



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ A/P _____

AGENCY REVIEW: _____ DATE _____

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 _____ 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) _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

APPLICANT _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME _____ LOT NO. _____

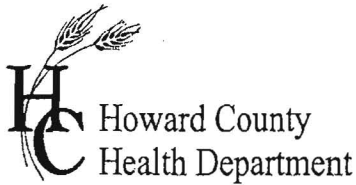
PROPERTY ADDRESS _____
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) _____ GRID _____ PARCEL(S) _____ 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 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



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) 5/15/06 TEST TIME _____ A/P 524406

AGENCY REVIEW: _____ DATE 5/4/06

04-328922

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 3 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) ROBERT & DORIS BELL

DAYTIME PHONE 410-442-2133 CELL _____ FAX 410-489-5340

MAILING ADDRESS 14610 FREDERICK RD COOKSVILLE MD 21723
STREET CITY/TOWN STATE ZIP

APPLICANT D. GAIL LARKINS

DAYTIME PHONE 301-696-0274 CELL 301-748-2139 FAX 301-696-0381

MAILING ADDRESS 5582 TALBOT CT NEW MARKET MD 21774
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME ROBERT & DORIS BELL LOT NO. ex house

PROPERTY ADDRESS 1868 WOODBINE ROAD WOODBINE
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 7 GRID 116 PARCEL(S) 223 PROPOSED LOT SIZE 1 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.

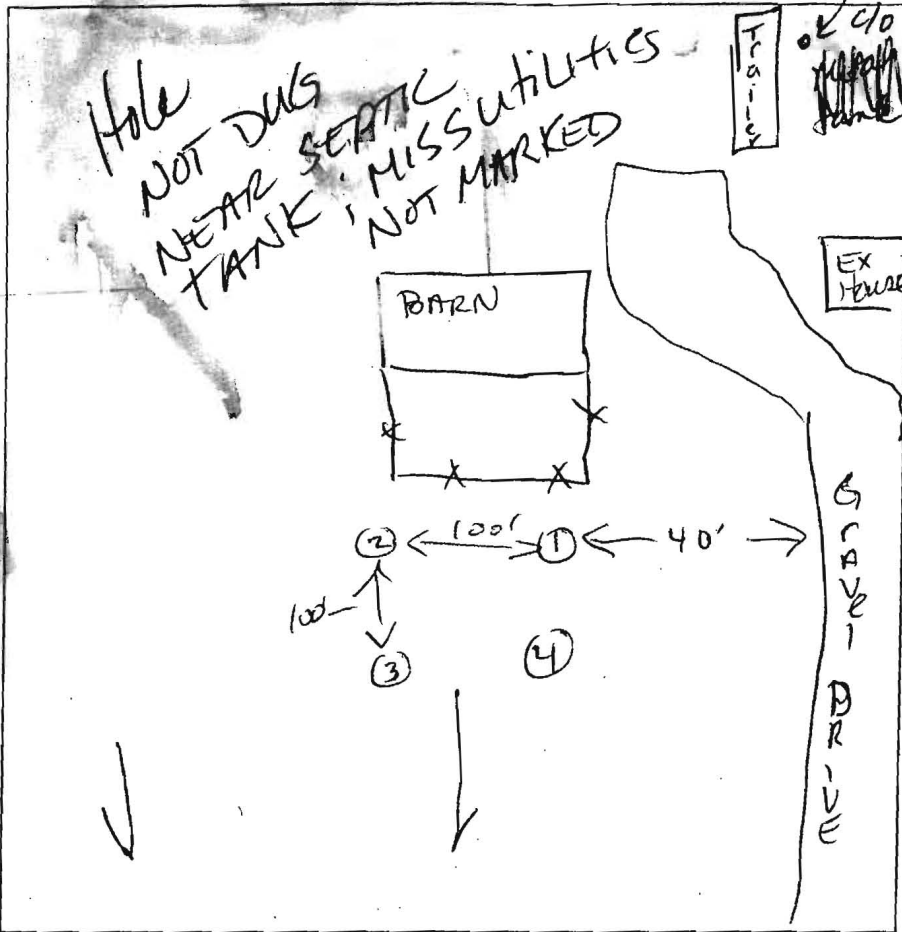
TEST RESULTS WILL BE MAILED TO APPLICANT.

D. Gail Larkins
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

①/②
 org brn
 hvy L
 1pl
 4 1/2'
 brn
 H brn
 LOAM
 w.c.s.g
 Rock 25%
 Bottom 12'

③/④
 org brn
 hvy L
 4'
 brn
 Loam-SL
 1pl/
 w.c.s.g
 Rak
 TRACE
 Bottom 12'



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
5-15-06	①						
	②	4 1/2	12:01	12:06	12:18	12	P
	③	5	12:08	12:12	12:21	9	P
	④	5 1/2	12:26	12:29	12:37	8	P
NEED TO REPLACE METAL TANK							
compact, well drained soils Slopes ≈ 15-19%							

REMARKS Homogeneous holes

SANITARIAN Kaen BACKHOE Jyles OTHERS D. Woessner

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

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SWW _____




Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

June 15, 2007

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Gabriel Creighton, R.S. 
Well and Septic Program

RE: File Number: F-07-139
Title: *Agricultural Preservation Subdivision Plat for Bell Farm Property Lot 1*

The Howard County Health Department has reviewed the above referenced submittal by Chesapeake Engineering, LLC. The comments listed below need to be addressed.

- The engineer will be revising the percolation certification plan due to the desire to change the well box configuration and house location from the originally proposed layout. The final plat will not be approved until this has been approved. A seemingly suitable plan of this nature has been received and the approval process has been started.

The plan may be considered technically complete without the completion of the following item.

- The well has not been drilled and the existing well on the property has not yet been upgraded to current standards.

GAC

cc: file

Tanya Krista Maerhardt



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

April 13, 2007

Mr. Robert Bell
14610 Frederick Rd.
Cookeville, MD. 21723-9414

RE: F-07-139 (Bell Farm Property)

Dear Mr. Bell:

The Subdivision Review Committee has determined that the above referenced plan does not conform with the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a **revised** plan submission within **45** days from the date of this letter (**on or before May 28, 2007**).

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application.

You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO. OF PLAN SETS	SUPPORT DATA
DLD	2	
SCD	1	(did not receive initial submission-keep in revised plans)
HEALTH	1	
AG PRES	1	

If you or your consultant have any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stirn at 410-313-2350 to reserve a time after the SRC meeting of April 26, 2007. Please understand that this will be a brief meeting designed to discuss major issues only.

Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the revised plans. Please bring a copy of this letter with you to the appointment.

If you have any questions, please contact Tanya Krista-Maenhardt at (410) 313-2350.

Sincerely,

T. Krista - Maenhardt

Cindy Hamilton, Chief *CH*
Division of Land Development

CH/tmaenhardt/Finals 2007/Bell Farm Property

Enclosures: DLD, DED, HEALTH, AG PRES, SHA

cc: Research
DED
HEALTH
SCD
SHA
AG PRES-Joy Levy
Gail Larkins
John Mellema Sr., Inc.

Department of Planning and Zoning-DLD
March 15, 2007

RE: F-07-139—Bell Farm (1868 Woodbine Rd.)

Planner: TKM

1. A complete deed history for the subject property tracing its history back to 1960 is required. The deed information submitted for Parcel 223 dates only to 1984. Provide additional deed information for Parcel 223 between 1984 and 1960.
2. **The existing driveway and the proposed Use-In-Common access easement are shown to impact the 100' streambank buffer. This is not permitted unless you can provide proof that this is "essential and necessary disturbance" (Section 16.116 (c)). Provide written information on existing agricultural uses and their use of the existing driveway. Expand on the location of these uses with respect to the driveway, stream and the stream buffer. Describe the condition (material, length, width, circa date) of the driveway. Explain why it makes better sense to use and expand the existing driveway versus the creation of a new driveway in a new location (that would not impact environmental resources).**
3. Amend General Note #3 on Sheet 1 as follows: "The subject property is zoned RC-DEO per the 2/2/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/06.
4. Separate out (and modify as shown) the following sentence found under General Note #8.g.: "No clearing, grading, paving, removal of vegetative cover or trees or construction is permitted within wetlands or streams or their required buffers."
5. Correct the spelling of "distances" in General Note #10.
6. General Note #11 references a 1-acre Lot. However the plat depicts a lot that is slightly larger than 1-acre. Amend as necessary.
7. Correct General Note #13 to reference Section number 16.1202(b)(1)(vi).
8. Expand upon General Note #19 to state the Design Manual Waiver was approved on March 5, 2007 and is to allow the use of a well compacted gravel driveway instead of a 6 inch crusher run base with tar and chip coating.
9. Add the following note to Sheet 1: "there is an existing dwelling/structure(s) located on Parcel 223 to remain. No new buildings, extensions or additions to the

existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.”

10. Add the following note to Sheet 1: “Lot 1 is created in accordance with the provisions of Section 104.E.6 of the Zoning Regulations.”
11. The “Reservation of Public Utility and Forest Conservation Easements” note should be added to the plat. See checklist 15k. for the wording of that note.
12. Provide a note on Sheet 1 of the plat indicating the presence or absence of slopes 15-24.9% on Parcel 223 and any slopes 25% or greater on Parcel 223. Indicate the square footage of contiguous slopes 25% or greater on the plat and show all appropriate setbacks from these slopes as applicable.
13. A Use-In-Common Agreement will need to be provided for recordation along with the plat mylars. Provide an appropriate plat note on Sheet 1 stating this fact.
14. Amend the Area Tabulation Chart to coincide with the chart shown under #8 of the Final Plan Checklist. Also—the total number of lots to be recorded is 2 (new Lot 1 and remaining Parcel 223). The total area of the subdivision to be recorded should be the TOTAL area of Parcel 223 and new Lot 1.
15. Depict and label the building restriction lines for Parcel 223 on the plat.
16. Provide the zoning for Parcel 223 and all adjoining properties on the plat and all supplemental sheets.
17. Provide a legend on the plat. Include symbols for the existing driveway and the Use-In-Common.
18. Confirm there are no buildings or structures within 60’ of the property lines for proposed Lot 1.
19. Provide the right-of-way width for Woodbine Road directly in front of Parcel 223.
20. Label Woodbine Road as a public scenic road and a minor arterial on the plat and all supplemental sheets.
21. **Review and address Section 16.125 (Protection of Scenic Roads) of the Subdivision and Land Development Regulations. Provide a point-by-point response for each “bullet” under 16.125(b)(1), 16.125(b)(2) and 16.125(b)(3). Explain how this proposal meets the required bullet or why the particular bullet is not applicable to this proposal.**

Also include information on the distance of the proposed lot from the scenic road.

22. The Title Block of the plat, percolation plat and supplemental plan should all coincide. Revise as necessary.
23. Number the plat as sheet 1 of 1 in the Title Block.
24. Add F-07-139 under the Title Block of the plat and all supplemental sheets.
- 25. Provide a Soils Map per the requirements of #37b. of the Final Plan checklist.**
- 26. Provide a certified location plan per #37f. of the Final Plan Checklist and address ALL requirements contained within #37f.**
- 27. The area of Lot 1 shown on the Percolation Plat and the Supplemental Plan (43,498 s.f.) does not coincide with the plat (43,765 s.f.). This needs to be corrected.**
28. Correct the scale on the Supplemental Plan. The scale appears to be 1"=30' (not 1"=100').
29. Confirm the orientation of the proposed dwelling on Lot 1. Label "front" and "rear" on the Supplemental Plan. The orientation will help confirm the building restriction lines shown for Lot 1.
30. Correct General Note #8 on the Supplemental Plan to reference section number 16.1202(b)(1)(vi).
31. Correct the distance of S 49°13'52" on the Supplemental Plan to 157.79' (not 1157.79').
32. Indicate on the Supplemental Plan who will be responsible for the installation of the landscaping-the Developer or the Owner.
33. Provide a note regarding landscape surety on the Supplemental Plan AND on Sheet 1 of the plat.
34. Add the Developer/s/Builder's Certificate to the Supplemental Plan.

"I/we certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County landscape Manual. I/we further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning."

35. Provide the following note on the Supplemental Plan:

“The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and when necessary, repaired or replaced.”

36. Provide the following note on the Supplemental Plan:

“At the time of installment, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.”



Howard County

Agricultural Land Preservation Program

MEMORANDUM

Subject: Bell Property, F-07-139

To: Cynthia S. Hamilton, Chief, Division of Land Development

Through: Elmina J. Hilsenrath, Chief, DECP *EH*

From: Joy Levy, Administrator *JL*

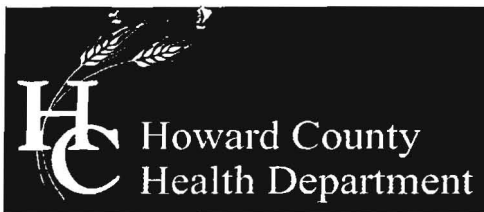
Date: March 15, 2007

The referenced plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program (ALPP). The following comments are forwarded for your review:

1. Bob and Doris Bell, the owners of the subject property, were granted approval by the Agricultural Land Preservation Board (ALPB) on April 10, 2006 to release one (1) one-acre unrestricted lot in the location shown on the plat, provided the lot meets all subdivision regulations, among other conditions.
2. Please label the residue of the Bell property as an easement held by the Howard County Agricultural Land Preservation Program, #HO-94-02-E.
3. Once the ALPP is copied on the Technically Complete letter issued by the Division of Land Development, the ALPP administrator will request the Office of Law to prepare an Amended Deed of Easement for the release of the lot. The signed deed must be accompanied by a written metes and bounds description of the lot. That legal description, prepared by the surveyor/ consultant, must be attached to the deed as Exhibit A. With the deed we will also require a check made payable to "Howard County Director of Finance" for \$3,804 reimbursing the County for the one acre being released.
4. When we have received the required documents we will circulate the deed for signature by the respective county officials and deposit the check at the Cashier's Office. The Amended Deed of Easement can then be recorded in the land records of Howard County simultaneously with the record plat. Please ensure that the recorded deed is returned to the Agricultural Land Preservation Program.

