

# APPLICATION

PERCOLATION TESTING

A 56366-B

*No test performed -  
Existing house w/ 10K #  
approved septic area  
(see attached)*

P \_\_\_\_\_

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

DISTRICT \_\_\_\_\_

DATE 12-11-95

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 Rudolph Van't Hoff

ADDRESS 6551 6651 Paper Place, Highland, MD. 20777 PHONE (301) 854-2650

AGENT OR PROSPECTIVE BUYER O'Connell & Lawrence, Inc. (surveyor/engineer)

ADDRESS 17904 Georgia Ave., Suite 302, Olney, MD. 20832 PHONE (301) 924-4570

PROPERTY LOCATION:

SUBDIVISION Van't Hoff Property LOT NO. 3

ROAD AND DESCRIPTION Paper Place, Highland, Maryland 20777

TAX MAP 34 PARCEL # 393

SIZE OF LOT 5 ac. average TYPE BLDG. single family  
(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.

*Michael J. Kelly for owner*  
(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



# APPLICATION

PERCOLATION TESTING

A 56366-A

P \_\_\_\_\_

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

DISTRICT \_\_\_\_\_

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TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

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PROPERTY OWNER Rudolph Van't Hoff

ADDRESS 651 Paper Place, Highland, MD 20777 PHONE (301) 854-2650

AGENT OR PROSPECTIVE BUYER O'Connell & Lawrence, Inc. (surveyor/engineer)

ADDRESS 17904 Georgia Ave., Suite 302, Olney, MD. 20832 PHONE (301) 924-4570

PROPERTY LOCATION:

SUBDIVISION Van't Hoff Property LOT NO. 2

ROAD AND DESCRIPTION Paper Place, Highland, Maryland 20777

TAX MAP 34 PARCEL # 393

SIZE OF LOT 5 ac. average TYPE BLDG. single family  
(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. Michael J. Key for owner  
(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

56366A  
COUNTY #

SOIL PROFILE

(A)

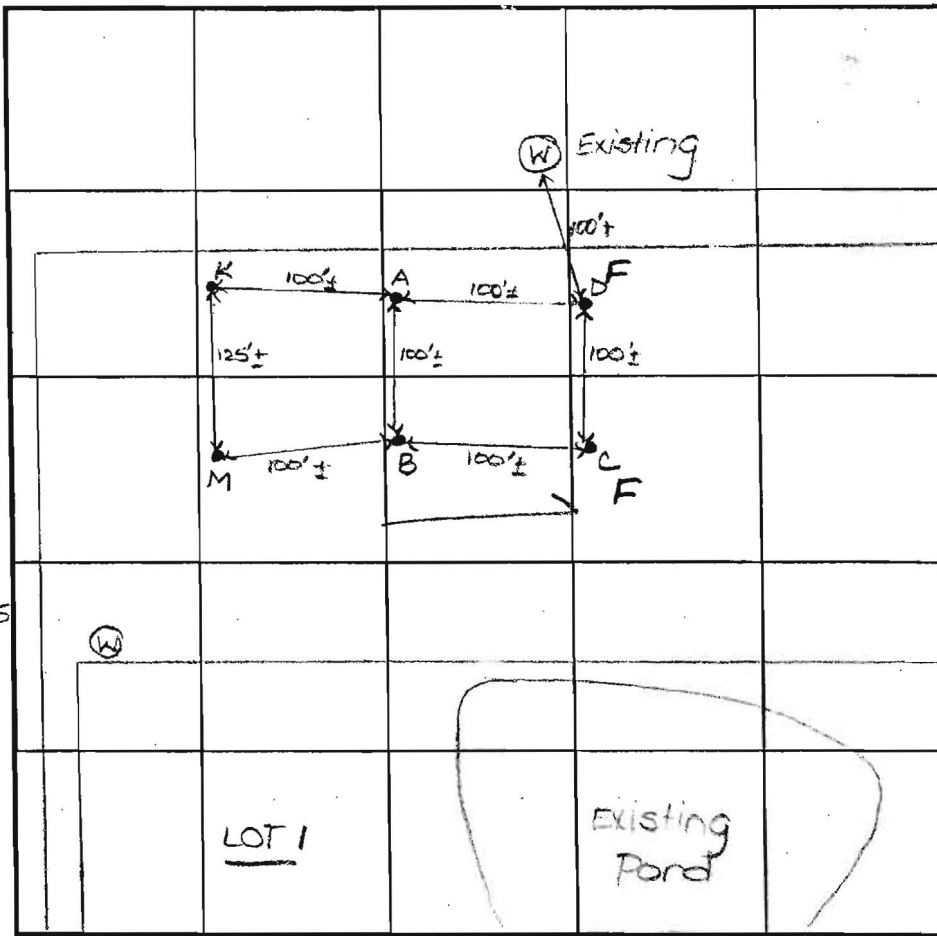
0' topsoil  
red or br cl lm  
4.5' med br sa lm  
5-6 white st soft rock  
11.5 water

(B)

0' topsoil  
red or br cl lm  
4.5' med br sa lm  
1' water

(C/D)

0' topsoil  
or br cl lm  
4' WATER  
5.5' WATER



SOIL PROFILE

(M)

0' topsoil  
red or br cl lm  
4' 1+ br sa lm  
5% rock frags  
12' or 1' topsoil  
or br cl lm  
3.5' dk br to ch grey sa lm  
11.5'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
3-12-96	A	4'2" S	11:58	12:14	12:14	12:42	28
		12.0' D	Visual	- See	profile		
	B	4.0' S	12:18	12:25 <sub>30</sub>	12:25 <sub>30</sub>	12:34	9
		11.0' D	Visual	- See	profile		
	M	5.0' S	2:21 <sub>30</sub>	2:23 <sub>30</sub>	2:23 <sub>30</sub>	2:26	3
		12.0' D	Visual	- See	profile		
	K	11.5' D	Visual	- See	profile		
	C	4.0' D	WATER				FAIL
	D	5.5' D	WATER				FAIL

REMARKS Suggest lot line change to improve well site

TYPE OF SOIL option for lot 2

TESTED BY D. See ALSO PRESENT owner

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 14 min TRENCH WIDTH 3'

INLET DEPTH 4 MAXIMUM BOTTOM DEPTH 6 SQ. FT./BEDROOM 240



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HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

December 14, 1995

Mr. Rudolph Van't Hoff  
6651 Paper Place  
Highland, Maryland 20777

RE: Percolation Test Application  
Van't Hoff Property  
6651 Paper Place  
Tax Map: 34 Parcel: 393  
4 Lots

Dear Mr. Van't Hoff:

Percolation test dates have been reserved for 10:00 a.m., March 12, 1996, for the above referenced property. A spring wet season percolation test date has been assigned due to the proximity of proposed septic areas relative to wetlands.

