



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 534496

AGENCY REVIEW: _____

DATE 3/19/11

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 5 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) ERIC MUSGRAVE

DAYTIME PHONE 410.746.5534 CELL _____ FAX _____

MAILING ADDRESS 11601 MASTERS RUN ELLCOTT CITY MD. 21042
STREET CITY/TOWN STATE ZIP

APPLICANT BRUCE D. BURTON / LDE, INC.

DAYTIME PHONE 410.795.6391 CELL 410.274.6568 FAX 410.795.9540

MAILING ADDRESS 7520 MAIN STREET SYKESVILLE MD 21784
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME THE CHASE LOT NO. 1

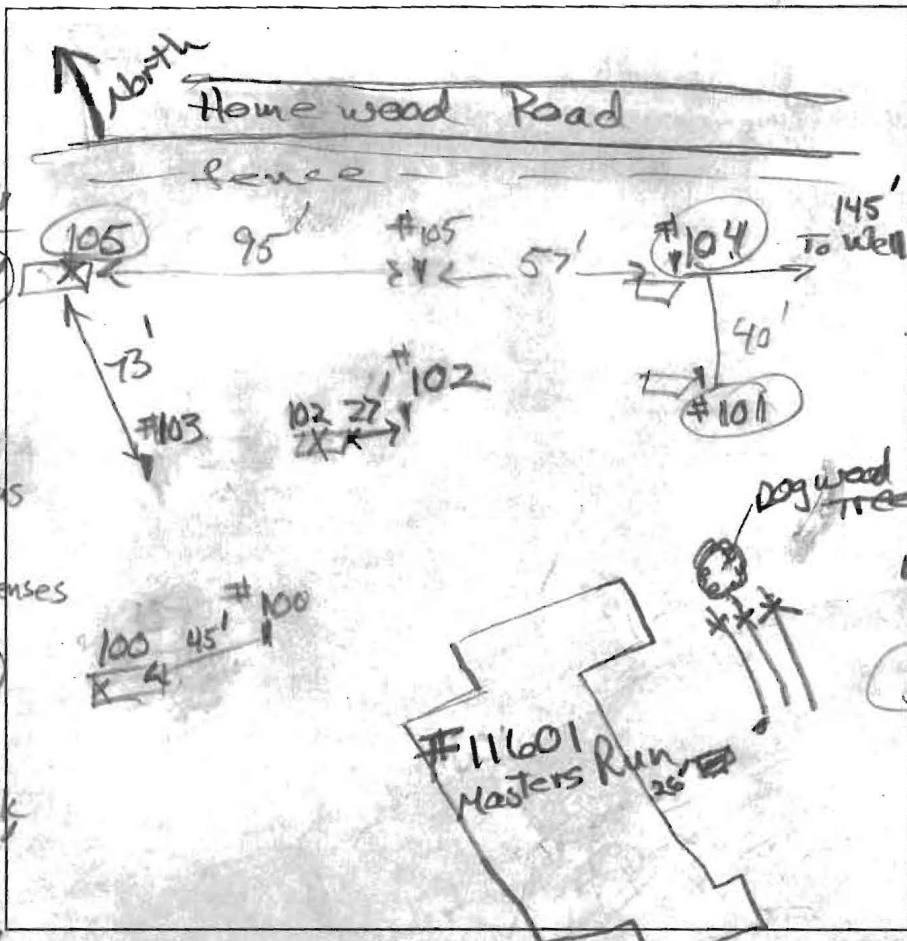
PROPERTY ADDRESS 11601 MASTERS RUN ELLCOTT CITY MD. 21042
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 29 GRID 2 PARCEL(S) 24 PROPOSED LOT SIZE 2.7 AC

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. BRUCE D. BURTON
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



101
dk brn loam
to
brn scl, turbid
red-yel
heavy sl

103
Variegated
sl, h. brn
& red-yel
common, fine
white striations
sl
h. brn & red-yel
few med. white lenses
common mica
throughout

104
2mgr
dk brn loam
slightly sticky
grey vgl
crush and run

105
brn heavy sl
2mgr
brn heavy sl
1msbk
H. brn & brn
sl, many mica
few white
striations
h. brn & red-yel
sl, common
mica

100
dk brn loam
2mgr, few mica
brn scl
common mica
2msbk
brn & yel
heavy sl
red-yel sl
dk brn sl

12
grey-brn
stsl
quartzite

105
stony &
sapolite
dip near vertical
upper profile
described at end
toward center
of septic reserter

0.7
dk brn loam
2mgr, few mica
brn scl
few mica
brn scl, 1msbk
common mica
slightly sticky

4.5
brn & yel-red
stsl (gneiss)
5.5
brn sl &
dk brn sl
many mica
few large
lenses stsl
(white, quartzite)

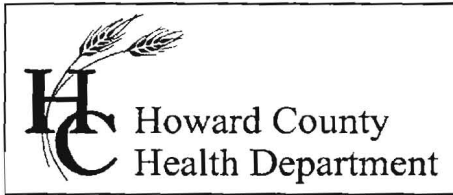
12

102
0.7
dk brn loam
brn & yel-red
heavy sl
brn, red-yel
& white sl
dk brn sl
many mica
brn & red-yel
sl
many mica
grey-brn
red-yel & white
sl, many mica

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
3/16/11	101	5.3' / 13'	10:20	10:30	10:42	12	P
3/16/11	104	6.5' / 12.5'	10:34	10:38	10:46	8	P
3/16/11	105	7' / 12.4'	11:09	11:11	11:13:30	25	P
3/16/11	100	5' / 12'	11:36	11:38:30	11:41:30	3	P
3/16/11	102	12.2'	Visual; sidewall	3' to 8'	6k'		P

REMARKS #102, 0.8 Spd / Full Top & Middle Trenches / Septic Tank INV OUT = -4.3
Dry Lower Trench, gravel not coated, little
SANITARIAN RR BACKHOE Ricky (Fogles) OTHERS Nick Eric (owner)
TEST HOLES USED IN SDA 100, 101, 102, 104, 105 AVG. PERC TIME 6 min SQ. FT/BR Varies
TRENCH WIDTH 2 INLET DEPTH 3 MAX. BOT DEPTH 8 EFFECTIVE SW 2 to 5

dipping
layers



Bureau of Environmental Health
7178 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

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

March 23, 2011

TO: Bruce Burton, LDE, Inc.
bburton@ldeinc.net

RE: Percolation test results for 11601 Masters Run, A534496

Percolation testing was conducted on the referenced property on March 16, 2011. The purpose for conducting these percolation tests was to delineate a septic reserve area in support of an anticipated building permit application to enlarge the existing residence. When the planned addition is completed, the residence will have 5 bedrooms.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Soil conditions either satisfactory or unsatisfactory for onsite wastewater disposal were observed at the specified test locations. Areas that may be included in a septic reserve are represented by test locations having satisfactory soil conditions. The area of the septic reserve must be at least 10,000 square feet, though Howard County Code [3.805.A.2.X] requires that the area be large enough to accommodate an initial drainfield and two repair drainfields for the planned residence.

