

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

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

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION 541a376

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Larry B. Litt LOT # _____

PROPERTY ADDRESS 799 Sykesville Road
STREET TOWN ZIP

TAX ACCOUNT # 285480 TAX MAP 4 GRID 22 PARCEL 2 ZONING DESIGNATION _____

PROPERTY OWNER(S) Larry Bruce Litt

DAYTIME PHONE _____ CELL _____ EMAIL _____

MAILING ADDRESS 799 Route 32 Sykesville, Md 21784
STREET CITY, STATE ZIP

APPLICANT Larry Bruce Litt RELATIONSHIP TO OWNER: Self

DAYTIME PHONE _____ CELL _____ EMAIL _____

MAILING ADDRESS 799 Route 32 Sykesville, Md 21784
STREET CITY, STATE ZIP

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

BUILDING:

- RESIDENTIAL WITH 4 or 5 EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
- COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

PROPERTY:

- SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: _____
- CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
- REPAIR OR REPLACE FAILING OSDS
- UPGRADE EXISTING OSDS

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- YES
- NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
- THE APPLICATION FEE IS NON-REFUNDABLE
- THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED
- THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

Larry Bruce Litt

SIGNATURE OF APPLICANT

5/23/2014

DATE

Perez 'Child Lot' at 799 Sykesville Rd.

(6)

AP

(7)

0.2' dk brn L
2 fgsbk

0.5' brn L
2 fgsbk

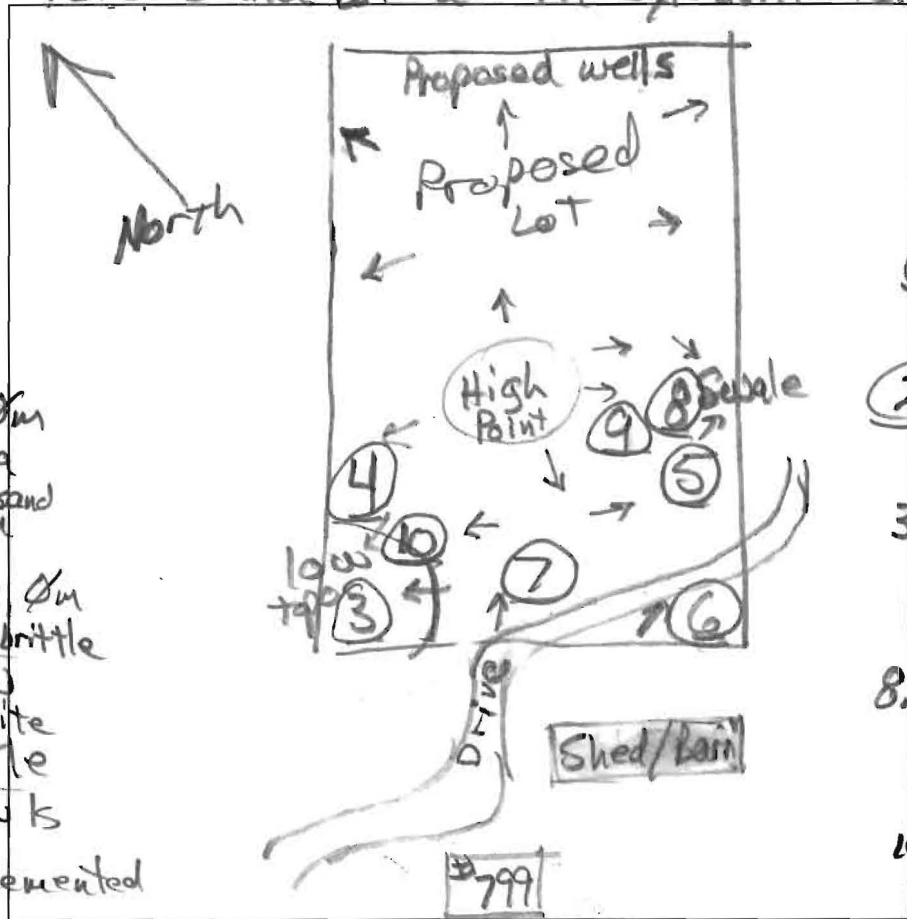
0.5' brn L
2 msbk

(1.5') yellow-brn sl, ϕ m
common mica
common black sand
-coated
few channers

(2.5') pale brn ls ϕ m
Saprolite, brittle

7' pale yellow
ls, saprolite
 ϕ m, brittle

10' pale yellow ls
saprolite
40% wk. cemented



0.7' dk brn sl
2 fg to 2 fgsbk

brn, yel-red
yellow sl

(1.5') msbk

yellow & brn
ls, 2 m pl

(2.5') pale brn &
red-yel, ls
 ϕ m, brittle

3.5' pale yellow
& red-yel ls
 ϕ m, brittle

8.3' pale brn ls
40% wk. cemented
Saprolite, ϕ m

(3)

(5)

0.7' dk brn L
1 fg to 1 fgsbk

brn, red-yel
& yellow sl

(1.5') 1 msbk

pale yellow,
red-yel & pale brn
ls, remnant
thin platy
few channers

10' yellow sl, ϕ m

DATE	TEST #	DEPTH	START	BREAK 1" DROP (min)	STOP 2" DROP (min)	TIME OF 2ND INCH	P/F/H
7/22/14	7	3' 11"	9:00	(1.4)	(3.6)	2.2	P
7/22/14	5	3' 11.5"	9:54	9:59	10:07	8	P
7/22/14	6	3' 3"	10:11	10:14	10:20	6	P
7/22/14	3	5' 5"	10:25	10:56			F
7/22	4	2' 5"	11:01	11:04	11:10	6	P

(1.5') dk brn L
ashes, metal
broken glass

2.4' brn cl, 2 fgsbk
few mica, ss

4.5' brn L, 1 fgsbk
few mica

6' 4. brn ls, ϕ m
few mica

10' yellow-red
& pale yellow
 ϕ m, saprolite
40% wk. cemented

many coarse
grey grains
blk. coatings

REMARKS #3 Topography is concave

SANITARIAN R Bricker BACKHOE Jeff Allen OTHERS Larry Litt

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

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

(4)

dk brn sl, 2 fg
brn fgsbk, 2 fgsbk
yel-red sl

(1.4') 2 fgsbk

(2.2') brn-yel ls

pale yellow
& brn ls

10' ϕ m

Added perc tests for 'child lot' at 799 Sykesville Rd.

