

APPLICATION

PERCOLATION TESTING

A 570122-B

P _____

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 4/29/98

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 Josephine H. Zimmerman

ADDRESS 14777 Roxbury Road, Glenelg, MD 21737 PHONE 301-854-6894

AGENT OR PROSPECTIVE BUYER Heritage Land Development

3243 Bethany Lane
ADDRESS Ellicott City, MD 21042 PHONE 410-313-8808

PROPERTY LOCATION:

SUBDIVISION Frosty Pines LOT NO. 2 ①

ROAD AND DESCRIPTION 14777 Roxbury Road, Glenelg, MD 21737

TAX MAP 21 PARCEL # 58

SIZE OF LOT 1 acre TYPE 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.

[Signature]
(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 _____

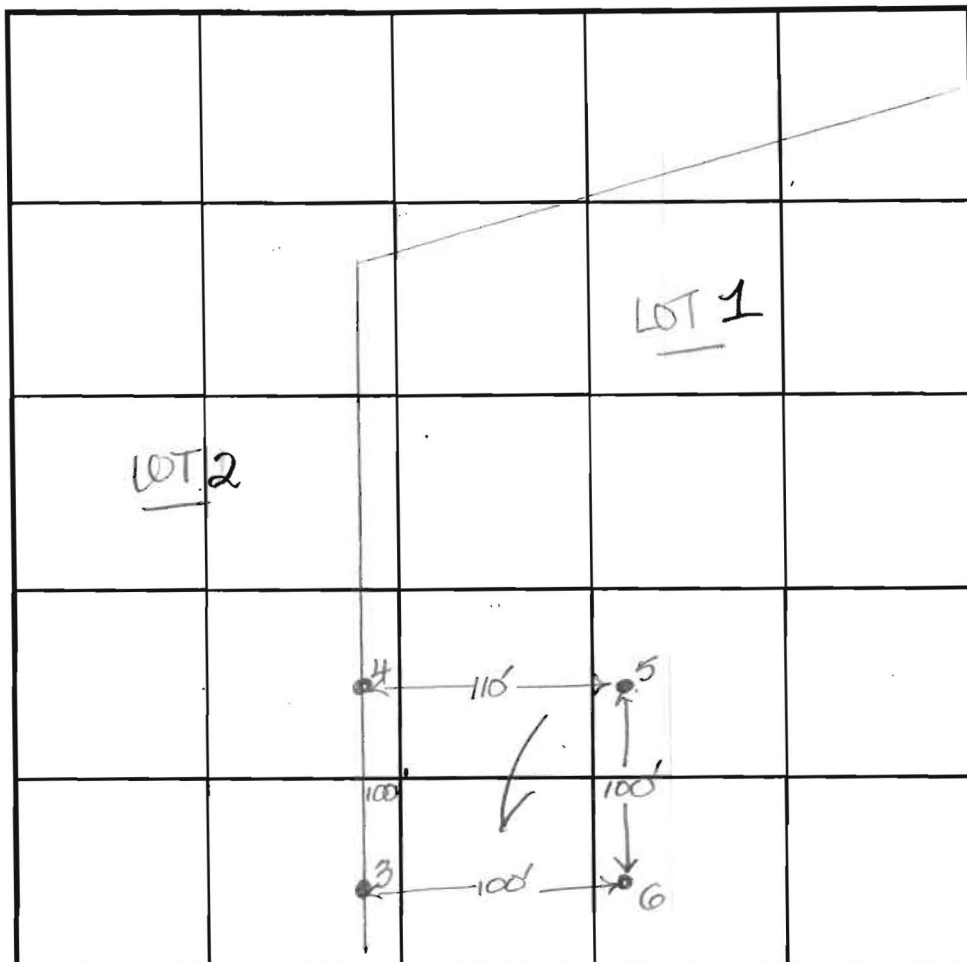
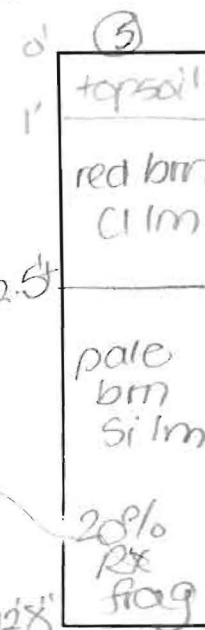
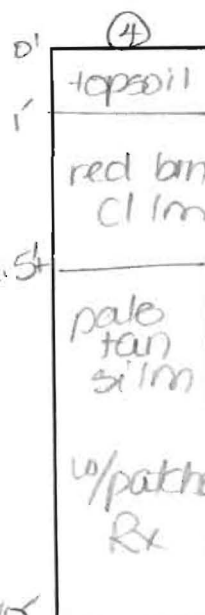
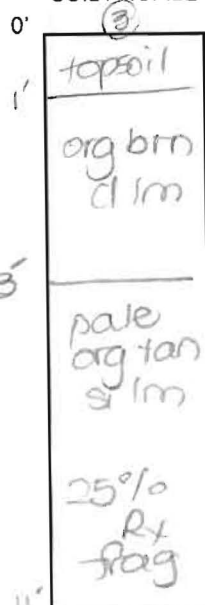
SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

