

APPLICATION

PERCOLATION TESTING

A 516060

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 410-313-2640

DISTRICT _____

DATE _____

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Linda Harbin

ADDRESS 15190 Frederick Road, Woodbine, MD 21797 PHONE 410-442-8229

AGENT OR PROSPECTIVE BUYER Heritage Land Development

ADDRESS 3060 Washington Rd., Suite 220, Glenwood, MD 21738 PHONE 410-489-7900

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. 2 on P.C.

ROAD AND DESCRIPTION _____

Morgan Station Road, Woodbine, MD

TAX MAP NO. 8 PARCEL # 9 (1 of 2 & 2 of 2)

SIZE OF LOT 1 acre TYPE OF BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Linda C. Harbin
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

COUNTY #

SOIL PROFILE

0' (110) (111) 2"

weak yellow
brn
lt brn
tan
Lm
micaceous

Structured
saprolite
5-10%

12' Bottom

14' (109)

Topsoil

17V Lm
Bm
micaceous
Lm
brn
beige
sLm

Structured
saprolite
10-15%

13' top-
yellow saprolite
in aggregates
Bottom

(108)

Topsoil

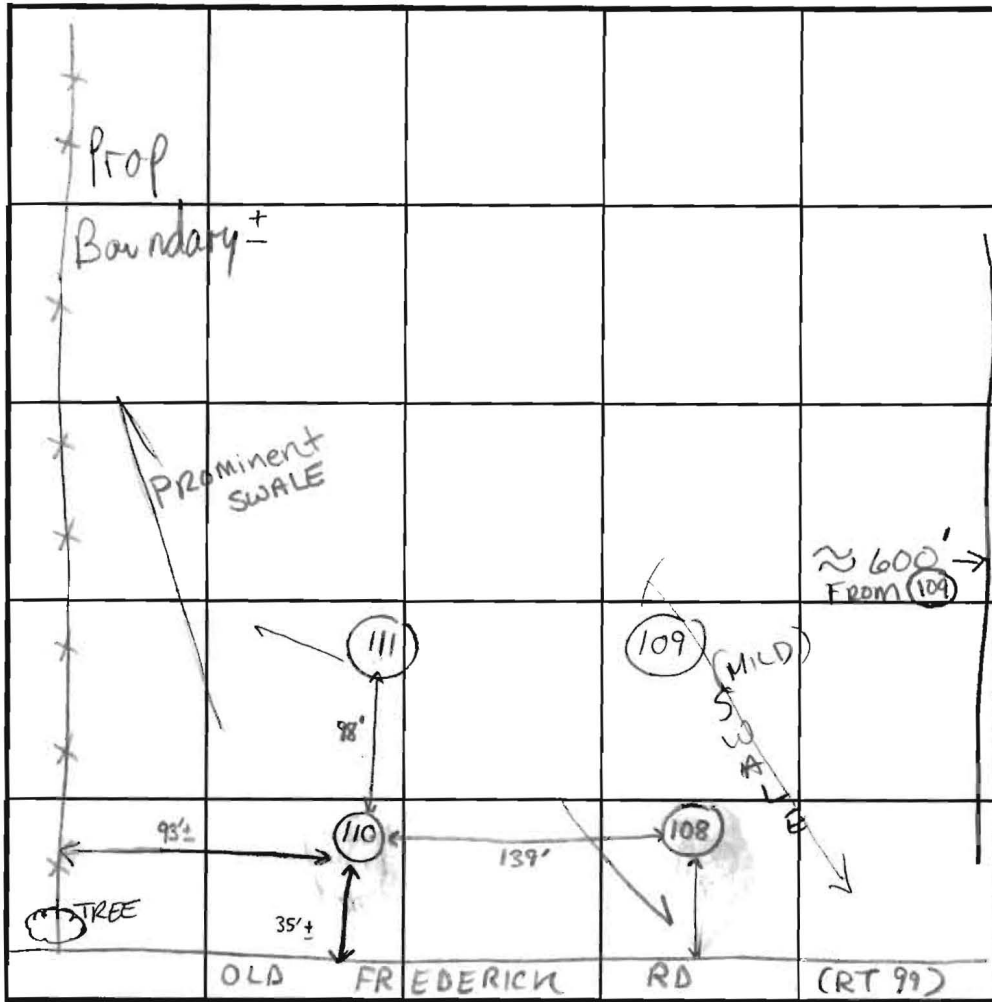
18" Bm
CL Lm

3' SCL Lm

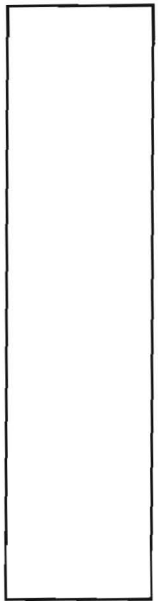
Weak orange
brn, yellow
brn tan
sLm

mica schist
Rock e.
Saprolite
25-30%

13' Bottom



SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/21/01	(110)	14' V	—————		—————		OK
	(111)	4' 2" S SEE SOIL PROFILE FOR 110 13 1/2' D	11:48 ¹³	11:49 ⁰²	11:49 ⁰²	11:51 ³⁰	2 1/2 min
	(109)	Visual	SEE SOIL PROFILE		—————		OK
		13' D	—————		—————		OK
	(108)	4 1/2' S	12:01 ³⁰	12:02 ¹⁴	12:02 ¹⁴	12:03 ³⁶	Repair
		13' D	—————		—————		OK
		repair	12:04 ³²	12:06 ³³	12:06 ³³	12:08 ²⁸	~2min

REMARKS HOLES PER PLAN

TYPE OF SOIL _____

TESTED BY SRM/KG Backhoe = Dennis Feaga ALSO PRESENT Tim Feaga

TRENCH DESIGN DATA: AVG. PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____

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TELEPHONE: 410-313-2640

DISTRICT _____

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PROPERTY OWNER Linda Harbin

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AGENT OR PROSPECTIVE BUYER Heritage Land Development

ADDRESS 3060 Washington Rd., Suite 220, Glenwood, MD 21738 PHONE 410-489-7900

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. Existing House Par H

ROAD AND DESCRIPTION _____

Morgan Station Road, Woodbine, MD

TAX MAP NO. 8 PARCEL # 9 (1 of 2 & 2 of 2)

SIZE OF LOT 1 acre TYPE OF BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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THIS IS NOT A PERMIT



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

October 25, 2001

Linda Harbin
15190 Frederick Road
Woodbine, MD 21797

RE: **Percolation Test Date**
Cope Property, Old Frederick/Morgan Station Roads
Four-Lot Subdivision
Tax Map 8, Parcel 9

Dear Ms. Harbin:

Percolation testing has been tentatively scheduled for the referenced property for Wednesday, **November 21, 2001 at 10:00 p.m.** Please call this office at (410) 313-2640 to confirm your acceptance of this test date.

