

12/25/03
9:00

APPLICATION

PERCOLATION TESTING

A 518578-C

3/17/03 PERC FOR
MR ONE LOT w/
PROP. SDA
ADJ. TO DRIVER RD

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 3/17/03

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 Joseph P. Crosby, Sr

ADDRESS 835 DRIVER RD. MARRIOTTSPURGE, MD 21104 PHONE 410-442-1604

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:
SUBDIVISION CROSBY MIDOR SUBDIVISION LOT NO. NEW SFD # 2 PROPOSAL C

ROAD AND DESCRIPTION _____

TAX MAP 5 PARCEL # 22

SIZE OF LOT 3 ACRES TYPE BLDG. NEW 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 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

7/27/96
10:00
9/9/96

APPLICATION

PERCOLATION TESTING

A 57081

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

PREVIEW OK
PROPOSED SUBDIVISION
- EXISTING HOUSE HAS
VALID EASEMENT
FROM 1973
- TEST NEW LOT ONLY.
(CW)

DISTRICT _____

DATE 8/20/96

19000 ESTABLISHED
BUT NOT DESIGNATED

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 Joseph P. Crosby, Sr

ADDRESS 835 DRIVER ROAD PHONE 410-442-1604

AGENT OR PROSPECTIVE BUYER SAME

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION _____

TAX MAP _____ PARCEL # Libec 232 Folcro 489

SIZE OF LOT 3 Acres plus TYPE BLDG. SINGLE FAMILY DWELLING
(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. Joseph P. Crosby
(SIGNATURE OF APPLICANT)

APPROVED BY existing house is sited exactly where shown on original perc test notes and stated by Surveyor precisely as on original perc notes per owner's statement in field 8/9/96 FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS Needs further testing in wet season + reconfigure away from one deep clay hole

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

Needs
WET SEASON
TEST DATE



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
September 12, 1996

Mr. Joseph Crosby, Sr.
835 Driver Road
Marriottsville, Maryland 21104

RE: Percolation Test Results
Application Number: A57081
Proposed Use: Subdivision
Property ID: Crosby Property -
Driver Road

Dear Mr. Crosby:

Percolation testing conducted September 9, 1996 on the above referenced property was inconclusive. Poor landscape position (swale), slow percolation rates and evidence of seasonal high water table were among the limiting factors. Copies of the percolation test results are enclosed.

If you wish to continue with this proposal, with no certainty as to outcome, then the procedure would involve submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100 feet of property boundaries have been shown..

The septic area on the certification plat should be proposed in a configuration which avoids the swale as much as possible. No final decision will be rendered without follow-up testing in the Spring "wet season".

If you have any questions regarding this matter, please feel free to contact me at the below address or by calling 313-2640.

Very truly yours,

Ronald J. Pinkley, R. S.
Water and Sewerage Program

RJP:jr

Enclosures

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644
Food Protection Program (410) 313-2642 TDD (410) 313-2323



3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

April 7, 2003

Mr. Joseph Crosby
835 Driver Road
Marriottsville, MD 21104

RE: Percolation Test Results – A 518578 A, C
Crosby Property, Two-Lot Subdivision
835 Driver Road
Tax Map 5, Parcel 22

Dear Mr. Crosby:

Percolation testing conducted March 27, 2003 on the referenced property indicated satisfactory soil conditions, although some rock was encountered in one test hole. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer/surveyor of a percolation certification plan showing the following:

- 1) actual locations and field-verified elevations of all excavated test holes with topography
- 2) a suitable house and well site for each lot
- 3) two replacement well sites or 1500 ft² of approvable well area for each lot
- 4) all existing structures, wells and septic systems on the property
- 5) a note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown
- 6) a note indicating that depicted topography reflects field-matched information

The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-2640.

Very truly yours,

Mark E. Rifkin, R.S.

Water and Sewerage Program

MR

Enclosures

cc: File

cc: Shana Berger/Lane

3/25/03
9:00

APPLICATION

PERCOLATION TESTING

A 518578-A

3/17/03 PERC FOR
EX. DWELLING

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH

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

PER TO EITHER 1) CERTIFY
EX. PERC AREA
OR

DISTRICT _____

DATE 3/17/03

2) ESTABLISH
REPL. AREA

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 Joseph P. Crosby, Sr. 717-880-3205 577-5731

ADDRESS 835 DRIVER ROAD MARIOTTVILLE, MD 21104 PHONE 410-442-1604

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION CROSBY LOT NO. EXISTING SFD #1

ROAD AND DESCRIPTION DRIVER RD. OFF MARIOTTVILLE

TAX MAP 5 PARCEL # 22

SIZE OF LOT 5 ACRE TYPE BLDG. EXISTING SFD #1
(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