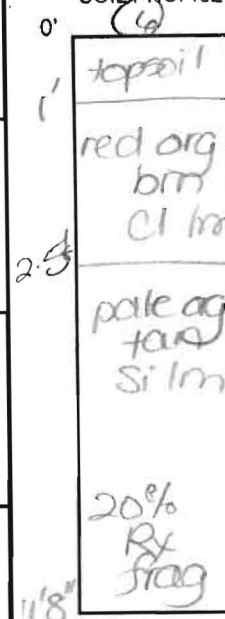
510122B

COUNTY #

SOIL PROFILE



SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

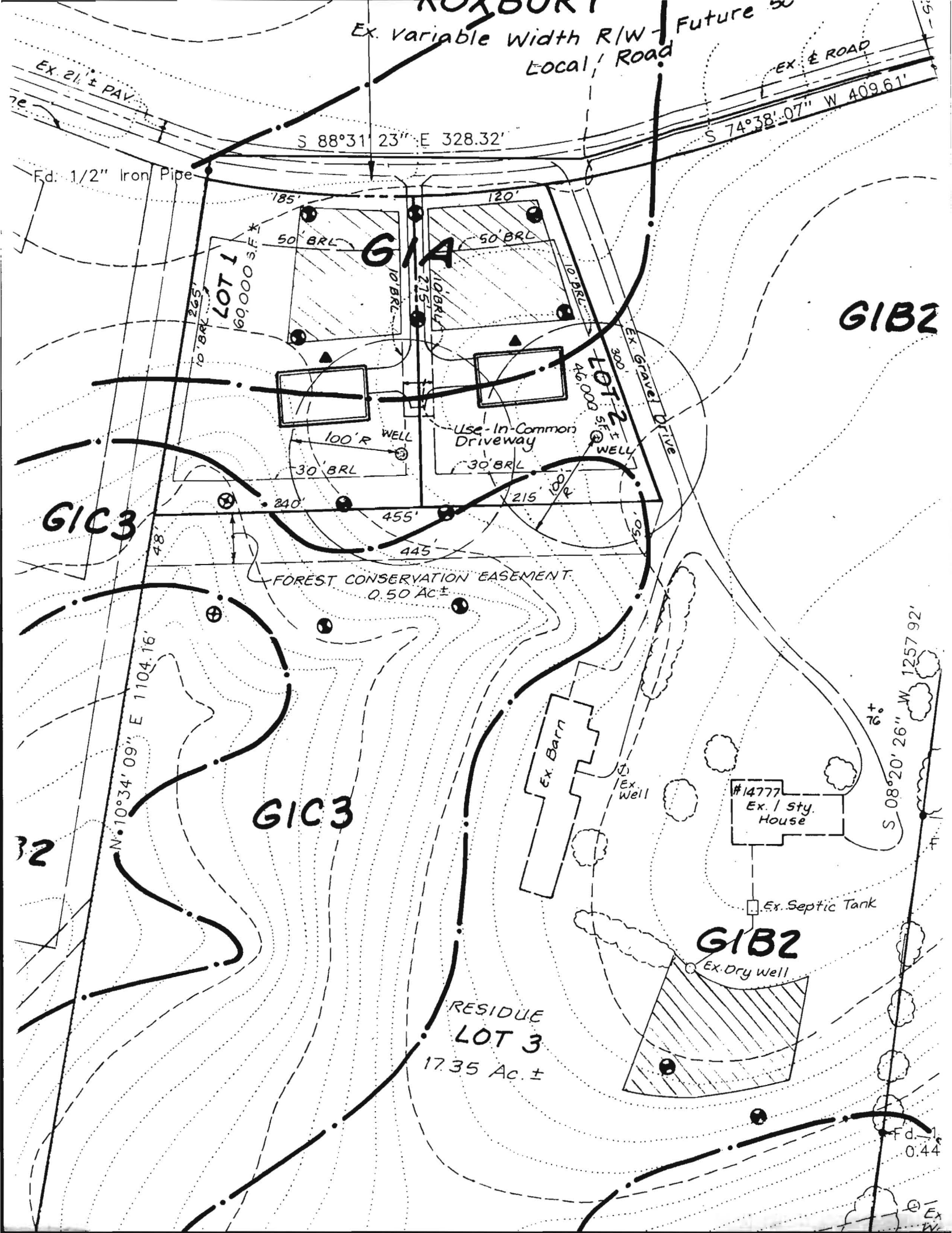
ROXBURY ROAD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
5-21-98	3	3.0'S	10:38 ₂	10:40	10:40	10:42	2
		11.0'D	Visual				OK
	4	3.0'S	11:08	11:09	11:09	11:10 ₃	2
		10.0'D	Visual				OK
	5	3.5'S	11:13 ₃	11:15 ₃	11:15 ₃	11:18	3
		12'8" D	Visual				OK
	6	4.0'S	10:45	10:46	10:46	10:47 ₃	2
		11'8" D	Visual				OK

REMARKS holes tested as staked

TYPE OF SOIL _____

TESTED BY D. SoeALSO PRESENT T. Feaga C. ZeppTRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 2+TRENCH WIDTH 3INLET DEPTH 2.5MAXIMUM BOTTOM DEPTH 4.5SQ. FT./BEDROOM 180



the Land Records of
the plat in accordance
of Planning and Zoning

erty Article,
ment volume,
to the making
have been

5/22/99

Date

5/13/99

