



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

APR 22 1999

AGENCY REVIEW: _____

DATE 5/27/05

DO NOT WRITE ABOVE THIS LINE

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

CHECK AS NEEDED:

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

CHECK AS NEEDED:

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

CHECK ONE:

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

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- ☒ YES
☐ NO

THE TYPE OF STRUCTURE IS:

- ☒ RESIDENTIAL WITH 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) Michael Londoner

DAYTIME PHONE _____ CELL 410-977-0895 FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

APPLICANT Greg Phillips

DAYTIME PHONE _____ CELL 410-977-0864 FAX 410-531-8660

MAILING ADDRESS 14059 Highland Road, Clarksville MD 21029
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME Hedgeow Farm / Thalen Estates LOT NO. 2 (B)

PROPERTY ADDRESS 13550 Tridubna mill Road
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 28 GRID 20 PARCEL(S) 84 PROPOSED LOT SIZE 3 acres

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 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

HD-216 (2/03)

PLEASE SUBMIT ORIGINALS ONLY (BY MAIL OR IN PERSON)

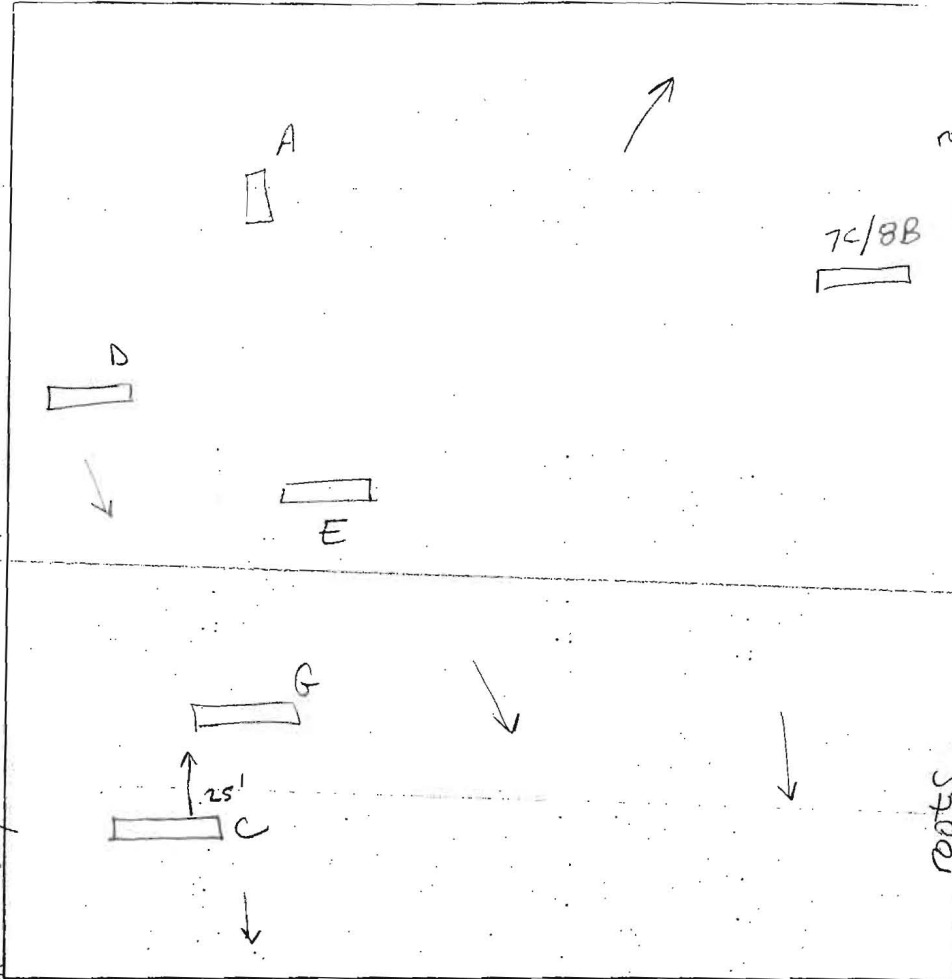
Engineer - Najib Roshan #240-508-3200

A.P. Lot 8

5' roots
gray brown L
yellow brown hl
2' yellow brown
SiL platy
micaceous
10% channery
flaggy
schist

10' roots
A
gray brown L
yellow brown hl → SiL
2' orange brown
SiL sg
micaceous
6' platy
14' 10-15% channery flaggy schist

6" roots
E
gray brown L
yellow brown hl sbk
3' yellow brown
SiL sg
micaceous
13' 5% channery schist



