.
- √ ___ 9. North arrow.
- √ ___ 10. Title Information: locate in lower right-hand corner of the plan and include the following:
 - a. Proposed name which shall not be a duplicate of any other subdivision or development name in the Baltimore Metropolitan Area;
 - b. Scale of plan;
 - c. Location by election district, County and State;
 - d. Tax map, grid and parcel number;
 - e. Reference, by Department of Planning and Zoning file number, any prior submittals including sketch plan, preliminary plan, preliminary equivalent sketch plan, final plan, waiver petitions, and Board of Appeals or Zoning Board cases, etc.; and
 - f. Date of completion.
- N/A ___ 11. Information citing existing and projected traffic impact on surrounding roads and intersections developed in accordance with the Howard County Design Manual Criteria and the Adequate Public Facilities Act.
- √ ___ 12. The following information is generally required depending on the scope, size and location of the proposed development:
 - a. Schematic grading plan indicating grading for roads, structures, stormwater management and other improvements with clear indication of the limits of disturbance.
 - b. Noise study, unless provided with a subdivision sketch or preliminary equivalent sketch plan (3 or 4* additional copies if SHA road involved).
 - c. Building elevations.
 - d. Cross sections of the site indicating building(s) in relationship to topography, vicinal properties, roads and screening.
 - e. Landscaping plan.
 - f. Written narrative of the Planning Board's consideration criteria as indicated in the Zoning Regulations for each Zoning District.
 - g. Copy of written development criteria describing permitted uses, bulk regulations including densities, minimum lot sizes, lot widths, building coverage, front, side and rear yard setbacks and height limitations, etc., and landscaping and parking requirements, if applicable.
 - h. APFO Roads Test/Traffic Study, unless provided with a subdivision sketch or preliminary equivalent sketch plan (5 or 8* additional copies if SHA road involved).
 - i. Scenic Road Exhibit required if the site abuts a scenic road.

Howard County Department of Planning and Zoning
Division of Land Development

PLANNING BOARD PUBLIC HEARING APPLICATION WORKSHEET
(For DPZ Use Only)

Project Name _____ DPZ File Number _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

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

- a. _____ DPZ application and checklist are complete.....
- b. _____ Required number of plans and applications are provided
(14 sets required, unless this application is being concurrently
reviewed with a subdivision plan, then only 2 sets of plans and
14 applications are required)

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

Planning Board public hearing fee **\$585.00**

Poster fee: (_____ \$25 per poster).....

TOTAL _____

III. **Certification**

Cash Receipt No. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

_____ Planning Board application is accepted for processing.

_____ Comments due date.

_____ Application is rejected.

Reason: _____

Comments/Notes _____

The McCoy Property

Resubdivision of Lot 1 Cherry Brae subdivision

Planning Board consideration criteria Growth Tier III, RR-DEO

The resubdivision of Lot 1, Cherry Brae subdivision creates two 3.0009 acre lots. One with the existing dwelling and one buildable lot. The site is located at 11965 Simpson Rd and is zoned RR-DEO. The lot has been owned by the McCoy's since 1984. The purpose of the resubdivision is to create a lot that will be conveyed to the McCoy's oldest son and his family.

The lot layouts and the house location have been designed to meet the zoning criteria for RR-DOE .

Landscaping is not required for this subdivision because this is an internal lot of the existing Cherry Brae subdivision.

There are no streams, floodplains, wetlands, or steep slopes on the property.

Since the purpose of the resubdivision is to create and convey a lot to an immediate family member the project is exempt from forest conservation requirements. The new house location is in a pasture meadow and will not require the removal of any trees.

The septic areas have been tested and approved by the Howard County Health Department and the well on the proposed lot will require Health Department approval before their final approval of the project.

The stormwater management has been designed to use Environmental Site Design practices. Runoff generated from roof top and non roof top areas will be treated by conveying runoff as sheet flow over vegetated areas where it can soak into the ground. Permanent permeable, vegetated treatment areas are indicated on the Stormwater Management Supplemental Plan. The supplemental plan has been reviewed and approved by County staff. During construction of the new house, Sediment Control practices will be provided, in accordance with Howard Soil Conservation District requirements.