Date

5/13/99

Date

PROPERTY OF
EDGEMOOD FARM INC.
Liber 2268 Folio 583
Zoned: RC

"WOODFIELD"
Lots 1 Thru 10
Plat No. 8290
Zoned: RC

Fd. Post

N 82°02'02" W 382.66'

Fd. Stone

N 89°02'34" W 364.32'
Fd. IBC "VRA339"

Fd. 1/4" Iron Rod
N 22°27'25" E 2.46'

S 08°20'26" W

Fd. 3/4" Iron Pipe
0.39 East

FEMIANO ESTATES
Section One Area Three
Lots 5 Thru 10, 11 and 12
Plat Nos. 7496 and 9148
Zoned: RC

SEEGGER
Liber 908 Folio 642
Zoned: RC

OWNER

Dale E. Haylett, Jr.
Josephine H. Zimmerman

Lot 2
Prince Charles Estates
Lots 1 - 4
Plat No. 9007
Zoned: RC

Lot 3

Ex. R/W Line
per Plat #9007

Fd. 1/2" Iron Pipe

Lot 1
1.3609 Acst+/-
59280 SF

24' Private
Use-In-Common
Esmt.
For Lots 1 & 2 Recorded in
The Land Records of Howard
County

Lot 2
1.0502 Acst+/-
45748 SF

Forest Conservation Esmt. #2
0.3164 Ac.
13737 SF

Public 33.59' Drainage
& Utility Esmt.