A/P

⑨

pale brn ls, 0sg
barbed-wire
wood

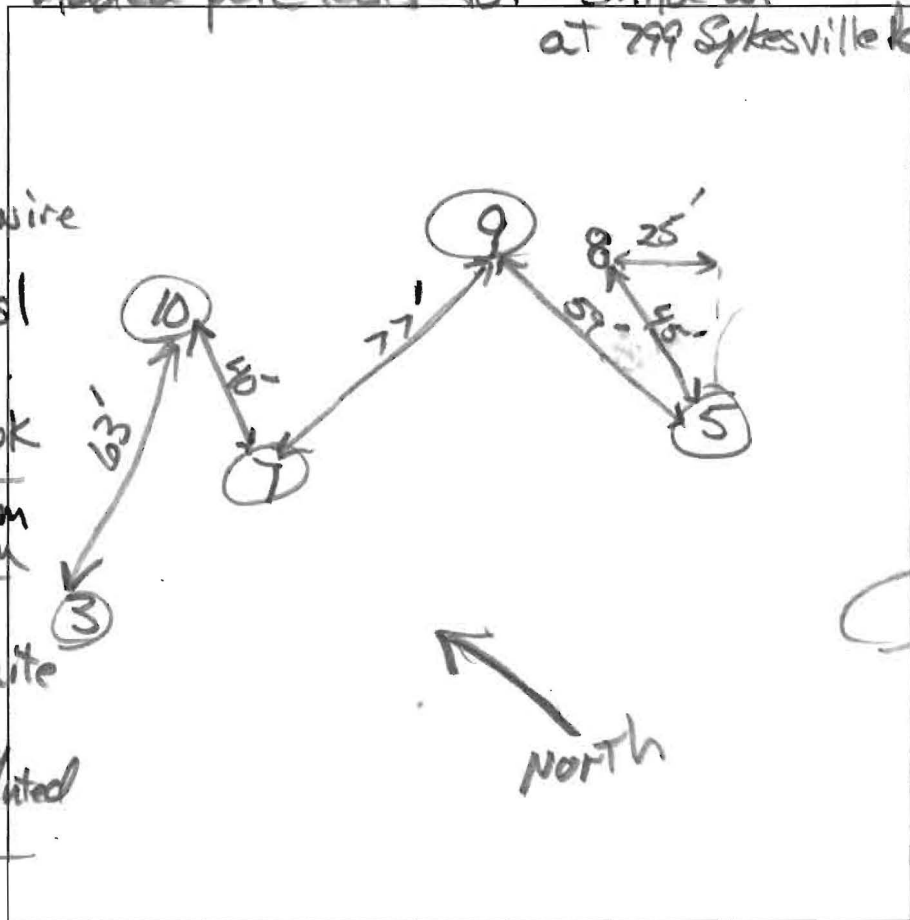
1.7' dk brn fsl
2 v fsk
to 2 fsk

2.2' brn l, 2 csk

2.8' brn sl, 0m
to brn ls, 0m

3.5' pale brn
yel-red & white
ls, 0m

20% weakly
-cemented
saprolite



⑧

Fill
to 6'

⑩

dk brn fsl
2 sg to 3 fsk

yel-brn fsl
2 v fsk

red-brn fsl
moderate
thin platy

2' brn & pale brn
ls, 0m
brittle

4.5' pale brn
yel-red & white
ls, 0m

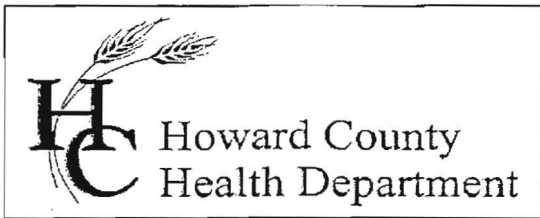
20% wk cement

9' pale brn
yel-red & white
ls, 0m

40% wk cemented
10'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
7/22/14	8	6'	Visual		Fill to 6'		F
7/22/14	9	12'	Visual		3' to 8' sidewall 0.8 gpd/ft ²		P
7/22/14	10	10'	Visual		2' to 6' sidewall 0.8 gpd/ft ²		P

REMARKS _____
 SANITARIAN R Bricker BACKHOLE Jeff Allen OTHERS Larry Litt
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



Bureau of Environmental Health

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TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org

Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

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

July 29, 2014

To: Larry Litt, Applicant
799 Route 32, Sykesville, MD 21784

RE: Percolation Test Report; 799 Sykesville Road, proposed Child Lot

Percolation tests were conducted at 799 Sykesville Road (Tax Map 4, Parcel 2) on July 22, 2014. Five test locations, '1' to '5', were staked in a mowed area on the morning of the test date. Tests were conducted at accessible locations at, or near to, the respective stakes. The percolation test Field Worksheet is also enclosed with this letter.