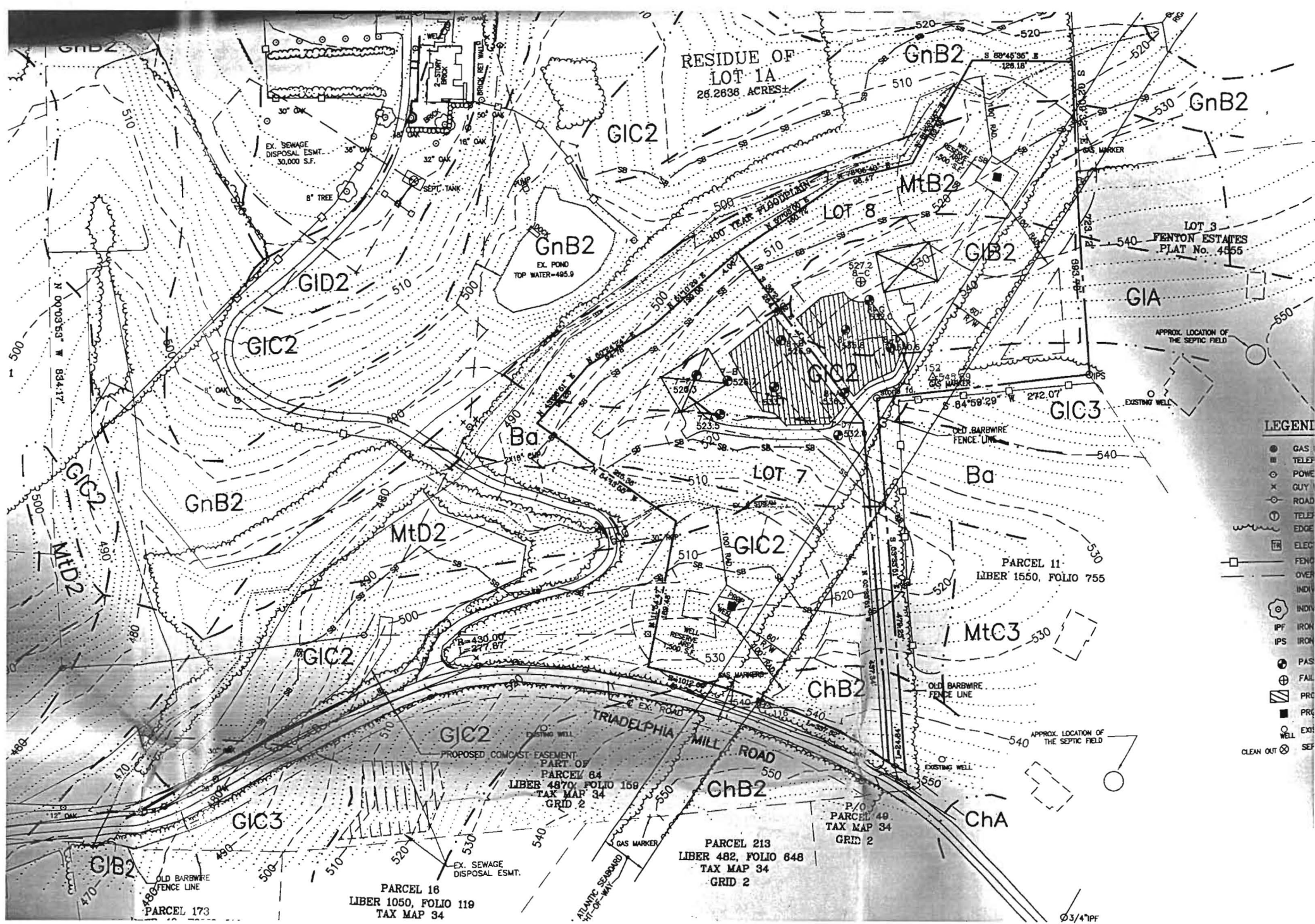
28' roots
gray brown L
yellow brown hl sbk
3' yellow brown
SiL sg platy
micaceous
15%-20% channery
schist
98" HB

6' roots
G
gray brown L
yellow brown hl - SiL
2' yellow brown
gray
SiL
micaceous
4' roots
10-15% channery
flaggy
schist
HB

7C/8B
gray brown L
yellow brown L
4' orange brown
SiL we
micaceous
1' yellow brown
SiL sg
3' 10% channery
schist

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
6-14-05	A	6'5" / 14'	9:05 ²⁶	9:10 ⁰⁵	9:10 ¹³	3 ⁰⁸	P
	E	7' / 13'	9:42 ¹³	9:43 ³¹	9:45 ⁵³	2 ²²	P
repair	C	5'8" / 10'	10:10 ⁵⁰	10:10 ²⁰	10:12 ⁴⁸	.57	F
repair	G	6' / 10'6"	11:41 ⁴²	11:42 ⁵²	11:44 ⁰⁸		
	D	5' / 9'8"	10:24 ¹³	10:25 ²¹	10:27 ²⁶	2 ⁰⁵	P
	7C/8B	6'5" / 12'5"	11:25 ¹⁰	11:26 ¹⁰	11:28 ¹¹	2 ⁰¹	P
repair	G		11:52 ²⁰	11:53 ⁴⁰	11:55 ⁵⁷	2 ¹⁷	P

