

# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_ A/P C23530

AGENCY REVIEW: \_\_\_\_\_ DATE 10-20-05

03-291804

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 UNKNOWN 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) ROBERT MCKLEY

DAYTIME PHONE (301) 845-8060 CELL \_\_\_\_\_ FAX (301) 845-8698

MAILING ADDRESS P.O. Box 609 Ellicott City MD 21041  
STREET CITY/TOWN STATE ZIP

APPLICANT JAMES BUCHHEISTER FOR Eco DEVELOPMENT

DAYTIME PHONE (410) 312-0966 CELL \_\_\_\_\_ FAX (410) 312-0897

MAILING ADDRESS 7164 COLUMBIA GATEWAY DRIVE COLUMBIA MD 21046  
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME 3686 Fair Quarter Road LOT NO. #2

PROPERTY ADDRESS Ellicott City MD 21042  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 23 GRID 8 PARCEL(S) 19 PROPOSED LOT SIZE 3.15 AC MIN.

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 OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
 7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648  
 TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

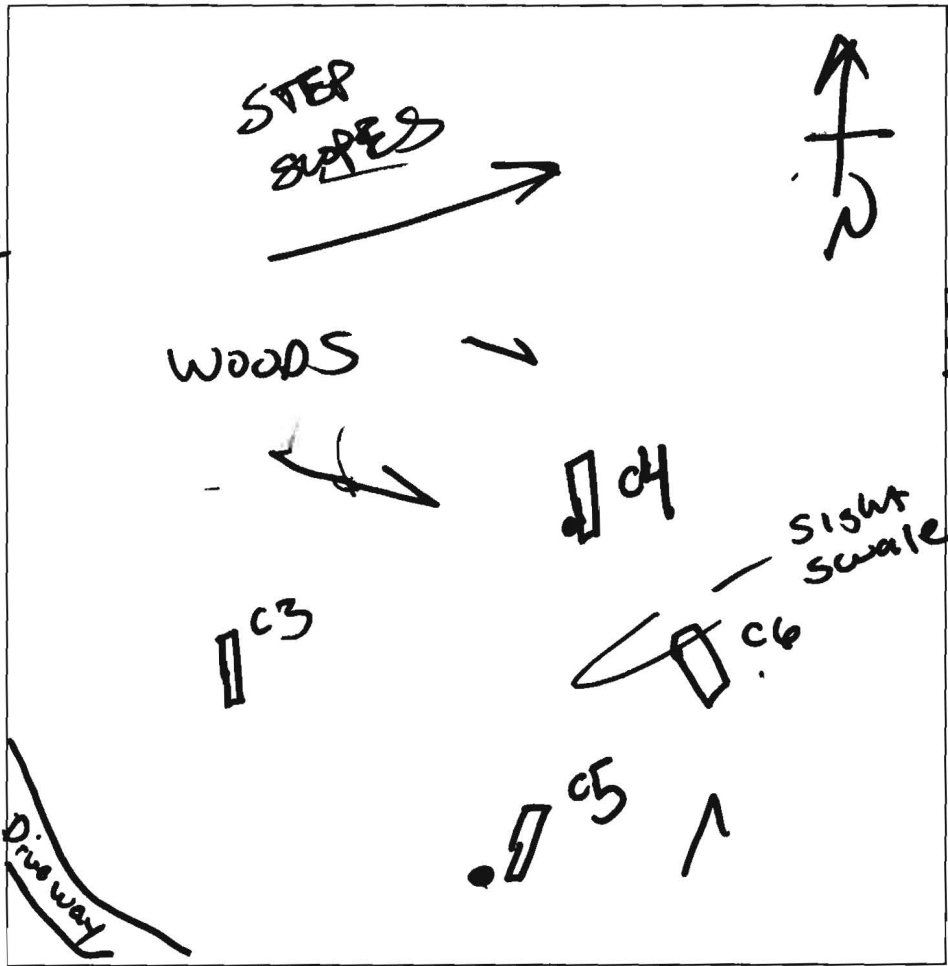
A/P C3

**Brown 1**  
 0-5  
 Sci 5% frags  
 2 1/2  
 v. course dark y-b  
 Sci 5  
 v. course trans -  
 7  
 red b. fine course  
 si / ls  
 10  
 white y-b  
 si  
 1/5  
 14

**C4**  
**Brown 1**  
 0-5  
 Sci (as)  
 micaceous  
 6

35% rock  
 cobbles &  
 boulders s.l.  
 matrix  
 8  
 0-5  
 Sci 20  
 1 frags  
 si 25%  
 13

**C5**  
**brown 1**  
 Dark y-b  
 loam  
 2 1/2  
 0-5  
 Sci  
 5% frags  
 4 1/2  
 red-white  
 y-b si  
 6  
 White  
 massive  
 heavy si  
 w y-b  
 striations  
 s.l.  
 ↓ si / ls  
 13



**C6**  
 brown 1  
 dark brown  
 Sci /  
 micaceous  
 > 50%  
 Rock &  
 cobbles &  
 boulders

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
12/6/05	C3	6 / 14	2:31	2:40	2:54	14	P
	C4	6 / 13	2:21	2:29	2:46		M-P
	C5	6 / 13	1:30	1:40	1:53	13	P
	C6			VISUAL			F

REMARKS \* Need field run topo in this area  
 SANITARIAN PAY BACKHOE OTHERS B. Shesly  
 TEST HOLES USED IN SDA AVG. PERC TIME SQ. FT/BR  
 TRENCH WIDTH INLET DEPTH MAX. BOT DEPTH EFFECTIVE SW



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- YES
- NO

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PROPERTY OWNER(S) \_\_\_\_\_

DAYTIME PHONE \_\_\_\_\_ CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_  
STREET CITY/TOWN STATE ZIP

APPLICANT \_\_\_\_\_

DAYTIME PHONE \_\_\_\_\_ CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_  
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME \_\_\_\_\_ LOT NO. \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) \_\_\_\_\_ GRID \_\_\_\_\_ PARCEL(S) \_\_\_\_\_ PROPOSED LOT SIZE \_\_\_\_\_

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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

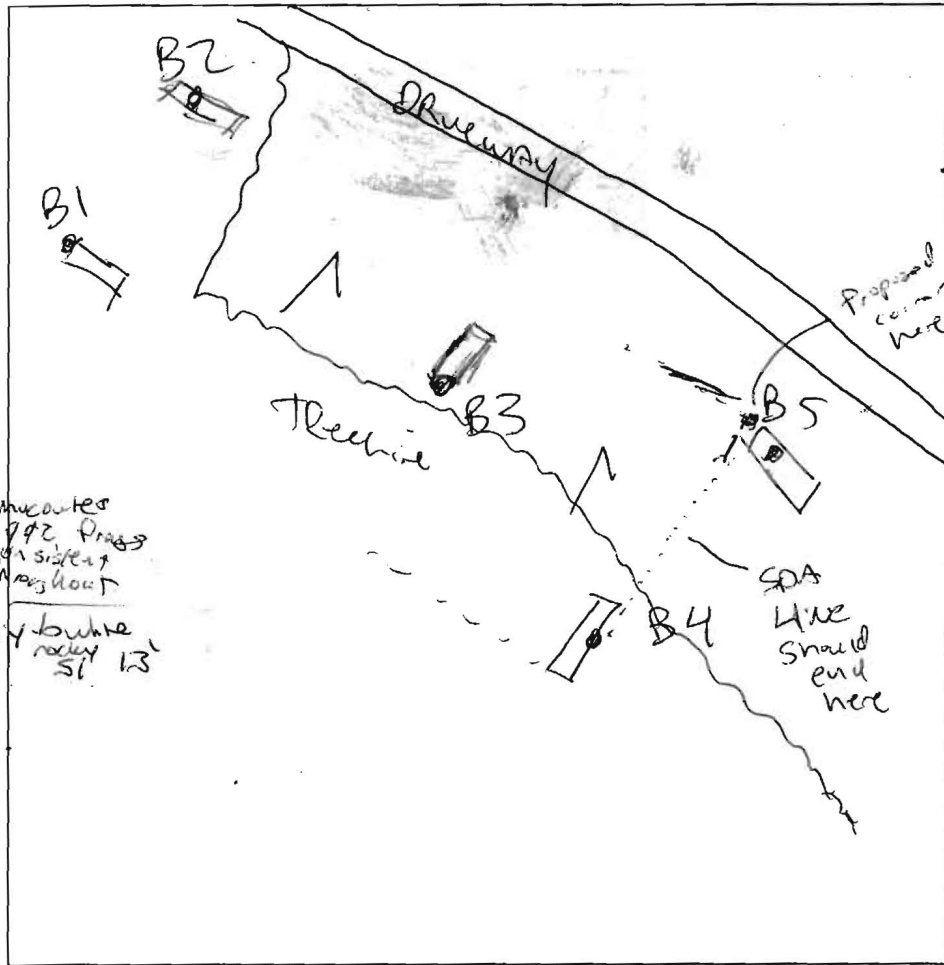
AVP  
B1  
brown rocky 1 1/2  
orange brown  
qs silt  
w/ 10%  
8% frags

---

6  
red brown  
orange  
silt  
heavy silt

---

7  
w  
red brown  
silt w/  
20% cherry  
frags + flakes  
invertebrate



Blank vertical box

cuts  
B2  
brown 1  
dark brown  
heavy loam

---

3  
orange  
brown  
heavy  
silt

---

5% white  
frags

---

Transition  
0 - white  
- brown  
compact  
silt  
5% clay  
frags

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
12/6/05	B2	9 13	9:33	9:47	10:18	30	P
	B3	8 14 1/2	10:09	10:21	<del>10:46</del>	<del>27</del>	<del>P</del>
	Retest Purged in other test		10:33	10:46	11:13	27	Pass
	B1	8 14	11:03	11:06	11:12	6	Pass
	B4	7 12	12:48	12:52	1:04	12	P
	B5	7 14	12:34	9:00	7 feet	will go @	P

B4  
brown 1  
0-b dark  
loam  
(rocky)  
96  
red brown  
silt  
4-b  
10  
25% frags  
y-b white

B3  
brown loam  
0-b  
heavy  
loam

---

3  
0-b  
ab  
silt

---

1 1/2  
Transition

---

7  
4-b  
med  
silt

---

12  
4-b  
white  
compact  
silt  
5% muscovite

B5  
brown 1  
0-b  
heavy  
loam  
lots of mica

---

3  
dark 0-b  
silt  
ab w/  
10%  
small  
frags/cherty  
frags

---

7  
4-b  
mud  
silt  
20% small  
frags

---

12  
4-b  
white  
cherty  
silt

REMARKS: hole B2 - rock fell in  
SANITARIAN: JAY  
BACKHOE: Annapolis  
OTHERS: Shesly  
TEST HOLES USED IN SDA: 5  
AVG. PERC TIME: 19  
SQ. FT/BR: 240  
TRENCH WIDTH: \_\_\_\_\_ INLET DEPTH: \_\_\_\_\_ MAX. BOT DEPTH: \_\_\_\_\_ EFFECTIVE SAW: \_\_\_\_\_



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PROPERTY OWNER(S) ROBERT MORLEY

DAYTIME PHONE (301) 845 8060 CELL \_\_\_\_\_ FAX (301) 845-8698

MAILING ADDRESS 3686 P.O. Box 609 ELlicott City MD 21041  
STREET CITY/TOWN STATE ZIP

APPLICANT JAMES Buchheiser

DAYTIME PHONE (410) 312. 0966 CELL \_\_\_\_\_ FAX (410) 312. 0897

MAILING ADDRESS 7164 Columbia Gateway Drive Columbia MD 21046  
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME 3686 Folly QUARTER ROAD LOT NO. 3

PROPERTY ADDRESS ELlicott City MD 21042  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 23 GRID 8 PARCEL(S) 19 PROPOSED LOT SIZE 3.14

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.

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# APPLICATION

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PROPERTY OWNER(S) Robert Moxley

DAYTIME PHONE (410) 845 8060 CELL \_\_\_\_\_ FAX (410) 845-8698

MAILING ADDRESS P.O. Box 609 Ellicott City MD 21041  
STREET CITY/TOWN STATE ZIP

APPLICANT James Buchheiser

DAYTIME PHONE 410. 312. 0966 CELL \_\_\_\_\_ FAX 410. 312. 0897

MAILING ADDRESS 7169 Columbia Gateway Drive MD 21046  
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME 3686 Four Quarter Road LOT NO. 1

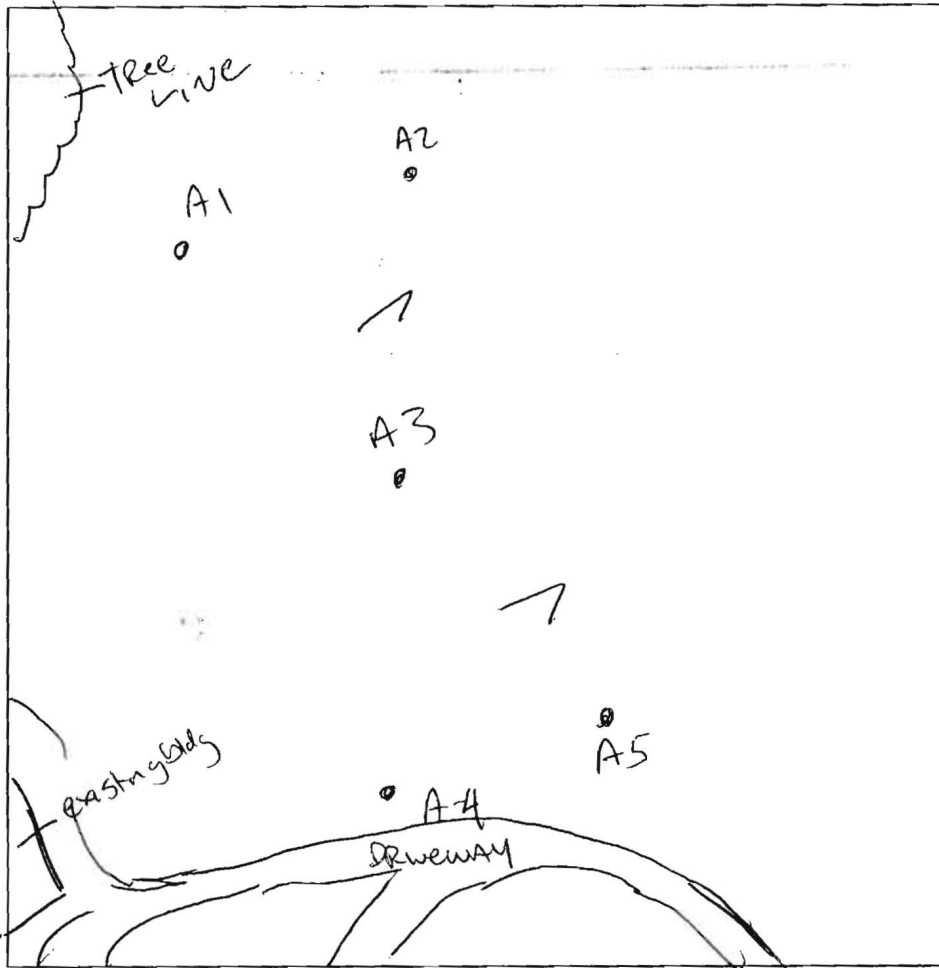
PROPERTY ADDRESS Ellicott City MD 21012  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 23 GRID 8 PARCEL(S) 19 PROPOSED LOT SIZE 5.18

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.

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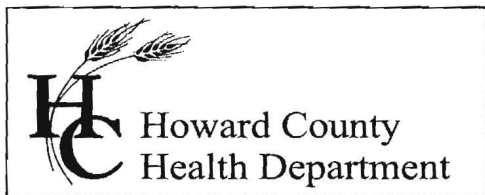
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
NOT			TESTED				

REMARKS \_\_\_\_\_

SANITARIAN \_\_\_\_\_ BACKHOE \_\_\_\_\_ OTHERS \_\_\_\_\_

TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_



7178 Columbia Gateway Drive, Columbia MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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

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**MEMORANDUM**

TO: Cindy Hamilton  
Chief, Division of Land Development

FROM: Sara Fegel, R.S. *RF*  
Well and Septic Program  
Development Coordination Section

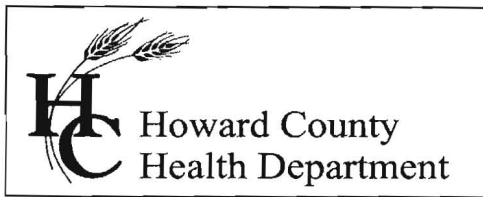
RE: File Number: F-07-023  
Robert Moxley Property  
3686 Folly Quarter Road

DATE: November 30, 2006

---

The revisions/ corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- All wells need to be drilled prior to final plat approval and well completion reports need to be on file with the Health Department
- Stormwater management plan needs to include SDA and well locations. Infiltrative devices (i.e. dry well) need to be 25' from SDA and 100' from well.
- Existing septic system for Lot 1 needs to be abandoned and new system installed prior to final plat approval.



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website: [www.hchealth.org](http://www.hchealth.org)

Peter L. Beilenson, M.D., M.P.H., Health Officer

---

**MEMORANDUM**

TO: James Buchheister  
The RBA Group

FROM: Sara Fegel  
Well and Septic Program  
Development Coordination Section

RE: File Number: A-523530  
Robert Moxley Property  
3686 Folly Quarter Road

DATE: May 31, 2007

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The Health Department completed the review of the revised percolation certification plan. The following comments need to be addressed and a plan resubmitted for approval.

- Septic reserve area needed for Lot 1
- Expand well statement to include “All wells to be drilled prior to final plat approval. 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.”
- Add “REVISED” to the title block
- Need engineers seal/signature
- Add to general notes “SDA on Lot 1 has a four bedroom maximum”
- Add to general notes the number of bedrooms of the existing house
- Label the use of the existing buildings, i.e. storage shed etc.



May 15, 2007

Howard County  
Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, Maryland 21043

Re: F-07-123  
3686 Folly Quarter Road

To Whom It May Concern:

Please accept this package for the purpose of a forth review for the minor subdivision for the above reference final plan. Please notice that the proposal has been revised from the previous submittals by now only indicating the creation of one additional lot, Lot 2. The previously indicated Lot 3 has been removed from the plans in entirety primarily to be able to fully comly with the forest conservation regulations on-site and secondarily to deal with SWM setback issues with the septic reserve area on Lot 2. The percolation certification plan was also revised to indicate the revised proposal and copies have been included with this submittal. The revised percolation certification plan removes the proposed septic reserve areas from Lot 1 and the removed Lot 3. Under the revised proposal, Lot 1 will continue to utilize the existing septic system.