Forest Conservation Esmt. #1
0.2975 Ac.
12961 SF

PARCEL 'A'
16.5049 Acst+/-
718953 SF

ROXBURY ROAD
Ex. Variable R/W - Future 50' R/W
(Local Road)

Dedicated to
Howard County, Maryland
for the Purpose of a Public Roadway
for 15314 SF or 0.3515 Acst+/-

Copy of Final
F-00-140

E1304500

N578250

Developer reserves unto itself, its successors and assigns all easements shown on this plat for the public utilities, public stormwater management facilities, forest conservation (designated as FOREST CONSERVATION EASEMENT), floodplains, and preservation parcels located in, on, over and through Lots 1, 2 and Parcel A. Any and all 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). Developer shall execute and deliver deeds and/or declaration of covenants, as appropriate, for the easements herein reserved to Howard County. The deed(s) of easement and declaration of covenants shall be recorded in the Land Records of Howard County following recordation of the plat in accordance with the requirements of the Department of Planning and Zoning and Department of Public Works.

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

Dale E. Haylett, Jr. 5/24/99
Dale E. Haylett, Jr. Date
Josephine H. Zimmerman 5/12/99
Josephine H. Zimmerman Date

COORDINATE TABLE

Point#	North	East
2:	576841.261	1304241.780
5:	576788.229	1304620.746
7:	576782.141	1304985.027
11:	577918.223	1304772.520
15:	578026.755	1305167.494
16:	577926.686	1304444.307
314:	577914.931	1304442.114
315:	578008.881	1305164.874
316:	577925.992	1304875.061

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

AREA TABULATION

- Total number of lots to be recorded: 3
 - Buildable Cluster Lots: 2
 - Buildable Parcels: 1
 - Buildable Preservation Parcels: 0
 - Non-Buildable Preservation Parcels: 0
 - Non-Buildable Bulk Parcels: 0
- Total area of lots to be recorded: 19.9160 Acst/-
 - Buildable Cluster Lots: 2.4111 Acst/-
 - Buildable Parcels: 16.5049 Acst/-
 - Buildable Preservation Parcels: 0
 - Non-Buildable Preservation Parcels: 0
 - Non-Buildable Bulk Parcels: 0
- Total area of right of way to be recorded: 0.3515 Acst/-
- Total area of subdivision to be recorded: 19.2675 Acst/-

