



Howard County Health Department

# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

AV# 520787

AGENCY REVIEW: Proposed lot two - 10,000 sq ft estate  
on 8/17/04

DATE 7/20/04

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 4 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) Beck Property

DAYTIME PHONE 410-531-5455 CELL 443-310-2624 FAX 410 531 6035

MAILING ADDRESS 3500 Folly Quarter Rd. Ellicott City MD 21042  
STREET CITY/TOWN STATE ZIP

APPLICANT Heather Parton

DAYTIME PHONE 410 532 4625 (w) CELL 443 310 2624 FAX 410 531 6035

MAILING ADDRESS 3500 Folly Quarter Rd. Ellicott City MD 21042  
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME Holly House Farm LOT NO. 2

PROPERTY ADDRESS 3500 Folly Quarter Rd. Ellicott City MD 21042  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 23 GRID 1 PARCEL(S) 121 PROPOSED LOT SIZE 1 Acre

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.

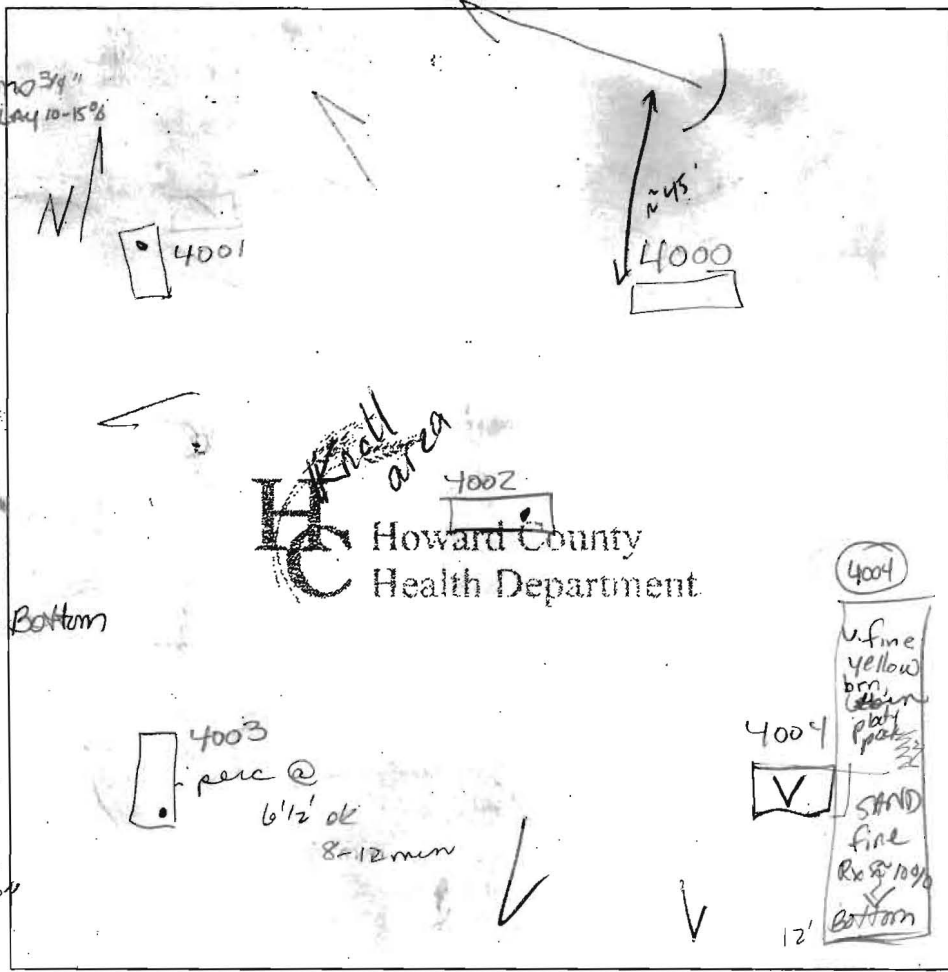
TEST RESULTS WILL BE MAILED TO APPLICANT. [Signature]  
SIGNATURE OF APPLICANT

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

4000 AP 54R34  
 Many roots Ribbon 3/4" Clay 10-15%  
 2.5yR 3/6  
 2.5yR 4/8  
 v. micac 40-50%  
 wk ball, gritty L Sand  
 wk cherty  
 frag Saprillite  
 white mica  
 Mn on faces  
 Mostly 2.5yR 4/6  
 3w platy structure few spots  
 v. wk SAP 9/11 Bottom  
 ~15-20%

4001/4000  
 5yR 4/4  
 30gr. many roots  
 Loam micac ~30%  
 2.5yR 4/6  
 2 pgr / 1wgr to 10"  
 Loam s: 1%  
 micac 15%  
 Firm ball  
 @ 10" ↓  
 1 wbk mostly few sbk pebbles  
 2' 2w platy / gr (w.c) L Sand micac 60%  
 (few roots)

4' M.w. Saprolite Schist platy, compact 7.5yR 7/6 (reddish yellow)  
 6' 2.5yR hues 4/6, 4/8 LCOS (loamy coarse sand) micac % ~15% w.c. s.g. structure  
 H. Bottom 9'



4003  
 2.5yR 4/2  
 1 pgr with many roots micac ~10-15%  
 6" 1w sbk 5yR 4/6, 5/6 micro roots w/ 2.5yR 4/2 coating in channels 1 1/2 - 2" ribbon w-m plasticity hvy L micac ~10%  
 2' w.c. s.g. 3w platy gritty LS - S micac % ~60%

4004  
 u. fine yellow brn clay platy pack  
 SAND fine Rx ~10% Bottom  
 12'  
 6" 2.5yR 5/8 Massive NOT SEC NOTE  
 brownish yellow, 10yR 6/8  
 2.5yR 4/8 red w/m on faces silty-fine sand v.v. wk parent material  
 8' below formed gr SAND s.g. wk sapt rock 100% H. Bottom 11'

4002  
 red silty hvy L 3' p sbk  
 2' wk rd 1w platy / 2p s.g. L SAND  
 4' org. yellow platy F-med SAND v. micac 15% cherty w. Saprolite  
 H. Bottom 11'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
8/17/04	4001	will perc @ 3'	5' 10:01	10:03	10:09	6+	(P)
	4000	3 1/2'	9:42	9:46	9:53	7+	(P)
	4003	perc 3 1/4"	10:11	10:18	10:32	14+	(P)
	4002	perc here 5 1/2'	10:27	10:33	10:43	10+	(P)
	4004	Visual					
	4003	@ 6' appeared compact; dug w/ backhoe - loose loam, strong red					
						perced in 12 min	(P)

REMARKS Lg post hole digger sized 10"D - 12"D Dug @ stakes  
 SANITARIAN Kacie Noonan BACKHOE Tract OTHERS Mr. Beck  
 TEST HOLES USED IN SDA 4000-4004 AVG. PERC TIME 10+ SQ. FT/BR 210  
 TRENCH WIDTH 3 INLET DEPTH 3 MAX. BOT DEPTH 5 EFFECTIVE SW 2'

**FISHER, COLLINS  
& CARTER, INC.**

**CIVIL ENGINEERING CONSULTANTS  
and LAND SURVEYORS**

Terrell A. Fisher, P.E., L.S.  
Earl D. Collins, P.E.  
Ronald B. Carter, L.S.  
Charles J. Crovo, Sr., P.E., L.S.

July 9, 2004

Mr. John Boris  
Howard County Health Department  
3525-H Ellicott Mills Dr.  
Ellicott City, MD 21043

RE: Perc Application Plan  
Lot 2  
Beck Property

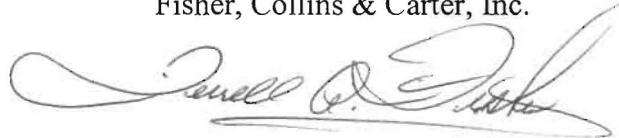
Dear John:

Enclosed please find a print of a Percolation Application Plan for a 1 acre lot identified as Lot 2 – Beck Property located within the 723.17 acre property of Holly House Farm.

The purpose of this plat is to accompany the request for perc testing the site for our client.

We appreciate your assistance in scheduling the perc test at your earliest opportunity.

Very truly yours,  
Fisher, Collins & Carter, Inc.



Terrell A. Fisher, P.E., L.S.

