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## HOWARD COUNTY HEALTH DEPARTMENT

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

August 24, 1998

Mr. Daniel Sobus  
8815 Centre Park Drive, Suite 110  
Columbia, Maryland 21045

RE: Percolation Test Results  
Application # A510116  
Proposed Use: Subdivision  
Trotter Road, Trotter Hill

Dear Mr. Sobus:

Percolation testing conducted on May 18, 1998 on the above referenced property indicated limited satisfactory soil conditions due to insufficient depth to groundwater on proposed lots 2, 3, and 4. A final determination of soil suitability will be required in the next wet season.

The percolation certification plan for this property has some problems that could be corrected prior to wet season testing. These concerns are as follows:

- Lot 1 show location of existing septic system and indicate on the plat that it will be abandoned prior to record plat submittal. existing hand dug well should be tested for the following parameters: bacteria, nitrates, pH, turbidity, sand/sediment, and for presence of chlorine prior to final plat recordation.
- Lot 2 missing test hole #7  
wet season testing needed
- Lot 3 wet season testing needed
- Lot 4 wet season testing needed

General Notes - legend showing passing and failing test holes should be reversed

If you have any questions regarding this matter, please feel free to contact me at the address below or by calling (410) 313-2640.

Very truly yours,

Kimberly Maiste, Sanitarian  
Water and Sewerage Program

:km

cc: Riemer, Muegge & Associates  
File



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HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*  
April 29, 1998

Daniel Sobus  
8815 Centre Park Drive, Suite 110  
Columbia, Maryland 21045

RE: Percolation Testing  
Trotter Road, Trotter Hill  
Lot 21, SFD, 3 Lots & Residual

Dear Mr. Sobus:

A percolation test date has been reserved for 10:00 a.m. Monday,  
May 18, 1998.

You will be responsible for having a contractor on-site to excavate test  
holes at the corners of proposed percolation area.

Please call this office between 8:00 a.m. and 5:00 p.m., Monday - Friday,  
to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,

Craig Williams, Program Director  
Water and Sewerage Program

CW:tl  
cc: Riemer, Muegge & Associates  
File



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Mary Sue Baker, MBA, Acting County Health Officer*

April 12, 1999

Mr. Daniel R. Sobus  
8815 Centre Park Drive, Suite 110  
Columbia, Maryland 21045

RE: Percolation Test Results  
Application #50116  
Proposed Use: Subdivision  
Property ID: Trotter Hills, Lots 1 thru 4  
5640 Trotter Road  
Tax Map: 35 Parcel #4

Dear Mr. Sobus:

Supplemental percolation testing was conducted March 26, 1999, on the above referenced property. Copies of the percolation test results are enclosed.

A Percolation Certification Plan showing the following information should be submitted to this office by a registered engineer:

- actual locations and elevations of all excavated test holes
- suitable house and well sites on each lot
- locations of existing wells and septic systems on the property
- locations of existing structures on the property
- locations of existing wells and septic systems within 100 feet of property boundaries
- streams/swales/springs and other relevant landscape features
- contour lines

This plan should be submitted within 60 days to allow field verification if necessary.

If you have any questions, please contact me at the address below or by calling (410) 313-2640.

Sincerely,

Donna K. Soe, R.S.  
Water and Sewerage Program

DKS

cc: Riemer Muegge & Associates, Inc.  
file

RE/MAX®

Dan Sobus, ABR, CRS, GRI  
Associate Broker

Above the Crowd!®

Friday, January 22, 1999

Craig Williams  
Howard County Health Department  
3525-H Ellicott Mills Drive  
Ellicott city, MD 21043

Dear Craig:

I'm writing in regards to my minor subdivision at: 5640 Trotter Road Clarksville, Md. 21029. Subdivision Name: Trotter Hills. We are required to re-perc two of our lots during wet season. Please call or write my engineer, Riemer Muegge and Asso. attn: Chris Reed at 8818 Centre Park Drive Columbia, Md. 21045 (410) 997-8900. when the first testing date is available. Please call me if you have any questions.  
Old Application # A510116

Sincerely,

Daniel R. Sobus  
REALTOR®

TENTATIVE  
TEST DATE  
3 P.M. MARCH 26

IS DISCUSSING  
w/ DAN SOBUS & CHRIS REED,  
DIG - HOLE 16 ON LOT 4  
& HOLE 14 ON LOT 3  
EXAMINE FOR WATER TABLE  
AFTER 3 HRS

MAKE DECISION ON  
THE WORST CASE  
OF LAST YEAR'S MAY READING  
VS. THIS YEAR'S.

IF NO WATERSHOW THIS YEAR,  
DATA SHOWS THAT LAST  
YEAR'S READINGS ARE  
SUFFICIENT  
TO CONCLUDE  
THE  
EVALUATION.

OPTIONAL TO MOVE BACK  
"SOME" IF THEY  
WANT TO DIG ELSEWHERE.

3/19/99 (CW)

**RE/MAX** Advantage Realty  
8815 Centre Park Drive, Suite 110  
Columbia, Maryland 21045  
Office: (410) 740-1200  
Fax: (410) 740-1293  
Toll Free: 1-800-548-3416  
Each Office Independently Owned and Operated





Handwritten text, possibly a date or signature, located below the stamp.

Vertical text strip on the left side of the page.

Vertical text strip on the left side of the page, below the first strip.

Large, faint, illegible text or watermark in the center of the page.

Small text or markings at the bottom left corner.



To: \_\_\_\_\_

Septic areas for:

Forest Hills  
01131 30931  
Lots 19, 20, 33  
to show on Timber Hills

From: \_\_\_\_\_

Date: \_\_\_\_\_

HD-170

File No. F99-183  
Trotter Hills  
lots 1-4 and O.S. lots

**DEPARTMENT OF PLANNING AND ZONING**  
**FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL**

This form is for the processing of originals for signature approvals. If corrections or additions must be made to the original, the corrections needed must be identified in the space provided and the plans must be returned unsigned to the Department of Planning and Zoning. DPZ will notify the owner of the required revisions and request that the owner's engineer make the corrections or contact the appropriate County agency with questions concerning such revisions.

**DPZ**  
[Signature]  
Reviewing Agent  
Date Received 3/08/00  
Date Forwarded 3-09-00

Rejected For: \*hold for P.D. signat. until revised Land usage and F.C. Plans are reviewed  
1/2 3/9/00

**HEALTH**  
DONNA SOE  
Reviewing Agent  
Date Received 3/20/00  
Date Forwarded 3/23/00

Rejected For: \_\_\_\_\_

**DPW**  
[Signature]  
Reviewing Agent  
Date Received 3-9-00  
Date Forwarded 3-14-00  
[Signature]

Rejected For: \_\_\_\_\_

**Chief, DLD**  
\_\_\_\_\_  
Reviewing Agent  
Date Received \_\_\_\_\_  
Date Forwarded \_\_\_\_\_

Rejected For: \_\_\_\_\_

HEALTH



RIEMER MUEGGE  
& ASSOCIATES INC

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING

October 22, 1999

Ms. Cindy Hamilton, Chief  
Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, Maryland 21043

Re: Trotter Hills - F-99-183  
Our Project No. 98107

Dear Ms. Hamilton:

Enclosed for approval are seven (7) sets of plans. The following are in response to the comments received from the various agencies:

**Division of Land Development (dated September 15, 1999)**

1. WP-00-22 was approved on October 19, 1999. We have completed the summary note as well as addressed the waiver conditions on the plat.
2. Done.
3. The pedestrian access easement is shown and will be recorded with the plat.
4. Trotter Road right-of-way does vary across our frontage. It does not make sense to provide right-of-way width at one point if isn't consistent. Truncation for future private access place would be shown on a new record plat at the time of resubdivision, not now.
5. Done.
6. Done as note 18.
7. Done.
8. Done.
9. Done.
10. The pipestem does not exceed 800' in length.
11. Added as note 19.
12. Awaiting approval of fee-in-lieu.
13. Done.
14. Done.

**Landscape Plan**

1. We have labeled to remain those trees for which we are taking credit.
2. We are not claiming any credit for offsite plant material (See "Credit Notes" on Landscape Plan). However, the amount of credit taken has been reduced because of selective clearing performed by the owner (no forest was cleared).
3. Done.

**Forest Stand Conservation**

1. Understood
2. Understood

**Development Engineering Division (dated September 1, 1999)**

1. Additional field topography was obtained. A small knoll within the Trotter Road right-of-way will need to be removed through grading to enhance the sight distance. Exhibits are enclosed.
2. Note 14 addresses stormwater requirements. We've added drywell information onto the landscape sheets.
3. Fire trucks can negotiate the use-in-common driveway. Enclosed are templates.

**Recreation and Parks (dated June 14, 1999)**

1. Fee simple transfer of Lot 5 will occur. A metes and bounds description will be forwarded to your division. In addition, the 10' pedestrian and emergency vehicle access easement is provided.

**Howard Soil Conservation District (dated August 19, 1999)**

The long awaited soils overlay is provided.


**Health Department (dated June 16, 1999)**

The wells for this project are drilled. Tag numbers are HO942280-82.

If you have any questions or need any additional information, please do not hesitate to call.

Very truly yours,

RIEMER MUEGGE & ASSOCIATES, INC.



