

# APPLICATION

## PERCOLATION TESTING

A 518002

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 410-313-2640

DISTRICT \_\_\_\_\_

DATE 11/20/2002

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 James Brown

ADDRESS 15155 Triadelphia Mill Rd., Glenelg, MD 21737 PHONE \_\_\_\_\_

AGENT OR PROSPECTIVE BUYER Heritage Land Development

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

Fax 410-489-4754

PROPERTY LOCATION:

SUBDIVISION \_\_\_\_\_ LOT NO. 1

ROAD AND DESCRIPTION 15155 Triadelphia Mill Road, Glenelg. Closest cross street is Roxbury Road

TAX MAP NO. 27 PARCEL # 60

SIZE OF LOT 1 acre TYPE OF BLDG. SFD

(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE

FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY

WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

\_\_\_\_\_  
(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

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

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

# THIS IS NOT A PERMIT

COUNTY #

LOT ①

SOIL PROFILE

0' 105C/101/101A/103A

orge  
red  
scllmtan gray  
orge  
sa lm  
10-15%  
frags

13-14½

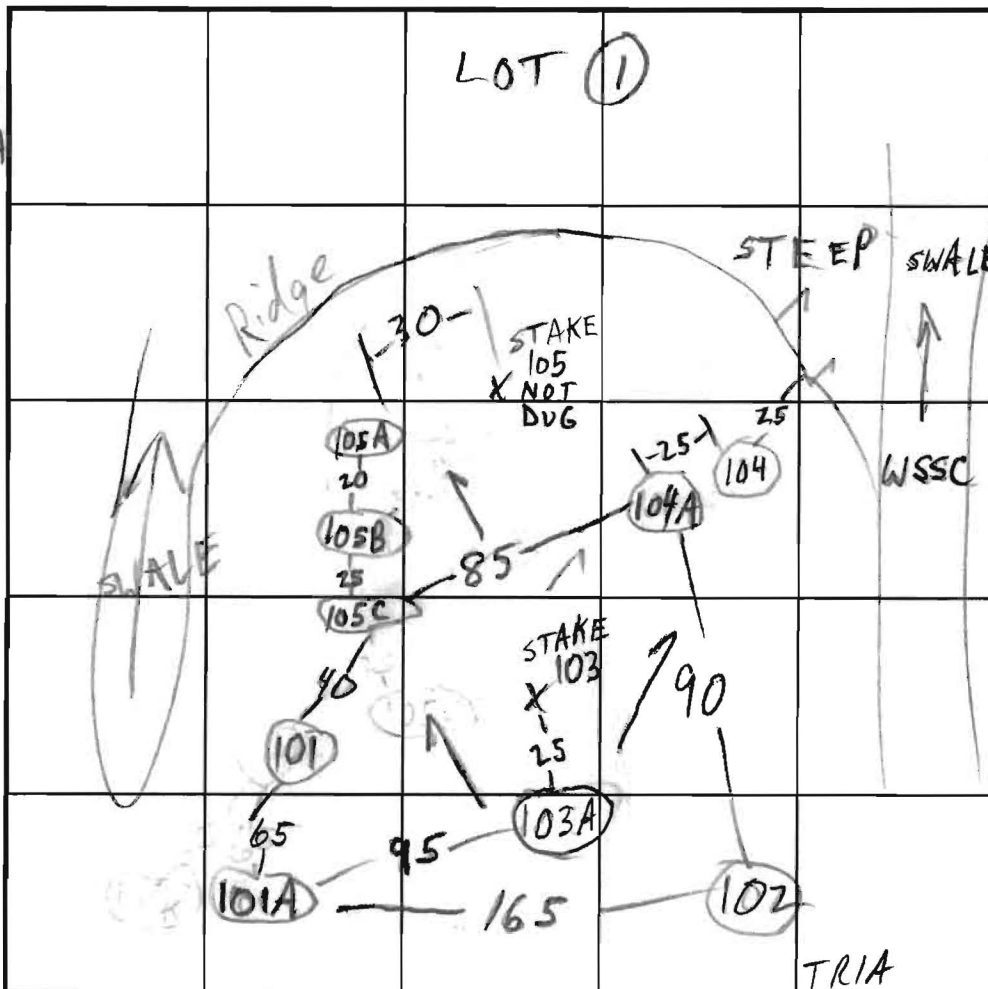
SOIL PROFILE

0' 104A

orge  
red  
cl lmH. orge  
red brn  
sa lm  
10-20%  
fragstan gray  
sa lm  
15-20%  
fragsgray  
sa lm  
25-30%  
Rxbrn red  
cl lm

brn red cl lm

40-50% Rx



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

MILL RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1/6/03	104 V	7	40-50%	Rx			FAIL
	104A <sup>SM</sup> 3½	7½ / 11	11:02	11:05	11:05	11:12	7
			11:36-50	11:41:00	11:41	11:47	6
	103A V	14½					
	105C V	4	11:20	11:32	11:32	11:57	25
	105B V	9	40-50%	Rx			FAIL
	105A V	3½	ROCK				FAIL
	101 V	14					
	101A <sup>S</sup> 4 ½	13½	11:52	SLOW	12:15	12:29	14 ±
	102 <sup>SM</sup> 3'9"	6½ / 12	12:01	12:05	12:05	12:13	8
			12:19	12:27	12:27	12:40	13

REMARKS 105A, 105B, 105C, 101A, 103A, 104A NOT PER PLAN; OTHERS PER PLAN

TYPE OF SOIL

TESTED BY M. RIPPIN

TRENCH DESIGN DATA: AVG. PERCOLATION TIME

INLET DEPTH

MAXIMUM BOTTOM DEPTH

REPAIRS 5

ALSO PRESENT Tim Feaga, Justin

TRENCH WIDTH

SQ. FT./BEDROOM

Chuck Z  
210 (X0.44)

# APPLICATION

## PERCOLATION TESTING

A 518000 <sup>17-B</sup>

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 410-313-2640

DISTRICT \_\_\_\_\_

DATE 11/20/2002

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 James Brown

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AGENT OR PROSPECTIVE BUYER Heritage Land Development

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

Fax 410-489-4754

PROPERTY LOCATION:

SUBDIVISION \_\_\_\_\_ LOT NO. EX. TRAILER

ROAD AND DESCRIPTION 15155 Triadelphia Mill Road, Glenelg. Closest cross street is Roxbury Road