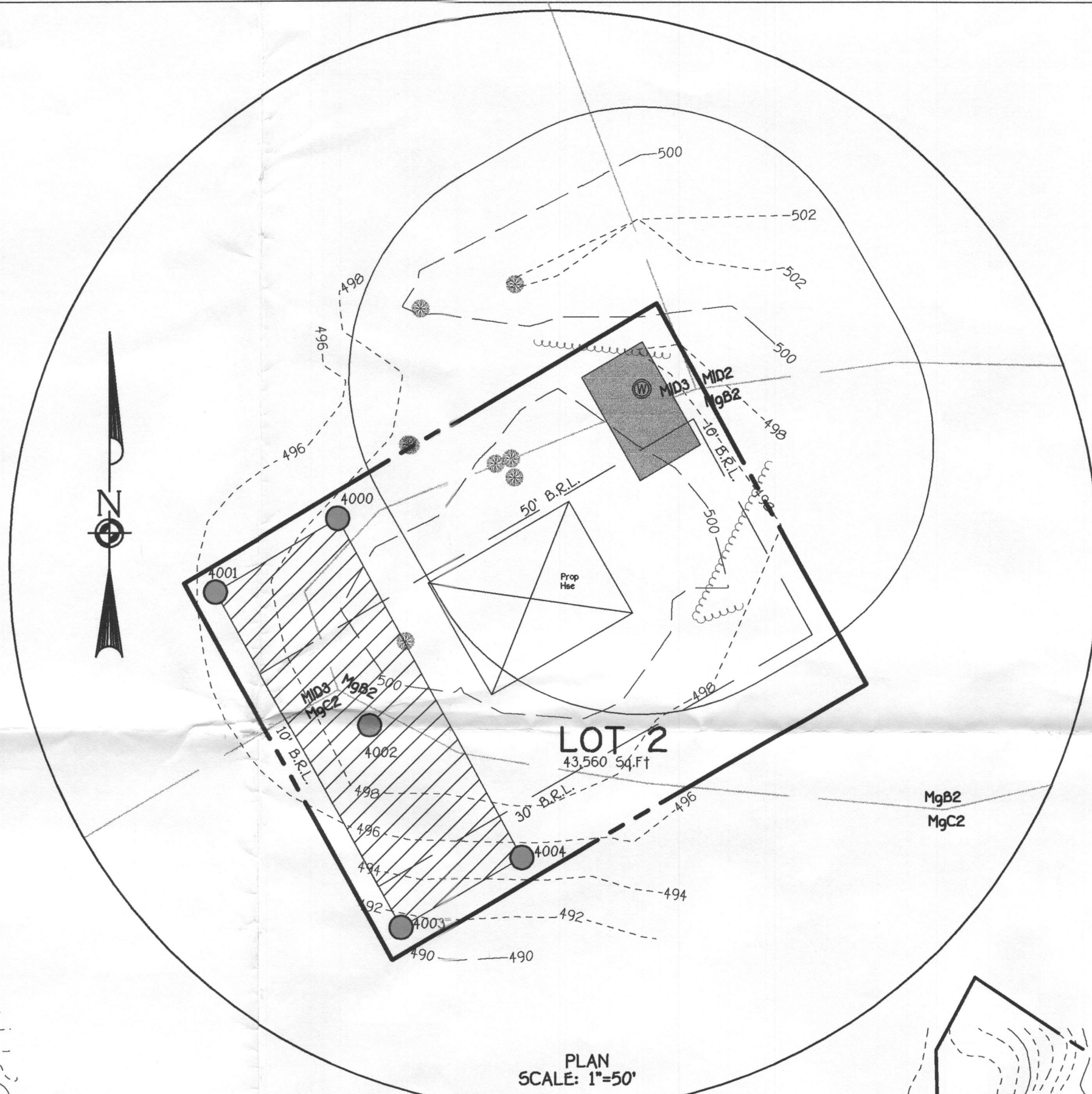
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**LEGEND**

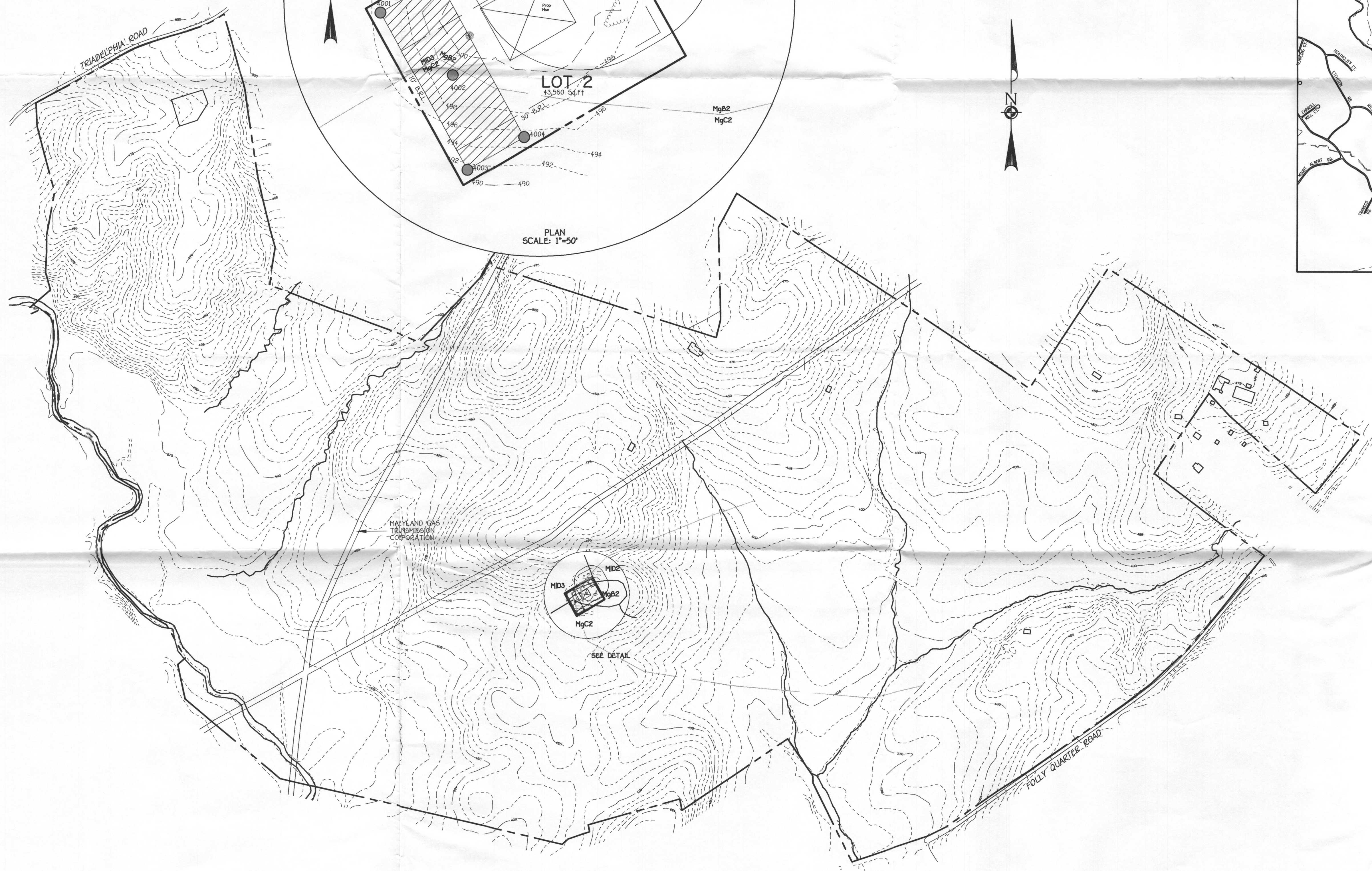
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES PROPOSED WELL
- DENOTES PASSED PERC
- DENOTES PROPOSED HOUSE
- DENOTES 15%-24.9% SLOPES
- DENOTES 25% AND GREATER SLOPE
- DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE

SOILS LEGEND		
SOIL	NAME	CLASS
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B
MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B