You will be responsible for having a contractor on-site to excavate test holes at the corners of proposed percolation area.

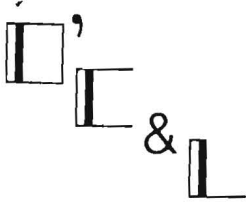
Please call this office between 8:00 a.m. and 5:00 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,

Craig Williams, Program Director  
Water & Sewerage Program

CW:am  
cc:File



# O'CONNELL & LAWRENCE, INC.

SURVEYORS, ENGINEERS & LAND PLANNERS

17904 Georgia Avenue, Suite 302, Olney, Maryland 20832 \* (301) 924-4570 Fax (301) 924-5872

May 9, 1996

Mr. Craig Williams, Program Director  
Water & Sewerage Program  
Howard County Health Department  
3525-H Ellicott Mills Drive  
Ellicott City, MD 21043

Re: **van't Hoff Property**  
**6651 Paper Place**  
**Tax Map: 34 Parcel: 33**  
OCL #022-051

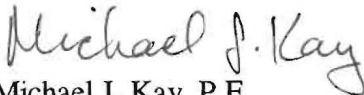
Dear Mr. Williams:

The owner of the above referenced property, Mr. Rudolph van't Hoff, paid \$900 [4 @ \$225] to have four (4) lots percolation tested. Prior to the actual percolation tests, we were informed that the existing septic area had been previously tested, approved and documented through your Department (copy of Perc Certification Plat enclosed). Therefore, only three (3) percolation tests were performed on March 12, 1996.

Due to over payment for percolation tests, we are requesting that Mr. van't Hoff be reimbursed by your Department in the amount of \$225.

Should you have any questions or require additional information, please feel free to give me a call.

Sincerely,  
O'Connell & Lawrence, Inc.

  
Michael J. Kay, P.E.  
Engineering Manager

enclosure

MJK:mk

cc: Mr. Rudolph van't Hoff

*notebook\wpdocs\022-051.001*

RECEIVED

MAY 13 1996

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

March 15, 1996

Mr. Rudolph Van't Hoff  
6551 Paper Place  
Highland, Maryland 20777

RE: Percolation Test Results  
Application Numbers: 56366A-D  
Proposed Use: Subdivision  
Property ID: Van't Hoff Property - Lots 1-4  
Paper Place

Dear Mr. Van't Hoff:

Percolation testing was conducted March 12, 1996 on the above referenced property. Overall test results were satisfactory. Copies of the percolation test results are enclosed.

A Percolation Certification Plan showing the following information should be submitted to this office by a registered engineer:

- actual locations & elevations of all excavated test holes
- a suitable house site
- a suitable well site
- locations of existing wells and septic systems that are on the property
- show all existing structures on the property
- locations of existing wells and septic systems within 100 feet of property boundaries
- streams/swales/springs or any other relevant features
- "A" numbers on all proposed septic reserve easements
- contour lines

This plan should be submitted within 60 days to allow field verification if necessary.

Please be advised that proposals for subdivision requires a Groundwater Appropriations permit prior to any plat approvals.



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*  
June 17, 1996

Mr. Michael J. Kay, P.E.  
Engineering Manager  
O'Connell & Lawrence, Inc.  
17904 Georgia Avenue, Suite 302  
Olney, MD 20832

RE: Van't Hoff Property  
6651 Paper Place  
Tax Map: 34 Parcel: 33  
O'Connell & Lawrence File #022-051

Dear Mr. Kay:

This is to advise of an unfavorable review to your May 9, 1996 request for refund of the percolation test fee for one of the lots on the above referenced property.

While we tend to use the term the "test" fee, the fee also covers the post-test review time which can be considerable.

In this particular case, considerable effort was devoted to reviewing old test notes on the property and attempting to match them up to the current proposal. While no new tests were performed, site evaluation was involved.

As evidence of prior approval, you submitted an unsigned percolation certification plan from 12 years ago, which showed different lot boundaries than currently exist. There is no evidence that this area was reviewed or approved at that time.

Had this been identical to a previously recorded sewage easement, requiring little if any other review effort, then the response to your request would likely have been different.

If you have any questions or concerns please call this office at 313-2640.

Very truly yours,

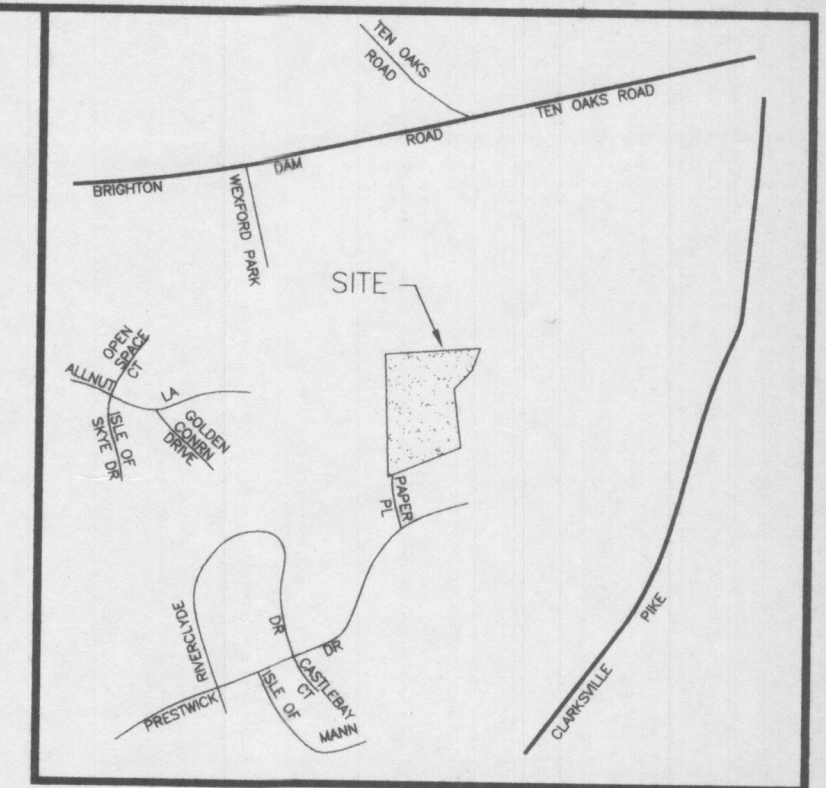
Craig Williams, Program Director  
Water & Sewerage Program

