

	NORTH	EAST
56	534853.37	812373.81
80	534439.58	812275.06
100	534567.61	811643.33
101	534852.33	811594.22
137	535054.35	811994.05
164	535108.05	811969.72
188	535066.17	812008.15
181	535247.18	811826.19
172	535388.75	811700.25
173	535303.14	811611.54
	535238.64	812003.75

LANDS DEDICATED TO HOWARD COUNTY, MD.  
FOR THE PURPOSE OF A PUBLIC ROAD.

OLD NATIONAL PIKE (MD. RTE. #144)

EXISTING 66' R/W

PRIVATE EASEMENT FOR INGRESS/EGRESS FOR LOTS 81, 314 & 101 (LIBER)

DEVELOPER'S EASEMENT FOR LOTS 81, 314 & 101 (LIBER)

ADRIAN CULTURAL PRESERVATION DISTRICT

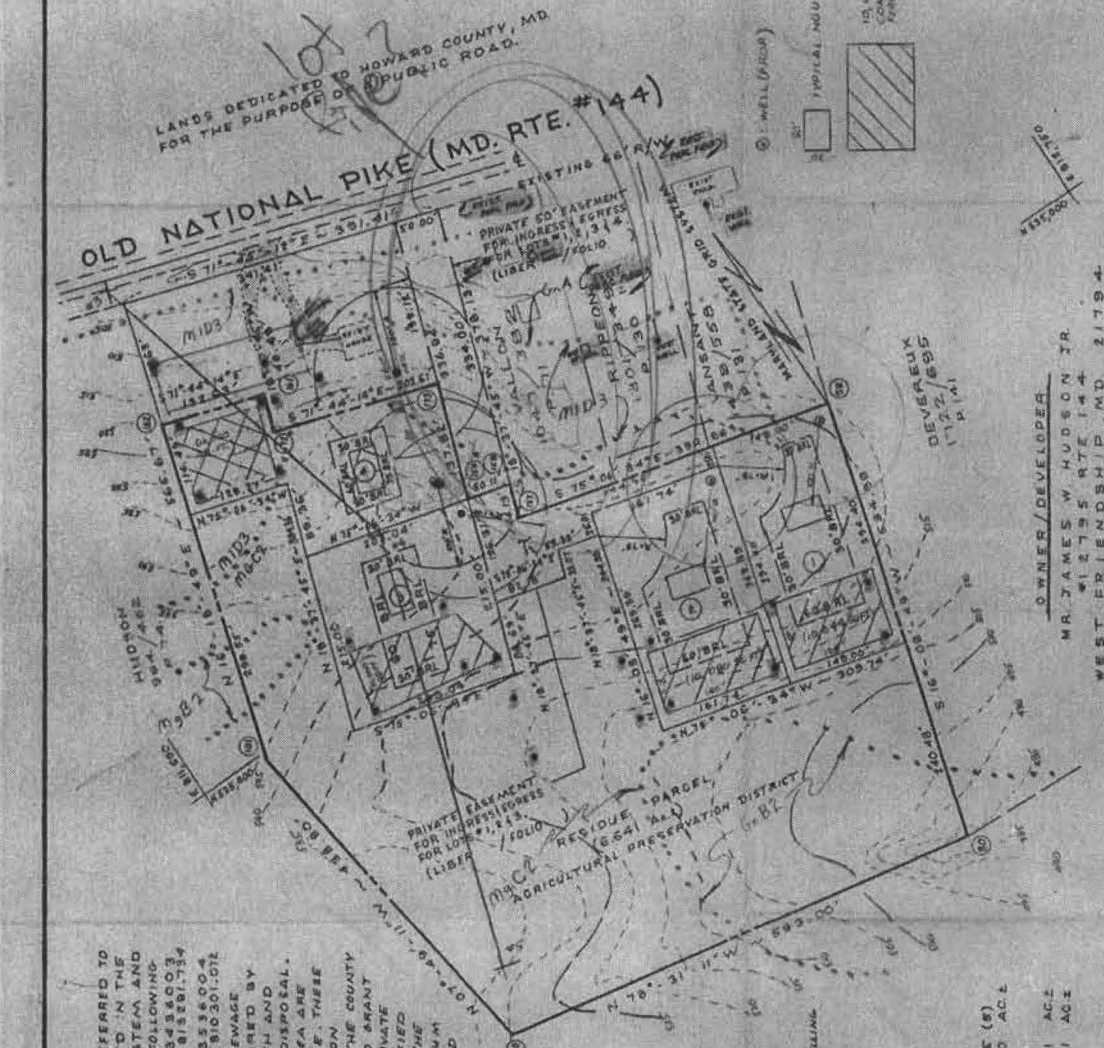
REC. (DUE PARCEL 16.641 AC)

