

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) David Hilger

DAYTIME PHONE TEL 410-365-2489 410-580-0959 CELL NA FAX NA

MAILING ADDRESS 3513 Anton Farms Road Baltimore Maryland 21208
STREET CITY/TOWN STATE ZIP

APPLICANT FSH Associates

DAYTIME PHONE 410-750-2251 CELL _____ FAX 410-750-7350

MAILING ADDRESS 8318 Forrest Street Ellicott City Maryland 21043
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME 2300⁺ South of MD 144 on East Side of Rt 32 LOT NO. 3

PROPERTY ADDRESS 2775 Route 32 Glenela 21737
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 15 GRID 17 PARCEL(S) 87 PROPOSED LOT SIZE Under 50,000

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]
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

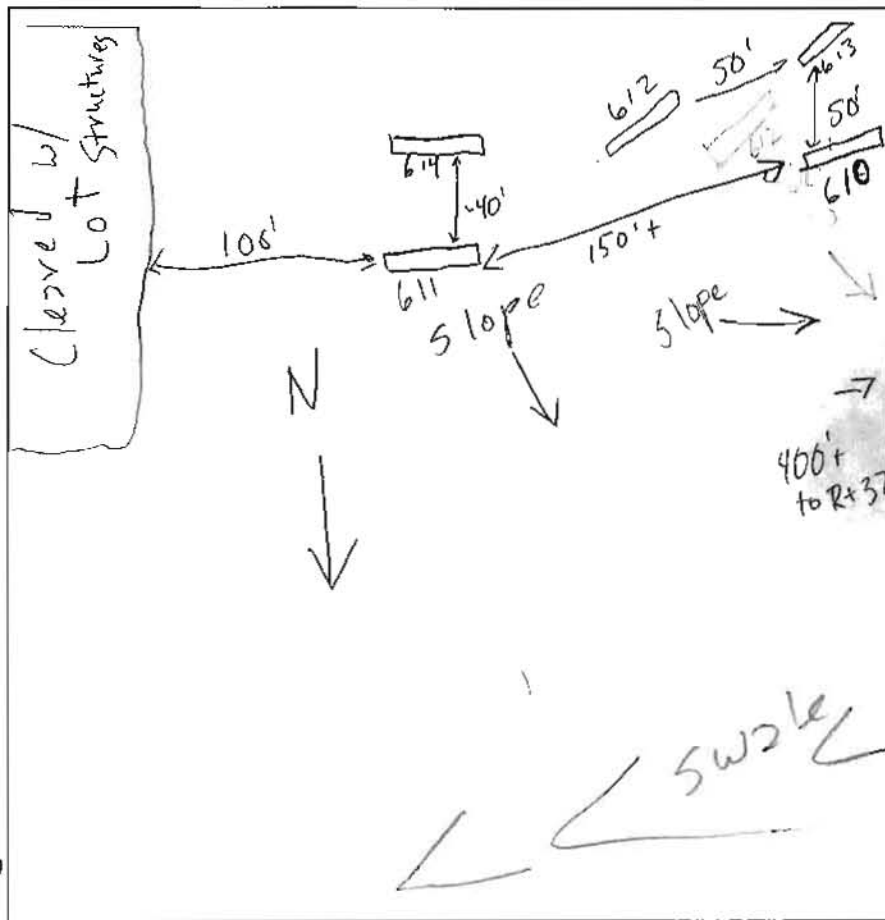
Lot 3

AP 524383

611
 0 Topsoil
 1 Very micaceous
 3 Brown loam
 4 Red Orange micaceous Lm
 5 Yellow mic Lm
 6 Red/Purple mic. Lm
 7 Red Orange mic. Lm
 8 20% Cobble mic (decayed)
 12'

614
 3 Red Orange mic. CLM
 4 Red Very micaceous Lm
 5 Dark Red Very micaceous Lm
 6 Red
 7 Orange
 8 Yellow
 9 15% micaceous
 10 Loams
 12'

612
 0 Orange Brown
 1 Red Yellow
 3 Very micaceous Lm
 4 Red Very mic Lm
 6 Red/Pink Very micaceous Lm
 7 ~15% mics chunks
 10 1/2 HARD BOTTOM

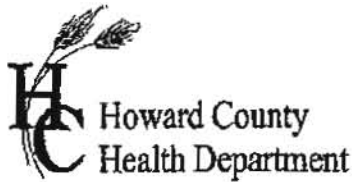


613
 0 Orange micaceous loam
 3 Red Purple yellow Very micaceous Lm
 4 Some lobbly Rock
 9' Orange Very mic. Lm
 10 25% mics chunks

610
 0 Orange micaceous loam
 3' Red Orange Purple Very mic. Lm
 7' Some ss above but w/ coarse cherty mics
 10' hard bottom

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4/27/06	611	6' 1/2	8:58	9:04	9:09	5m	P
	614	5' 1/2	9:13	Missed	9:16	Repair	
	Repair 614	5' 1/2	9:21	9:23 35	9:25 35	2m	P
	612	5' 10 1/2	8:32:12	8:32:55	8:34:30	Repair	
	Repair 612	5' 10.5	8:45:15	8:46:20	8:48:20	2m	P
	613	4' 11	8:52:30	8:54:45	8:58:45	4m	P
	610	3.5' 10'	9:07:45	9:09:30	9:12:00	2 1/2m	P

REMARKS _____
 SANITARIAN GAC BACKHOE K&K OTHERS Bluy's
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR 180
 TRENCH WIDTH 3' INLET DEPTH 3' MAX. BOT DEPTH 10' 6" EFFECTIVE SW 3'



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

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

AGENCY REVIEW: _____ DATE _____

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 - 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) David Hilger

DAYTIME PHONE TEL 410-365-2469 410-580-0959 CELL NA FAX N/A

MAILING ADDRESS 3513 Anton Farms Road Baltimore Maryland 21208
STREET CITY/TOWN STATE ZIP

APPLICANT FSH Associates

DAYTIME PHONE 410-750-2251 CELL _____ FAX 410-750-7350

MAILING ADDRESS 8318 Forrest Street Ellicott City Maryland 21043
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME 2300⁺ South of Md 144 on East Side of Rt 32 LOT NO. 2

PROPERTY ADDRESS 2775 Route 32 Glenela 21737
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 15 GRID 17 PARCEL(S) 87 PROPOSED LOT SIZE Under 50,000

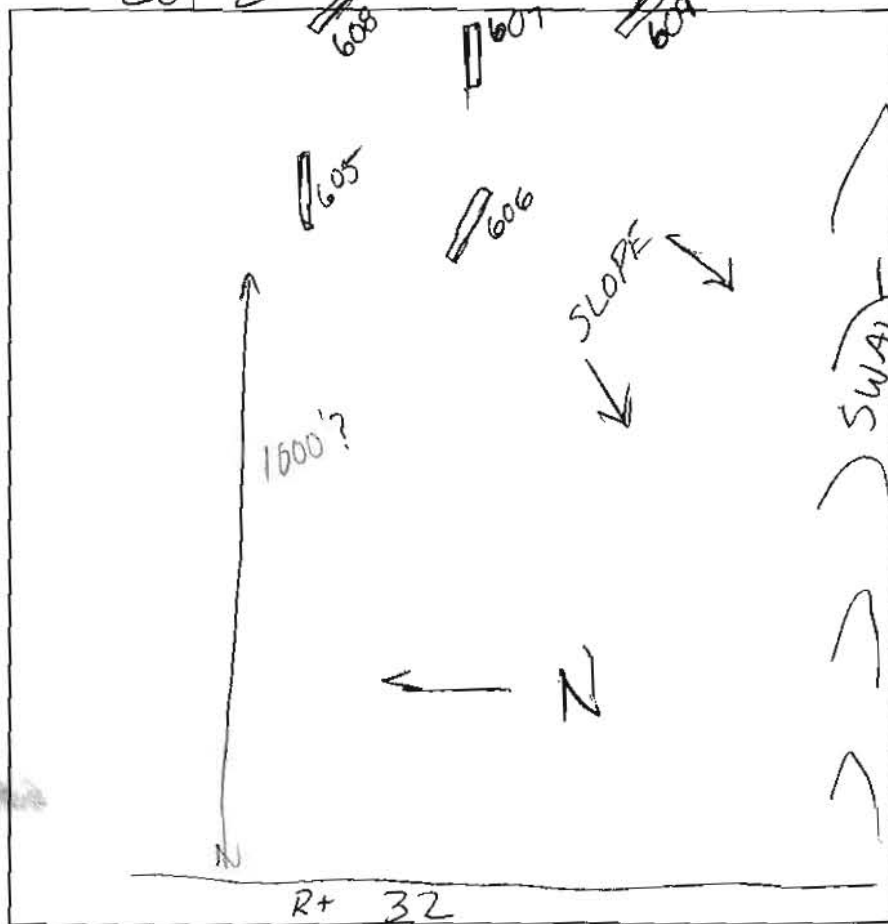
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TEST RESULTS WILL BE MAILED TO APPLICANT. [Signature]
SIGNATURE OF APPLICANT

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3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP 524383

LOT 2



0' 607
 Red Micaceous CLM
 4'
 Red Micac. Lm 10% mic. coarse cherty
 6'
 Yellow/Orange very micac. Lm
 10% coarse cherty Mic chunks
 12'

0' 609
 Orange Brown Micac. CLM
 3'
 Red Orange Very Micac. Lm
 5'
 Red Orange Very Micac. Lm
 15% Cobble; Saprolitic rock frags
 12'

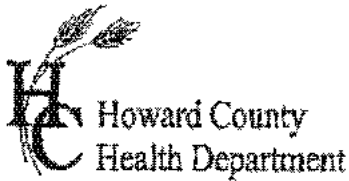
0' 608
 Red Orange Mic. Lm
 3'
 Yellow Brown Very micaceous Lm
 15% coarse cherty micac. Sapri
 10'
 Yellow Brown micac. Lm
 12'

605
 0'
 Org micac. Lm
 3'
 Very Mic. Lm. Red Org
 15% cherty Saprolitic micac and cobbly Rock frags
 12'

0' 606
 Red Brown Micac. Lm
 2'
 Orange Brown Lm Very micac 15% cherty Saprolitic micac
 10'
 Orange Brown Lm Very micaceous
 20% coarse cherty micac
 12'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4/27/06	607	6'/12'	9:23:43	9:26:40	9:29:45	3:05	P
	609	5'/12'	9:46:31	9:51:25	10:01:31	10m	P
	608	4'/12'	10:05 ⁴⁰	10:08 ⁴⁵	10:11 ⁴⁵	3m	P
	605	4'/12'	10:20	10:22	10:25	3m	P
	606	5'/12'	10:29 ³⁰	10:30 ⁴⁰	10:32 ⁴⁵	2m	P

REMARKS _____
 SANITARIAN GAC BACKHOE KEK OTHERS Buyers
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH 2 INLET DEPTH 3' MAX. BOT DEPTH 8' EFFECTIVE SAW 4'



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ AP 5 24 3 83

AGENCY REVIEW: _____ DATE 3/30/06

03-294927 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: | CHECK AS NEEDED: |
| <input checked="" type="checkbox"/> CONSTRUCT NEW SEPTIC SYSTEM(S) | <input checked="" type="checkbox"/> NEW STRUCTURE(S) |
| <input type="checkbox"/> REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM | <input type="checkbox"/> ADDITION TO AN EXISTING STRUCTURE |
| <input type="checkbox"/> REPLACE AN EXISTING SEPTIC SYSTEM | <input type="checkbox"/> REPLACE AN EXISTING STRUCTURE |