COUNTY #

SOIL PROFILE

0' (5) NORTH EAST

3' 019e
brn
hvy sa/m

brn
lt. brn
tan gray
sa/m

10-15% Rx | 40-50% Rx

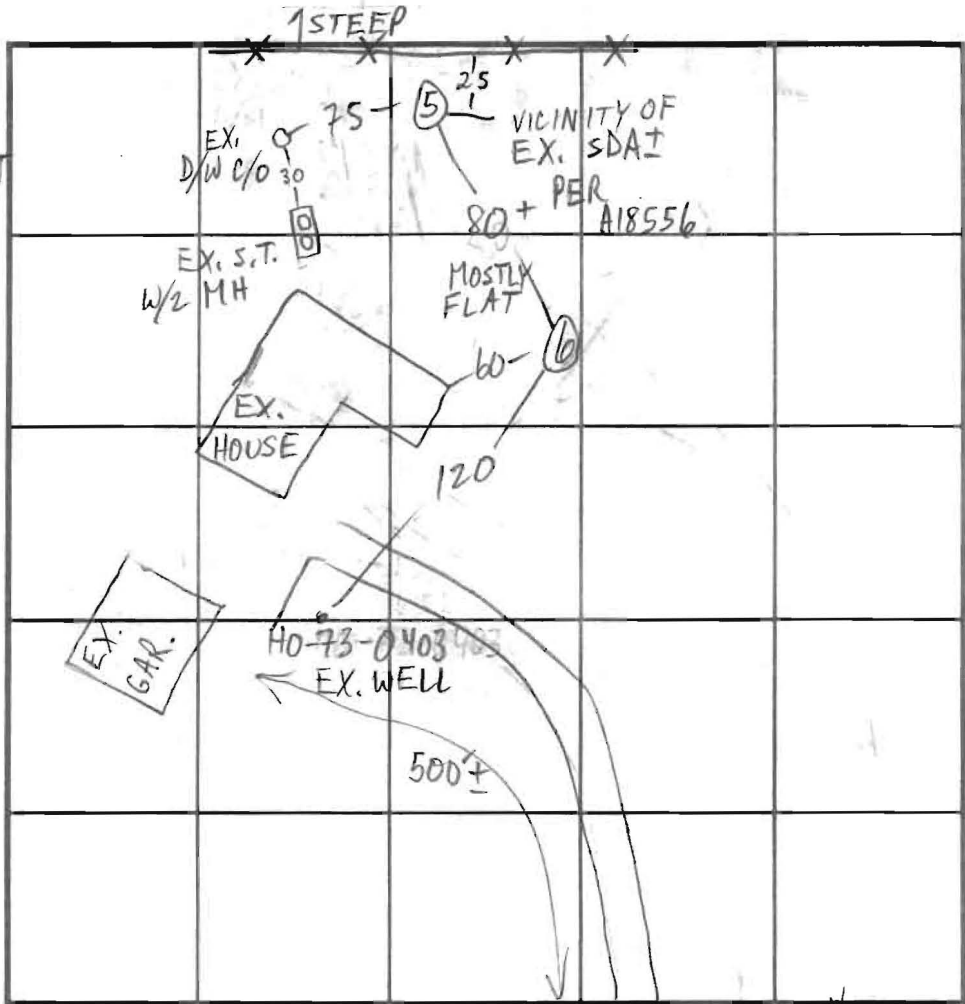
12' (6)

019e
brn
hvy /m

5' gray
sa/m

10-15% frags

Old House



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE. DRIVER RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
3/27/03	5 ✓	12	AVOID	BY 25'			
	6 ✓	12	OK				

REMARKS _____

TYPE OF SOIL _____

TESTED BY M. Rifkin ALSO PRESENT Owner, Bill Ingram

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 9 TRENCH WIDTH 3

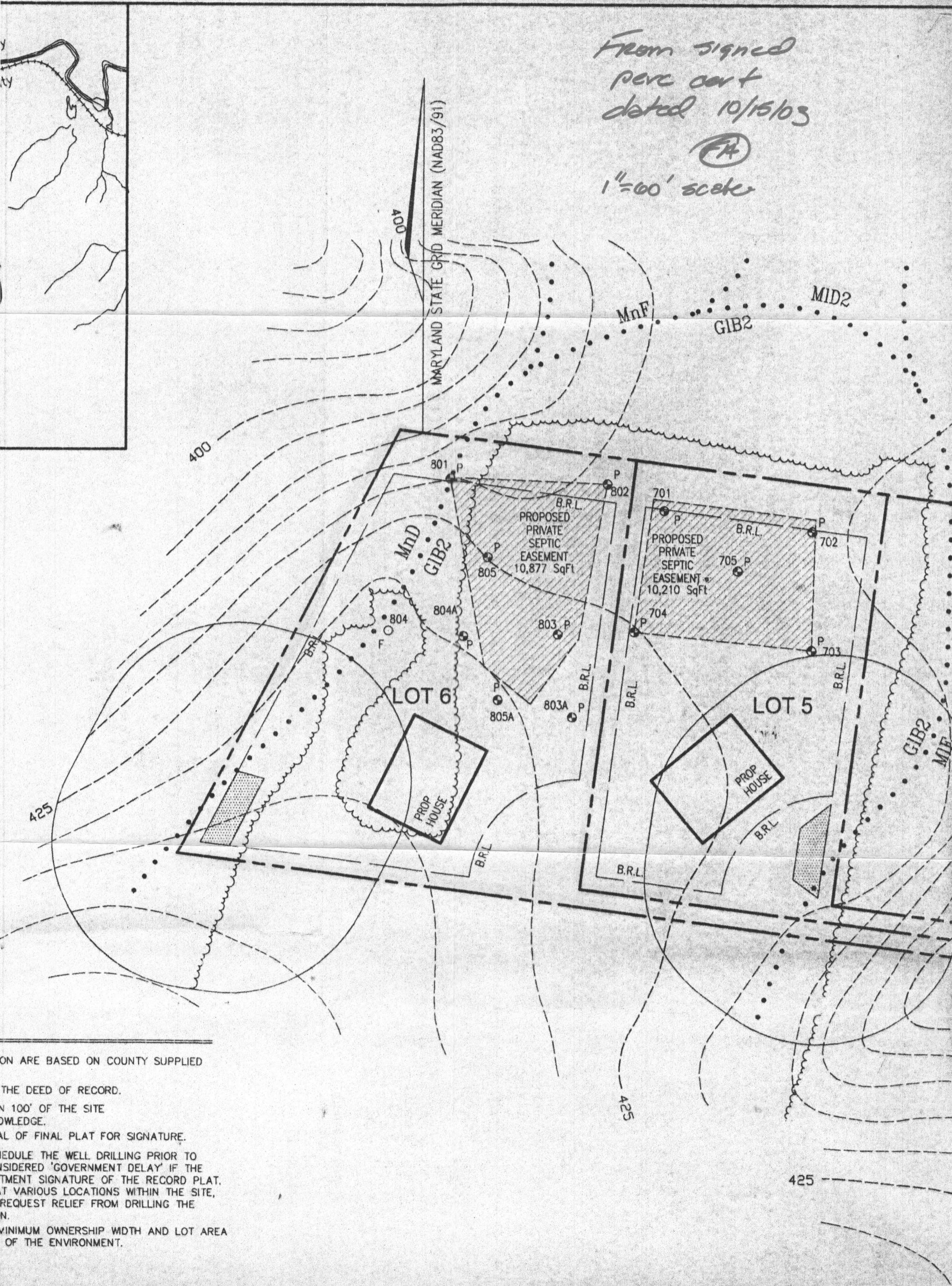
INLET DEPTH 4 1/2 MAXIMUM BOTTOM DEPTH 6 1/2 SQ FT/BEDROOM 240