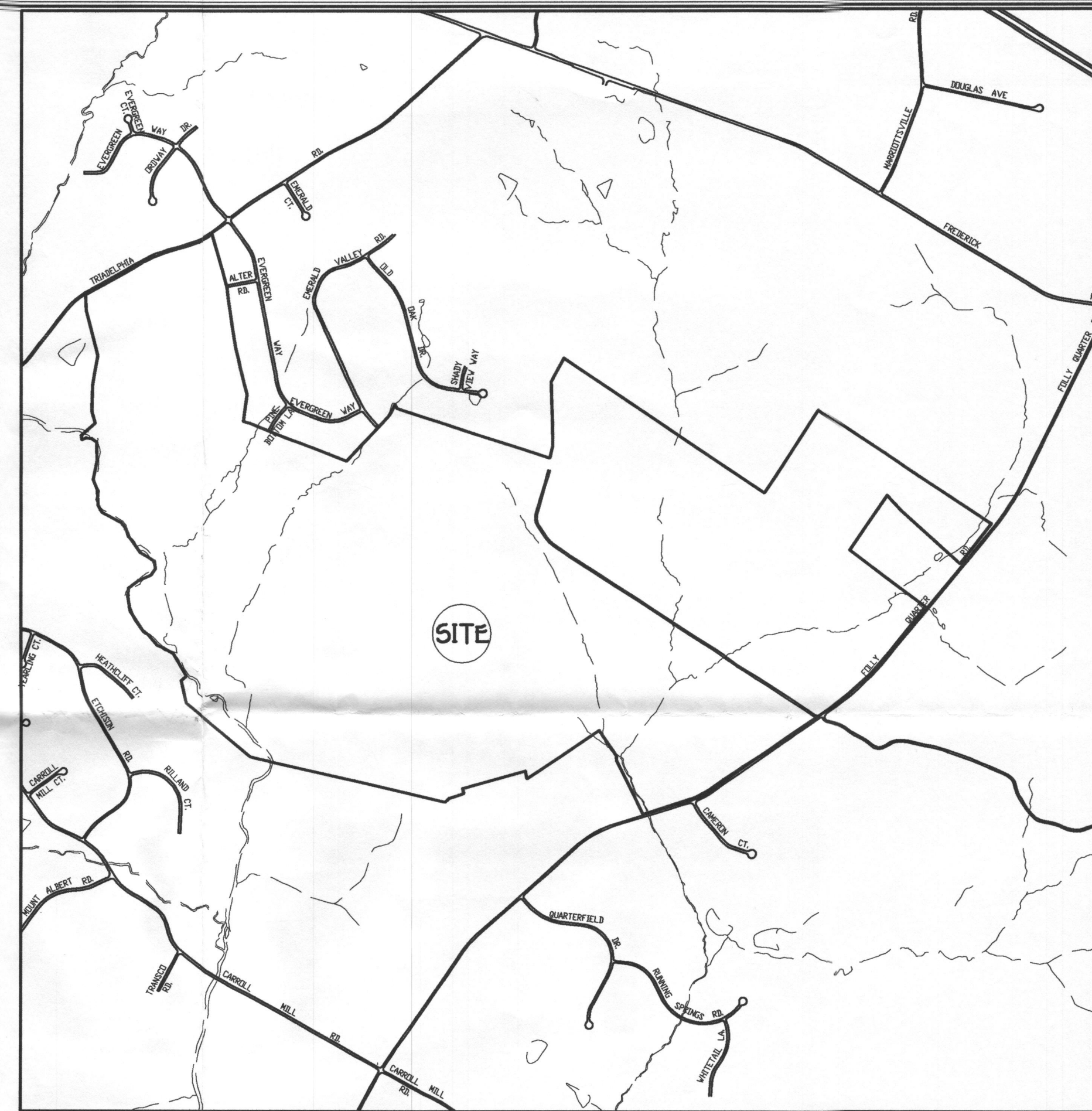
- NOTES:**
- \* Hydric soils and/or contains hydric inclusions
  - \*\* May contain hydric inclusions
  - † Generally only within 100-year floodplain areas



PLAN SCALE: 1"=50'



PLAN SCALE: 1"=400'



VICINITY MAP  
SCALE: 1" = 1200'

**GENERAL NOTES:**

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL 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 SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
3. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
4. THE HOUSE SITES SHOWN COMPLIES WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
5. THE WELL SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPERS 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.
6. EXISTING TOPOGRAPHY SHOWN WAS FIELD RUN BY FISHER COLLINS AND CARTER, INC. ON JUNE, 2004.
7. BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE THE BENEFIT OF A FIELD SURVEY AT THIS TIME.

PERC CERTIFICATION  
I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.  
Signature of Professional Land Surveyor: Terrell A. Fisher, Professional Land Surveyor No. 10692  
Date: 8/25/04

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
Signature of County Health Officer: [Signature]  
Date: 7/11/04

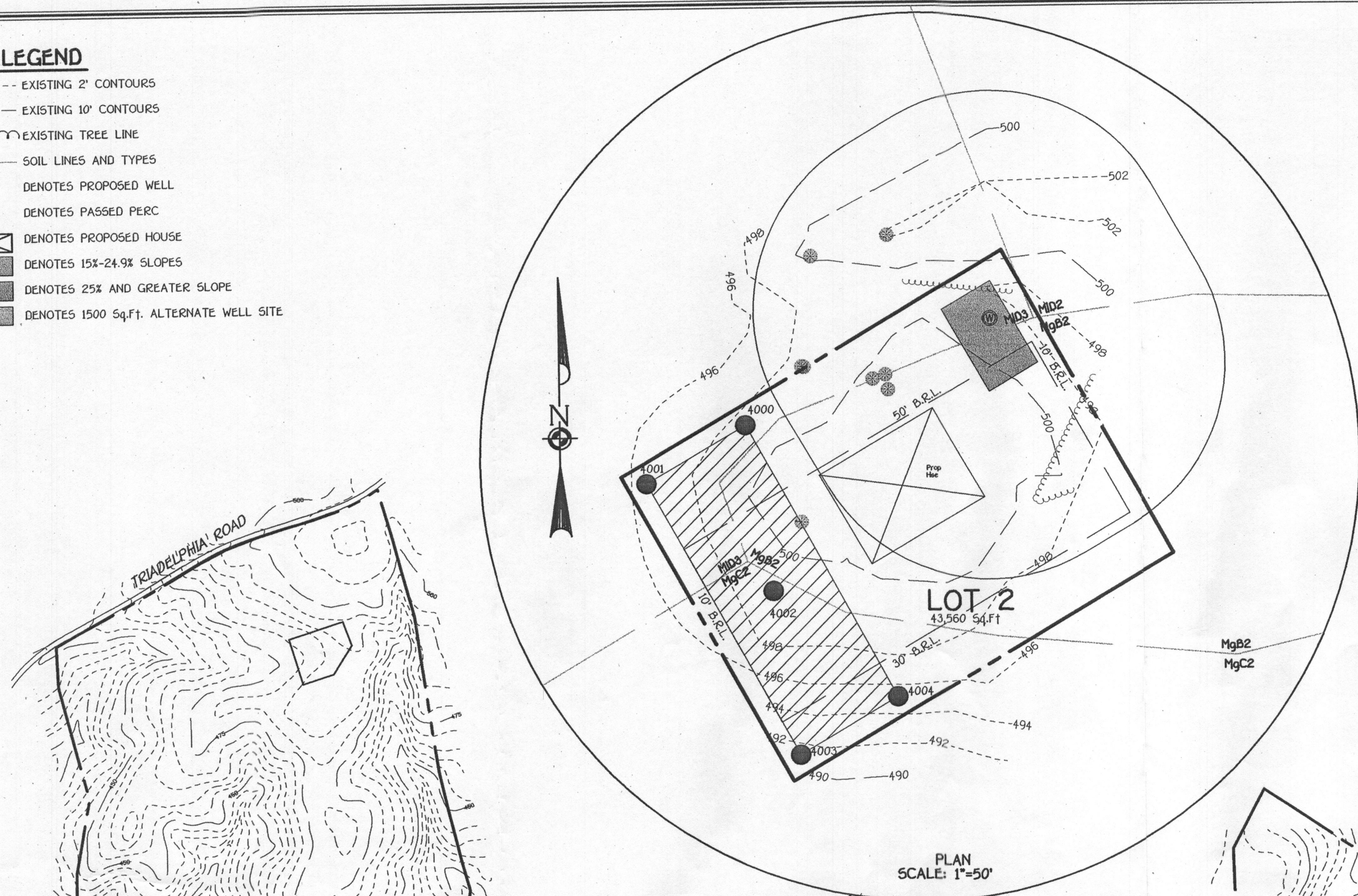
PERC CERTIFICATION PLAN  
**BECK PROPERTY**  
LOT 2