Christopher J. Reid, P. E.  
Senior Project Manager

CJR/mm

cc: Dan Sobus  
Bob Corbett

# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 10-27-99

P&Z File No. F-99-183

**Department of Planning and Zoning**

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research *see*
- Address Coordinator

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

**Agencies**

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

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

RE: Tappan Hills

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

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
<b>Applications</b>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 11-30-99

COMMENTS: \_\_\_\_\_ SRC/COMMENTS DUE BY: 11-15

✓ DKS  
11/16/99

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

DKS

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 8-20-99

P&Z File No. WP 00-22

Department of Planning and Zoning

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

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

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

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

RE: Trotter Hills (F 99-183)

ENCLOSED FOR YOUR THE ENCLOSED Signature Approval Original Review & Comments Files

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents and their associated sheets and supplemental reports.

WAS: Received Received and Revised Tentatively Approved Approved Recorded On 8-20 9-16

COMMENTS: SRC/COMMENTS DUE BY: 9-16

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



RIEMER MUEGGE  
& ASSOCIATES INC

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING

August 20, 1999

Ms. Cindy Hamilton, Chief  
Division of Land Development  
Howard County Department of Planning & Zoning  
George Howard Building, First Floor  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: **Trotter Hills Minor Subdivision**, Clarksville, Maryland  
Waiver to 40' Public Road Open Space Frontage  
Howard County File F-99-183  
R.M.A. Job No. 98107 223

Dear Ms. Hamilton:

Attached please find 14 copies of:

1. a waiver petition application
2. a waiver justification narrative
3. a waiver petition plan

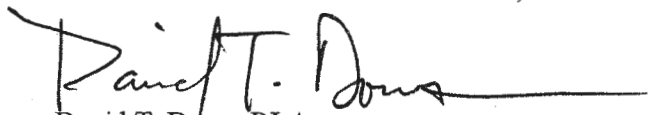
Our client intends to re-subdivide Lot 21 (shown on the subdivision plan entitled "Map of Forest Hills" and recorded in Plat Book 5, Folio 4). The proposed minor subdivision will create 3 new single family detached lots, a fourth lot holding the existing house ( $\pm 1$  acre each) and an open space lot ( $\pm 1$  acre). All lots will be accessed by a use-in-common, private driveway overlaid by a public pedestrian access easement extending from the open space lot to Trotter Road.

We request a waiver of subdivision regulation 16.121.e.1 which requires open space lots to have 40 feet of public roadway frontage. (See attached justification narrative)

We appreciate your consideration of our waiver request. Please contact our office at your convenience if you have questions or comments. We look forward to hearing of your decision.

Very truly yours,

RIEMER MUEGGE & ASSOCIATES, INC.

  
David T. Dows, RLA  
Director of Planning

CC: Dan Sobus, REMAX

DD/RAF/xf

M:\PROJECT\98107\DOC\CVRLTR.DOC

8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282

www.rmaengineers.com

**Howard County Department of Planning and Zoning  
Division of Land Development**

# WAIVER PETITION APPLICATION

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number F-99-183

**I. Site Description**

Subdivision Name/Property Identification: Trotter Hills-Minor Subdivision, Clarksville MD 21029

Location of property: Trotter Road, 0.43 miles south of the intersection w/MD 108  
(Road name and nearest public road intersection)

<u>Residential-one lot</u> (Existing Use)	<u>Residential- 4 lots</u> (Proposed Use)
--	--

<u>35</u> (Tax Map)	<u>2</u> (Grid/Block No.)	<u>4</u> (Parcel No.)	<u>5</u> (Election District)
------------------------	------------------------------	--------------------------	---------------------------------

<u>R-20</u> (Zoning District)	<u>6.01 AC.</u> (Total Area)
----------------------------------	---------------------------------

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

Minor subdivision plat w/Landscape plan & Forest Conservation plan  
submitted 8/13/99 & is currently being reviewed, File # F-99-183.

**II. Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee, may grant waivers of modifications to the minimum requirements stipulated within the Regulations.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.121.e.1</u>	<u>"Open space lots or areas shall have 40 feet</u> <u>of frontage on a public road which is suitable</u> <u>for access by pedestrians and maintenance</u> <u>vehicles."</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____




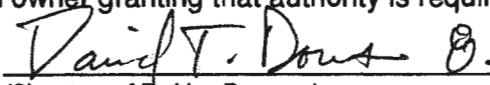
- 1. Vicinity map scale 1" = 2,000'.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.
- 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- n/a 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- n/a 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- n/a 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).

V. Fees

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.**

VI. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. If the applicant is the owner's agent, written documentation from owner granting that authority is required.

 _____ (Signature of Property Owner) (Fee Simple Owner Only)	8/20/99 _____ (Date)	 _____ (Signature of Petition Preparer)	8.20.99 _____ (Date)
--	----------------------------	---	----------------------------

_____ Mr. Dan Sobus (Name of Property Owner)	_____ Riemer Muegge & Associates, Inc. (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)
--	--

_____ 8815 Centre Park Drive, Suite 110 (Address)	_____ 8818 Centre Park Drive, Suite 200 (Address)
---	---

_____ Columbia, Maryland 21045 (City, State, Zip Code)	_____ Columbia, Maryland 21045 (City, State, Zip Code)
--	--

_____ (410) 740-1200 (Telephone)	_____ (410) 997-8900 (410) 997-9282 (Telephone) (Fax)
--	---

Howard County Department of Planning and Zoning  
Division of Land Development

INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET  
(For DPZ Use Only)

Project Name: \_\_\_\_\_ DPZ File No. \_\_\_\_\_

I. *Application Requirements*

*Indicate Yes, No or N/A*

Application is complete ..... \_\_\_\_\_  
Required number of plans and applications are provided ..... \_\_\_\_\_  
    \_\_\_\_\_ Plans (14 sets on County Road or  
    \_\_\_\_\_ Applications (18 sets on State Road)  
Supplemental Information is provided ..... \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

II. *Fee Computation*

**Fee**

Number of waivers requested ..... \_\_\_\_\_  
\* Base Fee for first two waiver sections (**\$350**) ..... \_\_\_\_\_  
Fee for each additional waiver section (\_\_\_\_ additional waivers x **\$50**) ..... \_\_\_\_\_  
\* (Maximum fee of **\$350** for Agricultural Preservation parcels)  
  
**TOTAL** \_\_\_\_\_

III. *Certification*

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

Check issued by \_\_\_\_\_

\_\_\_\_\_ Waiver petition application is accepted for processing.

\_\_\_\_\_ Scheduled SRC meeting date.

\_\_\_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_



RIEMER MUEGGE  
& ASSOCIATES INC

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING

August 20, 1999

**Trotter Hills Minor Subdivision  
Clarksville, Maryland 21029**

Justification for Waiver Request

*Justification for waiver of Section 16.121(e)(1) of the Howard County Subdivision and Land Development Regulations: which requires open space lots to have 40 feet of frontage on a public road which is suitable for access by pedestrians and maintenance vehicles or reduced to 20 feet if the adjacent side yard setbacks for abutting lots is increased by ten feet. We request that the requirement for road frontage be waived in lieu of the provision of a 24' wide public pedestrian access easement.*

The site will be re-subdivided to create a minor subdivision with 4 single family detached lots and one open space lot which will be dedicated to Howard County. One of the building lots will contain an existing single family house. The open space lot will contain a permanent forest conservation easement. All building lots will gain access to Trotter Road via a pipe stem arrangement with a minimum 24' wide use-in-common access easement containing a 14' wide driveway. The open space lot will gain access to Trotter Road via a 24' public pedestrian access easement overlaid on the use-in-common access easement and extending to the open space lot boundary. The proposed subdivision and lot improvements are shown on the attached Waiver Petition exhibit of August 20, 1999.

The open space lot location at the site's farthest distance from Trotter Road was chosen for three reasons: 1. Protection of environmentally sensitive stream, wetland and buffer areas, 2. Protection of existing forest, which is found in the western area of the site and not in close proximity to Trotter Road, and 3. Adjacency to platted open space on the site's western boundary, which is controlled by the Columbia Association. By previous subdivision, the site has an existing panhandle for roadway access, forcing all lots of the new subdivision to gain access via a pipestem configuration, including the open space lot. Providing a 40-foot road frontage for the open space lot would create a practical difficulty in that it would prevent the subdivision of the remaining site area for a lack of the necessary 24'-wide use-in-common access easement. A 20' wide access way along the site's northern boundary would conflict with the existing brick home and its associated improvements. A 20' fee simple access way arranged elsewhere on the site with compensating 10-foot side yard setback increases would create practical difficulty for the building lots due to insufficient remaining area to place the main residential structures, which is limited by existing site geometry and septic field locations. Septic field locations are a consequence of extensive percolation testing which eliminated all other areas from consideration for septic use.

Approval of this waiver request will not be detrimental to the public interest because the County will have adequate access to the open space lot via the use-in-common driveway and public pedestrian access easement. The provision of a 24' wide access way with a 14' driveway as open space access is consistent with access requirements for private building lots as specified in the Howard County Design Manual. Because the open space lot will have adequate access, the intent of the regulations will not be nullified.

Trotter Hills Minor Subdivision  
Clarksville, Maryland 21029  
Justification for Waiver Request  
August 20, 1999 - Page 2

The intent of the regulations and the public interest will be served to a greater extent through the implementation of the 24' wide access easement. The open space lot could be located closer to Trotter Road and access conflicts with building lots decreased, however, its proposed location serves the public interest to a greater degree because of its protection of environmentally sensitive areas and adjacency with a large, contiguous offsite open space lot. The proposed provision of open space instead of a fee-in-lieu payment serves the intent of the regulations and the public interest to a greater degree for the same reasons, i.e., protection of sensitive environmental resources and addition of a substantial area to an existing open space land mass.