We believe we have addressed all outstanding comments from Division of Land Development, Development Engineering Division and the Health Department. Below is a point-by-point response to the comments received.

### **Division of Land Development Comments and Response**

1. It is understood that demolition permits will be required with the original plat at time of recordation.
2. Evidence will be provided that the shed and propane tanks have been relocated and that the portion of the shed removed.
3. No off-site forest conservation easements are proposed.
4. Lot 3 was removed from proposal.
5. The 35' setback shown within the septic easemnt on Lot 2 was labeled.
6. Forest Conservation areas were made more legible.
7. Note #9 was expanded to describe how the forest conservation plan is in conformance.
8. A note summarizing the AA was added to the plat.

9. The frontage for each lot was labeled in the inset.
10. The landscaping note on the supplemental plans was completed.
11. The signature blocks were added to the landscape plan, forest conservation plan and the Supplemental Plan (2).
12. Signatures were completed.

### **Development Engineering Division Comments and Response**

III.C.4 Please add “and Utility Easement” to the use in common easement.

- A note identifying the purpose of the easement is included on the plat.

IV.A.6 Add the Stormwater management notes to the plat.

- Note was added describing how SWM was provided.

V. Provide an “intersection” sight distance analysis to scale in plan and profile using field run topography.

- A revised sight distance analysis with field run topography has been provided.

IX. Please provide construction details for the bioretention facilities on the Supplemental Plan. Details need to include dimensions both horizontal and vertical (profile), inverts, top of bioretention embankment etc, plant list, O&M, specifications. Remove filter fabric from between the sand and stone and replace with current MDE standard of 4” layer of #8 stone and wrap the pipe perforations with ¼” mesh. Move check dam detail to the Supplemental Plan. Add a hatch or shading to the Supplemental plan that identifies the portion of the driveway that is non-roof top credit. Move non-roof top detail to Supplemental Plan.

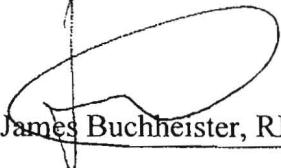
- Construction details for the bioretention, check dam detail and the non-roof top detail were added to the Supplemental Plan. Shading was added to the driveway to indicate the non-roof top credit. Bioretention detail was updated per the comment.

### **Health Department**

1. All wells need to be drilled prior plat approval and completion reports need to be on file with the Health Department.
  - o The well on Lot 2 will be drilled and a well completion report will be filed with the Health Department prior to final plat approval.
2. Include MDE minimum lot width statement in general notes.
  - o The MDE note was added to the plat.
3. LOT 2 – remove grading from SDA
  - o Disturbance was eliminated from the SDA on Lot 2.
4. LOT 2 – bioretention needs to be 25’ from SDA

- The bioretention is now 25' minimum from the SDA
- 5. SDA 25' setback for drainage easement.
  - The drainage easement is now 25' minimum from the SDA.
- 6. Existing Septic system for lot 1 needs to be abandoned and a new system installed prior to final plat approval.
  - Lot one will continue to use the existing septic area under the revised layout.
- 7. Lot lines are modified from percolation certification plan. Submit a revised percolation certification plat.
  - A revised perc cert plan was submitted directly to the Health Department.

Sincerely,  
The RBA Group, Inc.



James Buchheister, RLA



May 15, 2007

Howard County  
Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, Maryland 21043

Re: F-07-023  
3686 Folly Quarter Road

Revised

MAY 17 2007

DPZ - Lana Dev

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1. It is understood that demolition permits will be required with the original plat at time of recordation.
2. Evidence will be provided that the shed and propane tanks have been relocated and that the portion of the shed removed.
3. No off-site forest conservation easements are proposed.
4. Lot 3 was removed from proposal.
5. The 35' setback shown within the septic easement on Lot 2 was labeled.
6. Forest Conservation areas were made more legible.
7. Note #9 was expanded to describe how the forest conservation plan is in conformance.
8. A note summarizing the AA was added to the plat.

9. The frontage for each lot was labeled in the inset.
10. The landscaping note on the supplemental plans was completed.
11. The signature blocks were added to the landscape plan, forest conservation plan and the Supplemental Plan (2).
12. Signatures were completed.

### **Development Engineering Division Comments and Response**

III.C.4 Please add “and Utility Easement” to the use in common easement.

- A note identifying the purpose of the easement is included on the plat.

IV.A.6 Add the Stormwater management notes to the plat.

- Note was added describing how SWM was provided.

V. Provide an “intersection” sight distance analysis to scale in plan and profile using field run topography.

- A revised sight distance analysis with field run topography has been provided.

IX. Please provide construction details for the bioretention facilities on the Supplemental Plan. Details need to include dimensions both horizontal and vertical (profile), inverts, top of bioretention embankment etc, plant list, O&M, specifications. Remove filter fabric from between the sand and stone and replace with current MDE standard of 4” layer of #8 stone and wrap the pipe perforations with ¼” mesh. Move check dam detail to the Supplemental Plan. Add a hatch or shading to the Supplemental plan that identifies the portion of the driveway that is non-roof top credit. Move non-roof top detail to Supplemental Plan.

- Construction details for the bioretention, check dam detail and the non-roof top detail were added to the Supplemental Plan. Shading was added to the driveway to indicate the non-roof top credit. Bioretention detail was updated per the comment.

### **Health Department**

1. All wells need to be drilled prior plat approval and completion reports need to be on file with the Health Department.
  - o The well on Lot 2 will be drilled and a well completion report will be filed with the Health Department prior to final plat approval.
2. Include MDE minimum lot width statement in general notes.
  - o The MDE note was added to the plat.
3. LOT 2 – remove grading from SDA
  - o Disturbance was eliminated from the SDA on Lot 2.
4. LOT 2 – bioretention needs to be 25’ from SDA

- The bioretention is now 25' minimum from the SDA
- 5. SDA 25' setback for drainage easement.
  - The drainage easement is now 25' minimum from the SDA.
- 6. Existing Septic system for lot 1 needs to be abandoned and a new system installed prior to final plat approval.
  - Lot one will continue to use the existing septic area under the revised layout.
- 7. Lot lines are modified from percolation certification plan. Submit a revised percolation certification plat.
  - A revised perc cert plan was submitted directly to the Health Department.

Sincerely,  
The RBA Group, Inc.



James Buchheister, RLA



**Transmittal Letter**

Project Name/Location: Robert Moxley Property

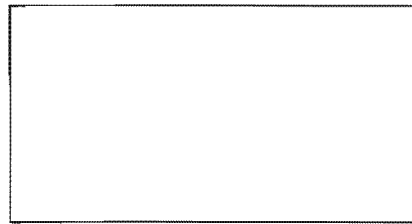
RBA Project Number: M3716.00

Date: May 15, 2007

Sent by: James Buchheister



Attn: Sara Fegel, R.S.  
Howard County Health Department  
Development Coordination Section  
7178 Columbia Gateway Drive  
Columbia, MD 20146  
T (410) 313-4261  
F (410) 313-2323



Send  Mail  Fed-X  Courier  Fax (# pages \_\_\_\_\_)  Email

Items Included:

2 revised Percolation Certification Plats for A-523530  
Copy of response letter as will be submitte to the County that addresses your comments

Remarks:

Sara,

Please find attached, two copies of the revised percolation certification plat. This most recent revisions incorporates your comments from the last submission to the County and the change from three lots to two.

Thank you for your attention in this matter look forward to the approval of this percolation certification plat. If you have any questions please call.

James Buchheister, RLA

**SPECIFICATIONS FOR BIORETENTION**  
 1. MATERIAL SPECIFICATIONS  
 THE ALLOWABLE MATERIALS TO BE USED IN BIORETENTION AREA ARE DETAILED IN TABLE B.3.2.

2. PLANTING SOIL  
 THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMOUDA GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:

PH RANGE	5.2 - 7.0
ORGANIC MATTER	1.5-4% (BY WEIGHT)
MAGNESIUM	35 LB./AC
PHOSPHORUS (PHOSPHATE - P2O5)	75 LB./AC
POTASSIUM (POTASH - K2O)	85 LB./AC
SOLUBLE SALTS	NOT TO EXCEED 500 PPM

ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE, STOCKPILED TOPSOIL IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOP SOIL WAS EXCAVATED. SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY. SHOULD THE PH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE SULFUR.

3. COMPACTION  
 IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TIRE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

ROTOTILL TO 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE. WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

4. PLANT MATERIAL  
 SEE PLANT LIST FOR PLANT MATERIALS REQUIRED.

5. PLANT INSTALLATION  
 MULCH SHOULD BE PLACED TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.

ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8" OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.

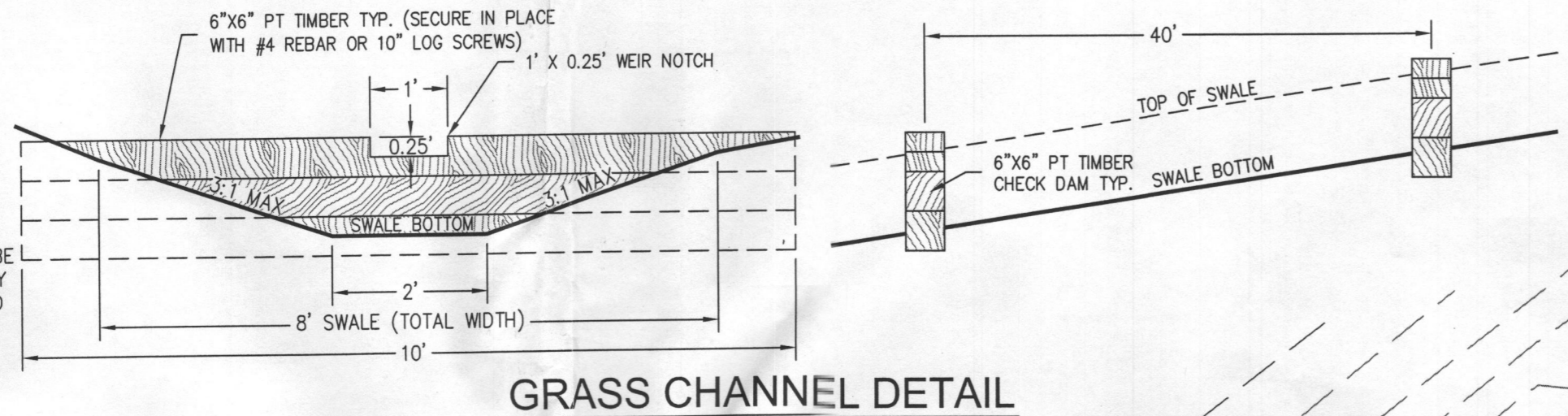
TREES SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.

GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.

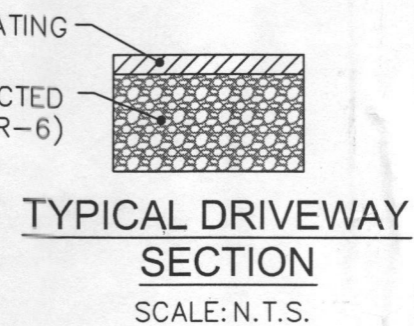
THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS, DEFATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.

6. UNDERDRAINS  
 UNDERDRAINS ARE TO BE PLACED ON A 3"-0" WIDE SECTION OF FILTER CLOTH. PIPE IS PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING. THE ENDS OF UNDERDRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED.

7. MISCELLANEOUS  
 THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNLESS ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.



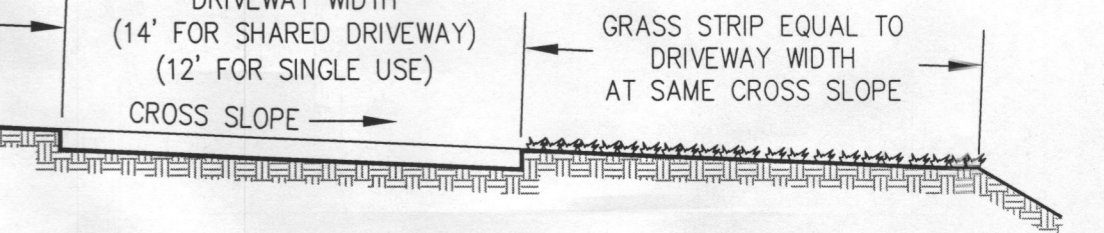
**GRASS CHANNEL DETAIL**  
 SCALE: N.T.S.



**TYPICAL DRIVEWAY SECTION**  
 SCALE: N.T.S.

**LEGEND**

- 460 --- EXISTING CONTOUR
- [Cross-hatch] SLOPES (15%-25%)
- [Diagonal-hatch] SLOPES (>25%)
- [Wavy line] EXISTING TREE LINE
- [Dashed line] PROPOSED TREE LINE
- [Solid line] LIMIT OF DISTURBANCE
- [Dotted line] PROPERTY BOUNDARY
- [Symbol] GRASS CHANNEL WITH CHECK DAMS
- [Symbol] FOREST RETENTION BOUNDARY LINE AND SIGN
- [Symbol] TREE PROTECTION FENCE
- [Symbol] EXISTING DRIVEWAY PAVEMENT TO REMAIN
- [Symbol] SWM DISCONNECT CREDIT (DRIVEWAY NON-ROOF TOP DISCONNECT AND GRASS CHANNEL)



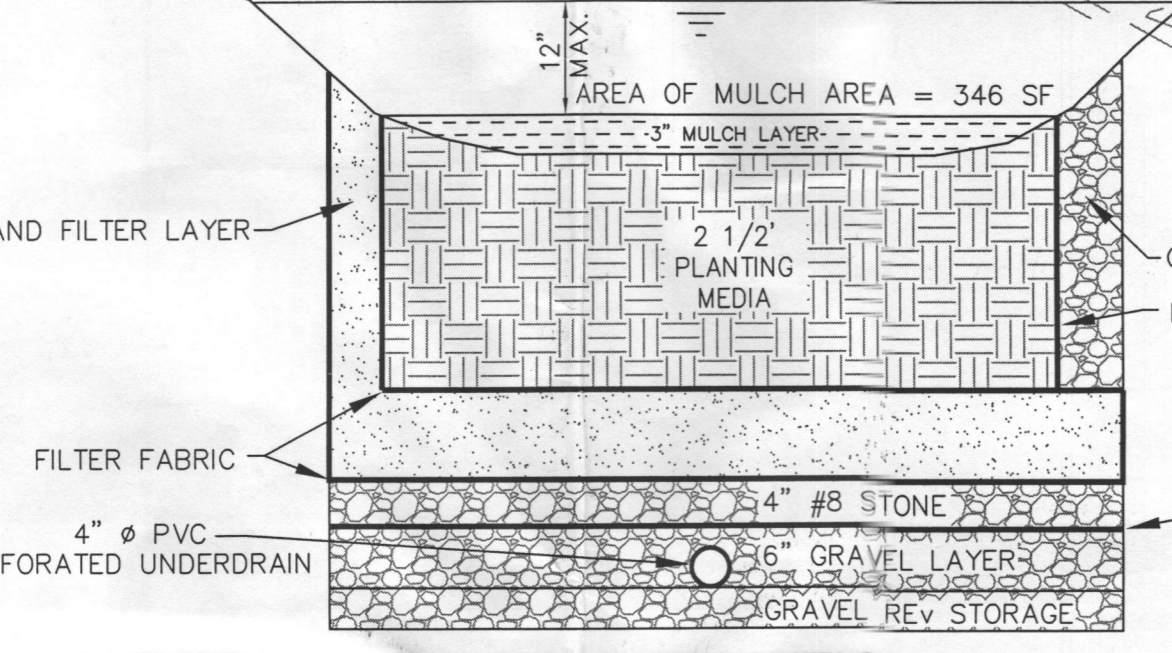
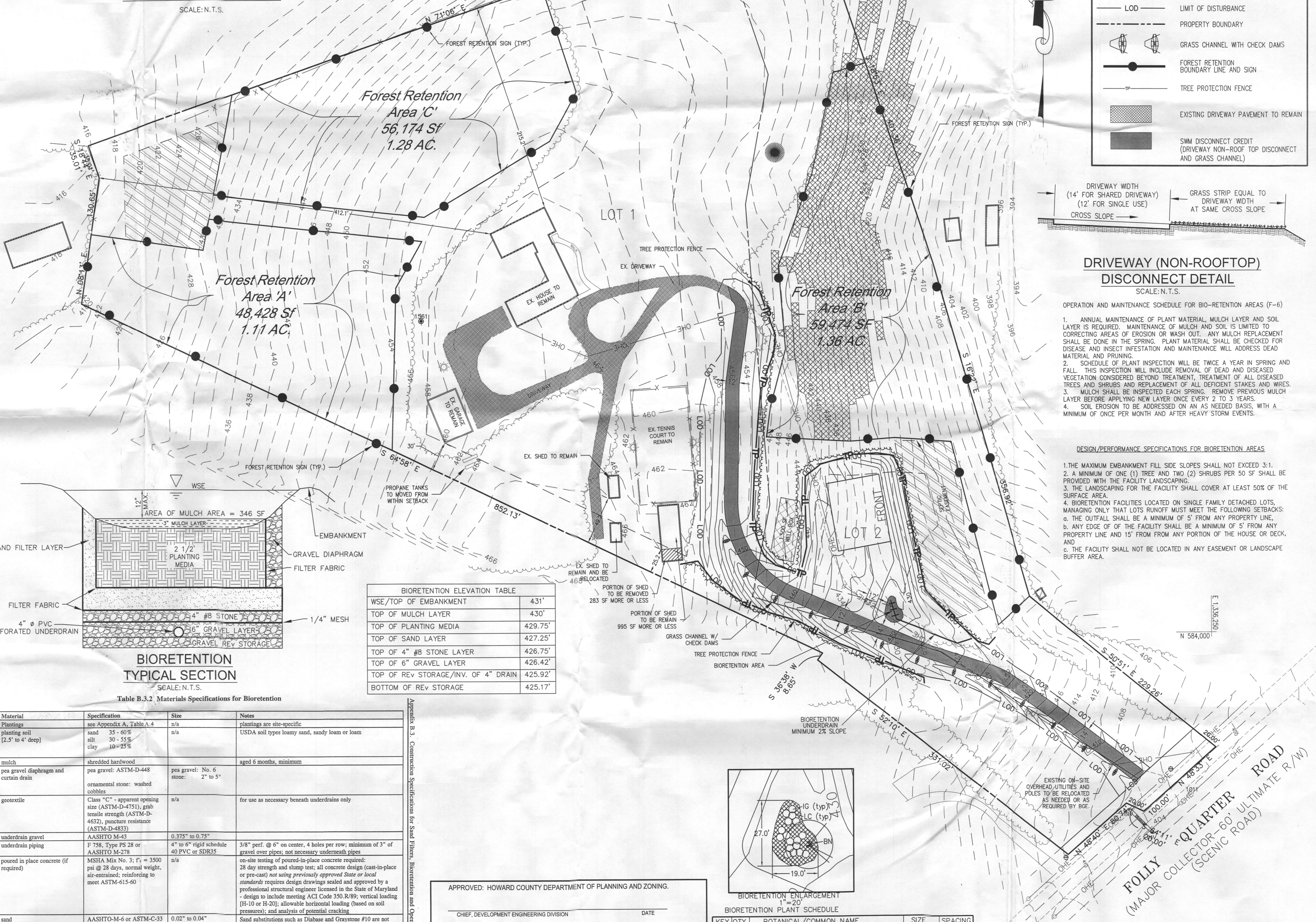
**DRIVEWAY (NON-ROOFTOP) DISCONNECT DETAIL**  
 SCALE: N.T.S.