TAX MAP #23  
THIRD ELECTION DISTRICT  
SCALE: AS SHOWN

PARCEL: 121  
HOWARD COUNTY, MARYLAND  
DATE: AUGUST 25, 2004

**LEGEND**

- EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES PROPOSED WELL
- DENOTES PASSED PERC
- DENOTES PROPOSED HOUSE
- ▨ DENOTES 15%-24.9% SLOPES
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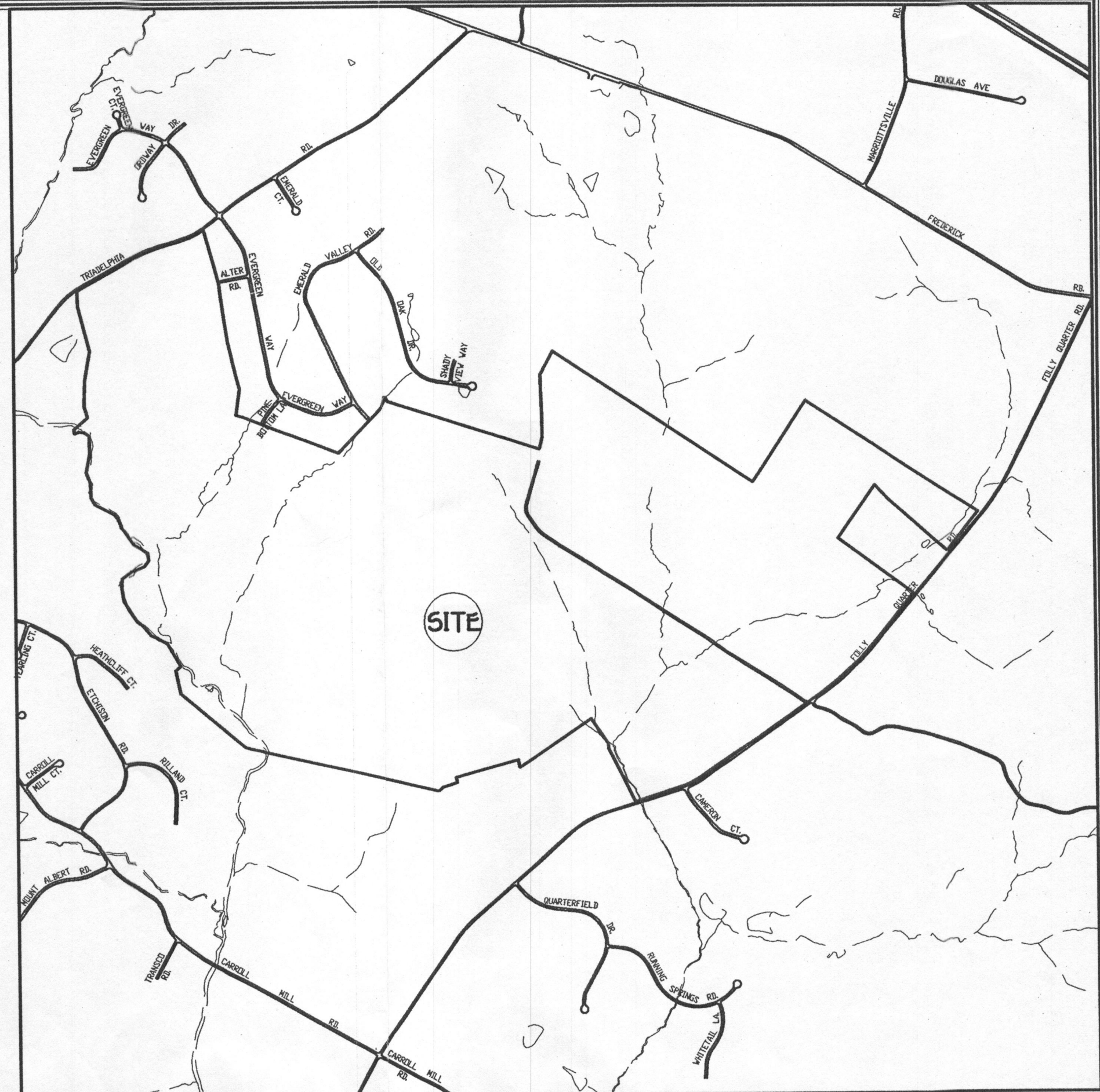
PLAN SCALE: 1"=50'

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MgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
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MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B

- NOTES:**
- \* Hydric soils and/or contains hydric inclusions
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  - † Generally only within 100-year floodplain areas



PLAN SCALE: 1"=400'



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SCALE: 1" = 1200'

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I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.  
Signature of Professional Land Surveyor: Terrell A. Fisher, Professional Land Surveyor No. 10692  
Date: 8/25/04

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
Signature of County Health Officer: KN  
Date: 9/1/04

PERC CERTIFICATION PLAN  
**BECK PROPERTY**  
LOT 2

TAX MAP #23 PARCEL: 121  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: AUGUST 25, 2004

**OWNER**  
MR. AND MRS. WALTER BECK  
3500 FOLLY QUARTER RD  
ELLCOTT CITY, MD 21042

**OWNER**  
 HOLLY HOUSE FARM LIMITED LIABILITY COMPANY  
 3500 FOLLY QUARTER ROAD  
 ELLICOTT CITY, MARYLAND 21042

**DEVELOPER**  
 MS. HEATHER PARTON  
 3500 FOLLY QUARTER ROAD  
 ELLICOTT CITY, MARYLAND 21042

The Requirements §3-106, The Real Property Article, Annotated Code Of Maryland, 1968 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 1/12/05  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)

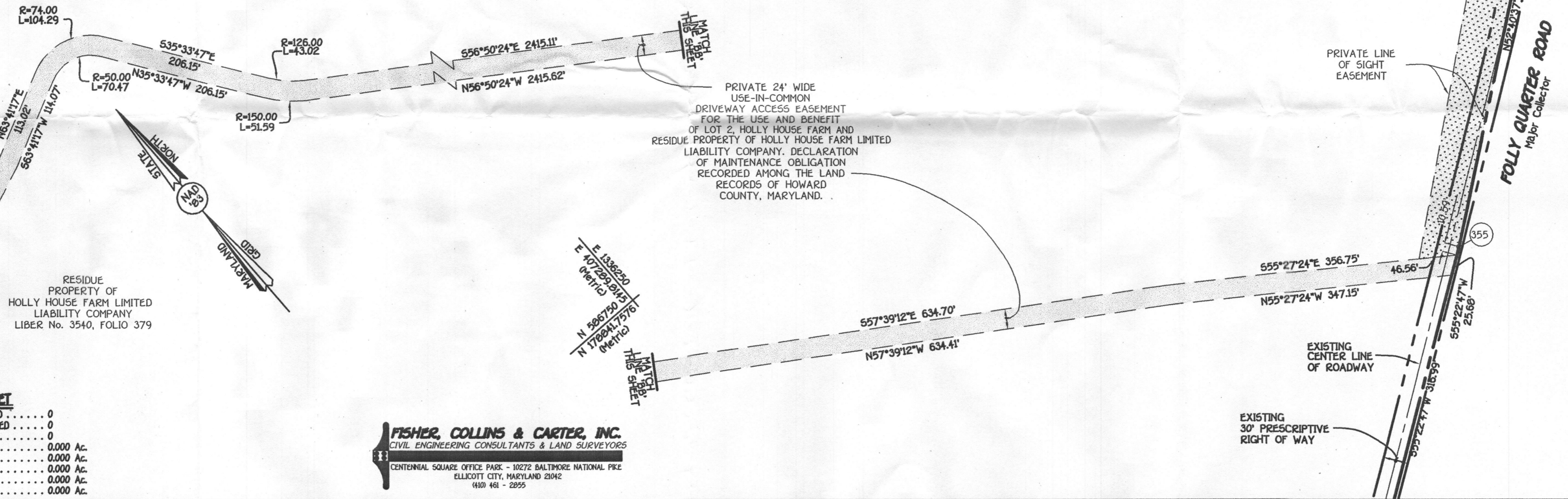
*Walter W Beck* 1.12.05  
 Holly House Farm Limited Liability Company  
 By: Walter Beck, General Partner Date

*Janet J. Beck* 1.12.05  
 Holly House Farm Limited Liability Company  
 By: Janet Beck, General Partner Date

N 887750  
 N 173146.5982m  
 E 1338250  
 E 107289.9145  
 (Metric)

N 178841.7576  
 (Metric)  
 N 588750  
 E 1338250  
 E 107289.9145  
 (Metric)

RESIDUE  
 PROPERTY OF  
 HOLLY HOUSE FARM LIMITED  
 LIABILITY COMPANY  
 LIBER No. 3540, FOLIO 379



**AREA TABULATION FOR THIS SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	0.000 AC.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2255

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.

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S CERTIFICATE**

Holly House Farm Limited Liability Company, A Maryland Limited Liability Company, By Walter Beck, General Partner And Janet Beck, General Partner, 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 12th Day Of January, 2005.