Testing as scheduled is contingent upon submittal of address information (current and any other previous addresses) for the subject property as well as information regarding the existing well serving the Schulte farm across Old Frederick Road. Such information should be submitted at least one week in advance of the test date.

The applicant is responsible for having a contractor on site to excavate the percolation test holes to a minimum depth of 14 feet. It is expected that all proposed percolation test holes will be staked and excavated at the corners of the proposed septic reserve area depicted on the recently submitted percolation test plan, subject to the field inspector's modification.

In the event of uncertain weather (i.e., precipitation or extremes of temperature), please contact this office prior to 9:00 a.m. on the test date to determine whether or not percolation testing can be performed on that date. If it is not feasible to perform the test, a new test date will be assigned.

Percolation test results will be available for distribution by mail two weeks after the completion of the percolation testing. Thank you in advance for your cooperation in this matter.

Sincerely,

Mark E. Rifkin, R.S.
Water and Sewerage Program

MER

cc: Heritage Land Development
File



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

December 11, 2001

Linda Harbin
15190 Frederick Road
Woodbine, MD 21797

RE: Percolation test results: A 516060
Cope Property, Four Lot Subdivision
Old Frederick/Morgan Station Roads
Tax Map 8, Parcel 9

Dear Ms. Harbin:


Percolation testing conducted November 21, 2001 on the above referenced property yielded satisfactory soil conditions although some excessive rock content was encountered at one test location. Copies of the test notes are enclosed.

Further review is contingent upon submission of a perc certification plan by a professional engineer with holes field located by a licensed surveyor. This plan must include the following:

- actual locations and elevations of all excavated test holes
- proposed septic areas (minimum 10,000 square feet in area)
- proposed house locations with realistic house footprints
- field matched contour lines at 2-foot intervals
- locations of any wells or septic systems on adjacent properties within 100 feet of the property boundaries (appears to be relevant for the property north of Old Frederick Road)
- shaded areas that indicate slopes that are greater than 25%
- locations of any streams, springs, drainage swales, depressions and gullies
- locations and intent of any existing structures on the property
- locations and intent of any existing wells and septic systems on the property
- **proposed well sites for each lot**, including two replacement well sites for each lot (or an area of approximately 1500 square feet of approvable well area per lot)

The plan should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the address below or by calling (410) 313-2640. Thank you in advance for your time and cooperation.