Four of the five test locations (4, 5, 6, and 7) 'PASS', having soils that are satisfactory for wastewater treatment and disposal. Location 3 is a FAIL due to very slow percolation rate. Test locations were added to offset the failed location and add area. The first location, #8, resulted in excavation of debris from a demolished barn and therefore is a FAIL. Location 9 was added to define a boundary to location 8, and location 10 was added to define a boundary to location 3. Both of these added locations, 9 and 10, PASS.

Percolation tests that 'PASS' are used to define the sewage disposal area (SDA) proposed on the Percolation Certification Plan. The percolation test results and suitable area for wastewater discharge are certified by the Approving Authority's signature of the Percolation Certification Plan.

If you have any questions regarding this evaluation or requirements for a Percolation Certification Plan, please contact me by email or by calling (410) 313-2691.

Respectfully,

Robert Bricker, CPSS, REHS/RS, L.E.H.S.
Environmental Sanitarian II
Well and Septic Program

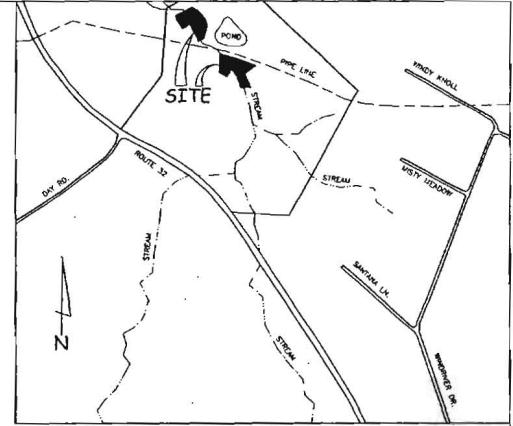
Enclosures: Perc Test Application with two (2) Field Worksheets

Copy: Tony Fertitta, Fisher, Collins and Carter, Inc.
file



STATE of MARYLAND
DEPT. of FOREST & PARKS
319/446

MDR PLAT NO. 20841
RECORDED
NOV 13 2009



LINE TABLE PART 1

LINE	BEARING	DISTANCE
L1	N 27°52'27" W	201.30
L2	S 63°41'50" W	89.79
L3	N 33°52'43" W	118.74
L4	N 03°09'32" W	36.84
L5	N 63°58'35" E	188.10
L6	S 61°47'58" E	80.57
L7	S 40°22'57" E	118.23
L8	S 13°40'29" E	71.28
L9	S 18°10'28" W	132.58
L10	S 61°15'17" W	64.93

LARRY BRUCE LITT
11081/435

EARECKSON
10160/539

COORDINATE TABLE PART 1

POINT	NORTHING	EASTING
163	614392.904	1323681.125
176	614382.968	1323440.763
173	614070.007	1323325.321
174	614100.000	1323200.000
175	614100.000	1324200.000
176	613900.000	1324200.000
177	613874.455	1323937.115
178	613883.840	1323515.911
179	613913.074	1323216.195
180	613949.054	1322921.405
181	613994.388	1322454.134
182	613984.314	1322520.814
183	613825.077	1322547.689
184	613767.118	1322512.934
185	613675.892	1322456.027

LINE TABLE PART 2

LINE	BEARING	DISTANCE
L1	N 02°51'16" E	194.62
L2	S 73°58'29" E	170.84
L3	S 69°23'52" E	225.98
L4	S 52°59'43" W	140.14
L5	S 21°19'57" E	158.01
L6	S 89°30'18" W	99.93
L7	N 20°13'25" W	129.68
L8	N 36°53'19" W	88.81
L9	S 36°22'33" W	93.41
L10	N 52°09'59" W	90.69

COORDINATE TABLE PART 2

POINT	NORTHING	EASTING
186	613577.250	1323687.914
187	613745.817	1323678.222
188	613826.281	1323746.096
189	613871.593	1323811.500
190	613876.660	1323864.411
191	613878.302	1323932.494
192	613799.765	1324009.299
193	613826.248	1324092.171
194	613441.294	1324063.989
195	613490.861	1323852.206

OWNER
LARRY B. LITT
799 SYKESVILLE RD.
SYKESVILLE, MD., 21784

PREPARED BY
HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
SURVEY DIVISION
410-313-6119

ON SITE HOWARD COUNTY SURVEY CONTROL
P-1 RE-BAR AND CAP: N:613,463.704' E:1,323,630.004'
P-2 RE-BAR AND CAP: N:613,882.632' E:1,323,269.241'

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JEFFERSON D. HOBBS
PROPERTY LINE SURVEYOR MD. REG. No. 362
DATE

OWNER: LARRY BRUCE LITT
SIGNATURE OF OWNER
DATE

AREA TABULATION

PART 1 = 63,355.534 SQ. FT +/- : 1.454 ACRES +/-
PART 2 = 67,378.647 SQ. FT +/- : 1.547 ACRES +/-
TOTAL = 130,734.181 SQ. FT +/- : 3.001 ACRES +/-

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

JACCOB
4996/384

RENEHAN
2113/427

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH A FOREST CONSERVATION EASEMENT OF 3.001 ACRES MORE OR LESS (130,734.181 SQUARE FEET MORE OR LESS).
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE REFERENCE SYSTEM MAD '83/07 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0032, 0948, 0908 AND 1005.
3. THIS PLAT IS BASED ON A PARTIAL BOUNDARY SURVEY PERFORMED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, SURVEY DIVISION ON OR ABOUT MAY 20, 2009.
4. HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENTS #HO-87-04-E.
5. WATER FEATURE LOCATIONS ARE DERIVED FROM HOWARD COUNTY G.I.S. DATA.
6. THE FOREST CONSERVATION PLANTING IS BEING DONE IN ACCORDANCE WITH THE ALPP REVISED FOREST CONSERVATION PLANTING POLICY.