REMARKS Holes dug per plan, except hole 'G' (dug 25' uphill from C) and 7C/8B were combined
 SANITARIAN SF BACKHOE Hatfield/Donnie OTHERS Greg Phillips / Mark Piffen
 TEST HOLES USED IN SDA _____ AVG. PERC TIME 2.3 SQ. FT/HR _____
 TRENCH WIDTH 3 INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



Approved per cert
12/21/05



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 532480

AGENCY REVIEW: _____

DATE 12-14-09

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)
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- ☐ 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 UNKNOWN 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) MELISSA J. VAN HISE

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS 13550 TRIADELPHIA MILL ROAD CLARKSVILLE, MD 21029
STREET CITY/TOWN STATE ZIP

APPLICANT BRUCE D. BURTON

DAYTIME PHONE 410.715.1070 CELL 410.274.6568 FAX 410.715.9540

MAILING ADDRESS 9250 BUMSEY ROAD #106 COLUMBIA, MD. 21045
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME THALER ESTATES LOT NO. #5

PROPERTY ADDRESS 13550 TRIADELPHIA MILL ROAD CLARKSVILLE, MD 21029
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 28 GRID 20 PARCEL(S) 64 PROPOSED LOT SIZE 28.5 ACRE

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.

BRUCE D. BURTON
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
001	56614.7854	1317301.0495	106	565542.4313	1317506.5159
002	566101.917	1317896.9640	107	565707.0224	1317511.9106
003	566097.7536	1317884.0363	111	565706.1955	1317560.5124
004	565673.2947	1317294.5339	112	56569.9949	1317532.8565
005	565451.6531	1318091.6481	250	564607.4780	1317029.0911
006	565431.2092	1318359.4932	251	564668.1814	1317242.7658
007	565156.9704	1318370.3706	252	564768.9146	1317418.4332
008	565133.2171	1318099.3415	253	564822.5076	1317686.1822
009	564805.2161	1317045.6020	254	564654.9126	1318129.1337
100	565636.7221	1317174.5950	703	564565.4744	1318550.5880
101	565279.3278	1317199.2910	704	564608.1196	1318532.8165
102	564831.1937	1317325.8848	706	565639.3856	1317044.6596
103	565524.7503	1317326.3663			
104	565521.3626	1317447.6128			
105	565514.5677	1317504.0368			

CURVE DATA TABLE					
Curve	Number	Length	Radius	Chord Bearing	Chord Distance
254 - 253	C-1	478.03'	102.04'	N69°16'31"W	473.60'
251 - 252	C-2	277.87'	430.00'	S78°40'S2°W	273.06'
261 - 250	C-3	224.35'	460.00'	S74°05'26"W	222.15'
260 - 703	C-4	164.58'	465.74'	S76°45'31"W	163.36'
105 - 106	C-5	27.99'	250.00'	N05°05'04"E	27.97'

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
1	1.2264 AC	0.1711 AC	1.0553 AC
Buildable Pres. Parcel "A"	25.4202 AC	0.2105 AC	25.2048 AC
2	1.1614 AC	0.2403 AC	1.3761 AC

* SEE NOTE #30, SHEET 3

DENSITY SUMMARY

1. Gross Area: 33.1836 AC ±
2. Area of 100 Year Floodplain: 2.8081 AC ±
3. Area of Steep Slopes: 1.0437 AC ±
4. Net Area of Property: 24.3318 AC ±
5. By Right Density: 33.1836 AC / 4.25 = 7.8 or 7 Units
6. The Owner Proposes:
 - i. Buildable Preservation Parcel
 - ii. Non-Buildable Bulk Parcel

RESERVATION OF FOREST CONSERVATION EASEMENTS

Developer reserves unto itself, its successors and assigns, the Forest Conservation Easement located in, on, over and through Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B", or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver a deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the developer's obligations under the Forest Conservation Installation and Maintenance Agreement executed by the developer and the County, and the release of the Developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of Forest Conservation Easement in the Land Records of Howard County.

The requirements § 3-106, The Real Property Article, Annotated Code of Maryland, and the replacement volume (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

[Signature] 2/27/11
D. Wayne Miller, Professional Land Surveyor
MD Reg. No. 10685

[Signature] 3/20/11
Robert B. White, Resident Agent
Hedgerow Farm, LLC

AREA TABULATIONS (All Sheets):

1. Total number of lots/parcels to be recorded: 2; 1. Buildable Preservation Parcel and 1 Non-Buildable Bulk Parcel
2.
 - a. Buildable: 2
 - b. Non-Buildable: 1 (Bulk)
 - c. Open Space: 0
 - d. Preservation Parcels: 1 (Buildable)
3. Total area of lots/parcels to be recorded: 33.1836 AC ±
 - a. Buildable: 25.4202 AC ±
 - b. Non-Buildable: 4.7634 AC ±
 - c. Open Space: 0
 - d. Preservation Parcels: 25.4202 AC ±
4. Total area of right-of-way to be recorded: 0
5. Total area of subdivision to be recorded: 33.1836 AC ±

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department.

[Signature] 5/16/11
For: Peter Beilenson
Howard County Health Officer (s) Date 1980

APPROVED: Howard County Department of Planning and Zoning.