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: 8/13/99

P&Z File No. F-99-183

**Department of Planning and Zoning**

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research - *Return to file.*
- Address Coordinator

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

**Agencies**

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

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

RE: Trotter Hills # Lots 1-4

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

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<u>2</u>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
<b>Applications</b>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 8/13/99

COMMENTS: Previous comment made by Health Dept. has been resolved. SRC/COMMENTS DUE BY: 8/31/99

JKS 9/1/99 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Mary Sue Baker, MBA, Acting County Health Officer*

June 16, 1999

### COMMENTS

RE: F-99-183  
Trotter Hills  
Lots 1 thru 4

FROM: Donna K. Soe, R.S. <sup>DKS</sup>  
Bureau of Environmental Health  
Howard County Health Department

Applicant has not yet complied with General Note #11 of the approved Percolation Certification Plat, which states:

"All wells to be drilled prior to recordation of record plat."

Fulfillment of this requirement is expected prior to recommendation for approval by the Health Department of the above referenced plat.

DKS

cc: Mr. Daniel R. Sobus  
Riemer Muegge & Associates, Inc.  
file



Healt



RIEMER MUEGGE  
& ASSOCIATES INC

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING

August 12, 1999

Ms. Cindy Hamilton, Chief  
Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, Maryland 21043

Re: Trotter Hills - F-99-183

Dear Ms. Hamilton:

Enclosed are the revised final plans for the Trotter Hills minor subdivision. We have added a forest conservation plan showing retention on a newly added open space lot. The following are in response to the comments received from the various agencies:

**Division of Land Development (dated July 2, 1999)**

1. Done.
2. We disagree with this comment. We have provided the front BRL as requested but feel the rear BRL should be from the adjoining property, not between Lots 2 and 3.
3. Done.
4. Done.
5. Done. No road improvements are provided.
6. a) Done.  
b) With the inclusion of an open space lot with forest retention, a reduced reforestation obligation fee-in-lieu is necessary.  
c) Not applicable  
d) Done.
7. Done.
8. Done.
9. Done.
10. House Survey was submitted with initial submittal. We have resubmitted it with this submission.
11. Done.
12. Understood.
13. Done.
14. Done. A note has been added to the plat.
15. Done.
16. Done.

**Landscape Plan**

1. Done.
2. Done.
3. Done.
4. Done.
5. Done.
6. The shed was removed already. It is no longer shown on the drawings.
7. Done.

Forest Stand Delineation

1. Done.
2. Both gross area and existing forest figures were corrected.

Forest Conservation

A new plan and worksheet are provided that retain 1.09 acres forest on the open space lot and request fee-in-lieu for the 0.33 acres of reforestation obligation. The fee-in-lieu form is completed and enclosed.

**Development Engineering Division (dated June 18, 1999)**

Plat

1. Done.
2. Done.
3. Done.
4. Understood. Field topography is used. In addition, the 85<sup>th</sup> percentile speed was established by a speed study. As a result, a waiver request for the distance to the right is being submitted.
5. Quality stormwater management is provided for the lots via dry wells. Based on the percolation rates on the lots, we feel infiltration is the correct methodology for quality control.
6. Done.
7. It is our opinion that the 10-foot wide easement is public because it is shown on the recorded subdivision plat. To the best of our knowledge, there is no utility within this easement.
8. Done.
9. Done.

**Recreation and Parks (dated June 14, 1999)**

The open space lot has been provided and will be dedicated to Howard County Department of Recreation and Parks. We will be applying for a waiver to reduce the required public street frontage from 40 ft. To 24 ft.

**Howard Soil Conservation District (dated June 14, 1999)**

1. Soils overlay is provided on the Forest Stand Delineation Plan.

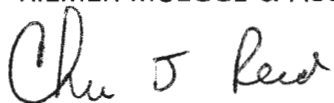
**Health Department (dated June 16, 1999)**

1. All wells are completed.

If you have any questions or need any additional information, please do not hesitate to call.

Very truly yours,

RIEMER MUEGGE & ASSOCIATES, INC.



Christopher J. Reid, P. E.  
Senior Project Manager

CJR/mm

cc: Dan Sobus



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Mary Sue Baker, MBA, Acting County Health Officer*

April 22, 1999

MEMORANDUM

TO: Christopher J. Reid, P.E.  
Senior Project Manager

FROM: Donna K. Soe, R.S. *(DKS)*  
Water and Sewerage Program

RE: Percolation Certification Plat  
Trotter Hills, lots 1 Thru 4  
5640 Trotter Road

*Resolved*  
*(DKS)*

This office has recently received the above referenced plat; however, we are unable to recommend the plat for approval at this time. The following is a list of comments relative to the plat:

- Lot #1 - need to show the septic system currently serving the existing house (original septic system was abandoned and replaced in March, 1999) - see enclosed
- Lot #2 - OK as proposed
- Lot #3 - proposed well site not approvable - need to reconfigure lot lines to provide approvable well site
  - need to indicate final status of the existing shed
- Lot #4 - OK as proposed

Note #11 should state that "all wells are to be drilled prior to submittal of record plat for review"  
Note #12 should be eliminated

Please confirm the septic areas shown for Forest Hills, Lots 19 and 20. If the septic areas shown are not recorded, please only show the existing septic systems.

If you have any questions or concerns, please contact me at the address below or by calling (410) 313-2640. Thank you in advance for your attention regarding this matter.

DKS

Enclosure

cc: Mr. Dan Sobus  
file

*a.m. as possible  
(as soon as possible)*

9/18/80 FILE APPROVE  
P 30931  
A REPAIR

# PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH\*

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 5th.

**INDEXED**

DATE 9/15/80

Jack Fyock

IS PERMITTED TO INSTALL \_\_\_\_\_ ALTER X

ADDRESS 13775 Triadelphia Road PHONE 988-9270

SUBDIVISION Forest Hills Lot 20 ROAD 5644 Trotter Road LOT \_\_\_\_\_

PROPERTY OWNER Arthur Novotny

ADDRESS 5644 Trotter Road, Clarksville, Md.

**SPECIFICATIONS**

SEPTIC TANK CAPACITY \_\_\_\_\_ GALLONS  
DRAIN FIELD \_\_\_\_\_ DEPTH \_\_\_\_\_ FEET, BOTTOM AREA \_\_\_\_\_ SQ. FT.  
DEEP TRENCH \_\_\_\_\_ DEPTH \_\_\_\_\_ FEET, BOTTOM AREA \_\_\_\_\_ SQ. FT.  
SEEPAGE PITS \_\_\_\_\_ ABSORBENT SIDE-WALL AREA \_\_\_\_\_ SQ. FT.  
INLET PIPE \_\_\_\_\_ FT. BELOW ORIGINAL GRADE. MAXIMUM DEPTH \_\_\_\_\_ FT. BELOW ORIGINAL GRADE  
EFFECTIVE DEPTH AT \_\_\_\_\_ FT. BELOW ORIGINAL GRADE.  
LOCATE DISPOSAL AREA \_\_\_\_\_ FT. FROM \_\_\_\_\_ LOT LINE AND \_\_\_\_\_ FT. FROM \_\_\_\_\_ LOT LINE AS SEEN WHEN  
FACING LOT FROM

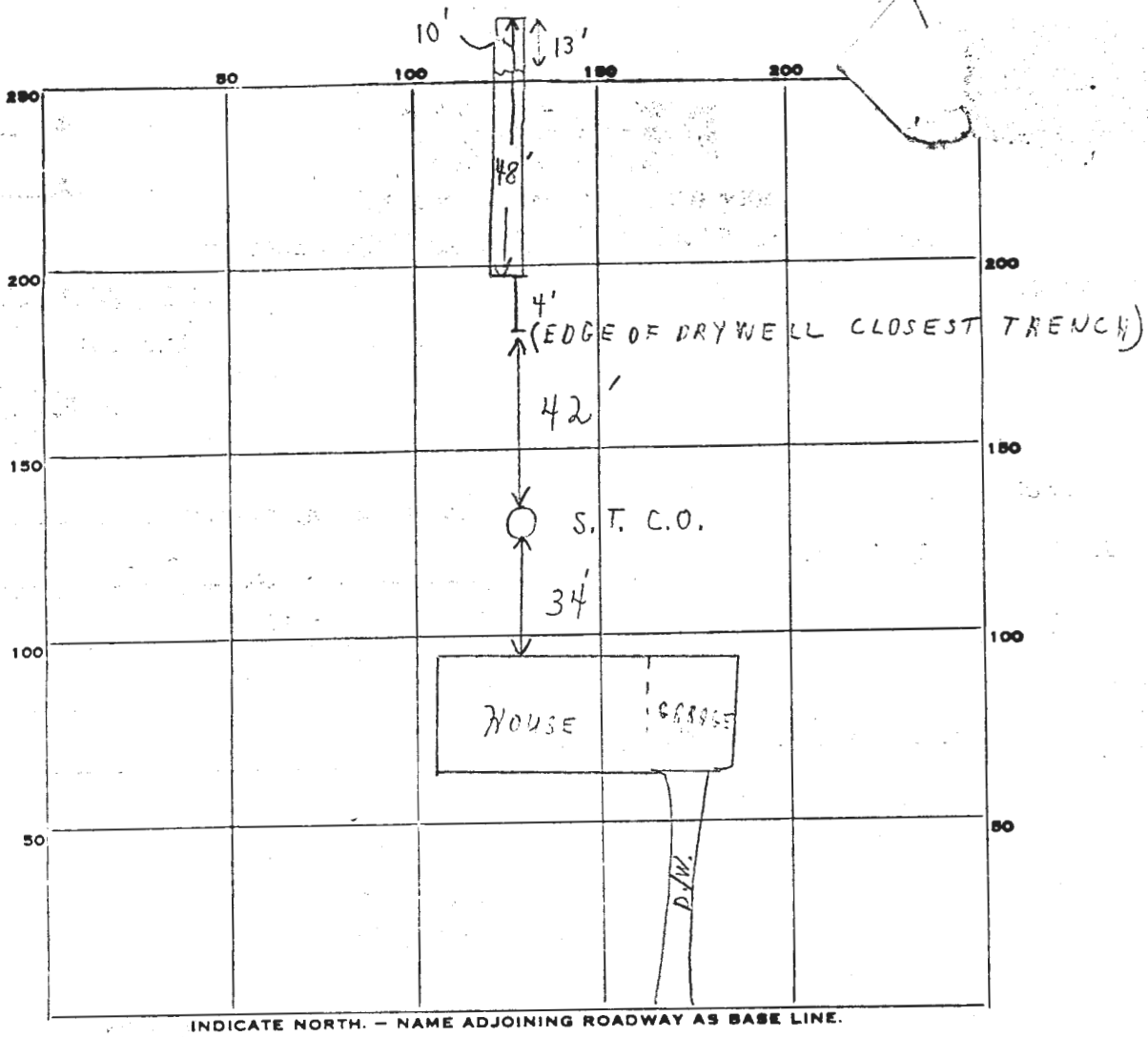
REPAIR - CALL FOR INSPECTION WHEN GROUND IS OPENED UP SO SANITARIAN CAN RECOMMEND REPAIR.