In conclusion, the project has been designed to avoid impacts to environmental features, limit the extent of development activities and provide stormwater management the use of Environmental Site Design practices.

MD STATE PLAN
NAD 83/91

CURVE DATA

No.	RADIUS	ARC*	DELTA	TANGENT	CHORD	SRING	CHORD
1-3	500.00'	58.64'	106.43°	28.35'	52.25'	58.64'	58.64'

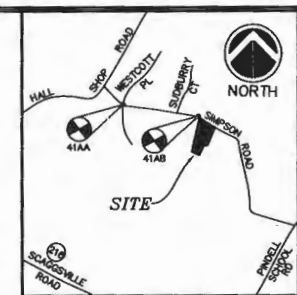
COORDINATE LIST

No.	NORTH	EAST
1	549555.636	1332836.441
2	549535.864	1332862.566
3	549508.814	1332924.591
4	549337.676	1332264.885
5	549010.133	1333036.458
6	548663.629	1332636.830
7	548677.918	1332634.621
8	548761.515	1332655.156

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.0018 Acres
TOTAL AREA (W/ ROADWAY) TO BE RECORDED	0.0000 Acres
TOTAL AREA TO BE RECORDED	6.0018 Acres

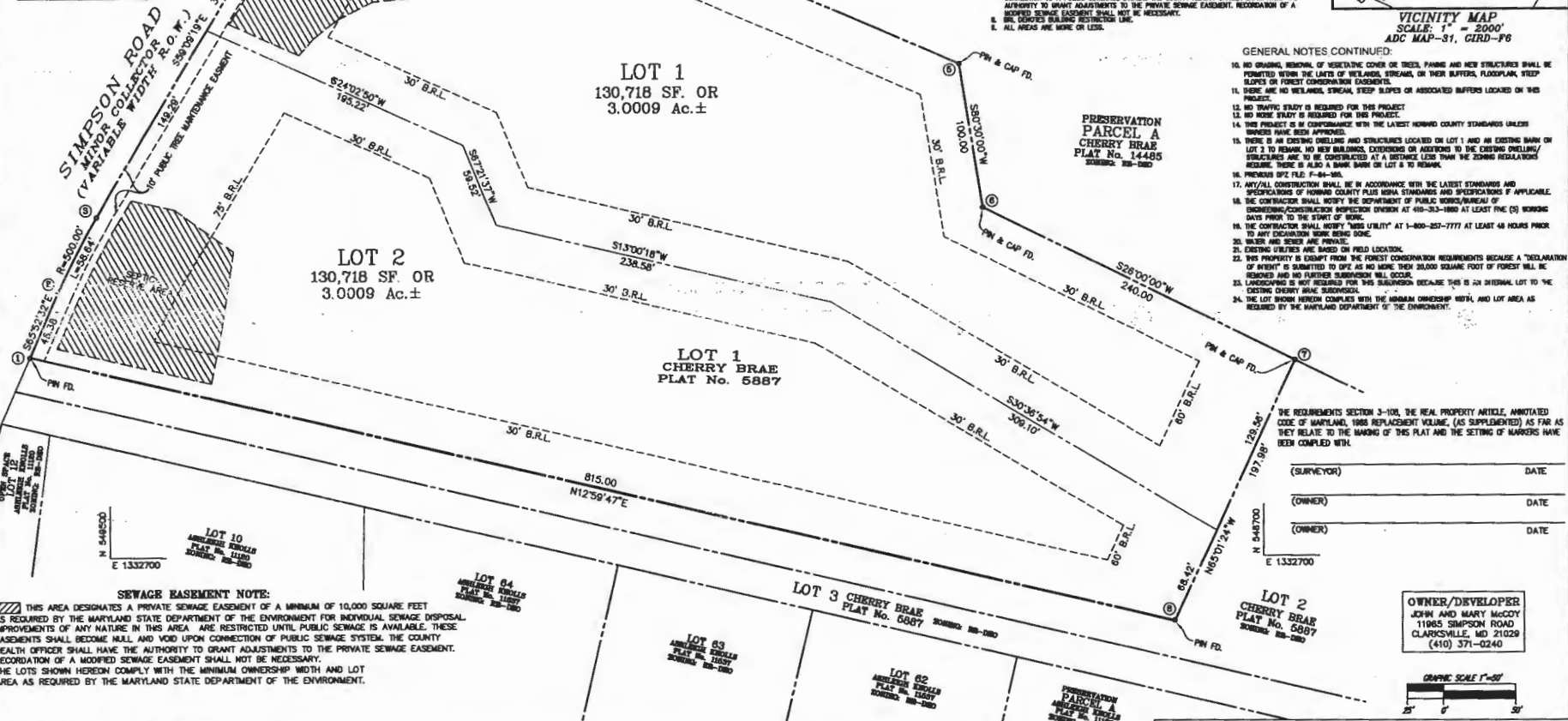
ADDRESS CHART	
LOT 1	11965 SIMPSON ROAD
LOT 2	SIMPSON ROAD