[Signature] 5/16/11
Chief, Development Engineering Division Date

[Signature] 5/16/11
Director Date

THIS IS TO CERTIFY THAT I HAVE EXAMINED A BOUNDARY SURVEY OF THE SUBJECT PROPERTY SHOWN HEREON AND THE BEARINGS AND DISTANCES THEREON ARE CORRECT. I ASSUME LIABILITY FOR THE BOUNDARY OF THE LAND SHOWN ON THIS PLAT AND ASSUME NO LIABILITY FOR ANY OTHER DATA INFORMATION SHOWN ON THIS PLAT.

[Signature] 12/29/11
M. NABIS ROSSMAN, L.S.
MD REG. NO. 10645

OWNER/DEVELOPER:
Hedgerow Farm, LLC
18503 Lakeside Drive
Clarksville, MD 21029-1025
(301) 802-1051

GENERAL NOTES cont.

- 23.) This plot complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by RETENTION of 11.34 acres of forest in existing easements # 2, 4, 5, 7, 8, 9, 10 and Non easement credit areas located on Lot 2 (F00-54) and Lot 6 (F01-81) Thaler Estates, 1.18 acres of Reforestation in existing easements #1 and #3 Thaler Estates (F00-54) and 3.26 acres of Reforestation in existing easement #6 Thaler Estates (F00-54).
- 24.) The owner certifies that to the best of his knowledge, there are no cemetery sites or burial grounds on the property to be subdivided.
- 25.) The pipeline for Lot 1 is 1006 feet +/- long, Buildable Preservation Parcel "A" is 1191 feet +/- long and the pipeline for Lot 2 is 962 feet +/- in length. All pipelines meet Section 16.1200(b)(6)(i)(A) of the Subdivision Regulations.
- 26.) A maintenance agreement is required for the shared driveway for Lots 1, 2, Buildable Preservation Parcel "A" and the future subdivision of Non-Buildable Bulk Parcel "B". The maintenance agreement will be recorded concurrently with the plat. The shared driveway will be maintained by the owners of Lots 1, 2, Buildable Preservation Parcel "A" and the lots created under the future subdivision of Non-Buildable Bulk Parcel "B".
- 27.) All wells have been drilled and completion reports submitted to the Health Department.
- 28.) Any changes to a Private sewage disposal system shall require a revised percolation certification plat.
- 29.) The existing septic system presently used by the existing dwelling, #19550, shall be abandoned and a new septic system installed for Lot 2. The existing hand dug well located on Lot 2 and the existing well located within the existing driveway shall be properly abandoned by a licensed well driller and the abandonment report shall be forwarded to the Health Department prior to final plat signature approval. The existing septic system presently used by the garage/carport room on Lot 2 shall be abandoned and a new septic system installed for Lot 2. The existing hand dug well located on Lot 2 and the existing well located within the existing driveway shall be properly abandoned by a licensed well driller and the abandonment report shall be forwarded to the Health Department prior to final plat signature approval. The water line from the existing well west of the existing barn which currently connects to the existing dwelling, #19550, shall be rerouted to the principal residence (pool house w/ addition) on Buildable Preservation Parcel "A" prior to final plat signature approval.

Refer to Sheet 3 for additional General Notes.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Melissa J. Von Hille to Hedgerow Farm, LLC, by deed dated December 30, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12245 Folio 274 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.



[Signature] 2/23/11
D. Wayne Miller, Professional Land Surveyor MD Reg. No. 10685

OWNER'S CERTIFICATE

We, Hedgerow Farm, LLC, a Maryland Limited Liability Company, by Robert B. White, resident agent of the property shown hereon, hereby accept this plat of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- (1) The right to lay, construct and maintain sewer, storm, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness my hand this 20th day of MARCH, 2011.
[Signature]
Robert B. White, Resident Agent
Hedgerow Farm, LLC

