



AMY

PLEASE DESCRIBE TO ME HOW THE RESIDUE WILL BE TREATED THEN CONSIDER ANY COMMENTS IN RESPONSE TO INCORPORATE

NOTED, PROHIBITION OR ANY COMMENTS IN RESPONSE TNY



3/18

USE THIS FOR PERC CERTIFICATION.

HOWARD COUNTY HEALTH DEPARTMENT

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

March 5, 1997

Mary Mullins  
11975 Frederick Road  
Ellicott City, Maryland 21042

8-10,000  
perc done

RE: PERCOLATION TEST RESULTS  
Application # 20343  
Proposed Use: Subdivision  
Mayfield Manor  
Frederick Road east of Route 32

Dear Ms. Mullins:

Percolation testing conducted February 25, 1997 on the above referenced property indicated satisfactory soil conditions. Copies of the percolation test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100' of property boundaries have been shown.

This plat should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the address below or by calling 313-2640.

Very truly yours,

Post-it® Fax Note	7671	Date	1-5-00	# of pages	▶
To	GABE	From	TONY		
Co./Dept.		Co.			
Phone #		Phone #	410-461-2855		
Fax #		Fax #			

Amy McMillen, Sanitarian R.S.  
Water and Sewerage Program

Enclosures  
cc: Engineer  
File

3/22/97  
Letter sent as shown here after discussion w/ CW ALM

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
2	592677.3137	1332546.5349	2	180648.406531	406160.996198
6	593470.6040	1332940.0273	6	180890.201883	406280.932913
42	592491.9801	1332063.4335	42	180591.916739	406013.746609
44	593462.4239	1332963.7013	44	180887.708585	406288.148764
55	592834.4716	1332066.1367	55	180696.308355	406014.570526
83	592294.5385	1332711.3640	83	180531.736411	406211.236211
103	592859.7343	1332071.8931	103	180704.008443	406016.325100
135	592172.4207	1332428.8117	135	180494.514848	406125.114111
139	593436.4181	1332923.0702	139	180879.782016	406275.764390
140	593428.1408	1332946.6960	140	180877.259080	406282.965541
7003	592647.1662	1332559.3125	7003	180639.217561	406164.890824

**Reservation Of Public Utility And Forest Conservation Easements**

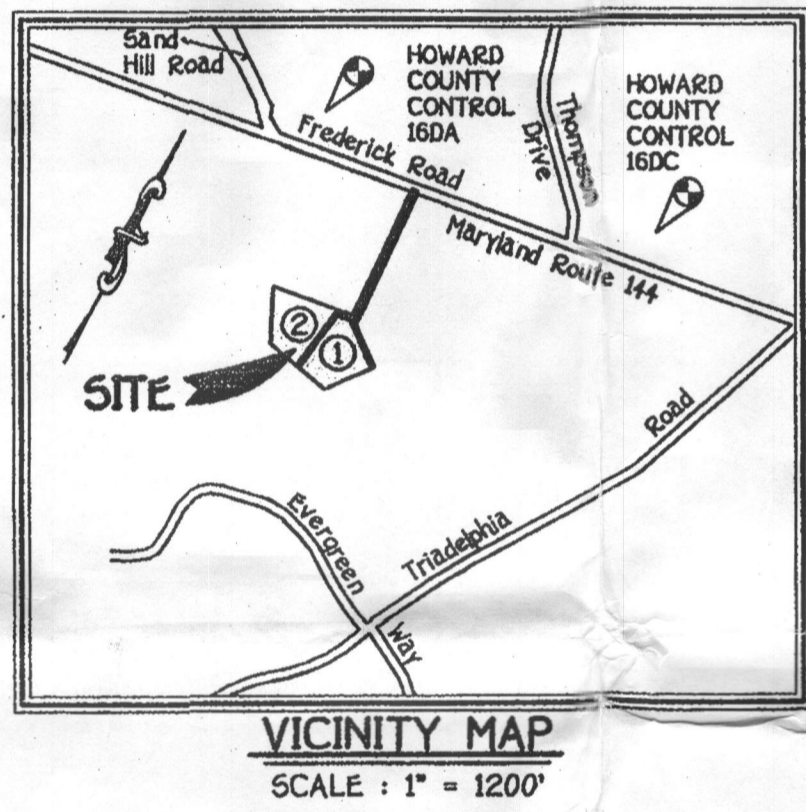
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"). Located In, On, Over, And Through Lots 1 And 2, Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