- GENERAL NOTES:**
- SUBJECT PROPERTY IS ZONED: RR-000 FOR THE 10/14/2013 COMPREHENSIVE ZONING PLAN.
 - PROPERTY ADDRESS: 11965 SIMPSON ROAD, CLARKSVILLE, MARYLAND 21029 (LOT-1).
 - TOTAL AREA OF PROPERTY: 6.0018 AC.
 - REFERENCE TO: MD. LIBER 3643, FOLIO 101.
 - THE BOUNDARY SHOWN HEREIN IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT JAN. 2018 BY NJR & ASSOCIATES, LLC.
 - THE COORDINATES SHOWN HEREIN ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS MARKED 41A AND 41B ARE USED FOR THIS PROJECT.
 - EXISTING AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.02). 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - ALL LOTS ARE MORE OR LESS.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP-31, GRID-P6

- GENERAL NOTES CONTINUED:**
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LOTS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS.
 - THERE ARE NO WETLANDS, STREAM, STEEP SLOPES OR ASSOCIATED BUFFERS LOCATED ON THIS PROJECT.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - NO HOME STUDY IS REQUIRED FOR THIS PROJECT.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE NOTED.
 - THERE IS AN EXISTING DRAINAGE AND STRUCTURES LOCATED ON LOT 1 AND AN EXISTING BARN ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXCEPTING ON ADDITIONS TO THE EXISTING DRAINAGE/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THERE IS ALSO A BARN SHOWN ON LOT 1 TO REMAIN.
 - PREVIOUS DPT FILE: F-84-885.
 - ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-363-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MIS UTILITY" AT 1-800-357-7777 AT LEAST 48 HOURS PRIOR TO ANY DISCUSSION REGARDING HOME.
 - WATER AND SEWER ARE PRIVATE.
 - EXISTING UTILITIES ARE BASED ON FIELD LOCATION.
 - THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE A "DECLARATION OF AGENCY" HAS BEEN OBTAINED FROM THE FOREST CONSERVATION DIVISION.
 - LANDSCAPING IS NOT REQUIRED FOR THIS SUBDIVISION BECAUSE THIS IS AN INTERNAL LOT TO THE EXISTING DRAINAGE BARN SUBDIVISION.
 - THE LOT SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.



SEWAGE EASEMENT NOTE:
THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION OF PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THE LOTS SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF LOT-1, CHERRY BRAE, PLAT NUMBER 5887, SAID LOT 1 WAS GRANTED AND CONVEYED BY MCCOYS, INC., A MARYLAND CORPORATION TO JOHN L. MCCOY AND MARY K. MCCOY, HUSBAND AND WIFE, BY DEED DATED JANUARY 3, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3643 AT FOLIO 101.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

MOHAMMAD HAJIB ROZMAN
MARYLAND REGISTERED SURVEYOR #1049
DATE

OWNER'S CERTIFICATE

WE, JOHN L. MCCOY AND MARY KATHRYN MCCOY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, THE 10 FOOT PUBLIC TREE MAINTENANCE EASEMENT AND ALL OTHER EASEMENT OR RIGHT-OF-WAY AFFECTING THE PROPERTY THAT ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HAND/S THIS DAY OF 2018.