Signed
Perk Cert 10/15/03
From signed perk cert
dated 10/15/03
1"=60' scale

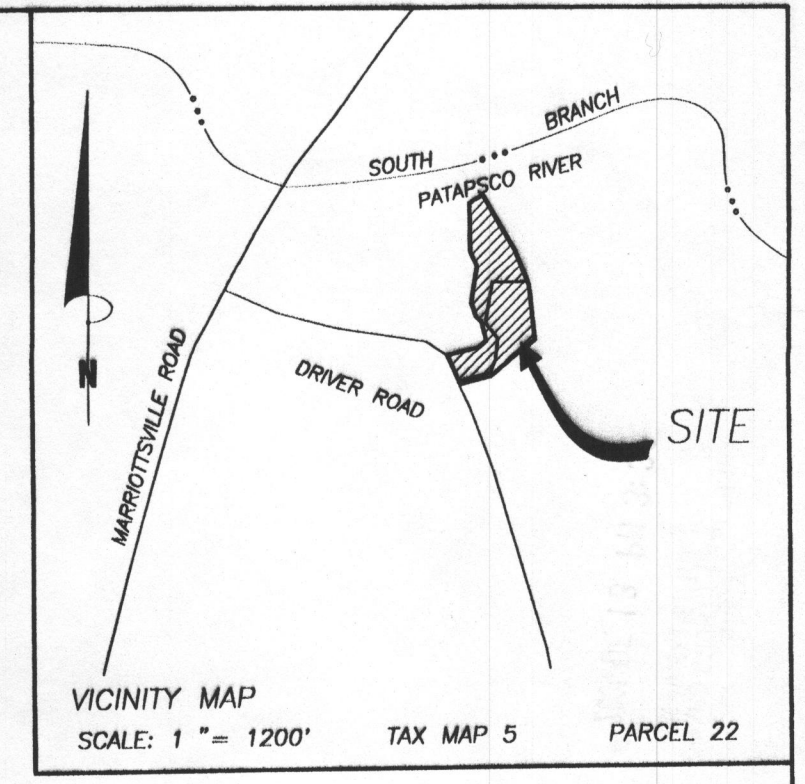
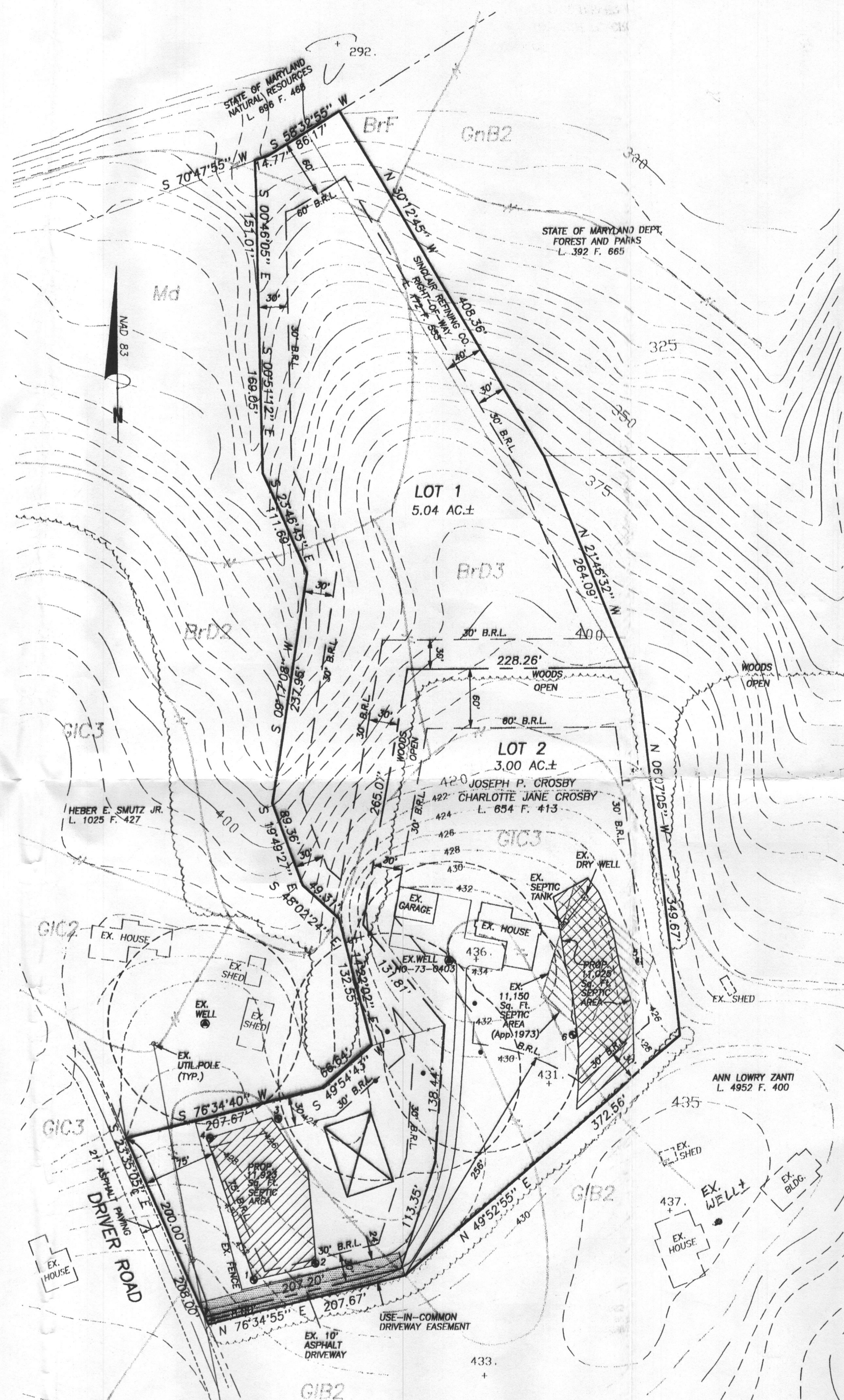
(PN)