Please call Joy Levy at 410-313-4382 if you need additional information.

cc: Ag Read File
Bell file HO-94-02-E
SRC Read File




Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

March 15, 2007

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Gabriel Creighton, R.S. 
Well and Septic Program

RE: File Number: F-07-139
Title: *Agricultural Preservation Subdivision Plat for Bell Farm
Property Lot 1*

The Howard County Health Department has reviewed the above referenced submittal by Chesapeake Engineering, LLC. The comments listed below need to be addressed.

- The septic trench design/cross section is incorrect on the supplemental sheet. The correct trench design would place the invert of the distribution pipe at 3 feet below grade (2'6" of cover over a 4" pipe) with the bottom maximum depth to be 5.5 feet. That would make 2.5 feet of stone below the invert. See attached septic design specification sheet.
- The percolation test labeled as 2e should be labeled as 2.
- Submittals must show the entire property to be subdivided. The Health Department will not approve plats not showing the entire property being subdivided.

The plan may be considered technically complete without the completion of the following item.

- The well needs to be drilled and well completion report submitted to this office for preliminary approval.

GAC
cc: file

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

March 5, 07

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Charles F. Dammers, Chief
Development Engineering Division



Project Engineer: Jayesh V. Pancholi

RE: DP&Z File #: F-07-139 (PLAT)

Bell Farm Property

Approved subject to the following comments being satisfied on the original drawings:

Collection Division Comments:

Add a note on plat stating that trash and recyclables collection will be at Woodbine Road.

Real Estate Services Comments:

Based on review of the referenced subdivision plat dated May 25, 2006, the following comments are provided:

GENERAL PLAT NOTES:

Place the correct DPZ file number, F# xx-xxx, on the lower right corner of the plat and to be readable when plat is reproduced.

Add the "Standard Developer Utility Reservation Clause" to the 1st page of the plat set.

Based on the plat the County will have to acquire various easements. The following are required for Real Estate Services Division to process the developer's plans:

1. **TITLE REPORT:** A complete title report referencing the project name and project number for each property affected by the project (on-site and off-site). The title report cannot be more than 30 days old at the time of execution of the developer agreement. A title attorney certifying the current fee simple ownership of the property should sign the report. Identify any mortgages, deeds of trust, liens, easements, exceptions, encumbrances, and any other matter of record that affect the subject property. A copy of all documents noted in the title report should be attached.

2. **GENERAL COMMENTS:**

The latest copy of the subdivision plat should be provided to the Real Estate Services Division at time of preparation of developer agreement and easement acquisition to allow this office to complete a thorough review of the easements.

It is suggested that the developer contact this office at (410) 313-2330, to obtain further details regarding the title report requirements, developer agreement(s) and sureties, etc. The Real Estate Services Division will be more than happy to schedule a meeting to go over the entire process in advance of the preparation of the agreements.

Financial Guarantee:

1. The proposed subdivision is subject to the requirements of Section 16.133(c) of the 1993 Subdivision and Land Development Regulations and Resolution No. 83-1993, and is located in the

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 5/25/07

DPZ File No. F-07-139

Department of Planning and Zoning

- Transportation Planning 1 Environmental and Community Planning (Ag Pres/Route 1)
- Historic Preservation _____ Development Engineering Division
- Public Service and Zoning Administration _____ Other
- Research RETURN 2 File
- Address Coordinator _____

Agencies

- 1 Soil Conservation District _____ Tax Assessment
- _____ Department of Inspections, Licenses & Permits _____ Verizon
- _____ Department of Fire and Rescue Services _____ BGE
- _____ State Highway Administration _____ Cable TV
- 1 Health Department _____ Police
- _____ Public School System _____ MTA
- _____ Recreation and Parks _____ Finance
- _____ WSSC _____ DPW, Real Estate Services
- _____ MD Aviation Administration _____ DPW, Construction and Inspection
- _____ _____ DPW, Bureau of Utilities

Revised
MAY 25 2007
DPZ - Land Dev

RE: BELL FARM PROPERTY

ENCLOSED FOR YOUR → _____ Signature Approval Review & Comments _____ Files
 THE ENCLOSED → _____ Original _____ Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
_____ Sketch Plan	_____	_____ Wetlands Report
_____ Prel Equiv Sketch Plan	_____	_____ Soils/Topo Map/Drain Area Map
_____ Preliminary Plan	_____	_____ FSD/FCP/Worksheet and Application
<u>5</u> Final Plat/Plat of Easement/RE Plat	<u>2</u>	_____ Declaration of Intent (Forest Cons)
_____ Final Constr Plans (RDS)	_____	_____ Drainage and/or Computation/Pond Safety Comps
_____ Final Development Plan	_____	_____ Preliminary Road Profiles
_____ Site Development Plan	_____	_____ APFO Roads Test/Mitigation Plan/Traffic Study
_____ Landscape Plan/Supplemental Plan	_____	_____ Noise Study
_____ Grading Plan	_____	_____ Sight Distance Analysis/Speed Flow Study
_____ House Type Revision/Walk-Thru Red-Line	_____	_____ Floodplain Study
_____ Water and Sewer Plan	_____	_____ Stormwater Management Comps/Geo-Tech Report
Applications		_____ Industrial Waste Survey (DPW)
_____ Waiver Petition Applic/Exhibit	_____	_____ Road Poster Form Letter
_____ Planning Board Application	_____	_____ Response Letter
_____ ASDP/CSDP Application	_____	_____ Perc Plat
_____ DED Application/Checklist	_____	_____ Scenic Road Exhibits
_____ DED Fee Receipt/Deeds/Cost Estimate	_____	_____ Deeds
		_____ Photographs
		_____ Retaining Wall Comps/Details
		_____ Poster/Community or HDC Meeting Information
		_____ Route 1 Details/Summary

WAS: Received _____ Tentatively Approved _____ Recorded
 Received and Revised _____ Approved _____ On 5/25/07

COMMENTS: See Comments dated 5/15/07 SRC/Comments Due By: 6/13/07

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

DPZ STAFF INITIALS 9

Patuxent watershed. The developer shall contribute \$75.00 per lot prior to or concurrent with submitting the plat for recordation. His payment will be credited to Account Number 814-003-7153.

$$\frac{1}{\# \text{ of Lots}} \times \frac{\$75.00}{\text{Fee}} = \frac{\$75.00}{\text{Total Fee Due}}$$

CFD/jp

F:\COMMENTS\PLAT\F-07-139plat.doc

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 2/20/07

DPZ File No. F-07-139

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC
- MD Aviation Administration

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

RE: BELL FARM PROPERTY, LOT 1 (AG. PRES.)

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input checked="" type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input checked="" type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input checked="" type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input checked="" type="checkbox"/> 2 Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 2/20/07

COMMENTS: The existing entrance has a paved apron connection to MD 94. No additional lots in the future without road improvements. No objections to plan approval. SRC/Comments Due By: 3/15/07

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

[Handwritten Signature]

DPZ STAFF INITIALS J

SUBDIVISION REVIEW PROGRESS

Percolation Application/test plan review

Date application and plan received: _____ Receipt # _____
Proposed subdivision name: Robert & Doris Bell # of new lots: 1 (2g Pres)
Owner/developer: Gail Larkins
Property location (road): _____ Tax Map 7 Parcel# 223 Block _____
Date plan reviewed _____
Plan acceptable for testing _____
Percolation test dates _____
Reason plan is unacceptable for testing _____
Date denial letter was sent back to applicant _____

Percolation Test Plan Review

Presence of existing structures/houses located on the property? _____
Records of existing well and septic systems found? _____
Will existing septic system need an upgrade? _____
Does the plan show an established 10,000 ft²? _____
Is existing well serving existing structure of adequate construction? _____
Record of any previous Health Department evaluation located and reviewed? _____
Do wet season soils impact the proposal? _____
Do water bearing landscape features impact the proposal? _____
Reasonable well and septic relationships proposed? _____
Sufficient well replacement area provided for each lot? _____
Any agricultural uses on surrounding properties which may restrict well sites? _____
Absence of public water and public sewer confirmed? _____
Is the property located within 2500 feet of reservoirs? (SEE GIS MAP) _____
If yes, does the proposed subdivision comply with COMAR 26.04.02.04K (Min 2 acre lots 175' wide) _____

Percolation Certification Plan Review

Date plan submitted for review/approval _____
Revision dates: _____
Standard notes included (SDA note, Min width, GWAP note, wells within 100', etc.) _____
Project specific notes included _____
Date plan signed by Health Officer or designee _____
Date Groundwater Appropriations permit application submitted to HD _____
*(Required for 11 lots or more and for any commercial property)
Date Groundwater Appropriations permit application submitted to MDE _____

Preliminary Equiv. Sketch Plan (SP) or Preliminary Plan (P)

Date plan submitted for review/approval _____
Revision dates: _____
Standard notes included (SDA note, Min width, GWAP note, wells within 100, etc.) Yes
Project specific notes included Yes
Date plan signed by Health Officer or designee 2/13/07
Copy of Groundwater Appropriations Permit issued by MDE in file _____

Final Road Construction Drawings and Final Plat (F-00-0000)

Date plan submitted for review/approval _____
Revision dates: _____
All required wells drilled and all completion reports submitted _____
All notes (standard, location specific) have been properly addressed 8/6/07
Date plan signed by Health Officer or designee _____

SEPTIC SPECIFICATIONS WORK-SHEET

SUBDIVISION: Larkins Homesite - Bell Property

524440

STREET NAME: 1868 Woodbine Rd (Minor sub)
Agr. Pres.

LOT NUMBER: 1

AVERAGE PERCOLATION RATE: 3.75

SQUARE FEET PER BEDROOM: 0.8 gpd/sq. ft.

NUMBER OF BEDROOMS: _____

LINEAR FEET OF TRENCH PER BEDROOM: _____

TOTAL LINEAR FEET OF TRENCH: _____

SEPTIC TANK CAPACITY: _____

TOP SEAMED TANK REQUIRED? YES NO

COMPARTMENTED TANK REQUIRED? YES NO

TRENCH DIMENSIONS: Trench to be 3 feet wide. Inlet 3 feet below original grade. Bottom maximum depth 5 1/2 feet below original grade.

Effective area begins at 4 1/2 feet below original grade. 2 1/2 feet of stone below distribution pipe.

=====

PUMPED SYSTEM PROPOSED: YES NO

PUMPED SEPTIC SYSTEM DETAIL: _____ gallon pump chamber.

~~YES NO Top seamed pump chamber required?~~

Note 1: Septic pump detail to be provided by installer prior to issuance of septic permit.

Note 2: Pump performance test is necessary prior to Health Department approval of pumped septic system.

=====

LOCATION: _____

ADDITIONAL NOTES: _____

Reviewer: GABE C.

Date: _____

COORDINATE TABLE

POINT	NORTHING	EASTING
1	605005.3023	1287708.9621
2	604802.2627	1287589.4583
3	605106.5663	1287399.1538
4	605208.3969	1287517.2553

THE REQUIREMENTS OF S-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

John C. Mellema Jr. 5-25-07
 JOHN C. MELLEMA JR. DATE
 (SURVEYOR)

ROBERT B. BELL DATE

DORIS E. BELL DATE

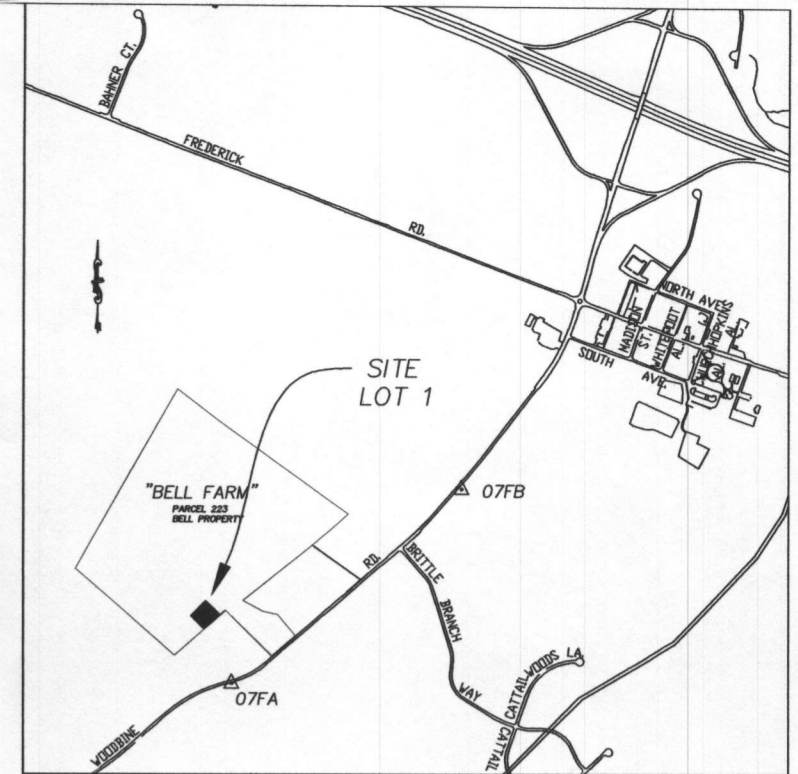
RESIDUE PROPERTY OF ROBERT B. BELL & DORIS E. BELL
 LIBER NO. 1242 FOLIO 664
 TAX NO. 04328922
 PARCEL 223
 ZONING RC-DEO
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM, #10-94-02-E

LOT 2
 92.36 ACRES±
 RESIDUE PROPERTY OF ROBERT B. BELL & DORIS E. BELL
 LIBER NO. 1242 FOLIO 664
 TAX NO. 04328922
 PARCEL 223
 ZONING RC-DEO
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM, #10-94-02-E