APPROVED: HOWARD COUNTY DEPT. OF RECREATION & PARKS

Larry B. Litt
DIRECTOR DATE 10-21-09

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Kathleen
DIRECTOR DATE 10-26-09

OWNER'S CERTIFICATE

LARRY BRUCE LITT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

Larry B. Litt
FOR: LARRY B. LITT DATE 9-17-09

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A FOREST CONSERVATION EASEMENT ON A PORTION OF A PARCEL OF GROUND CONVEYED BY J.R. FROTHINGHAM, JR. (ALSO KNOWN AS JAMES R. FROTHINGHAM) AND LEONIA L. FROTHINGHAM, TRUSTEES OF THE FROTHINGHAM FARM LIVING TRUST DATED OCTOBER 21, 2002 TO LARRY BRUCE LITT IN A DEED DATED FEBRUARY 8, 2008, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11081 FOLIO 435.

Jefferson D. Hobbs II
JEFFERSON D. HOBBS II - PROPERTY LINE SURVEYOR REG. No. 362 DATE 9-16-09



PLAT OF
FOREST CONSERVATION EASEMENT

LARRY B. LITT
799 SYKESVILLE ROAD

SCALE: 1" = 100' - DATE OF PLAT: MARCH 30, 2009 - SHEET 1 of 1
DEPARTMENT OF PUBLIC WORKS PLAT No.: N-3971-3
TAX MAP 4 - GRID 22 - PARCEL 2
4th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

GENERAL NOTES:

1. Coordinates based on NAD 83/74 Maryland Coordinate System as projected by Howard County Geodetic Control Stations 0052 and 01FA

Meters X 5.200535555 - Feet; Feet X 0.3048006096 - Meters
 0052 N 604242.124 01FA N 610473.107
 E 1126475.942 E 1126444.071
 N 541.75 N 6071.12

- Denotes Rebar # Cap #25B to be set
- This plat is based on a field run monumented boundary survey performed by CLSI, Inc. in May of 2002.
- All areas provided on this plat are to be taken as "more or less".
- BRL denotes building restriction line.
- Subject property zones RR DEO per the October 18, 1449 Comprehensive Zoning Plan.
- The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.

- Drainage shall be constructed prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for Fire and Emergency Vehicles per the following (minimum) requirements:
 A. Width - 12 feet (14 feet serving more than one residence)
 B. Surface - 6 inches of compacted crusher run base with 1" chip coating
 C. Geometry - maximum of 15% grade, maximum 10% grade change and minimum of 48 foot turning radius.
 D. Structures (curb/wall/bridge) - capable of supporting 25 gross tons (125 loading)
 E. Drainage elements - capable of safely passing 100-year flood with no more than 1-foot depth over driveway surface.
 F. Structure clearances - minimum 12 feet
 G. Maintenance - sufficient to insure all weather use

- FOR FLAG OR PIPE STEM LOTS, REUSE COLLECTION, SHOP REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.

- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOT 2, 3 & RESERVE PARCEL SHALL BE RECORDED SEPARATELY IN THE RECORDS OF HOWARD COUNTY, MARYLAND.

- A 100 YEAR FLOOD PLAIN DOES NOT EXIST ON LOT 3
- THIS SUBDIVISION IS SUBJECT TO THE RESERVE PROPERTY (PARCEL 2) PER SECTION 16.102 (C)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS (AGRICULTURAL PRESERVATION SUBDIVISIONS).

- NO OPEN SPACE REQUIREMENTS EXIST FOR THE SUBDIVISION PER SECTION 16.121 (a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- THERE ARE NO TIDAL OR NON-TIDAL WETLANDS OR NETLAND BUFFERS WITHIN THE ONE ACRE LOT PROPOSED BY THIS SUBDIVISION.

- THE 65 DBA NOISE CONTOUR OR DRUM ON this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5, revised February 1, 1998 and cannot be considered to exactly locate the 65 dba noise exposure. The 65 dba noise line was established by Howard County to alert developers, builders and future property line areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.

- This plat is subject to section 15.5140 of the Agricultural Preservation Program.
- Lot 5 is created in accordance with the provisions of the Zoning Regulations.
- The subdivision is exempt from the requirements of the Forest Conservation Program per section 16.12002 (1) (iv) of the subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.

- Landscaping requirements for Lot 5 are fulfilled via the retention of existing trees along MD Route 32.

- THIS AREA DEMONSTRATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPT. OF THE ENVIRONMENT FOR BEDROOMS AND DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS 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 ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. REGISTRATION OF A HOODIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.

- PRIVATE EASEMENT FOR INGRESS & EGRESS FOR LOT 3, LOT 2 & RESERVE PARCEL
- STORMWATER MANAGEMENT CREDIT EASEMENT
- PRIVATE EASEMENT FOR INGRESS & EGRESS FOR LOT 3
- PRIVATE EASEMENT FOR SEPTIC RESERVE

- A PERPETUAL EASEMENT WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY TO PROTECT THE SEWERAGE DISPOSAL AREA FOR LOT 3 AS SHOWN HEREON.