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

*Terrell A. Fisher* 5/1/06  
 Terrell A. Fisher  
 Professional Land Surveyor No. 10692  
 Date

*Francis Mullin* 5/18/06  
 Francis Mullin  
 (Owner)  
 Date

*Mary L. Mullin* 5/18/06  
 Mary L. Mullin  
 (Owner)  
 Date



**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 Adjustments To The Private Sewerage Easements. 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 RR-DEO Per 2/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 16DA And No. 16DC.  
 Station No. 16DA (North 593,712.917 East 1,332,332.040)  
 Station No. 16DC (North 593,095.513 East 1,333,961.177)
- This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About November 5, 1999 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.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 Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag/Pipestem And The Road Right Of Way Line And Not Onto The Pipestem Lot Driveway.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) 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 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges)-Capable Of Supporting 25 Gross Tons;
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway Surface;
  - Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams(s), Or Their Buffers And Forest Conservation Areas.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
- Speed Study For This Site Was Prepared By The Mara Group On October, 2005.
- No Cemeteries Exist Within The Limits Of This Subdivision By Visual Observation And An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. On May 18, 2005.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- Previous Department Of Planning And Zoning File Numbers WP-05-92, WP-04-04, & F-04-05.
- There Is An Existing Dwelling/Structure(s) Located On Lot 1 Which Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Project Is Exempt From The Forest Conservation Requirements In Accordance With Section 16.1202(b)(XVIII) Of The Howard County Code. This Is A Minor Subdivision That Creates One Additional Lot Which Has No Further Subdivision Potential.
- Landscaping For Lot 2 Is On File With This Plat And Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, Lot 1 Is Exempt From The Perimeter Landscape Requirements Because Lot 1 Contains An Existing Dwelling To Remain. A Landscape Surety For Lot 2 Is Required In The Amount Of \$1,800.00 And Based On The Following Computations:  
 16 Shade Trees @ 300 Per Tree = \$1,800.00
- This Landscape Surety Is Posted With The Stormwater Management Developer's Agreement. Quantity And Quality Stormwater Management Requirements Are Proposed To Be Met By Applying The Non-roof-top Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual (the Manual) And With A Bioretention Facility Designed In Accordance With Chapter 3 Of The Manual.
- This Plat Is Subject To WP-05-92 Which The Planning Director On June 14, 2005 Approved A Request To Waive Sections 16.1202(b)(XVIII) Requiring A Final Plan For Subdivision Of Property And To 16.1202(b)(XVIII) Requiring Environmental Features To Be Located On Lots 10 Acres Or Greater, Subject To The Following Conditions:
  - The Applicant Must Record The New Deeds Of Conveyance In The Land Records Office Of Howard County, MD.
  - The Conveyance Of Land Shall Not Reduce The Minimum Lot Size Requirements Of 3 Acres (Minus The Pipestem) For Parcel 301. The Future Subdivision Of Parcel 316 Into Two Building Lots Shall Require The Submission Of A Final Plat To The Department Of Planning And Zoning.
  - A 35' Environmental Setback Around All Existing Environmental Features As Applicable Shall Be Required To Be Shown On The Final Plat For The Subdivision Of Parcel 316.
- A Use-In-Common Maintenance Agreement Between Lots 1, 2 And Tax Parcel 297 Shall Be Recorded In The Land Records Office Of Howard County Simultaneously With This Plat.
- A Fee-In-Lieu Of Providing Open Space Is Paid In The Amount Of \$1500.00.