CW:vr

cc: Mr. Rudolph van't Hoff  
Frank Skinner



SOILS	
TYPE	DESCRIPTION
Ba	BAILE SILT LOAM...
ChB2	CHESTER SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
Cs	COMUS SILT LOAM
GIB2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED...
GnA	GLENVILLE SILT LOAM, 0 TO 3% SLOPES
Ha	HATBORO SILT LOAM
MgB2	MANOR GRAVELLY LOAM, 3 TO 8% SLOPES, MODERATELY ERODED...
MgC2	MANOR GRAVELLY LOAM, 8 TO 15% SLOPES, MODERATELY ERODED...
MgC3	MANOR GRAVELLY LOAM, 8 TO 15% SLOPES, SEVERELY ERODED
MID2	MANOR LOAM, 15 TO 25% SLOPES, MODERATELY ERODED...



VICINITY MAP  
SCALE: 1" = 2000'



this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment, for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available and servicing any residential structures constructed on these buildable sites. This 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 encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary. Percolation test holes shown hereon have been field located and shown thus:

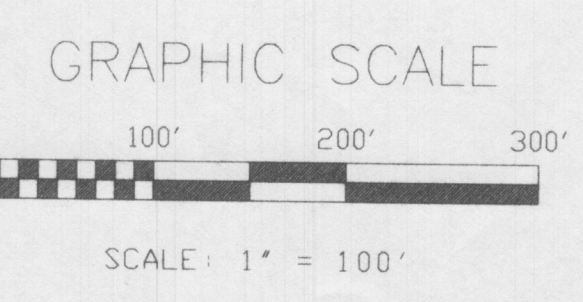
- Passed Hole
- Failed Hole

**NOTES**

1. PROPERTY ZONED = RR
2. TOTAL AREA = 18.6405 AC
3. PROPOSED # OF LOTS = 4
4. PROPOSED LOTS ARE BUILDABLE, SINGLE FAMILY DWELLINGS
5. PROPOSED PRIVATE WATER AND PRIVATE SEPTIC SYSTEMS
6. FOREST STAND AND WETLAND DELINEATION PREPARED BY DENNIS J. L&BARE & ASSOCIATES, JULY 1995.

**LEGEND**

- SOIL DIVISION
- EXISTING CONTOUR
- BOUNDARY LINE
- PROP/EX WELL w/100' RADIUS
- PROP/EX HOUSE
- PROP/EX SEPTIC AREA
- STEEP SLOPES



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL EXISTING WELL AND SEPTIC SYSTEMS WITHIN ONE HUNDRED (100) FEET OF THIS PROPERTY ARE SHOWN ON THIS PLAN.

*Jefferson D. Lawrence* 4-1-96  
JEFFERSON D. LAWRENCE DATE  
MD P.L.S. # 5216

*Signed* TOPOGRAPHY, SOILS, AND PERC PLAN  
van't Hoff Property  
LOTS 1 - 4  
FIFTH ELECTION DISTRICT  
TAX MAP: 34 HOWARD COUNTY, MARYLAND PARCEL 393

APPROVED:  
FOR PRIVATE WATER AND SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

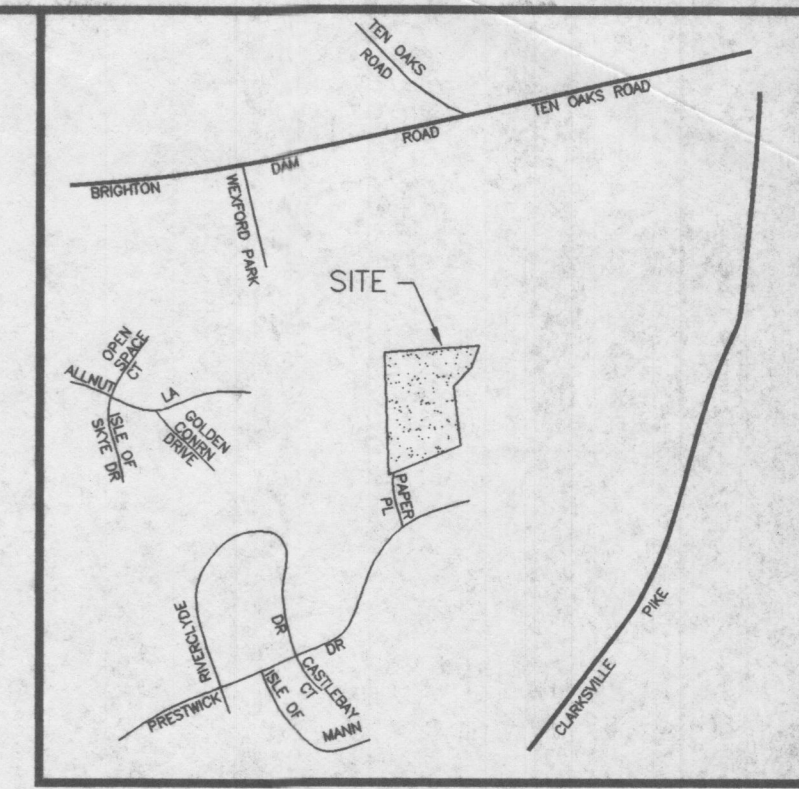
*Jefferson D. Lawrence*  
HOWARD COUNTY HEALTH OFFICER (PKS) 4-9-96 DATE