PARCEL 126
 DONALD W. BOWMAN
 JEAN E. BOWMAN
 6376/391
 TAX NO. 04310241
 PARCEL 2
 ZONING RC-DEO

PARCEL 126
 DONALD W. BOWMAN
 JEAN E. BOWMAN
 6376/391
 TAX NO. 04310241
 PARCEL 1
 ZONING RC-DEO

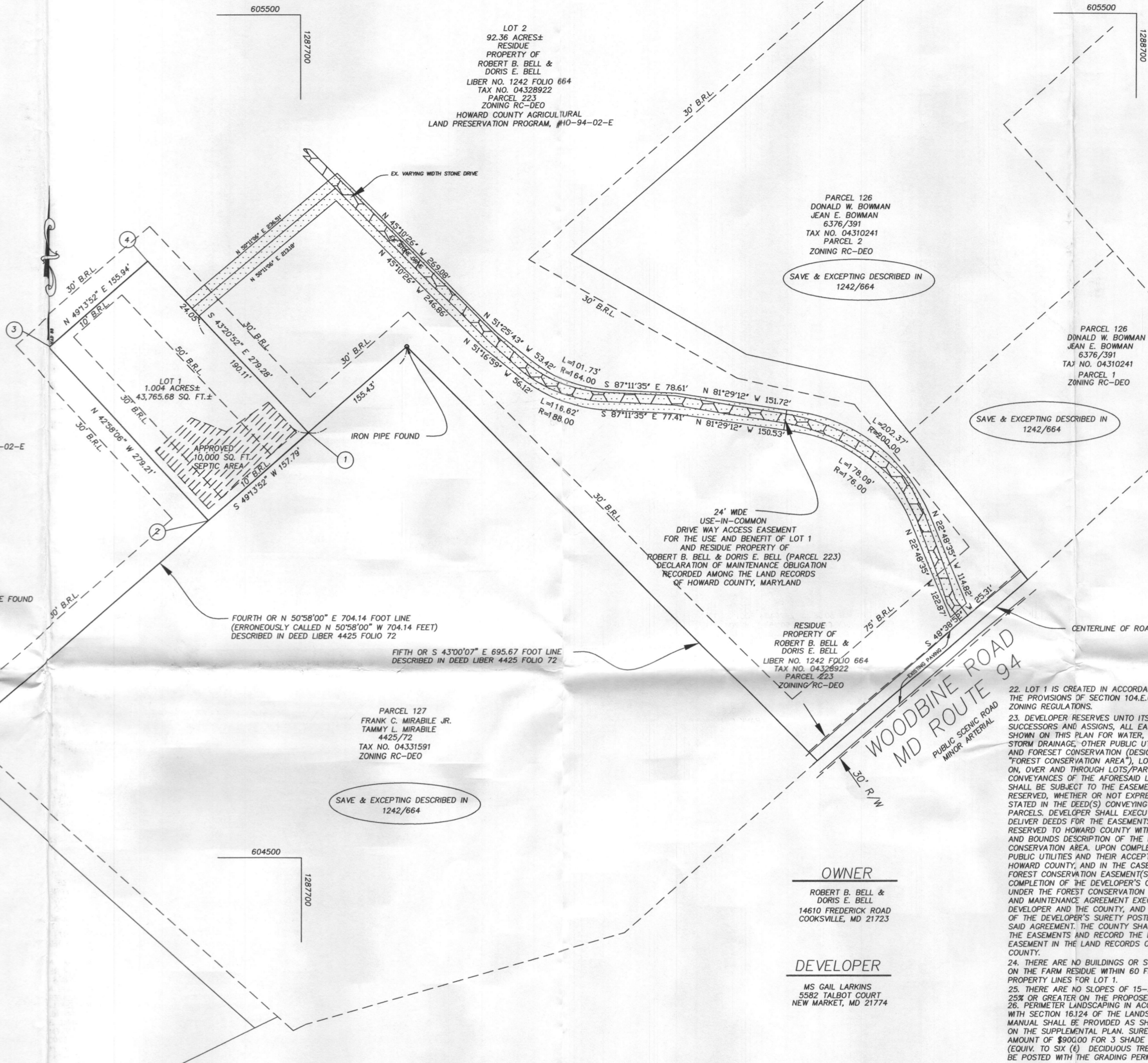
PARCEL 127
 FRANK C. MIRABILE JR.
 TAMMY L. MIRABILE
 4425/72
 TAX NO. 04331591
 ZONING RC-DEO



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT; RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED RC-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS STA. 07FB N 605463.426 E 1289326.119 STA. 07FA N 604392.216 E 1288044.192
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- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24' WIDE DRIVEWAY AND ACCESS EASEMENT AND THE ROAD R/W AND NOT ONTO THE PRIVATE 24' WIDE DRIVEWAY AND ACCESS EASEMENT.
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 (b) SURFACE SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM);
 (c) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 (d) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (25-TON);
 (e) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
 (f) STRUCTURE CLEARANCE MINIMUM 12 FEET;
 (g) MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO CLEARING, GRADING, PAVING, REMOVAL OF VEGETATIVE COVER OR TREES OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAMS OR THEIR REQUIRED BUFFERS.
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- THIS 1.004 ACRE LOT IS BEING SUBDIVIDED FROM THE PARENT PARCEL AND RELEASED FROM THE AGRICULTURAL PRESERVATION EASEMENT (HO-94-02-E) CONSISTENT WITH THE REQUIREMENTS OF THE AGRICULTURAL LAND PRESERVATION PROGRAM, HOWARD COUNTY CODE SECTION 15.51(d).
- LANDSCAPE REQUIREMENTS FOR THIS LOT IS IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS A RESULT OF THE LOT'S SITE LOCATION WITHIN THE FARMS INTERIOR AND SURROUNDING EXISTING WOODS.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- NO CEMETARIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON EXAMINATION OF THE HOWARD COUNTY CEMETARY INVENTORY MAP.
- WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. DATED MAY 11, 2006. NO NON-TIDAL WETLANDS ARE PRESENT WITHIN LOT 1.
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- A USE IN COMMON MAINTENANCE AGREEMENT IS TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
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- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON PARCEL 223 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.



LEGEND

- DENOTES EXISTING STONE DRIVE
- DENOTES 24' WIDE USE-IN-COMMON DRIVE WAY ACCESS EASEMENT FOR USE AND BENEFIT OF LOT 1 AND RESIDUE PROPERTY

AREA TABULATION FOR THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
TOTAL AREA OF LOTS TO BE RECORDED.....	93.36 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	2.000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 AC.
TOTAL AREA TO BE RECORDED.....	93.36 AC.

* TOTAL AREA OF PARCEL IS TAKEN FROM AVAILABLE LAND RECORDS AND DOES NOT REPRESENT A FIELD RUN MONUMENTED SURVEY OF THE ENTIRE PARENT PARCEL

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

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S CERTIFICATE

ROBERT B. BELL AND DORIS E. BELL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAY. WITNESS MY HAND THIS DAY OF JUNE 2006

ROBERT B. BELL

WITNESS

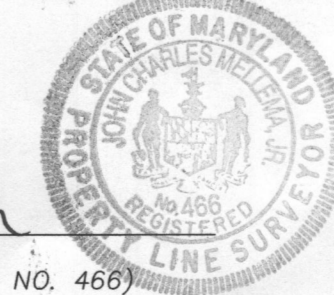
DORIS E. BELL

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY J. WARREN STREAKER TO ROBERT B. BELL AND DORIS E. BELL BY A DEED DATED MARCH 23, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1242 FOLIO 664 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John C. Mellema Jr.
 JOHN C. MELLEMA JR. (REG. NO. 466)



5-25-07

DATE

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

SHEET 1 OF 2
 AGRICULTURAL PRESERVATION
 SUBDIVISION PLAT FOR
 BELL FARM PROPERTY
 LOT 1

ZONED RC-DEO
 TAX MAP 7 PARCEL 223 GRID 16
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' DATE: MAY 25, 2006

COORDINATE TABLE

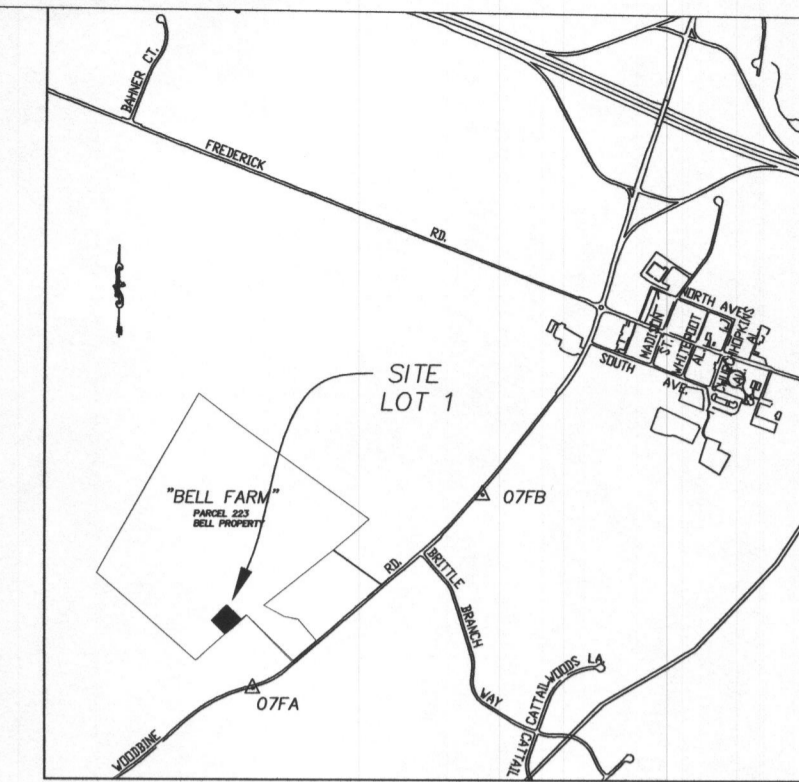
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 JOHN C. MELLEMA JR. DATE
 (SURVEYOR)

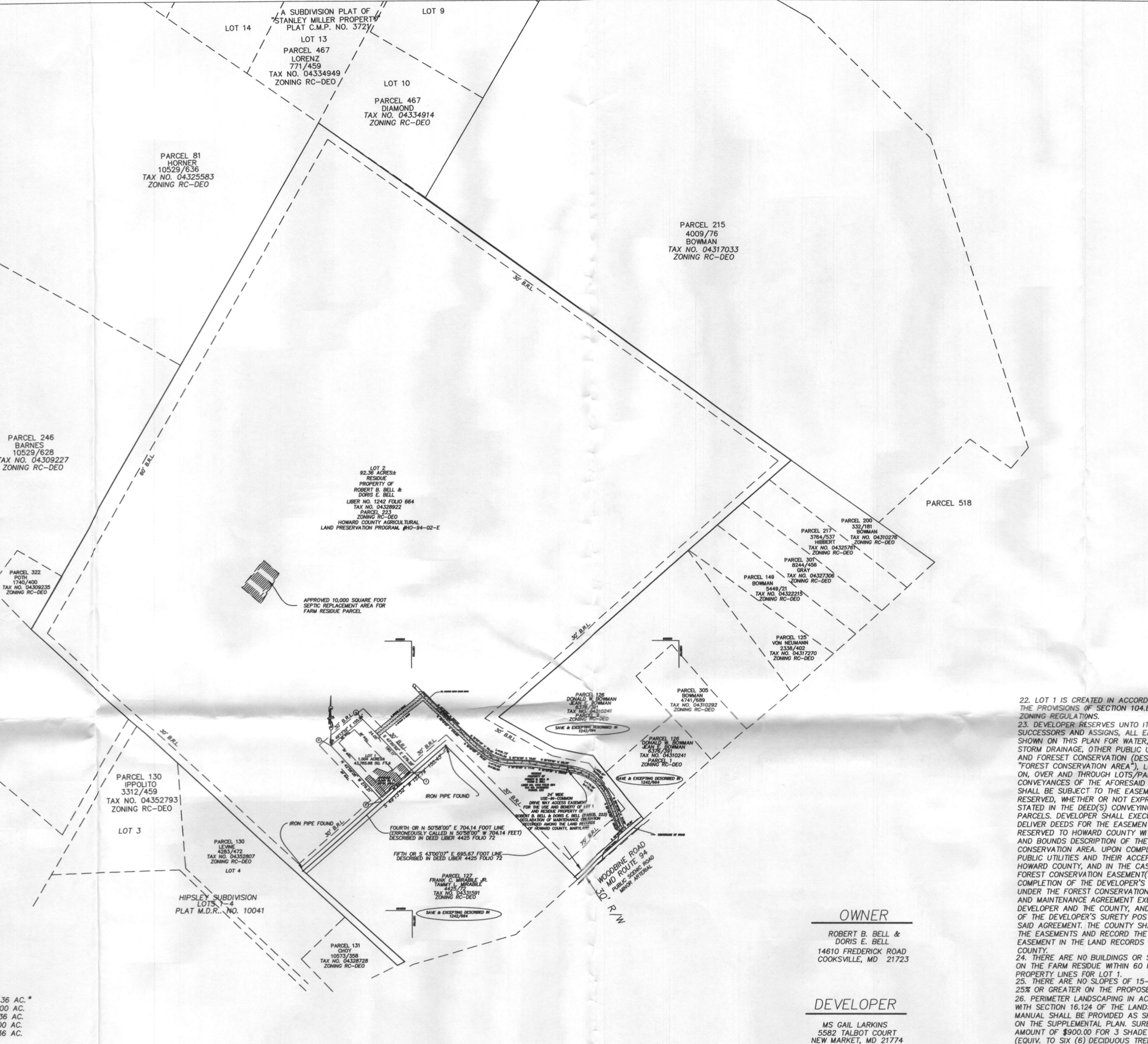
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DORIS E. BELL DATE



VICINITY MAP
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 - DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
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- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.120(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
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LEGEND