TAX MAP NO. 27 PARCEL # 60

SIZE OF LOT 1 acre TYPE OF BLDG. SFD

(SINGLE FAMILY DWELLING OR COMMERCIAL)

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WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

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

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

# THIS IS NOT A PERMIT

COUNTY #

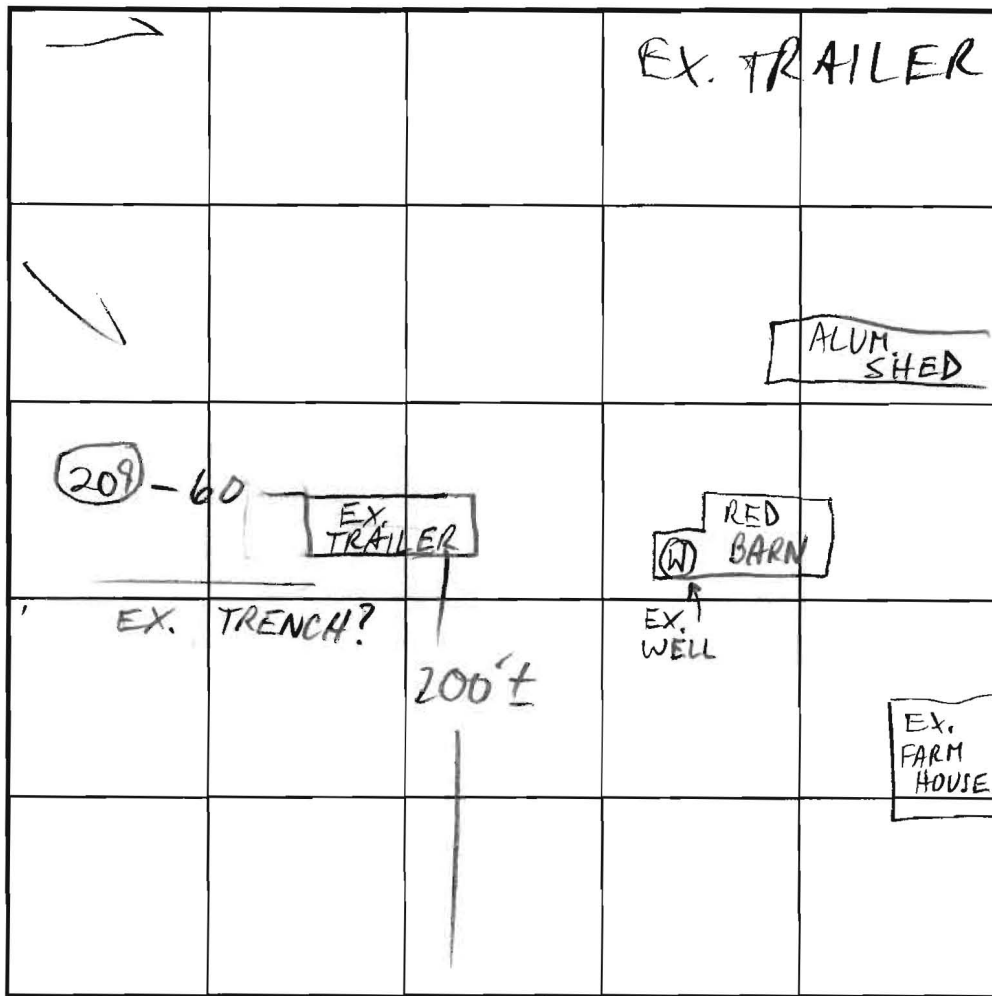
SOIL PROFILE

0'

209

orange  
silt/m4 1/2  
tan brn  
gray red  
silt/m  
10-20%  
frags

9 1/2



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

TRIA. MILL RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
1/6/03	209 v	9 1/2	DEPTH NOT LIMITED BY ROCK					
			OTHER HOLES W/SIM. PROFILE TO 13'-4"					

REMARKS

TYPE OF SOIL

TESTED BY M. Ripkin

TRENCH DESIGN DATA: AVG. PERCOLATION TIME

INLET DEPTH

MAXIMUM BOTTOM DEPTH

ALSO PRESENT Tim Feaga, Justin

TRENCH WIDTH Chuck Z.

SQ. FT./BEDROOM



# APPLICATION

## PERCOLATION TESTING

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043

TELEPHONE: 410-313-2640

A 518000 <sup>17-A</sup>

P \_\_\_\_\_

DISTRICT \_\_\_\_\_

DATE 11/20/2002

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

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AGENT OR PROSPECTIVE BUYER Heritage Land Development

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

Fax 410-489-4754

PROPERTY LOCATION:

SUBDIVISION \_\_\_\_\_ LOT NO. EX. SFD FARM HOUSE

ROAD AND DESCRIPTION 15155 Triadelphia Mill Road, Glenelg. Closest cross street is Roxbury Road

TAX MAP NO. 27 PARCEL # 60

SIZE OF LOT 1 acre TYPE OF BLDG. SFD

(SINGLE FAMILY DWELLING OR COMMERCIAL)