*Walter W Beck*  
 Holly House Farm Limited Liability Company  
 By: Walter Beck, General Partner

*Janet J. Beck*  
 Holly House Farm Limited Liability Company  
 By: Janet Beck, General Partner

*Elaine Thomas*  
 Witness

*Elaine Thomas*  
 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 Walter W. Beck, Janet T. Beck, Peter Aymar Beck, William Keith Beck, Michael Upjohn Beck, Adriene Grace Beck, Heather Adele Beck, Robin Gabrielle Beck, And Frederic Alexander Beck To Holly House Farm Limited Liability Company By Deed Dated July 2, 1995 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3540 At Folio 379, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

1/12/05  
 Date

RECORDED AS PLAT No. \_\_\_\_\_ ON  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**LOT 2**  
**HOLLY HOUSE FARM**

Zoned: RC-DEO  
 Tax Map: 23 P/O Parcel: 121 Grid: B  
 Third Election District  
 Howard County, Maryland

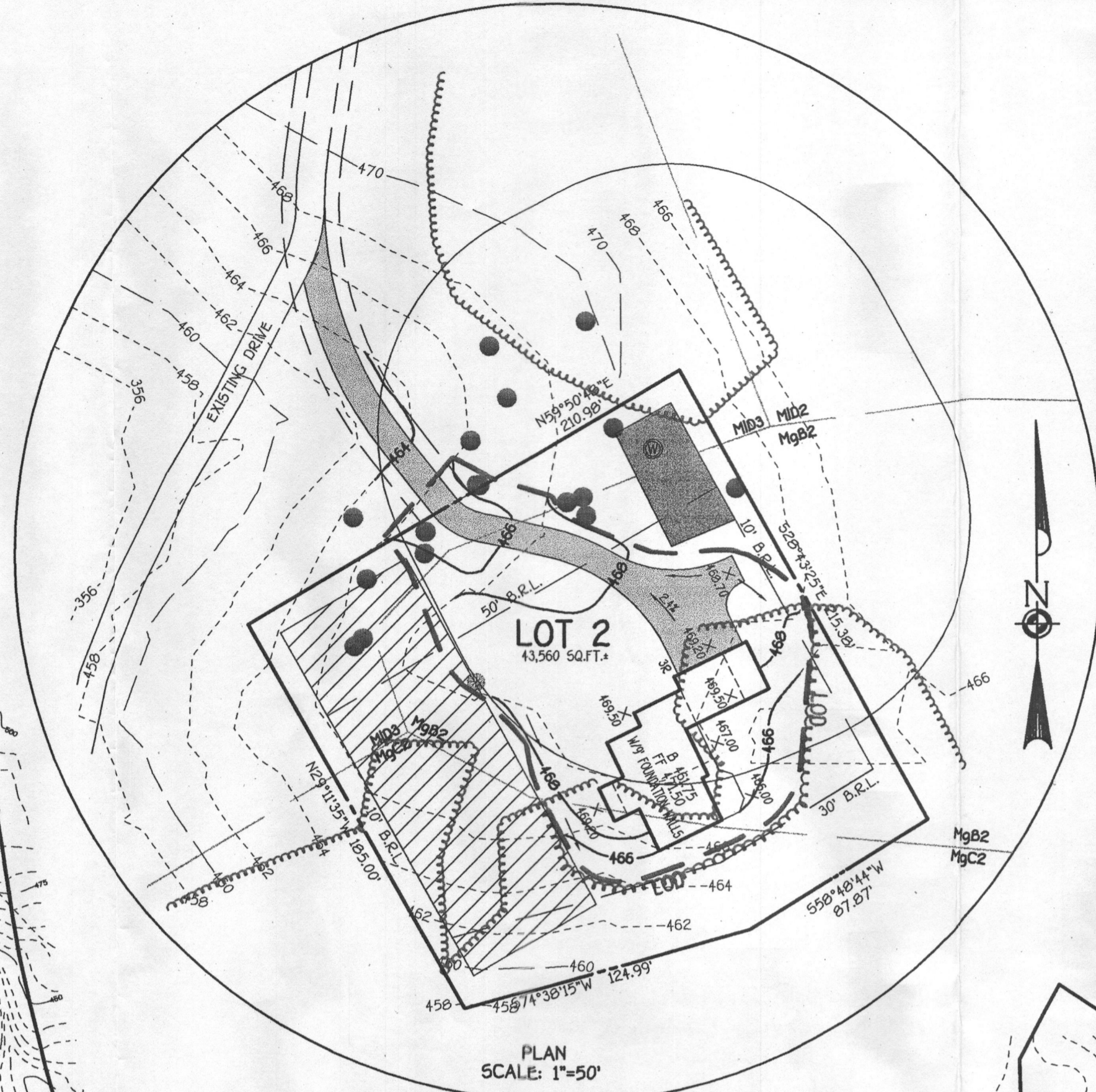
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 Date: January 5, 2005  
 Sheet 2 of 2

**LEGEND**

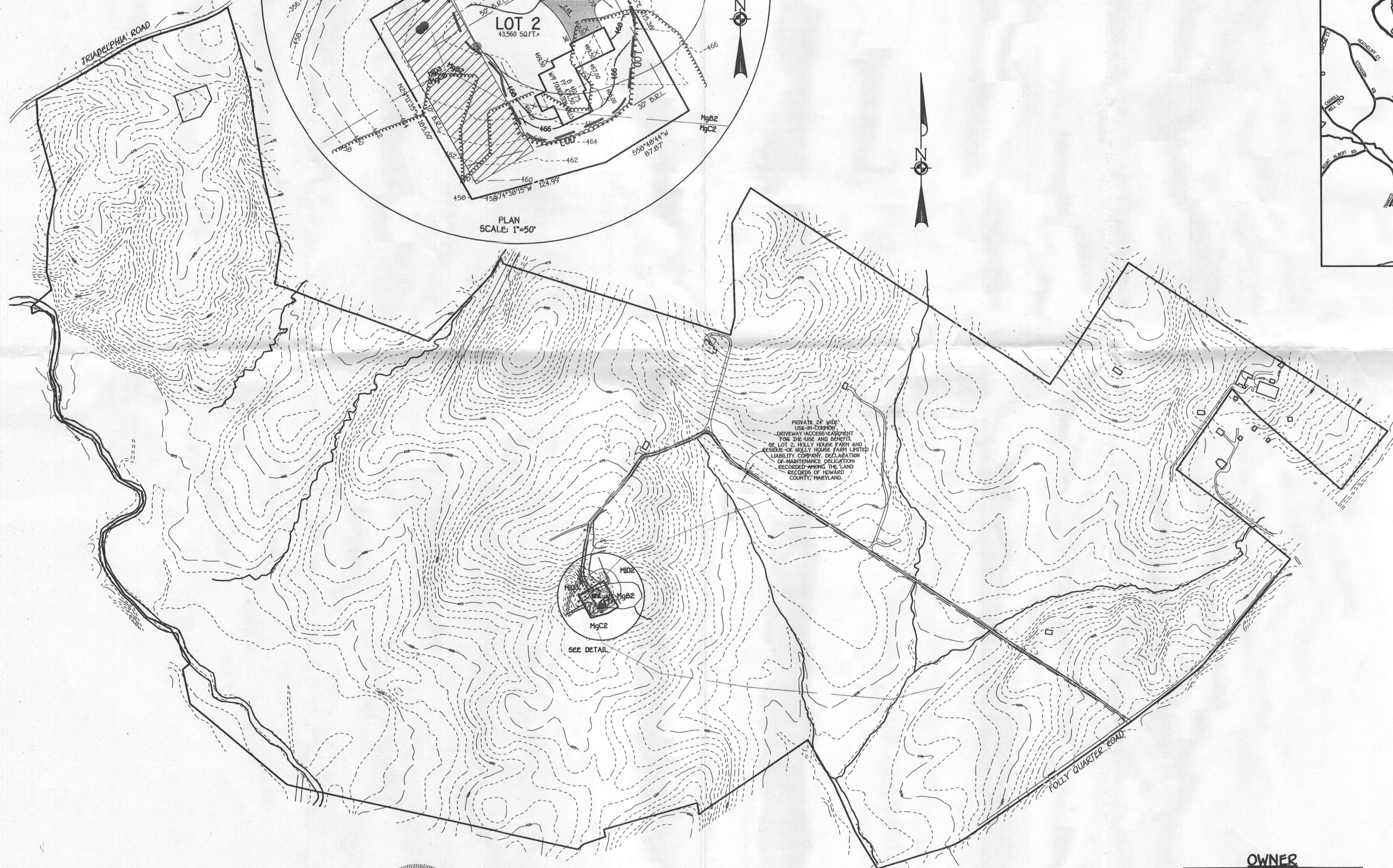
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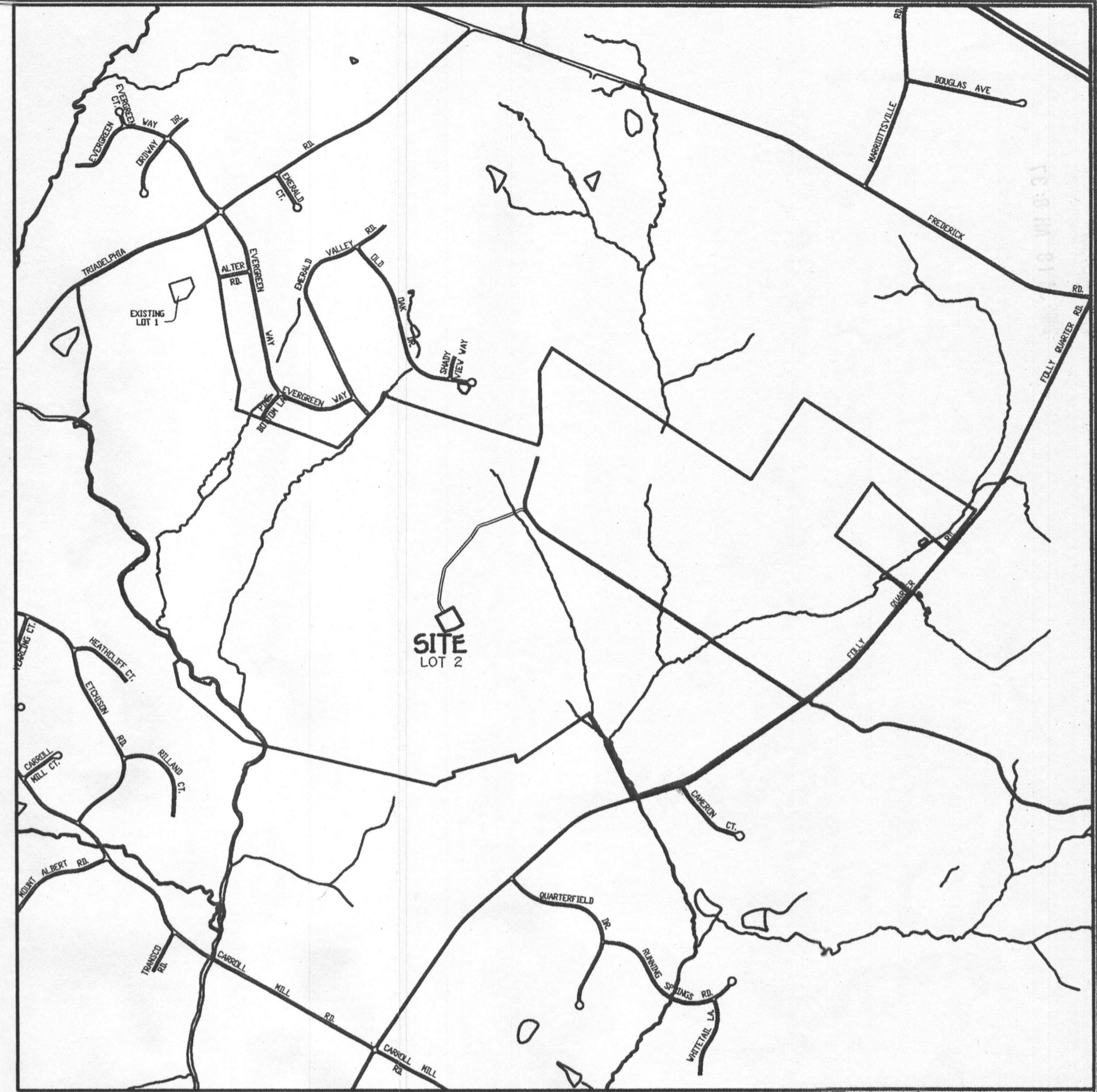