**O'CONNELL & LAWRENCE, INC.**  
SURVEYORS, ENGINEERS & LAND PLANNERS  
17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
Tel: (301) 924-4570 \* Fax: (301) 924-5872

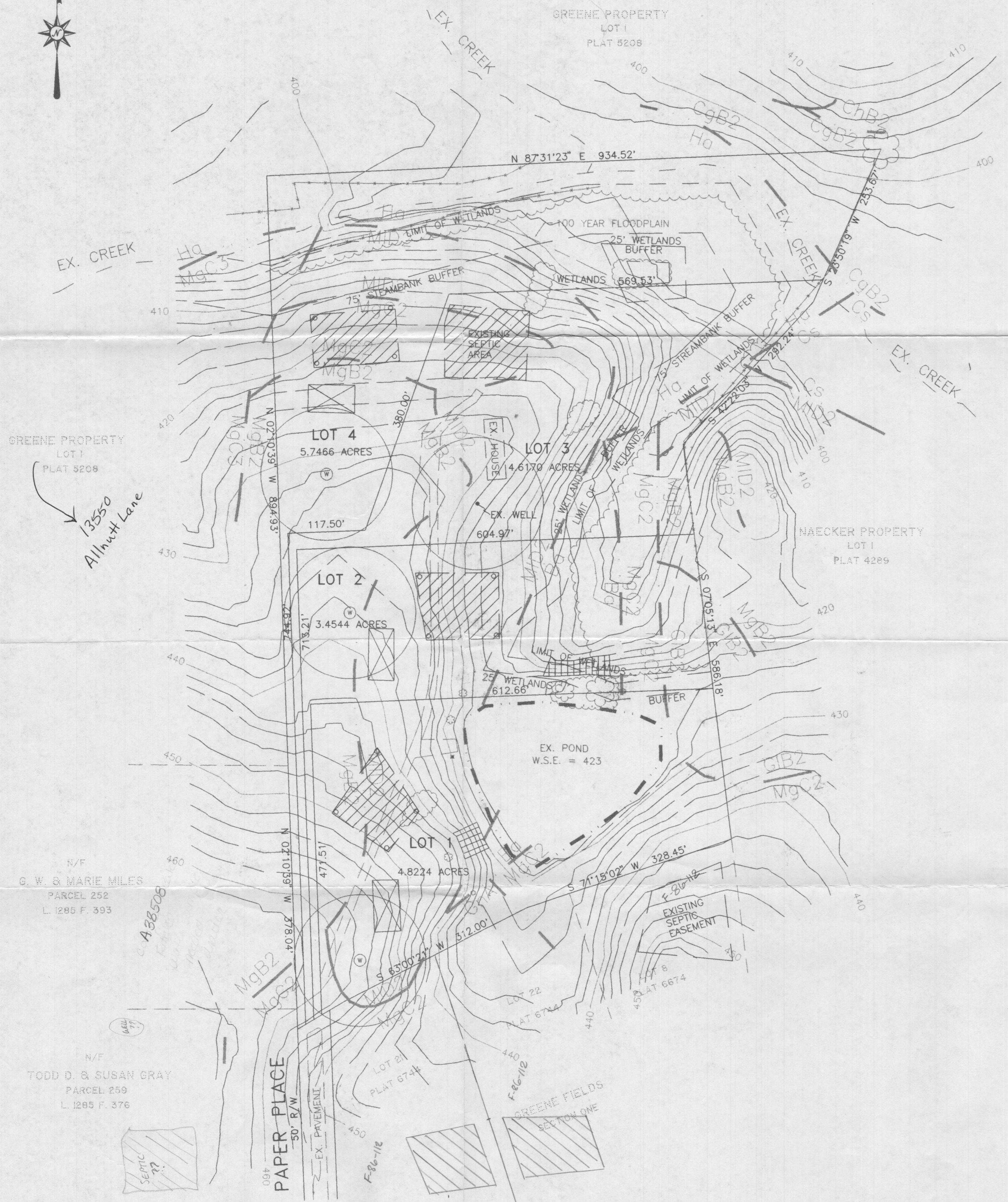
DESIGNED BY MJK	DRAWN BY AT	DATE 5/10/95	SCALE 1" = 100'	PROJECT/JOB NO. 22-51	SHEET NO. 1 OF 1
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SOILS	
TYPE	DESCRIPTION
Ba	BAILE SILT LOAM...
ChB2	CHESTER SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
Cs	COMUS SILT LOAM
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MID2	MANOR LOAM, 15 TO 25% SLOPES, MODERATELY ERODED...



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SCALE: 1" = 2000'



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● Passed Hole    ○ Failed Hole

**NOTES**

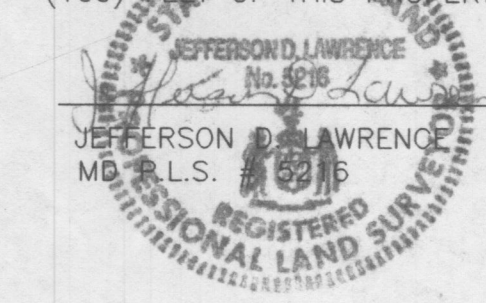
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5. PROPOSED PRIVATE WATER AND PRIVATE SEPTIC SYSTEMS
6. FOREST STAND AND WETLAND DELINEATION PREPARED BY DENNIS J. LoBARE & ASSOCIATES, JULY 1995.

**LEGEND**

- SOIL DIVISION
- EXISTING CONTOUR
- BOUNDARY LINE
- PROP/EX WELL w/100' RADIUS
- PROP/EX HOUSE
- PROP/EX SEPTIC AREA
- STEEP SLOPES

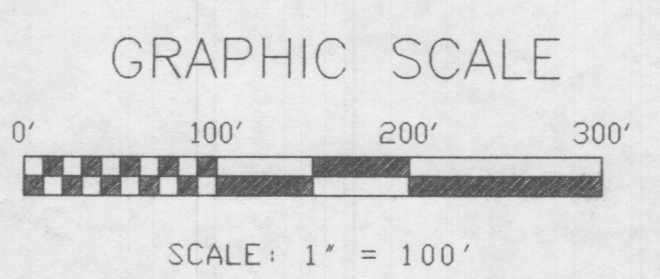
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL EXISTING WELL AND SEPTIC SYSTEMS WITHIN ONE HUNDRED (100) FEET OF THIS PROPERTY ARE SHOWN ON THIS PLAN.