- | | |
|--|--|
| CHECK ONE: | IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR? |
| <input checked="" type="checkbox"/> CREATE NEW LOT(S) | <input type="checkbox"/> YES |
| <input type="checkbox"/> BUILD ON AN EXISTING LOT IN A SUBDIVISION | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> BUILD ON AN EXISTING PARCEL OF RECORD | |

THE TYPE OF STRUCTURE IS:

RESIDENTIAL WITH _____ PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE UNKNOWN IF APPROPRIATE)

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INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) David Hilger

DAYTIME PHONE 410-365-2467 CELL NA FAX NA

MAILING ADDRESS 3513 Anton Farms Road Baltimore Maryland 21208

STREET CITY/TOWN STATE ZIP

APPLICANT FSH Associates

DAYTIME PHONE 410-750-2251 CELL _____ FAX 410-750-7350

MAILING ADDRESS 8318 Forest Street Ellicott City Maryland 21043

STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME 2300⁺ South of Md 144 on East Side of Rt 32 LOT NO. 1

PROPERTY ADDRESS 2775 Route 32 Glenela 21737

STREET TOWN/POST OFFICE

AX MAP PAGE(S) 15 GRID 17 PARCEL(S) 87 PROPOSED LOT SIZE Under 50,000

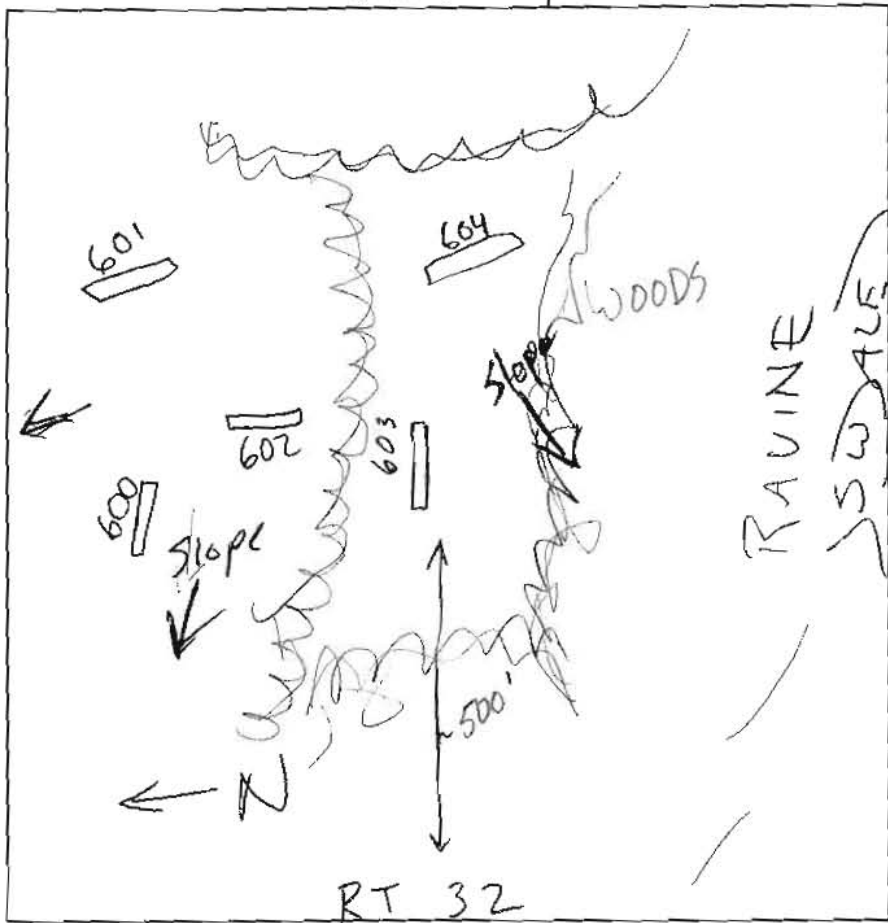
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TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP 524383

LOT 1



604
 1' Brown Lm
 2' Red Orange Clm 20% cobbly Rx
 5' Yellow Brown micac. fine Salm
 13'

603
 4' Red Orange Clm Very mic.
 Yellow Brown Very Mic SAlm
 15% coarse cherty micz
 12'

602
 0' Topsoil
 1' Red Orange Clm micaceous
 3' Yellow Brown Very micaceous SAlm
 Som cherty micz < 5%
 11' Bottom collapsed

600
 Red Orng S&Cl micac. 3'
 Yellow Brown Very fine micaceous
 < 5% cherty micz
 11'

601
 Red Brown micac S&Cl 3'
 Yellow Brown Salm
 15% coarse cherty micz
 13'

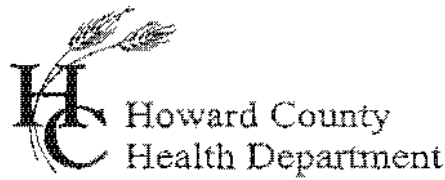
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4/27/06	604	6'/13	10:41	10:42	10:43	Repair	
	604 repair	6'/13	10:44	10:46 ⁴⁵	10:48 ⁴⁵	2m	P
	603	5'/12'	10:53	10:55 ³⁷	10:59 ³⁸	4m	P
	602	4'/11½	11:03	11:04 ³⁰	11:06 ³⁰	2m	P
	600	4'/11'	11:11 ³⁰	11:13 ³⁰	11:15 ³¹	2½m	P
	601	4'/13'	11:20 ²⁰	11:22	11:24	2m	P

REMARKS Very Consistent fine SAND

SANITARIAN GAC BACKHOE K&K OTHERS N/A

TEST HOLES USED IN SDA _____ AVG. PERC TIME 3m SQ. FT/BR 180

TRENCH WIDTH 3' INLET DEPTH 4' MAX. BOT DEPTH 7' EFFECTIVE SW 1'



Bureau of Environmental Health
7178 Columbia 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

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

5/2/2006

Mr. David Hilger
3513 Anton Farms Road
Baltimore, MD 21208

RE: PERCOLATION TEST RESULTS-A524383
Tax Map 15, Grid 17, Parcel 87
Lots 1 through 3 Ryan Property
2775 Rt. 32 West Friendship

Dear Mr. Hilger:

Percolation testing conducted April 27, 2006 on the referenced property indicated satisfactory soil conditions. The primary limiting factors were shallow depth to bedrock and deep clay layers. Copies of the test results are enclosed.

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

- 1) Actual locations and elevations of all excavated test holes
- 2) A suitable house and well site for each lot
- 3) Two replacement well sites or approximately 1500 square feet of approvable well area for each lot
- 4) All existing wells and septic reserve areas on the property and within 100 feet of the property
- 5) A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown
- 6) Locations of any other relevant features such as streams, swales, 25% or greater slopes, or existing structures
- 7) A note indicating that depicted topography reflects field-matched information
- 8) A health officer signature block stating "approved for private water and private sewerage systems"
- 9) A MDE sewage disposal area statement is required

The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Respectfully,

Gabriel A. Creighton, Sanitarian
Bureau of Environmental Health
Well and Septic Program

GAC

Enclosures

cc: FSH Associates
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

5/8/07

MEMORANDUM

TO: Cindy Hamilton, Chief
Division of Land Development
VIA FACSIMILE: (410) 313-3467

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

RE: File Number: F-07-177
Title: *Ryan Property Lots 1-3 and Non-Buildable Preservation
Parcels 'A' & 'B'*

The Howard County Health Department has reviewed the above referenced submittal by FSH Associates submitted to DPZ on 4/23/07. Comments listed below need to be addressed.

- The sewage disposal areas have been revised after the signature of the percolation certification plan. Reconfiguring the SDA's from the approved layout will require a revised percolation certification for approval.
 - As proposed the SDA on lot 1 is extending to a point far enough away from the nearest percolation test that an additional percolation test would have to be considered.
- All wells need to be drilled prior to final plat approval (not needed for technically complete status)

GAC
cc: file

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 4/23/07

DPZ File No. F-07-177

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: RYAN PROPERTY (2775 SYKESVILLE RD)

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

Plans	# of Sheets
<input type="checkbox"/> Sketch Plan	_____
<input type="checkbox"/> Prel Equiv Sketch Plan	_____
<input type="checkbox"/> Preliminary Plan	_____
<input checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<u>1</u>
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input type="checkbox"/> Final Development Plan	_____
<input type="checkbox"/> Site Development Plan	_____
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____
<input type="checkbox"/> Grading Plan	_____
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____
<input type="checkbox"/> Water and Sewer Plan	_____

Supplemental Documents
<input checked="" type="checkbox"/> Wetlands Report
<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Noise Study
<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Response Letter
<input type="checkbox"/> Perc Plat
<input type="checkbox"/> Scenic Road Exhibits
<input checked="" type="checkbox"/> Deeds
<input type="checkbox"/> Photographs
<input type="checkbox"/> Retaining Wall Comps/Details
<input checked="" type="checkbox"/> Poster/Community or HDC Meeting Information
<input type="checkbox"/> Route 1 Details/Summary

Applications

- Waiver Petition Applic/Exhibit
- Planning Board Application
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 4/23/07

COMMENTS: See Attached Memo (gac) SRC/Comments Due By: 5/14/07

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

DPZ STAFF INITIALS J

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°19'25" E	79.84'
L2	N 74°59'22" W	88.96'
L3	S 54°01'05" E	78.24'
L4	S 38°21'16" E	243.16'
L5	S 06°38'44" W	46.14'
L6	S 23°10'58" W	78.63'
L7	S 86°19'25" E	80.24'
L8	N 74°59'22" W	91.24'
L9	S 54°01'05" E	80.82'
L10	S 38°21'16" E	277.88'
L11	S 86°19'25" E	80.64'
L12	N 74°59'22" W	93.51'
L13	S 54°01'05" E	83.40'
L14	S 38°21'16" E	52.96'
L15	S 86°19'25" E	52.72'
L16	S 86°19'25" E	28.32'
L17	N 74°59'22" W	95.78'
L18	S 54°01'05" E	85.98'
L19	S 38°21'16" E	50.21'
L20	S 38°21'16" E	221.24'
L21	N 83°21'16" W	29.43'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135) _____ Date _____

David Hilger _____ Date _____

Adam Gardner _____ Date _____

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	46,938±	423±	46,515±
2	49,965±	2,459±	47,506±
3	56,477±	6,695±	49,782±

COORDINATE TABLE

POINT	NORTHING	EASTING
1	593,555.5873	1,325,616.6147
2	592,784.6033	1,325,535.1117
3	592,711.0635	1,325,985.8695
4	593,263.1713	1,326,223.6894

Reservation Of Public Utility and Forest Conservation Easements

Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other private utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1-3 and Non-Buildable Preservation Parcels 'A' & 'B', any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of 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.