OPERATION AND MAINTENANCE SCHEDULE FOR BIORETENTION AREAS (F-6)

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

**DESIGN/PERFORMANCE SPECIFICATIONS FOR BIORETENTION AREAS**

- THE MAXIMUM EMBANKMENT FILL SIDE SLOPES SHALL NOT EXCEED 3:1.
- A MINIMUM OF ONE (1) TREE AND TWO (2) SHRUBS PER 50 SF SHALL BE PROVIDED WITH THE FACILITY LANDSCAPING.
- THE LANDSCAPING FOR THE FACILITY SHALL COVER AT LEAST 50% OF THE SURFACE AREA.
- BIORETENTION FACILITIES LOCATED ON SINGLE FAMILY DETACHED LOTS, MANAGING ONLY THAT LOTS RUNOFF MUST MEET THE FOLLOWING SETBACKS:
  - a. THE OUTFALL SHALL BE A MINIMUM OF 5' FROM ANY PROPERTY LINE.
  - b. ANY EDGE OF THE FACILITY SHALL BE A MINIMUM OF 5' FROM ANY PROPERTY LINE AND 15' FROM ANY PORTION OF THE HOUSE OR DECK, AND
  - c. THE FACILITY SHALL NOT BE LOCATED IN ANY EASEMENT OR LANDSCAPE BUFFER AREA.



**BIORETENTION TYPICAL SECTION**  
 SCALE: N.T.S.

**BIORETENTION ELEVATION TABLE**

WSE/TOP OF EMBANKMENT	431'
TOP OF MULCH LAYER	430'
TOP OF PLANTING MEDIA	429.75'
TOP OF SAND LAYER	427.25'
TOP OF 4" #8 STONE LAYER	426.75'
TOP OF 6" GRAVEL LAYER	426.42'
TOP OF REV STORAGE/INV. OF 4" DRAIN	425.92'
BOTTOM OF REV STORAGE	425.17'

**Table B.3.2 Materials Specifications for Bioretention**

Material	Specification	Size	Notes
Plantings planting soil [2.5' to 4' deep]	see Appendix A, Table A.4	n/a	plantings are site-specific
	sand	35 - 60%	USDA soil types loamy sand, sandy loam or loam
	silt	30 - 55%	
	clay	10 - 25%	
mulch	shredded hardwood		aged 6 months, minimum
	pea gravel: ASTM-D-448 ornamental stone: washed cobbles	pea gravel: No. 6 stone: 2" to 5"	
geotextile	Class "C" - apparent opening size (ASTM-D-4751), split tensile strength (ASTM-D-4632), puncture resistance (ASTM-D-4833)	n/a	for use as necessary beneath underdrains only
underdrain gravel	AASHTO M-43	0.375" to 0.75"	
underdrain piping	F 798, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underdrain pipes
pooured in place concrete (if required)	MSHA Mix No. 3; f'c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350 R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
sand [1' deep]	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
DIRECTOR	DATE

**BIORETENTION PLANT SCHEDULE**

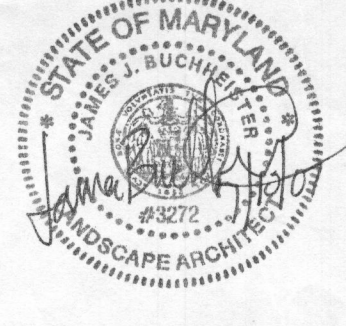
KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	SPACING
IG	17	ILEX GLABRA 'NANA' / DWARF INKBERRY	12"-18" HGT	3'
LC	60	LOBELIA CARDINALIS / CARDINAL FLOWER	QUART	30"
BN	1	BETULA NIGRA / RIVER BIRCH	7'-8' HGT.	

REVISIONS

PLANS PREPARED FOR:  
**ECO DEVELOPMENT, INC.**  
 8839 WOODSBORO PIKE  
 WALKERSVILLE, MARYLAND 21793  
 PHONE: 301-845-8060  
 FAX: (301) 845-8668

**RBA**  
 GROUP  
 ENGINEERS • ARCHITECTS • PLANNERS  
 7166 Columbia, Maryland, Suite 905  
 Phone (410) 818-0868, Fax (410) 818-0897

SUPPLEMENTAL PLAN:  
 PROPOSED CONDITIONS AND GRADING  
**ROBERT MOXLEY PROPERTY**  
 3686 FOLLY QUARTER ROAD  
 PARCEL 19, TAX MAP 23, GRID 8  
 HOWARD COUNTY, MARYLAND



SCALE: AS SHOWN

DATE: 09/29/05  
 JOB NUMBER: M3716.00  
 FILE NUMBER: 3716 SUPP  
 PLOTTED: 07/10/07  
 DRAWN BY: JB  
 DESIGNED BY: JB  
 CHECKED BY: JB

SUPPLEMENTAL PLAN  
 SHEET

**PROPOSED CONDITIONS AND GRADING**  
 SCALE: 1"=50'

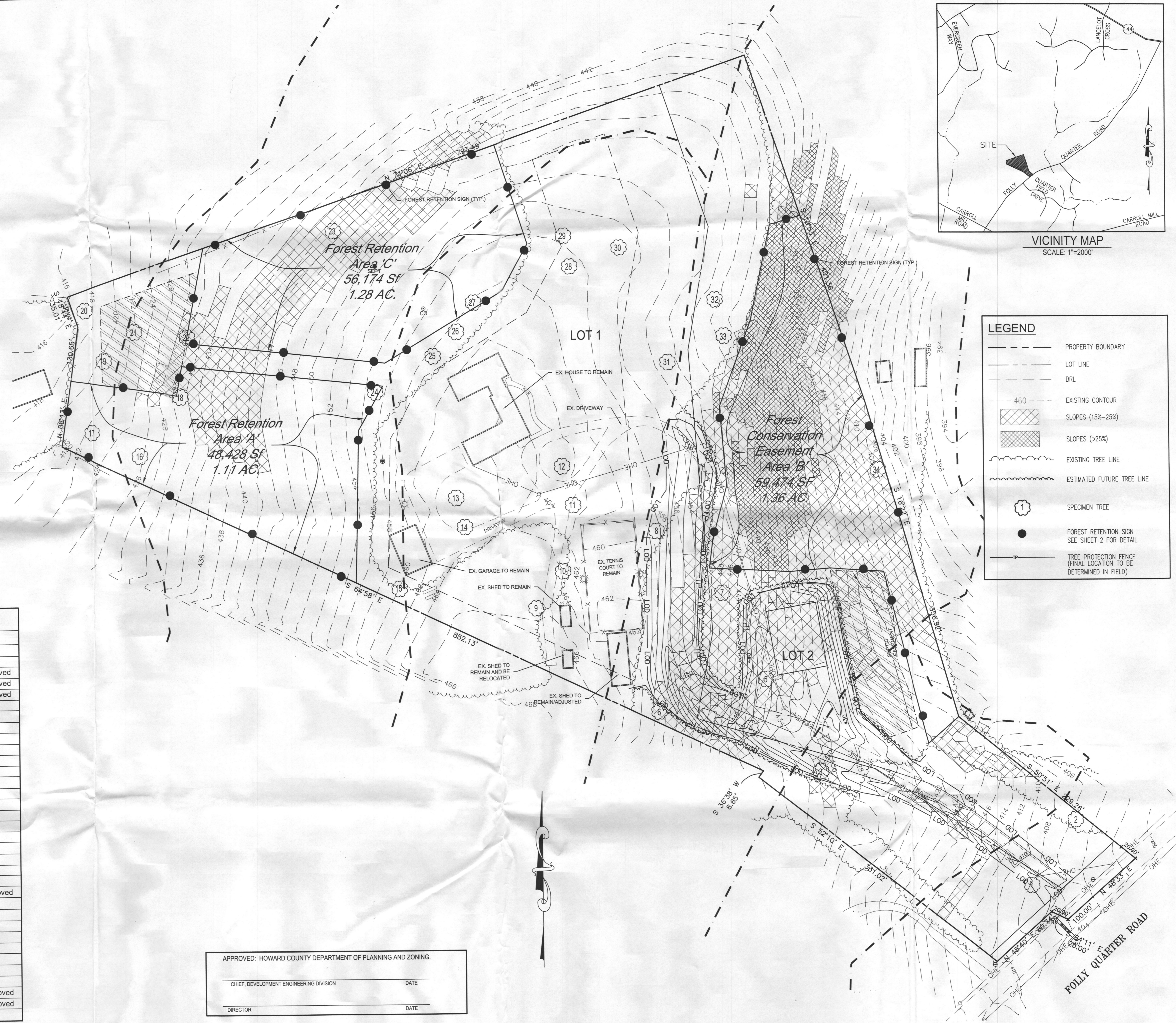
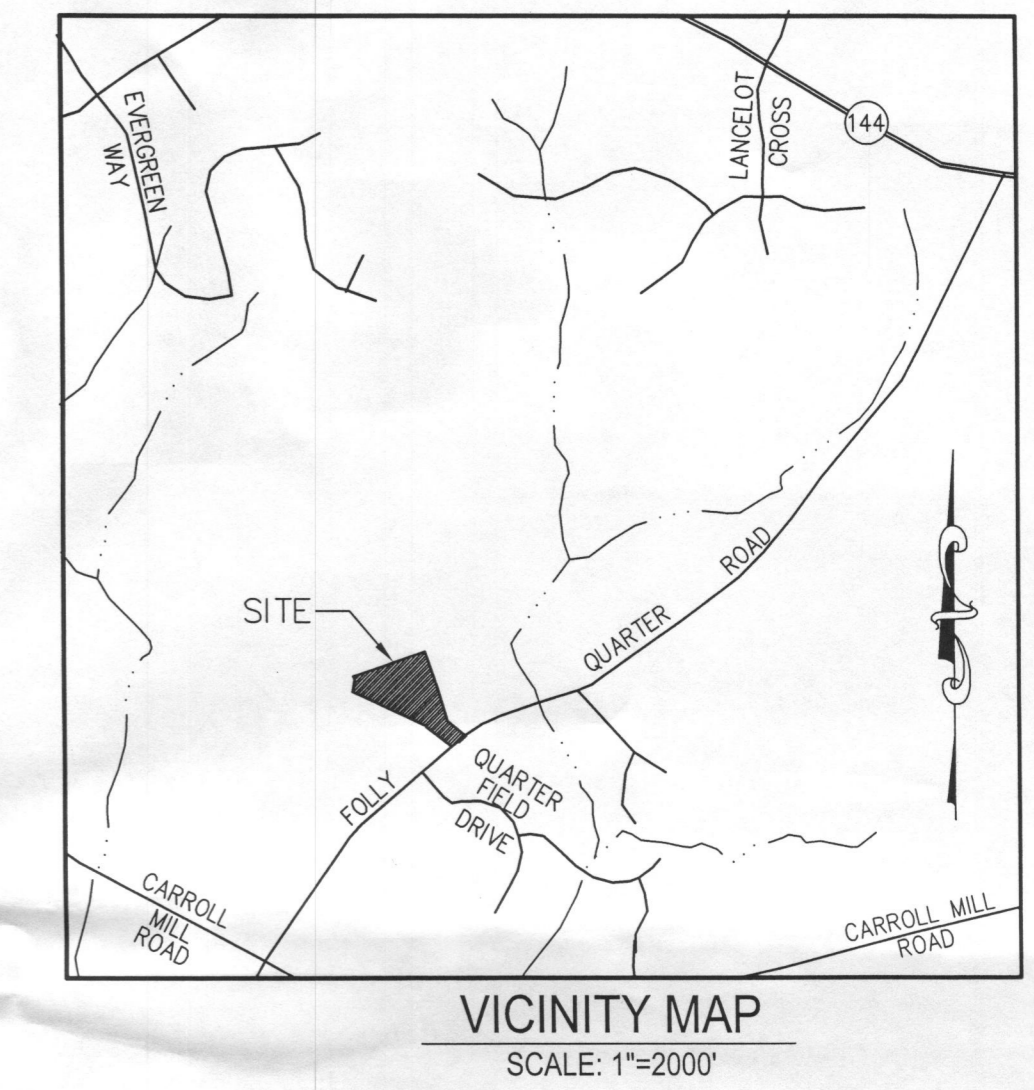
**PROJECT DESCRIPTION AND SUMMARY**

THE INTENT OF THIS MINOR SUBDIVISION IS TO DIVIDE THE EXISTING TRACT INTO TWO RESIDENTIAL LOTS. THESE LOTS ARE ALL A MINIMUM OF THREE ACRES PER ZONING.

NO AREAS OF STEEP SLOPES GREATER THAN 20,000 SF ARE PROPOSED TO BE DISTURBED.

FOREST PROTECTION ACTIVITIES DURING CONSTRUCTION SHOULD INCLUDE THE USE OF BLAZE ORANGE PLASTIC FENCE AND ROOT PRUNING PER DETAILS ON SHEET 2.

THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 3.75 ACRES OF ON-SITE FOREST UNDER EASEMENT.



**LEGEND**

- PROPERTY BOUNDARY
- - - LOT LINE
- BRL
- - - 460 EXISTING CONTOUR
- [Cross-hatch] SLOPES (15%-25%)
- [Diagonal-hatch] SLOPES (>25%)
- ~ EXISTING TREE LINE
- ~ ESTIMATED FUTURE TREE LINE
- (1) SPECIMEN TREE
- FOREST RETENTION SIGN (SEE SHEET 2 FOR DETAIL)
- TREE PROTECTION FENCE (FINAL LOCATION TO BE DETERMINED IN FIELD)

**SPECIMEN TREE TABLE**

No.	DBH and Type	Approx. size (hwx)	Condition	Status
1	32" Tulip Poplar	110' x 60'	Good	Save
2	37" Tulip Poplar	110' x 70'	Good	Save
3	43" White Oak	110' x 70'	Good	To be removed
4	33" Tulip Poplar	120' x 60'	Good	To be removed
5	43" White Oak	110' x 60'	Good	To be removed
6	34" Red Oak	100' x 60'	Good	Save
7	48" White Oak	100' x 70'	Good	Save
8	54" White Oak	110' x 70'	Good	Save
9	44" White Oak	100' x 70'	Good	Save
10	31" Hickory	100' x 60'	Good	Save
11	39" Red Oak	100' x 50'	Good	Save
12	38" White Oak	90' x 70'	Good	Save
13	30" Red Oak	90' x 40'	Good	Save
14	33" Red Oak	110' x 60'	Good	Save
15	37" Red Oak	100' x 50'	Good	Save
16	40" White Oak	110' x 40'	Good	Save
17	39" White Oak	110' x 60'	Poor	Save
18	31" White Oak	110' x 60'	Good	Save
19	39" White Oak	110' x 60'	Good	Save
20	31" Red Oak	110' x 60'	Good	Save
21	37" White Oak	100' x 60'	Good	Save
22	38" White Oak	110' x 60'	Poor	Save
23	35" Red Oak	100' x 40'	Good	To be removed
24	32" White Oak	110' x 80'	Good	Save
25	35" White Oak	90' x 50'	Good	Save
26	30" Red Oak	90' x 40'	Good	Save
27	41" White Oak	90' x 50'	Fair	Save
28	42" Red Oak	100' x 60'	Good	Save
29	33" Red Oak	100' x 60'	Good	Save
30	40" White Oak	100' x 50'	Good	Save
31	30" Blackgum	80' x 40'	Good	Save
32	30" White Pine	80' x 40'	Good	To be removed
33	45" Twin White Oak	90' x 80'	Good	To be removed
34	31" Ash	110' x 50'	Good	Save

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

\_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION      DATE

\_\_\_\_\_  
DIRECTOR      DATE

REVISIONS

PLANS PREPARED FOR:  
**ECO DEVELOPMENT, INC.**  
8939 WOODSHORO PIKE  
WALKERSVILLE, MARYLAND 21793  
PHONE: (301) 845-8060  
FAX: (301) 845-8688

**RBA-**  
Group  
ENGINEERS • ARCHITECTS • PLANNERS  
7164 Columbia Gateway • Suite 505  
Columbia, Maryland 21046  
Phone (410) 312-0986, Fax (410) 312-0987

FOREST CONSERVATION PLAN  
**ROBERT MOXLEY PROPERTY**  
3686 FOLLY QUARTER ROAD  
PARCEL 19, TAX MAP 23, GRID 8  
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND  
JAMES M. BUCHANAN  
GOVERNOR  
83272  
LANDSCAPE ARCHITECT

GRAPHIC SCALE 1"=50'

DATE: 09/29/05  
JOB NUMBER: M3716.00  
FILE NUMBER: 3716 FCP.dwg  
PLOTTED: 07/10/07  
DRAWN BY: JB  
DESIGNED BY: JB  
CHECKED BY: JB

FOREST CONSERVATION PLAN  
SHEET 3 of 4

APPENDIX E  
FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA

	ACRES (1/10 acre)
Gross Site Area	11.48
Area Within 100 Year Floodplain	0
Area Within Agricultural Use or Preservation Parcel (If Applicable)	0
Net Tract Area	11.48
Land Use Category (R-RLD, R-RMD, R-S, C/I/O, I)	RMD

II. INFORMATION FOR CALCULATIONS

A. Net Tract Area	11.48
B. Reforestation Threshold ( $\frac{25}{100} \times A$ )	2.9
C. Afforestation Minimum ( $\frac{20}{100} \times A$ )	N/A
D. Existing Forest on Net Tract Area	6.1
E. Forest Areas to Be Cleared	2.35
F. Forest Areas to Be Retained	3.75

III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION

1. REFORESTATION

If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and clearing of forest areas is proposed, reforestation requirements may apply.