GENERAL NOTES

- 1.) The boundary shown hereon is based on a field non monumented Boundary Survey performed by Fitzroy Bertrand and Real Estate Surveyors, LLC, on or about July 29, 1999, updated by NUR & Associates on May 5, 2005.
- 2.) These coordinates are based on NAD 83, Maryland State Plane Coordinate System, as projected from Howard County control stations. Sta. 284A N 565347.937 E 1318266.269 Sta. 344A N 56448.253 E 1318224.805
- 3.)
 - a. Stone or Concrete Monument Found
 - b. Spike or Rebar Found or Set
- 4.) Deed References: Liber 12245, Folio 274 Plat Reference: Plat # 14436
- 5.) Subject property is zoned RR-DEO per 7/26/2006 Comprehensive Zoning Plan and the Comp. Lite Zoning Amendments effective 7/26/2009.
- 6.) BRL denotes Building Restriction Line. ESB denotes Environmental Setback.
- 7.) All areas shown on this plat are +/-, more or less.
- 8.) For flag or pipeline lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipeline and road right-of-way line and not onto the pipeline lot driveway.
- 9.) Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per minimum requirements and/or as outlined in Design Manual Header approved by the Department of Planning & Zoning on July 8, 2010. See Note 33i.
 - a. Width - 12' (16 feet serving more than one residence)
 - b. Surface - 6 inches of compacted crusher run base with top and chip coating (1 1/2" min.)
 - c. Geometry - Minimum 15% grade, maximum 10% grade change and minimum of 45 feet turning radius.
- 10.) Structures (culverts/bridges) capable of supporting 25 gross tons (H25 loading).
- 11.) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
- 12.) Structure Clearances - minimum 12 feet.
- 13.) Maintenance sufficient to insure all weather use.
- 14.) The environmental features which currently exist onsite are floodplain, steep slopes, wetlands, wetland buffers, streams and their bank buffers. This project does not disturb any steep slopes which are greater than 20,000 square feet of on-site and offsite contiguous area, wetlands, wetland buffer, streams and stream bank buffers with the exception of the floodplain and buffer areas associated with driveway stone wall extensions.
- 15.) The Wetland study for this property (Thaler Estates / F00-54) was originally conducted by I.P.D.S. dated September, 1999 and January, 2000. LDE Inc. redelineated the wetland area on part of Thaler Estates (F00-54) dated August, 2005 and confirmed the limit of wetlands for this project on January, 2010. (2.) 100 Yr Floodplain areas shown per Plat #14436 (F00-54) and as redefined March, 2010. The floodplain study amendment was approved by the Department of Planning & Zoning, October 2010.
- 16.) Landscaping for Lots 1, 2 and Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B" is provided in accordance with a Certified Landscape Plan on file with this plat.
- 17.) A Letter of Exemption Application has been filed with the Maryland Department of the Environment for the repair work to the existing driveway stone wall extensions located within the 100 year floodplain and wetland buffer.
- 18.) This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2009 effective October 2nd, 2009. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the building permit application.
- 19.) Stormwater management for Lot 1 is provided by Environmental Site Design by use of permeable pavement and sheet flow in a conservation area. Stormwater management for Buildable Preservation Parcel "A" and Lot 2 is exempt. No new impervious areas are proposed on each of these lots / parcels.
- 20.) These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland 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.
- 21.) No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or their required buffers, floodplain and forest conservation easement areas with the exception of the floodplain and buffer areas associated with the driveway stone wall extensions.
- 22.) The lots shown, hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
- 23.) There are existing dwellings and structures located on Buildable Preservation Parcel "A" and Lot 2 to remain. No new buildings, extensions or additions to the existing dwellings and structures are to be constructed at a distance less than the Zoning Regulation requirements.
- 24.) The property is listed in the Historic Sites Inventory as HD-17 known as "Hedge Row" or "Left Over". The subdivision proposal was presented to the Historic District Commission on 3/4/10 and received advisory approval.
- 25.) The Forest Conservation Easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easements; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.

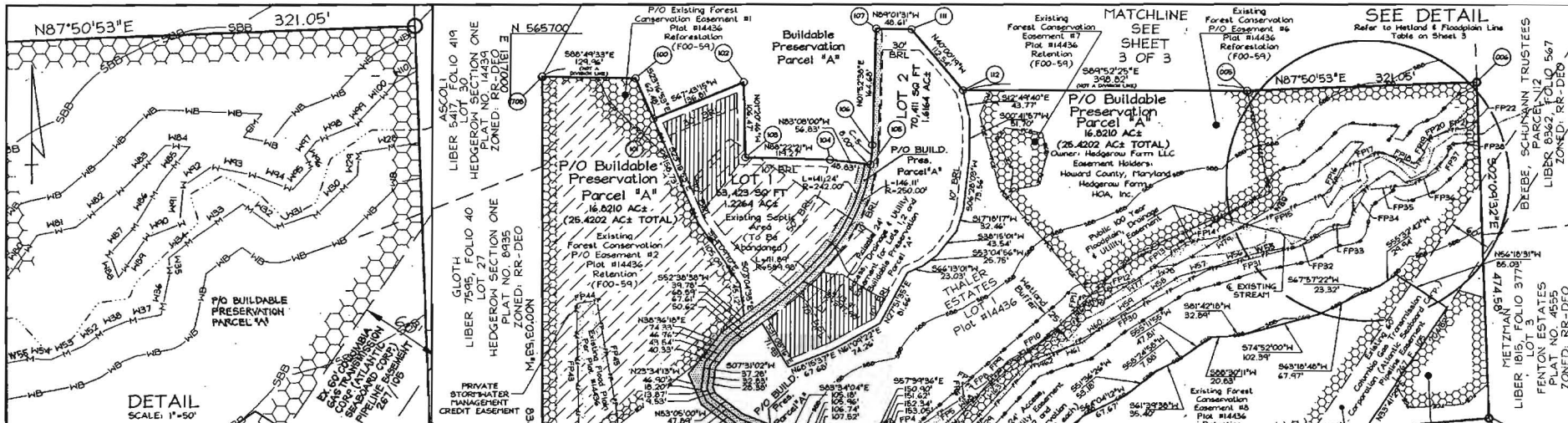
The purpose of this plat is to resubdivide Lot 1, Thaler Estates Plat # 14436 (F00-54) into cluster Lots 1, 2, Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B", revise the previously platted wetland boundary & 100 Year Floodplain Limits and revise the previously platted 75' stream buffer to provide the required 100' Stream Bank Buffer.