12-7-95  
DATE

TOPOGRAPHY, SOILS, AND PERC PLAN  
**van't Hoff Property**  
LOTS 1 - 4  
FIFTH ELECTION DISTRICT  
TAX MAP: 34 HOWARD COUNTY, MARYLAND PARCEL 393



APPROVED:  
FOR PRIVATE WATER AND SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

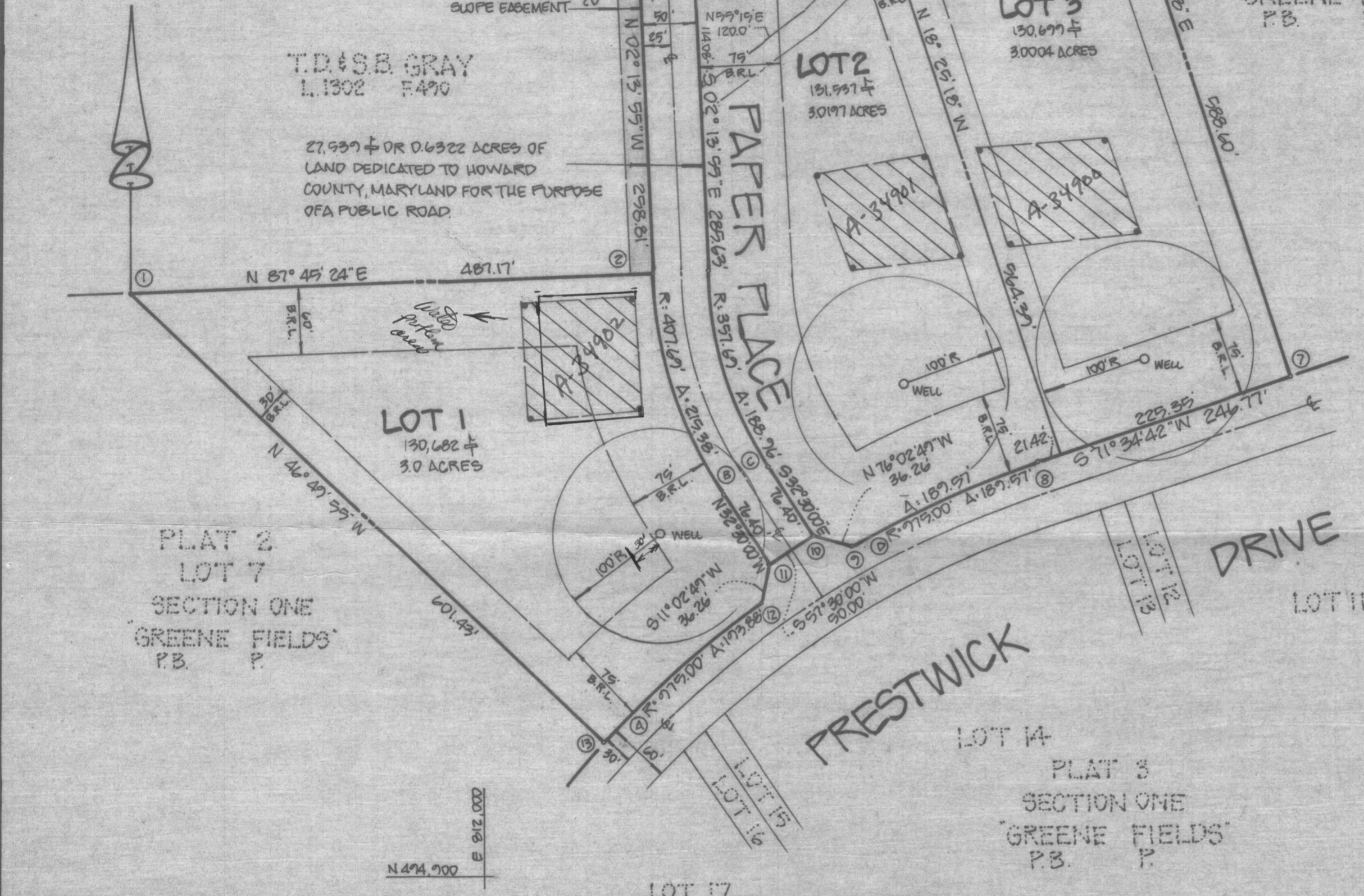
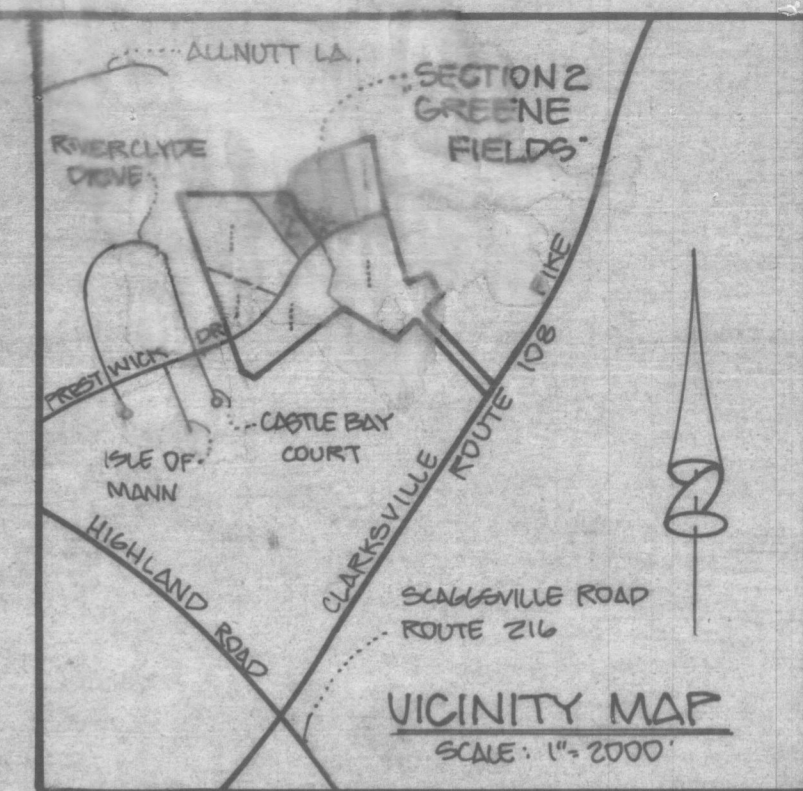
**O'CONNELL & LAWRENCE, INC.**  
SURVEYORS, ENGINEERS & LAND PLANNERS  
17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
Tel: (301) 924-4570 \* Fax: (301) 924-5872