VITT, ROBEL & ASSOCIATES  
1717 YORK ROAD  
LUTHERVILLE, MARYLAND  
PHONE: 822-4552

W.P. - 83-38

HUDSON PROPERTY  
LOTS 1 TO 4

TAX MAP P/O PARCEL 15  
ZONING 'R'  
THIRD ELECTION DIST.  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: MAY 19, 1989



MR. JAMES W. HUDSON JR.  
412755 RTE 144  
WEST FRIENDSHIP, MD 21794

OWNER/DEVELOPER

DEVEREUX  
1722 695  
P.O. 1

PROPOSED PERC TEST  
SOILS DIVISION LINE

**GENERAL NOTES:**

- BOUNDARY DATA SHOWN ON THIS PLAT IS REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE BASED ON THE COORDINATES FOR THE FOLLOWING TRAVERSE STATIONS. N.O. CO. STATION E 15881.734 N 23499.180 E 15881.734 N 07° 04' 11" W 84.15' E 15881.734 N 07° 04' 11" W 84.15' E 15881.734 N 07° 04' 11" W 84.15' E 15881.734
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE REQUIRED 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. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE REQUIRED. THE LOTS SHOWN HERE COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- PROPERTY ZONED 'R' AS PER § 2-2-95
- COMPREHENSIVE ZONING PLAN 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 THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN AS THUS:
- PROPOSED DRIVEWAY WITHIN THE 50' EASEMENT FOR INGRESS/EGRESS TO LOTS 1, 2, 3 IS TO BE PRIVATELY OWNED AND MAINTAINED.
- LOTS 1, 2, 3 ARE TO BE USED IN ACCORDANCE WITH SECTION 104, D, 9 OF THE HOWARD COUNTY ZONING REGULATIONS. THESE LOTS SHALL BE USED FOR THE PURPOSE OF THE CONSTRUCTION OF ONE DWELLING FOR THE OWNER WHO ORIGINALLY ESTABLISHED THE AGRICULTURAL PRESERVATION DISTRICT OR FOR ONE OF HIS/HER CHILDREN.

**TABULATIONS:**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED ..... FIVE (5)

TOTAL AREA OF LOTS ..... 4.000 AC ±

TOTAL AREA OF ROADWAYS ..... 0.641 AC ±

TOTAL AREA OF RESIDUE PARCELS ..... 0.641 AC ±

TOTAL AREA OF SUBDIVISION ..... 0.641 AC ±

APPROVED: FOR PERC TEST AND RECORD SEWAGE SYSTEM, IN CONFORMANCE WITH THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR HOWARD COUNTY.