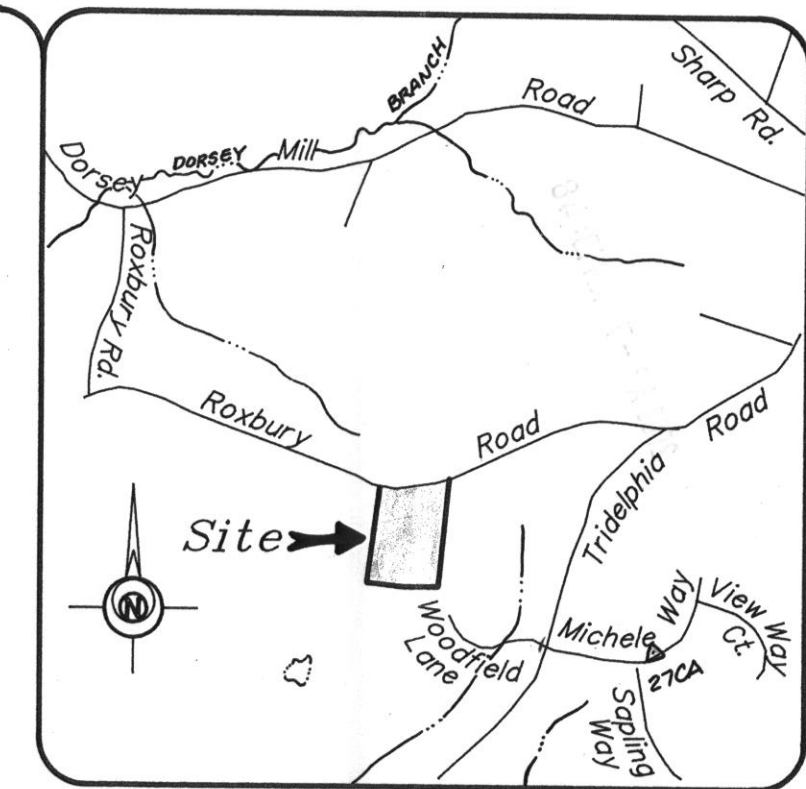
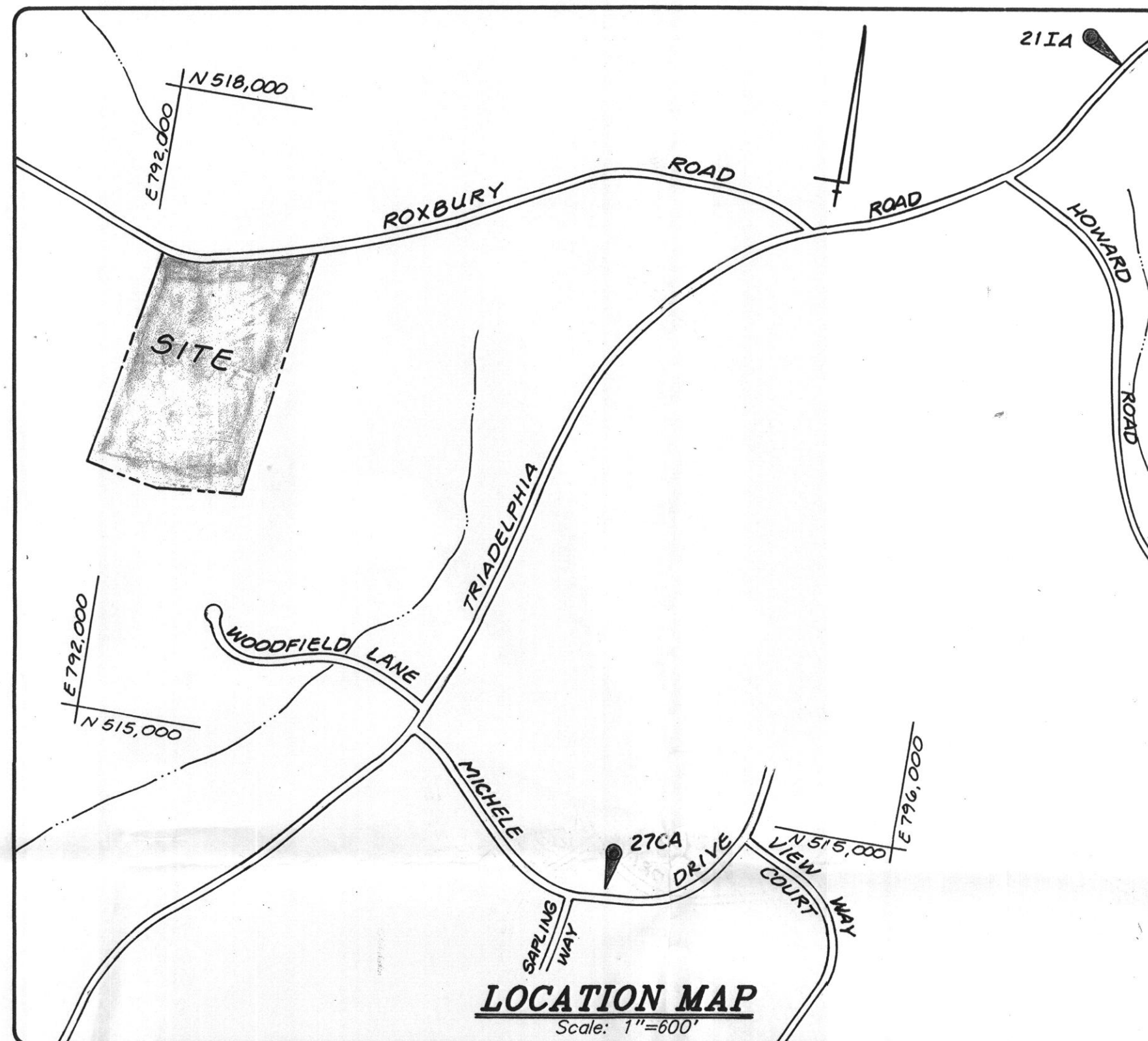
APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department

Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Director Date

Chief, Development Engineering Division Date



VICINITY MAP

Scale: 1"=2,000

General Notes

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated July 1998.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 217A & 27CA.
- Deed References: Liber 3941 Folio 0554
- Subject property is zoned RC per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- These areas designate a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- The forest conservation easement has been established to fulfill the requirements of Section 16, 1200 of the Howard County Code/Forest Conservation Act. No clearing, grading or construction are permitted within the easement; however, forest management practices as defined in the Deed of Forest Conservation easement are permitted. The Forest Conservation obligation is met by Afforestation planting on site. The Forest Conservation Easement shown on this plat for 0.6 Acres is for development of Lots 1 & 2 only. The obligation for Parcel "A" will be met upon subdivision of that 16.5049 Acres.
- Driveway(s) shall be provided prior to Residential Occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 14 feet. b) Surface - 6 inches of compacted crusher run base with tar and chip coating. c) Geometry - Maximum 15% grade, with the durable and sustained grade of 8%. Maximum 10% grade change and minimum of 45 foot turning radius. d) Structures (culverts/bridges) Capable of supporting 25 gross tons (225 loadings). e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface. f) Structure Clearances - minimum 12 feet. g) Maintenance sufficient to insure all weather use. Where one (1) driveway serves more than one (1) lot, a house number sign must be placed at each lot entrance and a range of street address house numbers sign where the common driveway intersects with the main road. All proposed wells to be drilled prior to Final Plat signature approval.
- No new building extensions or additions to the existing dwelling or structures on Parcel "A" are to be constructed at a distance less than the Zoning Regulations required.
- The creation of Lots 1 & 2 necessitates the future creation of 6.09 acres of preservation parcel (2 x 4.25 minus 2.411 acres) per Zoning, Section 104.F.5 upon the resubdivision of Parcel "A". Depending on how Parcel "A" is configured, and the lot yield realized through that resubdivision, the 6.09 acres of preservation parcel may be located either entirely on this site or partly on-site and partly off-site on a sending parcel. With the resubdivision of Parcel "A", the full potential density of the site, 9 buildable lots/parcels (including Lots 1 & 2) may be achieved only through the purchase of 5 DEO units:
19.267/2 = 9 units maximum yield*
19.267/4.25 = 4 units by right
9 - 4 = 5 DEO/CEO units required
*yield based on Zoning Regulations in effect at the time of the recordation of this subdivision plat.
- This subdivision does not propose creation of preservation parcels.
- Prior to the issuance of either a grading permit or building permit, stormwater management will be required in accordance with the Howard County Design Manual. The Department of Planning and Zoning approved the Fee-in-Lieu for stormwater management on 8/18/98 for Lots 1 & 2. Water Quality management for Lots 1 & 2 will be provided by privately maintained dry wells. Further subdivision of Parcel "A", stormwater management shall be required in accordance with current Howard County criteria.

OWNERS

Dale E. Haylett, Jr.
Josephine H. Zimmerman
1477 Roxbury Road
Glenelg, Maryland 21737

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 Josephine H. Zimmerman to Dale E. Haylett, Jr. and Josephine H. Zimmerman by deed dated March 12, 1997, and recorded in the Land Records of Howard County, Maryland in Liber 3941, Folio 0554, 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.