LEGEND

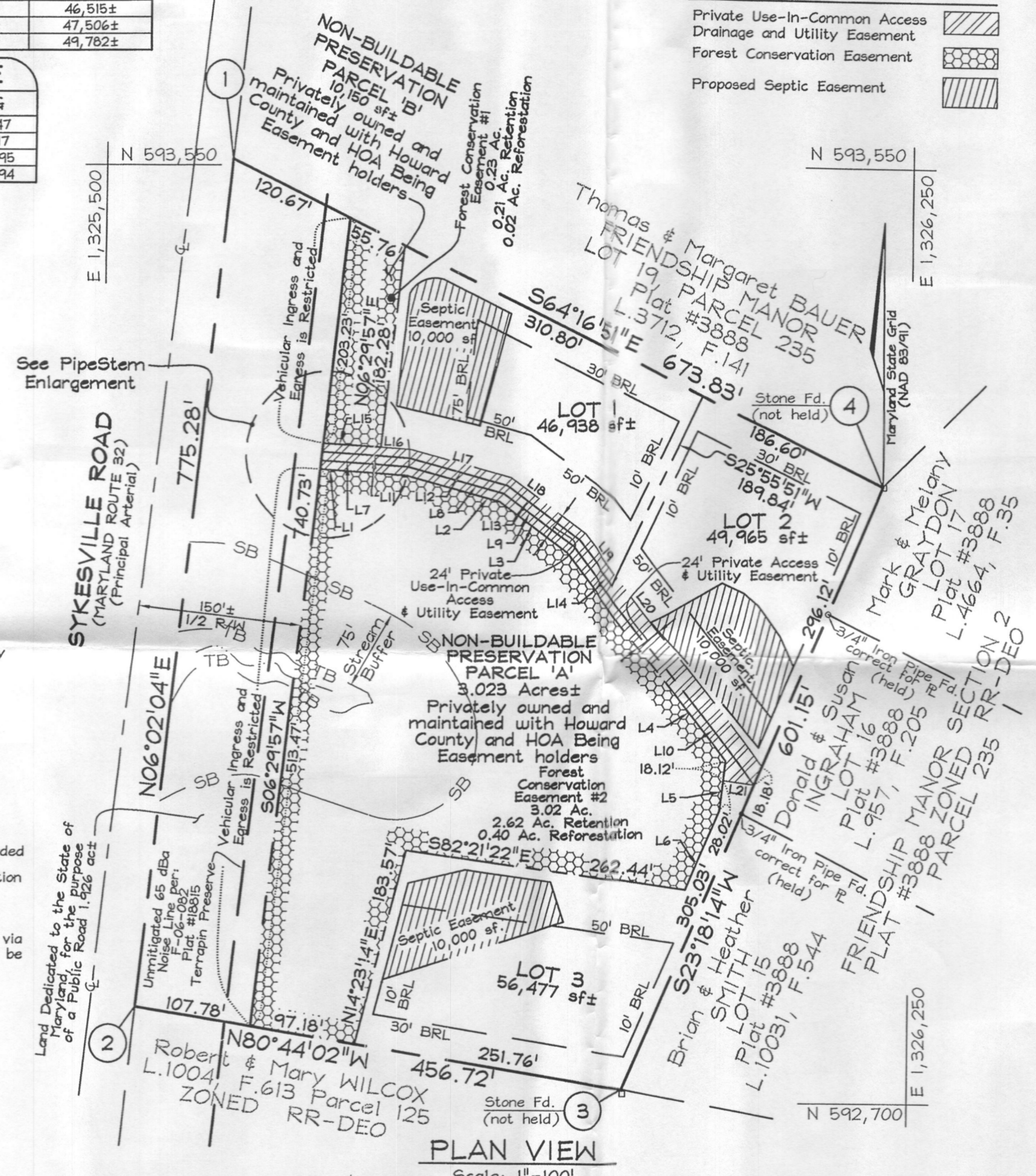
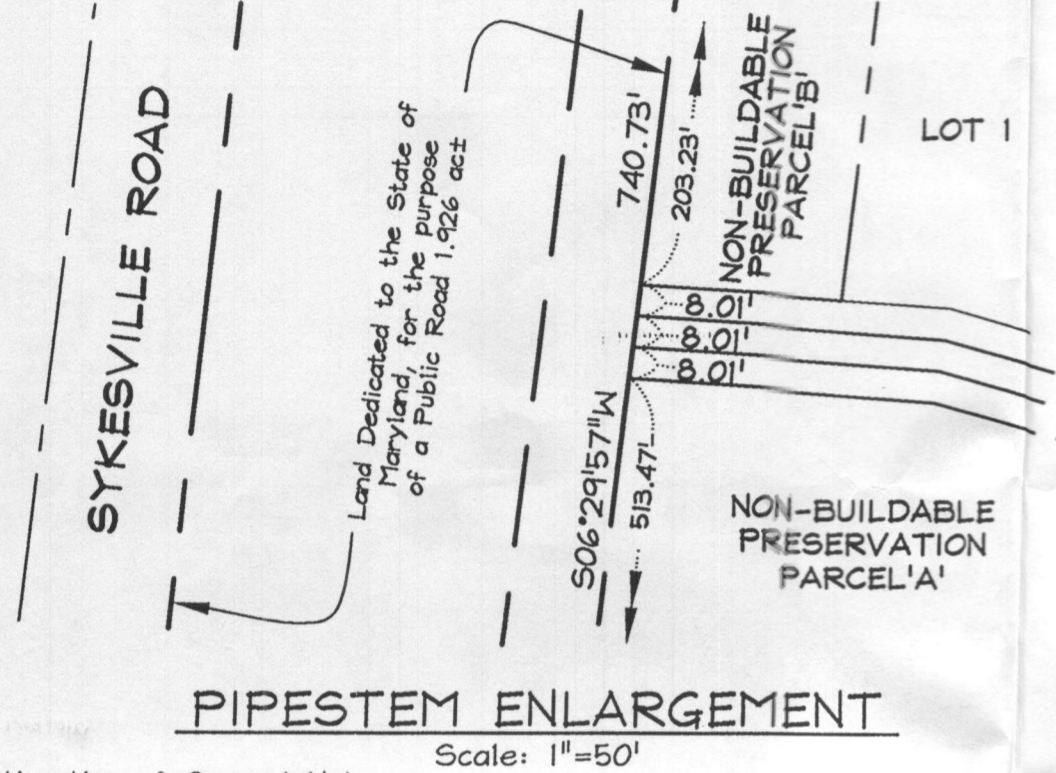
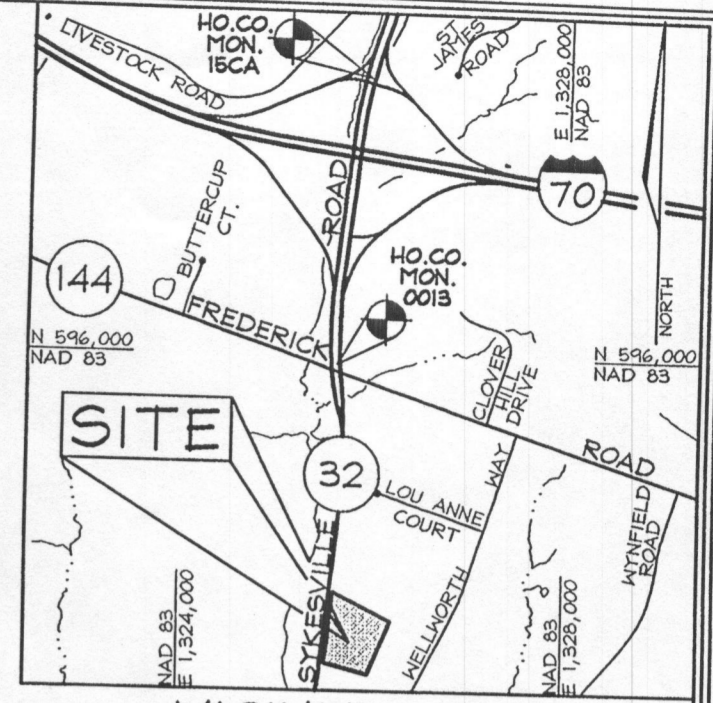
Private Use-In-Common Access Drainage and Utility Easement

Forest Conservation Easement

Proposed Septic Easement

GENERAL NOTES

- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective on 07/28/06.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 15CA and No. 0013. Denotes approximate location (see location map).
0013 - Sta. 0013 N 595,906.938 (feet) E 1,325,627.65 (feet) EL. 486.260
15CA - Sta. 15CA N 598,862.63 (feet) E 1,325,913.75 (feet) EL. 515.454
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes rebar and cap found.
- Denotes concrete monument or stone found.
- Denotes concrete monument set.
- Denotes existing centerline of Stream Channel.
- SB - Denotes Stream Buffer outline.
- TB - Denotes Top of Bank outline.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) 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 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 sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- Private water and sewer will be used within this site.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This plat is based on field run Monumented Boundary Survey performed on or about December 12, 2006 By FSH and Associates. All lot areas are more or less (+/-).
- 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 line and not to the pipestem lot driveway.
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's 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.
- There is no 100 Year Floodplain existing on-site.
- The project is not within the metropolitan district.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- Areas shown are more or less.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on _____, 2006, Incorporation number _____.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (6 feet serving more than one residence);
 - Surface - six (6) inches of compacted crusher run base with tar and chip coating (1-1/2" minimum);
 - Geometry - Maximum 14% grade, Maximum 10% grade change and 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;
 - Maintenance - sufficient to ensure all weather use.
- No clearing, grading or construction is permitted within wetland or stream buffers unless approved by the Department of Planning and Zoning.
- Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$2,100.00 (7 shade trees @ \$300.00 each).
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. The total forest conservation obligation met on this site is 3.25 acres, with a total forest conservation surety amount of \$33,802.56 (retention of 123,274.80 sf x \$0.20 + reforestation of 18,295.20 sf x \$0.50). No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in Deed of Forest Conservation Easement are allowed.
- Finance Surety for the required Forest Conservation will be posted as part of the Developer's Agreement in the amount of \$33,802.56 (retention of 123,274.80 sf x \$0.20 + reforestation of 18,295.20 sf x \$0.50).
- Landscaping for Lots 1 thru 3 is provided in accordance with a certified Landscaping Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- This final plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit applications.



- ### Continuation of General Notes
- A Use-In-Common Access Maintenance Agreement has been recorded simultaneously with this final plat in the Land Records Office of Howard County, MD.
 - Density Calculations
 - Total area of property = 8.703 Ac.±
 - Area of steep slopes = 1.528 Ac.±
 - Net Area of property = 7.175 Ac.±
 - Total number of Units based on own density: 8.703 Ac./4.25 Ac.per unit=2.05 units therefore 2 units.
 - Maximum number of units allowed utilizing the DEO option: 7.175 Ac. / 2 Acres per Unit = 3 Units
 - Number of DEO Units required = 3-2 = 1 DEO Units
 - Two Non-Buildable Preservation Parcels were created on this property. Each preservation parcel is subject to a deed of preservation easement which was recorded with this plat, prohibits subsequent subdivision of the preservation parcels and summarizes the permitted uses and associated restrictions. Non-Buildable Preservation Parcels 'A' and 'B' are Environmental Parcels privately owned with (H.O.A.) Home Owners Association and Howard County as easement holders.
 - S.W.M. for CPV is not required for drainage areas 1 thru 3 since the computed, developed 1 year runoff is less than 2.0cfs, 0.08 Ac. Open section road is treated via Non-Rooftop Disconnects and Sheetflow to Buffer Credits. Treatment for WQv will be provided as follows: drainage area '1' by non-rooftop disconnects and sheet flow to buffer, drainage area '2' and '3' has no proposed impervious area that requires treatment.