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- DENOTES 24' WIDE USE-IN-COMMON DRIVE WAY ACCESS EASEMENT FOR USE AND BENEFIT OF LOT 1 AND RESIDUE PROPERTY

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

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S CERTIFICATE

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ROBERT B. BELL WITNESS

DORIS E. BELL WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY J. WARREN STREAKER TO ROBERT B. BELL AND DORIS E. BELL BY A DEED DATED MARCH 23, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1242 FOLIO 664 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

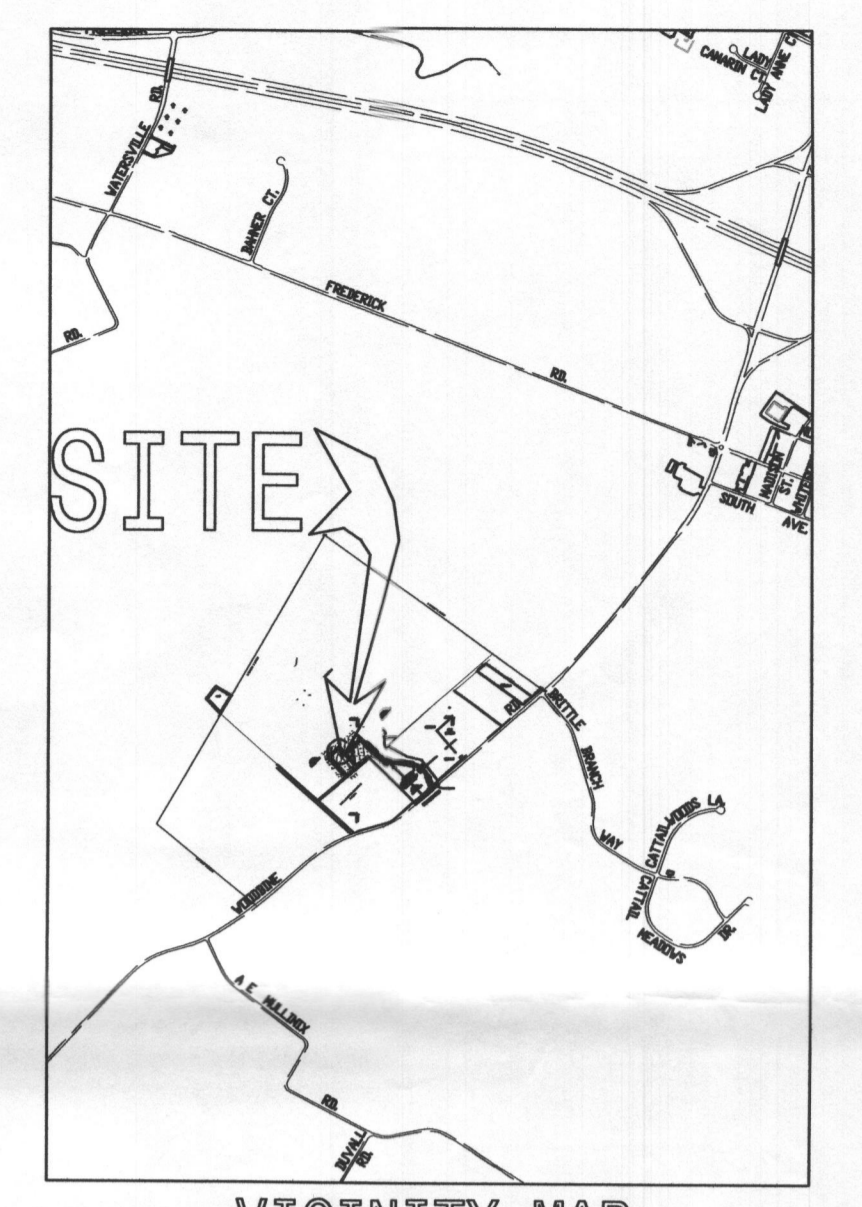
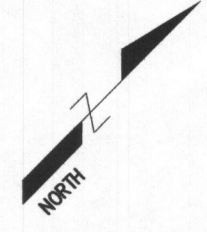
John C. Mellema Jr.
 JOHN C. MELLEMA JR. (REG. NO. 466)

5-25-07 DATE

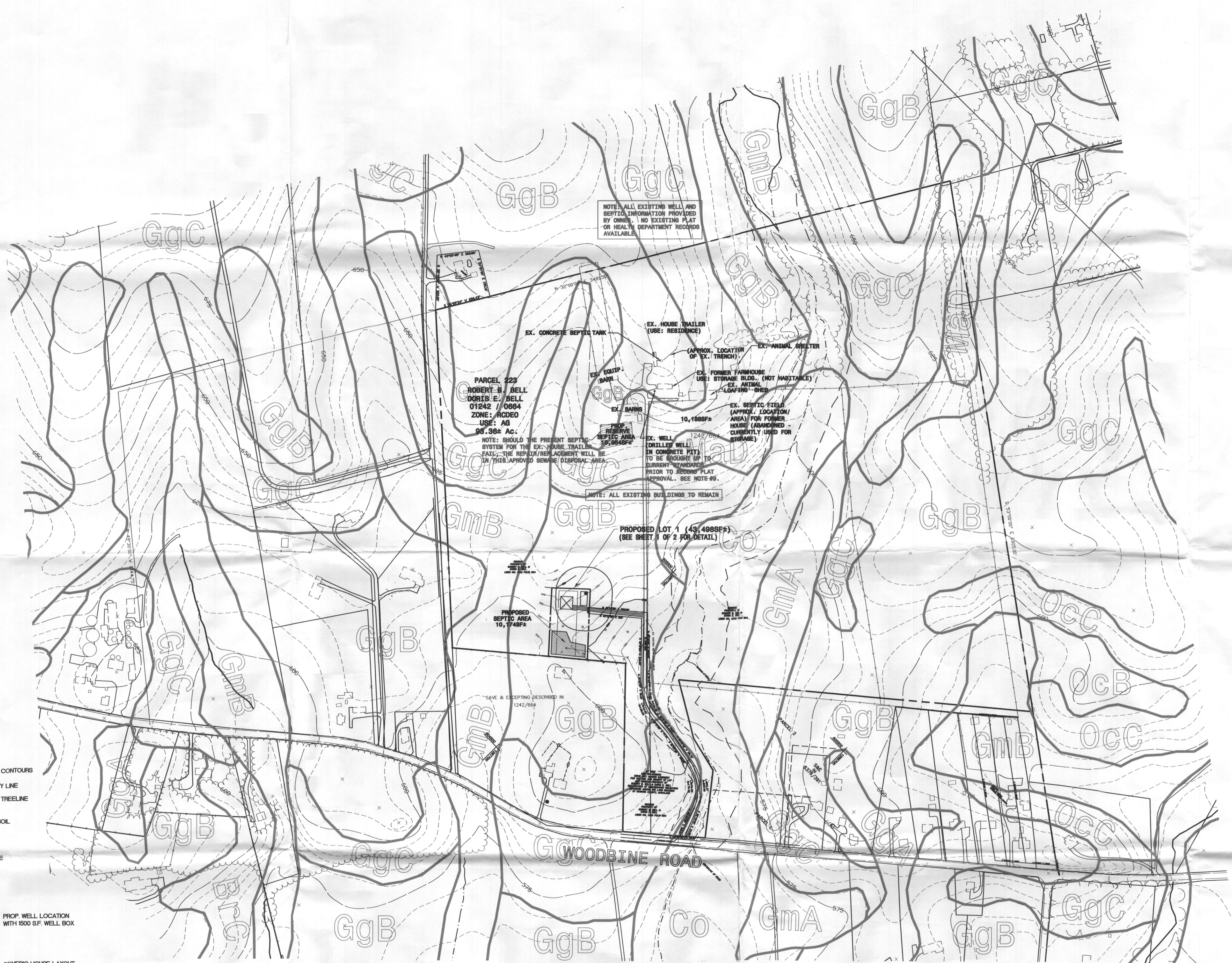
RECORDED AS PLAT NO. _____ ON _____
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHEET 2 OF 2
 AGRICULTURAL PRESERVATION
 SUBDIVISION PLAT FOR
 BELL FARM PROPERTY
 LOT 1

ZONED RC-DEO
 TAX MAP 7 PARCEL 223 GRID 16
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 300' DATE: MAY 25, 2006



VICINITY MAP
SCALE: 1" = 2000'



NOTE: ALL EXISTING WELL AND SEPTIC INFORMATION PROVIDED BY OWNER. NO EXISTING PLAT OR HEALTH DEPARTMENT RECORDS AVAILABLE.

PARCEL 223
ROBERT B. BELL
DORIS E. BELL
01242 / 0664
ZONE: ACDEO
USE: AG
98.98± Ac.

NOTE: SHOULD THE PRESENT SEPTIC SYSTEM FOR THE EX-HOUSE TRAILER FAIL, THE NEW EX-HOUSE TRAILER WILL BE IN THIS APPROVED SEPTIC DISPOSAL AREA.

NOTE: ALL EXISTING BUILDINGS TO REMAIN

PROPOSED LOT 1 (43,498SF±)
(SEE SHEET # OF 2 FOR DETAIL)

PROPOSED SEPTIC AREA
10,174SF±

SAVE & EXCEPTING DESCRIBED IN
1242/0664

PLAN
SCALE: 1" = 200'

- LEGEND:**
- EXISTING CONTOURS
 - PROPERTY LINE
 - EXISTING TREELINE
 - HYDRIC SOIL
 - SOIL TYPE
 - PROP. WELL LOCATION WITH 1500 SF. WELL BOX
 - GENERIC HOUSE LAYOUT
 - PROP. SEPTIC FIELD
 - PERC HOLES PASS
 - PERC HOLES FAILED
 - PERC HOLES NOT TESTED

SOILS DATA

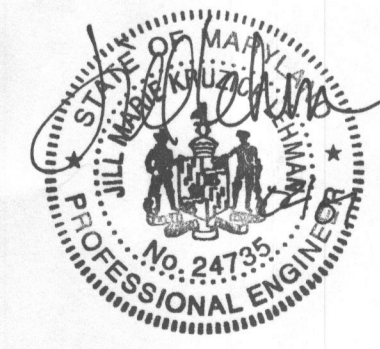
SYMBOL	DESCRIPTION	GROUP TYPE
BaA	Baile silt loam, 0 to 3 percent slopes	D
BcC	Brinklow channery loam, 8 to 15 percent slopes	B
BrO	Brinklow channery loam, 15 to 25 percent slopes	B
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C
GgA	Glennig loam, 0 to 3 percent slopes	B
GgB	Glennig loam, 3 to 8 percent slopes	B
GgC	Glennig loam, 8 to 15 percent slopes	B
GmA	Glennville silt loam, 0 to 3 percent slopes	C
GmB	Glennville silt loam, 3 to 8 percent slopes	C
GmD	Glennville-Baile silt loams, 0 to 8 percent slopes	C
MaD	Manor loam, 15 to 25 percent slopes	B
OcoA	Ocoquan loam, 3 to 8 percent slopes	B
OcoC	Ocoquan loam, 8 to 15 percent slopes	B

**PERCOLATION PLAT
(RESIDUE PARCEL - ENTIRE BOUNDARY)
LARKINS HOMESITE**

4TH ELECTION DISTRICT, TAX MAP 7, GRID 16, PARCEL 223, LOT # 1
WOODBINE, HOWARD COUNTY MD. 21797

PREPARED BY: **CHESAPEAKE ENGINEERING, LLC**

2020 Rook Road, Mount Airy, MD 21771
Tel (410) 812-1911 Fax (410) 632-6204



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS,
FOR LOT 1. HOWARD COUNTY HEALTH DEPARTMENT.

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 AS SHOWN HEREON.

I, CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED
ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT
SUPERVISION, AND IS CORRECT, TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