**Area Tabulation**

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	6.555 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	6.555 Ac.±
Total Area Of Roadway To Be Recorded	0.022 Ac.±
Total Area To Be Recorded	6.577 Ac.±

**OWNER/DEVELOPER**

Mr. & Mrs. Francis Mullin  
 \*11975 Frederick Road  
 Ellicott City, Maryland 21042

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2255

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

*Robert J. Weber* 12/6/06  
 Robert J. Weber  
 Howard County Health Officer  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*Francis Mullin* 10/20/06  
 Francis Mullin  
 Chief, Development Engineering Division  
 Date

*Joseph P. Coyne* 12/6/06  
 Joseph P. Coyne  
 Director  
 Date

**OWNER'S CERTIFICATE**

Mary L. Mullin, And Francis Mullin, 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 18<sup>th</sup> Day Of MAY, 2006

*Francis Mullin*  
 Francis Mullin  
 (Mary L. Mullin)

*Terrell A. Fisher*  
 Terrell A. Fisher  
 Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct In That It Is A Subdivision Of (1) All Of The Lands Conveyed By Mary L. Mullin To Mary L. Mullin And Francis Mullin By Deed Dated December 27, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber 06-7325 At Folio 261, (2) All The Land Conveyed By Timothy E. Parker And Giselle P. Parker To Mary L. Mullin By Deed Dated July 11, 2005 And Recorded Among The Aforesaid Land Records In Howard County, Maryland In Liber 9372 At Folio 678 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* 5/1/06  
 Terrell A. Fisher  
 Professional Land Surveyor No. 10692  
 Date

RECORDED AS PLAT No. 18704 ON 12/30/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MULLIN PROPERTY**  
 LOTS 1 AND 2

Zoned: RR-DEO

Tax Map: 16 Grid: 13 Parcel: 316  
 Third Election District  
 Howard County, Maryland

Scale: 1"=100'  
 Date: May 1, 2006  
 Sheet 1 of 2

F-06-113

**Minimum Lot Size Chart**

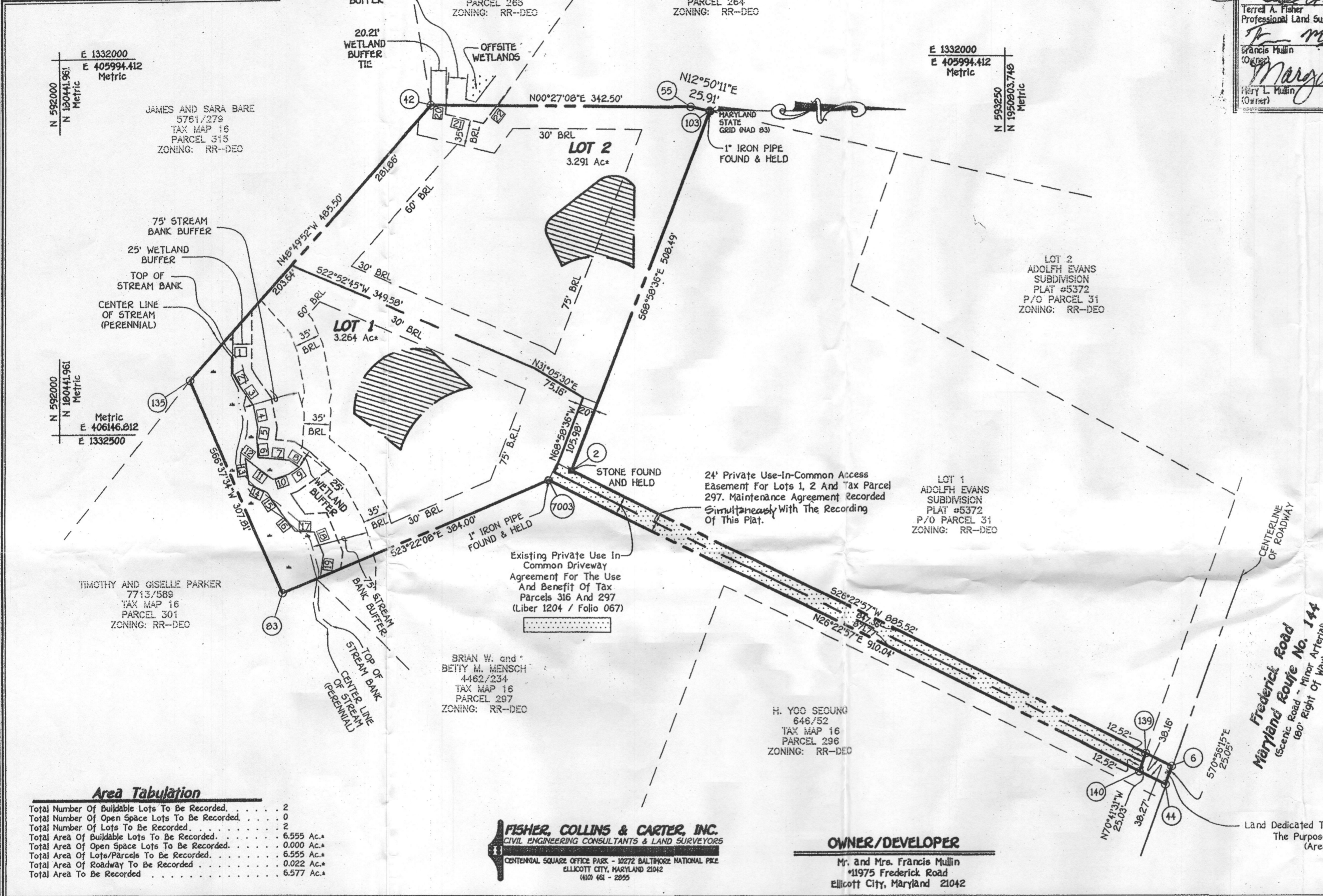
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.264 AC's±	0.240 AC's±	3.016 AC's±
2	3.291 AC's±	0.291 AC's±	3.000 AC's±