- THE PROPOSED HOUSE ON LOT 3 HAS 3 BEDROOMS.
- PROPERTY IS SUBJECT TO DEED OF EASEMENT LIBER 1500 FOLIO 614.
- THIS SUBDIVISION IS SUBJECT TO A DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 1116 FOLIO 163.
- LOT 3 HAS STORMWATER MANAGEMENT/WATER QUALITY MANAGEMENT PROVIDED IN ACCORDANCE WITH APPLICABLE HOWARD COUNTY STANDARDS AS PROVIDED IN ACCORDANCE WITH CREDITS OBTAINED IN THE 2002 MARYLAND STORMWATER MANAGEMENT DESIGN REGULATIONS. RECHARGE VOLUME/WATER QUALITY VOLUMES ARE PROVIDED BY FILTERING RUNOFF FROM ALL IMPERVIOUS SURFACES THROUGH GRASS CHANNELS TO GAIN THE GRASS CHANNEL CREDIT WITH 4% OR LESS LONGITUDINAL SLOPES, 4' BOTTOM WIDTHS AND 5:1 SLOPES. CHANNEL PROTECTION VOLUME/OVERBANK PROTECTION VOLUME AND EXTREME FLOOD PROTECTION VOLUMES ARE NOT REQUIRED.

- AREA OF SUBDIVISION: 1,000 AC.

- AREA OF BUILDABLE SITES: 1,000 AC.
- AREA OF OPEN SPACE: 0.0000 AC.
- AREA OF PRESERVATION PARCELS: 0.0000 AC.
- AREA OF SUBDIVISION: 1,000 AC.

- AREA OF SUBDIVISION: 1,000 AC.

- AREA OF SUBDIVISION: 1,000 AC.

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- AREA OF SUBDIVISION: 1,000 AC.

- AREA OF SUBDIVISION: 1,000 AC.

THE REQUIREMENTS § 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1488 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Richard L. Hull 6/2/03 DATE
 RICHARD L. HULL SURVEYOR REGISTRATION NO. 015
 CARROLL LAND SERVICES, INC.

WETLAND CERTIFICATION: THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED AND REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.

Richard L. Hull 6/2/03 DATE
 RICHARD L. HULL SURVEYOR REGISTRATION NO. 015
 PROPERTY LINE SURVEYOR

COORDINATES

POINT	NORTH	EAST
111	612165.155	133087.876
112	612165.041	133171.859
113	612025.943	133351.560
114	612187.282	133140.281

THE COORDINATES SHOWN HEREON AREA BASED ON THE MARYLAND COORDINATE SYSTEM HAD 85-91 AND ARE SHOWN AS (M) (S)

James R. Frothingham 4-17-03 DATE
 James R. Frothingham
 Leona Lee Frothingham
 Leona Lee Frothingham

STATE OF MARYLAND
 REGISTERED PROFESSIONAL SURVEYOR
 RICHARD L. HULL

LOT 2 HAPPY HILLS FARM PLAT BOOK 1440

PLAT-M.D.R. NO. 16004

N/P JAMES R. & LEONA LEE FROTHINGHAM
 L 116 F 721 I
 L 1500 F 614
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT #HO-01-04-E

PRIVATE EASEMENT FOR INGRESS & EGRESS FOR LOT 3, LOT 2 & RESERVE PARCEL

PRIVATE 10' EASEMENT FOR SEPTIC RESERVE

ACCESS FOR LOTS 2 & 3, AND RESERVE PARCEL IS RESTRICTED TO THIS ENTRANCE

STORMWATER MANAGEMENT CREDIT EASEMENT

UN-MITIGATED 65DBA LINE

STATE DEPT. OF ASSESSMENTS & TAXATION
 HOWARD COUNTY
 Bonnie Best-Jean
 RECEIVED BY
 DATE 4/19/2003 PLAT JUN 19 2003

RECORDED AS PLAT NO. 16004, AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

OWNER/DEVELOPER
 JAMES R. FROTHINGHAM &
 LEONA LEE FROTHINGHAM
 719 ROUTE 32
 SYKESVILLE, MARYLAND 21784

HAPPY HILLS FARM
 LOT 3
 TAX MAP 414 GRID 2214 PARCEL 2
 3 rd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CLSI
 Carroll Land Services
 Incorporated
 Engineers • Surveyors • Land Development Consultants
 Landscape Architects • Environmental Specialists
 439 East Main Street Westminster, MD 21157-5539
 (410) 876-2017 FAX (410) 878-0009

Current Zoning:
 Prelim. Equiv.
 Sketch Plan
 Final Plan:
 Date: FEB. 27, 2003
 Drawing No.: 2001216

Scale: 1"=50'
 0 25' 50'

Surveyed By: CLSI
 Drawn By: VAF
 Computed By: JMM/VAF
 Checked By: JMM

54993
 MSA CSU 2125 2491 F-03-82

DATA TABULATIONS

- SUBDIVISION MAP NO. 4
- NUMBER OF LOTS: 3
- BUILDABLE SITES: 1
- NON-BUILDABLE SITES: 0
- GREEN SPACE: 0
- PRESERVATION PARCELS: 0
- AREA OF LOTS: 1.0000 AC.
- BUILDABLE SITES: 1.0000 AC.
- NON-BUILDABLE SITES: 0.0000 AC.
- OPEN SPACE: 0.0000 AC.
- PRESERVATION PARCELS: 0.0000 AC.
- AREA OF SUBDIVISION: 1.0000 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Director: [Signature] 6/18/03
 Date: 6/18/03

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 Director: [Signature] 6-12-03
 Date: 6-12-03

OWNER'S CERTIFICATE

"THE JAMES R. & LEONA LEE FROTHINGHAM, OWNERS 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 FOREGOING BUILDING RESTRICTION LINES AND GRANT INTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER NECESSARY 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 DEEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE HEREIN APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FREE SIMPLE TITLE TO THE DEEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIGN OR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS."
 WITNESSE MY HAND THIS 2nd DAY OF JUNE 2003
 James R. Frothingham, Leona Lee Frothingham
 JAMES R. FROTHINGHAM LEONA LEE FROTHINGHAM DATE