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

# THIS IS NOT A PERMIT

COUNTY #

SOIL PROFILE

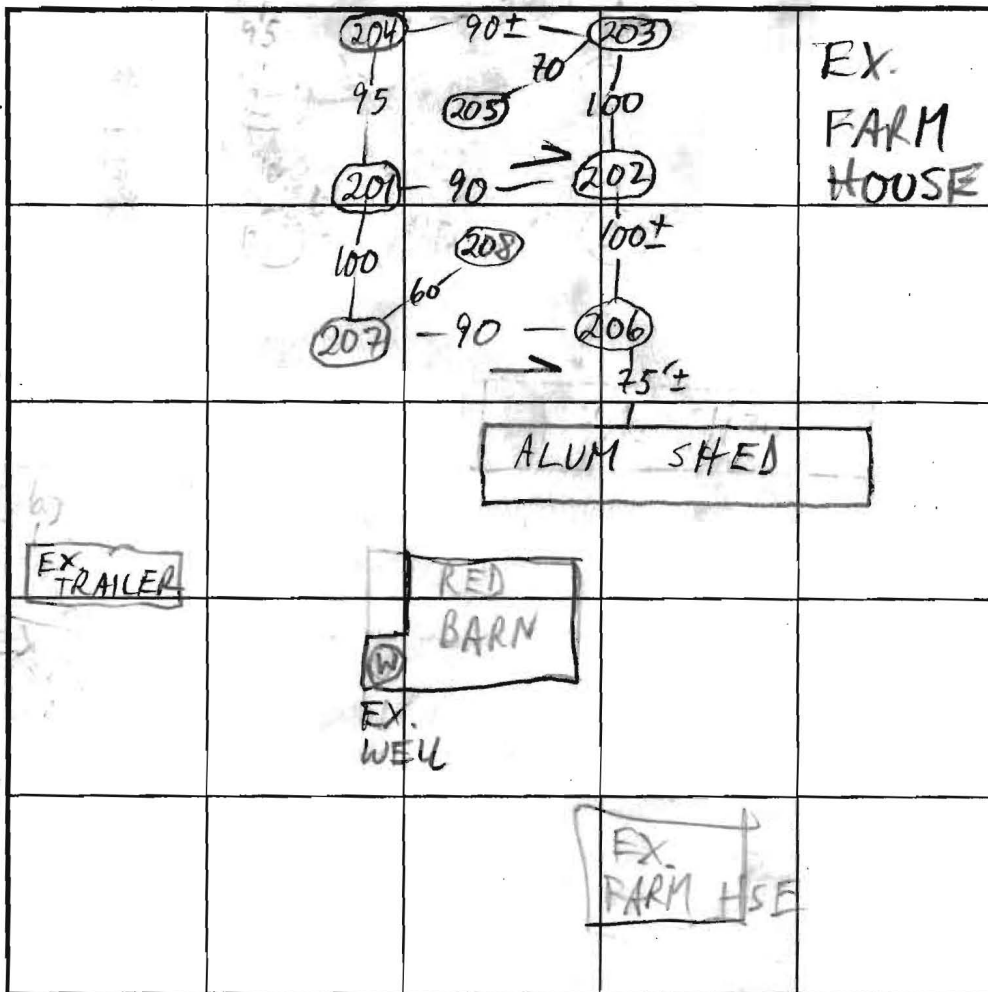
0' ALL HOLES

0'ge  
brn  
scllm

4-  
6

tan  
brn gray  
red  
sa 1m  
10-20%  
Frag

13



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

TRIA MILL RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1/6/03	206 <sup>S</sup>	6 1/2	1:59	2:09	2:09	2:22	13
	207 <sup>S</sup>	5 6	2:28	2:47	2:57	3:12	15
	201 <sup>S</sup>	3 1/2	2:36	2:51	2:51	3:19	28
	202 <sup>S</sup>	5 1/2	2:41	3:13	3:15	3:20	5
	208 <sup>V</sup>	11 1/2	OK				
	204 <sup>S</sup>	5	3:04	3:12	3:12	3:29	17±
	203 <sup>S</sup>	5	3:22	3:28	3:28	3:40	12
	205 <sup>V</sup>	12 1/2	OK				

REMARKS 201-205 PER PLAN<sup>±</sup>; 206-208 NOT PER PLAN

TYPE OF SOIL

TESTED BY M. Ripkin

TRENCH DESIGN DATA: AVG. PERCOLATION TIME

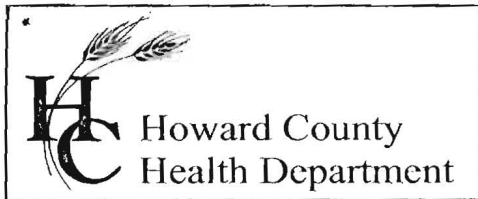
INLET DEPTH

MAXIMUM BOTTOM DEPTH

ALSO PRESENT Tim Feaga, Justin

TRENCH WIDTH Chuck Z.

SQ. FT./BEDROOM



3525 H Ellicott Mills Drive, Ellicott City, MD 21043  
(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

March 7, 2003

Heritage Land Development  
3060 Washington Road  
Suite 220  
Glenwood, MD 21738

RE: Percolation Test Results – A 518002, 518017A&B  
Tax Map 27, Parcel 60, Brown Property  
One Lot Subdivision with Structures to Remain  
15155 Triadelphia Mill Road

Dear Mr. Feaga

Percolation testing conducted January 6, 2003 on the referenced property indicated generally satisfactory soil conditions, although shallow bedrock was encountered in some test holes. 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 1500 ft<sup>2</sup> of approvable area for each lot/house to remain
- 4) all existing wells and septic systems/reserve areas on the property
- 5) locations of any other relevant features such as streams, swales, or existing structures
- 6) a note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown
- 7) a note indicating that depicted topography reflects field-matched information

*INCORRECT*  
~~Since test holes 206-208 were requested onsite to establish another reserve area, test fees of \$225 are required to continue that part of the review. 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) 313-2640.~~

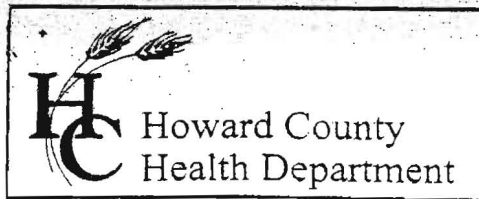
Very truly yours,

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

MR

Enclosures

cc: FSH Associates  
James Brown  
File




3525 H Ellicott Mills Drive, Ellicott City, MD 21043  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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

August 6, 2003

TO: Cindy Hamilton, Chief  
Division of Land Development

FROM: Mark Rifkin   
Well and Septic Program

RE: File Number: F-04-010  
Title: James Brown Property

Approved, subject to the following changes:

- 1) Add a 10,000ft<sup>2</sup> sewage easement each for the existing dwelling and mobile home; these easements should be separated by ten feet and, in total, should approximate that depicted on the approved percolation certification plan.
- 2) Add a note documenting that a variance to COMAR 26.04.02.05.K was granted by MDE on May 20, 2003, allowing a one-acre lot to be approved within 2500' of a water supply reservoir.