RECORDED AS PLAT NUMBER 21590

ON 6/13/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEDGEROW FARM
LOT 1, 2, Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B" A RESUBDIVISION OF LOT 1, THALER ESTATES, PLAT #14436 Tax Map 28 - Grid 20 - Parcel 64 - Zoned: RR-DEO 5th Election District - Howard County, Maryland Scale: As Shown - Date: March 2011 - Sheet 1 of 3 Previous Submittals: F00-54, Sep 20-05, F01-81, WPO6-58, F07-44, ECPHO-05, HP 10-172

LDE INC.
Engineers • Surveyors • Planners
Historic Carriage House
7520 Main Street • Suite 201 • Beltsville, Maryland • 21784
(410) 793-6391 • (410) 793-6392 • (410) 793-9340 FAX • www.LandSurveyorsMD.com



EASEMENT HATCH LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
- PRIVATE SEWAGE DISPOSAL EASEMENT
- PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

ENVIRONMENTAL LEGEND

- 100 Year Floodplain Easement
- C/L Existing Stream
- 100' Stream Bank Buffer
- Non-Tidal Wetlands
- 25' Wetland Buffer

AREA TABULATIONS (This Sheet):

- Total number of lots/parcels to be recorded: 2; 1 Buildable Preservation Parcel and 1 Non-Buildable Bulk Parcel
 - Buildable: 2
 - Non-Buildable: 1 (Bulk)
 - Open Space: 0
 - Preservation Parcels: 1 (Buildable)
- Total area of lots/parcels to be recorded: 24.5444 ACs
 - Buildable: 2.4205 ACs
 - Non-Buildable: 4.9205 ACs
 - Open Space: 0
 - Preservation Parcels: 16.8210 ACs
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 24.5444 ACs

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department.

For: Peter Beilenson 5/14/11
Howard County Health Officer Date 1700

APPROVED: Howard County Department of Planning and Zoning.

Chief, Development Engineering Division 5/16/11 Date
Director 5/16/11 Date

OWNER/DEVELOPER:
Hedgerow Farm, LLC
13005 Lakeside Drive
Clarksville, MD 21024-1025
(301)802-1051

SURVEYOR'S CERTIFICATE

I hereby certify that the final plot shown hereon is correct; that it is a subdivision of all of the lands conveyed by Melissa J. Van Hise to Hedgerow Farm, LLC by deed dated December 30, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12245 Folio 274 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.



D. Wayne Weller 3/23/11 Date
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

OWNER'S CERTIFICATE

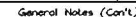
We, Hedgerow Farm, LLC; A Maryland Limited Liability Company; by Robert B. White, resident agent, owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final plot by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, and in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