From signed
perc cert
dated 10/15/03
FA
1"=100' scale



ON ARE BASED ON COUNTY SUPPLIED
THE DEED OF RECORD.
N 100' OF THE SITE
OWLEDGE.
AL OF FINAL PLAT FOR SIGNATURE.
EDULE THE WELL DRILLING PRIOR TO
SIDERED 'GOVERNMENT DELAY' IF THE
'MENT SIGNATURE OF THE RECORD PLAT.
AT VARIOUS LOCATIONS WITHIN THE SITE,
REQUEST RELIEF FROM DRILLING THE
IN.
MINIMUM OWNERSHIP WIDTH AND LOT AREA
' OF THE ENVIRONMENT.



- GENERAL NOTES:
- OWNERS: JOSEPH P. CROSBY
CHARLOTTE JANE CROSBY
DEED REFERENCE: LIBER 654 FOLIO 413
DATE: SEPTEMBER 14, 1973
GRANTOR: EDWARD W. TWINING
 - TAX MAP: 5 GRID: 22 PARCEL: 22
 - NEAREST POTABLE WATER SUPPLY: SYKESVILLE
DISTANCE: 3.5 MILES ±
 - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0005 B, REVISED DECEMBER 4, 1986 & # 240044 0010 B, REVISED DECEMBER 4, 1986
 - TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
TOPOGRAPHY: (PROPOSED SEPTIC AREAS)
FIELD RUN BY VANMAR ASSOC.
CONTOUR INTERVALS ARE AT 2 FEET.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELL(S) SHOWN ON THIS PLAN HO-73-0403, HO-(NO TAG) HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
 - SOIL TYPE: (BrF, BrD2, BrD3, GIB2, GIC3, Md)
HOWARD COUNTY SOILS MAP No. 21.
 - ZONING DISTRICT: RCDEO
 - EX. septic area on lot 2 to be abandoned.

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

EXISTING PERCOLATION TEST SITE:

PROPOSED PERCOLATION TEST SITE:

FAILED PERCOLATION TEST SITE:

EXISTING WELL:

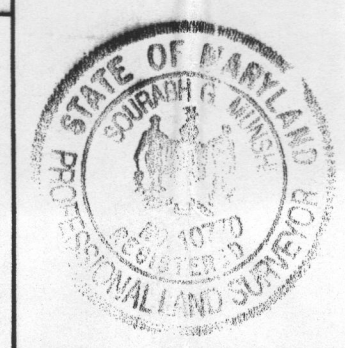
PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

DATE	REVISIONS
10/9/03	per comments 10/2/03
11/25/03	per comments 11/25/03

PERCOLATION CERTIFICATION PLAN
CROSBY PROPERTY

PC 518578 LIBER 654 FOLIO 413
SITUATED ON DRIVER ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER, 2003



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751

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

Denny Brancato 12-1-03
HOWARD COUNTY HEALTH OFFICER MR DATE

OWNER:
JOSEPH P. CROSBY
835 DRIVER ROAD
MARRIOTTSVILLE, MD. 21104

I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED IF EXISTING AND ACCURATELY STAKED IF PROPOSED AND SHOWN HEREON.