MR

# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: July 11, 2003

P&Z File No. F-04-010

## Department of Planning and Zoning

- ☒ Transportation Planning
- ☒ Historic Preservation
- ☐ Comprehensive Planning and Zoning Administration
- ☒ Research
- ☒ Address Coordinator

- ☒ Agricultural Preservation
- ☒ Development Engineering Division
- ☒ Forest Conservation Planner
- ☒ File

## Agencies

- ☒ Soil Conservation District
- ☐ Department of Inspections, Licenses & Permits
- ☒ Department of Fire and Rescue Services
- ☒ State Highway Administration
- ☒ Bureau of Environmental Health
- ☒ Board of Education
- ☒ Recreation and Parks

- ☒ Tax Assessment
- ☒ Bell Atlantic Telephone
- ☒ BG&E
- ☐ Cable TV
- ☐ Police
- ☐ MTA
- ☐ Finance
- ☐ DPW, Real Estate Services
- ☐ DPW, Construction and Inspection
- ☐ DPW, Bureau of Utilities

RE: James Brown Property Lot 1 - Ag Pres

ENCLOSED FOR YOUR THE ENCLOSED → ☐ Signature Approval ☒ Review & Comments ☐ Files  
 → ☐ Original

## Plans # of Sheets

- ☐ Sketch Plan
- ☐ Prel Equiv Sketch Plan
- ☐ Preliminary Plan
- ☒ Final Plat 1
- ☐ Final Constr Plans (RDS)
- ☐ Final Development Plan
- ☐ Site Development Plan
- ☐ Landscape Plan
- ☐ Grading Plan
- ☐ House Type Revision Plan
- ☐ Water and Sewer Plan

## Supplemental Documents

- ☒ Wetlands Report DLD/DED/SCD
- ☒ Soils/Topo Map/Drain Area Map DLD/DED/SCD/SHA/DE
- ☐ FSD/FCP/Worksheet and Application
- ☐ Declaration of Intent
- ☐ Drainage and/or Computation/Pond Safety Comps
- ☐ Preliminary Road Profiles
- ☐ APFO Roads Test/Mitigation Plan
- ☐ Traffic Study/Noise Study
- ☒ Sight Distance Analysis DLD/DED
- ☒ Floodplain Study DLD/DED/SCD
- ☒ Stormwater Management Comps.
- ☐ Industrial Waste Survey (DPW)
- ☐ Road Poster Form Letter
- ☒ Response Letter
- ☒ Perc Plat DLD/DEH
- ☐ Scenic Road Exhibits
- ☒ Poster - DLD

## Applications

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

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

Recorded On 7-11-03

COMMENTS: \_\_\_\_\_ ~~SEE~~ COMMENTS DUE BY: 8-5-03

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

*Health*

**FSH Associates**

Engineers Planners Surveyors

July 7, 2003

**Mrs. Cindy Hamilton, Chief  
Division of Land Development  
Howard County Department of  
Planning and Zoning**

3450 Courthouse Drive  
Ellicott City, Maryland 21043

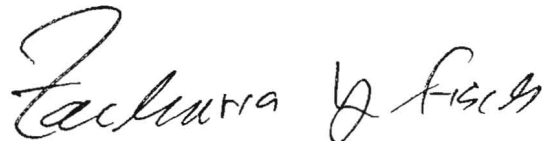
Re: James Brown Property  
Agricultural Land Preservation  
Lot 1

Dear Mrs. Hamilton:

Proposed Lot 1 is a one acre lot created under the guidelines of Section 104.E.6 of the zoning regulations. Therefore, the lot can not exceed one (1) acre in size. Due to existing site constraints, the Health Department dictated the location of the proposed wells in relation to the septic fields on and off the lot as well as other existing farm related activities and features on site. The irregular lot shape that is proposed is a consequence of those constraints. Please see enclosed signed percolation test certification plan.

Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Sincerely,  
**FSH Associates**



Zacharia Y. Fisch, P.E.

ZYF:mlg  
CC: File 3169

S:\WORD Documents\FSH Associates\Letters\Hamilton-James Brown Prop2.doc



# HERITAGE Land Development

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LAND PLANNING ♦ DEVELOPMENT ♦ MARKETING ♦ ZONING ♦ VALUATION

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April 4, 2003

Mr. Mark Rifkin  
Mr. Barry Glotfelty  
Howard County Bureau of Environmental Health  
Well and Septic Program  
3525-H Ellicott Mills Drive  
Ellicott City, MD 21043

RE: Waiver for James Brown Property

Dear Messrs. Rifkin and Glotfelty:


Our client owns 88.142 acres known as Tax Map 27, Parcel 60, all or mostly contained within the 2,500 foot buffer area of the Triadelphia Reservoir. This property is in Permanent Agricultural Preservation which allows the existing home and tenant home to remain, along with two children's lots. The subject property is the first of two children's lots. Upon construction of the first children's lot and the second the total density of the farm will be 4 units per 88.142 acres or one unit per 22 acres. This obviously is far in excess of the minimum requirement from COMAR of 2 acres per unit on lands within the 2,500 foot buffer.

While we feel that the ability to be granted a waiver from MDE should be rather simple when considering our density, it may also be of interest for MDE to understand that the Howard County Preservation Program requires that children's lots be created no greater and no less than 43,560 square feet, exactly. There is absolutely no ability for a lot to be created to the 2 acre threshold required of MDE.

Your assistance in expediting this waiver request would be greatly appreciated.