PLANS APPROVED BY Palmer F. Wine DATE September 15, 1980

- COVER NO WORK UNTIL INSPECTED AND APPROVED.
- NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.
- NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE PLACING GRAVEL IN TRENCH.
- NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER.
- NOTE: ALL PIPE FROM HOUSE TO DISPOSAL AREA MUST BE CAST IRON.
- PERMIT VOID AFTER THREE YEARS.
- NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA ACCEPTED.

**\*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.**

30931



PERMIT CARD

SEPTIC TANK, LEVEL \_\_\_\_\_ CLEANOUTS \_\_\_\_\_

DISTRIBUTION BOX, LEVEL \_\_\_\_\_

TILE FIELD, DEPTH 10 FT. TRENCH WIDTH 2 FT.

GRAVEL DEPTH 8' IN. TOTAL LENGTH 48 FT.

NUMBER OF TRENCHES 1 TOTAL BOTTOM AREA \_\_\_\_\_

SEEPAGE PITS, INSIDE DIAMETER \_\_\_\_\_ FT. DEPTH BELOW INLET \_\_\_\_\_ FT.

ABSORBENT AREA 384<sup>+</sup> SQ. FT.

REMARKS 9/18/80 (CHECKED TRENCH - 48' LONG, STONE IN TO 13' OF  
LAST PART OF TRENCH; OWNER TO CERTIFY DEPTH OF TRENCH, LENGTH  
OF TRENCH; AND STONE DEPTH; (2) TRENCH COMPLETE; OWNER  
CERTIFIED TRENCH DEPTH, LENGTH, AND AMOUNT OF STONE. FILE  
COMPLETE (SEE ATTACHED NOTE FROM OWNER)  
C.B.S.

DATE SYSTEM APPROVED 9/18/80 INSPECTOR C.B. Sturken

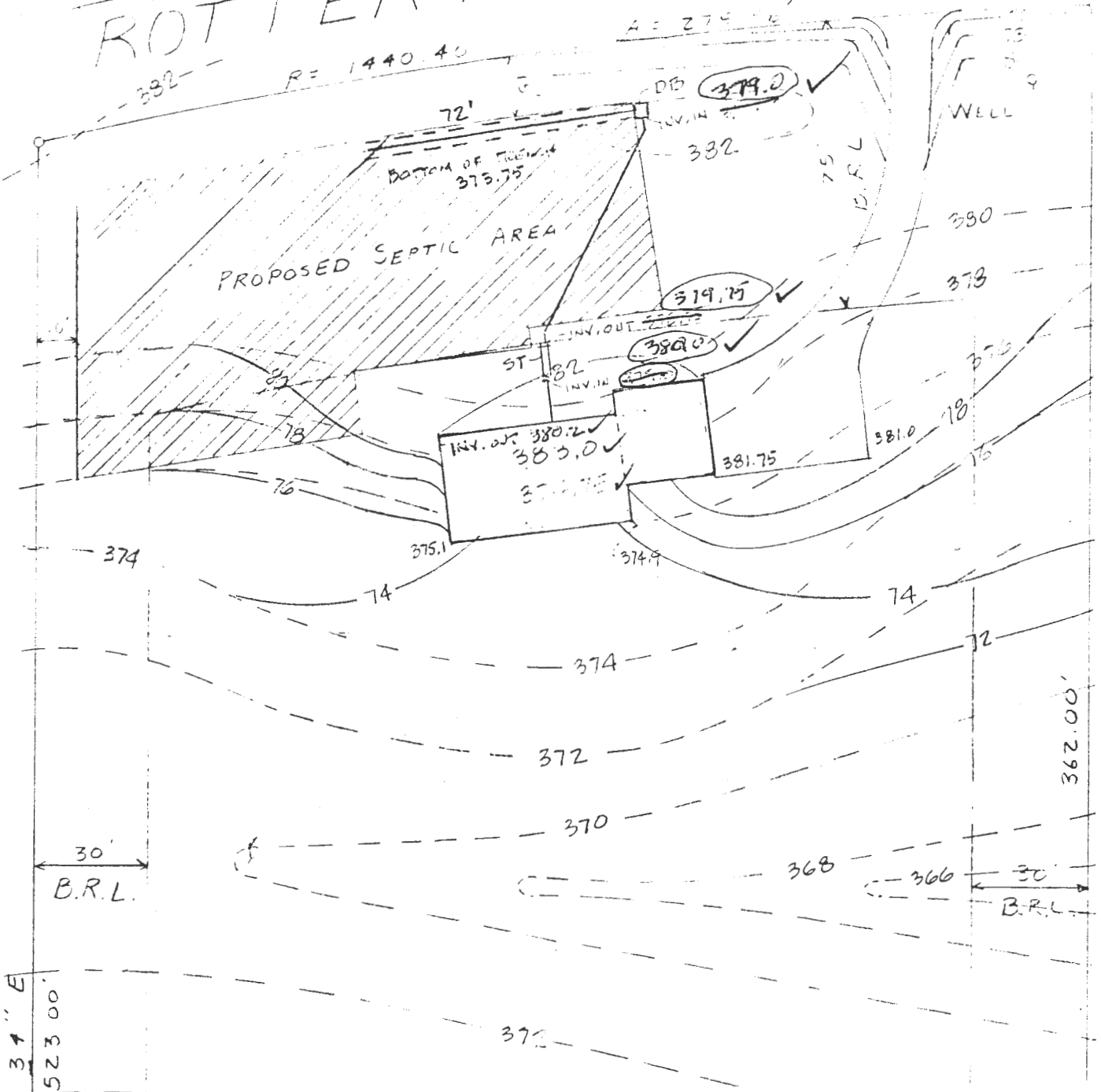


Lot 33

NT

IND  
3

ROTTER ROAD





HOWARD COUNTY HEALTH DEPARTMENT

TEST DATE MAY 18

DATE 4/28/98

510116A-0

Received From DANIEL SOBUS INC. 8815 CENTRE PARK DR

STE 110 COLUMBIA MD 21045

FOR PEAK TEST TUBES FOR 3 CONT AND 1 REPAIR  
(38 \$225.00 + \$250.00) FOR TROTTER HILLS

CASH  
 CHECK

NO. 1916 SELVA HENARDO Dollars

\$ 700.00

Received By [Signature]



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## HOWARD COUNTY HEALTH DEPARTMENT

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

June 8, 1998

Mr. Daniel Sobus  
8815 Centre Park Drive, Suite 110  
Columbia, Maryland 21045

RE: Percolation Test Results  
Application # A510116  
Proposed Use: Subdivision  
Trotter Road, Trotter Hill

Dear Mr. Sobus:

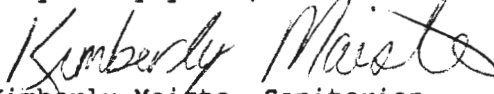
Percolation testing conducted on May 18, 1998 on the above referenced property indicated limited satisfactory soil conditions due to insufficient depth to groundwater on proposed lots 3 and 4. Copies of the percolation test results are enclosed.

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 well 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.

Depending upon final septic configuration on these lots final determination of soil suitability may be required in the next wet season.

This 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 (410) 313-2640.