SURVEYOR'S CERTIFICATION

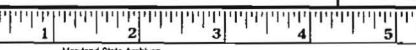
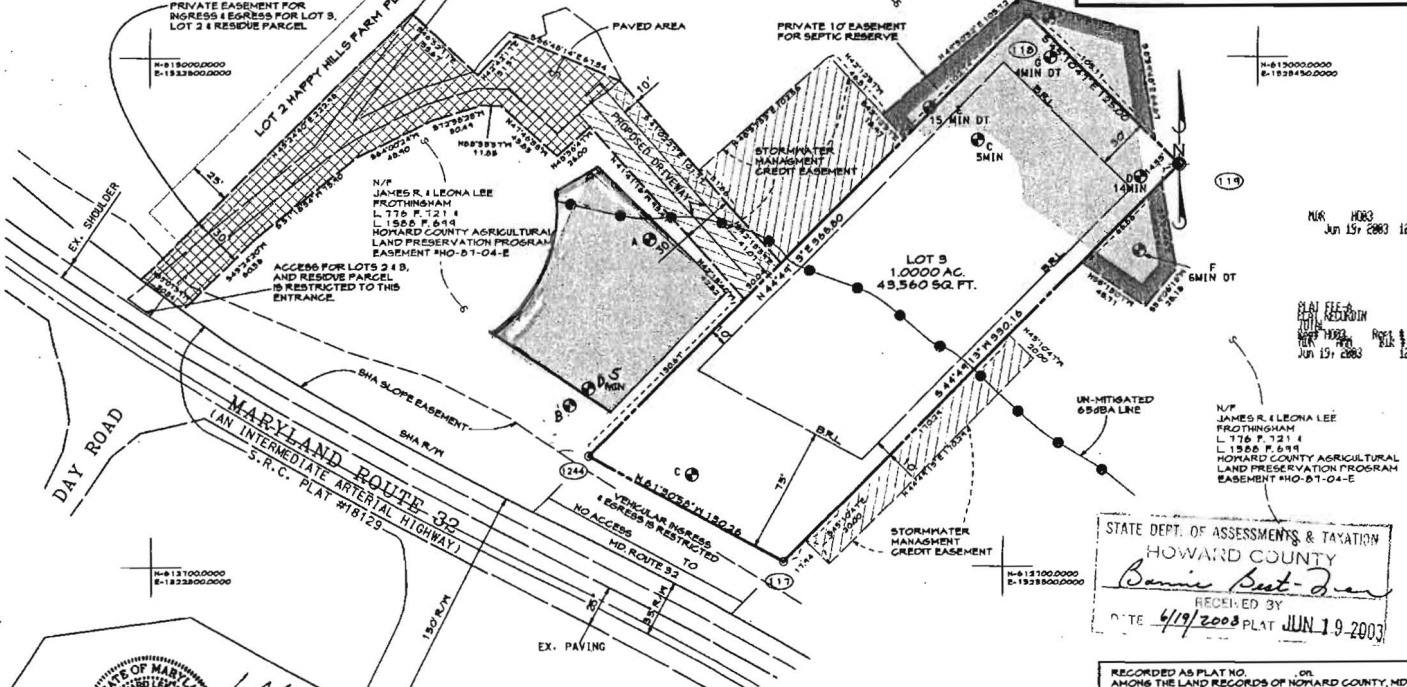
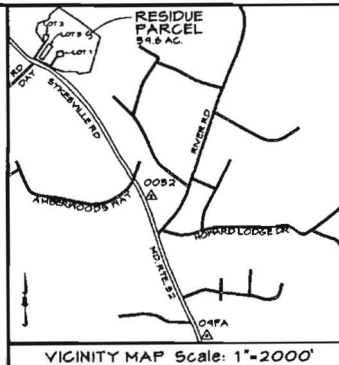
"I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY JAMES R. FROTHINGHAM, INTO LOTS AND GRANT INTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 116, FOLIO 121 AND THAT 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."
 Richard L. Hull 6/2/03 DATE
 RICHARD L. HULL SURVEYOR REGISTRATION NO. 015

Delta • Revision • By
 2/78/03 ASSET PLAN
 & NOTES VAF
 4/29/03 REVERSE SHA
 R/W
 5/03 PER COMMENTS VAF

Scale: 1"=50'
 0 25' 50'

Surveyed By: CLSI
 Drawn By: VAF
 Computed By: JMM/VAF
 Checked By: JMM

54993
 MSA CSU 2125 2491 F-03-82

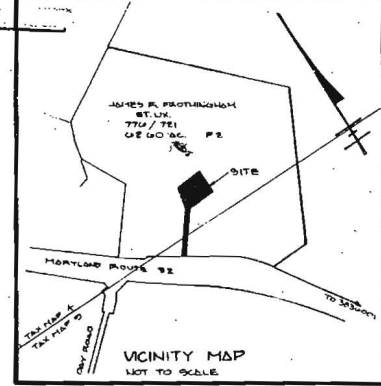
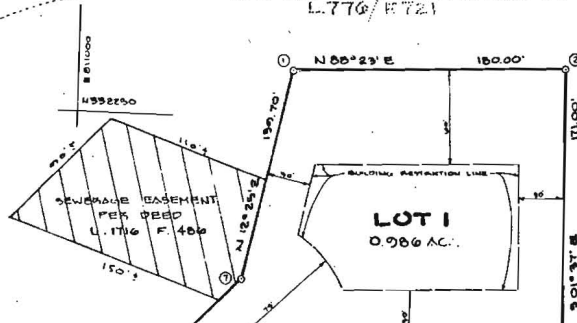


COORDINATES		
NO	NORTH	EAST
1	552 281.55	211 144.29
2	552 287.01	211 324.22
3	552 116.08	211 320.04
4	552 110.01	211 113.82
5	551 899.80	210 897.47
6	551 873.07	210 878.14
7	552 144.90	211 114.29

COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 3830001.