Sincerely,

HERITAGE LAND DEVELOPMENT

  
Charles G. Zepp, Jr.  
Vice President

APPROVAL RECOMMENDED

HR 5/20/03

Variance granted BWB 5/20/03

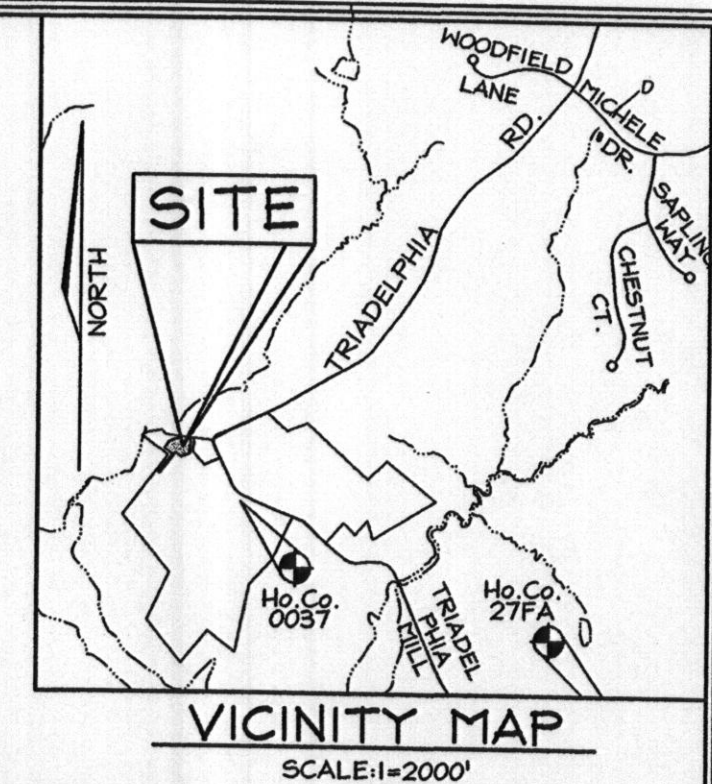
cc: Ag Office of Howard County

C:\Documents and Settings\Debbie Tinkle\My Documents\\_DAT Files\\_hld\\_lmc\CORRES\Rifkin.Glotfelty\_Waiver 4.2.wpd



U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
30	572,259.1237	1,302,078.3716
31	572,247.2256	1,302,153.7968

METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
30	174,424.9298	396,874.2814
31	174,421.3032	396,897.2711



## GENERAL NOTES

- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 0037 and no. 27FA. ♦ Denotes approximate location (see location map).
- Sta. 0037 N 174,225.1990 (meters) E 397,055.3300 (meters)  
N 571,603.840 (feet) E 1,302,672.361 (feet)
- Sta. 27FA N 173,432.2036 (meters) E 398,541.6442 (meters)  
N 569,002.154 (feet) E 1,306,892.544 (feet)
- Denotes iron pipe found or pin found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- Denotes Wetland Areas.
- W — Denotes Wetland Area outline.
- — — Denotes existing centerline of Stream Channel.
- WB — Denotes Wetland Buffer outline.
- SB — Denotes Stream Buffer 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 sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant modifications to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about February 21, 2003 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
  - Width - 12 feet (14 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 15% 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 surface;
  - Structure clearances - minimum 12 Feet;
  - Maintenances - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- There is no 100 Year Floodplain existing on-site.
- Lot 1 is created in accordance with section 104.E.6 of the Zoning regulation which allows the lot to be created pursuant to the applicable state and Howard County laws governing the Agricultural land preservation district or easement. All Bulk regulations of section 104.E.2 through 104.E.5 remain applicable.
- This plat is subject to section 15.514(b) of the agricultural preservation program.
- This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.
- Landscaping requirements for this lot are in accordance with the alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual as a result of the lot's site location within the farm's interior.

## OWNER/DEVELOPER

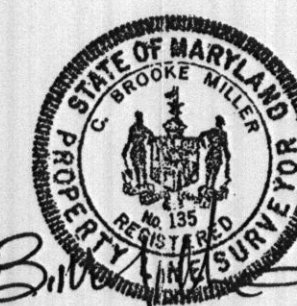
James F. and Linda A. Brown  
15155 Triadelphia Mill Road  
Glenelg, Maryland 21737-9401

## FSH Associates

Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

## SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by James R. Brown and Bertie O. Brown to James F. Brown and Linda A. Brown by deed dated November 8, 1977 and recorded in the land records of Howard County in liber 855 folio 450, and that all monuments are in place or will be in place, in accordance with the Annotated Code of Maryland, as amended.



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

7/7/03  
Date

## OWNER'S CERTIFICATE

We, James F. Brown and Linda A. Brown, 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 .

Witness

Witness

## AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 1
- Total area of Buildable Lots to be recorded: 1.000 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

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.