On the subject property, test holes were dug near staked locations #101 and #104. Test holes for locations #100, #102, and #105 were dug at measured distances from the stakes (see sketch on field data sheet). The soil materials tested and observed at locations #101, #102 and #104 have sandy loam textures with few stones, and the percolation rate is moderate. At locations #100 and #105, representing the western extent of the tested area, the soil materials tested have stoney sandy loam textures and the percolation rate is moderately rapid. Generally, soils materials that have percolation rates as describe above begin at 3 feet depth. At test location #105 the sandy loam texture does not occur above 4.5 feet depth.

Before percolation testing commenced, the three existing trenches were exposed. Both the uppermost trench and the middle trench were filled with water to the top of the gravel (at least 0.5 feet above the trench invert). Gravel in these two trenches appeared to have thin, discontinuous coatings. The characteristic odor of raw sewage was absent. (It is notable that these trench observations were conducted near the distal ends, away from the distribution box.) The gravel in the third, the lowermost, trench was dry and no coatings were observed.

The septic tank is noted on the installation permit as “? 1500”. Howard County Code [3.810.B(2)] requires a 2000-gallon septic tank for a residence having more than 3500 square feet of living space. When the proposed addition is complete the residence at 11601 Masters Run

will require 2000 gallons of septic tank capacity. The additional capacity may be added as a second tank (in tandem), and manholes will be fitted to the existing tank and the tank added. Alternatively, the existing tank may be abandoned and a new tank installed per code requirements.

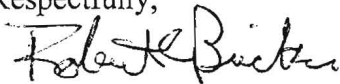
At the time of the septic tank upgrade the distribution box is to be exposed. The conditions of the trenches will be re-evaluated at that time and adjustments made at the distribution box. If it is determined that any adjustment would be ineffective at resolving the issue of standing water in the trenches, then installation of a pump tank and new drainfield may be required.

The existing well was observed during the percolation testing. The well appears to meet current code requirements with exception of these two conditions: (1) it has a 1-piece metal cap and (2) the plastic tube used as conduit does not fit snugly into the cap port. The Percolation Certification Plan will show the existing well. Two replacement well locations or a 1500 square-foot well reserve will also be delineated.

Field data collected are shown on the Percolation Test Worksheet enclosed with this letter. Recommended Inlet and Trench Bottom depths, and Usable Sidewall all are based on observed soil properties and characteristics at respective test locations as well as the particular soils materials tested. Trench bottom depth ranges from 4 feet to 8 feet across the approvable area. The width of effective sidewall varies by location, ranging from 1.5 feet to 3 feet. The values for the drainfield parameters will be established during the Percolation Certification Plan process, and then maintained in the Health Department file for the subject property.

Additional field review of well or septic system conditions may be required at any time during this process. If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan or Site Plan, please contact me at the above address or by calling (410) 313-2691.

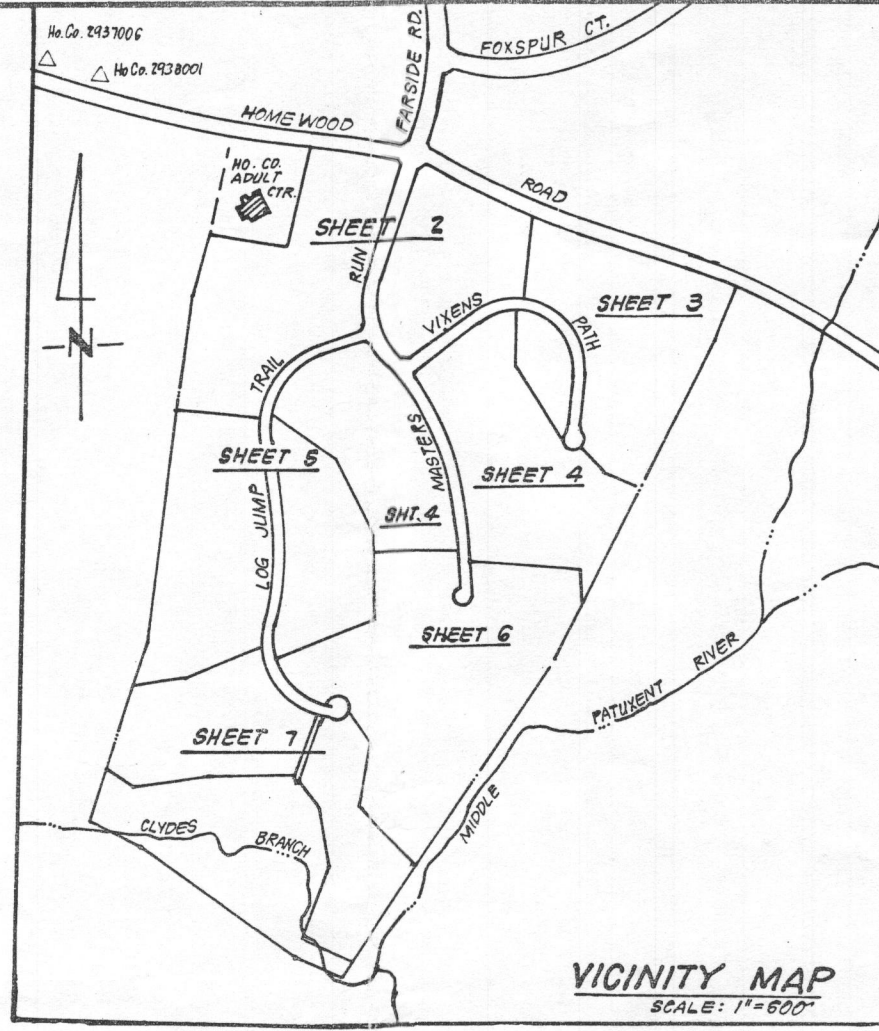
Respectfully,



Robert C. Bricker, CPSS, REHS/RS
Environmental Sanitarian Supervisor
Well and Septic Program