Respectfully,


Kacie Goedeking, Sanitarian.

Well and Septic Program

cc: Heritage Land Development
file

Reservation of Public Utility and Forest Conservation Easements
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots 1 & 2, and conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.

The requirements of §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 the setting of markers have been complied with.

D. Wayne Weller MD No. 10685 Date

Anita M. Funk 6/12/03 Date

Joan R. Miller 6/15/03 Date

COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	609551.6461	1298929.1518
2	609488.4448	1299000.3046
3	609330.9935	1299212.2128
4	609299.6933	1299313.6875
5	609266.8800	1299420.0674
6	609249.7140	1299417.0057
7	608663.9998	1299312.5374
8	608928.9503	1299057.3512
9	608375.5494	1298858.4813
10	609368.1454	1298932.0455

AREA TABULATIONS

- Total number of lots to be recorded: 2
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 6.0000 Ac.±
 - Buildable: 6.0000 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.0244 Ac.±
- Total area of subdivision to be recorded: 6.0244 Ac.±

APPROVED: For Private Water and Private Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

[Signature] 6-24-03
 Howard County Health Officer SRK Date

APPROVED: Howard County Department of Planning and Zoning.

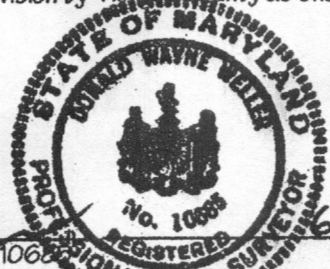
[Signature] 6/22/03
 Director Date
[Signature] 6/22/03
 Chief, Development Engineering Division Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Linda Viola Harbin to Anita Maria Funk and Joan Regina Miller.

by deed dated June 9, 2003 and recorded in the land records of Howard County in Liber 7259, Folio 534; and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

[Signature] 6/17/03
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date



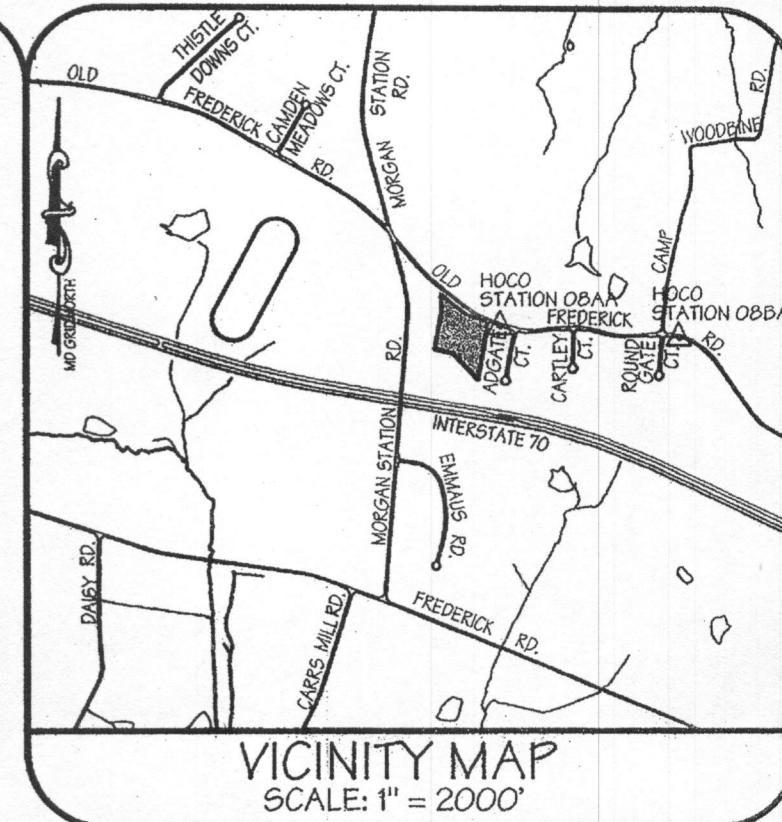
CURVE DATA TABLE

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
4-6	114.81'	1290.00'	S64°11'06"E	114.77'	5°05'58"	57.44'

NOTE:

Access Easement:

- (A) S36°58'15"W 44.33'
- (B) N53°01'45"W 24.00'
- (C) N36°58'15"E 39.93'