GO TO SECTION IV

If existing forests exceed the afforestation minimum (if D equals or is more than C) and no clearing of existing forest resources is proposed, no reforestation is required. No further calculations are needed.

2. AFFORESTATION

If existing forest area are less than the afforestation minimum (if D is less than C), afforestation requirements apply.

GO TO SECTION V

E-1

IV. REFORESTATION CALCULATIONS

	ACRES (1/10 acre)
A. Net Tract Area	11.48
B. Reforestation Threshold ( $\frac{25}{100} \times A$ )	2.9
C. Existing Forest on Net Tract Area	6.1
D. Forest Areas to Be Cleared	2.35
E. Forest Areas to Be Retained	3.75
F. Forest Areas Cleared Above Reforestation Threshold (D - F, if F equals or is greater than B, Alternate 1) (D - B, if F is less than B, Alternate 2)	2.35
G. Forest Areas Cleared Below Reforestation Threshold (B - F, if applicable)	0
H. Forest Areas Retained Above Reforestation Threshold (F - B, Retention Credit, if applicable)	0.9

SELECT THE ALTERNATIVE THAT APPLIES:

1. CLEARING ABOVE THE THRESHOLD ONLY

If forest areas to be retained equal or are greater than the reforestation threshold (if F equals or is greater than B), the following calculations apply:

Reforestation for clearing above threshold $G \times 1/4$	0.59
Credit for forest areas retained above threshold $I = \text{Retention Credit}$	0.85
Total Reforestation required $(2.35 \times 1/4) - 0.85 = 0.59 - 0.85 = -0.26$ $(G \times 1/4) - I$	0

If the total reforestation requirement is equal to or less than 0, no reforestation is required.

2. CLEARING BELOW THE THRESHOLD

If forest areas to be retained are less than the reforestation threshold (if F is less than B), The following calculations apply:

Reforestation for clearing above threshold $G \times 1/4$	N/A
Reforestation for clearing below threshold $H \times 2$	N/A

E-2

Total Reforestation required  
 $(G \times 1/4) + (H \times 2)$

ACRES  
(1/10 acre)

N/A

Since clearing occurs below the threshold, no forest retention credit is possible.

V. AFFORESTATION CALCULATIONS

A. Net Tract Area	N/A
B. Afforestation Minimum ( $\frac{20}{100} \times A$ )	
C. Existing Forest on Net Tract Area	
D. Forest Areas to Be Cleared	
E. Forest Areas to Be Retained	

SELECT THE ALTERNATIVE THAT APPLIES:

1. No Clearing below the Minimum

If existing forests are less than the afforestation minimum (if D is less than C) and no clearing is proposed, the following calculations apply:

Total afforestation required  
 $C - D$

Afforestation must make total forest area equal the minimum required.

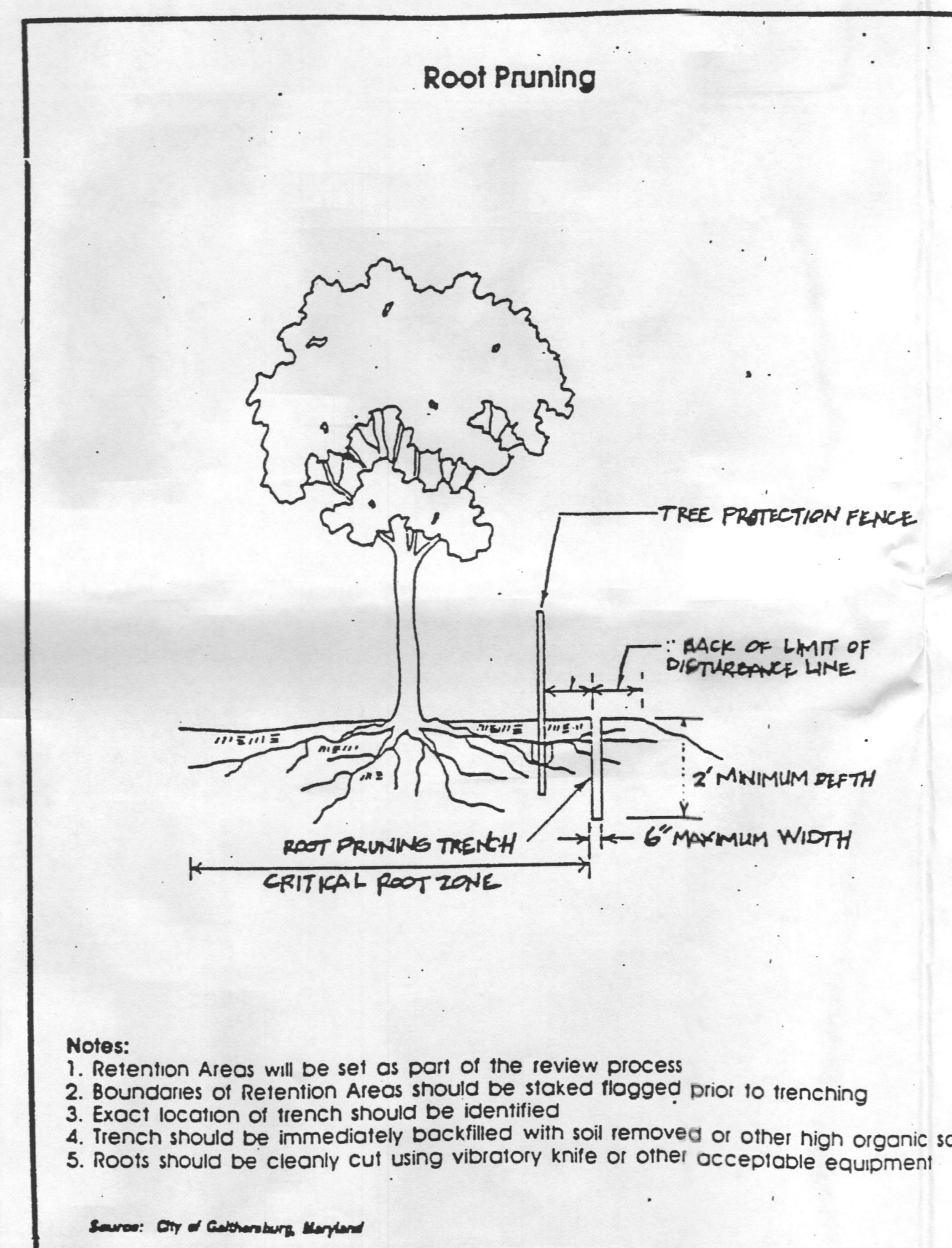
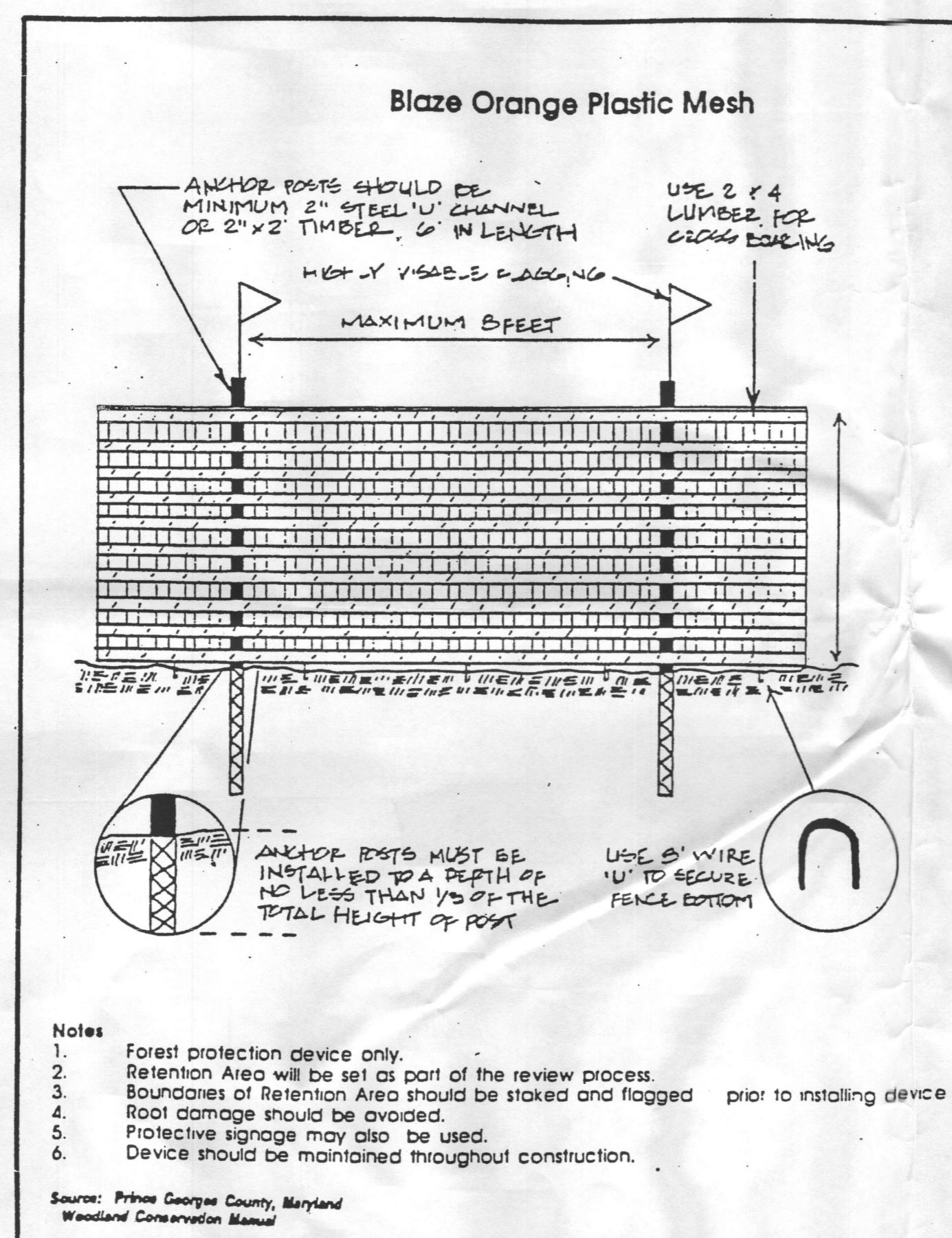
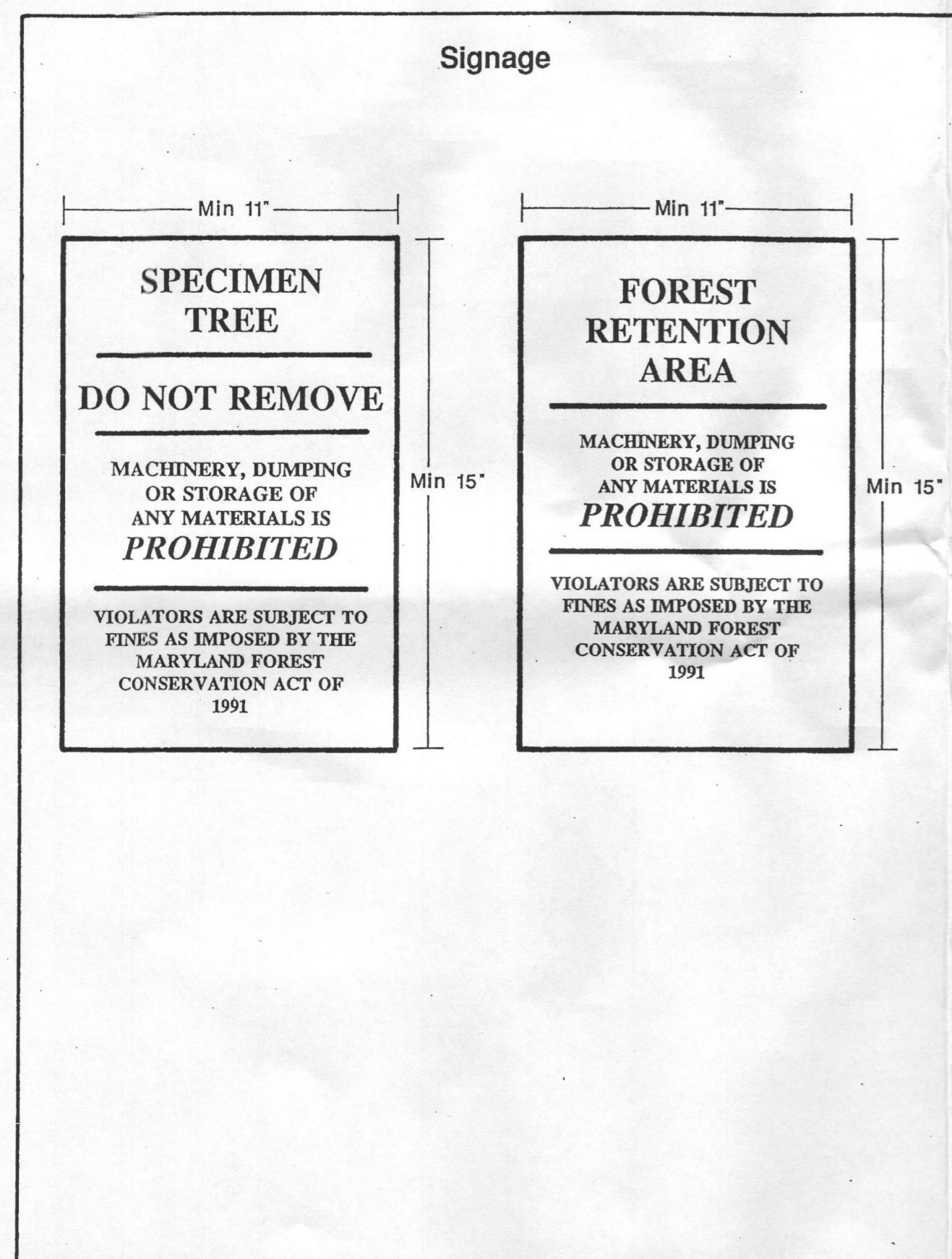
2. Clearing below the Minimum

If existing forests are less than the afforestation minimum (if D is less than C) and clearing is proposed, the following calculations apply:

Afforestation for unforested areas below minimum  
 $C - D$   
Afforestation for Clearing below Minimum  
 $E \times 2$   
Total Afforestation Required  
 $(C - D) + (E \times 2)$

Afforestation requires the total forest area be equal to the minimum and it requires compensation for clearing.

E-3



REVISIONS


PLANS PREPARED FOR:  
**ECO DEVELOPMENT, INC.**  
8839 WOODSBORO PIKE  
WALKERSVILLE, MARYLAND 21793  
PHONE: (301) 845-8060  
FAX: (301) 845-8688

**RBA-**  
Group  
ENGINEERS • ARCHITECTS • PLANNERS  
7164 Columbia, Maryland 21048  
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FOREST CONSERVATION PLAN  
**ROBERT MOXLEY PROPERTY**  
3686 FOLLY QUARTER ROAD  
PARCEL 19, TAX MAP 23, GRID 8  
HOWARD COUNTY, MARYLAND



GRAPHIC SCALE 1"=50'  
DATE: 09/29/05  
JOB NUMBER: M3716.00  
FILE NUMBER: 3716 FCP.dwg  
PLOTTED: 07/10/07  
DRAWN BY: JB  
DESIGNED BY: JB  
CHECKED BY: JB  
FOREST CONSERVATION PLAN  
SHEET 4 of 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
\_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE \_\_\_\_\_  
\_\_\_\_\_  
DIRECTOR DATE \_\_\_\_\_

PLANS PREPARED FOR:  
**ECO DEVELOPMENT, INC.**  
 8939 WOODSBORO PIKE  
 WALKERSVILLE, MARYLAND 21793  
 PHONE: 301-845-8060  
 FAX: (301) 845-8688