Robert W. Weber
HOWARD COUNTY HEALTH OFFICER GAC

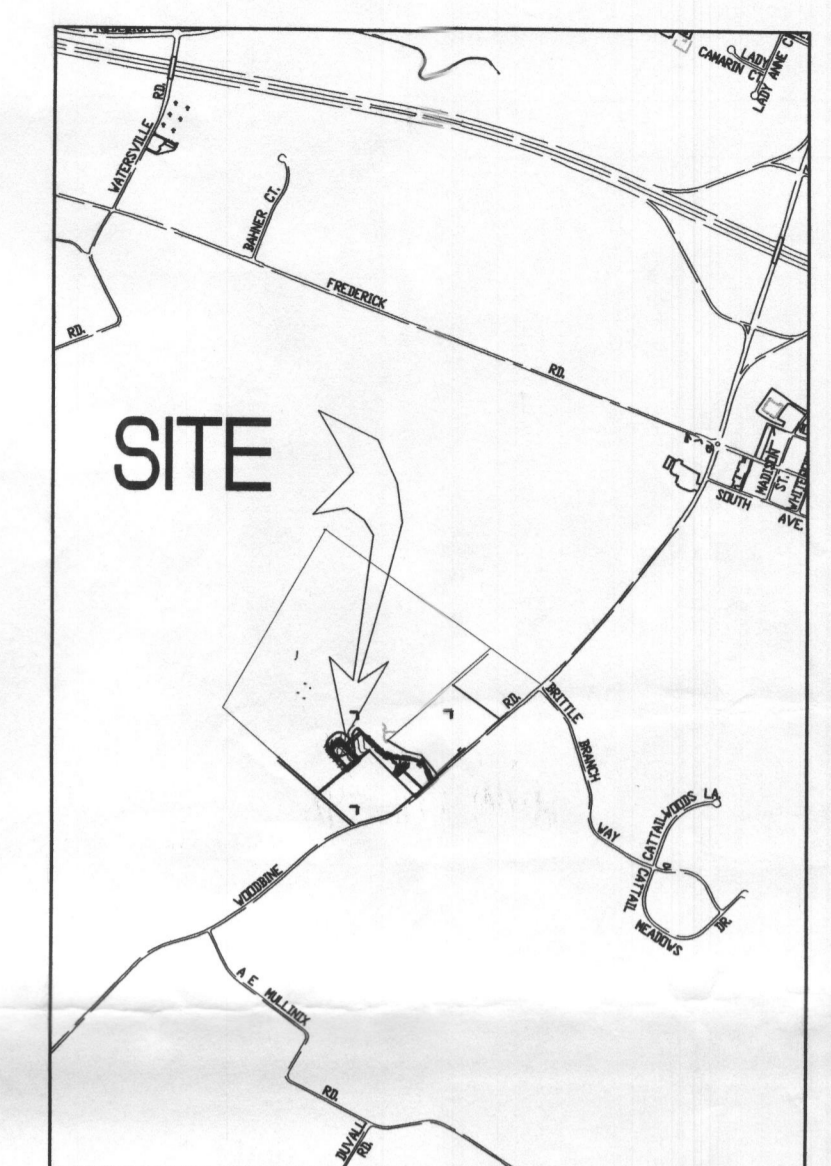
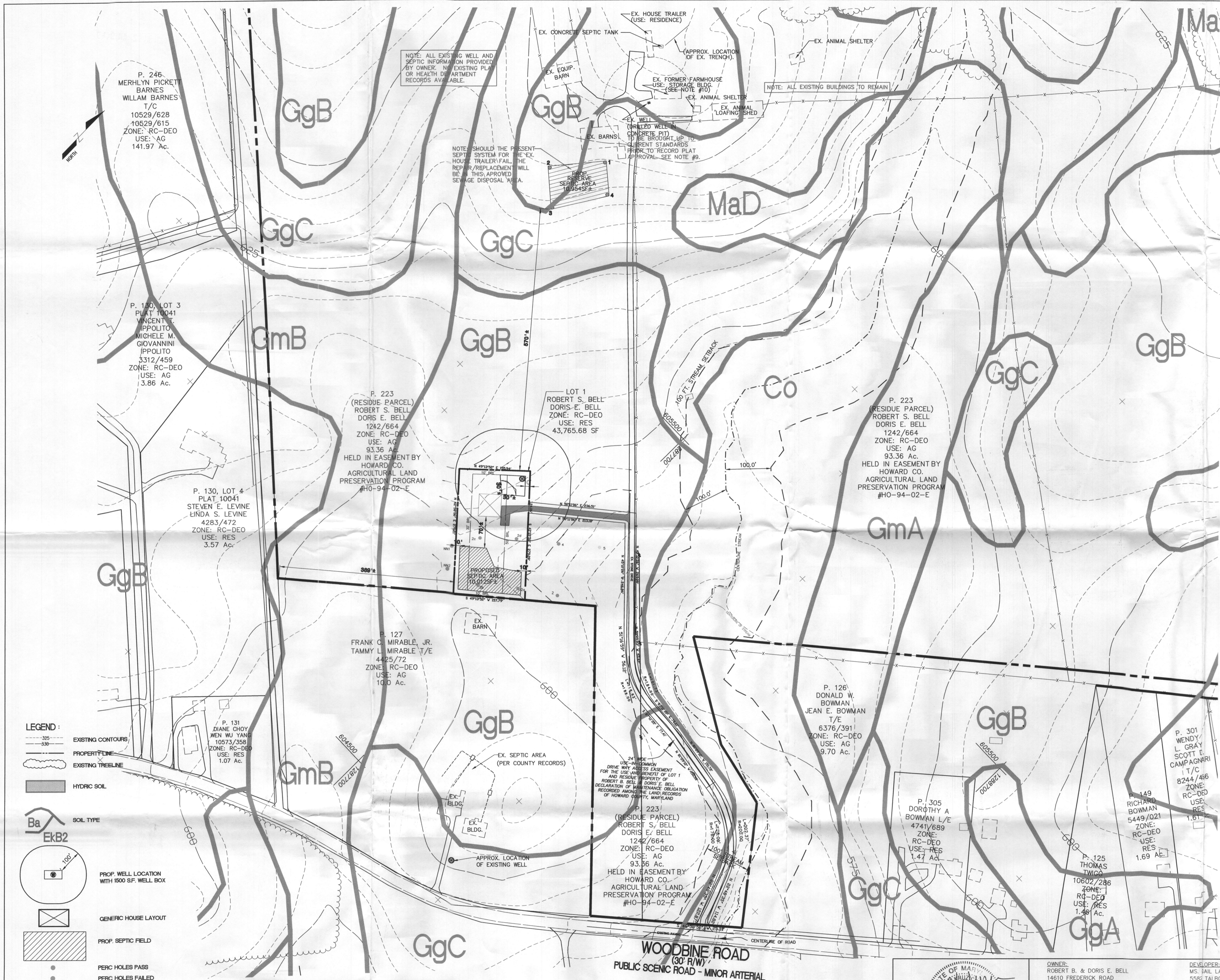
2/13/07
DATE

Jell M. Lehman
JELL M. LEHMAN, P.E., MD. REG.#24735

2/13/07
DATE

Jell M. Lehman
JELL M. LEHMAN, P.E., MD. REG.#24735

2/13/07
DATE



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

- ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET (MIN.) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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 VARIANCES FOR ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- THE SPECIFICATIONS FOR THE DRAIN FIELDS WILL BE DESIGNED IN ACCORDANCE WITH HEALTH DEPARTMENT CRITERIA.
- THE EXISTING FARM HOUSE IS USED AS STORAGE. THE EXISTING HOUSE TRAILER IS USED AS RESIDENCE AND HAS ONE (1) BEDROOM. ALL EXISTING BUILDINGS ARE TO REMAIN.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT SIGNATURE.
- EX. WELL (DRILLED WELL IN CONCRETE PIT) IS REQUIRED TO BE BROUGHT UP TO CURRENT STANDARDS PRIOR TO RECORD PLAT APPROVAL. A LETTER FROM A PROFESSIONALLY LICENSED WELL DRILLER IS REQUIRED TO STATE THAT THE WORK WAS DONE.
- THE EXISTING FARMHOUSE IS NOT HABITABLE AND CANNOT BE USED AS A DWELLING. THE ROAD TO THE COUNTRY HOUSE IS A DRAINAGE DITCH AND IS WICKED IN FIELD; TOPOGRAPHY ON LOT 1 IS FIELD RILG.
- ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT (DISPOSAL AREA) WILL REQUIRE A RESEAL CERTIFICATION PLAN.

SOILS DATA

SYMBOL	DESCRIPTION	GROUP TYPE
Ba	Baile silt loam, 0 to 3 percent slopes	D
BrC	Brinklow channery loam, 8 to 15 percent slopes	B
BrD	Brinklow channery loam, 15 to 25 percent slopes	B
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C
GgA	Glenelg loam, 0 to 3 percent slopes	B
GgB	Glenelg loam, 3 to 8 percent slopes	B
GgC	Glenelg loam, 8 to 15 percent slopes	B
GmA	Glenville silt loam, 0 to 3 percent slopes	C
GmB	Glenville silt loam, 3 to 8 percent slopes	C
GmD	Glenville-Baile silt loams, 0 to 8 percent slopes	C
MaD	Manor loam, 15 to 25 percent slopes	B
OcB	Ocoquan loam, 3 to 8 percent slopes	B
OcC	Ocoquan loam, 8 to 15 percent slopes	B

PERCOLATION TEST HOLES

(TEST RESULTS A:52440B)

No.	ELEVATION	PASS/FAIL
LOT 1 4	589'	F
2a	591'	P
2b	592'	P
2c	593'	P
2d	592'	F
2e	589'	P
EX. FARM 1	538'	P
2	538'	P
3	545'	P
4	545'	P

LEGEND:

- EXISTING CONTOURS
- PROPERTY LINE
- EXISTING TREELINE
- HYDRIC SOIL
- SOIL TYPE
- PROF. WELL LOCATION WITH 1500 SF. WELL BOX
- GENERIC HOUSE LAYOUT
- PROF. SEPTIC FIELD
- PERC HOLES PASS
- PERC HOLES FAILED
- PERC HOLES NOT TESTED

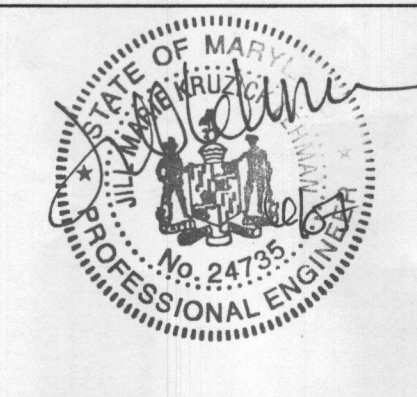
I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED AS SHOWN HEREON.

Jill Lehman
JILL M. LEHMAN, P.E., MD. REG.#24735
DATE: 6/27/07

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jill Lehman
JILL M. LEHMAN, P.E., MD. REG.#24735
DATE: 6/27/07

PLAN
SCALE: 1" = 100'



OWNER:
ROBERT B. & DORIS E. BELL
14610 FREDERICK ROAD
COOKSVILLE, MD 21723
(410) 489-7180

DEVELOPER:
MS. JAIL LARKINS
5552 TALBOT COURT
NEWMARKET, MD 21774
(301) 865-4911

PREPARED BY:
CHESAPEAKE ENGINEERING, LLC
5050 Knop Road, Mount Airy, MD 21771
Tel: (410) 812-4911 Fax: (410) 654-6204

SHEET 1 OF 2
PERCOLATION PLAT
(TO PLAT F-07-139)
BELL FARM PROPERTY

LOT 1
ZONED RC-DEO
TAX MAP 7 PARCEL 223 GRID 16
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: JUNE 6, 2007

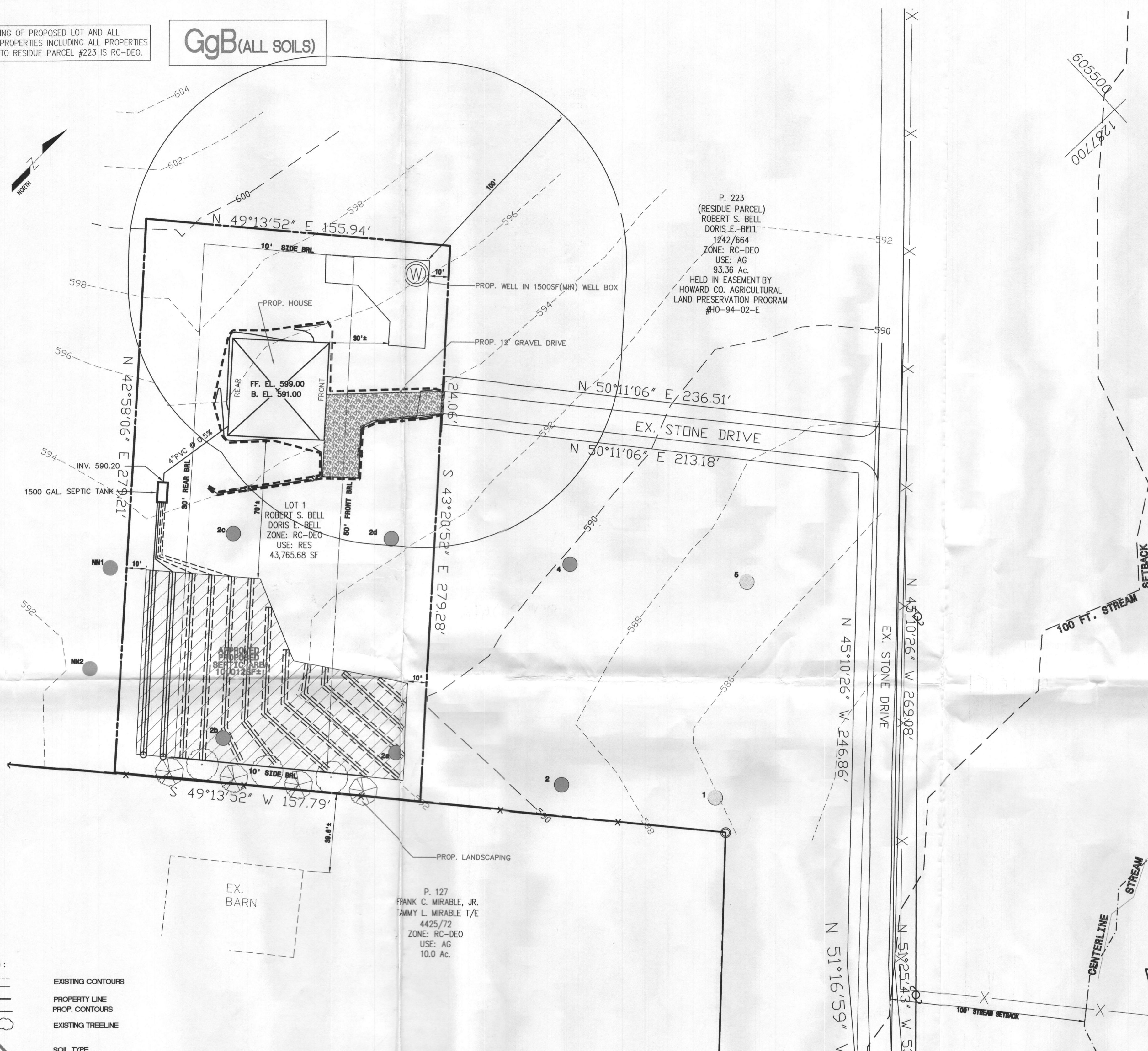
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, FOR LOT 1, HOWARD COUNTY HEALTH DEPARTMENT.

Peter Beilman
HOWARD COUNTY HEALTH OFFICER
DATE: 6/27/07

06/2007 signed PC PERCOLATION PLAT FOR F-07-139

NOTE: ZONING OF PROPOSED LOT AND ALL ADJACENT PROPERTIES INCLUDING ALL PROPERTIES ADJACENT TO RESIDUE PARCEL #223 IS RC-DEO.