JOHN L. MCCOY
DATE
WITNESS
DATE

MARY KATHRYN MCCOY
DATE
WITNESS
DATE

RECORDED AS PLAT NUMBER _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON _____, 2017

PLAT OF SUBDIVISION
LOTS 1 AND 2
MCCOY PROPERTY
A RESUBDIVISION OF LOT 1
PLAT NUMBER 5887
TAX MAP 41, GRID 7, PARCEL 100
LIBER 3643, FOLIO 101
ZONED: RR-000
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 1 OF 1
SCALE: 1" = 50' APRIL 17, 2018 REF: SDP- _____

NJR & ASSOCIATES, LLC.
LAND SURVEYING AND PLANNING
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21094
TEL (240) 608-3200

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		AGRICULTURAL TRANSFER TAX			
Account Identifier:		District - 05 Account Number - 394260			
Owner Information					
Owner Name:		MCCOY JOHN L MCCOY MARY KATHRYN		Use: Principal Residence:	AGRICULTURAL YES
Mailing Address:		11965 SIMPSON RD CLARKSVILLE MD 21029-1723		Deed Reference:	/03643/ 00101
Location & Structure Information					
Premises Address:		11965 SIMPSON RD CLARKSVILLE 21029-0000		Legal Description:	LOT 1 6.0018 A 11965 SIMPSON RD CHERRY BRAE CLARKSVILLE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 5887
0041	0007	0198		0000	1 2017 Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	100
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area County Use
1810		3,718 SF			6.0000 AC
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	FRAME	3 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018
Land:		227,500	227,500		
Improvements		197,700	197,700		
Total:		425,200	425,200	425,200	425,200
Preferential Land:		2,500			2,500
Transfer Information					
Seller: MCCOYS INC			Date: 01/22/1996		Price: \$250,000
Type: NON-ARMS LENGTH OTHER			Deed1: /03643/ 00101		Deed2:
Seller: SIMPSON GEORGE J			Date: 08/29/1984		Price: \$100,000
Type: ARMS LENGTH IMPROVED			Deed1: /01280/ 00315		Deed2:
Seller:			Date:		Price:
Type:			Deed1:		Deed2:
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2017		07/01/2018
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00		0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:					