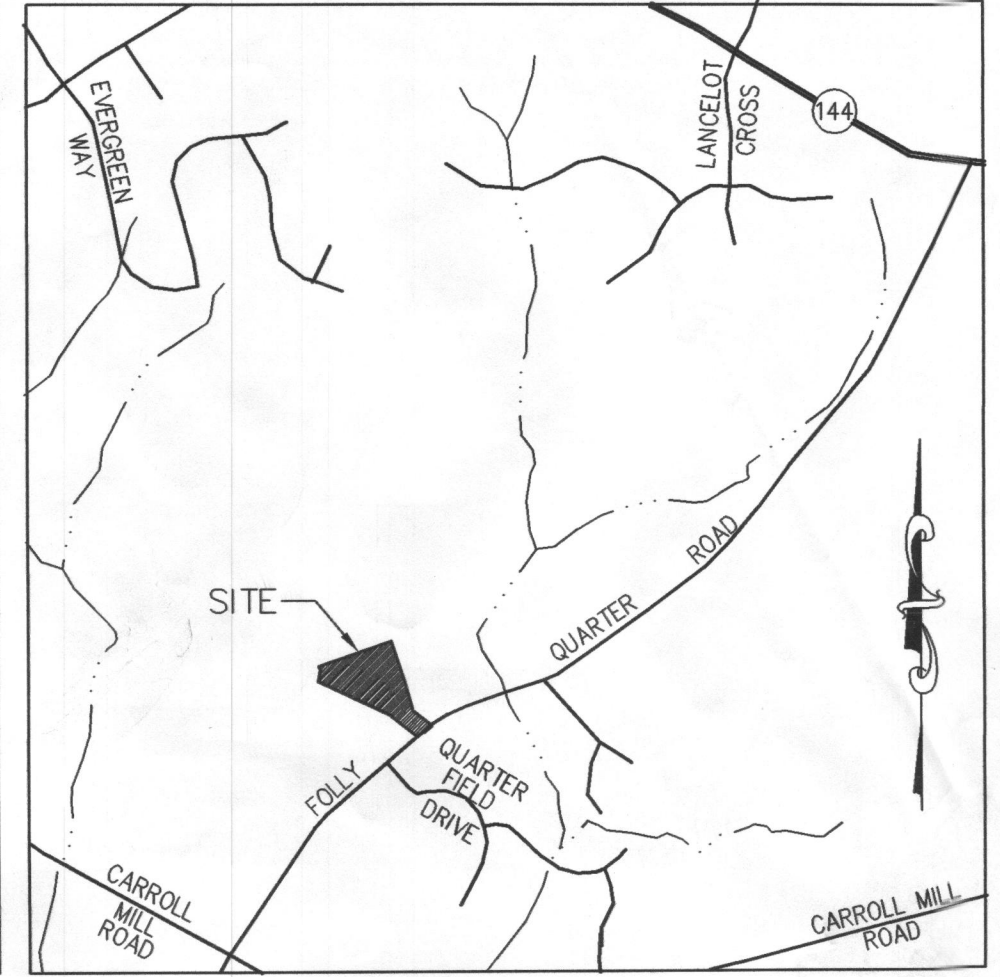
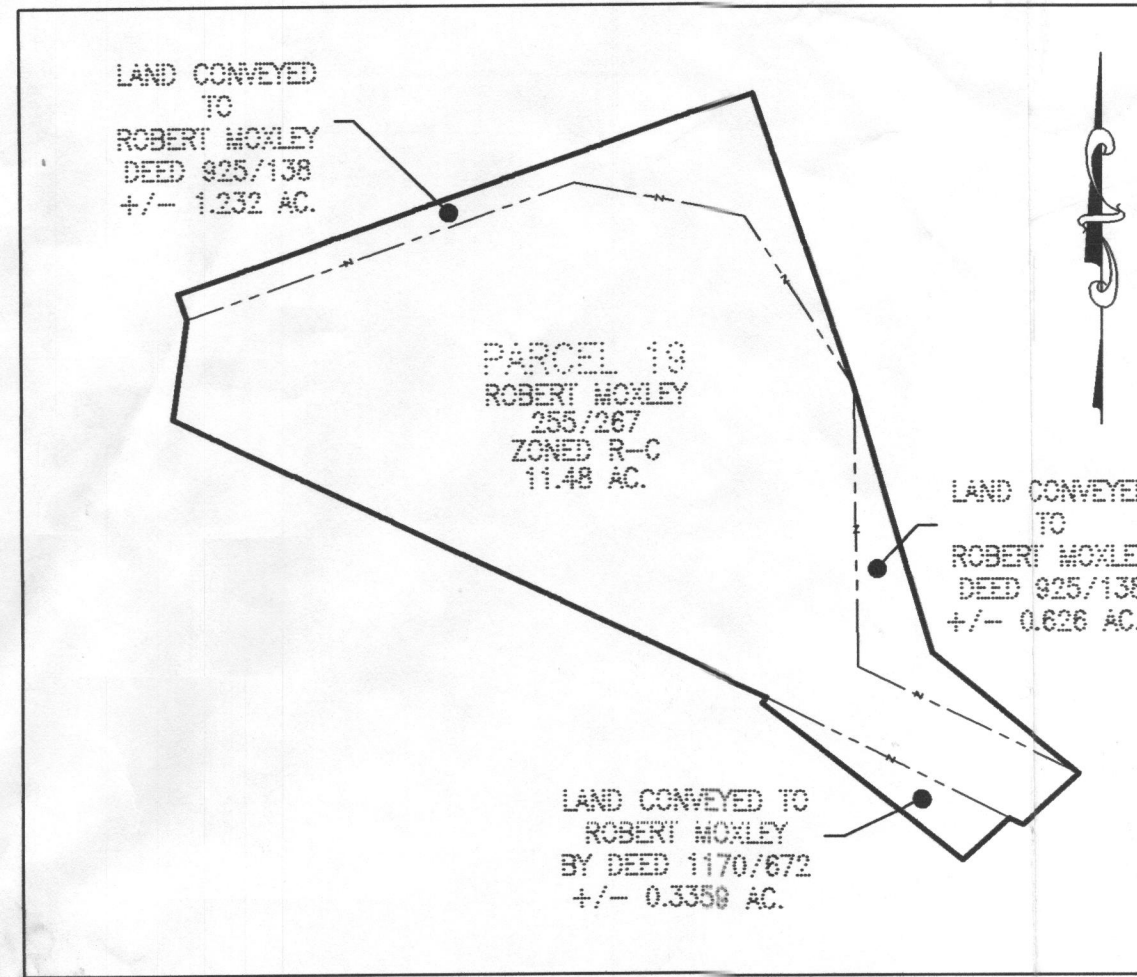
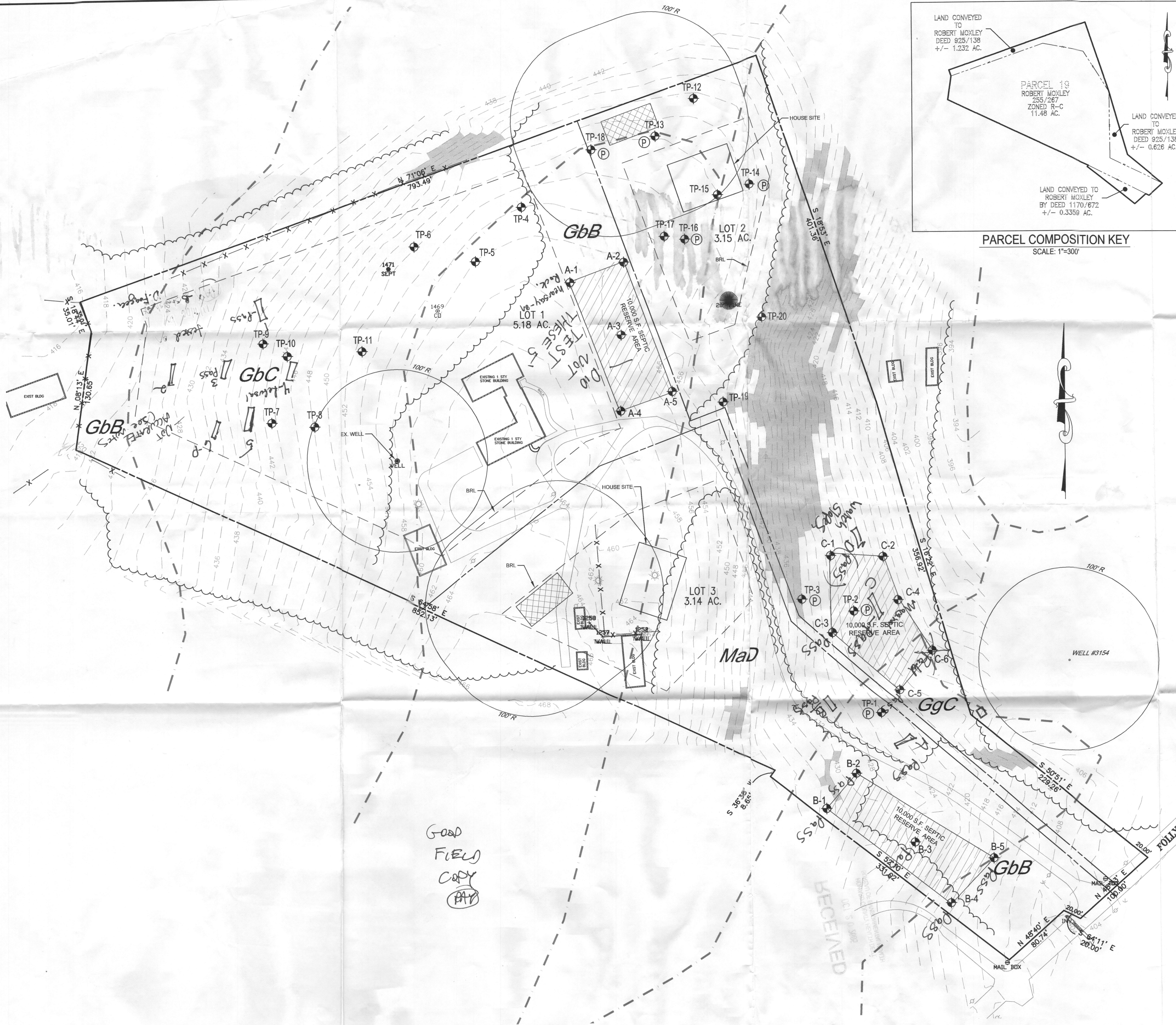
**The RBA Group**  
**RBA**  
 ENGINEERS • ARCHITECTS • PLANNERS  
 7164 Columbia, Maryland 21046  
 Phone (410) 312-0886, Fax (410) 312-0887

SEPTIC PERC TEST PLAT FOR:  
**ROBERT MOXLEY PROPERTY**  
 3686 FOLLY QUARTER ROAD  
 PARCEL 19, TAX MAP 23, GRID 8  
 HOWARD COUNTY, MARYLAND

DATE: 09/29/05  
 JOB NUMBER: M3716.00  
 FILE NUMBER: 3716 PERC PLAT  
 PLOTTED: 10/20/05  
 DRAWN BY: JB  
 DESIGNED BY: JB  
 CHECKED BY: BN

PERC PLAT

SHEET 1 of 1



TEST PIT NO.	RESULT
1	PASS
2	PASS
3	PASS
4	FAIL
5	FAIL
6	FAIL
7	FAIL
8	FAIL
9	FAIL
10	FAIL
11	FAIL
12	FAIL
13	FAIL
14	PASS
15	FAIL
16	PASS
17	FAIL
18	PASS
19	FAIL
20	FAIL

SOIL UNIT	DESCRIPTION
GbB	Gladstone - Bannertown - Manor
GbC	Gladstone - Bannertown - Manor
Glenlg	Manor - Gaila
MaD	Glenlg - Manor - Gaila

**ACCURACY STATEMENT**

AS THE PREPARER OF THIS PLAN, I CERTIFY THAT I HAVE INSPECTED THE SITE AND THIS PLAN IS ACCURATE AS DRAWN.

NAME: James Benninger SIGNATURE: [Signature]

**LEGEND**

- 460 --- EXISTING CONTOUR
- [Stippled Area] STEEP SLOPES (>25%)
- GbB --- SOIL UNIT BOUNDARY
- GbB SOIL UNIT DESCRIPTION
- - - - - EXISTING TREE LINE
- --- PROPERTY BOUNDARY
- --- PROPOSED LOT LINES
- [Hatched Area] PROPOSED SDA
- [Cross-hatched Area] PROPOSED 1,500 SF WELL ZONE
- TP-2 UNOFFICIAL TEST PIT LOCATIONS
- C-2 PROPOSED PERC TEST LOCATIONS

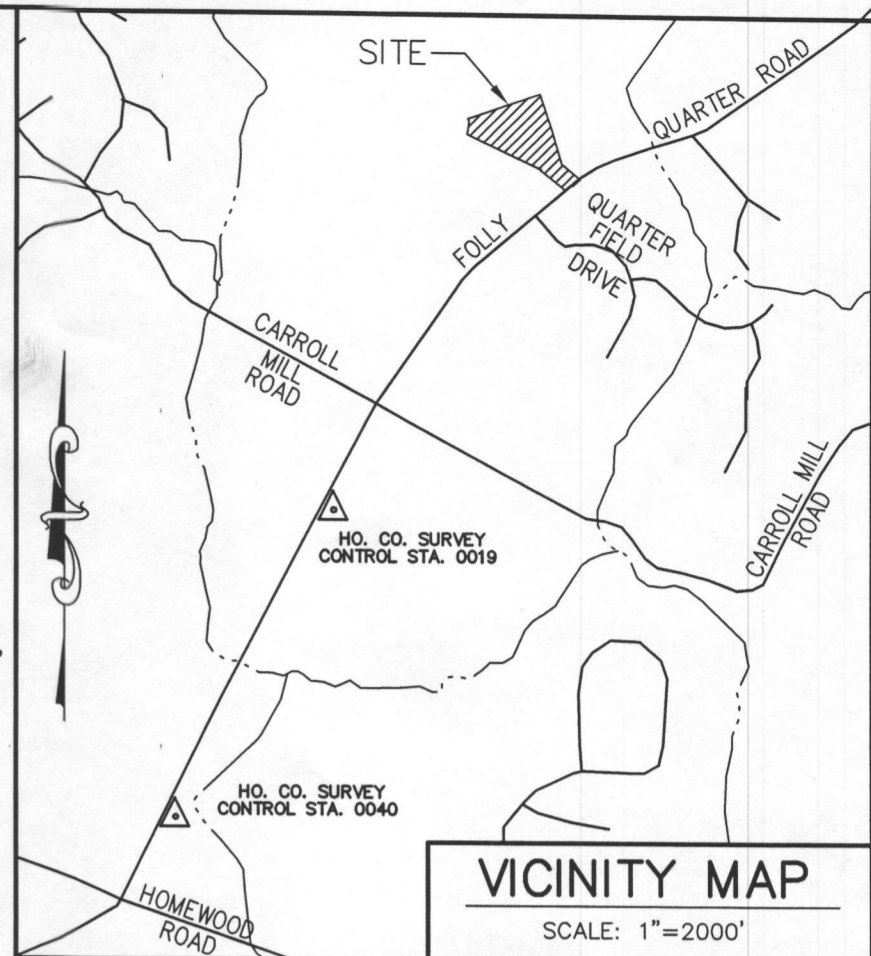
COORDINATE LIST NAD 83		
NO.	NORTH	EAST
100	N 583880.4901	E 1336253.5080
200	N 583814.3738	E 1336178.8357
300	N 583823.0812	E 1336160.8307
400	N 583769.7490	E 1336100.2120
500	N 583972.7922	E 1335838.7840
600	N 583979.7339	E 1335843.9446
700	N 584340.3878	E 1335071.9009
800	N 584469.6966	E 1335090.5734
900	N 584502.8528	E 1335079.3329
1000	N 584759.8768	E 1335830.1807
1100	N 584380.0995	E 1335959.9254
1200	N 584037.6005	E 1336060.5320
1300	N 583892.8791	E 1336238.3439
1400	N 583775.9864	E 1336092.1810

STEEP SLOPES DATA		
LINE	LENGTH	BEARING
L1	205.64	S08°54'00"W
L2	68.24	S22°15'54"W
L3	38.28	N86°45'39"W
L4	117.85	N18°30'29"W
L5	82.99	N04°35'09"W
L6	63.48	N25°20'49"E
L7	131.57	N16°30'27"E
L8	46.71	N28°42'15"E

FOREST CONSERVATION AREA "A" LINE TABLE (1.11 AC.)		
LINE	LENGTH	BEARING
FC1	71.83	S08°12'04"W
FC2	118.81	N81°52'30"W
FC3	32.39'	S10°49'54"W
FC4	222.82	N84°00'37"W
FC5	54.68	N29°55'17"E
FC6	166.94	N01°23'41"E
FC7	357.83	S64°58'01"E

FOREST CONSERVATION AREA "B" LINE TABLE (1.36 AC.)		
LINE	LENGTH	BEARING
FC15	44.13	S49°07'52"W
FC16	193.01	N14°36'33"W
FC17	58.84	N86°13'48"W
FC18	45.69	S85°27'16"W
FC19	87.86	N86°45'39"W
FC20	32.02	N07°37'25"E
FC21	60.92	N15°05'59"E
FC22	85.21	N04°58'04"W
FC23	100.45	N20°29'10"E
FC24	106.64	N11°55'16"E
FC25	35.03	N73°49'23"E
FC26	216.00	S18°52'48"E
FC27	356.92	S16°22'10"E

FOREST CONSERVATION AREA "C" LINE TABLE (1.29 AC.)		
LINE	LENGTH	BEARING
FC30	340.75	N71°07'57"E
FC31	115.08	S18°10'58"E
FC32	57.24	S28°39'44"W
FC33	152.18	S59°32'53"W
FC34	220.71	N84°00'37"W
FC35	105.34	N10°49'54"E



N/F LLOYD THOMAS E TRUSTEE 4568/52 PARCEL 18 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT HO-85-01-E.

N/F HOLLY HOUSE FARM WALTER W. BECK 3520 FOLLY QUARTER RD. ELLICOTT CITY MD 21042 PARCEL 121 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT HO-85-01-E.

N/F CALVIN D THOMPSON BARBARA B THOMPSON 3678 FOLLY QUARTER RD ELLICOTT CITY MD 21042 866/143 PARCEL 63

PROFESSIONAL CERTIFICATION  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. P.E. 29487, Expiration Date: 09-15-07

*Robert W. Nelson* 7/9/07

MINIMUM LOT SIZE TABLE			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	341,438.76 SF (7.838 AC.)	31,436.92 SF (0.72 AC.)	310,001.84 SF (7.117 AC.)
2	154,874.75 SF (3.555 AC.)	—	154,874.75 SF (3.555 AC.)

**GENERAL NOTES (CONT.)**

26. A WAIVER PETITION (WP-07-055) TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES WAS APPROVED JANUARY 19, 2007. WAIVER PETITION WAS TO SECTION 16.120 (b)(4)(iii), NOT BEING ENCUMBERED BY ENVIRONMENTALLY SENSITIVE AREAS.
27. A WAIVER PETITION (WP-07-055) TO ALLOW THE FRONT YARD OF A PIPESTEM LOT TO NOT BE PARALLEL TO FRONT LOT LINE WAS APPROVED JANUARY 19, 2007. WAIVER PETITION WAS TO SECTION 16.120 (b)(6)(iv), FRONT YARD FOR A PIPESTEM LOT BEING PARALLEL TO THE FRONT LOT LINE.
28. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
29. AN ADMINISTRATIVE ADJUSTMENT (AA-06-038) TO REDUCE THE REQUIRED SETBACK FROM 30' TO 25.2' IN ORDER TO ALLOW EXISTING SHED WAS APPROVED ON 1/25/07.
30. WQV AND REV FOR LOT 2 IS PROVIDED BY A BIORETENTION AREA. WQV FOR THE PROPOSED DRIVEWAY IS PROVIDED BY NON-ROOFTOP DISCONNECT AND GRASS SWALES. ALL FACILITIES ARE PRIVATELY OWNED AND MAINTAINED. A PRIVATE STORMWATER MANAGEMENT AGREEMENT SHALL BE EXECUTED FOR THE BIORETENTION FACILITY WITH THIS PLAT.