GENERAL NOTES

- This plat is based on a field run monumented boundary survey performed by LDE, Inc. in October, 2001.
- These Coordinates are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic Control Stations No. 08AA and No. 08BA.
- Stone or Concrete Monument Found or Set.
- Pipe or Rebar Found or Set.
- Subject property is zoned RC-DEO per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- Driveways shall be provided 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 ft. (14 ft. serving more than one residence). b.) Surface - 6 inches of compacted crusher run base with tar and chip coating, (1-1/2" min) turning radius. c.) Structures (culverts / bridges) capable of supporting 25 gross tons (H25 loading). d.) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveways surface. e.) Maintenance sufficient to insure all weather use.
- Deed Reference: Liber 7259 Folio 534.
- There are no wetlands located on this property. Wetlands certification provided by Dennis J. Labare M.S. 10/09/01.
- Landscaping for Lots 1 and 2 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the proposal is a minor subdivision that creates one additional lot and has no further subdivision potential, based on existing zoning.
- Open Space for this subdivision is provided by payment of a fee-in-lieu of \$1500.00
- Stormwater management is provided for these lots by the following credits: Environmentally Sensitive Development, Disconnection of Rooftop and Non-Rooftop Runoff Credit.
- There is an existing dwelling/structure located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require. (See Building Permit #B 00136656.)
- Financial Surety for the required landscaping must be posted as part of the Grading Permit in the amount of \$8700.00. The landscaping surety amount for Lot 1 is \$4200.00 for 14 shade trees and Lot 2 is \$4500.00 for 15 shade trees.
- This plan is subject to WP 03-82. On February 21, 2003 the Planning Director approved a waiver to Section 16.147 of the Howard Subdivision and Land Development Regulations which requires the submission and approval of a subdivision plat to merge adjacent parcels of land to correct a zoning violation.

OWNER / DEVELOPER

ANITA M. FUNK 1195 Convey Harbor Pasadena, MD 21122
 JOAN R. MILLER 304 Firetown Road Simsbury, CT 06070

RECORDED AS PLAT NUMBER 16036
 ON July 3, 2003 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

COPE / KNILL PROPERTY
 Lot 1 & 2

4th Election District - Howard County, MD
 Tax Map 8 - Grid B Parcel 395
 Scale 1"=50' - Date: June 2003
 Zoning: RC-DEO Sheet 1 of 1

Previous Submittals: WP 03-82

LDE Inc.

Engineers, Surveyors, Planners
 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045
 (410) 715-1070 - (301) 596-3424 - FAX (410) 715-9540

OWNER'S CERTIFICATE

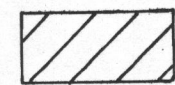
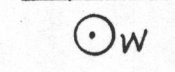



We, Anita M. Funk and Joan R. Miller, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

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

Witness by our hands this 12th day of June, 2003.
Anita M. Funk
 Anita M. Funk
Joan R. Miller
 Joan R. Miller

[Signature]
 Witness

LEGEND:

-  PROPOSED SEWAGE DISPOSAL ESMT.
-  PROPOSED WELL
-  ALTERNATE WELL LOCATION
-  SOILS TYPE
-  PROPOSED PERC TEST LOCATION

SOILS LEGEND:

- ChA - CHESTER SILT LOAM - 0 TO 3% SLOPES
- ChB2 - CHESTER SILT LOAM - 3 TO 8% SLOPES - MOD. ERODED
- ChC2 - CHESTER SILT LOAM - 8 TO 15% SLOPES - MOD. ERODED
- G1B2 - GLENELG LOAM - 3 TO 8% SLOPES - MOD. ERODED
- G1C2 - GLENELG LOAM - 8 TO 15% SLOPES - MOD. ERODED

Ex. house
65' well to septic
as off house to well

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

NOTES:

1. EXISTING ZONING: RC (RURAL CONSERVATION)
2. DEED REFERENCE: LIBER 183 FOLIO 62
3. TOTAL AREA OF LOTS: 18.97 AC. +/-
4. THE LOTS SHOWN COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
5. EXISTING WELLS HAVE BEEN SHOWN WITHIN 100 FEET OF THE LOT WHICH MAY EFFECT THIS PROPOSAL.
6. THE TOPOGRAPHY SHOWN IS TAKEN FROM HOWARD COUNTY AERIAL TOPOGRAPHY AND THE AREA WITHIN THE SEWAGE DISPOSAL AREA HAS BEEN FIELD VERIFIED.



PLAN

SCALE: 1" = 100'

APPLICANT / OWNER:
HERITAGE LAND DEVELOPMENT
3060 WASHINGTON ROAD STE. 220
GLENWOOD, MD 21738
(410) 489-7900

LDE, INC.
9250 Fumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

PLAT FOR PERC TEST APPLICATION

HARBIN PROPERTY/MORGAN STATION

TAX MAP 8 GRID 8 PARCEL 9
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DATE: OCTOBER 3, 2001