D. Wayne Weller
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

5/24/99
Date

OWNER'S CERTIFICATE

Dale E. Haylett, Jr. and Josephine Zimmerman, 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 roads and street rights-of-way and the specific easement area shown hereon; (2) the right to require dedication for public use, the beds of the streets and/or roads and floodplains and open spaces 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, 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 my hand this day of April 1999.

Dale E. Haylett, Jr.
Dale E. Haylett, Jr.
Josephine H. Zimmerman
Josephine H. Zimmerman

Witness

RECORDED AS PLAT NUMBER
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

FROSTY PINES Lots 1, 2 and Parcel A'

Previous Submittals: F99-188
Tax Map No. 21 - Block 22 - Parcel No. 58
4th Election District Howard County, Maryland
Scale: 1" = 100' Date: April 1999 Sht. No. 1 of 2

LDE, INC.

9250 Rumsey Road - Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070

F 00-

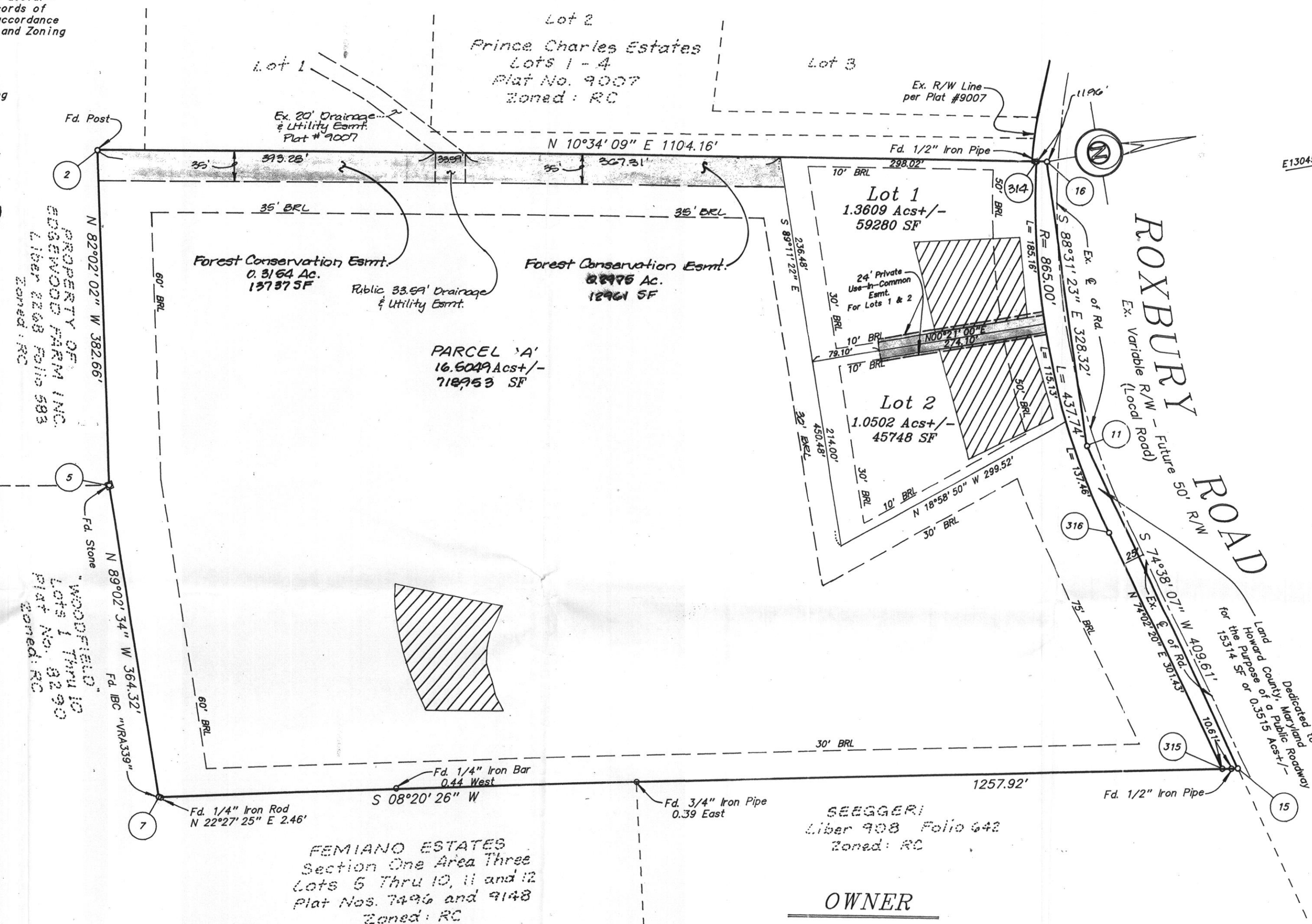
Developer reserves unto itself, its successors and assigns all easements shown on this plat for the public utilities, public stormwater management facilities, forest conservation (designated as FOREST CONSERVATION EASEMENT), floodplains, and preservation parcels located in, on, over and through Lots 1, 2 and Parcel A. Any and all conveyances of the aforesaid lots shall be subjected to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds and/or declaration of covenants, as appropriate, for the easements herein reserved to Howard County. The deed(s) of easement and declaration of covenants shall be recorded in the Land Records of Howard County following recordation of the plat in accordance with the requirements of the Department of Planning and Zoning and Department of Public Works.