Copy: Eric Musgrave, owner
file

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	514 570.24	823 068.16	53	512 883.74	822 891.49
2	514 539.68	823 375.70	54	512 881.68	822 912.51
3	514 423.14	823 759.07	55	512 840.63	822 880.78
4	514 239.32	824 104.54	56	511 867.27	822 893.71
5	514 079.42	824 512.74	57	511 598.91	823 143.80
6	514 039.49	824 664.21	58	511 606.85	823 172.43
7	514 018.21	824 736.38	59	511 526.06	823 209.80
8	513 892.36	825 121.81	60	511 532.66	823 176.88
9	513 842.84	825 291.34	61	511 552.34	823 125.59
10	513 818.51	825 245.77	62	511 886.77	822 838.04
11	513 803.88	825 240.54	63	512 047.15	822 831.21
12	513 854.34	825 109.39	64	512 288.21	822 862.94
13	513 980.19	824 723.27	65	512 873.77	822 842.49
14	514 000.81	824 654.02	66	512 980.37	822 820.81
15	514 054.17	824 451.59	67	513 500.26	823 115.59
16	514 167.99	824 158.39	68	513 576.80	823 333.01
17	514 177.27	824 140.67	69	513 613.09	823 349.48
18	514 390.08	823 734.74	70	513 916.80	823 359.36
19	514 435.90	823 634.20	71	514 445.07	823 526.88
20	514 420.87	823 603.24	72	514 475.20	823 510.35
21	513 892.67	823 435.61	73	514 498.76	823 376.56
22	513 445.40	823 520.02	74	514 532.60	823 059.56
23	513 411.52	823 547.53	75	513 611.81	825 171.89
24	513 407.82	823 582.69	76	512 730.44	824 754.99
25	513 662.72	823 897.46	77	512 821.26	824 560.23
26	513 740.57	824 127.93	78	513 294.36	824 180.49
27	513 372.40	824 467.25	79	513 250.00	824 070.00
28	513 063.73	824 451.07	80	513 207.34	823 682.34
29	513 041.68	824 458.42	81	512 140.82	824 476.08
30	512 960.35	824 433.80	82	512 319.57	824 454.26
31	512 925.67	824 375.05	83	512 414.37	823 399.03
32	513 048.17	824 391.84	84	512 791.66	823 339.79
33	513 066.34	824 401.14	85	511 851.27	824 317.77
34	513 375.02	824 417.31	86	511 865.73	823 347.11
35	513 623.86	823 928.93	87	510 743.79	823 631.40
36	513 359.53	823 602.50	88	511 060.00	823 315.00
37	513 324.10	823 598.89	89	511 385.00	823 390.00
38	512 493.20	823 894.41	90	511 550.23	823 254.63
39	512 353.21	823 895.83	91	512 069.97	823 394.20
40	512 183.28	823 897.56	92	510 028.89	823 198.98
41	512 149.10	823 891.91	93	510 239.24	823 013.98
42	512 213.33	823 829.59	94	510 334.84	822 878.31
43	512 237.41	823 847.01	95	510 791.77	822 270.81
44	512 408.12	823 845.27	96	510 962.78	821 964.97
45	512 492.69	823 844.41	97	511 713.35	822 177.20
46	513 316.40	823 573.08	98	511 720.80	822 430.50
47	513 300.67	823 553.65	99	511 896.18	822 228.90
48	513 395.05	823 457.92	100	513 148.68	822 378.99
49	513 511.67	823 385.19	101	513 110.71	822 813.40
50	513 529.64	823 349.62	102	513 442.12	822 414.15
51	513 453.10	823 132.19	103	514 067.80	822 546.72
52	512 990.34	822 869.80	104	514 005.01	822 941.16
			105	513 135.30	822 866.80



CURVE DATA 7258							
NOS.	RADIUS	ARC	DELTA	TAN	CHORD	BEARING	
2-3	1040.00	403.21	22°12'50"	204.17	400.69	S 73°05'25"E	
4-5	1900.00	439.39	13°15'00"	220.68	438.41	S 68°36'30"E	
6-7	1300.00	75.25	03°10'00"	37.64	75.24	S 73°34'30"E	
8-9	1400.00	138.74	05°00'00"	69.43	138.68	S 69°04'40"E	
11-12	1360.00	140.58	05°55'21"	70.35	140.52	N 68°57'19"W	
13-14	1260.00	72.94	03°19'00"	36.48	72.93	N 73°34'30"W	
15-16	1400.00	315.18	12°53'56"	158.26	314.51	N 68°47'02"W	
18-19	1000.00	110.55	06°20'02"	55.33	110.50	N 65°30'05"W	
21-22	480.00	474.23	56°36'25"	258.49	455.18	S 10°41'48"E	
25-26	350.00	248.45	40°40'16"	129.72	243.26	N 71°20'08"E	
25-27	350.00	80.64	132°00'00"	78.61	639.48	S 63°00'00"E	
28-29	25.00	21.03	48°11'20"	11.18	20.41	S 21°05'40"E	
29-32	50.00	24.19	276°22'40"	∞	66.67	N 87°00'00"W	
30-31	50.00	75.54	86°33'37"	47.08	68.56	S 58°59'21"E	
32-33	25.00	21.03	48°11'20"	11.18	20.41	N 27°05'40"E	
34-35	300.00	691.15	132°00'00"	673.81	548.13	N 63°00'00"W	
37-80	1355.00	143.66	06°04'28"	71.90	143.59	N 35°31'53"W	
37-38	1355.00	898.34	37°59'09"	466.38	881.97	S 19°34'35"E	
40-41	100.00	34.82	19°56'56"	17.59	34.64	S 09°23'28"W	
41-42	50.00	203.32	232°59'30"	∞	89.50	N 44°08'18"W	
42-43	25.00	31.83	72°56'27"	18.50	29.72	N 35°53'13"E	
45-47	1305.00	875.00	38°25'00"	454.66	859.70	N 19°47'30"W	
48-49	560.00	137.79	14°05'50"	69.24	137.44	N 31°57'05"W	
52-105	405.00	145.79	20°27'28"	73.69	145.00	N 01°11'16"W	
53-54	1825.00	605.19	19°00'00"	305.40	602.42	S 02°00'00"E	
55-57	415.00	554.41	76°32'37"	327.42	514.10	S 30°46'18"E	
56-57	415.00	379.20	52°21'12"	204.00	366.15	S 42°52'00"E	
57-58	25.00	31.81	72°53'50"	18.46	29.71	N 74°30'29"E	
56-57	415.00	379.20	52°21'12"	204.00	366.15	S 42°52'00"E	
58-59	80.00	204.41	234°13'51"	∞	89.01	S 24°49'31"E	
59-60	100.00	33.74	19°19'46"	17.03	33.58	N 78°39'53"W	
59-60	50.00	53.44	61°14'32"	29.59	50.93	N 61°40'09"E	
61-62	465.00	459.52	56°37'12"	250.48	441.05	N 40°41'24"W	
61-63	465.00	622.86	76°50'00"	366.58	575.78	N 03°45'00"W	
64-65	1775.00	588.61	19°00'00"	297.03	585.92	N 02°00'00"W	
66-101	455.00	131.00	16°29'48"	69.96	130.55	N 03°15'07"W	
66-67	455.00	652.03	82°06'24"	396.27	597.65	N 29°33'12"E	
69-70	560.00	307.79	31°22'28"	157.89	303.93	N 01°51'41"E	
72-73	1000.00	135.96	07°47'23"	68.08	135.85	N 80°04'46"W	
90-58	50.00	150.96	172°53'19"	816.17	99.81	N 55°26'47"W	
105-51	405.00	434.59	61°28'55"	240.86	414.04	N 39°51'56"E	
51-52	405.00	580.38	82°06'24"	352.72	531.98	S 29°33'12"W	