C. Brooke Miller (Maryland Property Line Surveyor #135) 7/7/03  
Date

(James F. Brown) Date

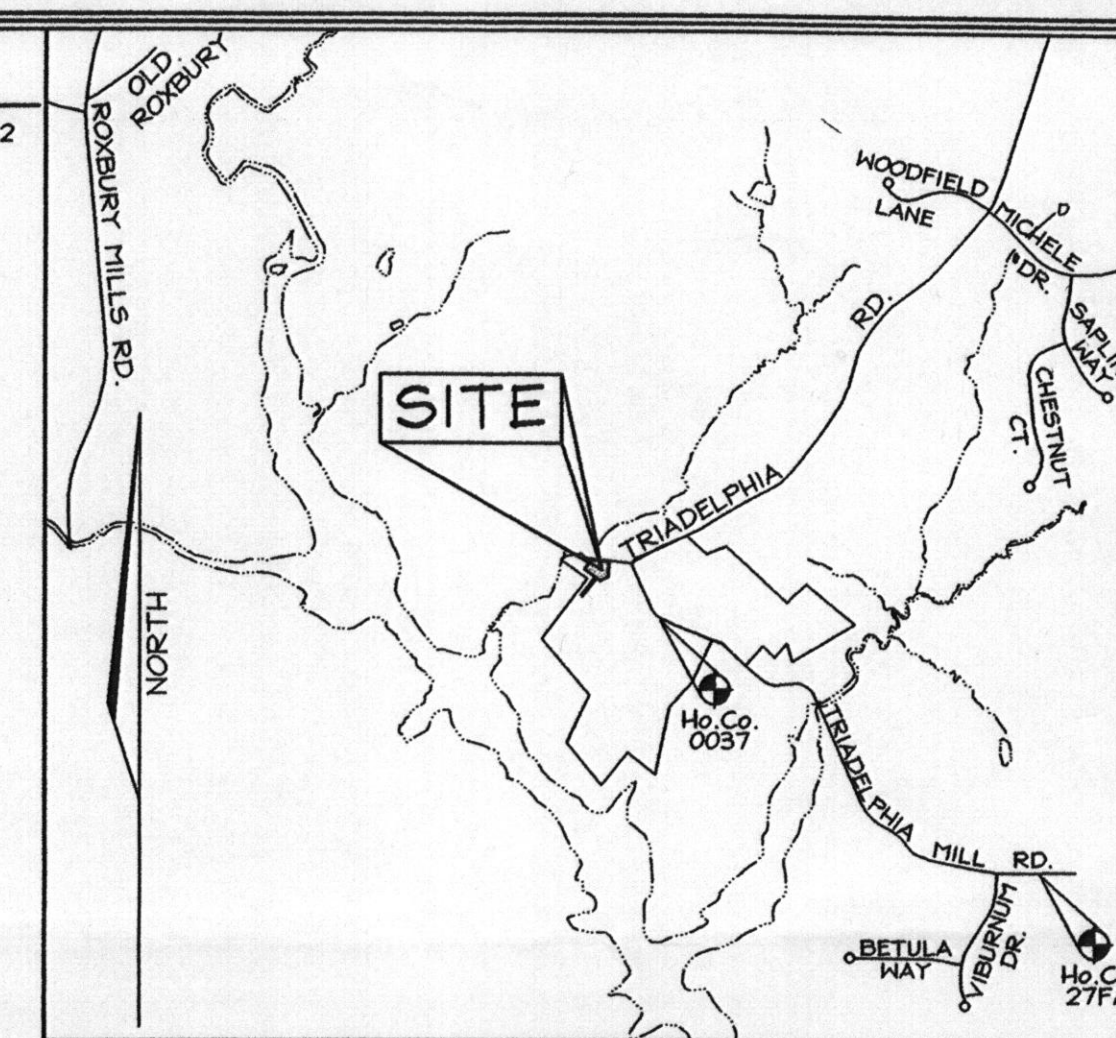
(Linda A. Brown) Date





# LEGEND

- Existing Contour
- Existing Septic Area
- Proposed Septic Area
- Perc Test (Passed)
- Perc Test (Failed)
- Proposed House
- Slope Slopes (25% or greater)



VICINITY MAP  
SCALE: 1"=2000'

## SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ha	Halboro silt loam	D
MIB2	Minor loam, 3 to 6 percent slopes, moderately eroded	B
MIC3	Minor loam, 8 to 15 percent slopes, severely eroded	B
MnD	Minor very stony loam, 3 to 25 percent slopes	B

## GENERAL NOTES

- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
- Area of Lot 1 = 1.00 Ac.±
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 0037 and No. 27FA. ♦ Denotes approximate location (see vicinity map).
- Private water and sewer will be used within this site.
- This area designates a private sewage reserve area, 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 sewage is available. These reserve areas shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage reserve area. Recordation of a modified sewage easement shall not be necessary.
- Existing wells and septic systems on adjacent properties within 100' of proposed wells and proposed septic systems have been shown.
- Howard County Soil Map #17
- Septic fields are located on soil type MIB2 as per the soil survey of Howard County.
- Five (5) foot contours are taken from Howard County aerial topographic survey.
- WELL STRIP SHALL BE MODIFIED AT TIME OF RECORD PLAT

## PERC. CHART

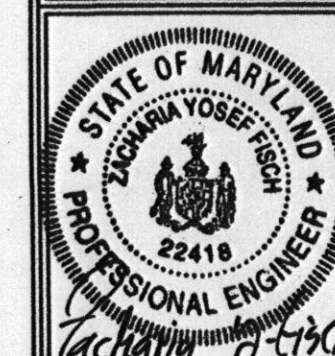
Number	Elevation
101	443.74
101-A	445.98
102	441.73
103-A	444.57
104	436.15
104-A	439.17
105-A	437.10
105-B	438.54
105-C	440.44

## PERCOLATION CERTIFICATION PLAN

*Signed* TRIADELPHIA MILL ROAD  
(James Brown Property)

TAX MAP 27 GRID 9  
5th ELECTION DISTRICT

PARCEL 60  
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: FSHAssociates@cs.com

DESIGN BY: KO  
DRAWN BY: KO/MIS  
CHECKED BY: ZYF  
SCALE: 1"=50'  
DATE: May 15, 2003  
W.O. No.: 3169  
SHEET No. 1 OF 1

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

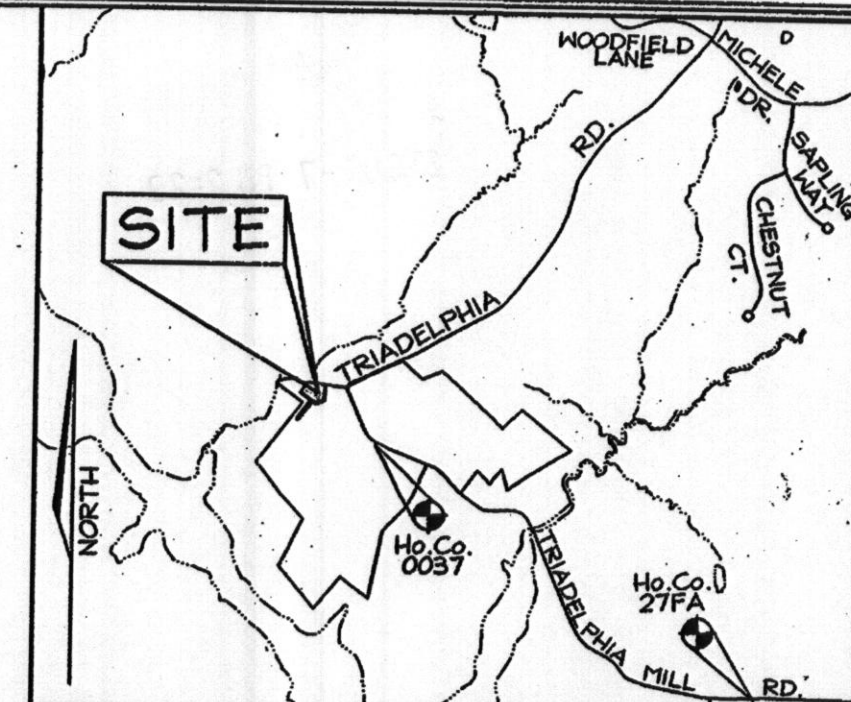
*James Brown* 5-20-03  
COUNTY HEALTH OFFICER DATE