DESIGNED BY MJK	DRAWN BY AT	DATE 5/10/95	SCALE 1" = 100'	PROJECT/JOB NO. 22-51	SHEET NO. 1 OF 1
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COORDINATES		
NO.	NORTH	EAST
1.	479,489.0512	811,672.877
2.	479,494.1208	812,152
3.	479,712.7329	812,147.9402
4.	479,753.7803	812,219.7208
5.	479,895.9163	812,497.9664
6.	476,001.5707	812,898.6769
7.	479,420.8795	812,732.6687
8.	479,281.5885	812,514.4847
9.	479,204.6315	812,341.9883
10.	479,213.3748	812,306.3777
11.	479,186.5077	812,264.2081
12.	479,150.7213	812,257.2602
13.	479,023.9877	812,111.4761

COORDINATES BASED ON MARYLAND STATE PLANE SYSTEM.

CURVE DATA						
LET.	RADIUS	ARC	TAN.	Δ	CUR. BRNG.	CURVD
A.	775.00'	173.88'	77.26'	11° 25' 31"	N 48° 51' 59" E	175.56'
B.	407.67'	219.36'	110.26'	30° 16' 05"	N 17° 21' 51" W	212.88'
C.	397.67'	188.76'	76.74'	30° 16' 05"	S 17° 21' 51" E	186.77'
D.	775.00'	187.51'	75.08'	11° 08' 24"	S 66° 00' 30" W	187.27'



PLAT 3  
LOT 8  
SECTION ONE  
"GREENE FIELDS"  
P.B. P.

**GENERAL NOTES**

- PROPERTY ZONED: R.
- COORDINATES BASED ON MARYLAND STATE PLANE SYSTEM.
- B.R.L. - BUILDING RESTRICTION LINE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 19,000 sq ft AS REQUIRED BY MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA IS PROHIBITED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.
- THIS SYMBOL DESIGNATES A FIELD LOCATED WELL SITE: O
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS THIS: ●

**TOTAL AREA TABULATION DATA**

TOTAL NUMBER OF LOTS - 3  
 TOTAL AREA OF LOTS - 372,915 sq ft OR 7.0201 ACRES  
 TOTAL AREA OF ROADWAY TO BE DEDICATED - 27,937 sq ft OR 0.6322 ACRES  
 TOTAL AREA OF THIS SUBMISSION - 420,454 sq ft OR 7.6523 ACRES

**APPROVED:** FOR HOWARD COUNTY, HEALTH DEPARTMENT FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.  
 HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED:** HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED:** FOR PUBLIC STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY, DEPARTMENT OF PUBLIC WORKS.  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE**

WE, HIGHLAND ASSOCIATES, RICHARD DEMMITT, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY CONSTRUCT AND MAINTAIN SEWER 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; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS AND OPEN SPACE WHERE AFFLICABLE, 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE AFFLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 10<sup>th</sup> DAY OF January 1988  
 Richard Demmitt  
 HIGHLAND ASSOCIATES, RICHARD DEMMITT, PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY RALPH B. GREEN AND VIRGINIA W. GREENE, HIS WIFE, TO HIGHLAND ASSOCIATES BY DEED DATED 1985 AND RECORDED IN LIBER AT FOLIO AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.

Jefferson D. Lawrence  
 REG. PROF. LAND SURVEYOR #9216  
 1-8-86

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON AS PLAT NUMBER **F 86 112**

LOTS 1 THRU 3  
 TAX MAP: 34 PARCELS 754318  
 SECTION TWO  
 "GREENE FIELDS"  
 CLARKSVILLE (5TH) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DECEMBER 1989, SCALE: 1"=100', SHEET 1 OF 1.

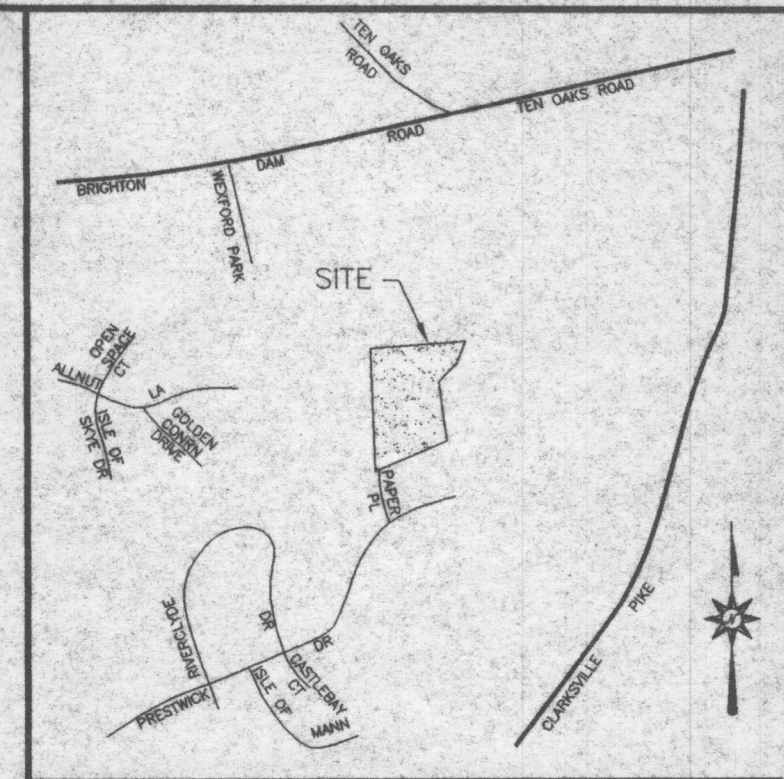
**OWNER**  
 HIGHLAND ASSOCIATES  
 P.O. BOX 208  
 CLARKSVILLE, MD 21029  
 301-931-9999