- NOTES
- 4"x4"x36" Concrete Monuments shown thus: □
 - Iron pins shown thus: φ
 - All coordinates are based on the Maryland State Plane as projected by Ho. Co. Monuments No's 2937006 & 2938001.
 - Subject property is zoned: R per 8-2-85 Comprehensive Zoning Plan
 - For pipestem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the pipestem and road R/W line only, and not to the pipestem lot driveway.
 - Lots shown on this plat comply with minimum ownership width and lot areas as required by Md. State Dept. of Health Regulations.
 - Denotes a 10,000 sq. ft. private sewage easement as required by the Md. State Dept. of Health for individual sewage disposal; the * denotes the true positions of approved percolation tests. Improvements in this area are restricted until a public sewage system is available. This easement to be terminated upon connection to a public sewage system.
 - 100 Yr. Flood Plain Elevations were taken from the Middle Patuxent River Drainage Study Capital Project D-1028 and Clydes Branch Drainage Study Capital Project D-1028-A. [321-2]
 - See Office of Planning & Zoning File Nos. S-86-78, VP-86-120, P-87-11.
 - Final plan subject to Section 104.E.3. of the Howard County Zoning Regulations and Section 16.116.A.2.a. of the Howard County Sub-division and Land Development Regulations.

AREA TABULATION							
	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	TOTALS
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9	8	8	8	7	5	45
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	None	None	None	None	None	1	1
TOTAL AREA OF LOTS	31.0917 Ac.	25.5368 Ac.	28.4412 Ac.	28.0253 Ac.	30.3832 Ac.	22.2973 Ac.	165.1756 Ac.
TOTAL AREA OF OPEN SPACE	None	None	None	None	None	16.2952 Ac.	16.2952 Ac.
TOTAL AREA OF ROAD R/W TO BE DEDICATED	4.8019 Ac.	2.5084 Ac.	1.8207 Ac.	1.9867 Ac.	0.5180 Ac.	None	10.8335 Ac.
TOTAL NUMBER OF LOTS TO BE RECORDED	9	10	8	8	7	6	48
TOTAL AREA OF SUBDIVISION TO BE RECORDED	35.8936 Ac.	28.0452 Ac.	29.4618 Ac.	31.6840 Ac.	30.8992 Ac.	38.5925 Ac.	192.9048 Ac.

DENSITY TABULATION	
SECTIONAL DENSITY TABULATION	THIS PLAN
GROSS AREA	192.90 Ac.
FLOOD PLAIN/STEEPS SLOPES AREA	22.16 Ac.
NET AREA	170.74 Ac.
NR OF DWELLING UNITS - NET AREA	56.91
FLOOD PLAIN LOT ADJUSTMENT LOT ALLOWANCE	6.03
TOTAL NR OF DWELLING UNITS ALLOWED	63 or Max. 63
TOTAL NR OF DWELLING UNITS PROPOSED	47
DENSITY/ACRE	0.24

LOT NO.	AREA OF LOT WITHIN FLOODPLAIN
17	0.0948 Ac.
18	0.7882 Ac.
19	0.6126 Ac.
27	1.7359 Ac.
28	3.1421 Ac.
29	0.6362 Ac.
30	0.6712 Ac.

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

[Signature] 6-11-87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

[Signature] 6-16-87
DIRECTOR DATE

APPROVED: FOR PRIVATE WATER, PRIVATE SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS.

[Signature] DATE
DIRECTOR DATE

OWNER'S DEDICATION

We, Howard Estate Development Corporation, a Maryland Corporation, owners of the property shown and described hereon, hereby adopt this plan of subdivision and in consideration of the approval of this Final Plat by the Office 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) the right to require dedication for public use the beds of the streets and/or roads and flood plains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and flood plains, storm drainage facilities and open space where applicable, (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance, and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 12th day of Dec., 1986

[Signature] THOMAS SCRIVNER, Pres.
WITNESS

[Signature] HARRY L. LUNBY, JR. Vice Pres.
WITNESS

SURVEYOR'S CERTIFICATION

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of all of the land conveyed from Wayback Corporation to Wright Family Corporation, by a deed dated December 9, 1986 and recorded among the Land Records of Howard County, Maryland in Liber 1568 at Folio 243; Wright Family Corporation is now Howard Estate Development Corporation, by Articles of Merger dated December 16, 1986 and filed with the State Department of Assessments and Taxation of Maryland; and that all monuments are in place, or will be in place, prior to acceptance of the streets in the subdivision by Howard County as shown in accordance with the Annotated Code of Maryland, as amended.