USE-IN-COMMON, DRAINAGE AND UTILITY CL LINE TABLE		
LINE	LENGTH	BEARING
L1	105.88	N52°44'39"W
L2	48.47	N54°08'21"W
L3	13.05	N57°13'43"W
L4	69.73	N72°17'05"W
L5	9.54	N69°36'17"W
L6	142.46	N66°55'30"W

USE-IN-COMMON, DRAINAGE AND UTILITY CL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	25.75	98.00	15°03'22"	12.95	N64°45'24"W	25.68
C2	40.73	102.00	22°52'47"	20.64	S55°29'06"E	40.46

**AREA TABULATION**

- TOTAL NUMBER OF LOTS TO BE RECORDED = 2
- BUILDABLE = 2
- NON-BUILDABLE = 0
- OPEN SPACE = 0
- PRESERVATION PARCELS = 0
- TOTAL AREA OF LOTS = 11,394. AC.
- BUILDABLE = 11,394. AC.
- NON-BUILDABLE = 0. AC.
- OPEN SPACE = 0. AC.
- PRESERVATION PARCELS = 0. AC.
- TOTAL AREA OF ROADWAY TO BE RECORDED INCL. WIDENING STRIPS = 0.088 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED = 11,482 AC.

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

*Thomas L. McElroy* 7/9/07  
THOMAS L. MCELROY REGISTERED PROPERTY LINE SURVEYOR #486 DATE

*Robert W. Nelson* 7/9/07  
ROBERT NELSON, P.E. DATE

*Robert R. Moxley* 7/10/07  
OWNER'S SIGNATURE DATE

**OWNER**  
ROBERT R. MOXLEY  
JEAN DER MOXLEY T/E  
3698 FOLLY QUARTER ROAD  
ELLICOTT CITY MD 21042

**DEVELOPER**  
ECO DEVELOPMENT, INC.  
8939 WOODSBORO PIKE  
WALKERSVILLE, MARYLAND 21793  
PHONE: (301) 845-8060  
FAX: (301) 845-8688

**ENGINEER**  
THE RBA GROUP  
1764 COLUMBIA GATEWAY DRIVE  
SUITE #205  
COLUMBIA, MARYLAND 21046  
PHONE: (410) 312-0966  
FAX: (410) 312-0897

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 DEDICATION**

I, Robert R. Moxley, owner 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 right-of-ways and the specific easement areas shown hereon;

(2) That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

Witness my/our hands this day *10th* of *July*, 2007

*Robert R. Moxley*  
Robert R. Moxley

**SURVEYOR'S CERTIFICATE**

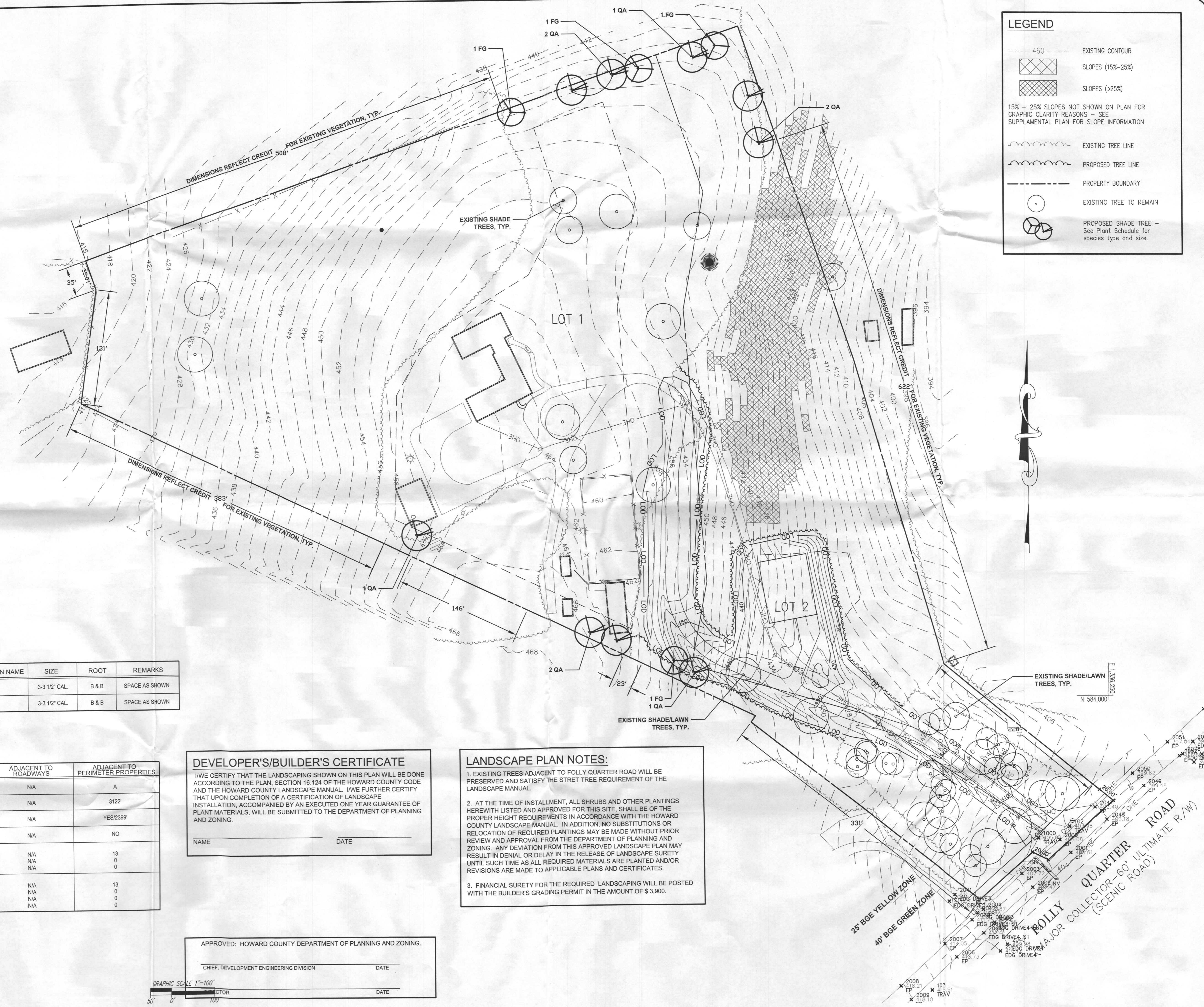
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A MINOR SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LAURA HANNA AND VARINA H.H. BRECKINRIDGE TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED APRIL 6, 1954 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 255 AND FOLIO 267, BY JANET UPJOHN STEARNS TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED JANUARY 23, 1979 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 925 AND FOLIO 138, AND BY ELLEN K. JOHNSON TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED JUNE 30, 1983 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1170 AND FOLIO 671, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF SAID PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas L. McElroy* 7/9/07  
THOMAS L. MCELROY REGISTERED PROPERTY LINE SURVEYOR #486 DATE

*Robert W. Nelson* 7/9/07  
ROBERT NELSON, P.E. DATE

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF SUBDIVISION FOR  
**ROBERT MOXLEY PROPERTY**  
LOTS 1-2  
3rd ELECTION DISTRICT of HOWARD COUNTY, MD  
TM 23, GRID 8, PARCEL 19, 114, 145  
ZONING: RC-DEO  
SCALE: 1" = 100'  
DATE: FEBRUARY 27, 2007  
SHEET: 1 OF 1



**LEGEND**

- 460 --- EXISTING CONTOUR
- [Cross-hatched] SLOPES (15%-25%)
- [Diagonal-hatched] SLOPES (>25%)
- 15% - 25% SLOPES NOT SHOWN ON PLAN FOR GRAPHIC CLARITY REASONS - SEE SUPPLEMENTAL PLAN FOR SLOPE INFORMATION
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPERTY BOUNDARY
- EXISTING TREE TO REMAIN
- PROPOSED SHADE TREE - See Plant Schedule for species type and size.

**PLANT SCHEDULE**

KEY	QTY.	KEY/BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS
FG	4	FAGUS GRANDIFOLIA AMERICAN BEECH	3-3 1/2" CAL.	B & B	SPACE AS SHOWN
QA	9	QUERCUS ALBA WHITE OAK	3-3 1/2" CAL.	B & B	SPACE AS SHOWN

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATAGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	3122'
CREDIT FOR EXISTING VEGETATION YES, NO, LINEAR FEET	N/A	YES/2399'
CREDIT FOR WALL, FENCE, OR BERM YES, NO, LINEAR FEET	N/A	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	N/A	13
EVERGREEN TREES	N/A	0
SHRUBS	N/A	0
NUMBER OF PLANTS PROVIDED		
SHADE TREES	N/A	13
EVERGREEN TREES	N/A	0
OTHER TREES (2:1 SUBSTITUTION)	N/A	0
SHRUBS (10:1 SUBSTITUTION)	N/A	0

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

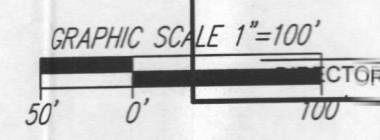
**LANDSCAPE PLAN NOTES:**

- EXISTING TREES ADJACENT TO FOLLY QUARTER ROAD WILL BE PRESERVED AND SATISFY THE STREET TREE REQUIREMENT OF THE LANDSCAPE MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 3,900.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

\_\_\_\_\_  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE \_\_\_\_\_

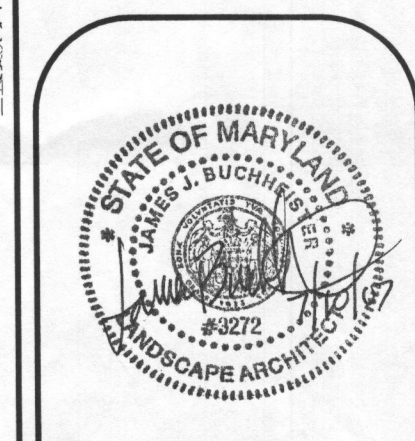


REVISIONS


PLANS PREPARED FOR:  
**ECO DEVELOPMENT, INC.**  
8939 WOODSBORO PIKE  
WALKERSVILLE, MARYLAND 21793  
PHONE: 301-845-8060  
FAX: (301) 845-8688

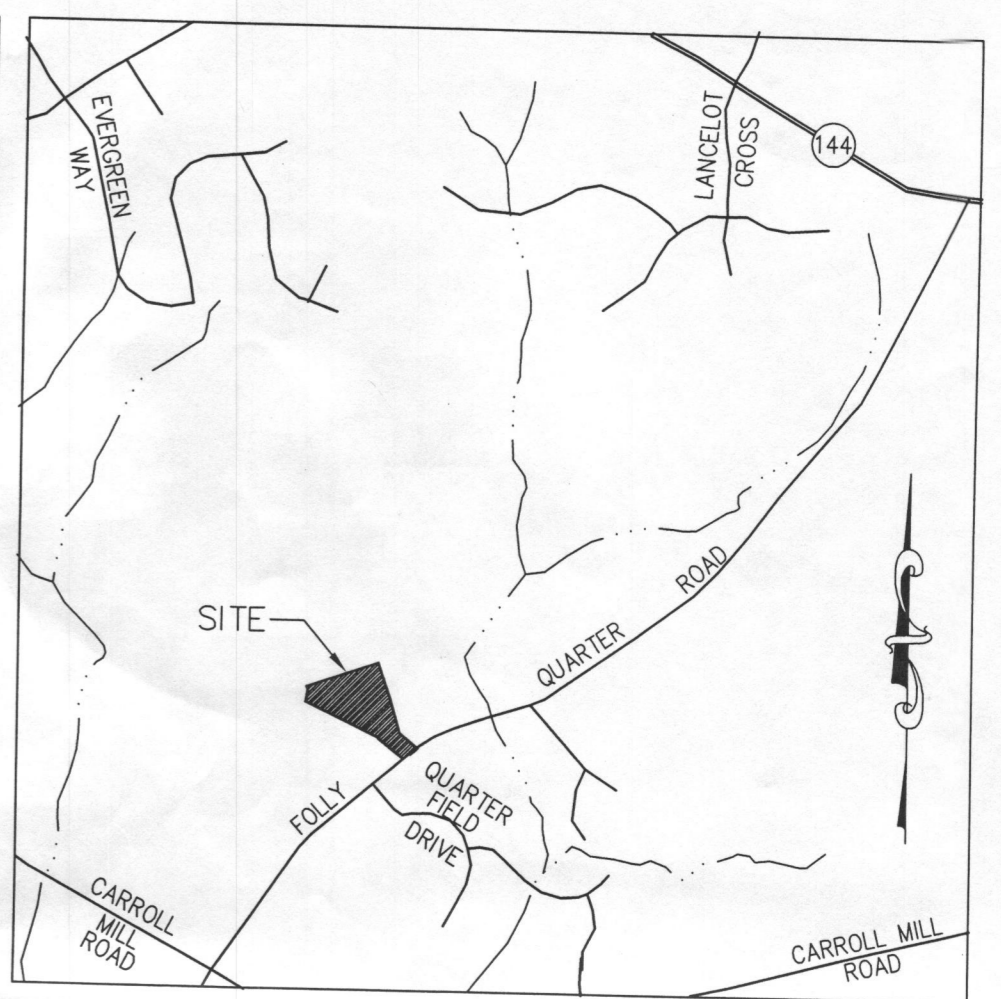
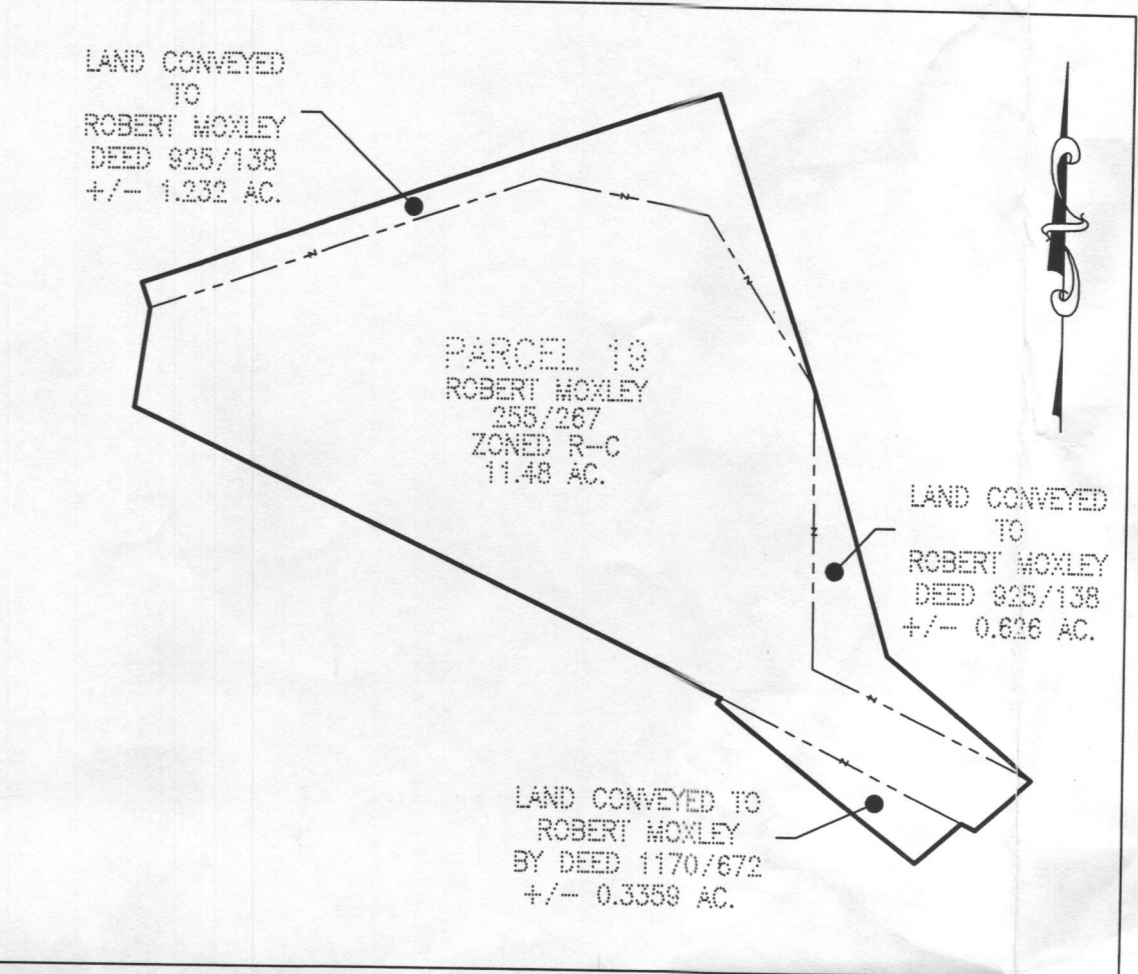
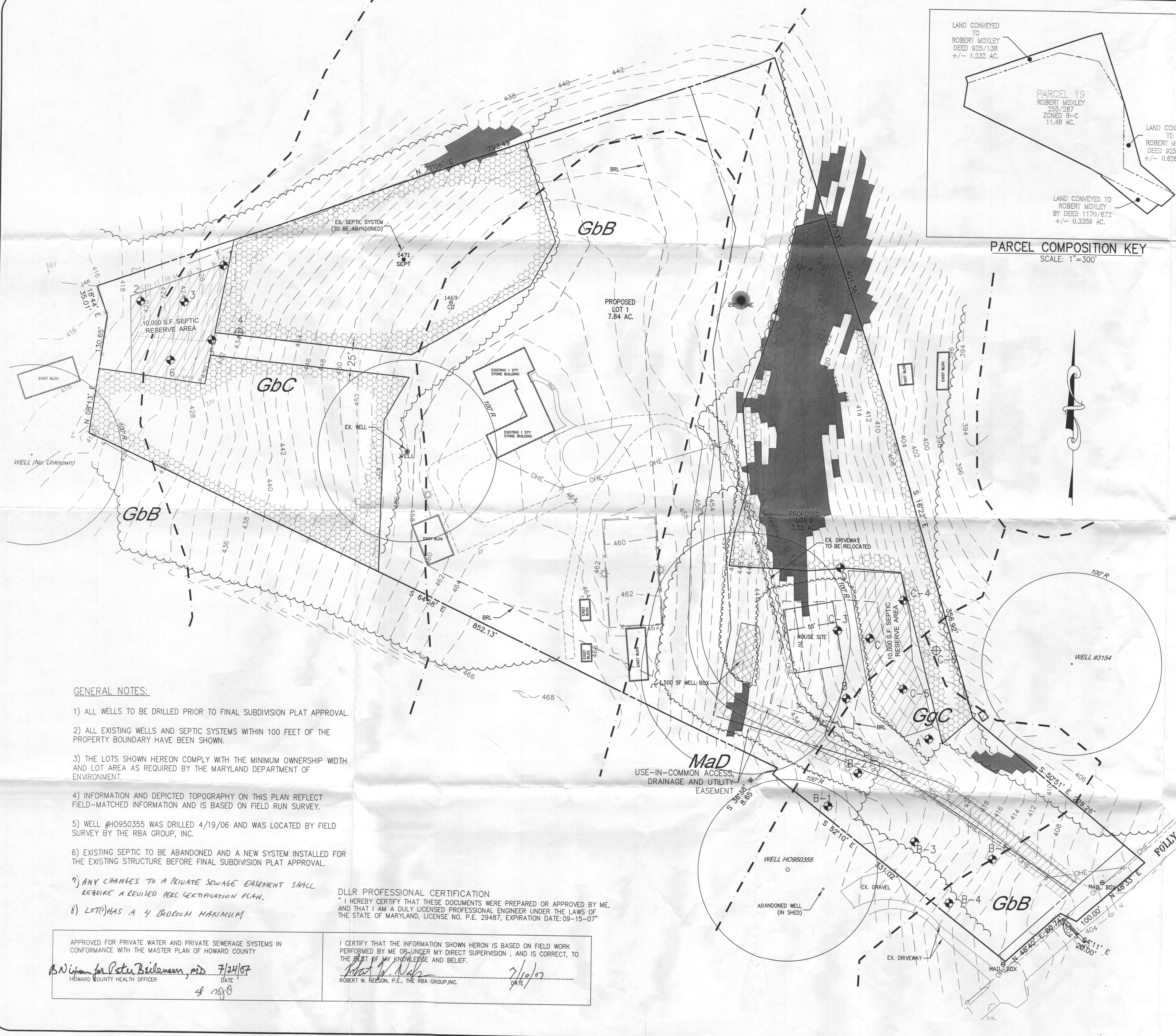
**The RBA-Group**  
ENGINEERS • ARCHITECTS • PLANNERS  
7164 Columbia Gateway Drive, Suite 205  
Maryland Heights, Maryland 41096  
Phone: (410) 312-0866, Fax: (410) 312-0897