Sourabh Munshi 11/26/03
SOURABH G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE

Health

FOREST CONSERVATION EASEMENT

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 58°32'55" E	46.16'
L2	S 30°12'45" E	384.48'
L3	S 89°42'25" W	38.77'
L4	N 56°00'16" W	26.03'
L5	S 86°18'38" W	36.41'
L6	S 42°41'21" W	17.09'
L7	S 15°57'14" E	22.27'
L8	S 10°33'27" W	40.51'
L9	S 28°03'41" E	53.98'
L10	S 79°47'00" E	24.22'
L11	S 39°20'28" W	96.56'
L12	S 10°15'54" W	287.41'
L13	N 49°13'38" W	39.87'

COORDINATES

PT. #	NORTH	EAST
87	613087.5091	1342350.2844
88	613332.8086	1342252.2933
104	612641.7989	1341817.5621
135	613479.5441	1341962.3479
136	613310.2537	1341964.6918
140	612887.3967	1342003.1657
141	612971.5499	1341972.6778
202	612499.5345	1342103.4777
203	612451.4511	1341901.4175
205	612740.3099	1342387.7807
206	613685.6992	1342046.8034
207	613640.7380	1341973.2932
208	613635.8803	1341959.3449
212	613205.9234	1342011.0959
214	612853.9220	1342041.9839
215	612689.9800	1342020.0330
216	612732.9274	1342071.0747

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	3.1435 Ac.±	0.1364 Ac.±	3.0071 Ac.±

THE REQUIREMENTS §3-10B, 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.

Sourabh G. Munshi 10/06/05
 SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

Joseph P. Crosby 09.27.05
 JOSEPH P. CROSBY, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and /or parcels to be recorded	
• Buildable	2
• Non-Buildable	0
• Open Space	1
• Preservation Parcels	0
b. Total area of lots and/or parcels	
• Buildable	6.5208 Ac.±
• Non-Buildable	0
• Open Space	1.4738 Ac.±
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips 0.0716 Ac.±	
d. Total area of subdivision to be recorded	8.0862 Ac.±