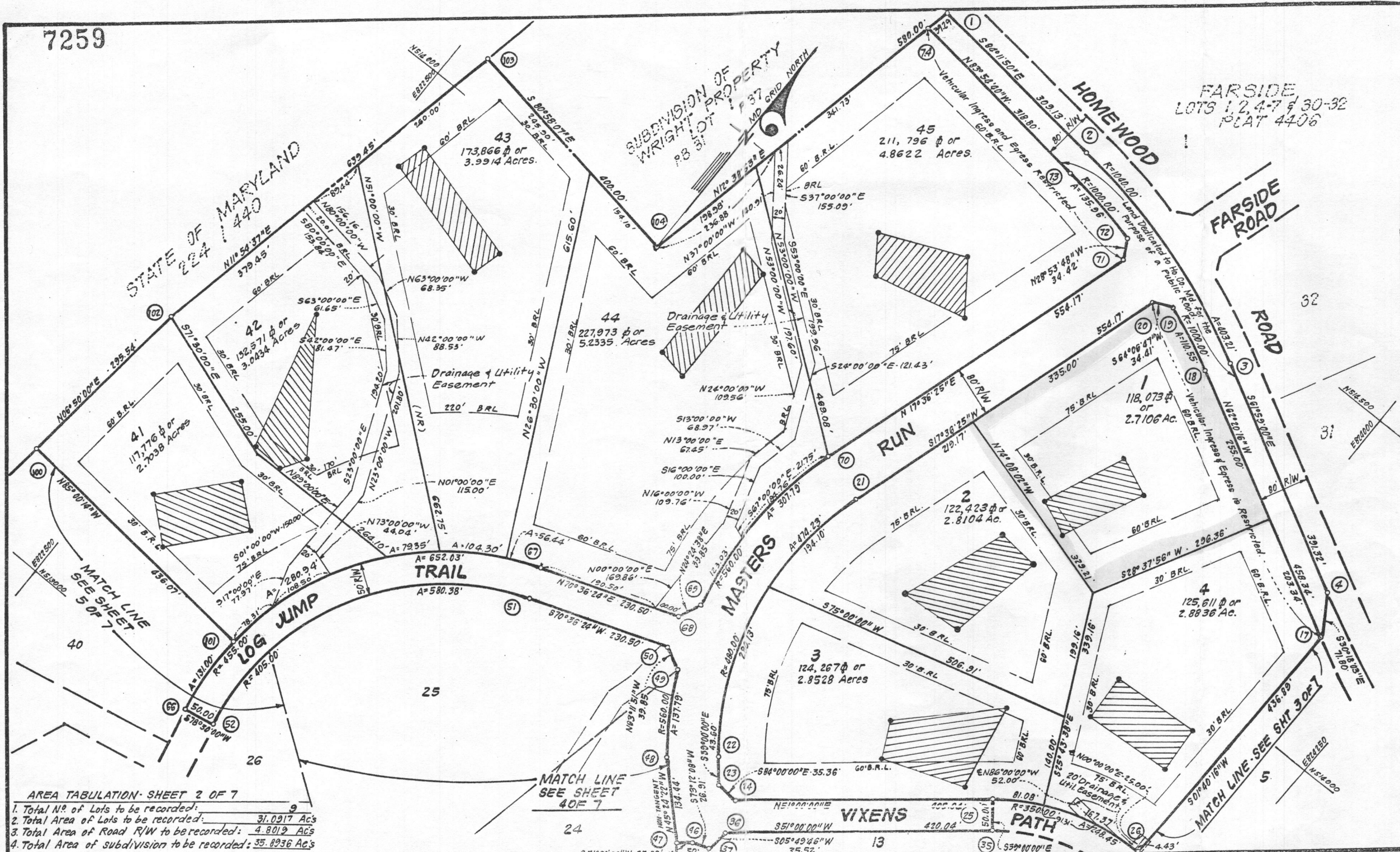
DATE *[Signature]*
DONALD B. SACKETT
Registered Land Surveyor
Md. No. 6059

RECORDED AS PLAT 7258
ON 6/19/87, AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND

THE CHASE
LOTS 1 THRU 48

SHEET 1 OF 7
TAX MAP NO. 29 TAX MAP PARCEL NO. 24
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: None JANUARY 15, 1987

CLARK, FINE, FRUCK & SACKETT, INC.
ENGINEERS, PLANNERS, SURVEYORS
7135 MINSTREL WAY
COLUMBIA, MARYLAND 21045 86028.R



AREA TABULATION - SHEET 2 OF 7

1. Total No. of Lots to be recorded:	48
2. Total Area of Lots to be recorded:	31.0217 Ac's
3. Total Area of Road R/W to be recorded:	4.8012 Ac's
4. Total Area of subdivision to be recorded:	35.8236 Ac's

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

[Signature] 6/28/86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

[Signature] 6-16-87
DIRECTOR DATE

APPROVED: FOR PRIVATE WATER, PRIVATE SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS.

[Signature] DATE
DIRECTOR

OWNER'S DEDICATION

We, Howard Estate Development Corporation, a Maryland Corporation, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Office 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) the right to require dedication for public use the beds of the streets and/or roads and flood plains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and flood plains, storm drainage facilities and open space where applicable (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance, and (4) that no building or similar structure or any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 12 day of Dec., 1986

THOMAS SCRIVNER, Pres. HARRY L. LINDV, JR. Vice Pres.

SURVEYOR'S CERTIFICATION

I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of all of the land conveyed from Wayback Corporation to Wright Family Corporation, by a deed dated December 9, 1986 and recorded among the Land Records of Howard County, Maryland in Liber 1568 at Folio 243; Wright Family Corporation is now Howard Estate Development Corporation, by Articles of Merger dated December 16, 1986 and filed with the State Department of Assessments and Taxation of Maryland; and that all monuments are in place, or will be in place, prior to acceptance of the streets in the subdivision by Howard County as shown in accordance with the Annotated Code of Maryland as amended.

Dec 18, 1986 DATE
[Signature]
DONALD B. SACKETT
Registered Land Surveyor
Md. No. 6059

RECORDED AS PLAT 7259 ON 6/19/87 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE CHASE
LOTS 1 THRU 48

SHEET 2 OF 7
TAX MAP NO. 29 TAX MAP PARCEL NO. 24
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=100' JANUARY 15, 1987

CLARK, FINEBROCK & SACKETT, INC.
ENGINEERS - PLANNERS - SURVEYORS
7135 MINSTREL WAY
COLUMBIA, MARYLAND 21045 86-078-R

POINT NO.	NORTHING	EASTING
1	514101.56	823501.91
2	514420.87	823603.24
3	514435.88	823634.09
4	514389.96	823734.71
5	514271.82	823960.73
6	514011.56	823818.58

No.	Radius	Length	Delta	Tan.	LCB	Chord
3-4	1000.00'	110.65'	06°20'23"	55.38'	S65°28'12"E	110.59'

Reservation of Public Utility Easements
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lot 1, any conveyances of the aforesaid lot shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot. Developer shall execute and deliver deeds for 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 Easement in the Land Records of Howard County.

The requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

[Signature] 6/3/11
 D. Wayne Weller MD No. 10685 Date
[Signature] 6/2/2011
 Eric Musgrave Date

- EASEMENT LEGEND**
- EXISTING SEWAGE DISPOSAL EASEMENT TO BE ABANDONED
 - NEW SEWAGE DISPOSAL EASEMENT
 - STORMWATER MANAGEMENT CREDIT EASEMENT

- AREA TABULATIONS**
- Total number of lots and/or parcels to be recorded: 1
 - Buildable: 1
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
 - Total area of lots to be recorded: 2.7123 Ac.±
 - Buildable: 2.7123 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
 - Total area of road right-of-way to be recorded: 0 Ac.±
 - Total area of subdivision to be recorded: 2.7123 Ac.±

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

[Signature] 6/23/2011
 Howard County Health Officer Date
 9w 1198

APPROVED: Howard County Department of Planning and Zoning.