**DEVELOPMENT CONSULTANTS GROUP, INC.**  
 17904 GEORGETOWN AVENUE (2-102)  
 OLNEY, MD 20832 (301) 764-4570

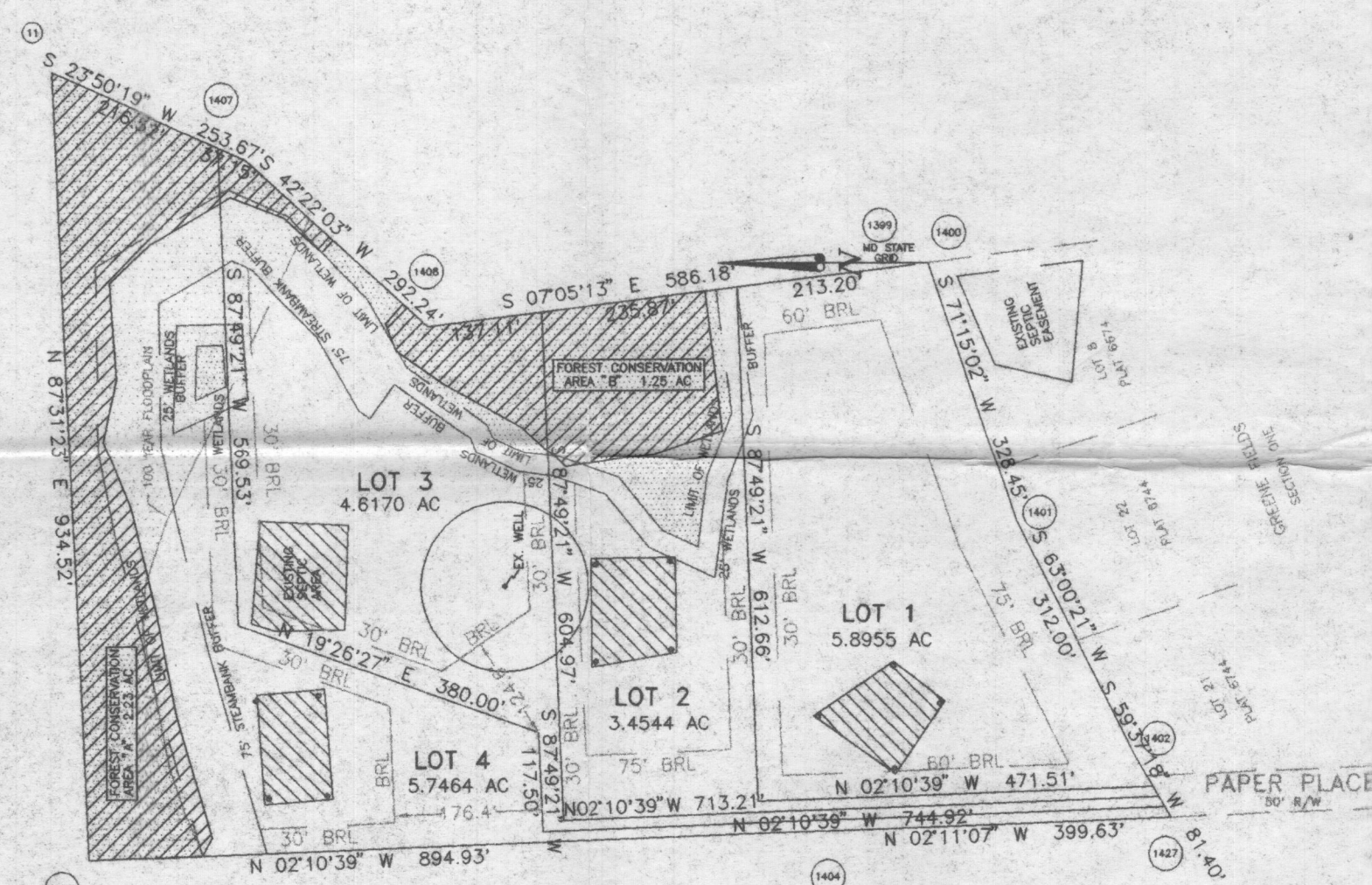
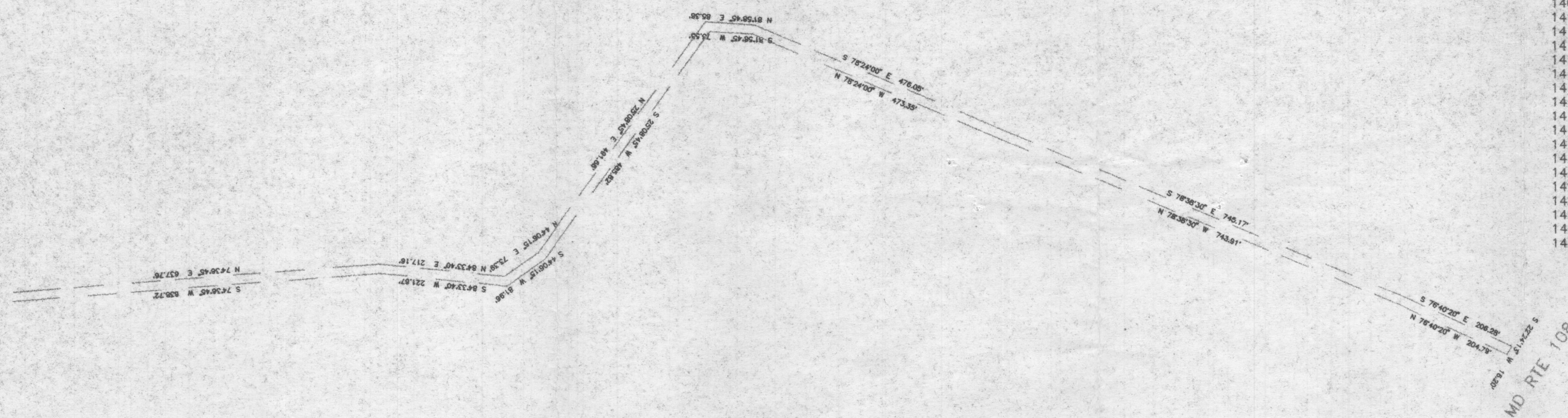
*Septic*