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

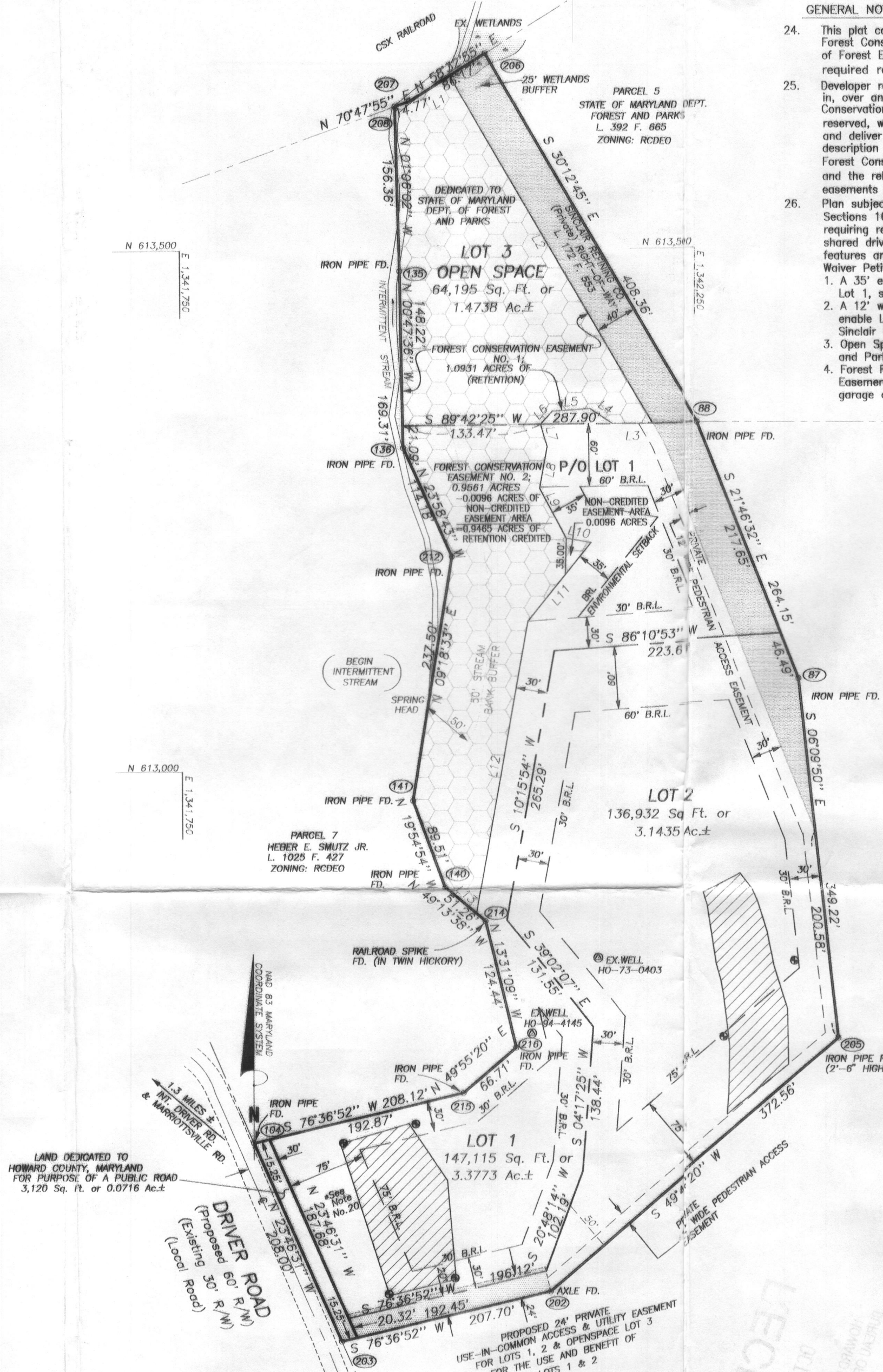
DIRECTOR DATE

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 10/28/05
 HOWARD COUNTY HEALTH OFFICER DATE

signed F-05-083

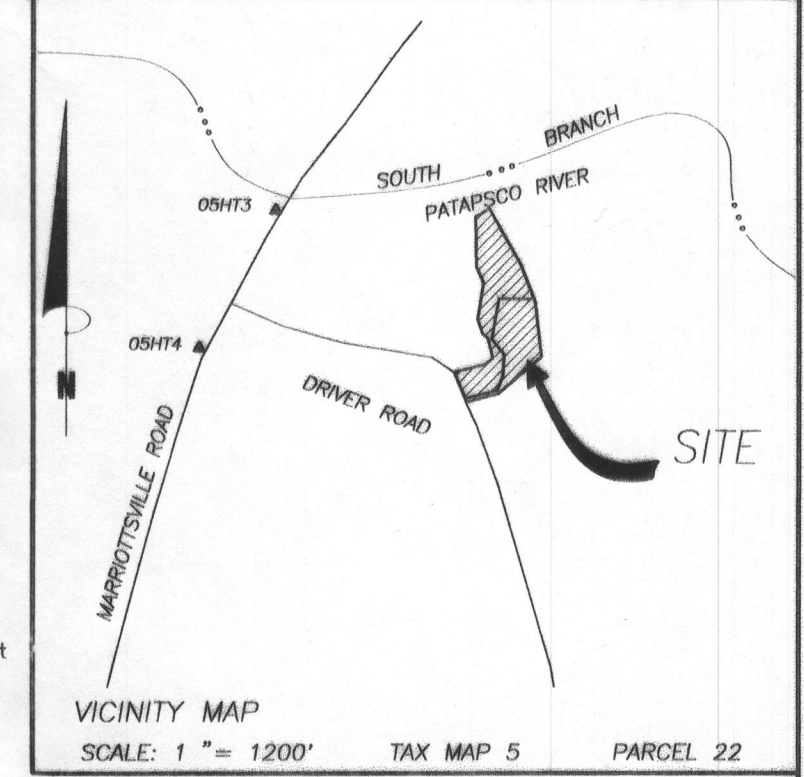


GENERAL NOTES (Cont.)

- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by providing 1.0931 Acres of Forest Easement on Open Space Lot 3 and 0.9561 acres of Forest Easement on Lot 1, which is sufficient to meet the break even point of 2 acres of required retention. No surety is required for retention easements with minor subdivisions.
- Developer reserves unto itself, its successors and assigns, the forest conservation easement located in, over and through Lots 1 and Lot 3, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easement herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). 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 obligation 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 of Forest Conservation Easement in the Land Records of Howard County. Plan subject to Waiver petition WP-05-91: Sections 16.121 (a)(2), prohibiting creation of open space in RC Zoning District; 16.120 (b)(4)(i) and (ii), requiring rectangular shaped lots, not to exceed 3:1 depth to width ratio; 16.120(b)(4)(iii)(b), requiring shared driveway to be 10' from project boundary and 16.120(b)(4)(iii)(b), prohibiting environmental features and forest conservation easements on a lot less than 10 acres. Waiver Petition approved on June 13, 2005 subject to the following conditions of approval:
 - A 35' environmental setback around the forest conservation easement located on the rear portion of Lot 1, shall be shown on the final plat.
 - A 12' wide "Pedestrian Access" easement shall be provided along the eastern property line of Lot 1 to enable Lot 2 to reach Open Space Lot 3. This Pedestrian Access Easement shall not encroach over the Sinclair Refining Co. Right of Way located on the site.
 - Open Space Lot 3 containing approximately 1.47 acres shall be dedicated to the State of Maryland Forest and Parks.
 - Forest Retention easements shall be provided on Open Space Lot 3 and Lot 1. The Forest Conservation Easement area to be on Lot 1 shall encumber the existing forest located north of the existing frame garage as shown on the Waiver Exhibit dated May 2, 2005.