[Signature] 6/27/11
 Chief, Development Engineering Division J.P. Date
[Signature] 6/30/11
 Director JEH Date

GENERAL NOTES (CONT.)

19. Lot 1 of "The Chase" subdivision (Plat #7258) was originally created in 1987 under Howard County File Number F 87-108. Under the the 1985 Howard County Zoning Regulations - Section 104.E.3. allowed a decrease in lot size of up to ten percent utilizing the Floodplain Lot Adjustment provision which allowed the 2.7106 Acre lot size. As noted in General Note 10; Plat # 7258, the "plan is subject to Section 104.E.3. of the Howard County Zoning Regulations and Section 16.116.A.2.a. of the Howard County Subdivision and Land Development Regulations."

20. The Declaration of Covenants for on-lot Stormwater Management will be recorded concurrently with this Plat of Revision.

OWNER'S CERTIFICATE

I, Eric Musgrave, the owner of the property shown & 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 and grant unto Howard County, Maryland, its successors and assigns:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and under all roads or street rights-of-ways and the specific easement areas shown hereon.
- The right to require dedication for public use of the beds of the streets and/or roads and flood plains, storm drainage facilities and open space where applicable.
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance.
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my/our hands this 2 day of June 2011.

[Signature]
 Eric Musgrave

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed from Martin Stein and Diane Stein to Eric Musgrave by deed dated February 28, 2008 and recorded in the land records of Howard County in Liber 11182 Folio 291 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.

[Signature] 6/3/11
 D. Wayne Weller
 Professional Land Surveyor MD Reg. No. 10685 Date

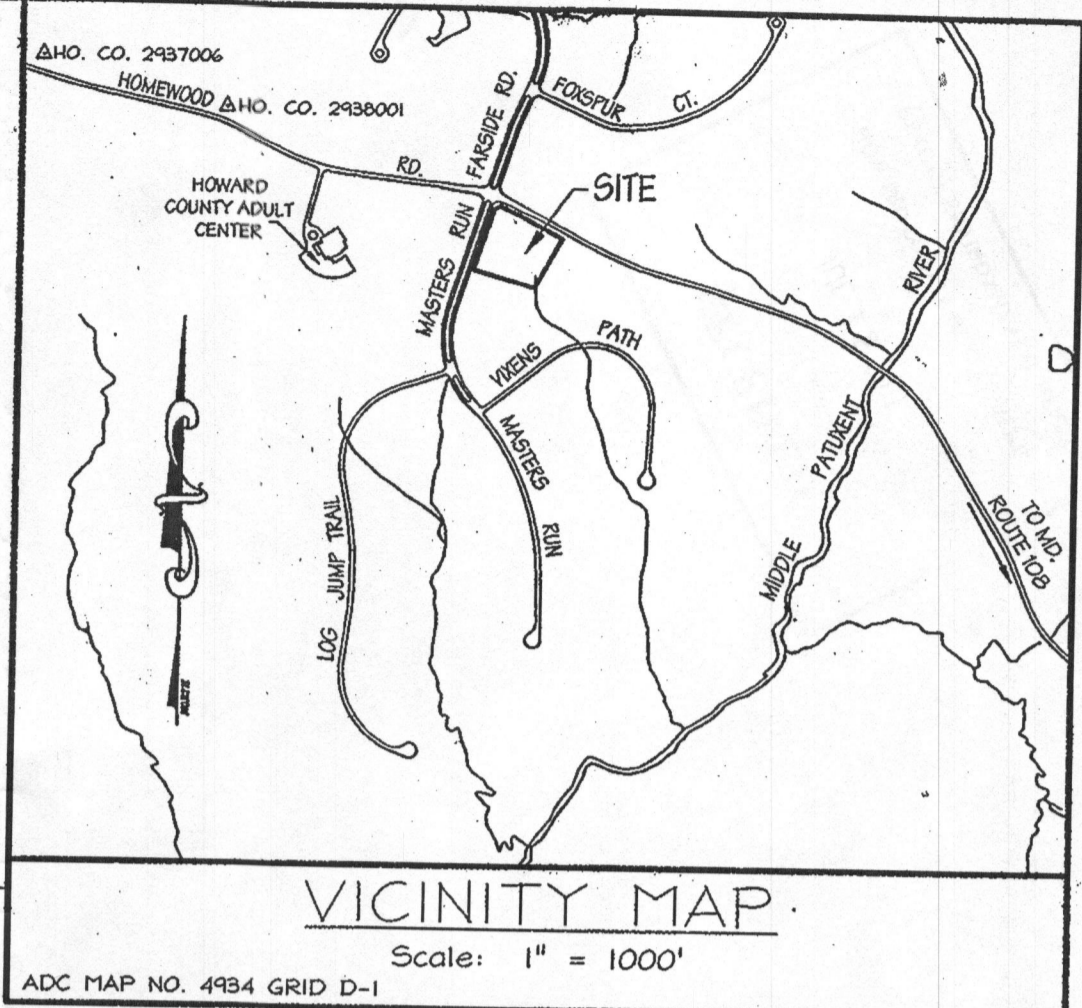
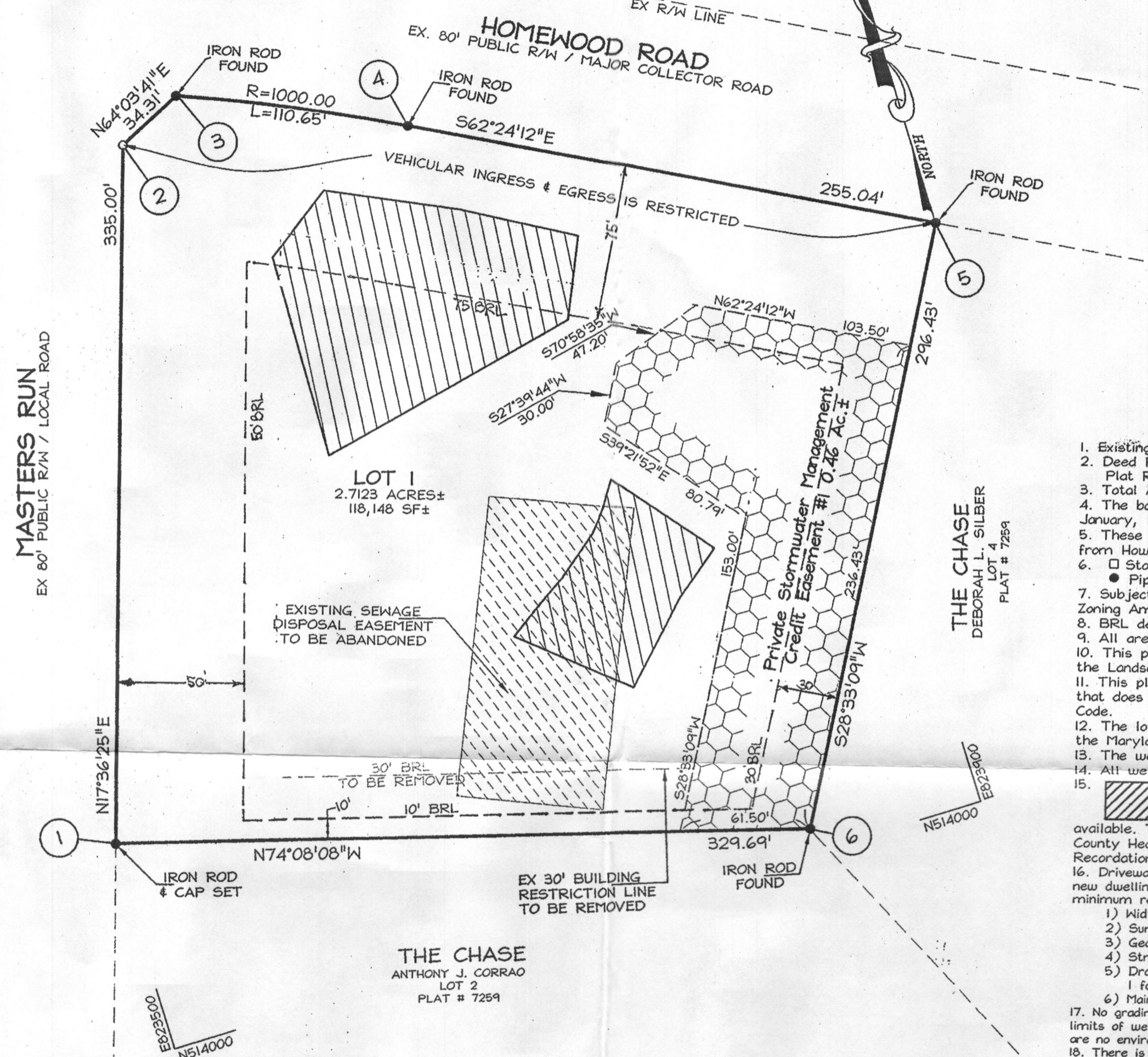
OWNER/DEVELOPER
 ERIC MUSGRAVE
 11601 MASTERS RUN
 ELLICOTT CITY, MD 21042
 410-746-5534