GgB(ALL SOILS)



P. 223
(RESIDUE PARCEL)
ROBERT S. BELL
DORIS E. BELL
1242/664
ZONE: RC-DEO
USE: AG
93.36 Ac.
HELD IN EASEMENT BY
HOWARD CO. AGRICULTURAL
LAND PRESERVATION PROGRAM
#10-94-02-E

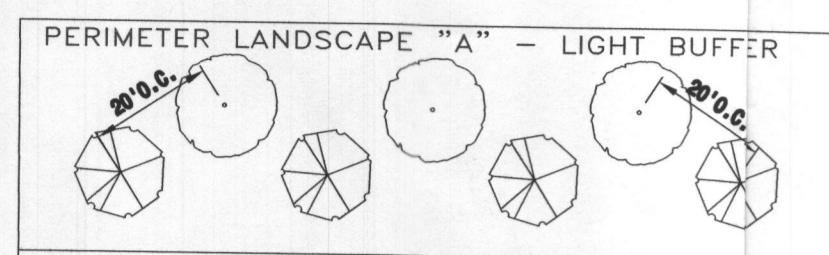
P. 127
FRANK C. MIRABLE, JR.
TAMMY L. MIRABLE T/E
4425/72
ZONE: RC-DEO
USE: AG
10.0 Ac.

REQUIRED LANDSCAPING

LANDSCAPE EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES/ LINEAL FEET	LINEAL FEET	REQUIRED # SHADE TREES
A	LIGHT BUFFER	1:60*	158*	158/60 = 3 TREES

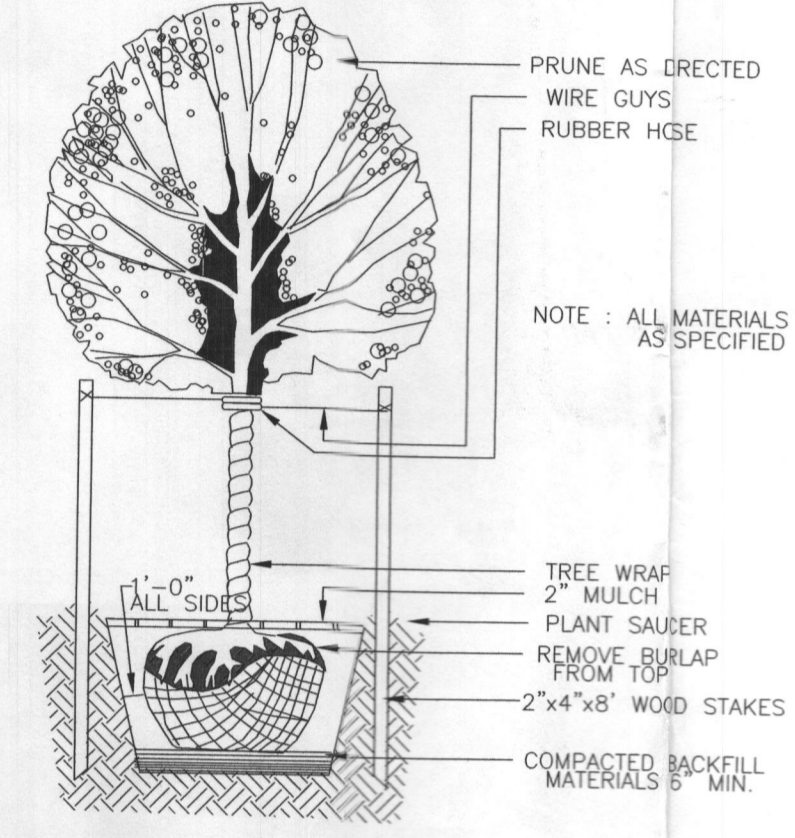
LANDSCAPE CALCULATIONS

LINEAL FEET: 158
NO. SHADE TREES REQUIRED: 158/60 = 3 SHADE TREES*
NO. DECIDUOUS TREES REQUIRED: 6 SMALL DECIDUOUS TREES (AS SUBSTITUTE)
NO. DECIDUOUS TREES PROVIDED: 7 SMALL DECIDUOUS TREES
*2 SMALL DECIDUOUS TREES MAY BE SUBSTITUTED FOR 1 SHADE TREE



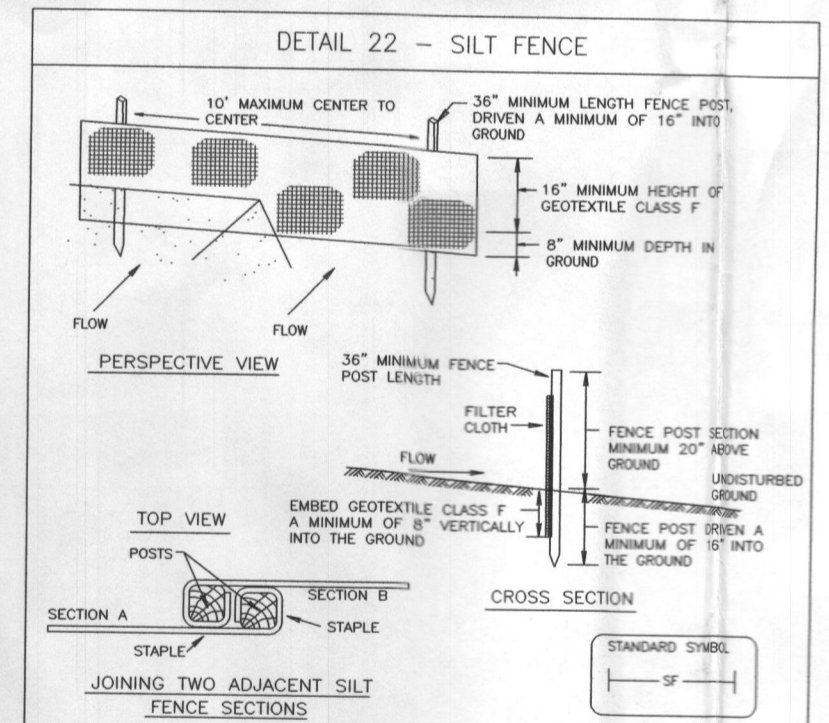
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
○	CORNUS FLORIDA/ CORNUS FLORIDA RUBRA	FLOWERING MAGNOLIA (RED & WHITE)	4	8'-10'	10' O.C.
○	MAGNOLIA STELLATA/ MAGNOLIA SOULANGIANA	STAR & SAUCER MAGNOLIA	3	8'-10'	10' O.C.



SOILS DATA

SYMBOL	DESCRIPTION	GROUP TYPE
GgB (All Soils)	Glenely loam, 3 to 8 percent slopes	B

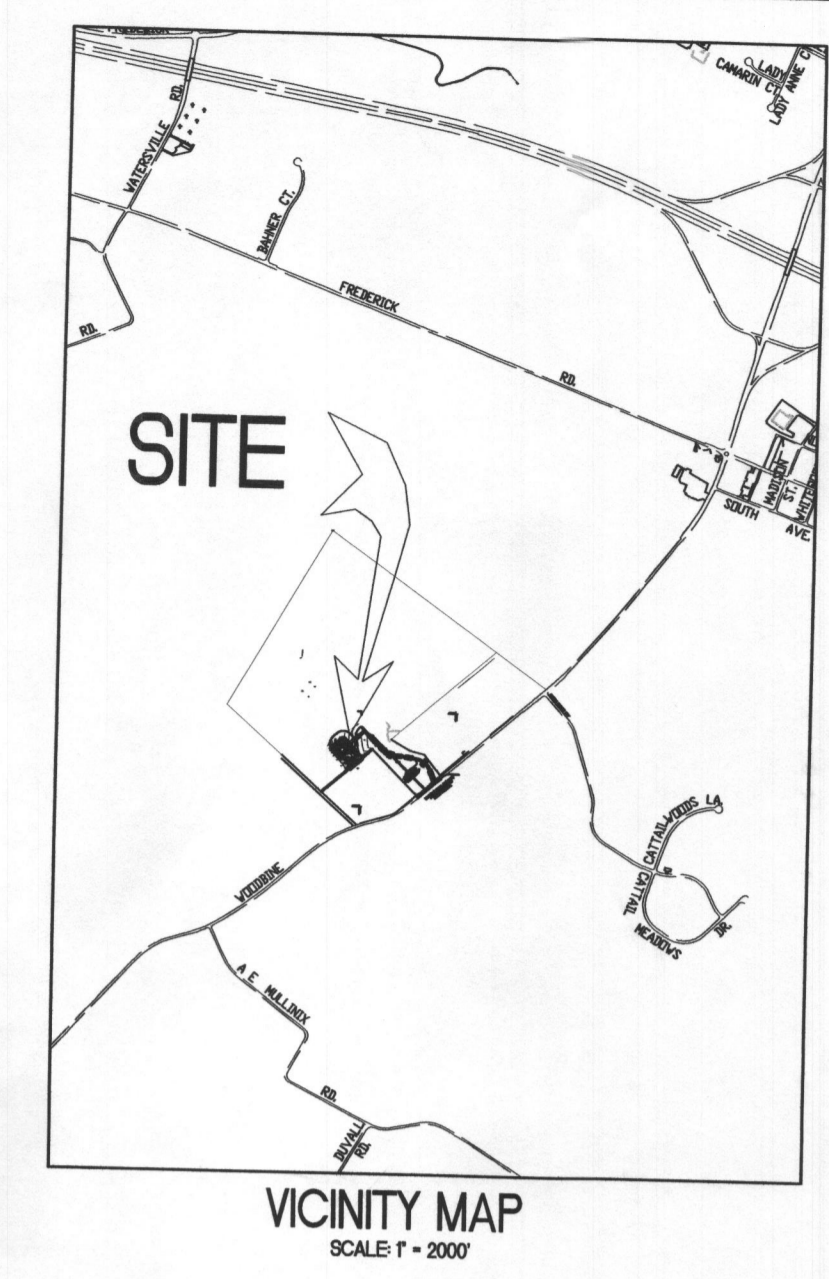


Construction Specifications

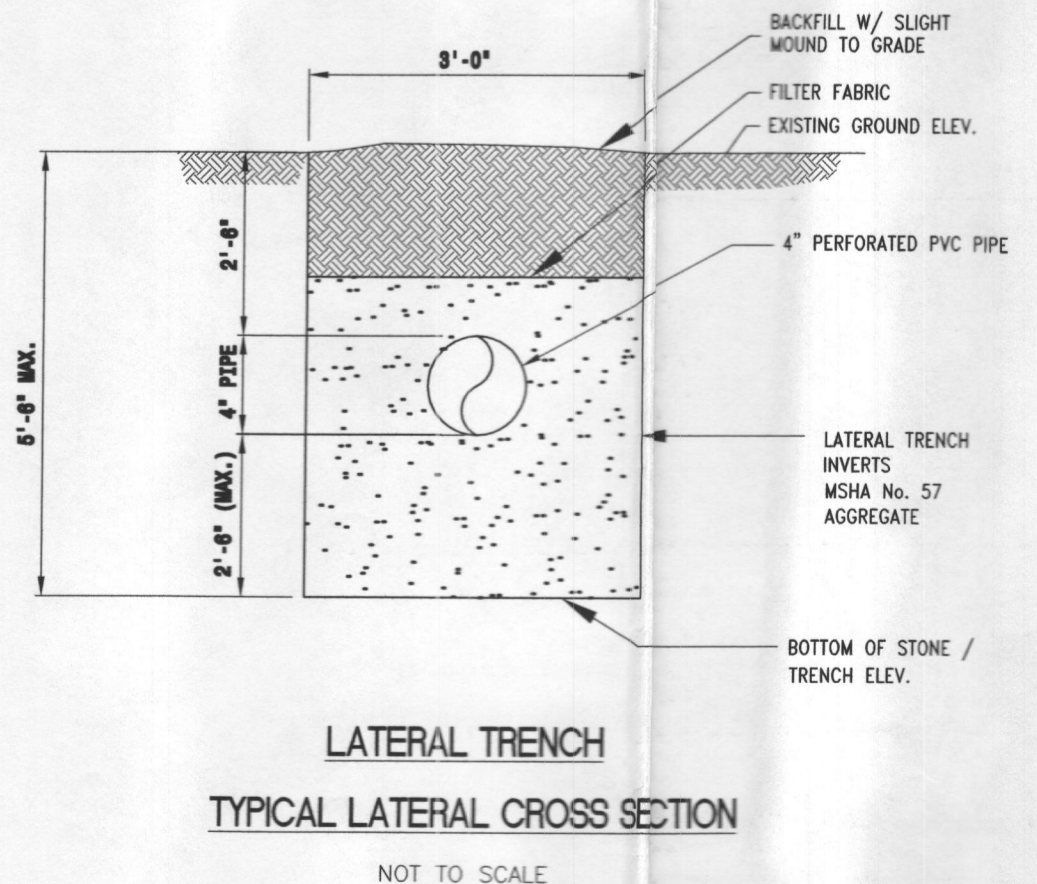
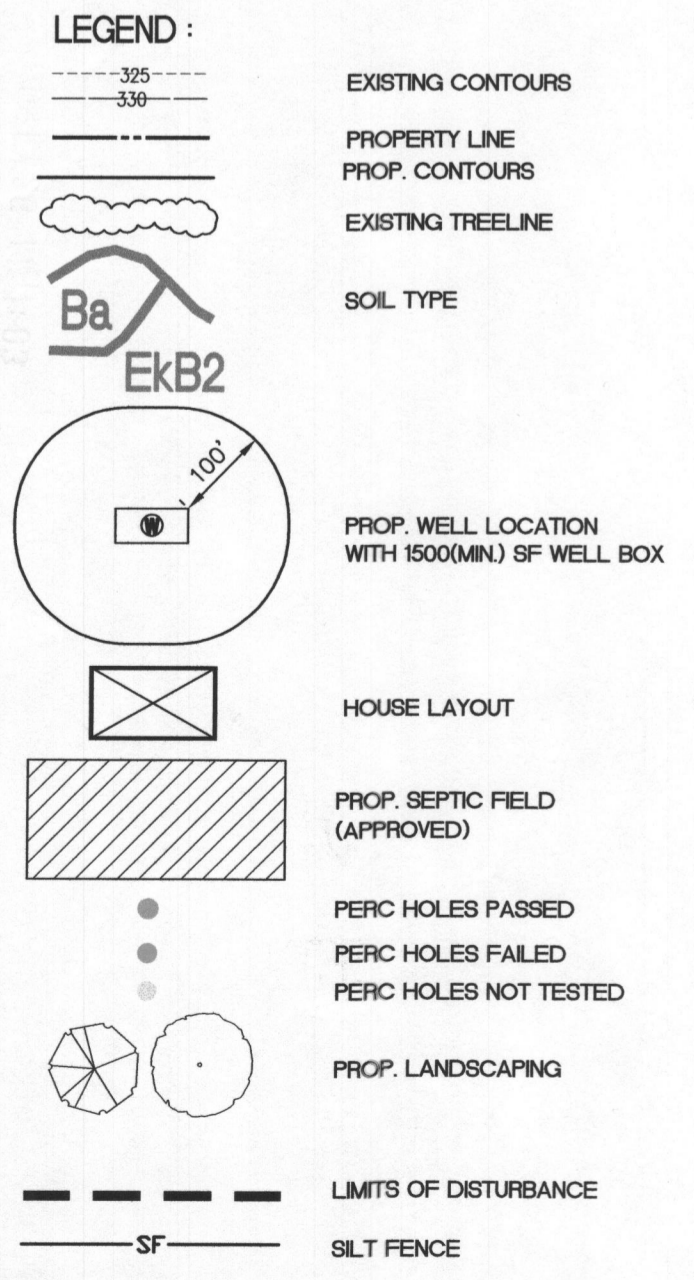
- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of good quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirement for Geotextile Class F:
Tensile Strength: 50 lbs/in (min.) Test: MSMT 509
Tensile Modulus: 20 lbs/in (min.) Test: MSMT 509
Flow Rate: 0.3 gal / ft / minute (max.) Test: MSMT 322
Filtering Efficiency: 75% (min.) Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bridges occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