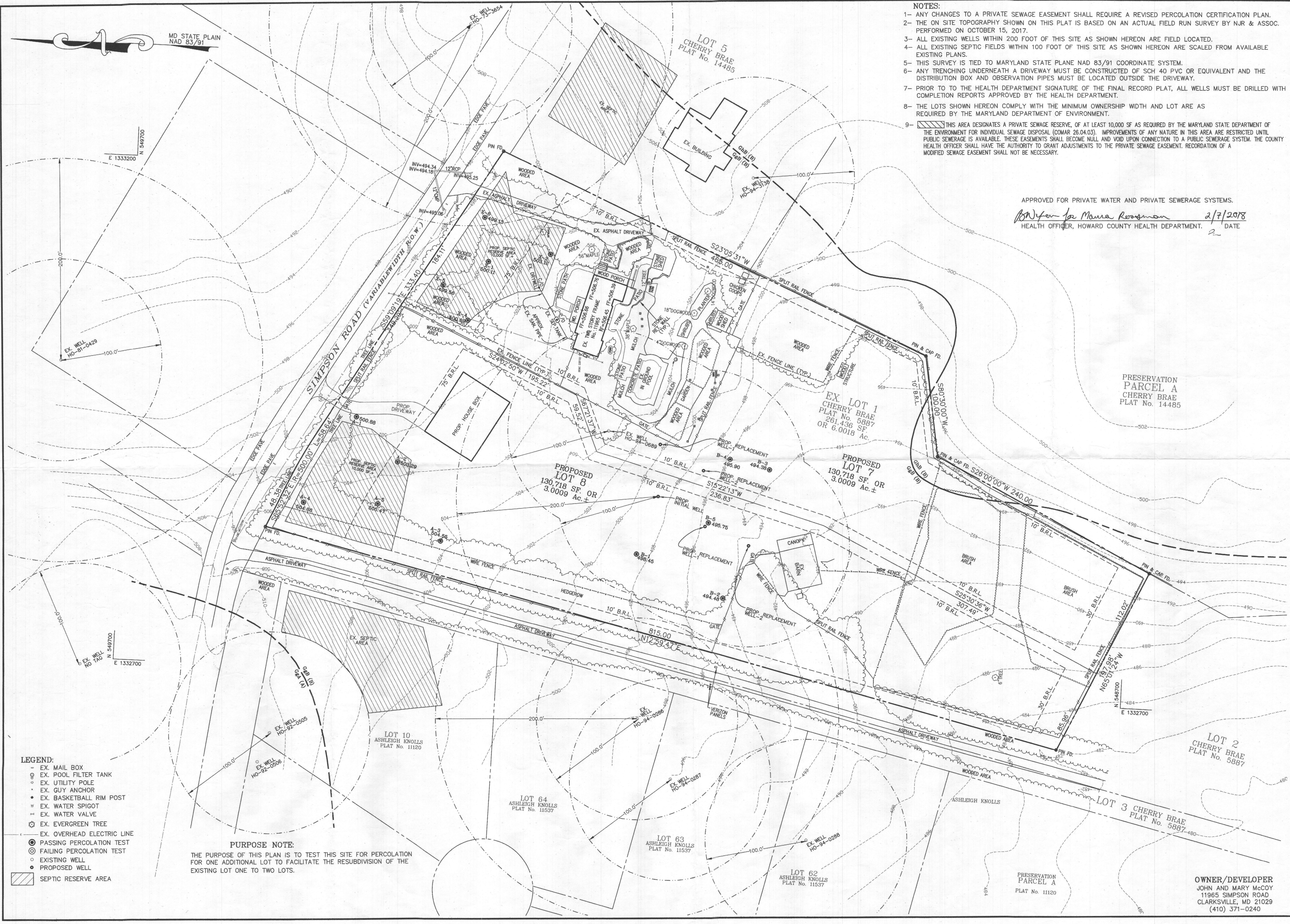
AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: Approved 01/16/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



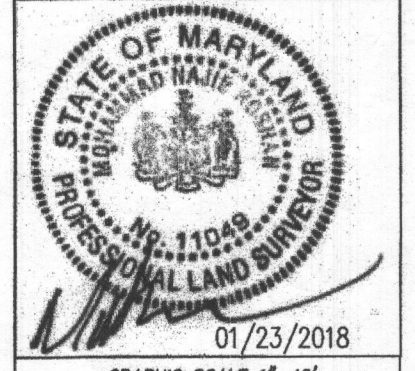
- NOTES:
- 1- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - 2- THE ON SITE TOPOGRAPHY SHOWN ON THIS PLAT IS BASED ON AN ACTUAL FIELD RUN SURVEY BY NJR & ASSOC. PERFORMED ON OCTOBER 15, 2017.
 - 3- ALL EXISTING WELLS WITHIN 200 FOOT OF THIS SITE AS SHOWN HEREON ARE FIELD LOCATED.
 - 4- ALL EXISTING SEPTIC FIELDS WITHIN 100 FOOT OF THIS SITE AS SHOWN HEREON ARE SCALED FROM AVAILABLE EXISTING PLANS.
 - 5- THIS SURVEY IS TIED TO MARYLAND STATE PLANE NAD 83/91 COORDINATE SYSTEM.
 - 6- ANY TRENCHING UNDERNEATH A DRIVEWAY MUST BE CONSTRUCTED OF SCH 40 PVC OR EQUIVALENT AND THE DISTRIBUTION BOX AND OBSERVATION PIPES MUST BE LOCATED OUTSIDE THE DRIVEWAY.
 - 7- PRIOR TO THE HEALTH DEPARTMENT SIGNATURE OF THE FINAL RECORD PLAT, ALL WELLS MUST BE DRILLED WITH COMPLETION REPORTS APPROVED BY THE HEALTH DEPARTMENT.
 - 8- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT ARE AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
 - 9- THIS AREA DESIGNATES A PRIVATE SEWAGE RESERVE, OF AT LEAST 10,000 SF 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 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
Donna J. Manna 2/7/2018
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT. DATE