**Wetlands Chart**

Sym.	Bearing And Distance
1	N89°58'58"E 55.25'
2	N59°52'10"E 20.36'
3	N54°49'54"E 30.23'
4	N79°00'30"E 30.59'
5	S83°09'06"E 11.76'
6	N86°24'39"E 26.91'
7	N04°31'20"E 40.98'
8	N32°29'45"E 16.76'
9	S33°37'36"E 16.46'
10	S18°51'36"E 22.62'
11	S36°40'46"W 26.48'
12	S38°01'49"W 19.89'
13	N81°18'25"E 34.45'
14	N24°20'47"E 26.08'
15	N55°21'08"E 34.91'
16	N52°08'05"E 28.37'
17	N02°09'20"E 25.31'
18	N68°52'05"E 32.04'
19	S82°58'52"E 31.14'
20	N85°04'52"W 12.04'
21	S13°33'42"W 51.52'
22	N52°54'13"W 29.41'

The Requirements S3-108, 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

*Terrell A. Fisher* 5/1/06  
 Terrell A. Fisher  
 Professional Land Surveyor No. 10692  
 Date  
*Mary L. Mullin* 5/18/06  
 Francis Mullin  
 (Owner)  
 Date  
*Mary L. Mullin* 5/18/06  
 Mary L. Mullin  
 (Owner)  
 Date



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Total Area Of Roadway To Be Recorded	0.022 Ac.±
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 11975 Frederick Road  
 Ellicott City, Maryland 21042

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

*Robert J. Weber* 12/09/06  
 Robert J. Weber  
 Howard County Health Officer  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*Francis Mullin* 10/20/06  
 Francis Mullin  
 Chief, Development Engineering Division  
 Date

*March A. Lyle* 12/6/06  
 March A. Lyle  
 Director  
 Date

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*Francis Mullin*  
 Francis Mullin  
*Mary L. Mullin*  
 Mary L. Mullin  
*Terrell A. Fisher*  
 Terrell A. Fisher  
 Witness  
*Terrell A. Fisher*  
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 Witness

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*Terrell A. Fisher* 5/1/06  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Date

RECORDED AS PLAT No. 18705 ON 12/20/06  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MULLIN PROPERTY**

LOTS 1 AND 2

Zoned: RR-DEO

Tax Map: 16 Grid: 13 Parcel: 316  
 Third Election District  
 Howard County, Maryland

Scale: 1"=100'

Date: May 1, 2006  
 Sheet 2 of 2

F-06-113