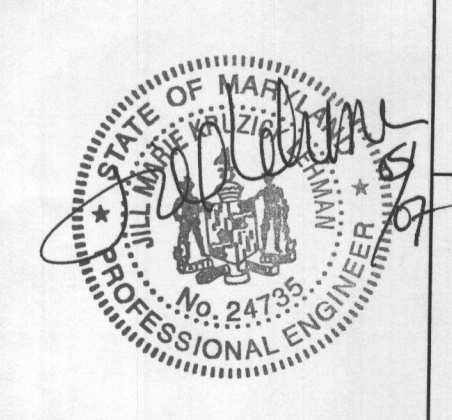
PRICE: E-11-2
MARYLAND DEPARTMENT OF BIRMINGHAM
WATER MANAGEMENT ADMINISTRATION



- GENERAL NOTES:**
- Property Owner: Robert & Doris Bell
14610 Frederick Road
Cooksville, MD 21723
Tel. (410) 489-7180
 - Site Address: 1868 Woodbine Road
Woodbine, MD
 - Current Zoning: RC-DEO
 - Total disturbed area = 4,847±SF
 - Site data: TAX MAP 7, GRID 16, (PARCEL 223), LOT 1
ZONE: RC-DEO
USE: RESIDENTIAL
AG. PRES. BOARD CASE: HO-94-02-E (APPROVED)
ADC Map: HOWARD, MAP 3, GRID C11
 - Total area of property = 43,765.68 SF
 - This plan is based on field survey by John C. Melina, Sr., Inc. on or about May 2006. There are no slopes equal to or greater than 15% located on or contiguous to the proposed Lot 1.
 - The proposed landscaping is in accordance with the alternative compliance provisions of section 16.1202(b)(1)(v) of the Howard County Code and Landscape Manual as a result of the lot's site location within the farm's interior and surrounding existing woods.
 - This subdivision is exempt from the requirements of the forest conservation program per section 18.1202(b)(4)(v) of the subdivision and land development regulations.
 - The surrounding property is in the agricultural preservation program.
 - This property is outside the 100-year flood plain.
 - There are no wetlands located on the property per inspection by EcoScience Professionals, May 2006.
 - Perimeter landscaping in accordance with section 16.124 of the Landscape Manual shall be provided as shown on this plan. Surety in the amount of \$900.00 for three (3) shade trees (equiv. of 6 deciduous trees) shall be posted with the grading permit.
 - The Developer shall be responsible for the installation of the landscaping.
 - The owner tenant and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and, when necessary repaired or replaced.
 - At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
 - There are no existing structures to be retained or removed on proposed Lot 1. All vicinal structures, driveways and easements within 50' of proposed Lot 1 are shown.
 - There are no hydric soils on proposed Lot 1. All soils are Glenely Loam (GgB) as shown herein.



PLAN
SCALE: 1" = 30'



DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER/BUILDER: _____ DAE

OWNER:
ROBERT B. & DORIS E. BELL
14610 FREDERICK ROAD
COOKSVILLE, MD 21723
(410) 489-7180

DEVELOPER:
MS. OIL LARKINS
5582 TALBOT COURT
NEW MARKET, MD 21774
(301) 865-4911

PREPARED BY:
CHESAPEAKE ENGINEERING, LLC
2050 Roper Road, Mount Airy, MD 27771
Tel. (410) 812-1911 Fax (410) 655-8204

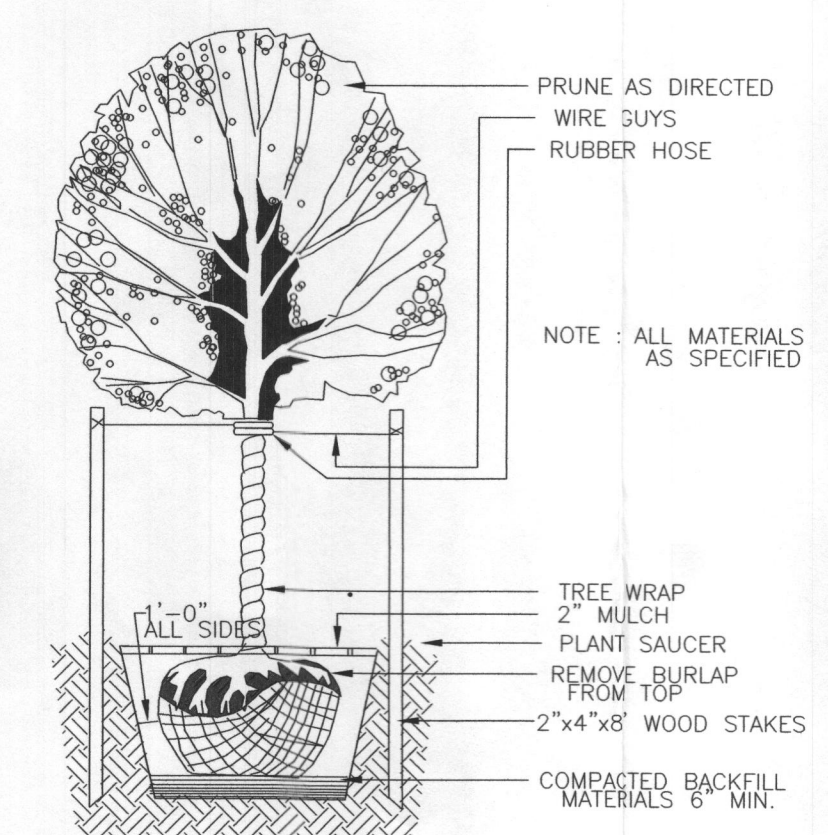
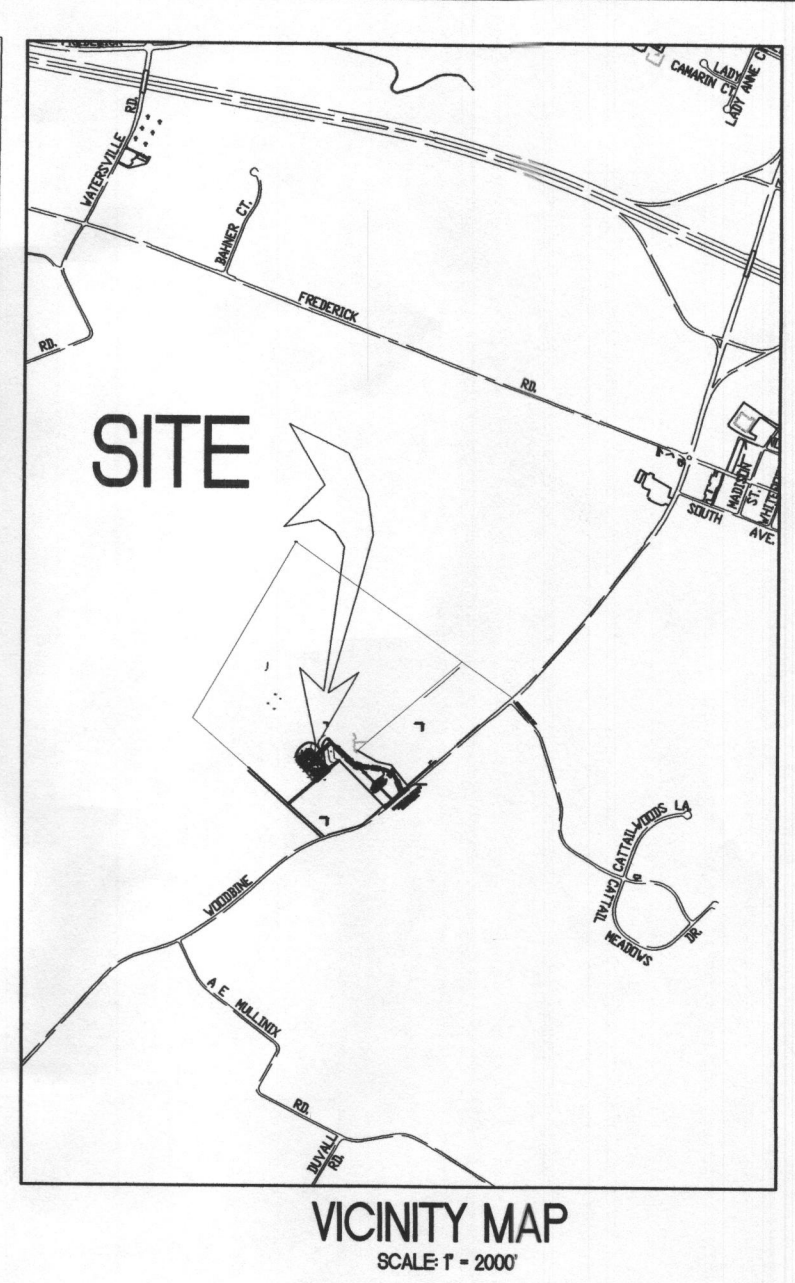
SHEET 1 OF 2
**AGRICULTURAL PRESERVATION
SUPPLEMENTAL PLAN**
(TO PLAT F-07-139)
**SITE, GRADING, SEDIMENT CONTROL,
CERTIFIED LOCATION PLANS & SOILS MAP**
BELL FARM PROPERTY
LOT 1
ZONED RC-DEO
TAX MAP 7 PARCEL 223 GRID 16
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MAY 25, 2006

REQUIRED LANDSCAPING			
LANDSCAPE EDGE TYPE	CHARACTER	SHADE TREES / LINEAL FEET	REQUIRED # / SHADE TREES
A	LIGHT BUFFER	1:60*	158/60 = 3 TREES

LANDSCAPE CALCULATIONS	
LINEAL FEET:	158
NO. SHADE TREES REQUIRED:	158/60 = 3 SHADE TREES*
NO. DECIDUOUS TREES REQUIRED:	6 SMALL DECIDUOUS TREES (AS SUBSTITUTE)
NO. DECIDUOUS TREES PROVIDED:	7 SMALL DECIDUOUS TREES