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

D. Wayne Weller 5/24/99
D. Wayne Weller, MD Reg No. 10685 Date
Dale E. Haylett, Jr. 5/13/99
Dale E. Haylett, Jr. Date
Josephine H. Zimmerman 5/13/99
Josephine H. Zimmerman Date

CURVE DATA					
Name & Curve Number	Radius	Delta	Length	Tangent	Chord Bearing & Dist.
Roxbury Road	865.00'	28°59'43"	437.74'	223.67'	N88°32'12"E - 433.09'

These areas designate a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.



AREA TABULATIONS

- Total number of lots to be recorded: 3
 - Buildable Cluster Lots: 2
 - Buildable Parcels: 1
 - Buildable Preservation Parcels: 0
 - Non-Buildable Preservation Parcels: 0
 - Non-Buildable Bulk Parcels: 0
- Total area of lots to be recorded: 18.9160 Acs +/-
 - Buildable Cluster Lots: 2.4111 Acs +/-
 - Buildable Parcels: 16.6049 Acs +/-
 - Buildable Preservation Parcels: 0
 - Non-Buildable Preservation Parcels: 0
 - Non-Buildable Bulk Parcels: 0
- Total area of right of way to be recorded: 0.3515 Acs +/-
- Total area of subdivision to be recorded: 19.2675 Acs +/-

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

Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Director Date

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 of the lands conveyed by Josephine H. Zimmerman to Dale E. Haylett, Jr. and Josephine H. Zimmerman by deed dated March 12, 1997, and recorded in the Land Records of Howard County, Maryland in Liber 3941, Folio 0554, 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.



D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

5/24/99 Date

OWNER'S CERTIFICATE

Dale E. Haylett, Jr. and Josephine Zimmerman, 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 roads and street rights-of-way and the specific easement area 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, 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 my hand this day of April 1999.

Dale E. Haylett, Jr.
Josephine H. Zimmerman

Witness

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

FROSTY PINES
Lots 1, 2 and Parcel A'

Previous Submittals: F99-188
Tax Map No. 21 - Block 22 - Parcel No. 58
4th Election District Howard County, Maryland
Scale: 1" = 100' Date: April 1999 Sheet No. 2 of 2

LDE, INC.
9250 Rumsey Road Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070