Very truly yours,

  
Kimberly Maiste, Sanitarian  
Water and Sewerage Program

:km  
Enclosures  
cc:Riemer, Muegge & Associates  
File

COORDINATE LIST		
No.	NORTH	EAST
400	564433.38	1334127.14
401	564390.03	1334153.34
402	564285.14	1334488.38
403	564012.14	1334456.10
404	563769.68	1333930.04
405	564080.74	1333835.45

WETLAND CHART			
LINE	DIRECTION	DISTANCE	
A	S 42°36'17" E	74.41'	
B	S 20°53'08" E	36.35'	
C	S 10°22'26" W	26.60'	
D	S 13°02'13" E	68.01'	
E	S 34°21'57" E	47.66'	
F	S 14°08'57" E	33.18'	

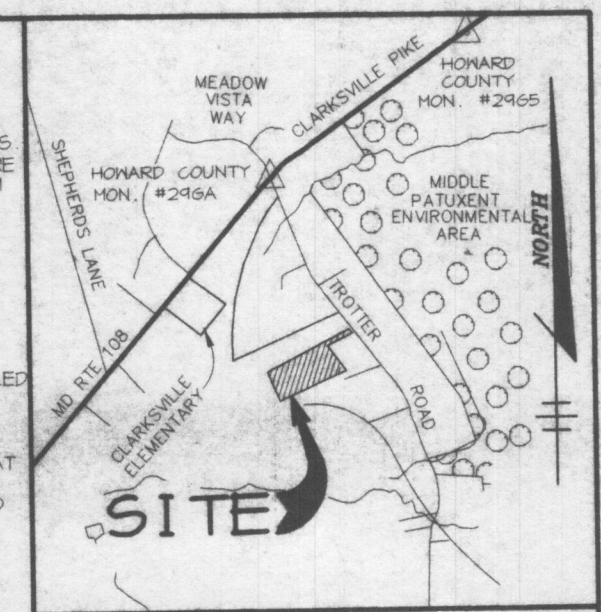
MINIMUM LOT SIZE TABULATION				
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	MIN LOT AREA
1	1.226	0.090	1.136	1.136
2	1.328	0.117	1.211	1.211
3	0.940	0.202	0.738	0.738
4	1.257	0.215	1.042	1.042

**GENERAL NOTES**

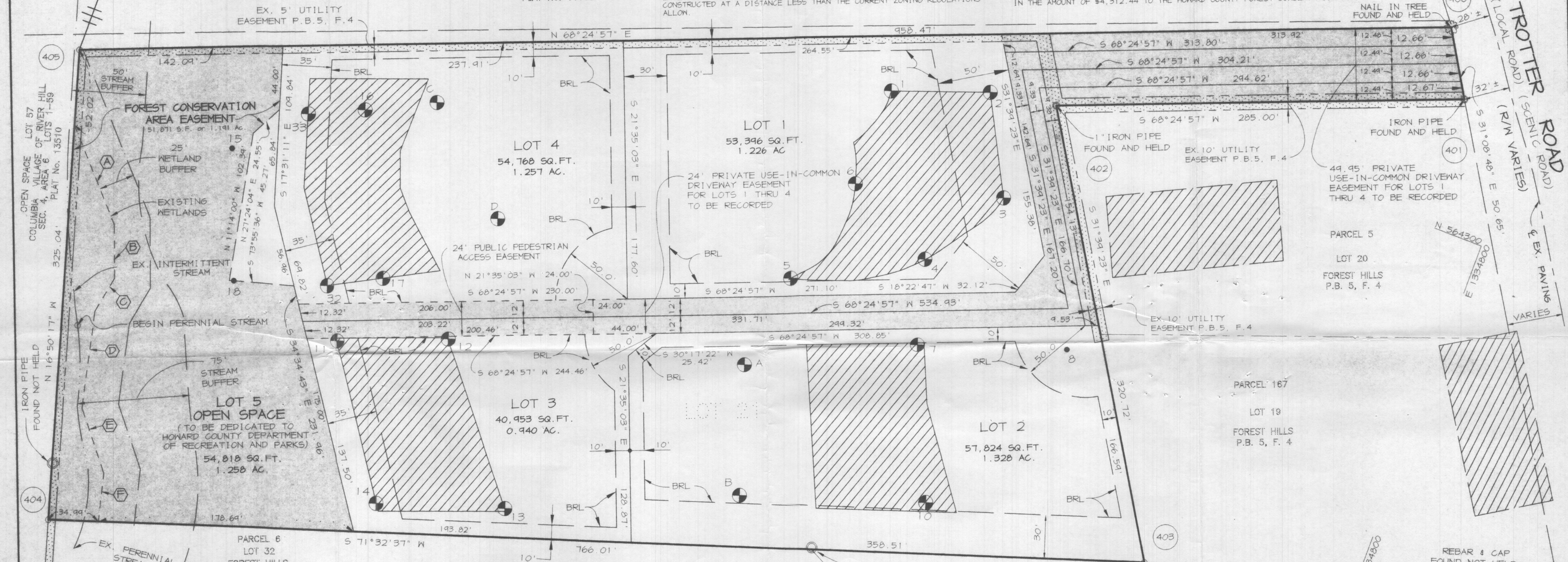
- THIS AREA IS DESIGNATED AS A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID 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 NECESSARY.
- COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 296A & 2965.
- SUBJECT PROPERTY IS ZONED R-20 AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- 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 AND NOT ONTO THE FLAG, PIPESTEM OR USE-IN-COMMON DRIVEWAY.
- B.R.L. DENOTES THE BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DATED APRIL, 1998 BY RIEMER MUEGGE & ASSOCIATES, INC.
- THERE IS AN EXISTING STRUCTURE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE CURRENT ZONING REGULATIONS ALLOW.

**GENERAL NOTES CONTINUED**

- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM BUFFERS AND FOREST CONSERVATION AREAS EXCEPT AS DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.166 (c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE/RESIDENCE)
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 TO 4 IS FILED SIMULTANEOUSLY WITH THIS RECORD PLAT AT THE LAND RECORDS OFFICE OF HOWARD COUNTY MARYLAND.
- LANDSCAPING WILL BE PROVIDED THRU NEW PLANTINGS AND RETENTION OF EXISTING TREES PER THE CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$8,100.00 MUST BE POSTED AS PART OF THE GRADING PERMIT APPLICATION.
- IF FUTURE RESUBDIVISION OF LOTS 1 THRU 4 OCCURS THE PRIVATE USE-IN-COMMON DRIVEWAY WILL BE CONVERTED INTO A PRIVATE ACCESS PLACE RIGHT-OF-WAY.
- A FEE-IN-LIEU OF STORMWATER MANAGEMENT HAS BEEN REQUESTED. QUALITY STORMWATER MANAGEMENT WILL BE ADDRESSED ON THE LOTS.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (0.33 ACRES OF REFORESTATION) HAS BEEN MET BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,312.44 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.



**VICINITY MAP**  
SCALE 1" = 200'



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
BUILDABLE	1
OPEN SPACE	
TOTAL AREA OF LOTS TO BE RECORDED:	4.751 AC.
BUILDABLE	1.258 AC.
OPEN SPACE	
RECREATION OPEN SPACE	0.000 AC.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0.000 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.000 AC.
TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	6.009 AC.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

*Daniel R. Sobus* 8/13/99  
DANIEL R. SOBUS DATE

*Arthur E. Muegge* 8-13-99  
ARTHUR E. MUEGGE #10751 DATE

**LEGEND**

- - DENOTES 4"x4"x36" CONCRETE MONUMENT SET
- - DENOTES 5/8" Ø REBAR AND CAP SET
- - PASSED PERC HOLES
- - FAILED PERC HOLES

**RIEMER MUEGGE & ASSOCIATES INC**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, MD 21045  
tel 410.997.8900 fax 410.997.9282

**PURPOSE STATEMENT**  
THE PURPOSE FOR THIS PLAT IS TO RESUBDIVIDE LOT 21 OF THE SUBDIVISION ENTITLED "MAP OF FOREST HILLS" RECORDED IN PLAT BOOK 5, PAGE 4, AND TO CREATE FOUR NEW LOTS AND ONE OPEN SPACE LOT, WHICH CONFORM TO PRESENT HOWARD COUNTY ZONING AND SUBDIVISION REGULATIONS.

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

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

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

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RONALD C. WILLIAMS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHAL MARIE DEMINO, DECEASED TO DANIEL R. SOBUS BY DEED DATED DECEMBER 30, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4159 AT FOLIO 192 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Arthur E. Muegge* 8-13-99  
ARTHUR E. MUEGGE #10751 DATE

**OWNER'S CERTIFICATE**

I, DANIEL R. SOBUS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 13 DAY OF Aug. 1999.