JAMES R. FROTHINGHAM
L 770 F 721

PLAT C.M.P. NO. 7401



- NOTES:**
- SUBJECT PROPERTY ZONED R-1 PER 6-2-1965 COMPREHENSIVE ZONING PLAN.
 - SUBJECT TO 67-84-148
 - 2222 THIS AREA DEMONSTRATES A PRIVATE SEWAGE EASEMENT APPROXIMATELY 10000 SQ FT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL FURTHER IS AVAILABLE THE EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OVERLAP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND HYGIENE.
 - EXISTING HOUSE ON LOT 1.
 - INDICATES SPECIAL SOFT SET
 - FOR PLANS OF PIPESYSTEM LOTS SEWAGE COLLECTION, SHOW REMOVAL AND BOND MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG ON PRESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY, AND LOT ONTO THE FLAG OF PRESTEM LOT DRIVEWAY.
 - AREA SHOWN [Hatched] LOCATED ON PROPERTY OWNED BY JAMES R. FROTHINGHAM RECORDED IN LIBER 770 FOLD 721 IS FOR THE SOLE USE OF LOT 1 OF HAPPY HILLS FARM RECORDED AND DESCRIBED BY DEED OF EASEMENT IN LIBER 1716 FOLD 460 AND IS ADDENDUM TO LIBER 176 FOLD 721.

AFFIDAVIT:

I DO AFFIRM UNDER PENALTY OF PERJURY THAT I AM THE LEGAL OWNER OF THE LAND SUBJECT TO THE SUBDIVISION AND HEREBY DO REQUEST THE CREATION OF WAKE-SITES AS PROVIDED FOR UNDER THE MARYLAND AGRICULTURAL LAND PRESERVATION PROGRAM - 6-2-65 15-15-3-23 (C).

THE LOTS ARE BEING CREATED FOR AND INTENDED FOR USE BY: LOT 1 LARRY & PATRICIA LITZ WHOSE RELATIONSHIP TO ME IS SON & DTR-IN-LAW I UNDERSTAND THAT THE LOT HEREIN BEING REQUESTED CAN BE USED ONLY FOR THE CONSTRUCTION OF A DWELLING FOR THE PERSONAL USE OF THE INDIVIDUAL CITED.

I UNDERSTAND THAT THIS REQUEST FOR LOT CREATION MAY BE MADE ONE TIME ONLY FOR MYSELF AND EACH OF MY CHILDREN AND SUCH LOT CREATION IS SUBJECT TO THE HOWARD COUNTY CODE AND THE HOWARD COUNTY ZONING REGULATIONS THAT ARE APPLICABLE TO LOT CREATIONS UNDER THE FARMLAND PROTECTION PROGRAM REFERENCED ABOVE.

James R. Frothingham
OWNER
3/7/87
DATE

TABULATIONS:

TOTAL NUMBER OF LOTS TO BE RECORDED: 1
TOTAL AREA OF LOTS TO BE RECORDED: 0.966 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.014 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.000 AC.

APPROVED:
FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Wayne M. Bred M.D./E.H. 9-9-87
COUNTY HEALTH OFFICER

APPROVED:
HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Whiff 9-10-87
DIRECTOR

APPROVED:
FOR STORM DRAINAGE AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Walter Paul
DIRECTOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, BUT IT IS A SUBDIVISION OF ALL OF THAT LAND WHICH BY DEED DATED 21st DAY OF JULY 1974 AND RECORDED SHOWS THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 0776 FOLD 781, ETC. WAS GRANTED AND CONVEYED BY JAMES R. FROTHINGHAM, WITH JAMES R. FROTHINGHAM AND LEONA LEE FROTHINGHAM, HIS WIFE, AND THAT ALL REQUIREMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS MANDATED IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Walter Paul 9-20-87
WALTER A. PAUL, SURV. PROF. L.S. NO. 9550 DATE

OWNERS CERTIFICATE

WE, JAMES R. FROTHINGHAM AND LEONA LEE FROTHINGHAM, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAT BY THE APPROVAL OF THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER, PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREETS RIGHTS-OF-WAY; THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO RECEIVE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND ON ROADS, FLOOD PLANS 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 ON ROADS, FLOOD PLANS, 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, REPAIRS AND MAINTENANCE AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON EITHER SIDE EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 7TH DAY OF SEPTEMBER 1987.

James R. Frothingham *Leona Lee Frothingham*
JAMES R. FROTHINGHAM LEONA LEE FROTHINGHAM