LOT 1
CHERRY BRAE
PLAT NUMBER 5887
TAX MAP 41, GRID 7, PARCEL 198
11965 SIMPSON ROAD, CLARKSVILLE
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PLAN PREPARED BY:
NJR & ASSOCIATES
Land Surveying and Planning
9770 STATE ROUTE 99
WEST FREDERICK, MD 21794
TEL: (240) 508-3200

REVISIONS	
1-	REVISED AS PER HCHD COMMENTS, 5/20/2017.
2-	REVISED LOT-2 SEPTIC FIELD, 7/20/2017.
3-	FIELD RAN TOPOGRAPHY ADDED, 11/5/2017.
3-	REVISED PER NEW H.D. COMMENTS, 12/11/2017.
4-	CHANGED TO A TWO LOT SUBDIVISION, 01/06/2018.

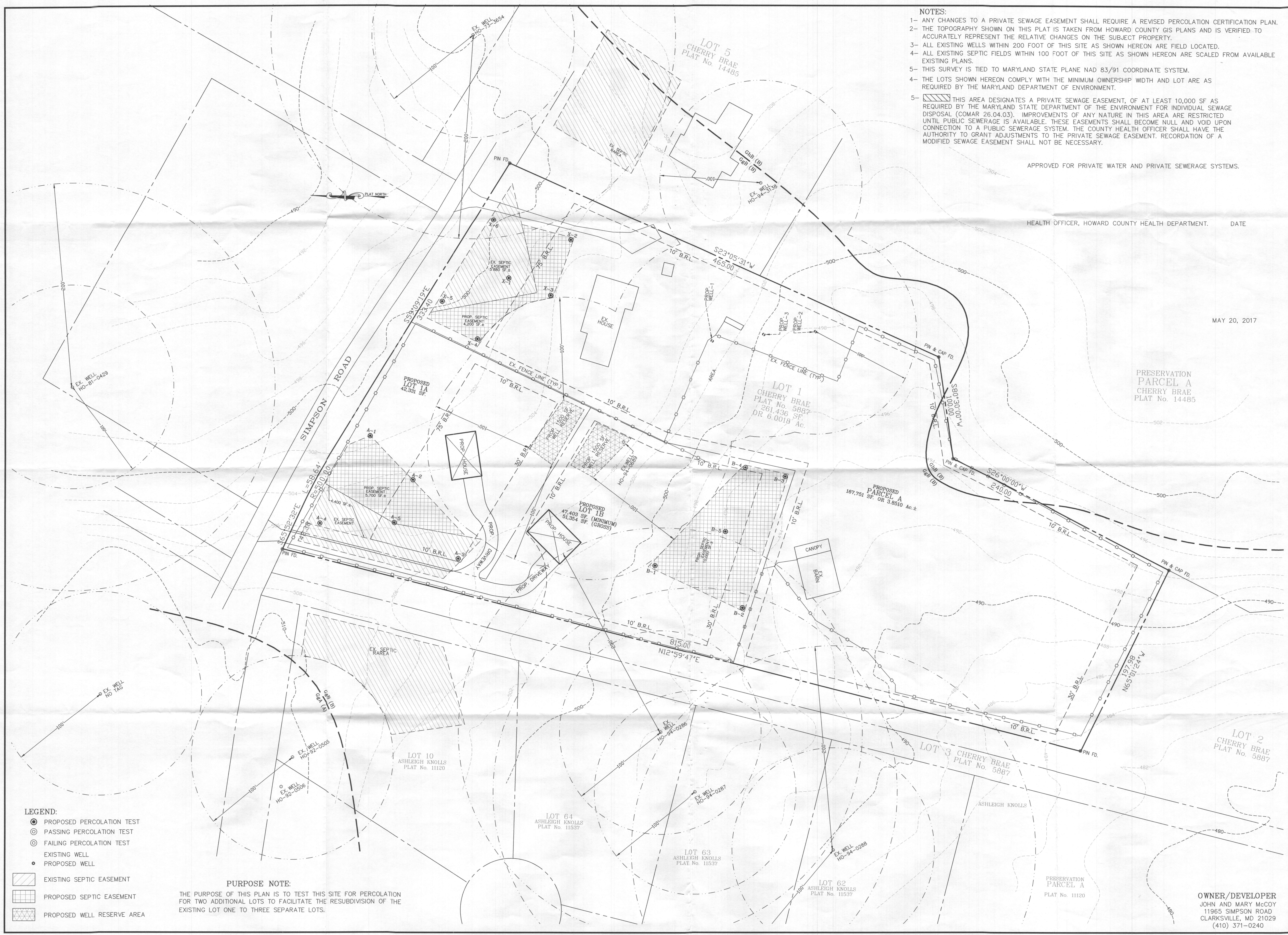


DATE: JULY 25, 2016
JOB NUMBER: 3324
FILE NUMBER: GIS-PLOT
PLOTTED: JAN. 23, 2018
DRAWN BY: NR
PERCOLATION CERTIFICATION PLAN
SHEET 1 OF 1

- LEGEND:
- EX. MAIL BOX
 - ⊗ EX. POOL FILTER TANK
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. BASKETBALL RIM POST
 - EX. WATER SPIGOT
 - EX. WATER VALVE
 - EX. EVERGREEN TREE
 - EX. OVERHEAD ELECTRIC LINE
 - ⊙ PASSING PERCOLATION TEST
 - ⊙ FAILING PERCOLATION TEST
 - EXISTING WELL
 - PROPOSED WELL
 - ▨ SEPTIC RESERVE AREA

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO TEST THIS SITE FOR PERCOLATION FOR ONE ADDITIONAL LOT TO FACILITATE THE RESUBDIVISION OF THE EXISTING LOT ONE TO TWO LOTS.

OWNER/DEVELOPER
JOHN AND MARY MCCOY
11965 SIMPSON ROAD
CLARKSVILLE, MD 21029
(410) 371-0240



- NOTES:
- 1- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - 2- THE TOPOGRAPHY SHOWN ON THIS PLAT IS TAKEN FROM HOWARD COUNTY GIS PLANS AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
 - 3- ALL EXISTING WELLS WITHIN 200 FOOT OF THIS SITE AS SHOWN HEREON ARE FIELD LOCATED.