**OWNER**  
James F. and Linda A. Brown  
15155 Triadelphia Mill Road  
Glenelg, Maryland 21737-9401



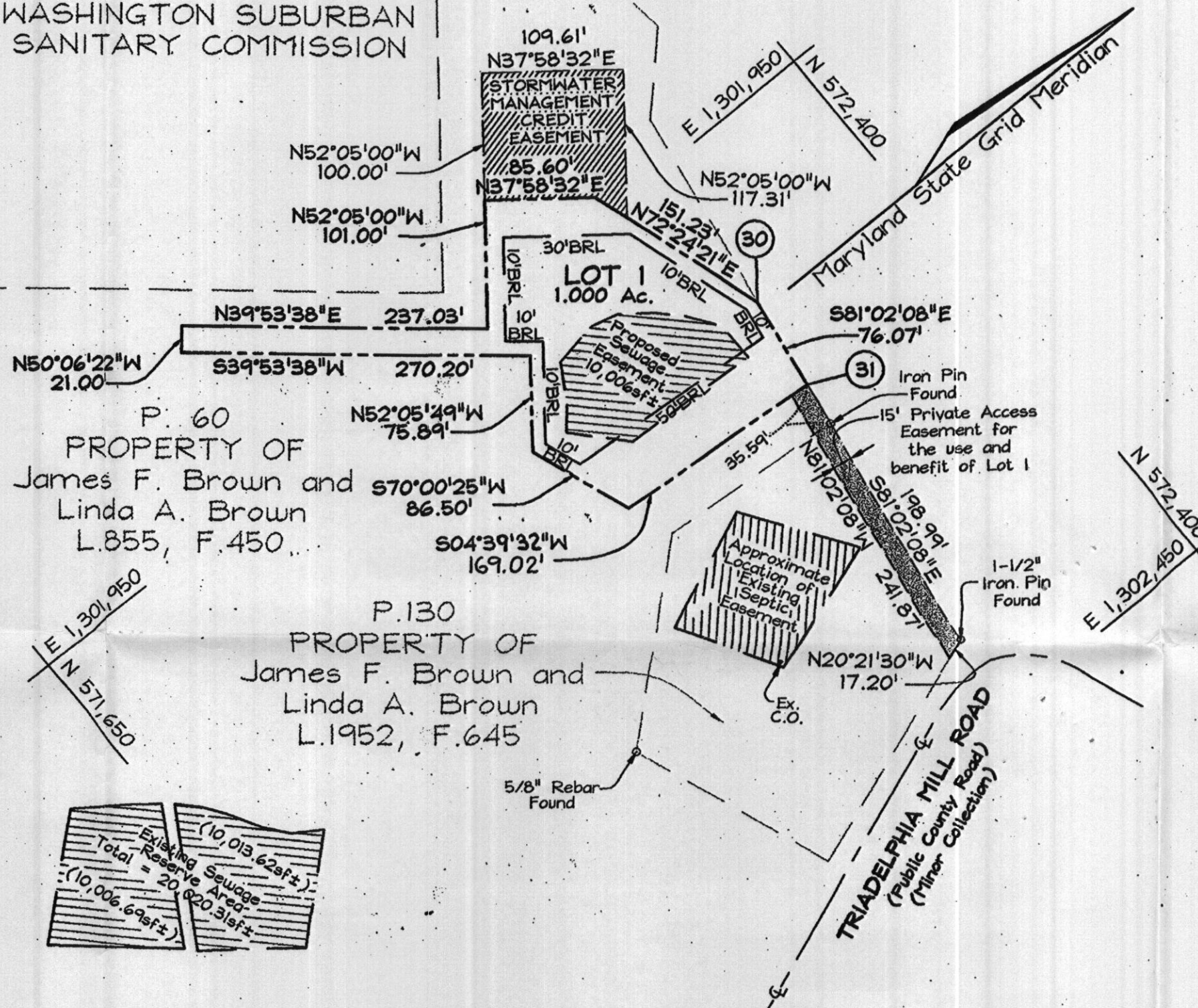
U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
30	572,259.0781	1,302,078.6607
31	572,247.2256	1,302,153.7968

METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
30	174,424.9159	396,874.3695
31	174,421.3032	396,897.2711



VICINITY MAP  
SCALE: 1"=2000'

PROPERTY  
OF  
WASHINGTON SUBURBAN  
SANITARY COMMISSION



### GENERAL NOTES

- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 0037 and no. 27FA. Denotes approximate location (see location map).
- Sta. 0037 N 174,225.1940 (meters) E 397,055.3300 (meters)  
N 571,603.840 (feet) E 1,302,672.361 (feet)  
Sta. 27FA N 173,432.2036 (meters) E 398,341.6442 (meters)  
N 569,002.154 (feet) E 1,306,842.544 (feet)
- Denotes iron pipe found or pin found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- 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 sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant modifications to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about February 21, 2003 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:  
A) Width - 12 feet (14 feet serving more than one residence);  
B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);  
C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;  
D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);  
E) Drainage elements - capable of safely passing 100 year Flood with no more than 1 foot depth over surface;  
F) Structure clearances - minimum 12 Feet;  
G) Maintenance - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- There is no 100 Year Floodplain existing on-site.
- Lot 1 is created in accordance with section 104.E.6 of the Zoning regulation which allows the lot to be created pursuant to the applicable state and Howard County laws governing the Agricultural land preservation district or easement. All Bulk regulations of section 104.E.2 through 104.E.5 remain applicable.
- This plat is subject to section 15.509(e) of the pre-1993 Howard County code.
- This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.
- Landscaping requirements for this lot are in accordance with the alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual as a result of the lot's site location within the farm's interior.
- Refuse collection, snow removal and road maintenance are provided to the junction of the road right-of-way line and not to the access easement.
- A variance to COMAR 26.04.02.05.K was granted by Maryland Department of the Environment on May 20, 2003, allowing a one acre lot to be approved within 2,500 feet of a water supply reservoir.

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* 9/8/03  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

*James F. Brown* 9-5-03  
(James F. Brown) Date

*Linda A. Brown* 9-5-03  
(Linda A. Brown) Date

### AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 1
- Total area of Buildable Lots to be recorded: 1.000 Acres±

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

*Perry B. ...* 9-15-03  
Howard County Health Officer MR Date

APPROVED: Howard County Department of Planning and Zoning

*Chris ...* 9/23/03  
Chief, Development Engineering Division MK Date

*David ...* 9/24/03  
Director Date

### OWNER'S CERTIFICATE

We, James F. Brown and Linda A. Brown, 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 5th day of SEPTEMBER, 2003.