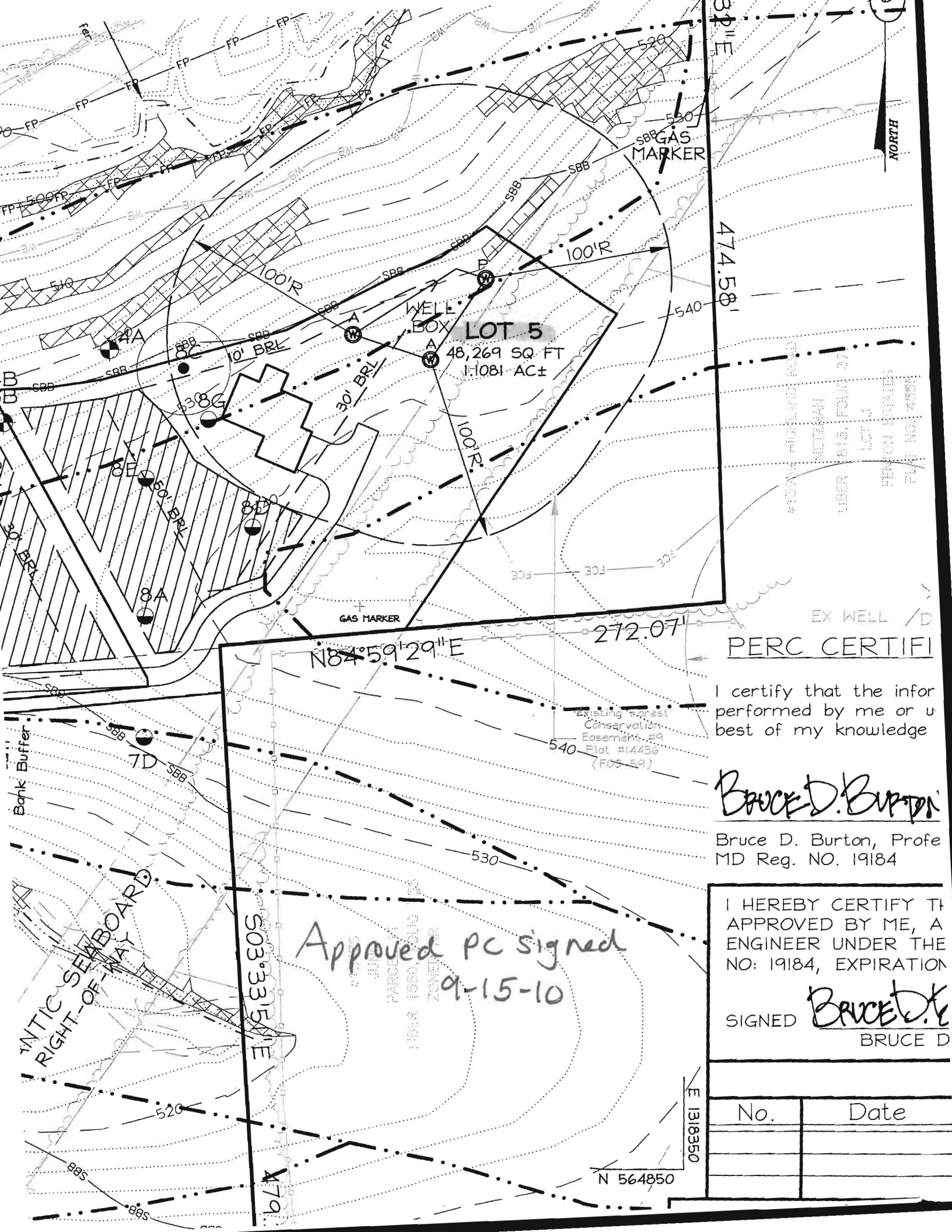
Witness my hand this 30th day of MARCH, 2011.
Robert B. White Resident Agent
Hedgerow Farm, LLC

RECORDED AS PLAT NUMBER 21591
ON 5/23/11 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

HEDGEROW FARM
LOT 1, 2, Buildable Preservation Parcel
"A" and Non-Buildable Bulk Parcel "B"
A RESUBDIVISION OF
LOT 1, THALER ESTATES, PLAT #14436
Tax Map 26 - Grid 20 - Parcel 64 - Zoned: RR-DEO
5th Election District - Howard County, Maryland
Scale: 1" = 100' - Date: March 2011 - Sheet 2 of 3
Previous Submittals: F-00-56, F-00-59, F-00-65, F-00-66, F-00-67, F-00-68, F-00-69, F-00-70, F-00-71, F-00-72, F-00-73, F-00-74, F-00-75, F-00-76, F-00-77, F-00-78, F-00-79, F-00-80, F-00-81, F-00-82, F-00-83, F-00-84, F-00-85, F-00-86, F-00-87, F-00-88, F-00-89, F-00-90, F-00-91, F-00-92, F-00-93, F-00-94, F-00-95, F-00-96, F-00-97, F-00-98, F-00-99, F-00-100, F-00-101, F-00-102, F-00-103, F-00-104, F-00-105, F-00-106, F-00-107, F-00-108, F-00-109, F-00-110, F-00-111, F-00-112, F-00-113, F-00-114, F-00-115, F-00-116, F-00-117, F-00-118, F-00-119, F-00-120, F-00-121, F-00-122, F-00-123, F-00-124, F-00-125, F-00-126, F-00-127, F-00-128, F-00-129, F-00-130, F-00-131, F-00-132, F-00-133, F-00-134, F-00-135, F-00-136, F-00-137, F-00-138, F-00-139, F-00-140, F-00-141, F-00-142, F-00-143, F-00-144, F-00-145, F-00-146, F-00-147, F-00-148, F-00-149, F-00-150, F-00-151, F-00-152, F-00-153, F-00-154, F-00-155, F-00-156, F-00-157, F-00-158, F-00-159, F-00-160, F-00-161, F-00-162, F-00-163, F-00-164, F-00-165, F-00-166, F-00-167, F-00-168, F-00-169, F-00-170, F-00-171, F-00-172, F-00-173, F-00-174, F-00-175, F-00-176, F-00-177, F-00-178, F-00-179, F-00-180, F-00-181, F-00-182, F-00-183, F-00-184, F-00-185, F-00-186, F-00-187, F-00-188, F-00-189, F-00-190, F-00-191, F-00-192, F-00-193, F-00-194, F-00-195, F-00-196, F-00-197, F-00-198, F-00-199, F-00-200, F-00-201, F-00-202, F-00-203, F-00-204, F-00-205, F-00-206, F-00-207, F-00-208, F-00-209, F-00-210, F-00-211, F-00-212, F-00-213, F-00-214, F-00-215, F-00-216, F-00-217, F-00-218, F-00-219, F-00-220, F-00-221, F-00-222, F-00-223, F-00-224, F-00-225, F-00-226, F-00-227, F-00-228, F-00-229, F-00-230, F-00-231, F-00-232, F-00-233, F-00-234, F-00-235, F-00-236, F-00-237, F-00-238, F-00-239, F-00-240, F-00-241, F-00-242, F-00-243, F-00-244, F-00-245, F-00-246, F-00-247, F-00-248, F-00-249, F-00-250, F-00-251, F-00-252, F-00-253, F-00-254, F-00-255, F-00-256, F-00-257, F-00-258, F-00-259, F-00-260, F-00-261, F-00-262, F-00-263, F-00-264, F-00-265, F-00-266, F-00-267, F-00-268, F-00-269, F-00-270, F-00-271, F-00-272, F-00-273, F-00-274, F-00-275, F-00-276, F-00-277, F-00-278, F-00-279, F-00-280, F-00-281, F-00-282, F-00-283, F-00-284, F-00-285, F-00-286, F-00-287, F-00-288, F-00-289, F-00-290, F-00-291, F-00-292, F-00-293, F-00-294, F-00-295, F-00-296, F-00-297, F-00-298, F-00-299, F-00-300, F-00-301, F-00-302, F-00-303, F-00-304, F-00-305, F-00-306, F-00-307, F-00-308, F-00-309, F-00-310, F-00-311, F-00-312, F-00-313, F-00-314, F-00-315, F-00-316, F-00-317, F-00-318, F-00-319, F-00-320, F-00-321, F-00-322, F-00-323, F-00-324, F-00-325, F-00-326, F-00-327, F-00-328, F-00-329, F-00-330, F-00-331, F-00-332, F-00-333, F-00-334, F-00-335, F-00-336, F-00-337, F-00-338, F-00-339, F-00-340, F-00-341, F-00-342, F-00-343, F-00-344, F-00-345, F-00-346, F-00-347, F-00-348, F-00-349, F-00-350, F-00-351, F-00-352, F-00-353, F-00-354, F-00-355, F-00-356, F-00-357, F-00-358, F-00-359, F-00-360, F-00-361, F-00-362, F-00-363, 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F-00-1149, F-00-1150, F-00-1151, F-00-1152, F-00-1153, F-00-1154, F-00-1155, F-00-1156, F-00-1157, F-00-1158, F-00-1159, F-00-1160, F-00-1161, F-00-1162, F-00-1163, F-00-1164, F-0