*Daniel R. Sobus*  
DANIEL R. SOBUS

*Larry J. Duff*  
WITNESS

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

**TROTTER HILLS LOTS 1 THRU 4 AND OPEN SPACE LOT 5**  
A RESUBDIVISION OF LOT 21 AS SHOWN ON SUBDIVISION PLAN ENTITLED "MAP OF FOREST HILLS" AND RECORDED IN PLAT BOOK 5, FOLIO 4

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP No. 35 PARCEL 4 ZONED: R-20  
GRID No. 2  
SCALE: 1" = 50' DATE: 08-12-99 SHEET 1 OF 1  
M:\PROJECT\98107\PLAT\PLAT.DWG

**F-99-183**

COORDINATE LIST		
No.	NORTH	EAST
400	564433.36	1334727.14
401	564390.03	1334753.34
402	564285.14	1334488.38
403	564012.14	1334656.70
404	563764.68	1333930.04
405	564080.74	1333835.93

WETLAND CHART		
LINE	DIRECTION	DISTANCE
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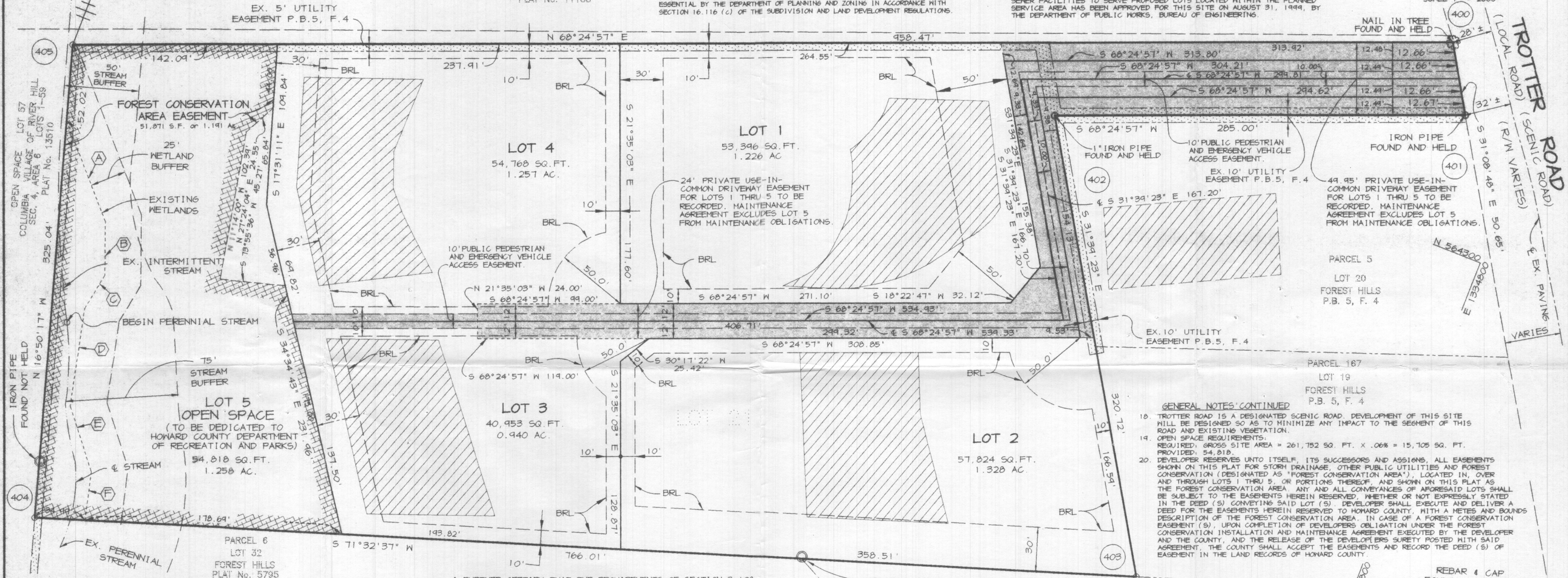
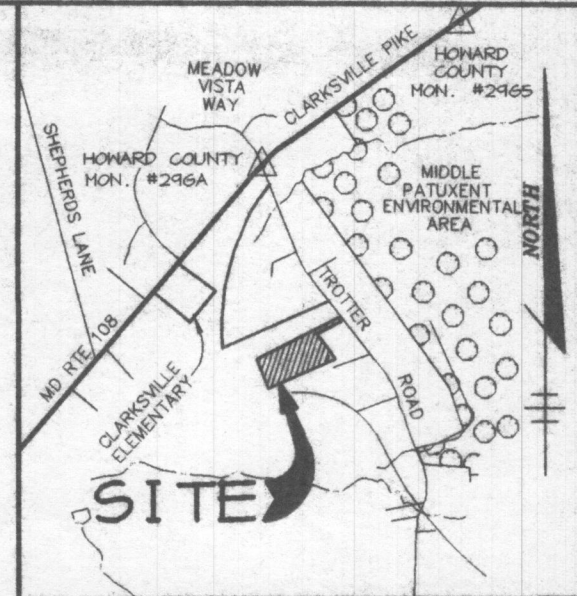
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2	1,328	0.117	1,211	1,211
3	0,940	0.202	0,738	0,738
4	1,257	0.215	1,042	1,042

**GENERAL NOTES**

- THIS AREA IS DESIGNATED AS A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 246A & 246B.
- SUBJECT PROPERTY IS ZONED R-20 AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS SHOWN ON THIS PLAN ARE MORE OR LESS.
- 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 AND NOT ONTO THE FLAG, PIPESTEM OR USE-IN-COMMON DRIVEWAY.
- B.R.L. DENOTES THE BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DATED APRIL, 1988, BY RIEMER MUEGGE & ASSOCIATES, INC..
- THERE IS AN EXISTING STRUCTURE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE CURRENT ZONING REGULATIONS ALLOW.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM BUFFERS AND FOREST CONSERVATION AREAS EXCEPT AS DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.116 (c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

**GENERAL NOTES CONTINUED**

- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 48 FOOT TURNING RADIUS.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 TO 4 IS FILED SIMULTANEOUSLY WITH THIS RECORD PLAT AT THE LAND RECORDS OFFICE OF HOWARD COUNTY MARYLAND.
- LANDSCAPING WILL BE PROVIDED THRU NEW PLANTINGS AND RETENTION OF EXISTING TREES PER THE CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$4,300.00 MUST BE POSTED AS PART OF THE GRADING PERMIT APPLICATION.
- IF FUTURE RESUBDIVISION OF LOTS 1 THRU 4 OCCURS THE PRIVATE USE-IN-COMMON DRIVEWAY WILL BE CONVERTED INTO A PRIVATE ACCESS PLACE RIGHT-OF-WAY.
- A FEE-IN-LIEU OF STORMWATER MANAGEMENT HAS BEEN REQUESTED. QUALITY STORMWATER MANAGEMENT WILL BE ADDRESSED ON THE LOTS.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION OF 1.48 ACRES HAS BEEN MET WITH 1.1 ACRES OF RETENTION WITHIN THE CREATION OF A FOREST CONSERVATION EASEMENT AND THE REMAINING PORTION OF .38 ACRES OF FOREST CONSERVATION OBLIGATIONS OF REFORESTATION MET BY A FEE-IN-LIEU PAYMENT OF \$4,312.44 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- PP-00-22, TO NATIVE SECTION 16.121(e)(1) WHICH REQUIRES "OPEN SPACE LOTS OR AREAS SHALL HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES." WAS APPROVED OCTOBER 19, 1999.
- A NATURE OF THE REQUIREMENT FOR THE EXTENSION OF PUBLIC WATER AND SEWER FACILITIES TO SERVE PROPOSED LOTS LOCATED WITHIN THE PLANNED SERVICE AREA HAS BEEN APPROVED FOR THIS SITE ON AUGUST 31, 1999, BY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING.



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
BUILDABLE	1
OPEN SPACE	
TOTAL AREA OF LOTS TO BE RECORDED:	4,751 Ac.
BUILDABLE	1,258 Ac.
OPEN SPACE	
RECREATION OPEN SPACE	0.000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0.000 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.000 Ac.
TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	6.004 Ac.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

DANIEL R. SOBUB DATE 10-25-99

ARTHUR E. MUEGGE #10751 DATE 10-25-99

**LEGEND**

- - DENOTES 4" X 4" X 36" CONCRETE MONUMENT SET
- - DENOTES 5/8" Ø REBAR AND CAP SET
- ▨ - UTILITY EASEMENT
- ▤ - DRIVEWAY & ACCESS EASEMENT
- ▩ - FOREST CONSERVATION EASEMENT

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

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

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

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RONALD C. WILLIAMS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHAL MARIE DEMINO, DECEASED TO DANIEL R. SOBUB BY DEED DATED DECEMBER 30, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4154 AT FOLIO 192 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

ARTHUR E. MUEGGE #10751 DATE 10-25-99

**OWNER'S CERTIFICATE**

I, DANIEL R. SOBUB, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 25th DAY OF OCT., 1999.

DANIEL R. SOBUB \_\_\_\_\_ WITNESS: \_\_\_\_\_

**PURPOSE STATEMENT**

THE PURPOSE FOR THIS PLAT IS TO RESUBDIVIDE LOT 21 OF THE SUBDIVISION ENTITLED "MAP OF FOREST HILLS" RECORDED IN PLAT BOOK 5, PAGE 4, AND TO CREATE FOUR NEW LOTS AND ONE OPEN SPACE LOT, WHICH CONFORM TO PRESENT HOWARD COUNTY ZONING AND SUBDIVISION REGULATIONS.