*James F. Brown*  
James F. Brown

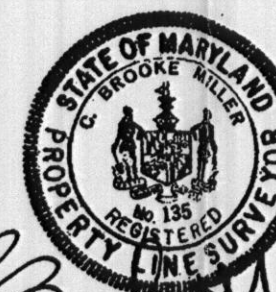
*Linda A. Brown*  
Linda A. Brown

*Tacharia M. Fisch*  
Tacharia M. Fisch  
Witness

*Tacharia M. Fisch*  
Tacharia M. Fisch  
Witness

### SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by James R. Brown and Bertie O. Brown to James F. Brown and Linda A. Brown by deed dated November 8, 1977 and recorded in the land records of Howard County in Liber 855 folio 450, and that all monuments are in place or will be in place, in accordance with the Annotated Code of Maryland, as amended.



*C. Brooke Miller* 9/8/03  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 16220 on 10/01/03  
Among the Land Records of Howard County, Maryland.

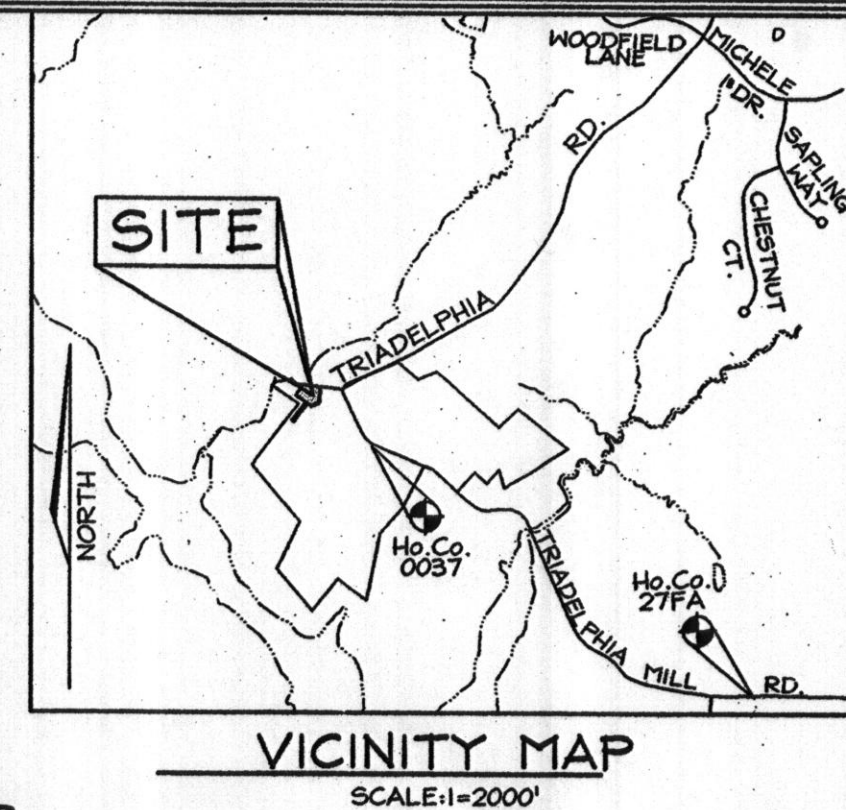
### AGRICULTURAL PRESERVATION SUBDIVISION PLAT FOR JAMES BROWN PROPERTY LOT 1

A SUBDIVISION OF PARCEL 60  
TAX MAP 27 GRID 9  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=100'  
Date: June 20, 2003  
Sheet 1 of 1



U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
30	572,259.078	1,302,078.6607
31	572,247.2256	1,302,153.7968

METRIC EQUIVALENT COORDINATE TABLE		
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31	174,421.3032	396,897.2711



PROPERTY  
OF  
WASHINGTON SUBURBAN  
SANITARY COMMISSION

P. 60  
PROPERTY OF  
James F. Brown and  
Linda A. Brown  
L.855, F.450

P.130  
PROPERTY OF  
James F. Brown and  
Linda A. Brown  
L.1952, F.645

Existing Sewage  
Reserve Area  
(10,000 sq. ft.)  
(10,013 sq. ft.)

OWNER/DEVELOPER

James F. and Linda A. Brown  
15155 Triadelphia Mill Road  
Glenelg, Maryland 21737-9401

FSH Associates

Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

## GENERAL NOTES

- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 0037 and no. 27FA. Denotes approximate location (see location map).
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N 571,603.840 (feet) E 1,302,672.361 (feet)
- Sta. 27FA N 173,432.2036 (meters) E 398,341.6442 (meters)  
N 569,002.154 (feet) E 1,306,892.544 (feet)
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D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);  
E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;  
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- Refuse collection, snow removal and road maintenance are provided to the junction of the road right-of-way line and not to the access easement.
- A variance to COMAR 26.04.02.05.K was granted by Maryland Department of the Environment on May 20, 2003, allowing a one acre lot to be approved within 2,500 feet of a water supply reservoir.
- HOWARD COUNTY FILE No. F-04-10

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* 2/5/04  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date  
*James F. Brown* 2/16/04  
(James F. Brown) Date  
*Linda A. Brown* 2/16/04  
(Linda A. Brown) Date

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

*Randy Bantman* 2-26-04  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

*Mike Damman* 2/27/04  
Chief, Development Engineering Division Date  
*Debra Lafferty* 3/1/04  
Director Date

## OWNER'S CERTIFICATE

We, James F. Brown and Linda A. Brown, 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.

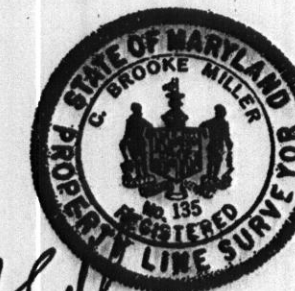
Witness my hand this 16th day of FEBRUARY, 2004.

*James F. Brown*  
*Linda A. Brown*

*Zacharia Y. Fisch*  
Witness  
*Zacharia Y. Fisch*  
Witness

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*C. Brooke Miller* 2/5/04  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

The purpose of this plat is to widen the Existing 15' Private Access Easement for Lot 1 to 25'.

Recorded as Plat No. 16564 on 3-5-04  
Among the Land Records of Howard County, Maryland.

PLAT OF REVISION  
AGRICULTURAL PRESERVATION  
SUBDIVISION PLAT FOR  
JAMES BROWN  
PROPERTY  
LOT 1

PLAT NUMBER 16220  
A SUBDIVISION OF PARCEL 60  
TAX MAP 27 GRID 9  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=100'  
Date: Feb. 04, 2004  
Sheet 1 of 1

F-04-128