LANDSCAPE PLAN  
**ROBERT MOXLEY PROPERTY**  
3686 FOLLY QUARTER ROAD  
PARCEL 19, TAX MAP 23, GRID 8  
HOWARD COUNTY, MARYLAND



GRAPHIC SCALE 1"=30'

DATE: 11/07/06  
JOB NUMBER: M3716.00  
FILE NUMBER: 3716 LANDSCAPE  
PLOTTED: 07/10/07  
DRAWN BY: JB  
DESIGNED BY: JB  
CHECKED BY: JB



**Percolation Test Results**

ID	Northing	Easting	Elevation	Result
1	584,525	1,335,219	428	Pass
2	584,485	1,335,127	419	Pass
3	584,485	1,335,176	423	Pass
4	584,451	1,335,237	434	Fail
5	584,443	1,335,207	429	Pass
6	584,420	1,335,161	424	Fail
B-1	583,937	1,335,900	435	Pass
B-	583,975	1,335,933	429	Pass
B-	583,900	1,335,997	426	Pass
B-	583,833	1,336,036	417	Pass
B-	583,881	1,336,084	415	Pass
C-	584,130	1,335,908	426	Pass
C-	584,164	1,335,981	414	Pass
C-	584,067	1,335,982	420	Pass
C-6	584,110	1,336,018	413	Pass
A	584,013	1,336,011	421	Pass
B	584,056	1,335,919	428	Pass
C	584,122	1,335,944	420	Pass
D	584,199	1,335,911	424	Pass

**SOIL UNIT DESCRIPTION**

SOIL UNIT	DESCRIPTION
GbB	Gladstone - Bannertown - Manor
GbC	Gladstone - Bannertown - Manor
GgC	Glenelg - Manor - Gaila
MaD	Glenelg - Manor - Gaila

**LEGEND**

- 460 --- EXISTING CONTOUR
- [Stippled Area] STEEP SLOPES (>25%)
- [Cross-hatched Area] FOREST CONSERVATION RETENTION AREA
- GbB SOIL UNIT DESCRIPTION
- SOIL UNIT BOUNDARY
- - - - - EXISTING TREE LINE
- PROPERTY BOUNDARY
- - - - - PROPOSED LOT LINES
- ⊕ C-2 PERCOLATION TEST LOCATION (PASS)
- ⊕ 4 PERCOLATION TEST LOCATION (FAIL)
- [Hatched Box] 1,500 SQUARE FOOT WELL ZONE
- [Diagonal Lines] PROPOSED SEPTIC DISPOSAL AREA

THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

- GENERAL NOTES:**
- 1) ALL WELLS TO BE DRILLED PRIOR TO FINAL SUBDIVISION PLAT APPROVAL.
  - 2) ALL EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN.
  - 3) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
  - 4) INFORMATION AND DEPICTED TOPOGRAPHY ON THIS PLAN REFLECT FIELD-MATCHED INFORMATION AND IS BASED ON FIELD RUN SURVEY.
  - 5) WELL #H0950355 WAS DRILLED 4/19/06 AND WAS LOCATED BY FIELD SURVEY BY THE RBA GROUP, INC.
  - 6) EXISTING SEPTIC TO BE ABANDONED AND A NEW SYSTEM INSTALLED FOR THE EXISTING STRUCTURE BEFORE FINAL SUBDIVISION PLAT APPROVAL.
  - 7) ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
  - 8) LOT 1 HAS A 4 BEDROOM MAXIMUM

**DLR PROFESSIONAL CERTIFICATION**  
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. P.E. 29487, EXPIRATION DATE: 09-15-07"

*Robert W. Nelson*  
ROBERT W. NELSON, P.E., THE RBA GROUP, INC. DATE: 7/10/07

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

*B. Wilson for Peter Bilerman, MD* 7/24/07  
HOWARD COUNTY HEALTH OFFICER DATE

**REVISIONS**

04/03/06	HEALTH DEPT. COMMENTS
05/10/07	REVISED TO 2 LOT LAYOUT
07/09/07	LOT 1 SEPTIC AREA, WELL BOX ON LOT 2 PER HEALTH COMMENTS

PLANS PREPARED FOR:  
**ECO DEVELOPMENT, INC.**  
8939 WOODSBORO PIKE,  
WALKERSVILLE, MARYLAND 21793  
PHONE: (301)845-8060  
FAX: (301)845-8688

**The RBA Group**  
ENGINEERS • ARCHITECTS • PLANNERS  
7164 Columbia Gateway Drive, Suite 205  
Phone: (410) 312-0966, Fax: (410) 312-0897

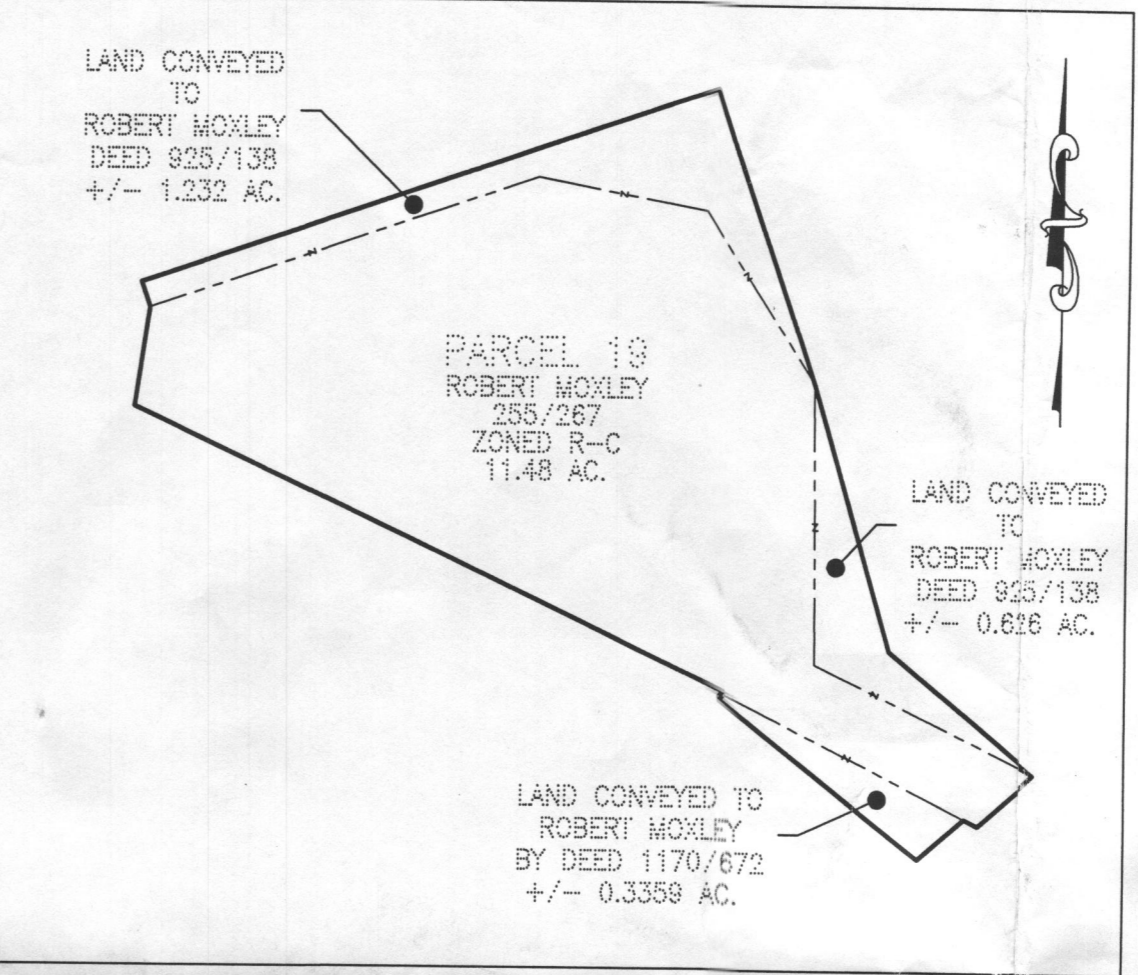
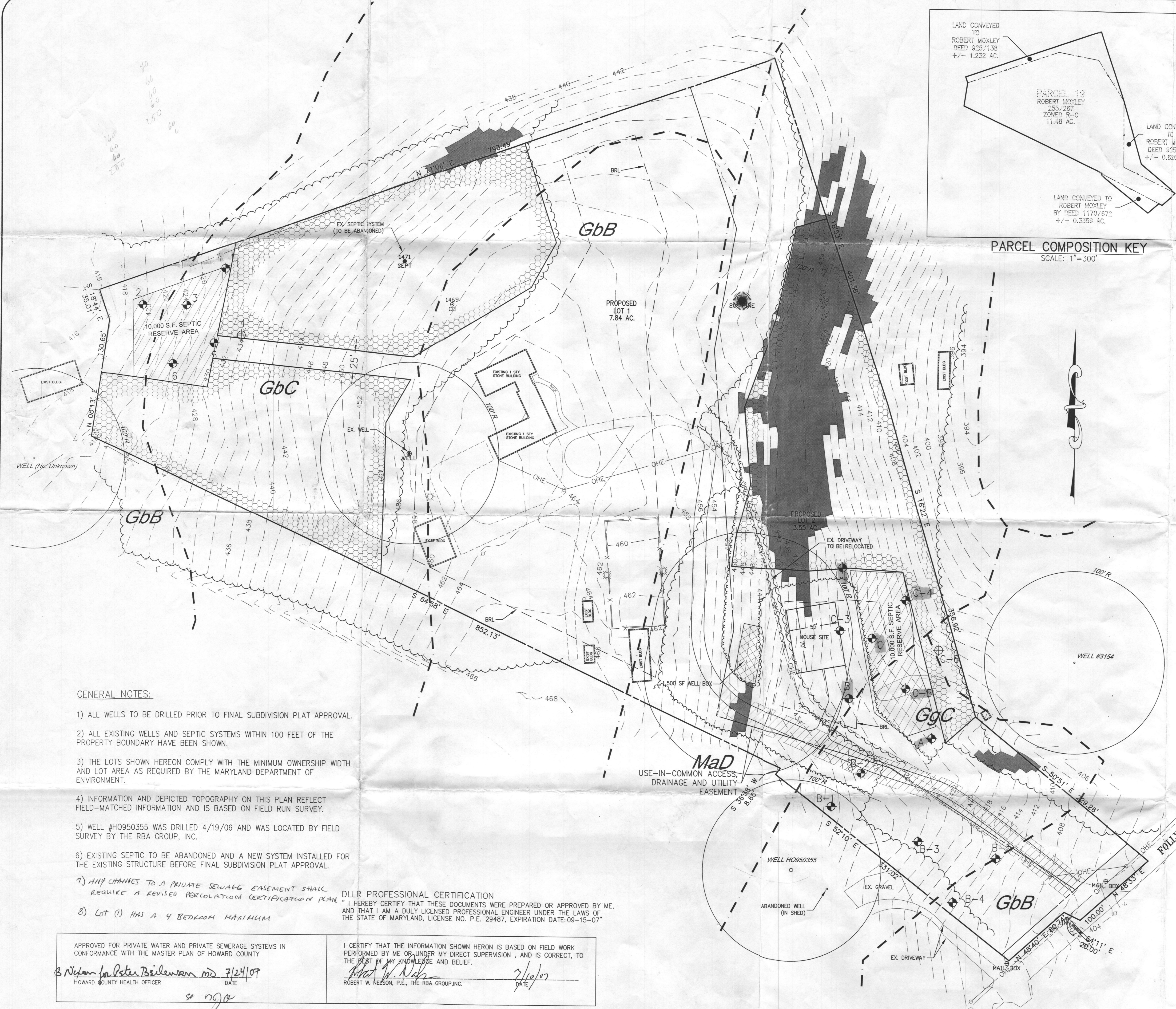
PERCOLATION CERTIFICATION PLAN FOR:  
**ROBERT MOXLEY PROPERTY**  
A-523530  
3686 FOLLY QUARTER ROAD  
PARCEL 19, TAX MAP 23, GRID 8  
HOWARD COUNTY, MARYLAND

DATE: 09/29/05  
JOB NUMBER: M3716.00  
FILE NUMBER: 3716 PERC PLAT  
PLOTTED: 07/10/07  
DRAWN BY: JB  
DESIGNED BY: BS  
CHECKED BY: BN

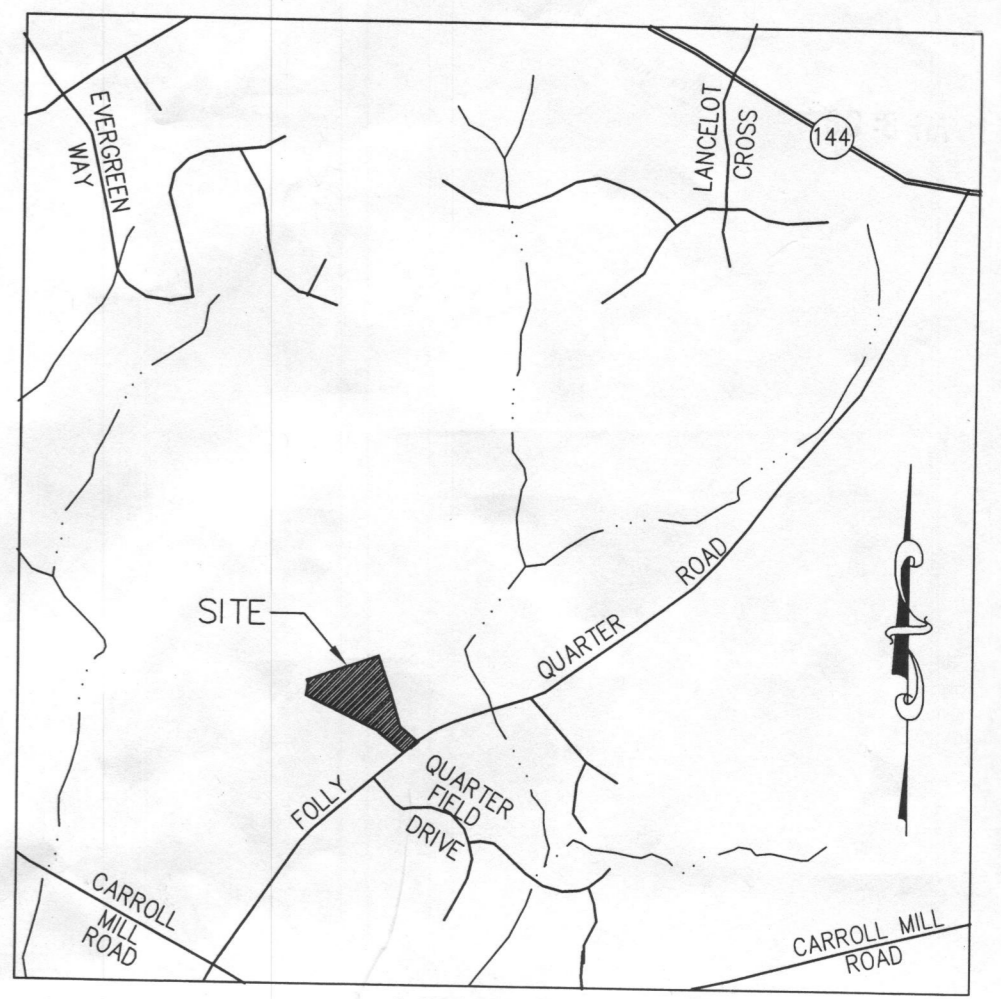
**PERCOLATION CERTIFICATION PLAN**

SHEET

1 of 1



PARCEL COMPOSITION KEY  
SCALE: 1"=300'



VICINITY MAP  
SCALE: 1"=2000'