*2 SMALL DECIDUOUS TREES MAY BE SUBSTITUTED FOR 1 SHADE TREE

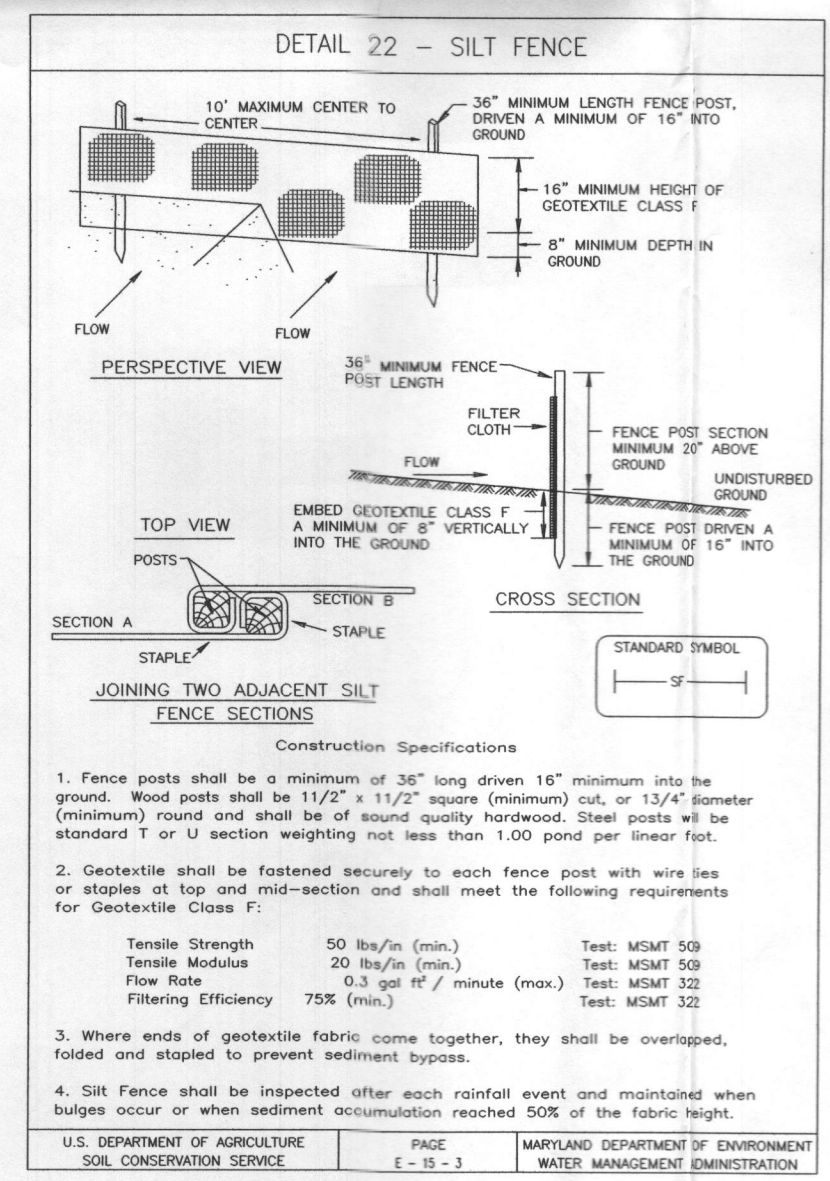
PERIMETER LANDSCAPE "A" - LIGHT BUFFER				
	CORNUS FLORIDA / CORNUS FLORIDA VAR. (RED & WHITE)	FLOWERING MAGNOLIA	4	8'-10'
	MAGNOLIA STELLATA / MAGNOLIA SOULANGIANA	STAR & SAUCER MAGNOLIA	3	8'-10'



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SOILS DATA		
SYMBOL	DESCRIPTION	GROUP TYPE
Ba	Baile silt loam, 0 to 3 percent slopes	D
Bc	Brinklow channery loam, 8 to 15 percent slopes	B
Bd	Brinklow channery loam, 15 to 25 percent slopes	B
Co	Codorus and Harbor hill loams, 0 to 3 percent slopes	C
Ga	Glenelg loam, 0 to 3 percent slopes	B
Gb	Glenelg loam, 3 to 8 percent slopes	B
Gc	Glenelg loam, 8 to 15 percent slopes	B
Gd	Glenelg silt loam, 0 to 3 percent slopes	C
Gm	Glenelg silt loam, 3 to 8 percent slopes	C
Gn	Glenelg-Baile silt loams, 0 to 8 percent slopes	C
Ma	Manor loam, 15 to 25 percent slopes	C
Ob	Ocoquan loam, 3 to 8 percent slopes	B
Oc	Ocoquan loam, 8 to 15 percent slopes	B

- GENERAL NOTES:**
- Property Owner: Robert & Doris Bell
14610 Frederick Road
Cooksville, MD 21723
Tel. (410) 489-7180
 - Site Address: 1868 Woodbine Road
Woodbine, MD
 - Current Zoning: RC-DEO
 - Total disturbed area = 4,847±SF
 - Site data: TAX MAP 7, GRID 16, (PARCEL 223), LOT 1
ZONE: RC-DEO
USE: RESIDENTIAL
AG. PRES. BOARD CASE: HO-94-02-E (APPROVED)
ADC Map: HOWARD, MAP 3, GRID C11
 - Total area of property = 43,765.68 SF
 - This plan is based on field survey by John C. Mellema, Sr., Inc. on or about May 2006.
 - The proposed landscaping is in accordance with the alternative compliance provisions of section 16.1202(b)(1)(v) of the Howard County Code and Landscape Manual as a result of the lot's site location within the farm's interior and surrounding existing woods.
 - This subdivision is exempt from the requirements of the forest conservation program per section 16.1202(b)(1)(xv) of the subdivision and land development regulations.
 - The surrounding property is in the agricultural preservation program.
 - This property is outside the 100-year flood plain.
 - There are no wetlands located on the property per inspection by EcoScience Professionals, May 2006.
 - Perimeter landscaping in accordance with section 16.124 of the Landscape Manual shall be provided as shown on this plan. Surety in the amount of \$900.00 for three (3) shade trees (equiv. of 6 deciduous trees) shall be posted with the grading permit.
 - The Developer shall be responsible for the installation of the landscaping.
 - The owner tenant and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and, when necessary repaired or replaced.
 - At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
 - There are no existing structures to be retained or removed on proposed Lot 1. All vicinal structures, driveways and easements within 50' of proposed Lot 1 are shown.
 - There are no hydric soils on proposed Lot 1. All soils are Glenelg Loam (GgB) as shown hereon.



Construction Specifications

- Fence posts shall be a minimum of 36" long driven 18" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) or 1 3/4" diameter (minimum) round and shall be of equal quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/ft (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/ft (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when siltages occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE PAGE 18-13
SOIL CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER/BUILDER: _____ DATE: _____

OWNER: ROBERT B. & DORIS E. BELL
14610 FREDERICK ROAD
COOKSVILLE, MD 21723
(410) 489-7180

DEVELOPER: MS. GAIL LARKINS
5582 TALBOT COURT
NEW MARKET, MD 21774
(301) 865-4911

PREPARED BY: **CHESAPEAKE ENGINEERING, LLC**
3030 Rump Road, Mount Airy, MD 21771
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THE PURPOSE OF THIS SHEET (SHEET 2) IS TO GRAPHICALLY SHOW THE RESIDUE OF THE BELL FARM (P. 223) IN ORDER TO SATISFY HEALTH DEPARTMENT REQUESTS.

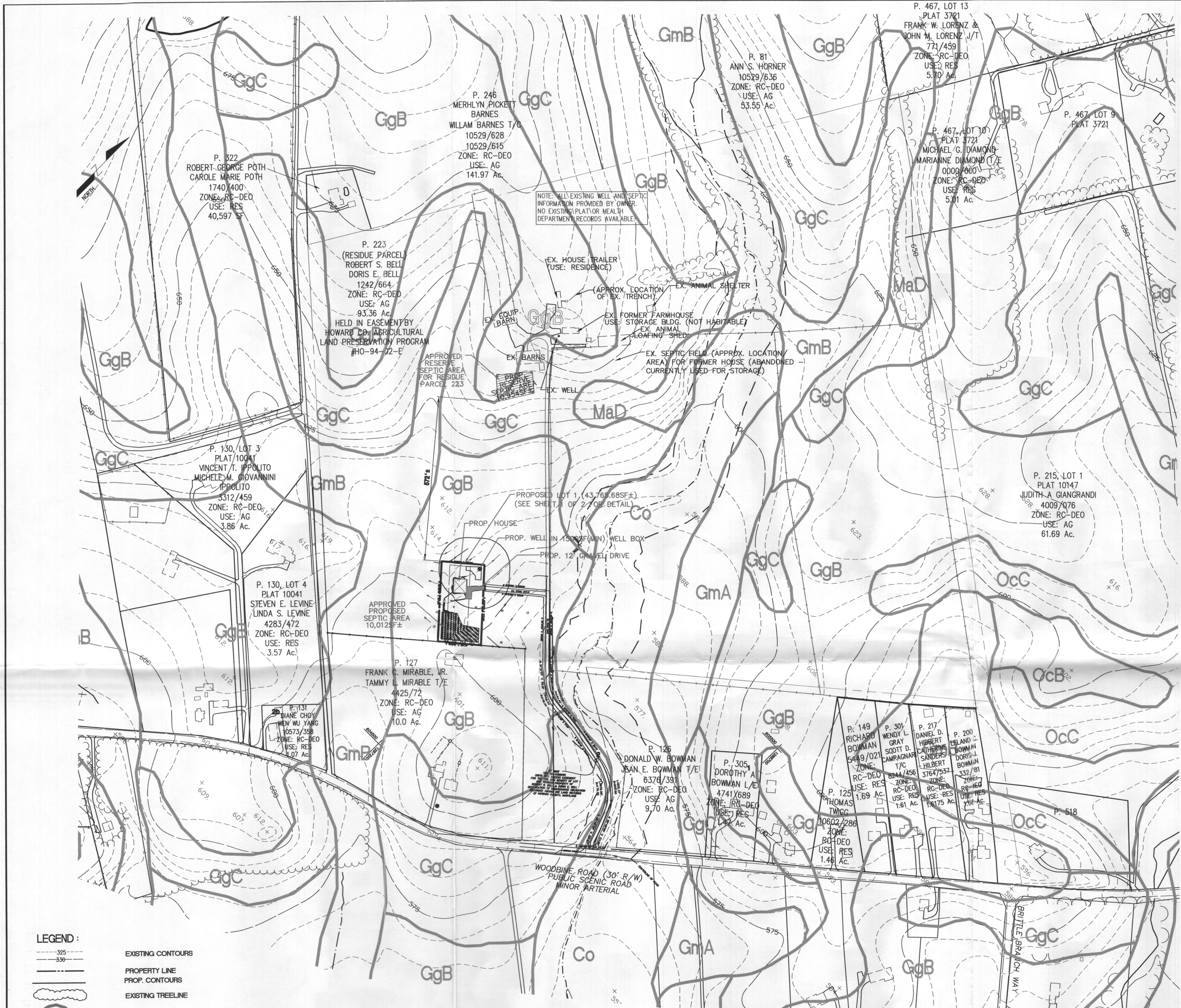
SHEET 2 OF 2

AGRICULTURAL PRESERVATION SUPPLEMENTAL PLAN
(TO PLAT F-07-139)

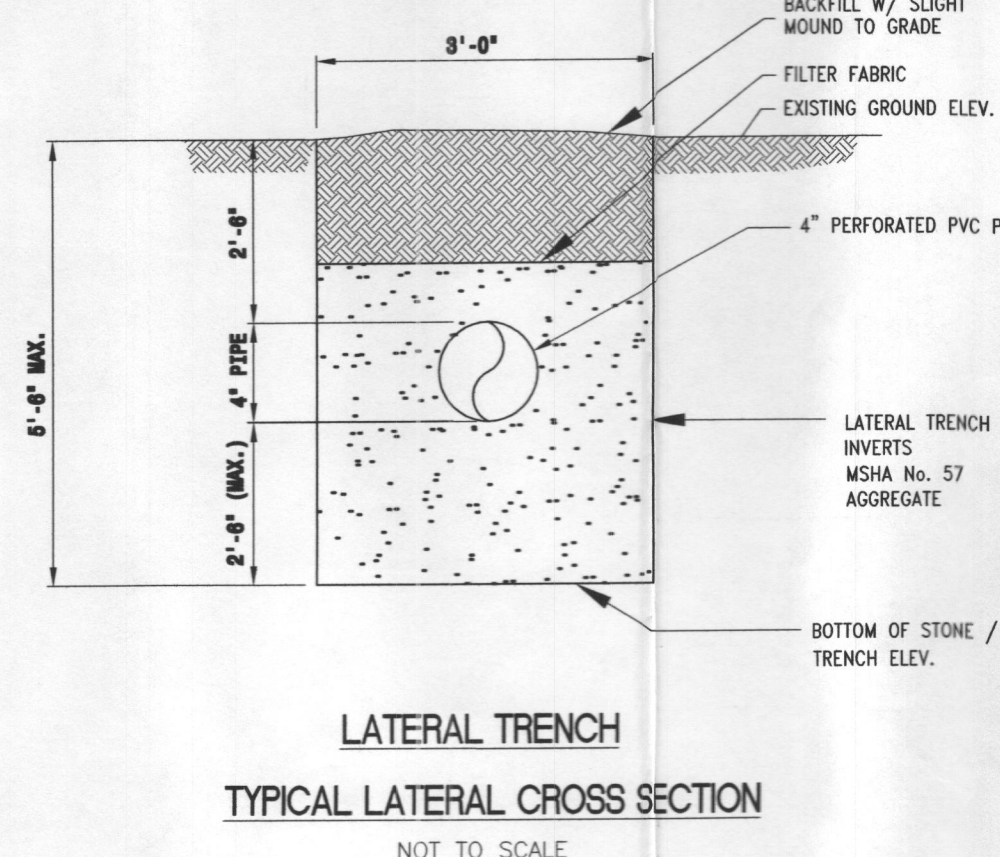
SITE, GRADING & SEDIMENT CONTROL, CERTIFIED LOCATION PLANS & SOILS MAP

BELL FARM PROPERTY

LOT 1
ZONED RC-DEO
TAX MAP 7 PARCEL 223 GRID 16
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' DATE: MAY 25, 2006



- LEGEND:**
- EXISTING CONTOURS
 - PROPERTY LINE
 - PROP. CONTOURS
 - EXISTING TREELINE
 - SOIL TYPE
 - PROP. WELL LOCATION WITH 1500(MIN) SF WELL BOX
 - HOUSE LAYOUT
 - PROP. SEPTIC FIELD (APPROVED)
 - PERC HOLES PASSED
 - PERC HOLES FAILED
 - PERC HOLES NOT TESTED
 - PROP. LANDSCAPING
 - LIMITS OF DISTURBANCE
 - SILT FENCE



NOTE: THERE ARE NO EXISTING STRUCTURES TO BE RETAINED OR REMOVED ON PROPOSED LOT 1. ALL VICINAL STRUCTURES, DRIVEWAYS AND EASEMENTS WITHIN 50' OF PROPOSED LOT 1 ARE SHOWN. FURTHER, ALL EXISTING BUILDINGS/STRUCTURES ON THE RESIDUE PARCEL ARE TO BE RETAINED AND NONE ARE WITHIN 50' OF THE PROPOSED LOT 1. NO BUILDINGS OR STRUCTURES ARE PROPOSED ON THE RESIDUE PARCEL 223.

PLAN
SCALE: 1" = 200'