GENERAL NOTES

- The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 05HT3 & 05HT4.
- This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in 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. Recordation of a modified sewage easement shall not be necessary.
- B.R.L. - Represents building restriction line
- Represents concrete monument set (unless otherwise noted)
- Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus
- Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
- The subject property zoned "RCDEO" per 02/02/04 Comprehensive Zoning Plan.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem lot driveway.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence);
 - Surface - 1/2" of compacted crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures culvert/bridges - Capable of supporting 25 gross tons (H25 loading).
 - Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet.
 - Maintenance - sufficient to insure all weather use.
- This plat is based on a field run monumented boundary survey performed on or about October 7, 2004 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- There are wetlands located on this site in accordance with the Wetlands Delineation conducted by Exploration Research Inc. The wetlands on this site will not be impacted by the proposed lots or potential development.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. Financial surety for the required Perimeter Landscaping is not required as a result of credits from existing trees.
- Stormwater Management requirement for Lot 1 is provided under Section 5.6 of the 2000 Maryland Design Manual for single lot development. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required. There is an existing dwelling on Lot 2.
- There is an existing dwelling/structure located on Lot 2 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations effective 10/02/2003 and to the zoning regulations effective 02/02/2004.
- Plan subject to B.A. Case No. 04-006V reducing required lot width from 200 feet to 187.88 feet for lot 1.
- A use in common Maintenance Agreement for Lots 1 & 2 and Open Space Lot 3 shall be recorded simultaneously with this plat in the Land Records of Howard County.
- The Open Space Lot 3 shown hereon is hereby donated to the State of Maryland.
- The Forest Conservation Easement has 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 Easement; however, Forest Management Practices as defined in the deed of as defined in the deed of Forest Conservation Easement are allowed.



OWNER'S CERTIFICATE

I, JOSEPH P. CROSBY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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 ROAD 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 ERRECTED ON OR OVER THE SAID EASEMENT AND LAND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 27th DAY OF September, 2005.

Joseph P. Crosby
 JOSEPH P. CROSBY, OWNER

J. M. Vecht
 WITNESS

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY EDWARD W. TWINING AND HELEN T. TWINING TO JOSEPH P. CROSBY AND CHARLOTTE JANE CROSBY (DECEASED) BY DEED DATED SEPTEMBER 14, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 654 FOLIO 413. 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.

Sourabh G. Munshi 10/06/05
 SOURABH G. MUNSHI, Prof. L.S. #10770 DATE



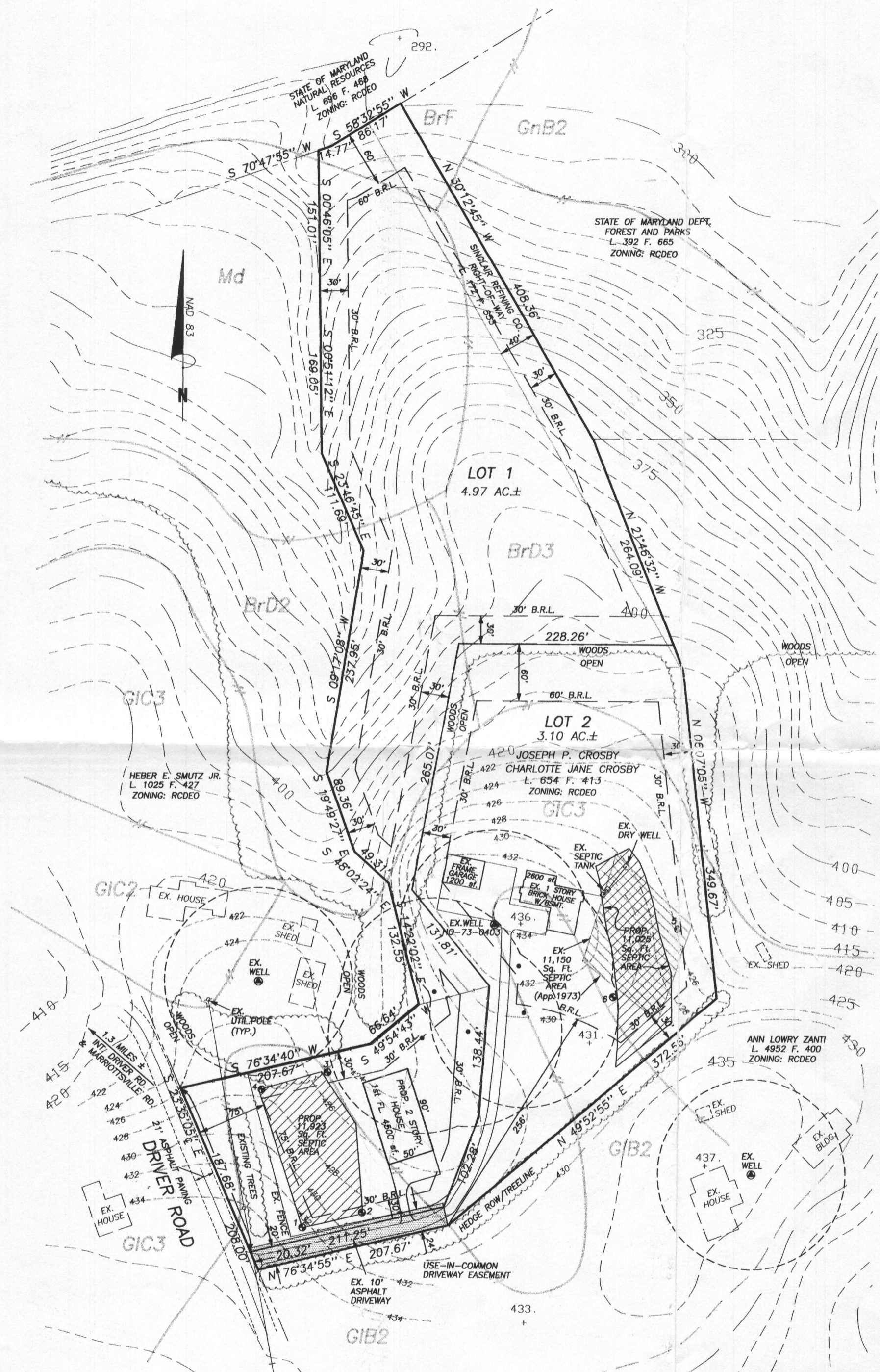
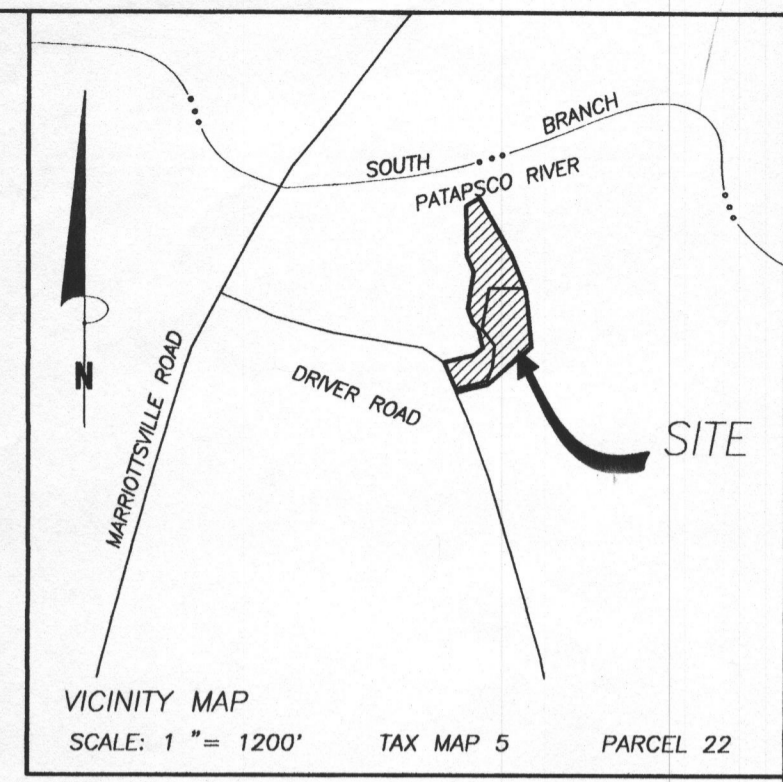
RECORDED AS PLAT NO. 08 ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT
 LOTS 1-2 & OPEN SPACE LOT 3
JOSEPH P. CROSBY SR. PROPERTY
 (LIBER 654 AT FOLIO 413)