The purpose of this Plat of Revision is to revise all existing Building Restriction Lines to be in conformance with Section 105.E.4.b of the Zoning Regulations, to modify the existing Private Sewage Disposal Easement for individual sewage disposal as required by the Howard County Health Department and add a private stormwater management credit easement.

RECORDED AS PLAT NUMBER 211649
 ON 7/8/11 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
THE CHASE - LOT 1
 TAX MAP 29 GRID 2 PARCEL 24
 TAX ACCOUNT #05-404991
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1"=50' MAY 2011 SHEET 1 OF 1
 PREVIOUS SUBMITTALS S86-78, UP86-120, F87-11, F87-108
 Job # 11-001

LDE Inc.
 Engineers • Surveyors • Planners
 Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
 (410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyormd.com



- GENERAL NOTES**
- Existing Zoning: RC-DEO Rural Conservation - Density Exchange Option
 - Deed Reference: Liber 11182 Folio 291
Plat Reference: 7259
 - Total Area of Lot: 2.7106 Acres or 118,073 SF±
 - The boundary shown hereon is based on a plat prepared by Clark, Finebrock & Sackett, Inc. dated January, 1987, Plat #7259, and the boundary of the lot was verified by LDE, Inc. in January 2011.
 - These Coordinates are based on NAD '27, Maryland State Plane Coordinate System, as projected from Howard County control stations 2937006 & 2938001 as shown on Plat #7259.
 - Stone or Concrete Monument Found or Set
● Pipe or Rebar Found or Set
 - Subject property is zoned RC-DEO per 2/2/2004 Comprehensive Zoning Plan and the Comp-Lite Zoning Amendments dated 7/28/06.
 - BRL denotes Building Restriction Line.
 - All areas shown on this plat are +/-, more or less.
 - This plat is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a Revision Plat that does not create any new lots.
 - This plat is exempt from the Forest Conservation Requirements because it is a Revision Plat that does not create any new lots in accordance with Section 16.1202.b.1.vii of the Howard County Code.
 - The lot shown hereon complies with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
 - The well for this lot is existing.
 - All wells shall be located a minimum of 15' from the road R/W ± 30' from houses/structures.
 - This area designates a private sewage area of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area shall not be necessary.
 - 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:
 - Width -- 12' (16' serving more than one residence);
 - Surface -- 6" of compacted crusher run base w/top and chip coating (1-1/2" min.);
 - Geometry -- Max. 15% grade, max. 10% grade change and min. 45' turning radius;
 - Structures (culverts/bridges) -- capable of supporting 25 gross tons (H25 loading);
 - Drainage Elements -- capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface;
 - Maintenance -- sufficient to insure all weather use.
 - No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas. There are no environmental features: Floodplain, Wetlands, Streams, Steep Slopes or Forest that exist on Lot 1.
 - There is an existing dwelling/structure located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requirements.

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	514101.56	823501.91
2	514420.87	823603.24
3	514435.88	823634.09
4	514389.96	823734.71
5	514271.82	823960.73
6	514011.56	823818.58

CURVE DATA						
No.	Radius	Length	Delta	Tan.	LCB	Chord
3-4	1000.00'	110.65'	06°20'23"	55.38'	S65°28'12"E	110.59'

Reservation of Public Utility Easements
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lot 1, any conveyances of the aforesaid lot shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot. Developer shall execute and deliver deeds for 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 Easement in the Land Records of Howard County.

The requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

D. Wayne Weller 6/3/11
 D. Wayne Weller MD No. 10685 Date
E. Musgrave 6/2/11
 Eric Musgrave Date

EASEMENT LEGEND

- EXISTING SEWAGE DISPOSAL EASEMENT TO BE ABANDONED
- NEW SEWAGE DISPOSAL EASEMENT
- STORMWATER MANAGEMENT CREDIT EASEMENT

AREA TABULATIONS

- Total number of lots and/or parcels to be recorded: 1
 - Buildable: 1
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 2.7123 Ac.±
 - Buildable: 2.7123 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0 Ac.±
- Total area of subdivision to be recorded: 2.7123 Ac.±

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 _____

GENERAL NOTES (CON'T)

- Lot 1 of "The Chase" subdivision (Plat #7258) was originally created in 1987 under Howard County File Number F 87-108. Under the the 1985 Howard County Zoning Regulations - Section 104.E.3. allowed a decrease in lot size of up to ten percent utilizing the Floodplain Lot Adjustment provision which allowed the 2.7106 Acre lot size. As noted in General Note 10; Plat # 7258, the "plan is subject to Section 104.E.3. of the Howard County Zoning Regulations and Section 16.16.A.2.a. of the Howard County Subdivision and Land Development Regulations."
- The Declaration of Covenants for an-lot Stormwater Management will be recorded concurrently with this Plat of Revision.