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 3
Total area of Buildable Lots to be recorded: 3.521 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded: 2
Total area of Non-Buildable Preservation Parcels to be recorded: 3.256 Acres±
- Total area of road widening to be recorded: 1.926 Acres±
- Total area of subdivision to be recorded: 8.703 Acres±

Howard County Health Department
APPROVED: For Private Water and Sewerage Systems

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

OWNER'S CERTIFICATE

We, David Hilger & Adam Gardner, 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: (1) The right to lay, construct and maintain sewers, drains, water pipes and other Municipal utilities and services in and under all road 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 said Easements and Rights-of-Way.

Witness my hand this _____ day of _____, 200 .

David Hilger _____ Witness _____

Adam Gardner _____ Witness _____

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Rosetta Ryan Richardson, Trustee unto David Hilger (a 75% interest) and Adam Gardner (a 25% interest) by deed dated January 16, 2007 and recorded in the Land Records of Howard County in Liber 10479, Folio 225, 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.

C. Brooke Miller (Maryland Property Line Surveyor #135) _____ Date _____

Recorded as Plat No. _____ on _____
Among the Land Records of Howard County, Maryland.

RYAN PROPERTY

LOTS 1, 2, 3, AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

A SUBDIVISION OF PARCEL 87
TAX MAP 15 GRID 17
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: April 17, 2007
Sheet 1 of 1

General Notes Continued See This Sheet

OWNER/DEVELOPER
DAVID HILGER AND ADAM GARDNER
3515 Anton Farms Road
Baltimore, Maryland 21208
Tel.: (410)365-2469

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel:410-567-5200 Fax:410-796-1562
E-mail: info@fsheri.com

Maryland State Grid (NAD 83/91)

E 1,325,400 N 593,600

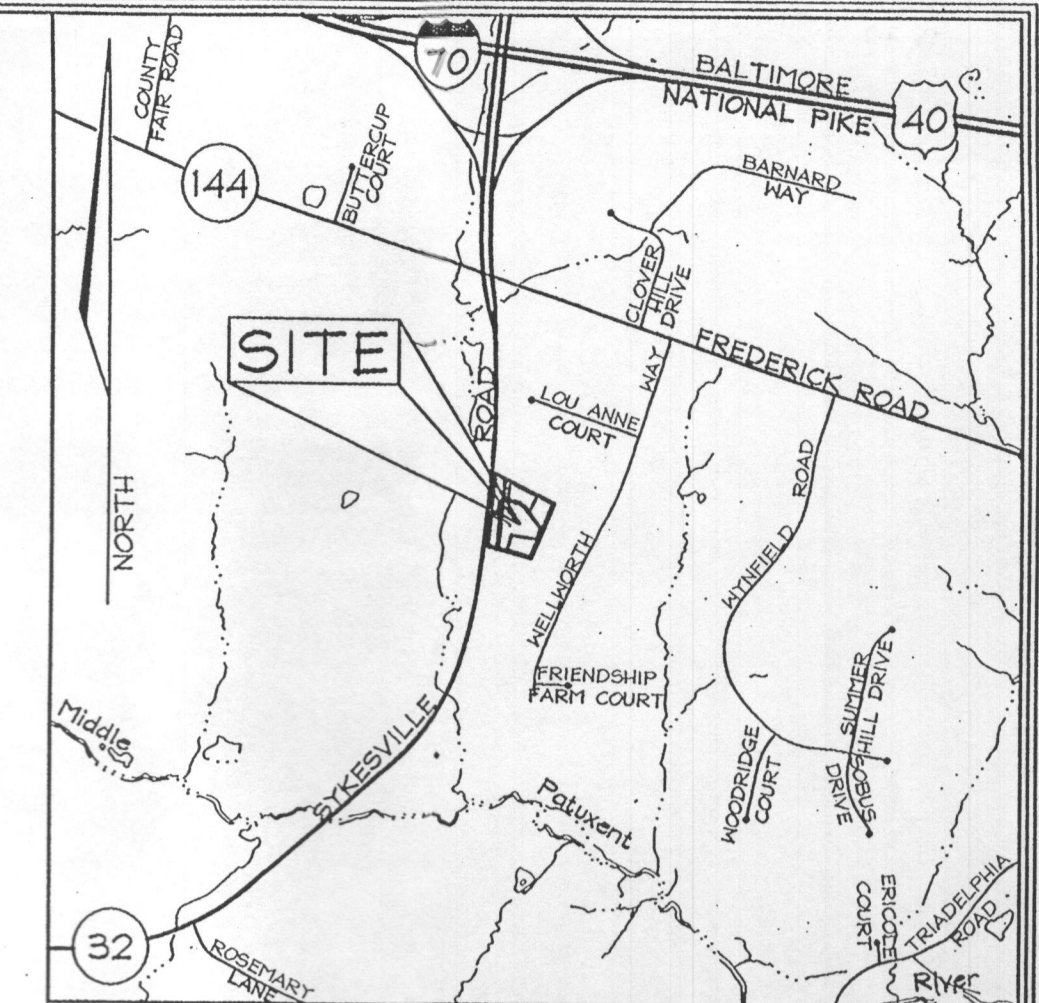
E 1,325,400 N 592,700

N 592,700 E 1,326,700

PERC. CHART

Number	Elevation
600	495.77
601	496.16
602	499.77
603	499.11
604	503.27
605	525.06
606	519.64
607	521.43
608	525.10
609	518.82
610	494.41
611	498.03
612	501.07
613	501.51
614	502.18

- LEGEND**
- Existing Contour
 - Existing Spot Elevation
 - Existing Trees to Remain
 - Existing Septic Easement
 - Proposed Septic Easement
 - Proposed Well Area
 - Proposed House
 - Proposed Perc Test (Passed)
 - Soil Boundary
 - Existing Dry Well
 - Existing Well
 - Steep Slopes (25% or Greater)



GENERAL NOTES

- Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan.
- Total area of property = 9.272 ac.±
- Private water and Private sewer will be used within this site.
- This area designates a private sewage easement, of at least 10,000 SF 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 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 sewage easement. Recordation of a modified sewage easement shall not be necessary.
- Wells and septic fields within 100' of property's boundary have been shown where possible.
- Existing on-site topography based on a Field Run Topographic Survey prepared by FSH Associates on May, 2006 with two foot contours. Existing off-site topography based on Howard County Aerial Topography flown in 1993 with five foot contours.
- Soils Map #14.
- Deed History: 1892-present: Thomas Ryan and to his heirs and assigns
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
- References: Parcel 87 Liber 58, Folio 649
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's 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.
- All Percolation Test Points have been field located by FSH Associates on May, 2006.
- FSH Associates were not able to field locate existing well on adjacent lot 16 due to owners refusal.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
MIG2	Minor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MIG3	Minor gravelly loam, 8 to 15 percent slopes, severely eroded	B
MIB2	Minor loam, 3 to 8 percent slopes, moderately eroded	B
MIC2	Minor loam, 8 to 15 percent slopes, moderately eroded	B
MID2	Minor loam, 15 to 25 percent slopes, moderately eroded	B
MIE	Minor loam, 25 to 45 percent slopes	B

"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."



ZACHARIA YOSEF FISCH, P.E. #22418
FSH ASSOCIATES
10/26/06
DATE

PERCOLATION CERTIFICATION PLAN
RYAN PROPERTY
2775 SYKESVILLE ROAD (MARYLAND ROUTE 32)
LOTS 1, 2, 3, AND NON-BUILDABLE PRESERVATION PARCEL 'A'
A524383

TAX MAP 15 GRID 17 PARCEL 87
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
8318 Forest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsa.biz

DESIGN BY: ZYF
DRAWN BY: HK
CHECKED BY: ZYF
SCALE: As Shown
DATE: Oct. 26, 2006
W.O. No.: 3399
SHEET No.: 1 OF 1

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Robert J. Walz
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT
11/2/06
DATE
GAC

PLAN VIEW
SCALE: 1"=50'

CONTRACT PURCHASER

DAVID HILGER
3513 Anton Farms Road
Baltimore, Maryland 21208
Tel.: (410)365-2469

Maryland State Grid (NAD 83/91)

E 1,325,400
N 593,600

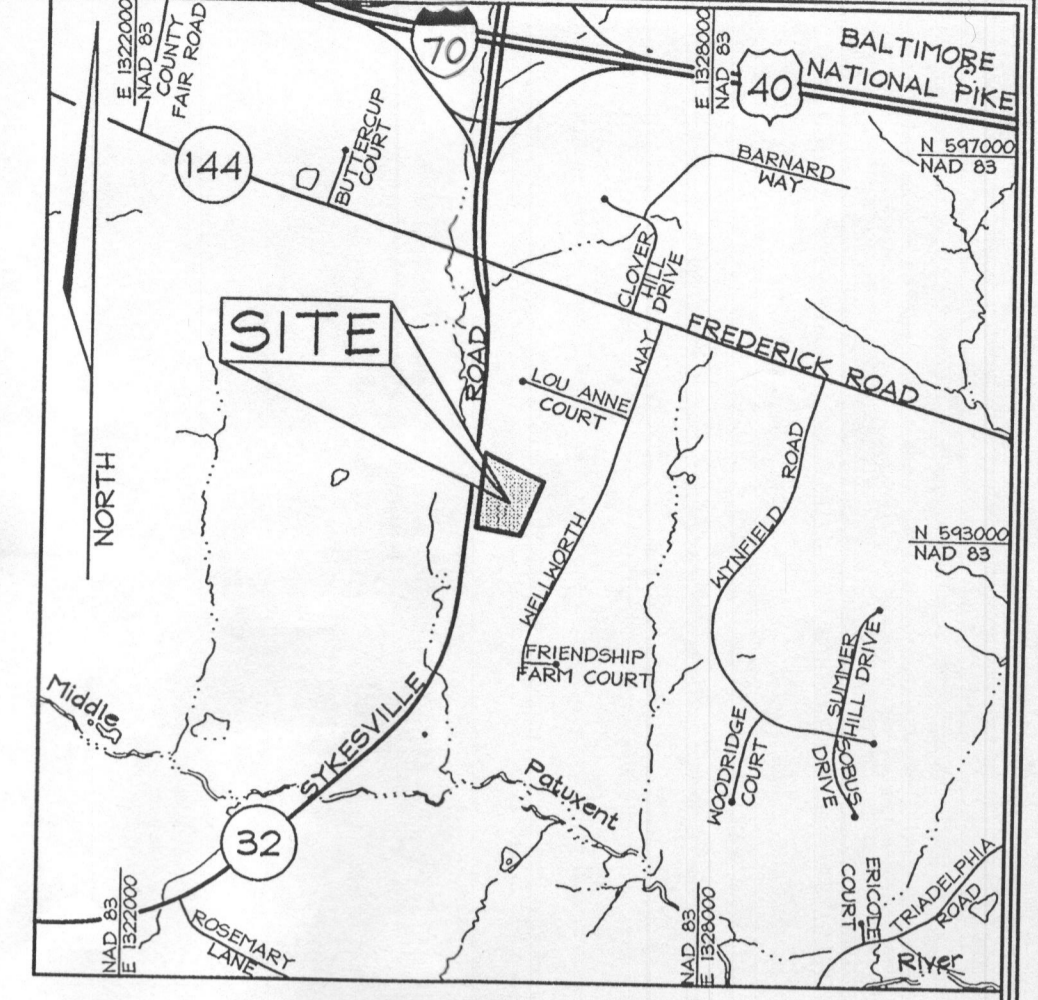
E 1,325,400
N 592,700



PLAN VIEW
SCALE: 1"=50'

LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Existing Septic Easement
- Proposed Septic Easement
- Proposed Well Area
- Proposed House
- Proposed Perc Test (Passed)
- Soil Boundary
- Existing Dry Well
- Existing Well
- Steep Slopes (25% or Greater)



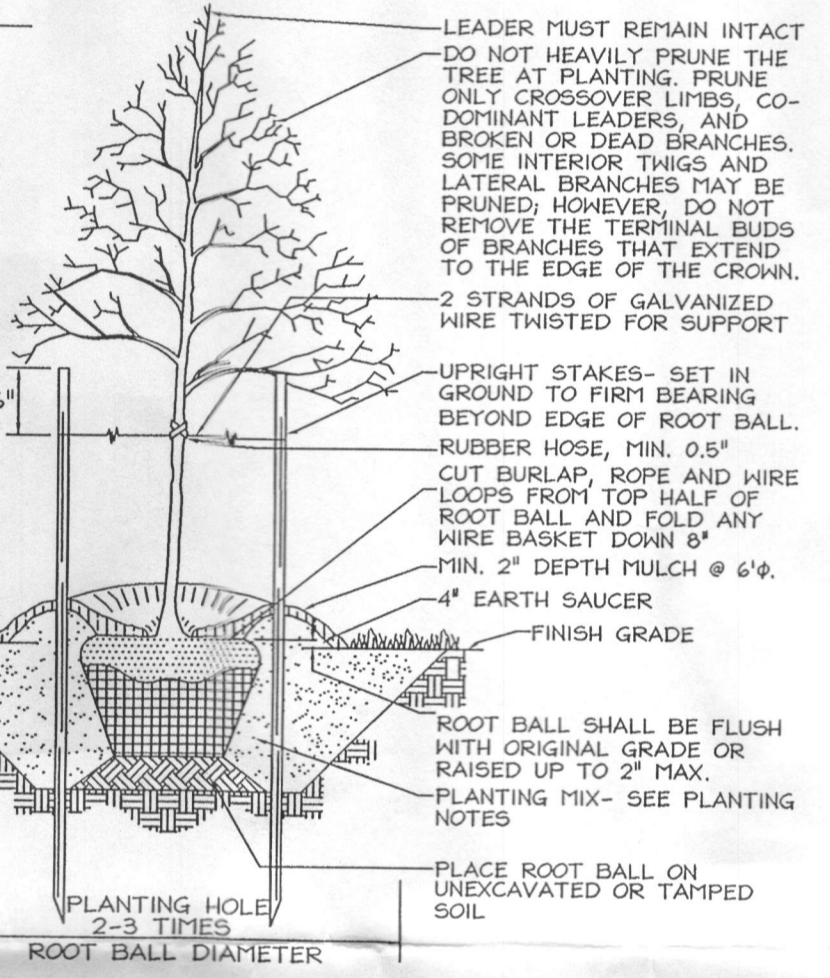
VICINITY MAP
SCALE: 1"=2000'
ADC MAP: Sheet 10, C-4

GENERAL NOTES

- Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective 07/28/06.
- Total area of property = 8.703 ac.
- Private water and Private sewer will be used within this site.
- This area designates a private sewage easement, of at least 10,000 SF 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 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 sewage easement. Recordation of a modified sewage easement shall not be necessary. Wells and septic fields within 100' of property's boundary have been shown where possible.
- Existing on-site topography based on a Field Run Topographic Survey prepared by FSH Associates on May, 2006 with two foot contours. Existing off-site topography based on Howard County Aerial Topographic Floum in 1995 with five foot contours.
- Soils Map #14.
- Deed History:
2007-present: David Hilger and Adam Gardner
1927-2007: Emily J. Ryan
1892-1927 Thomas Ryan and to his heirs and assigns
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
- References: Parcel 87 Liber 10479, Folio 225
- All wells to be drilled prior to submittal of record plan for signature. It is the developer's 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.
- All Percolation Test Points have been field located by FSH Associates on May, 2006.
- FSH Associates were not able to field locate existing well on adjacent lot 16 due to owners refusal.
- SJM: For C/PV is not required for drainage areas 1 thru 3 since the computed, developed 1 year runoff is less than 0.25 ac. Open section road is treated via Non-Rooftop Disconnects and Sheet/Pile to Buffer Credits. Treatment for WGV will be provided as follows:
- Drainage area '1' by non-rooftop disconnects and sheet flow to buffer
- Drainage area '2' and '3' has no proposed impervious area that requires treatment.

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE CROWN.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO HALKS # 2-3 TIES
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
MgC2	Manor gravelly loam, 0 to 15 percent slopes, moderately eroded	B
MIB2	Manor gravelly loam, 0 to 15 percent slopes, severely eroded	B
MIC2	Manor loam, 0 to 15 percent slopes, moderately eroded	B
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MIE	Manor loam, 25 to 45 percent slopes	B

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
	1	2	3
Perimeter/Frontage Designation	A	A	A
Linear Feet of Roadway	231	1357	1061
Frontage/Perimeter (Yes, No, Linear Feet)	Yes** (0)	Yes* (393)	Yes** (0)
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No	No
Remaining Perimeter Length	0	0	0
Number of Plants Required	0	1160	7
Shade Trees	-	-	-
Evergreen Trees	-	-	-
Shrubs	-	-	-
Number of Plants Provided	-	7	-
Shade Trees	-	-	-
Evergreen Trees	-	-	-
Other Trees (2:1 Substitution)	-	-	-
Shrubs (10:1 Substitution)	-	-	-
(Describe Plant Substitution Credits Below if needed)	-	-	-

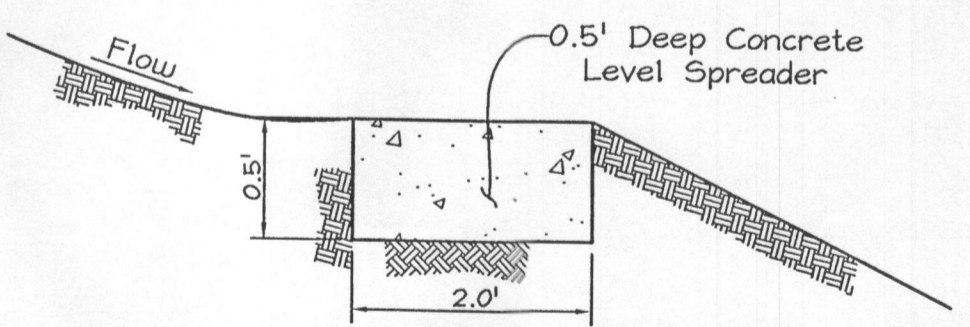
* Existing woods to remain
* Alternative compliance using existing woods to remain, see Note #4.

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
⊙	7	Gleditsia triacanthos inermis 'Imperial'	2 1/2"-3" Cal.	B & B
		Imperial Thornless Honeylocust		

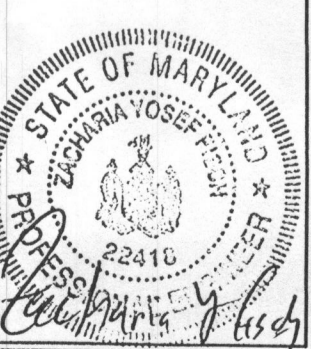
LANDSCAPE NOTES

- 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 certified materials are planted and/or revisions are made to applicable plans and specifications.
- 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.
- Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$2,100.00 (7 shade trees @ \$300.00 each).
- Using the Alternative Compliance option outlined in Howard County Landscaping Manual buffer credit has been taken for all of Perimeters #1 and #3 due to existing trees to remain on the lots and preservation parcels, the use of the parcel for tree retention (buffering trees with trees), and space constraints along the pipestream driveway.



CONCRETE LEVEL SPREADER
NOT TO SCALE

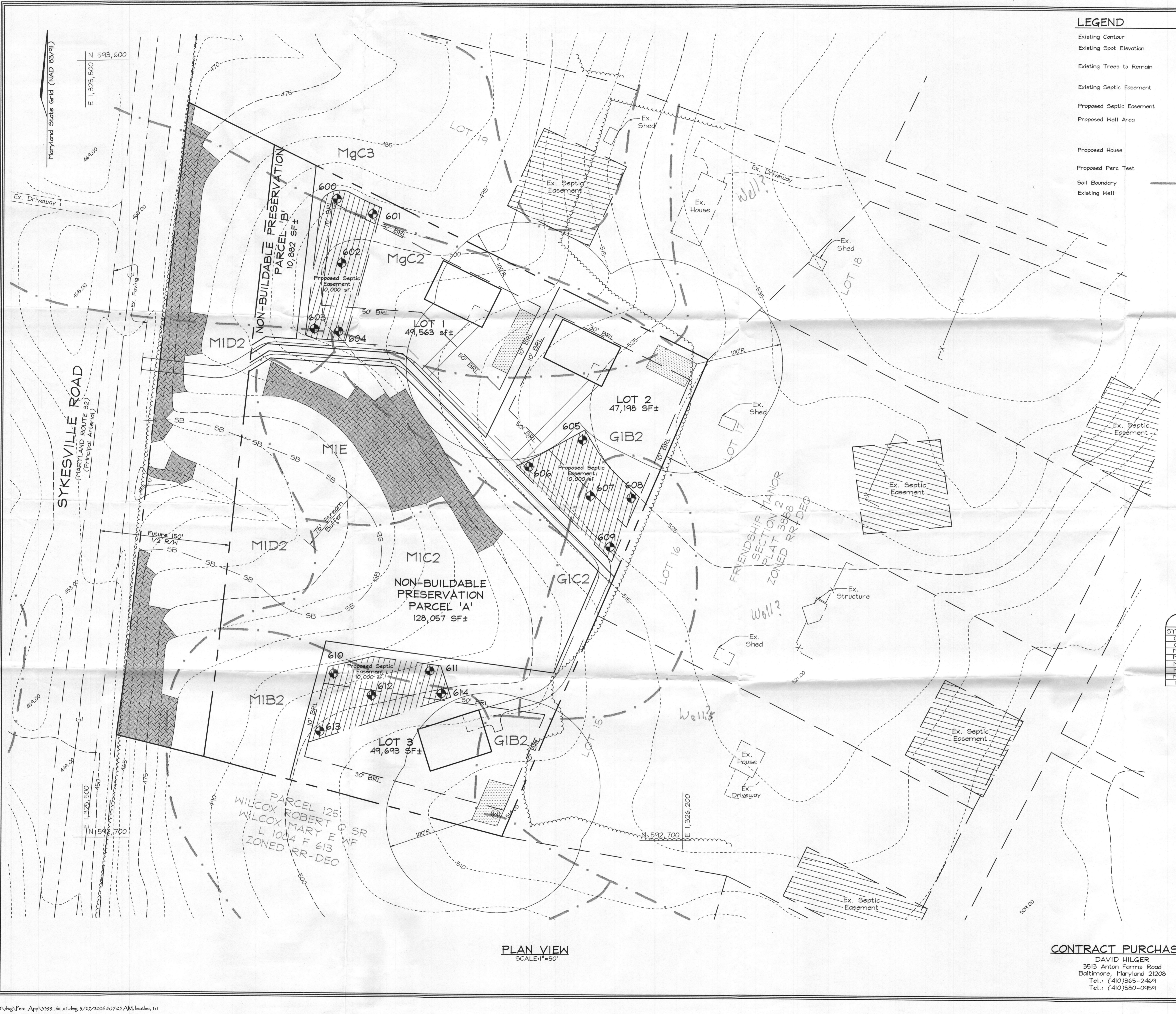
SUPPLEMENTAL INFORMATION, LANDSCAPING, TOPOGRAPHIC, SOILS, GRADING AND SEDIMENT EROSION CONTROL PLAN
RYAN PROPERTY
 2775 SYKESVILLE ROAD (MARYLAND ROUTE 32)
 LOTS 1, 2, 3, NON-BUILDABLE PRESERVATION PARCEL 'A' AND 'B'
 TAX MAP 15 GRID I7
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PARCEL 87



FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5300 Fax: 410-796-1502
E-mail: info@fisher.com

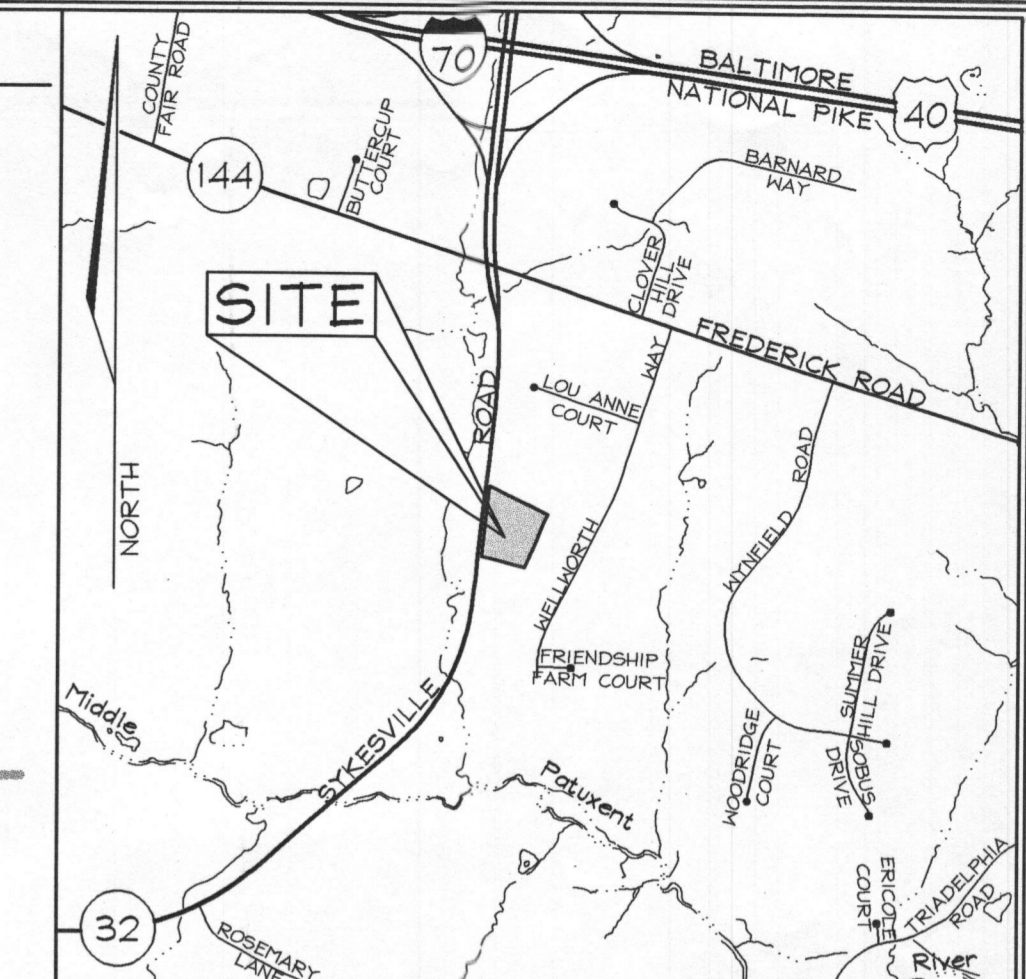
DESIGN BY: ZYF
DRAWN BY: HK
CHECKED BY: ZYF
SCALE: As Shown
DATE: April 17, 2007
W.O. No.: 3399
SHEET No.: 1 OF 1

OWNER/DEVELOPER
DAVID HILGER AND ADAM GARDNER
3515 Anton Farms Road
Baltimore, Maryland 21208
Tel.: (410)365-2469



LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Existing Septic Easement
- Proposed Septic Easement
- Proposed Well Area
- Proposed House
- Proposed Perc Test
- Soil Boundary
- Existing Well



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan.
2. Total area of property = 9.272 ac.±
3. Private water and Private sewer will be used within this site.
4. This area designates a private sewage easement, of at least 10,000 SF 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 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 sewage easement. Recordation of a modified sewage easement shall not be necessary.
5. All wells and septic fields within 100' of property's boundary have been shown.
6. Existing Topography based on Howard County Aerial Topography Flown in 1993 and has been field verified.
7. Soils Map #14.
8. Deed History: 1892-present: Thomas Ryan
9. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
10. References: Parcel 87 Liber 58, Folio 649
11. All wells to be drilled prior to submittal of record plat for signature. It is the developer's 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.

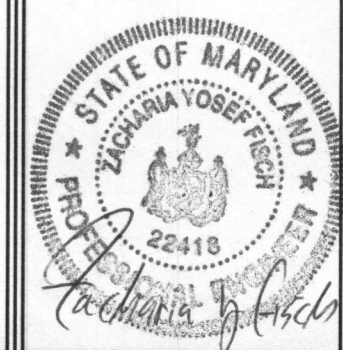
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
MgC3	Minor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MgC2	Minor gravelly loam, 8 to 15 percent slopes, severely eroded	B
MIB2	Minor loam, 3 to 8 percent slopes, moderately eroded	B
MIC2	Minor loam, 8 to 15 percent slopes, moderately eroded	B
MID2	Minor loam, 15 to 25 percent slopes, moderately eroded	B
MIE	Minor loam, 25 to 45 percent slopes	B

PLAN VIEW
SCALE: 1"=50'

CONTRACT PURCHASER

DAVID HILGER
3513 Anton Farms Road
Baltimore, Maryland 21208
Tel.: (410)365-2469
Tel.: (410)580-0959

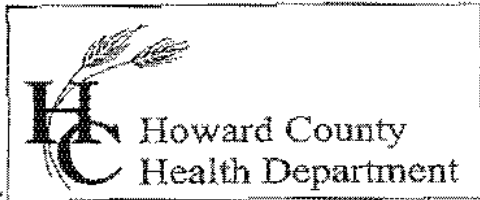


FSH Associates
Engineers Planners Surveyors
8318 Forrest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: PS
DRAWN BY: CRH2/HK
CHECKED BY: ZYF
SCALE: As Shown
DATE: Mar. 27, 2006
W.O. No.: 3399
SHEET No.: 1 OF 1

PERCOLATION APPLICATION PLAN
RYAN PROPERTY
LOTS 1, 2, 3, AND NON-BUILDABLE PRESERVATION PARCEL 'A'

TAX MAP 15 GRID 17 PARCEL 87
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



Bureau of Environmental Health
7178 Columbia 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

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

9/6/06

Mr. Zach Fisch
FSH Associates
6339 Howard Lane
Elkridge, MD 21075
Fax (410) 750-7350

RE: Percolation Certification-A524383
Tax Map 15, Grid 17, Parcel 87
Lots 1 through 3
Ryan Property
2775 Rt. 32

Dear Mr. Fisch:


These comments are applicable to the above referenced property.

- This department is requesting actual locations of septic systems on adjacent lots 17 & 19.

I hope these comments/recommendations are helpful in preparing your Percolation Certification Plat. Thank you for your attention to these matters.

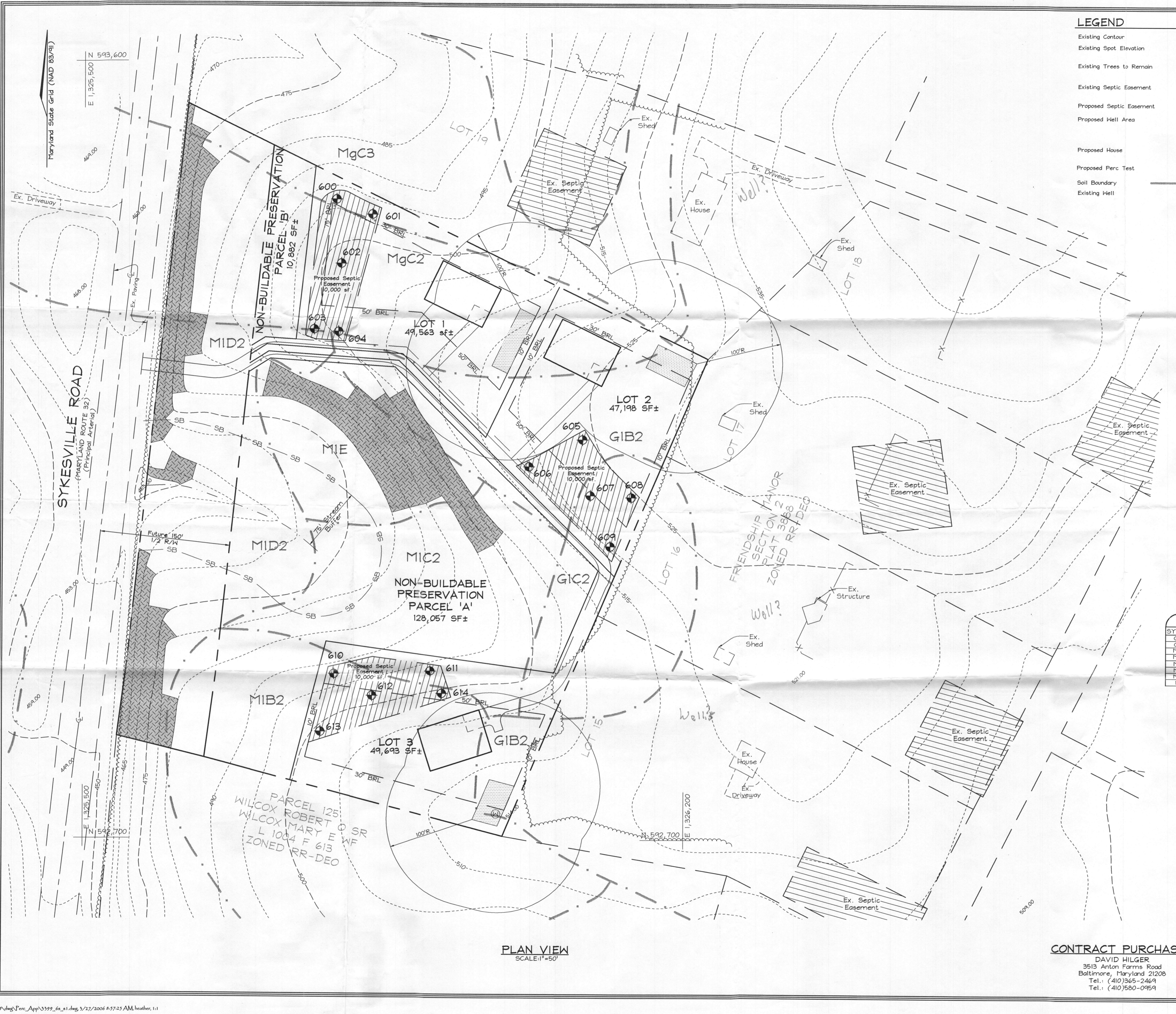
If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,