 - 4- ALL EXISTING SEPTIC FIELDS WITHIN 100 FOOT OF THIS SITE AS SHOWN HEREON ARE SCALED FROM AVAILABLE EXISTING PLANS.
 - 5- THIS SURVEY IS TIED TO MARYLAND STATE PLANE NAD 83/91 COORDINATE SYSTEM.
 - 6- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT ARE AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
 - 7- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF 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 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT. DATE

MAY 20, 2017

PRESERVATION
PARCEL A
CHERRY BRAE
PLAT No. 14485

LOT 1
CHERRY BRAE
PLAT NUMBER 5887
TAX MAP 41, GRID 7, PARCEL 198
11965 SIMPSON ROAD, CLARKSVILLE
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PLAN PREPARED BY:
NJR & ASSOCIATES
Land Surveying and Planning
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200

REVISIONS	
1-	REVISED AS PER HCHD COMMENTS, 5/20/2017.
1-	REVISED LOT-2 SEPTIC FIELD, 7/20/2017.

DATE:	JULY 25, 2016
JOB NUMBER:	3324
FILE NUMBER:	GIS-PLOT
PLOTTED:	JULY 20, 2017
DRAWN BY:	NR
PERCOLATION CERTIFICATION PLAN	
SHEET	1 OF 1

- LEGEND:
- PROPOSED PERCOLATION TEST
 - PASSING PERCOLATION TEST
 - FAILING PERCOLATION TEST
 - EXISTING WELL
 - PROPOSED WELL
 - EXISTING SEPTIC EASEMENT
 - PROPOSED SEPTIC EASEMENT
 - PROPOSED WELL RESERVE AREA

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO TEST THIS SITE FOR PERCOLATION FOR TWO ADDITIONAL LOTS TO FACILITATE THE RESUBDIVISION OF THE EXISTING LOT ONE TO THREE SEPARATE LOTS.

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