PLAN SCALE: 1"=50'



PLAN SCALE: 1"=400'

PRIVATE 24' WIDE DRIVEWAY ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 2, HOLLY HOUSE FARM AND RESIDUE OF HOLLY HOUSE FARM LIMITED LIABILITY COMPANY. DECLARATION OF MAINTENANCE OBLIGATION RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



VICINITY MAP SCALE: 1" = 1200'

**GENERAL NOTES:**

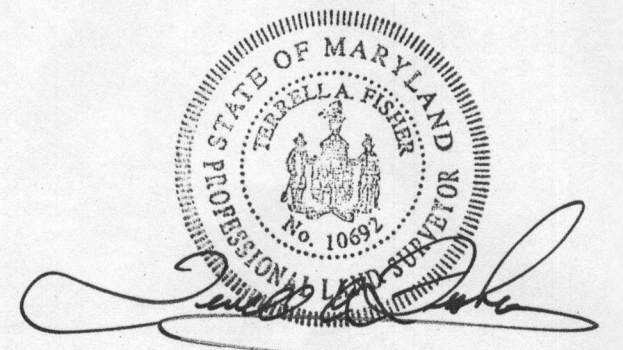
1. This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
3. Subject Property Zoned EC-DEO Per 4/13/04 Comprehensive Zoning Plan.
4. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 1621 And No. 2322. SJA: 10621 N 179633.7451 E 406229.8575 (Meters) SJA: 2322 N 179426.2930 E 406379.6490 (Meters)
5. This Plat Is Based On Field Run Monumental Boundary Survey Performed On Or About March, 1999, By Fisher, Collins And Carter, Inc.
6. B.S.L. Denotes Building Restriction Lines.
7. \* Denotes Iron Pin Set Clipped "F.C.C. 106".
8. # Denotes Iron Pipe Or Iron Bar Found.
9. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. # Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
11. # Denotes Concrete Monument Or Stone Found.
12. Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Private 24' Wide Driveway And Access Easement And The Road R/W And Not Onto The Private 24' Wide Driveway And Access Easement.
13. Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
  - a) Width - 12 Feet 04 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 @25-Loading;
  - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces;
  - f) Structure Clearances - Minimum 12 Feet;
  - g) Maintenance - Sufficient To Insure All Weather Use. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
14. All Lot Areas Are More Or Less (±).
15. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
16. This One-Acre Lot Is Being Subdivided From The Parent Parcel And Released From The Agricultural Preservation Easement (H099-01E) Consistent With The Requirements Of The Agricultural Land Preservation Program, Howard County Code Section 15.54(h).
17. Landscape Requirements For This Lot Is 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 Farms Interior And Surrounding Existing Woods.
18. This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.202(b)(iv) Of The Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.
19. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
20. Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated 10/20/04.
21. No Non-tidal Wetlands Are Present Within Lot 2.
22. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulation Council Bill 45-2003.
23. No 100-Year Flood Plain Exist On Lot 2.
24. Previous Department Of Planning And Zoning File Numbers: F-99-203.
25. An Existing House Is Located On The Residue Tax Parcel No. 121, Tax Map No. 23. Private Line Of Sight Easement Within Residue Of Property Of Holly House Farm Limited Liability Company Shall Be Maintained By The Individual Owner Of Lot 2 To Allow Unobstructed Vehicular Line Of Sight Along Folly Quarter Road From Private Driveway Shown Hereon.

**OWNER**  
 HOLLY HOUSE FARM LIMITED LIABILITY COMPANY  
 3500 FOLLY QUARTER ROAD  
 ELLICOTT CITY, MARYLAND 21042

**DEVELOPER**  
 MS. HEATHER PARTON  
 3500 FOLLY QUARTER ROAD  
 ELLICOTT CITY, MARYLAND 21042

**SUPPLEMENTAL PLAN  
 TOPOGRAPHIC AND SOILS  
 LOT 2  
 HOLLY HOUSE FARM**

TAX MAP NO.: 23 PARCEL NO.: 121  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: DECEMBER 14, 2004



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 4100 461 - 2295

**FISHER, COLLINS  
& CARTER, INC.**

CIVIL ENGINEERING CONSULTANTS  
and LAND SURVEYORS

Terrell A. Fisher, P.E., L.S.  
Earl D. Collins, P.E.  
Charles J. Crovo, Sr., P.E., L.S.

Paul W. Kriebel, P.E.  
Mark L. Robel, P.L.S.  
Aldo M. Vitucci, P.E.

January 10, 2005

2, 3  
13, 14

Howard County Health Department  
7178 Columbia Gateway Dr.  
Columbia, MD 21046

Attn: Mr. John Boris

RE: Initial Submission  
Lot 2  
Holly House Farm  
Folly Quarter Road

Dear John:

On behalf of our client, we have prepared a minor subdivision plat creating Lot 2, Holly House Farm located along Folly Quarter Road.

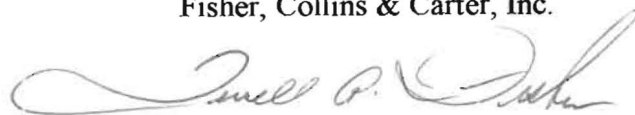
Accordingly, we are enclosing the following items for your use:

Submittal Package

- 1). One (1) print of record plat.
- 2). One (1) print of Supplemental Plan, Topography, Soils and Perimeter Landscaping.
- 3). One (1) print of the Perc Certification Plan.

We trust that this information will be of assistance.

Very truly yours,  
Fisher, Collins & Carter, Inc.