Percolation Test Results

ID	Northing	Easting	Elevation	Result
1	584,525	1,335,219	428	Pass
2	584,485	1,335,127	419	Pass
3	584,485	1,335,176	423	Pass
4	584,451	1,335,237	434	Fail
5	584,443	1,335,207	429	Pass
6	584,420	1,335,161	424	Fail
B-1	583,937	1,335,900	435	Pass
B-	583,975	1,335,933	429	Pass
B-	583,900	1,335,997	426	Pass
B-	583,833	1,336,036	417	Pass
B-	583,881	1,336,084	415	Pass
C-	584,130	1,335,908	426	Pass
C-	584,164	1,335,981	414	Pass
C-	584,067	1,335,982	420	Pass
C-6	584,110	1,336,018	413	Pass
A	584,013	1,336,011	421	Pass
B	584,056	1,335,919	428	Pass
C	584,122	1,335,944	420	Pass
D	584,199	1,335,911	424	Pass

SOIL UNIT	DESCRIPTION
GbB	Gladstone - Bannertown - Manor
GbC	Gladstone - Bannertown - Manor
GgC	Glenelg - Manor - Gaila
MaD	Glenelg - Manor - Gaila

LEGEND

- 460 --- EXISTING CONTOUR
- [Stippled Area] STEEP SLOPES (>25%)
- [Cross-hatched Area] FOREST CONSERVATION RETENTION AREA
- GbB SOIL UNIT DESCRIPTION
- SOIL UNIT BOUNDARY
- EXISTING TREE LINE
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- ⊕ C-2 PERCOLATION TEST LOCATION (PASS)
- ⊕ 4 PERCOLATION TEST LOCATION (FAIL)
- [Square with X] 1,500 SQUARE FOOT WELL ZONE
- [Diagonal Lines] PROPOSED SEPTIC DISPOSAL AREA

THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

GENERAL NOTES:

- 1) ALL WELLS TO BE DRILLED PRIOR TO FINAL SUBDIVISION PLAT APPROVAL.
- 2) ALL EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN.
- 3) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- 4) INFORMATION AND DEPICTED TOPOGRAPHY ON THIS PLAN REFLECT FIELD-MATCHED INFORMATION AND IS BASED ON FIELD RUN SURVEY.
- 5) WELL #H0950355 WAS DRILLED 4/19/06 AND WAS LOCATED BY FIELD SURVEY BY THE RBA GROUP, INC.
- 6) EXISTING SEPTIC TO BE ABANDONED AND A NEW SYSTEM INSTALLED FOR THE EXISTING STRUCTURE BEFORE FINAL SUBDIVISION PLAT APPROVAL.
- 7) ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 8) LOT (1) HAS A 4 BEDROOM MAXIMUM

DLR PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. P.E. 29487, EXPIRATION DATE: 09-15-07

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
*B. Nelson* for Peter B. Nelson MD 7/24/07  
HOWARD COUNTY HEALTH OFFICER DATE

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
*Robert W. Nelson*  
ROBERT W. NELSON, P.E., THE RBA GROUP, INC. DATE 7/10/07

REVISIONS

04/10/06	HEALTH DEPT. COMMENTS
05/10/07	REVISED TO 2 LOT LAYOUT
07/08/07	LOT 1 SEPTIC AREA, WELL BOLD ON LOT 2 PER HEALTH COMMENTS

PLANS PREPARED FOR:  
**ECO DEVELOPMENT, INC.**  
8939 WOODSBORO PIKE  
WALKERSVILLE, MARYLAND 21793  
PHONE: (301)845-8060  
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**RBA-**  
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7164 Columbia Gateway Drive, Suite 205  
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PERCOLATION CERTIFICATION PLAN FOR:  
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A-523530  
3686 FOLLY QUARTER ROAD  
PARCEL 19, TAX MAP 23, GRID 8  
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DATE: 09/29/05  
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PERCOLATION CERTIFICATION PLAN

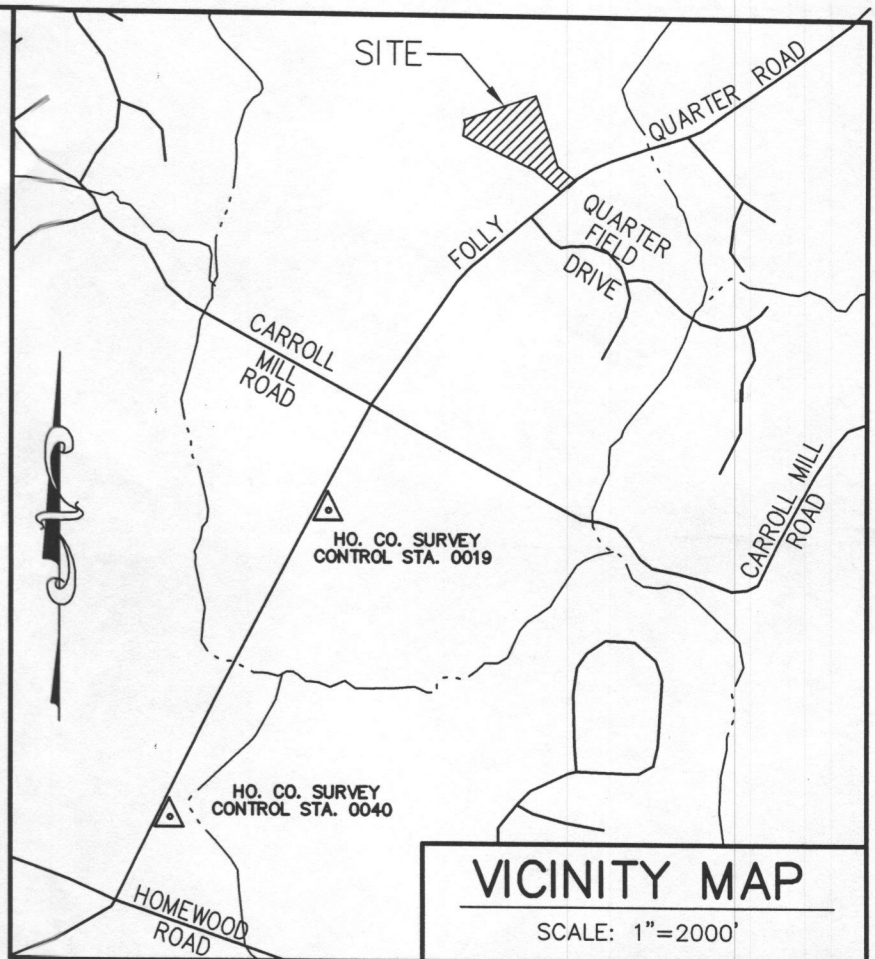
COORDINATE LIST NAD 83		
NO.	NORTH	EAST
100	N 583880.4901	E 1336253.5080
200	N 583814.3738	E 1336178.8357
300	N 583823.0812	E 1336160.8307
400	N 583769.7490	E 1335100.2120
500	N 583972.7922	E 1335838.7840
600	N 583979.7339	E 1335843.9446
700	N 584340.3878	E 1335071.9009
800	N 584469.6966	E 1335090.5734
900	N 584502.8528	E 1335079.3329
1000	N 584759.8768	E 1335830.1807
1100	N 584380.0995	E 1335959.9254
1200	N 584037.6005	E 1336060.5320
1300	N 583892.8791	E 1336238.3439
1400	N 583775.9864	E 1336092.1810

STEEP SLOPES DATA		
LINE	LENGTH	BEARING
L1	205.64	S08°54'00"W
L2	68.24	S22°15'54"W
L3	38.28	N86°45'39"W
L4	117.85	N18°30'29"W
L5	82.99	N04°35'09"W
L6	63.48	N25°20'49"E
L7	131.57	N16°30'27"E
L8	46.71	N28°42'15"E

FOREST CONSERVATION AREA "A" LINE TABLE (1.11 AC.)		
LINE	LENGTH	BEARING
FC1	71.83	S08°12'04"W
FC2	118.81	N81°52'30"W
FC3	32.39'	S10°49'54"W
FC4	222.82	N84°00'37"W
FC5	54.68	N29°55'17"E
FC6	166.94	N01°23'41"E
FC7	357.83	S64°58'01"E

FOREST CONSERVATION AREA "B" LINE TABLE (1.36 AC.)		
LINE	LENGTH	BEARING
FC15	44.13	S49°07'52"W
FC16	193.01	N14°36'33"W
FC17	58.84	N86°13'48"W
FC18	45.69	S85°27'16"W
FC19	87.86	N86°45'39"W
FC20	32.02	N07°37'25"E
FC21	60.92	N15°05'59"E
FC22	85.21	N04°58'04"W
FC23	100.45	N20°29'10"E
FC24	106.64	N11°55'16"E
FC25	35.03	N73°49'23"E
FC26	216.00	S18°52'48"E
FC27	356.92	S16°22'10"E

FOREST CONSERVATION AREA "C" LINE TABLE (1.29 AC.)		
LINE	LENGTH	BEARING
FC30	340.75	N71°07'57"E
FC31	115.08	S18°10'58"E
FC32	57.24	S28°39'44"W
FC33	152.18	S59°32'53"W
FC34	220.71	N84°00'37"W
FC35	105.34	N10°49'54"E



N/F LLOYD THOMAS E TRUSTEE 4568/52 PARCEL 18 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT HC-85-01-E.

MINIMUM LOT SIZE TABLE			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	341,438.76 SF (7.838 AC.)	31,436.92 SF (0.72 AC.)	310,001.84 SF (7.117 AC.)
2	154,874.75 SF (3.555 AC.)		154,874.75 SF (3.555 AC.)

### GENERAL NOTES (CONT.)

26. A WAIVER PETITION (WP-07-055) TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES WAS APPROVED JANUARY 19, 2007. WAIVER PETITION WAS TO SECTION 16.120 (b)(4)(iii), NOT BEING ENCUMBERED BY ENVIRONMENTALLY SENSITIVE AREAS.
27. A WAIVER PETITION (WP-07-055) TO ALLOW THE FRONT YARD OF A PIPESTEM LOT TO NOT BE PARALLEL TO FRONT LOT LINE WAS APPROVED JANUARY 19, 2007. WAIVER PETITION WAS TO SECTION 16.120 (b)(6)(iv), FRONT YARD FOR A PIPESTEM LOT BEING PARALLEL TO THE FRONT LOT LINE.
28. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
29. AN ADMINISTRATIVE ADJUSTMENT (AA-06-038) TO REDUCE THE REQUIRED SETBACK FROM 30' TO 25.2' IN ORDER TO ALLOW EXISTING SHED WAS APPROVED ON 1/25/07.
30. WQV AND REV FOR LOT 2 IS PROVIDED BY A BIORETENTION AREA. WQV FOR THE PROPOSED DRIVEWAY IS PROVIDED BY NON-ROOFTOP DISCONNECT AND GRASS SWALES. ALL FACILITIES ARE PRIVATELY OWNED AND MAINTAINED. A PRIVATE STORMWATER MANAGEMENT AGREEMENT SHALL BE EXECUTED FOR THE BIORETENTION FACILITY WITH THIS PLAT.

USE-IN-COMMON, DRAINAGE AND UTILITY CL LINE TABLE		
LINE	LENGTH	BEARING
L1	105.88	N52°44'39"W
L2	48.47	N54°08'21"W
L3	13.05	N57°13'43"W
L4	69.73	N72°17'05"W
L5	9.54	N69°36'17"W
L6	142.46	N66°55'30"W

USE-IN-COMMON, DRAINAGE AND UTILITY CL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	25.75	98.00	15°03'22"	12.95	N64°45'24"W	25.68
C2	40.73	102.00	22°52'47"	20.64	S55°29'06"E	40.46

### AREA TABULATION

- |   |              |
|---|--------------|
| 1. TOTAL NUMBER OF LOTS TO BE RECORDED                        | = 2          |
| - BUILDABLE   | = 2          |
| - NON-BUILDABLE   | = 0          |
| - OPEN SPACE  | = 0          |
| - PRESERVATION PARCELS  | = 0          |
| 2. TOTAL AREA OF LOTS   | = 11,394 AC. |
| - BUILDABLE   | = 11,394 AC. |
| - NON-BUILDABLE   | = 0 AC.      |
| - OPEN SPACE  | = 0 AC.      |
| - PRESERVATION PARCELS  | = 0 AC.      |
| 3. TOTAL AREA OF ROADWAY TO BE RECORDED INCL. WIDENING STRIPS | = 0.088 AC.  |
| 4. TOTAL AREA OF SUBDIVISION TO BE RECORDED                   | = 11,482 AC. |

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

THOMAS L. McELROY REGISTERED PROPERTY LINE SURVEYOR #486  
 DATE 7/9/07  
 ROBERT NELSON, P.E.  
 DATE 7/10/07  
 OWNER'S SIGNATURE  
 DATE 7/10/07

**OWNER**  
 ROBERT R. MOXLEY  
 JEAN DER MOXLEY T/E  
 3686 FOLLY QUARTER ROAD  
 ELLICOTT CITY MD 21042

**DEVELOPER**  
 ECO DEVELOPMENT, INC.  
 8939 WOODSBORO PIKE  
 WALKERSVILLE, MARYLAND 21793  
 PHONE: (301) 845-8060  
 FAX: (301) 845-8688

**ENGINEER**  
 THE RBA GROUP  
 7164 COLUMBIA GATEWAY DRIVE  
 SUITE #205  
 COLUMBIA, MARYLAND 21046  
 PHONE: (410) 312-0966  
 FAX: (410) 312-0887

### OWNER'S DEDICATION

I, Robert R. Moxley, owner 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 right-of-ways and the specific easement areas shown hereon;

(2) That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

Witness my/our hands this day 10th of July, 2007  
 Robert R. Moxley  
 Robert R. Moxley

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A MINOR SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LAURA HANNA AND VARINA H.H. BRECKINRIDGE TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED APRIL 6, 1954 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 255 AND FOLIO 267, BY JANET UPJOHN STEARNS TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED JANUARY 23, 1979 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 925 AND FOLIO 138, AND BY ELLEN K. JOHNSON TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED JUNE 30, 1983 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1170 AND FOLIO 671, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF SAID PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND HOWARD COUNTY SUBDIVISION REGULATIONS.

THOMAS L. McELROY REGISTERED PROPERTY LINE SURVEYOR #486  
 DATE 7/9/07  
 ROBERT NELSON, P.E.  
 DATE 7/9/07

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF SUBDIVISION FOR  
**ROBERT MOXLEY PROPERTY**  
 LOTS 1-2  
 3rd ELECTION DISTRICT of HOWARD COUNTY, MD  
 TM 23, GRID 8, PARCEL 19, 114, 145  
 ZONING: RC-DEO  
 SCALE: 1" = 100'  
 DATE: FEBRUARY 27, 2007  
 SHEET: 1 OF 1

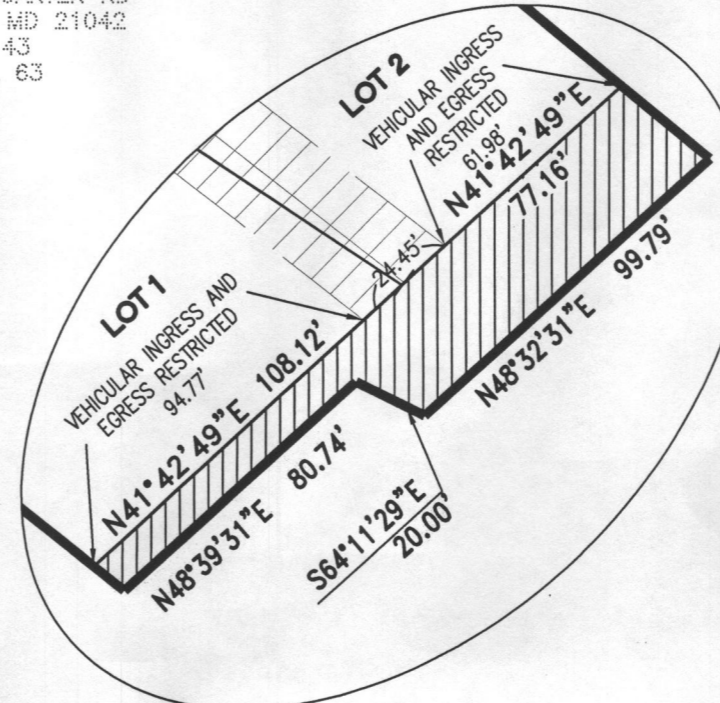
### PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. P.E. 29487, Expiration Date: 09-15-07"

Robert R. Moxley  
 7/9/07

### ENLARGEMENT 'A'

SCALE: 1"=50'



### GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 7/28/06.
2. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A. WIDTH = 12' (16' SERVING MORE THAN ONE RESIDENCE);  
 B. SURFACE = 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.);  
 C. GEOMETRY = MAX 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 DRIVEWAY SURFACE;  
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
3. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
4. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
5. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
6. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
7. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON ANY AND ALL LOTS ON THIS PLAT. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
8. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND IS ON FILE WITH THIS PLAT. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 3,900.
9. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 3.75 ACRES OF ON-SITE FOREST UNDER EASEMENT.
10. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY WITH (MAXIMUM TWO FOOT) CONTOUR INTERVALS PREPARED BY RBA GROUP, INC. DATED SEPTEMBER 30, 2005.
11. THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.  
 0040 (N 58899.035', E 1332005.240', ELEV. 111.13')  
 0019 (N 580469.258', E 1333678.186', ELEV. 117.388').
12. B.R.L. DENOTES BUILDING RESTRICTION LINES.
13. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
14. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THROUGH 2 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORD OFFICE OF HOWARD COUNTY SIMULTANEOUSLY WITH THIS PLAT.
15. THERE ARE NO BURIAL GROUNDS TO THE BEST OF OUR BELIEF AND KNOWLEDGE.
16. [Symbol] DENOTES 28' PRIVATE USE-IN-COMMON AND DRAINAGE & UTILITY EASEMENT TO SERVE LOTS 1-2.
17. [Symbol] THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. AREAS AS SHOWN ON PERCOLATION CERTIFICATION PLAT A-523530 ON FILE WITH THE HEALTH DEPARTMENT.
18. WATER IS PRIVATE.
19. SEWER IS PRIVATE.
20. THERE IS NO FLOOD PLAIN ON THIS SITE.
21. THERE ARE NO WETLANDS ON THIS SITE.
22. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
23. \$1,500 TO BE PAID AS FEE-IN-LIEU FOR OPEN SPACE.
24. ALL WELLS NEED TO BE DRILLED PRIOR FINAL PLAT SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.

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 \_\_\_\_\_