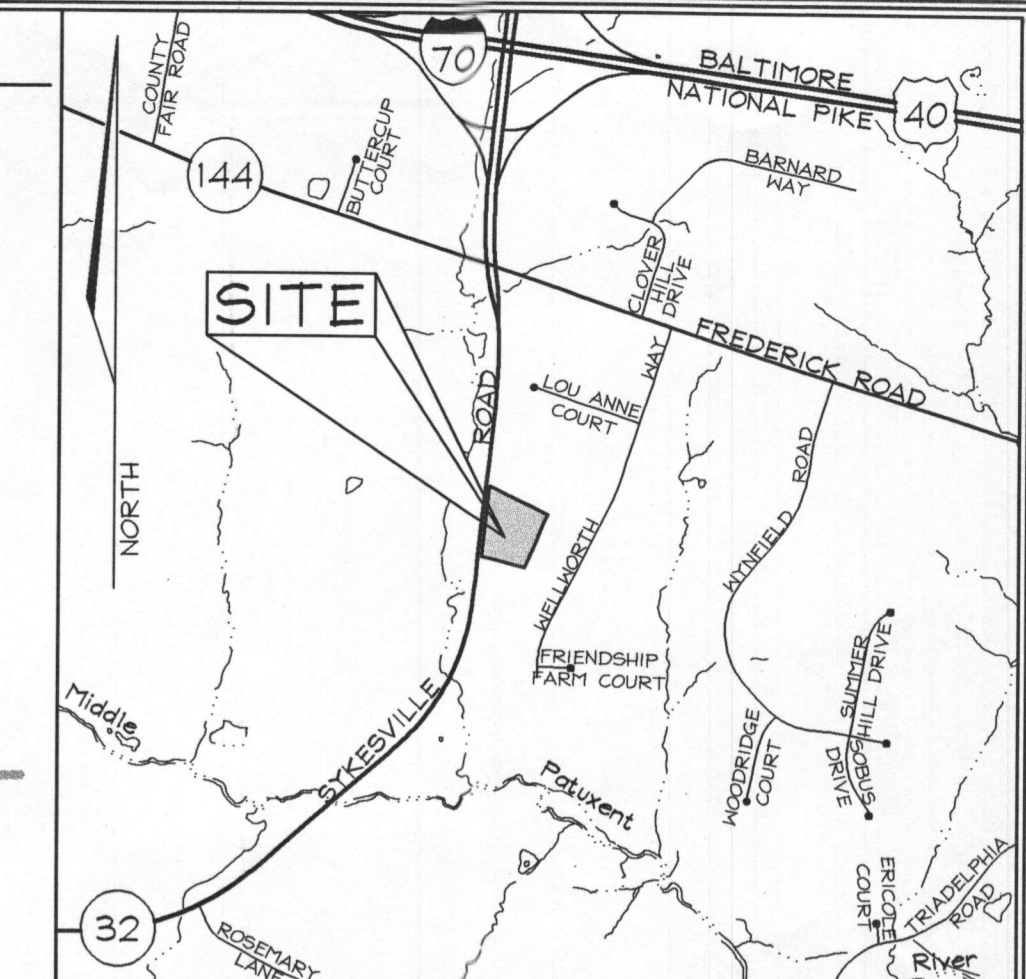
Gabriel A. Creighton, R.S.
Bureau of Environmental Health
Well and Septic Program

GAC
cc: Well & Septic program file



LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Existing Septic Easement
- Proposed Septic Easement
- Proposed Well Area
- Proposed House
- Proposed Perc Test
- Soil Boundary
- Existing Well



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan.
2. Total area of property = 9.272 ac.±
3. Private water and Private sewer will be used within this site.
4. This area designates a private sewage easement, of at least 10,000 SF 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 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 sewage easement. Recordation of a modified sewage easement shall not be necessary.
5. All wells and septic fields within 100' of property's boundary have been shown.
6. Existing Topography based on Howard County Aerial Topography Flown in 1993 and has been field verified.
7. Soils Map #14.
8. Deed History: 1892-present: Thomas Ryan
9. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
10. References: Parcel 87 Liber 58, Folio 649
11. All wells to be drilled prior to submittal of record plat for signature. It is the developer's 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.

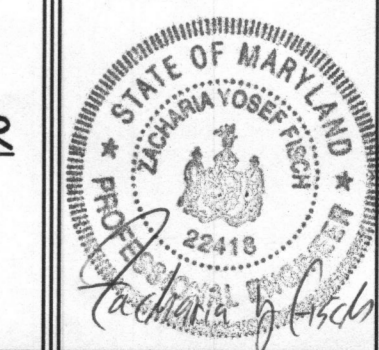
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
MqC2	Minor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MqC3	Minor gravelly loam, 8 to 15 percent slopes, severely eroded	B
MIB2	Minor loam, 3 to 8 percent slopes, moderately eroded	B
MIC2	Minor loam, 8 to 15 percent slopes, moderately eroded	B
MID2	Minor loam, 15 to 25 percent slopes, moderately eroded	B
MIE	Minor loam, 25 to 45 percent slopes	B

PLAN VIEW
SCALE: 1" = 50'

CONTRACT PURCHASER

DAVID HILGER
3513 Anton Farms Road
Baltimore, Maryland 21208
Tel.: (410)365-2469
Tel.: (410)580-0959



FSH Associates
Engineers Planners Surveyors
8318 Forrest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: PS
DRAWN BY: CRH2/HK
CHECKED BY: ZYF
SCALE: As Shown
DATE: Mar. 27, 2006
W.O. No.: 3399
SHEET No.: 1 OF 1

PERCOLATION APPLICATION PLAN
RYAN PROPERTY
LOTS 1, 2, 3, AND NON-BUILDABLE PRESERVATION PARCEL 'A'
TAX MAP 15 GRID 17 PARCEL 87
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

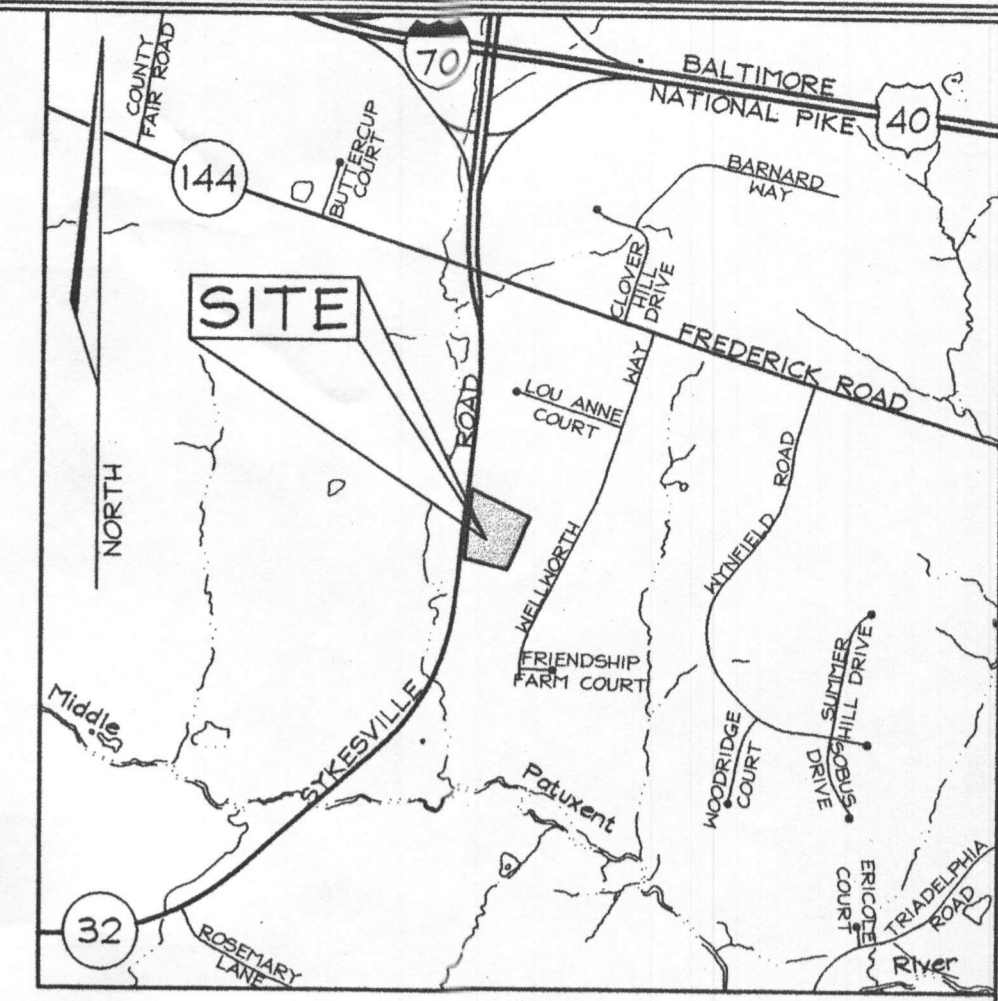
Maryland State Grid (NAD 83/91)

E 1,325,400
N 593,600

E 1,325,400
N 592,700

LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Existing Septic Easement
- Proposed Septic Easement
- Proposed Well Area
- Proposed House
- Proposed Perc Test (Passed)
- Soil Boundary
- Existing Well
- Steep Slopes (25% or Greater)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