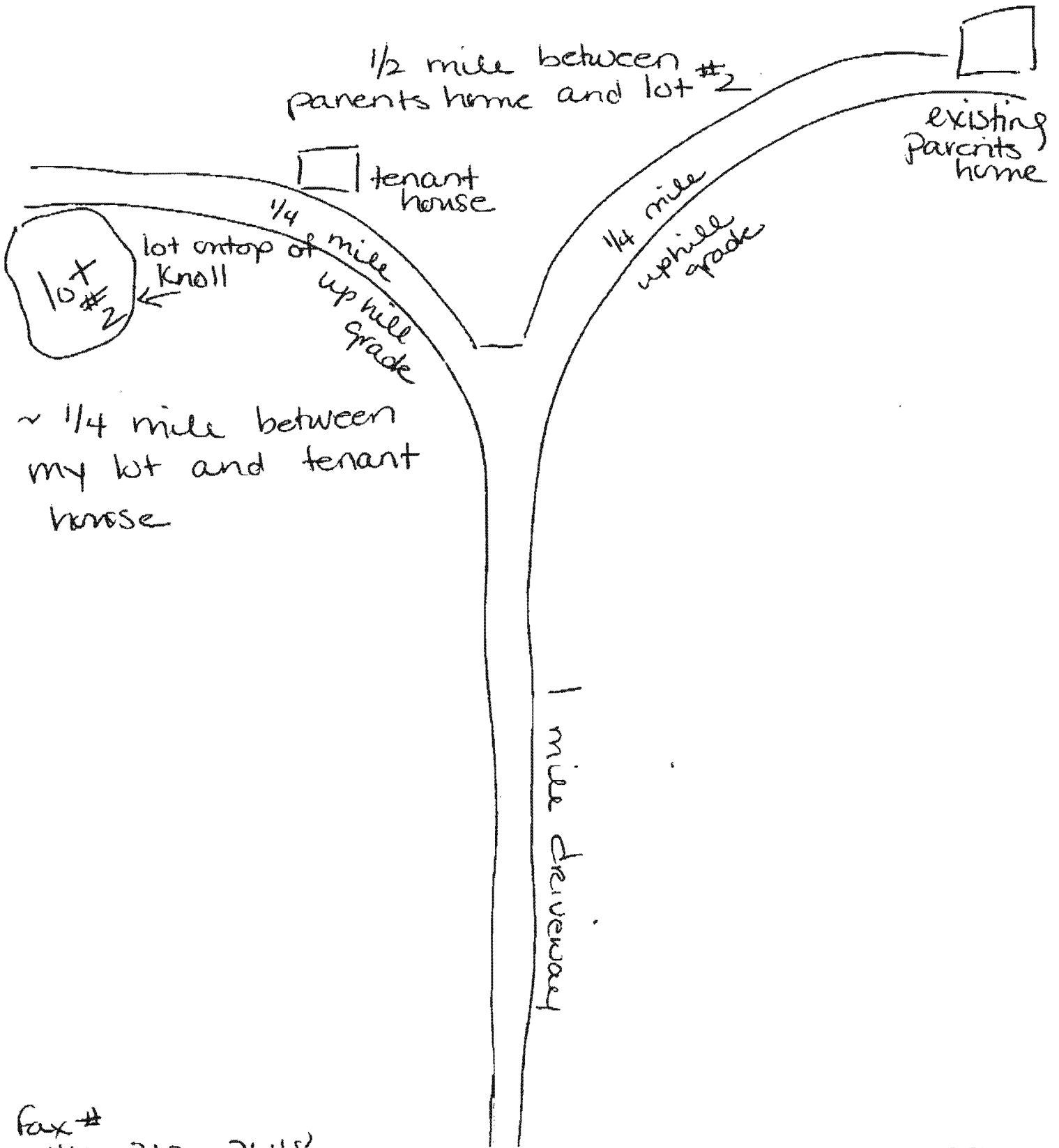


Terrell A. Fisher, P.E., L.S.

WO #60736  
c.c. Ms. Heather Parton

I hope this is enough. Thanks

Heather Parton.



Fax #

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 1/13/05

DPZ File No. F-05-105

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

- 1 Environmental and Community Planning (Ag Pres/Route 1)
- 4 Development Engineering Division
- Other
- 2 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

- 1 Tax Assessment
- 2 Verizon
- 2 BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: HOLLY HOUSE FARM LC-2 (PARCEL 121)

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

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<u>   </u>	<u>3</u> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<u>   </u>	<u>6</u> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<u>   </u>	<u>   </u> FSD/FCP/Worksheet and Application
<u>22</u> Final Plat/Plat of Easement/RE Plat	<u>2</u>	<u>   </u> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<u>   </u>	<u>   </u> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<u>   </u>	<u>   </u> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<u>   </u>	<u>   </u> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<u>   </u>	<u>   </u> Noise Study
<input type="checkbox"/> Grading Plan	<u>   </u>	<u>3</u> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<u>   </u>	<u>   </u> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<u>   </u>	<u>   </u> Stormwater Management Comps/Geo-Tech Report
<b>Applications</b>		<u>   </u> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<u>   </u>	<u>   </u> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<u>   </u>	<u>   </u> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<u>   </u>	<u>2</u> Perc Plat
<input checked="" type="checkbox"/> DED Application/Checklist	<u>   </u>	<u>   </u> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<u>   </u>	<u>2</u> Deeds
		<u>   </u> Photographs
		<u>   </u> Retaining Wall Comps/Details
		<u>   </u> Poster/Community or HDC Meeting Information
		<u>   </u> Route 1 Details/Summary

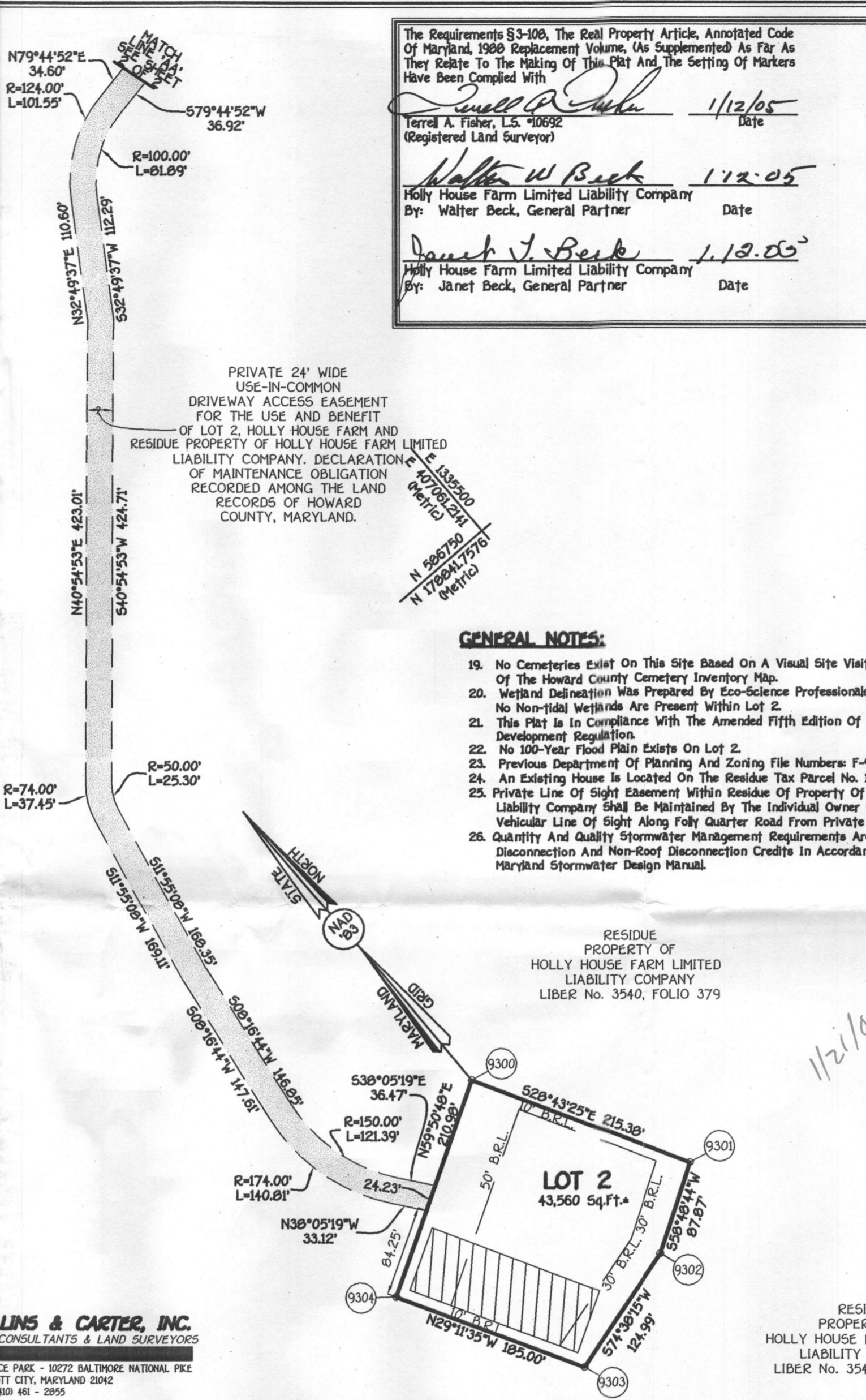
WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 1/13/05