F11-022



PERC CERTIFI

I certify that the information performed by me or under the best of my knowledge

Bruce D. Burton

Bruce D. Burton, Professional Engineer
MD Reg. NO. 19184

I HEREBY CERTIFY THAT APPROVED BY ME, A PROFESSIONAL ENGINEER UNDER THE NO: 19184, EXPIRATION

SIGNED *Bruce D. Burton*
BRUCE D.

No.	Date

Approved PC signed
9-15-10

GRAPHIC SCALE

STING FOREST CONSERVATION EASEMENT
: # 14436 & 14337 To Remain. Unchanged

STING PRIVATE STORMWATER MANAGEMENT
EDIT EASEMENT - Plat # 14436 & # 21591

STING, PUBLIC 100 YEAR FLOODPLAIN,
AINAGE & UTILITY EASEMENT - Plat # 21591

33C FOREST CONSERVATION
5EMENT

STING PRIVATE SEWAGE POSAL EASEMENT



(IN FEET)
1 inch = 50 ft.

Ex. Forest
Conservation area to
be removed from

1.68 Ac+/-

$$\begin{array}{r} 558^{\circ}24'58''\text{W} \\ 7.88' \\ \hline 561^{\circ}39'38''\text{W} \\ 35.40' \end{array}$$

SEE

SHEET

Diagram illustrating the LIMIT OF DISTURBANCE. The diagram shows a cross-section of a structure with a diagonal line labeled 'LIMIT OF DISTURBANCE'. The diagram includes various geometric lines and labels, including 'LIMIT OF DISTURBANCE' and 'LIMIT OF DISTURBANCE'.

100 SQ F

Amended Public
Conservation —
ement #8A
Retention
7344Ac+/-
INE

55°36'26"W
53.18'

$$272.01$$
Part of Am
Forest CoRete
0.4541.....



Mark Stevens
Vice President

Office: 410.531.2100
Mobile: 410.984.7296
FAX: 410.531.4900
4714 Linthicum Rd.
Dayton, MD 21036
mark@stevensbuilders.com
stevensbuilders.com

**WHITAKER RESIDENCE
LOT 5 HEDGEROW FARM
PERMIT #B13001768**

SCALE 1"=30

REVISED

Date: 5/29/13

Comments:

B13001768

SPECIMEN
TREE #143

41" CHESTNUT
OAK

Scale (10/30)

COMPACT
FILL LINE
45' LEVEL
SPREADER

WELL
BOX

DIVERSION
FENCE
DETAIL "B"

2' min.
Save /
Close to
Existing Fiber
Optic Line

GAS
MARKER

SPECIMEN
TREE #57