HOWARD COUNTY HEALTH OFFICER

DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DATE

APPROVED: FOR SEWAGE SYSTEMS AND PUBLIC WORKS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DATE

SHARON'S DECLARATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY JAMES W. HUDSON AND WILLIAM E. HUDSON, HIS WIFE TO JAMES W. HUDSON JR. AND ANNIE HUDSON, HIS WIFE IN A DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN DEED BOOK 1722, PAGE 695. AND IT IS ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES W. HUDSON AND WILLIAM E. HUDSON TO JAMES W. HUDSON, WILLIAM E. HUDSON AND JAMES W. HUDSON, JR. IN A DEED DATED SEPTEMBER 24, 1979 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN DEED BOOK 1482, AND THAT ALL INSTRUMENTS ARE IN PUBLIC RECORD AS FOLLOWS TO THE ACCURACY OF THE SURVEY AND SUBDIVISION BY ME AND AS AMENDED IN ACCORDANCE WITH THE SURVEY OF ME AND AS AMENDED.

Sharon S. Robel

5-19-89

OWNER OF THE PROPERTY SHOWN AND JAMES W. HUDSON JR. THIS PLAT BY THE OFFICE OF PLANNING AND ZONING OF THE COUNTY OF HOWARD COUNTY, MARYLAND, IN ACCORDANCE WITH THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR HOWARD COUNTY. THESE LOTS SHALL BE USED IN ACCORDANCE WITH SECTION 104, D, 9 OF THE HOWARD COUNTY ZONING REGULATIONS. THESE LOTS SHALL BE USED FOR THE PURPOSE OF THE CONSTRUCTION OF ONE DWELLING FOR THE OWNER WHO ORIGINALLY ESTABLISHED THE AGRICULTURAL PRESERVATION DISTRICT OR FOR ONE OF HIS/HER CHILDREN.

DATE: 6-23-89



## Williams, Jeffrey

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**From:** Williams, Jeffrey  
**Sent:** Thursday, April 07, 2016 11:09 AM  
**To:** 'stone1982sifer@verizon.net'  
**Subject:** 12793 Frederick Rd  
**Attachments:** P31019\_03-291383\_12785\_FREDERICK\_ROAD.pdf; WS\_Frederick\_12785\_BuildingPermit.pdf; WS\_FrederickRoad\_12785\_SepticPermit\_2013.pdf; Variance application-interactive.pdf

As we discussed in our meeting, I've found some records for the neighboring property at 12785 Frederick. They are attached. Their system is on the side of the house. It might affect the well location a bit. You may want to place the well on the north side of the lot back from the drive just behind the existing home at 12795 to split the difference between being downgrade of the septic on 12785 and not so far back as to be downgrade of the septic at 12795. If the well stays on the east side by the drive, it may be downgrade of the septic at 12785, in which case it will have to be at least 200' away and would need a variance from MDE. I've attached a variance request form in case you want to go down that path. A variance approval condition typically includes the use of steel casing instead of plastic extending at least 50' or 10' into bedrock. Let me know if you have any questions. Thanks

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261  
[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)

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## Bureau of Environmental Health

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Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)


Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

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### MEMORANDUM

TO: Property Owner

FROM: Jeff Williams   
Program Manager, Well & Septic Program

RE: 12793 Frederick Road

DATE: March 17, 2016

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The Howard County health Department property file for 12793 Frederick Road contains soil test notes from June 12, 1989 in the area of the sewage disposal area depicted on the record plat establishing the lot. The file does not contain a percolation certification plan signed by the Health officer as required in Howard County Code section 3.800 prior to Health approval of a building permit on the lot.

I have agreed to allow the sewage disposal system design plan (BAT plan) to act as a perc certification plan with the condition that the design plan contains all the relevant information required on a perc certification plan including a Health Officer signature block and the proposed well area location. The applicant will submit five copies of the plan, three of which will be signed as the perc certification plan and two will be used as the sewage design plan.

Please note that a well has not been drilled on this lot. A well must be drilled and approved prior to Health approval of a building permit. As the perc certification plan is the document establishing the approved well site, a well permit will not be released by the Health Department until the BAT plan/perc cert plan has been submitted and approved. If the property owner wishes to drill the well prior to the house construction plans and BAT plan being ready, a separate perc certification plan must be submitted and approved to establish the well area prior to Health issuance of the well permit.