COMMENTS: 1/21/05 NEED WELL DRILLED SRC/Comments Due By: 2/8/05

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

DPZ STAFF INITIALS DT

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
355	565356.7962	1336980.7210	355	178417.108322	408122.140034
9300	566374.0303	1335164.6548	9300	178727.161914	406959.000755
9301	566125.1533	1335268.1637	9301	178669.592086	406990.550313
9302	566139.6522	1335192.9963	9302	178655.723328	406967.639254
9303	566106.5382	1335072.4678	9303	178645.630146	406930.902096
9304	566268.0397	1334982.2334	9304	178694.855908	406903.398577

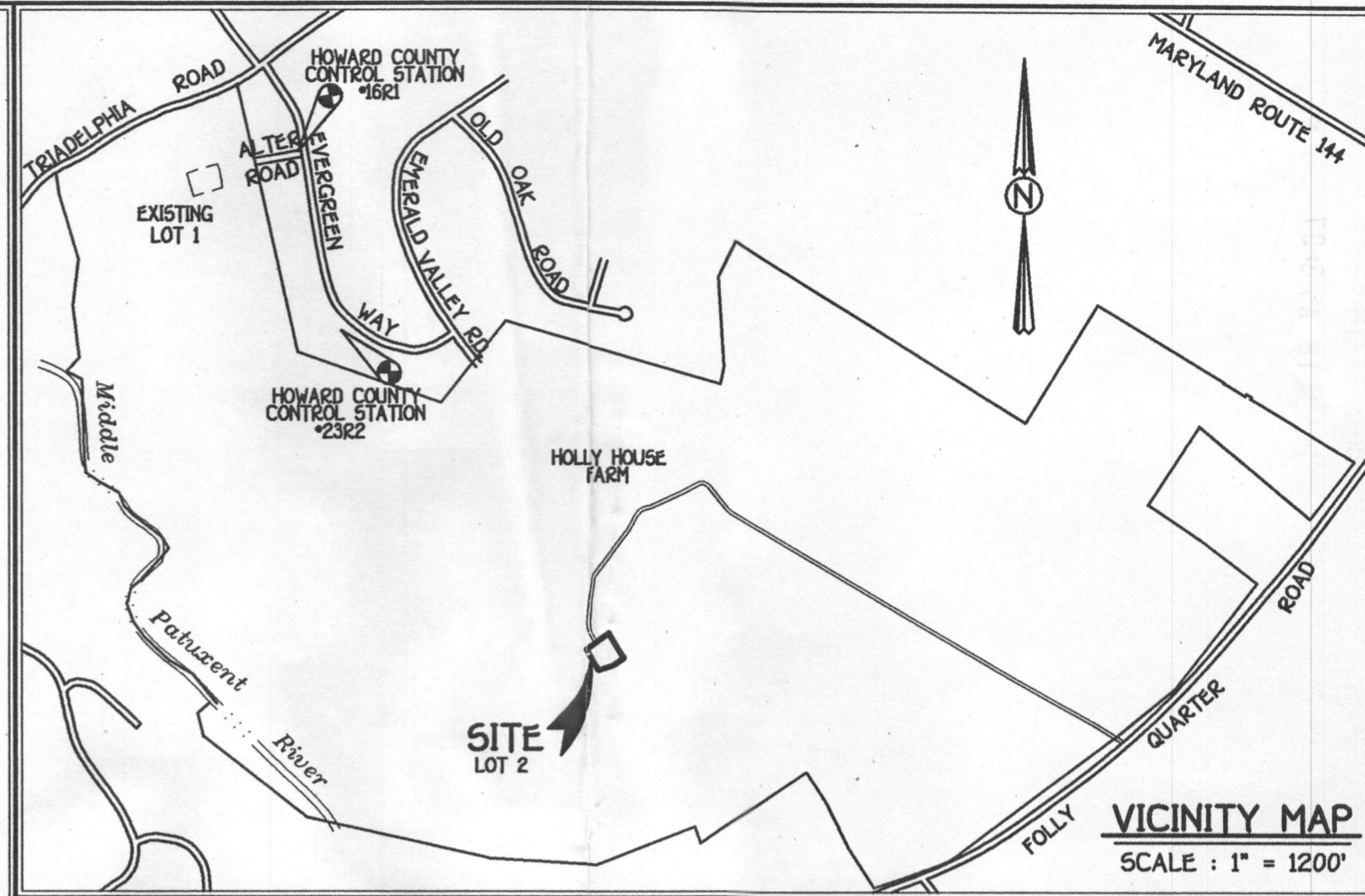


The Requirements §3-106, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 1/12/05  
Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor) Date

*Walter W. Beck* 1/12/05  
Holly House Farm Limited Liability Company By: Walter Beck, General Partner Date

*Janet J. Beck* 1/12/05  
Holly House Farm Limited Liability Company By: Janet Beck, General Partner Date



**GENERAL NOTES:**

- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated January 6, 2005. No Non-tidal Wetlands Are Present Within Lot 2.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulation.
- No 100-Year Flood Plain Exists On Lot 2.
- Previous Department Of Planning And Zoning File Numbers: F-99-203.
- An Existing House Is Located On The Residue Tax Parcel No. 121, Tax Map No. 23.
- Private Line Of Sight Easement Within Residue Of Property Of Holly House Farm Limited Liability Company Shall Be Maintained By The Individual Owner Of Lot 2 To Allow Unobstructed Vehicular Line Of Sight Along Folly Quarter Road From Private Driveway Shown Hereon.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnection And Non-Roof Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.

**GENERAL NOTES:**

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. 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 Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 4/13/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 16R1 And No. 23R2.  
Sta. 16R1 N 179833.7451 E 406281.8575 (Meters)  
Sta. 23R2 N 179426.2930 E 406579.6498 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 1999, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Private 24' Wide Driveway And Access Easement And The Road R/W And Not Onto The Private 24' Wide Driveway And Access Easement.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) 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.  
c) - 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 (425-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. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Lot Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- This One-Acre Lot Is Being Subdivided From The Parent Parcel And Released From The Agricultural Preservation Easement (4095-01E) Consistent With The Requirements Of The Agricultural Land Preservation Program, Howard County Code Section 15.514(b).
- Landscape Requirements For This Lot Is 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 Farms Interior And Surrounding Existing Woods.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(XVI) Of The Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.

*1/2/05 Change Gen Note #1 CAUTION SIGN NOW ANYWAY BECAUSE WELL ISN'T DRILLED YET KN*

**OWNER**  
HOLLY HOUSE FARM LIMITED LIABILITY COMPANY  
3500 FOLLY QUARTER ROAD  
ELLCOTT CITY, MARYLAND 21042

**DEVELOPER**  
MS. HEATHER PARTON  
3500 FOLLY QUARTER ROAD  
ELLCOTT CITY, MARYLAND 21042

**AREA TABULATION FOR THIS SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.000 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	1.000 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	1.000 Ac.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2955

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

APPROVED: Howard County Department Of Planning And Zoning.

**OWNER'S CERTIFICATE**

Holly House Farm Limited Liability Company, A Maryland Limited Liability Company, By Walter Beck, General Partner And Janet Beck, General Partner, 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 12<sup>th</sup> Day Of January, 2005.

*Walter Beck*  
Holly House Farm Limited Liability Company  
By: Walter Beck, General Partner

*Janet J. Beck*  
Holly House Farm Limited Liability Company  
By: Janet Beck, General Partner

*Elaine Thomas*  
Witness

*Elaine Thomas*  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of Part Of The Lands Conveyed By Walter W. Beck, Janet T. Beck, Peter Aymar Beck, William Keith Beck, Michael Upjohn Beck, Adriene Grace Beck, Heather Adele Beck, Robin Gabrielle Beck, And Frederic Alexander Beck To Holly House Farm Limited Liability Company By Deed Dated July 2, 1995 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3540 At Folio 379, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692

1/12/05  
Date

RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**LOT 2**  
**HOLLY HOUSE FARM**

Zoned: RC-DEO

Tax Map: 23 P/O Parcel 121 Grid: B  
Third Election District  
Howard County, Maryland

Scale: 1" = 100'  
Date: January 5, 2005

Sheet 1 of 2

*aka Beck property*