RECORDED AS PLAT NUMBER 011 1987
SHOWING THE LAND RECORDS OF HOWARD CO. MD

**LOT 1
HAPPY HILLS FARM**

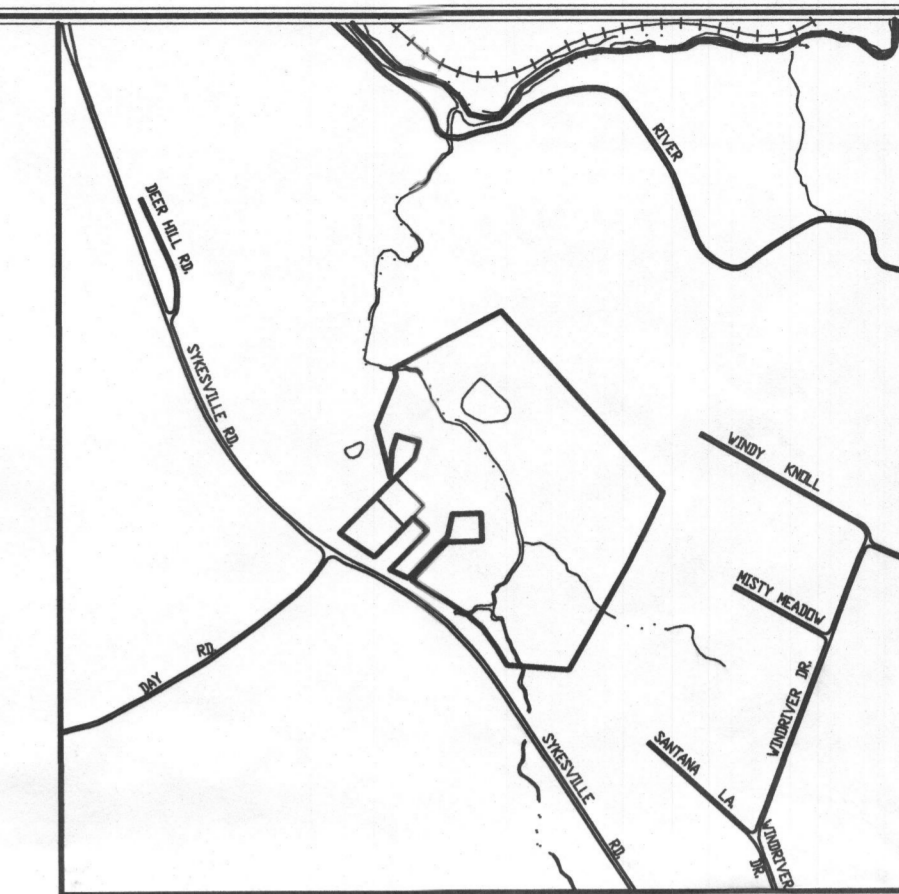
TAX MAP: 4 PARCEL: 2
3 BE ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1"=50' DATE: 1-30-87

HUDDINS ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
SUITE 201, 8458 HARBOR FARM ROAD
COLUMBIA, MARYLAND 21044

LEGEND

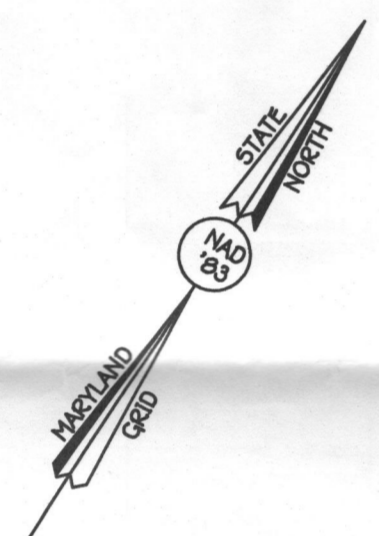
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES PROPOSED WELL
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- DENOTES PROPOSED HOUSE
- DENOTES 25% AND GREATER SLOPE



VICINITY MAP

GENERAL NOTES: SCALE : 1" = 1200'

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM ALL REASONABLE EFFORTS.
5. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
6. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
7. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL.
8. BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
9. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN
10. PLAT REF: 20841.
11. THE FARM LANE WHICH CROSSES THE SEWER DISPOSAL AREA FOR LOT 4 MAY BE DAMAGED DURING INSTALLATION OF SEPTIC SYSTEM TRENCHES IN THE SEWER DISPOSAL AREA.
12. THE SEWER DISPOSAL AREAS THAT SERVE LOTS 1, 2 AND 3 IN THIS SUBDIVISION ARE LOCATED ENTIRELY, OR IN PART, ON THE AGRICULTURAL PRESERVATION PARCEL (TAX MAP 4, PARCEL 2). THESE SEWER DISPOSAL AREAS MUST BE CONTAINED WITHIN EASEMENTS RECORDED IN THE HOWARD COUNTY LAND RECORDS. THE HEALTH DEPARTMENT REQUIRES COPIES OF THE RECORDED DOCUMENTS PRIOR TO SIGNATURE OF THE RECORD PLAT WHICH CREATES LOT 4.



PERC CERTIFICATION
 I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.
 Signature of Professional Land Surveyor: *Terrell A. Fisher* Date: *9/29/14*
 Terrell A. Fisher, Professional Land Surveyor No. 10698 Expires 12/13/15

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 Signature of Howard County Health Officer: *Robert A. Thomas* Date: *10/8/2014*
 COUNTY HEALTH OFFICER

THE PURPOSE IS TO CREATE A NEW CHILD LOT WITH WELL AND SEPTIC.

**PERC CERTIFICATION PLAN
 HAPPY HILLS FARM
 LOT 4**

TAX MAP #4 ZONED: HOWARD COUNTY, MARYLAND
 3RD ELECTION DISTRICT
 SCALE: 1"=100' DATE: SEPTEMBER 29, 2014

SOILS LEGEND

SOIL	NAME	CLASS
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C
Ggb	Glenelg loam, 3 to 8 percent slopes	B
GgC	Glenelg loam, 0 to 15 percent slopes	B
Gmb	Glenville silt loam, 3 to 8 percent slopes	C
GmC	Glenville silt loam, 0 to 15 percent slopes	C
MaC	Manor loam, 0 to 15 percent slopes	B
MaD	Manor loam, 15 to 25 percent slopes	B
McC	Manor-channery loam, 0 to 15 percent slopes	B
MkF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B
W	Water loam	X

- NOTES:**
- * Hydric soils and/or contains hydric inclusions
 - ** May contain hydric inclusions
 - † Generally only within 100-year floodplain areas

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