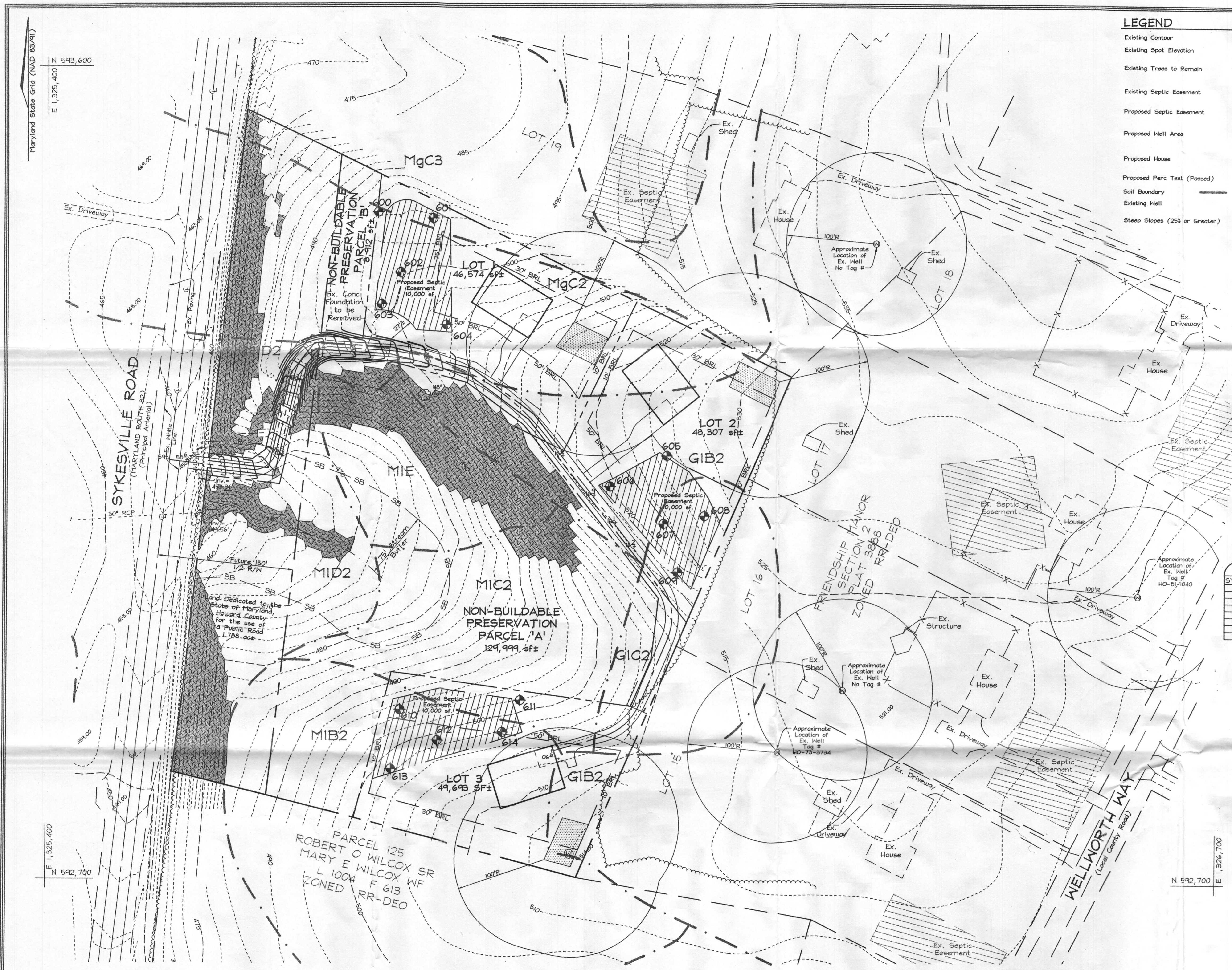
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5. Wells and septic fields within 100' of property's boundary have been shown where possible.
6. Existing on-site topography based on a Field Run Topographic Survey prepared by FSH Associates on May, 2006 with two foot contours. Existing off-site topography based on Howard County Aerial Topography from 1993 with five foot contours.
7. Soils Map #14.
8. Deed History: 1842-present: Thomas Ryan and to his heirs and assigns
9. The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
10. References: Parcel 87 Liber 58, Folio 649
11. All wells to be drilled prior to submittal of record plat for signature. It is the developer's 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.
12. All Percolation Test Points have been field located by FSH Associates on May, 2006.
13. FSH Associates were not able to field locate existing well on adjacent lot 16 due to owners refusal.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
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GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MIB2	Manor loam, 3 to 8 percent slopes, severely eroded	B
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MIE	Manor loam, 25 to 45 percent slopes	B

PERC. CHART

Number	Elevation
600	496.77
601	496.16
602	499.77
603	499.11
604	503.27
605	525.06
606	514.64
607	521.43
608	525.10
609	516.82
610	494.41
611	498.04
612	501.07
613	501.51
614	502.18



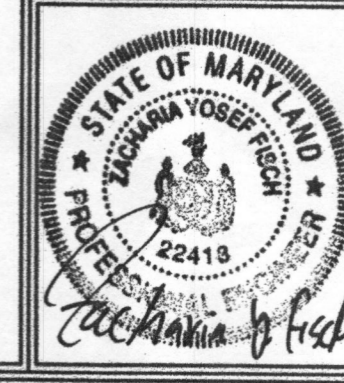
PLAN VIEW
SCALE: 1" = 50'

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT
DATE

CONTRACT PURCHASER

DAVID HILGER
3513 Anton Farms Road
Baltimore, Maryland 21208
Tel.: (410) 365-2469
Tel.: (410) 580-0459



FSH Associates
Engineers Planners Surveyors

8318 Forest Street, Elliott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: ZYF
DRAWN BY: HK
CHECKED BY: ZYF
SCALE: As Shown
DATE: August 17, 2006
H.O. No.: 3399
SHEET No.: 1 OF 1

PERCOLATION CERTIFICATION PLAN
RYAN PROPERTY
LOTS 1, 2, 3, AND NON-BUILDABLE PRESERVATION PARCEL 'A'
TAX MAP 15 GRID I7
3RD ELECTION DISTRICT
PARCEL 87
HOWARD COUNTY, MARYLAND

Maryland State Grid (NAD 83/91)

E 1,325,400 N 593,600

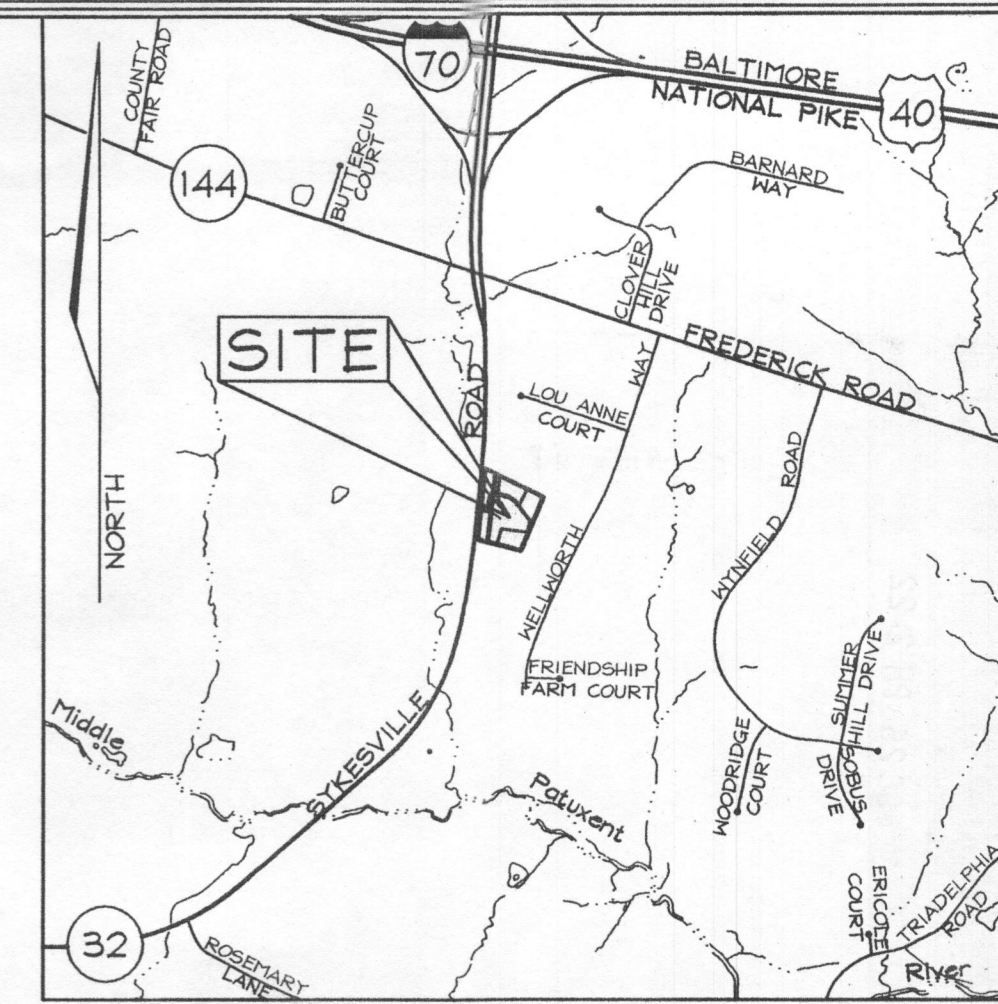
E 1,325,400 N 592,700

PERC. CHART

Number	Elevation
600	495.77
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611	498.09
612	501.07
613	501.51
614	502.18

LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Existing Septic Easement
- Proposed Septic Easement
- Proposed Well Area
- Proposed House
- Proposed Perc Test (Passed)
- Soil Boundary
- Existing Dry Well
- Existing Well
- Steep Slopes (25% or Greater)



VICINITY MAP SCALE: 1"=2000'

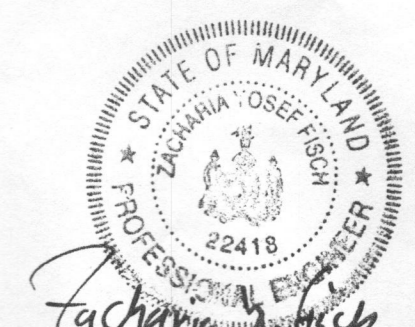
GENERAL NOTES

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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.



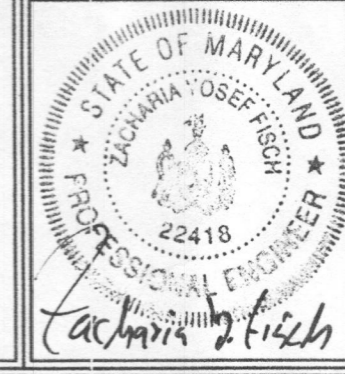
ZACHARIA YOSEF FISCH, P.E. #22418 DATE 10/26/06 FSH ASSOCIATES

PERCOLATION CERTIFICATION PLAN
RYAN PROPERTY
 2775 SYKESVILLE ROAD (MARYLAND ROUTE 32)
 LOTS 1, 2, 3, AND NON-BUILDABLE PRESERVATION PARCEL 'A'
 # A524383

TAX MAP 15 GRID I7 PARCEL 87
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CONTRACT PURCHASER

DAVID HILGER
3515 Anton Farms Road
Baltimore, Maryland 21208
Tel.: (410)365-2469
Tel.: (410)580-0959



FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: ZYF
DRAWN BY: HK
CHECKED BY: ZYF
SCALE: As Shown
DATE: Oct. 26, 2006
I.O. No.: 3399
SHEET No.: 1 OF 1

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY
Robert J. Welton
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT
11/2/06
DATE

PLAN VIEW
SCALE: 1"=50'

Maryland State Grid (NAD 83/91)

E 1,325,400
N 593,600

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N 592,700

PERC. CHART

Number	Elevation
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601	496.16
602	499.77
603	499.11
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607	521.43
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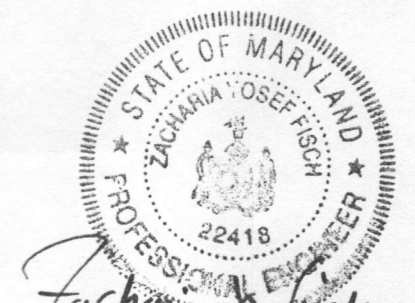
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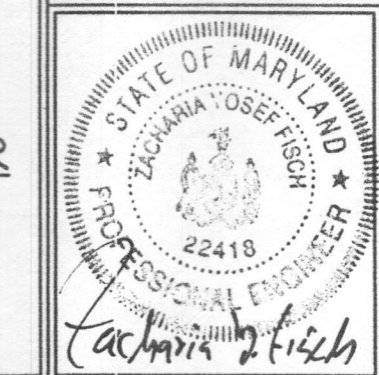


ZACHARIA JOSEF FISCH, P.E. #22418
FSH ASSOCIATES

10/26/06
DATE

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LOTS 1, 2, 3, AND NON-BUILDABLE
PRESERVATION PARCEL 'A'
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TAX MAP 15 GRID I7
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PARCEL 87
HOWARD COUNTY, MARYLAND



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8318 Forrest Street Ellicott City, MD 21043
Tel.: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: ZYF
DRAWN BY: HK
CHECKED BY: ZYF
SCALE: As Shown
DATE: Oct. 26, 2006
W.O. No.: 3999
SHEET No.: 1 OF 1

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Robert W. Weber
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT
11/2/06
DATE

PLAN VIEW
SCALE: 1"=50'