RECORDED AS PLAT NUMBER \_\_\_\_\_

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TROTTER HILLS LOTS 1 THRU 4 AND OPEN SPACE LOT 5**

A RESUBDIVISION OF LOT 21 AS SHOWN ON SUBDIVISION PLAN ENTITLED "MAP OF FOREST HILLS" AND RECORDED IN PLAT BOOK 5, FOLIO 4

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP No. 35 PARCEL 4 ZONED: R-20  
GRID No. 2  
SCALE: 1" = 50' DATE: 10-25-99 SHEET 1 OF 1  
M:\PROJECT\98107\PLAT\PLAT.DWG

No.	NORTH	EAST
400	564433.38	1334727.19
401	564390.03	1334753.39
402	564285.19	1334488.38
403	564012.19	1334656.70
404	563769.68	1333930.09
405	564080.79	1333835.93

LINE	DIRECTION	DISTANCE
A	S 42°36'17" E	74.49'
B	S 20°53'08" E	36.35'
C	S 10°22'26" W	26.60'
D	S 13°02'13" E	68.01'
E	S 39°21'57" E	47.66'
F	S 14°08'57" E	33.18'

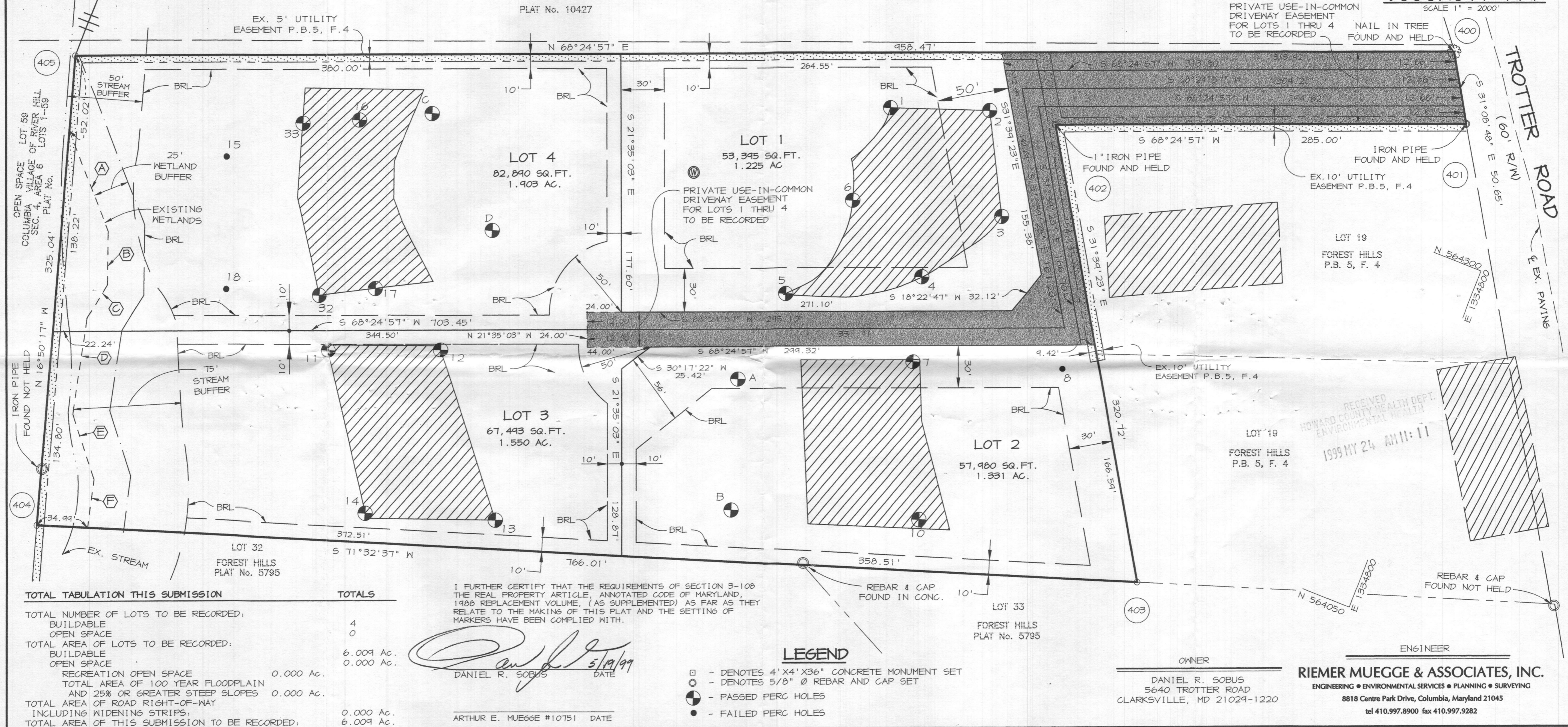
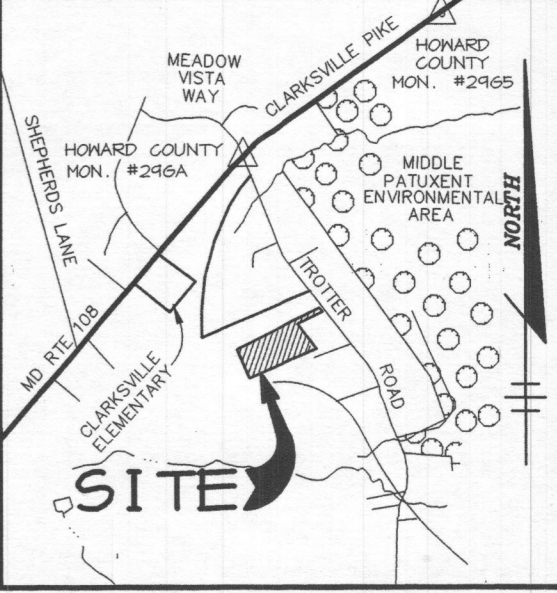
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	MIN LOT AREA
1	1.225	0.089	1.136	1.136
2	1.331	0.117	1.214	1.214
3	1.550	0.205	1.345	1.345
4	1.903	0.216	1.687	1.687

**GENERAL NOTES**

- THIS AREA IS DESIGNATED AS A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC 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 NECESSARY.
- COORDINATES ARE BASED ON NAD 83', MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION No. 296A & 2965.
- SUBJECT PROPERTY IS ZONED RR-DEO AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- 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 AND NOT ONTO THE FLAG, PIPESTEM OR USE-IN-COMMON DRIVEWAY.

**GENERAL NOTES CONTINUED**

- B.R.L. DENOTES THE BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DATED APRIL, 1998, BY RIEMER MUEGGE & ASSOCIATES, INC.. THERE IS AN EXISTING STRUCTURE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE CURRENT ZONING REGULATIONS ALLOW.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFER AREAS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 1 1/2% GRADE, MAXIMUM 10 1/2' GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Daniel R. Sobus* 5/19/99  
 DANIEL R. SOBUS DATE

ARTHUR E. MUEGGE #10751 DATE

- LEGEND**
- - DENOTES 4"X4"X36" CONCRETE MONUMENT SET
  - - DENOTES 5/8" Ø REBAR AND CAP SET
  - - PASSED PERC HOLES
  - - FAILED PERC HOLES

OWNER  
 DANIEL R. SOBUS  
 5640 TROTTER ROAD  
 CLARKSVILLE, MD 21029-1220

ENGINEER  
**RIEMER MUEGGE & ASSOCIATES, INC.**  
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
 8818 Centre Park Drive, Columbia, Maryland 21045  
 tel 410.997.8900 fax 410.997.9282

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

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

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

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RONALD C. WILLIAMS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHAL MARIE DEMINO, DECEASED TO DANIEL R. SOBUS BY DEED DATED DECEMBER 30, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4159 AT FOLIO 192 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Arthur E. Muegge* 5-18-99  
 ARTHUR E. MUEGGE #10751 DATE

**OWNER'S CERTIFICATE**

I, DANIEL R. SOBUS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 19 DAY OF May, 1999.

*Daniel R. Sobus*  
 DANIEL R. SOBUS

*Larry J. Duff*  
 ATTEST:

RECORDED AS PLAT NUMBER \_\_\_\_\_

\_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

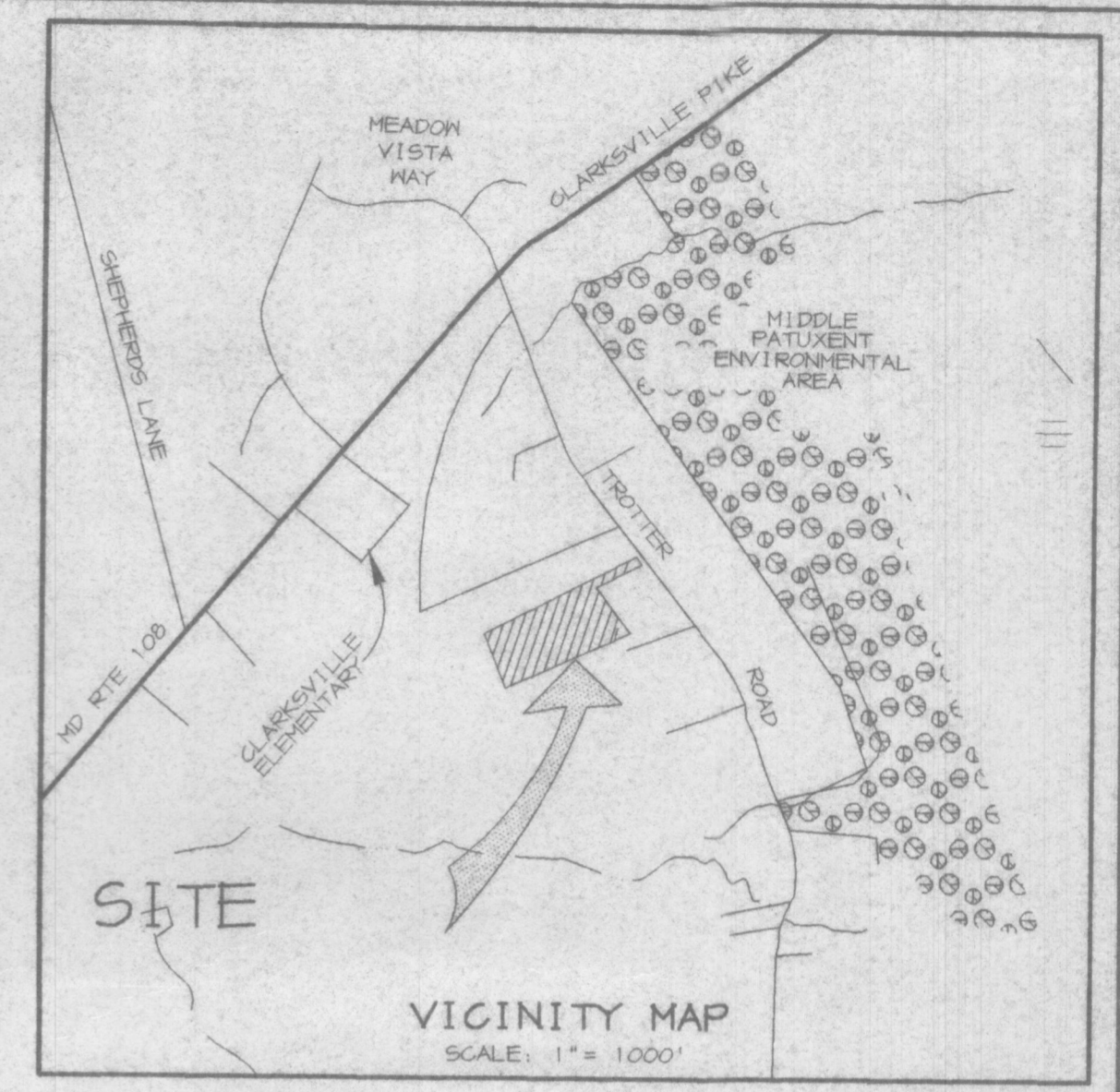
**TROTTER HILLS LOTS 1 THRU 4**

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP No. 38 PARCEL 4 ZONED: RR-DEO  
 GRID No. 2  
 SCALE: 1" = 50' DATE: 05-18-99 SHEET 1 OF 1  
 M:\PROJECT\98107\PLAT\PLAT.DWG

F-99-

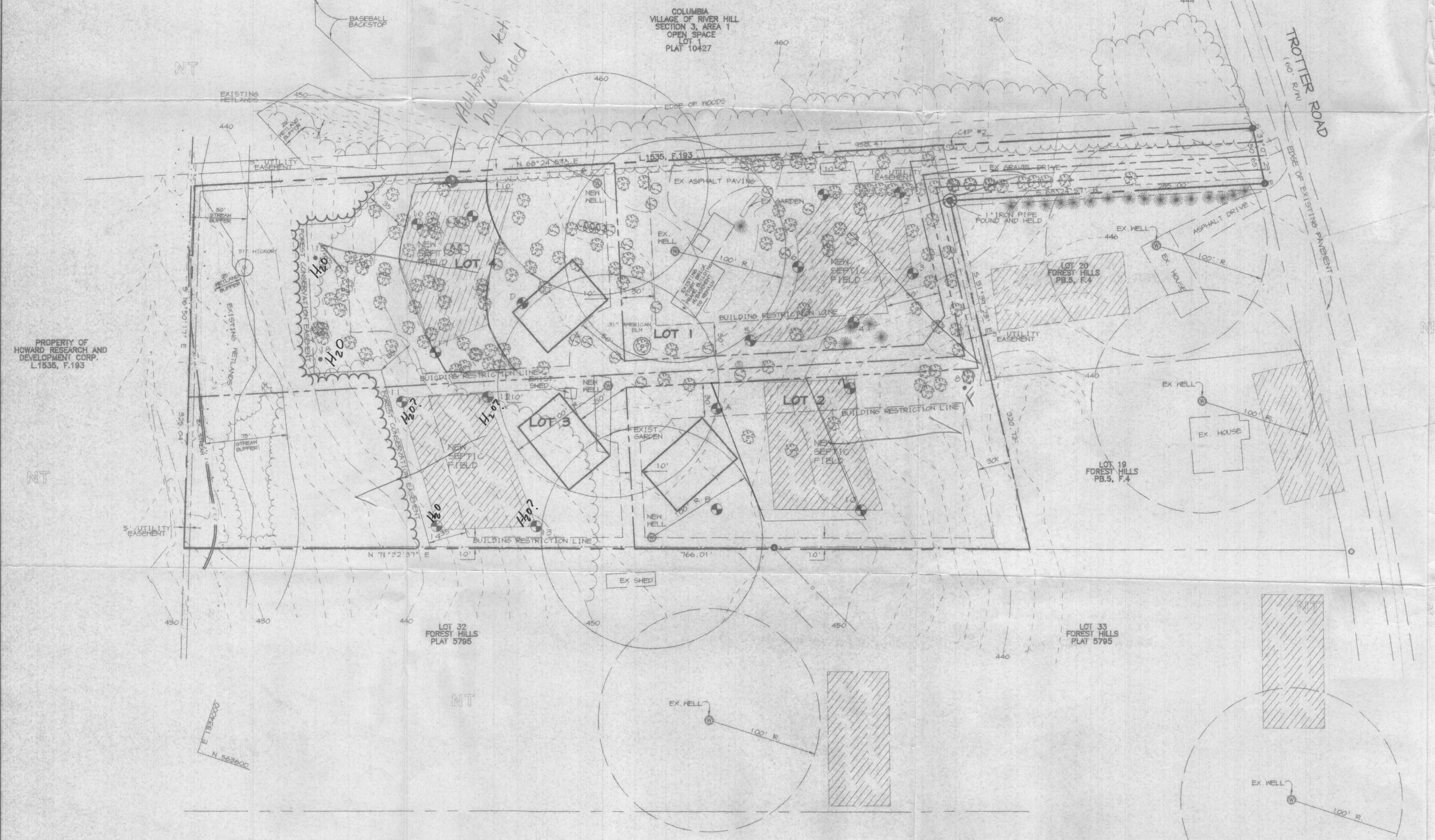
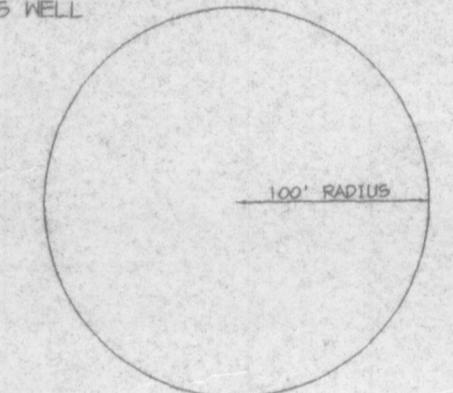
**LEGEND**

- ⊙ SANITARY SEPTIC
- ⊙ WELL
- - - BARB WIRE FENCE
- - - WOOD FENCE
- - - WETLANDS
- ⊙ TEST PIT

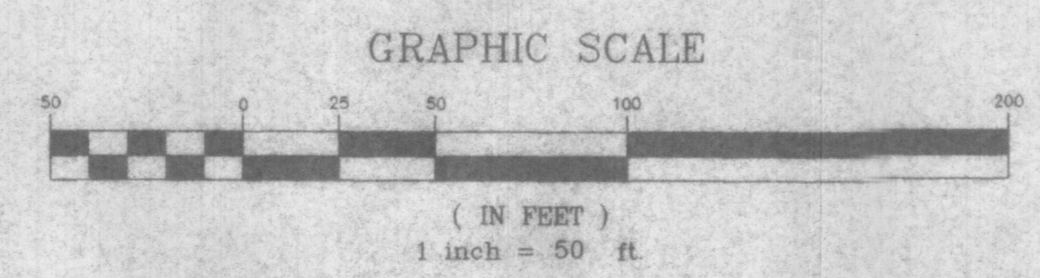


**GENERAL NOTES**

1. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF AN NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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 PLAT SHALL NOT BE NECESSARY.
2. PERC HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY RIEMER MUEGGE AND ASSOCIATES, INC. JUNE 1999
3. ⊙ DENOTES PASSING PERC TEST.
4. ⊙ DENOTES FAILED PERC TEST.
5. SUBJECT PROPERTY IS ZONED R-20.
6. WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE AND INFORMATION.
7. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
8. TOPOGRAPHY SHOWN HEREON IS FIELD RUN SURVEYED IN APRIL 1999 BY RIEMER MUEGGE & ASSOCIATES, INC.
9. ⊙ DENOTES WELL.
10. NO STEEP SLOPES ON THIS SITE.
11. ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION.
12. GROUND WATER APPROPRIATION PERMIT TO BE OBTAINED PRIOR TO RECORD PLAT.
13. ALL HOUSES TO BE MINIMUM 20' FROM SEPTIC AREAS.



PROPERTY OF HOWARD RESEARCH AND DEVELOPMENT CORP. L1535, F.193



APPROVED:	FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS BY THE HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER	DATE
DATE NO.	REVISION
PROJECT	<b>TROTTER HILLS</b> LOTS 1-4
AREA	5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP 35 PARCEL 4 ZONED R-20
TITLE	<b>PERC CERTIFICATION PLAN</b>
<b>RIEMER MUEGGE &amp; ASSOCIATES, INC.</b> ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	
DESIGN BY :	R.A.F.
DRAWN BY :	DAM
PROJECT NO :	98107
FILE NAME :	PERCCERT.DWG
DATE :	JULY 15, 1998
SCALE :	1" = 50'
DRAWING NO. :	1 OF 1



9.30.98

called Chris Reed to  
set up meeting with  
Soils overlay to possibly  
avoid wet season testing.

Kim Maiste

Trotter Hill

Property on hold  
for wet season

testing

KM/ALM 8.19.98