TAX MAP: 5 ELECTION DISTRICT: No. 3 SCALE: 1"=100'
 GRID NO: 22 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER, 2005
 PARCEL NO: 22 EX. ZONING: RCDEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street P.O. box 328
 Mount Airy, Maryland 21771
 (301) 829 2890 (301)831 5015 (410) 549 2751

04 FEB 11 12:49



GENERAL NOTES:

- OWNERS: JOSEPH P. CROSBY
CHARLOTTE JANE CROSBY
DEED REFERENCE: LIBER 654 FOLIO 413
DATE: SEPTEMBER 14, 1973
GRANTOR: EDWARD W. TWINING
- TAX MAP: 5 GRID: 22 PARCEL: 22
- NEAREST POTABLE WATER SUPPLY: SYKESVILLE
DISTANCE: 3.5 MILES ±
- THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0005 B, REVISED DECEMBER 4, 1986 & # 240044 0010 B, REVISED DECEMBER 4, 1986
- TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
TOPOGRAPHY: (PROPOSED SEPTIC AREAS)
FIELD RUN BY VANMAR ASSOC.
CONTOUR INTERVALS ARE AT 2 FEET.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE EXISTING WELL(S) SHOWN ON THIS PLAN HO-73-0403, HO-(NO TAG) HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
- SOIL TYPE: (BrF, BrD2, BrD3, GIB2, GIC3, Md)
HOWARD COUNTY SOILS MAP No. 21.
- ZONING DISTRICT: RCDEO
- EXISTING SEPTIC AREA ON LOT 2 TO BE ABANDONED.

PETITIONER'S NAME:
JOSEPH P. and CHARLOTTE CROSBY
835 DRIVER ROAD
MARRIOTTSVILLE, MD. 21104
410-442-1604

COUNSEL FOR PETITIONER:
THOMAS M. MEACHUM, REESE and CARNEY, LLP
10715 CHARTER DRIVE, COLUMBIA, MD. 21044
410-740-4600

OWNERS:
JOSEPH P. and CHARLOTTE CROSBY
835 DRIVER ROAD
MARRIOTTSVILLE, MD. 21104
410-442-1604

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

EXISTING PERCOLATION TEST SITE:

PROPOSED PERCOLATION TEST SITE:

FAILED PERCOLATION TEST SITE:

EXISTING WELL:

PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

DATE	REVISIONS
1/31/04	Additional Trees added

VARIANCE PLAN
CROSBY PROPERTY

LIBER 654 FOLIO 413
#835 DRIVER ROAD
MARRIOTTSVILLE, MD. 21104
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DECEMBER, 2003

I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED IF EXISTING AND ACCURATELY STAKED IF PROPOSED AND SHOWN HEREON.

Sourabh Munshi 2/2/04
SOURABH G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE



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