PROPERTY COORDINATES

PT #	NORTHING	EASTING
11	557795.758	1325452.775
1399	556766.111	1325225.632
1400	556750.103	1325227.622
1401	556644.530	1324916.605
1402	556502.914	1324638.599
1404	556861.084	1324553.136
1405	557755.369	1324519.132
1407	557563.729	1325350.251
1408	557347.808	1325153.313
1410	556919.586	1325843.450
1411	556940.597	1326064.120
1412	556999.450	1326121.160
1413	557439.224	1326327.594
1414	557449.484	1326400.404
1415	557354.305	1326864.082
1416	557207.796	1327593.425
1417	557160.589	1327792.697
1418	557175.566	1327798.672
1419	557223.117	1327588.149
1420	557359.874	1326867.571
1421	557485.596	1326401.248
1422	557453.682	1326316.704
1423	557008.621	1326107.789
1424	556955.922	1326056.713
1425	556935.339	1325840.532
1427	556461.749	1324568.375



VICINITY MAP  
SCALE: 1" = 2000'



GENERAL NOTES

- Property Zoned: RR
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 34EA and 34ES. Station No. 34EA - N 559,441.2561 E 1,320,528.0050 Elev. 495.53 Station No. 34ES - N 559,538.0922 E 1,322,535.8220 Elev. 460.50
- denotes concrete monument to be set.
- denotes iron pipe to be set.
- B.R.L. denotes building restriction line.
- ▨ this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment, for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available and servicing any residential structures constructed on these buildable sites. This 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 encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- Percolation test holes shown hereon have been field located and shown thus: ● Passed Hole ○ Failed Hole
- For flag or pipestem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipestem and road right-of-way and not onto the flag or pipestem.
- Driveways which serve two or more lots must meet the requirements of the Howard County Fire Department.
- This plat is based on a field run monumented boundary survey performed on XXXXX XX, 1995 by O'Connell & Lawrence, Inc.
- Areas indicated on this plat are more or less.
- The Forest Conservation Easement has been established to fulfill the requirement of Section 16.1200 of the Howard County Code Forest Conservation Act. No clearing, grading or construction is permitted within the forest conservation easement; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12 feet (16 feet serving more than one residence)
  - Surface - 6 inches of compacted crusher run base with tar and chip coating
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius
  - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading)
  - Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface
  - Structure clearances - minimum 12 feet
  - Maintenance - Sufficient to insure all weather use
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots 1 through 4, or portions thereof, as shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver a deed(s) 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 case of a forest conservation easement(s) upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the Developer's surety posted with said Agreement, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- Stormwater management for this project is being provided as follows:
  - Water Quantity - Lots: Exempt
  - Water Quality - Lots: Exempt
- Fee-in-lieu of Open Space in the amount of \$XX,XXX is provided for the 3-acre lots, Lots 1 - 4.
- Lots shown on this plat comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health Regulations.
- There are no wetlands on site that will be disturbed and require 401 and 404 wetlands permits from the State of Maryland.

The requirements of § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Rudolf van't Hoff*  
Rudolf van't Hoff  
Date 6/5/96

*Kathryn van't Hoff*  
Kathryn A. van't Hoff  
Date 6/5/96

*Jefferson D. Lawrence*  
Jefferson D. Lawrence  
Md. Reg. Prof. Land Surveyor #5216  
Date 6-5-96

MINIMUM LOT SIZE CHART

LOT	GROSS AREA ACRES	PIPESTEM AREA ACRES	REMAINING AREA ACRES	100-YEAR FLOODPLAIN ACRES	25% SLOPES ACRES	MINIMUM LOT SIZE ACRES
1	5.8955	0.0000	5.8955	0.0000	0.0413	5.8542
2	3.4544	0.1363	3.3181	0.0000	0.0763	3.2418
3	4.6170	0.2731	4.3439	0.3666	0.0000	3.9773
4	5.7464	0.2145	5.5319	2.9171	0.0000	2.6148

FINAL PLAT TABULATION	TOTALS
1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	4
2. TOTAL AREA OF LOTS AND/OR PARCELS:	19.7134 AC.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0000 AC.
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	19.7134 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR 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

We, Rudolf and Kathryn A. van't Hoff, owners of the property shown property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 roads and floodplains, storm drainage facilities and open space where applicable, (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance, and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 6 Day of June, 1996

*Rudolf van't Hoff* *Kathy Van't Hoff*  
Rudolf van't Hoff Kathryn A. van't Hoff

*Jefferson D. Lawrence*  
Jefferson D. Lawrence  
Md. Reg. Prof. Land Surveyor #5216

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the land conveyed to Rudolf van't Hoff and Kathryn A. van't Hoff, his wife, from Ralph B. Greene and Virginia W. Greene, his wife, by deed dated June 8, 1984 and recorded in Liber 1281 at Folio 044 all among the Land Records of Howard County, Maryland 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 Maryland Code of Maryland, as amended.

*Jefferson D. Lawrence*  
Jefferson D. Lawrence  
Md. Reg. Prof. Land Surveyor #5216  
Date 6-5-96

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON \_\_\_\_\_ AS PLAT NUMBER \_\_\_\_\_

**VAN'T HOFF PROPERTY**

LOTS 1 - 4

FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TAX MAP: 34 PARCELS: 393

ZONE: RR SCALE: 1"=200' SHEET 1 OF 1

JUNE, 1996 F-96-

**O'CONNELL & LAWRENCE, INC.**  
SURVEYORS, ENGINEERS & LAND PLANNERS  
17904 Georgia Avenue, Suite 902, Olney, Maryland 20832  
Tel: (301) 924-4570 • Fax: (301) 924-5872 OCL #22-51