OWNER'S CERTIFICATE

I, Eric Musgrave, the owner of the property shown & 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 and grant unto Howard County, Maryland, its successors and assigns:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and under all roads or street rights-of-ways and the specific easement areas shown hereon.
- The right to require dedication for public use of the beds of the streets and/or roads and flood plains, storm drainage facilities and open space where applicable.
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance.
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my/our hands this 2 day of June 2011.

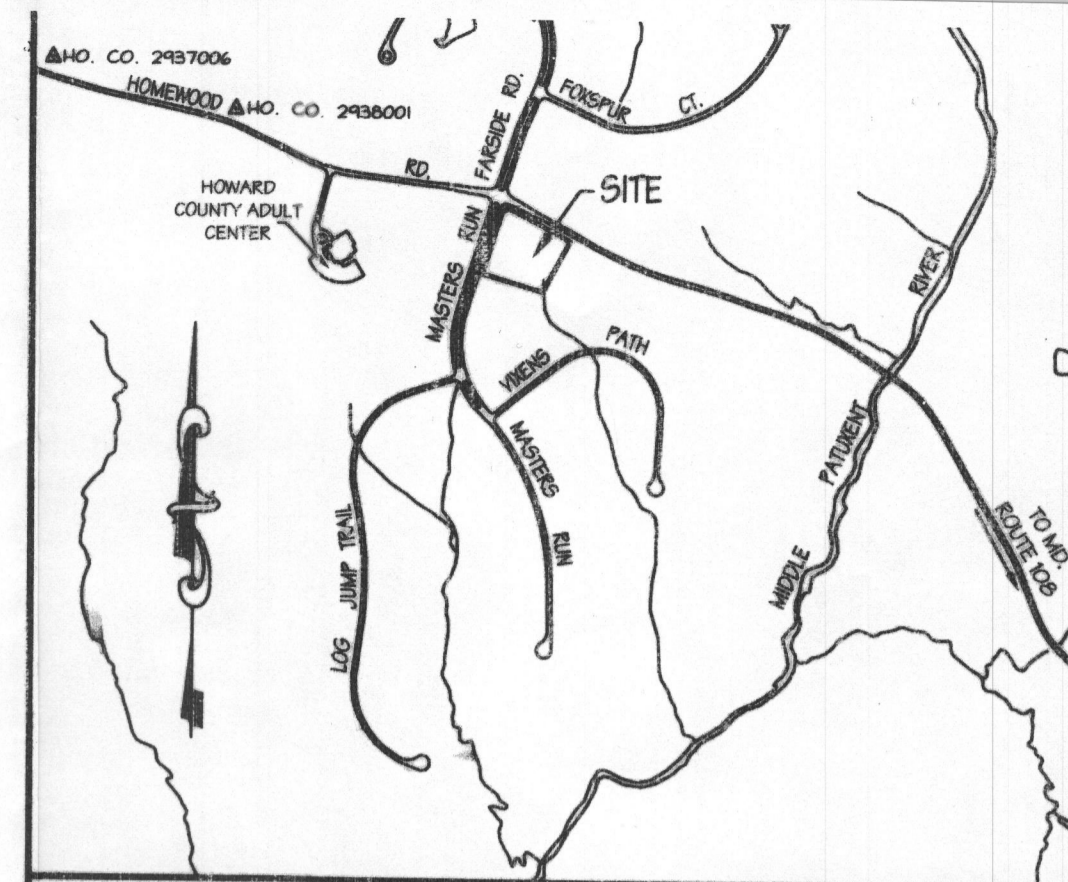
E. Musgrave
 Eric Musgrave

E. Musgrave
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed from Martin Stein and Diane Stein to Eric Musgrave by deed dated February 28, 2008 and recorded in the land records of Howard County in Liber 11182 Folio 291 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.

D. Wayne Weller
 D. Wayne Weller
 Professional Land Surveyor MD Reg. No. 10685



GENERAL NOTES

- Existing Zoning: RC-DEO Rural Conservation - Density Exchange Option
- Deed Reference: Liber 11182 Folio 291
Plat Reference: 7259
- Total Area of Lot: 2.7106 Acres ± or 118,073 SF ±
- The boundary shown hereon is based on a plat prepared by Clark, Finefrock & Sackett, Inc. dated January, 1987, Plat #7259, and the boundary of the lot was verified by LDE, Inc. in January, 2011.
- These Coordinates are based on NAD '27, Maryland State Plane Coordinate System, as projected from Howard County control stations 293700 & 293800; as shown on Plat #7259.
- Stone or Concrete Monument Found or Set
● Pipe or Rebar Found or Set
- Subject property is zoned RC-DEO per 2/2/2004 Comprehensive Zoning Plan and the Comp-Lite Zoning Amendments dated 7/28/06.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- This plat is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a Revision Plat that does not create any new lots.
- This plat is exempt from the Forest Conservation Requirements because it is a Revision Plat that does not create any new lots in accordance with Section 16.1202.b.i.vii of the Howard County Code.
- The lot shown hereon complies with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
- The well for this lot is existing.
- All wells shall be located a minimum of 15' from the road R/W & 30' from houses/structures.
- This area designates a private sewage area of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area shall not be necessary.
- 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:
 - Width -- 12' (16' serving more than one residence);
 - Surface -- 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
 - Geometry -- Max. 15% grade, max. 10% grade change and min. 45' turning radius;
 - Structures (culverts/bridges) -- capable of supporting 25 gross tons (H25 loading);
 - Drainage Elements -- capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface;
 - Maintenance -- sufficient to insure all weather use.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas. There are no environmental features: Floodplain, Wetlands, Streams, Steep Slopes or Forest that exist on Lot 1.
- There is an existing dwelling/structure located on Lot 1 and that no new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requirements.

OWNER/DEVELOPER
 ERIC MUSGRAVE
 11601 MASTERS RUN
 ELLICOTT CITY, MD 21042
 410-746-5534

The purpose of this Plat of Revision is to revise the existing 30' side Building Restriction Line to 10' in conformance with Section 105.E.4.b of the Zoning Regulations, to modify the existing Private Sewage Disposal Easement for individual sewage disposal as required by the Howard County Health Department and add a private stormwater management credit easement.

RECORDED AS PLAT NUMBER _____
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

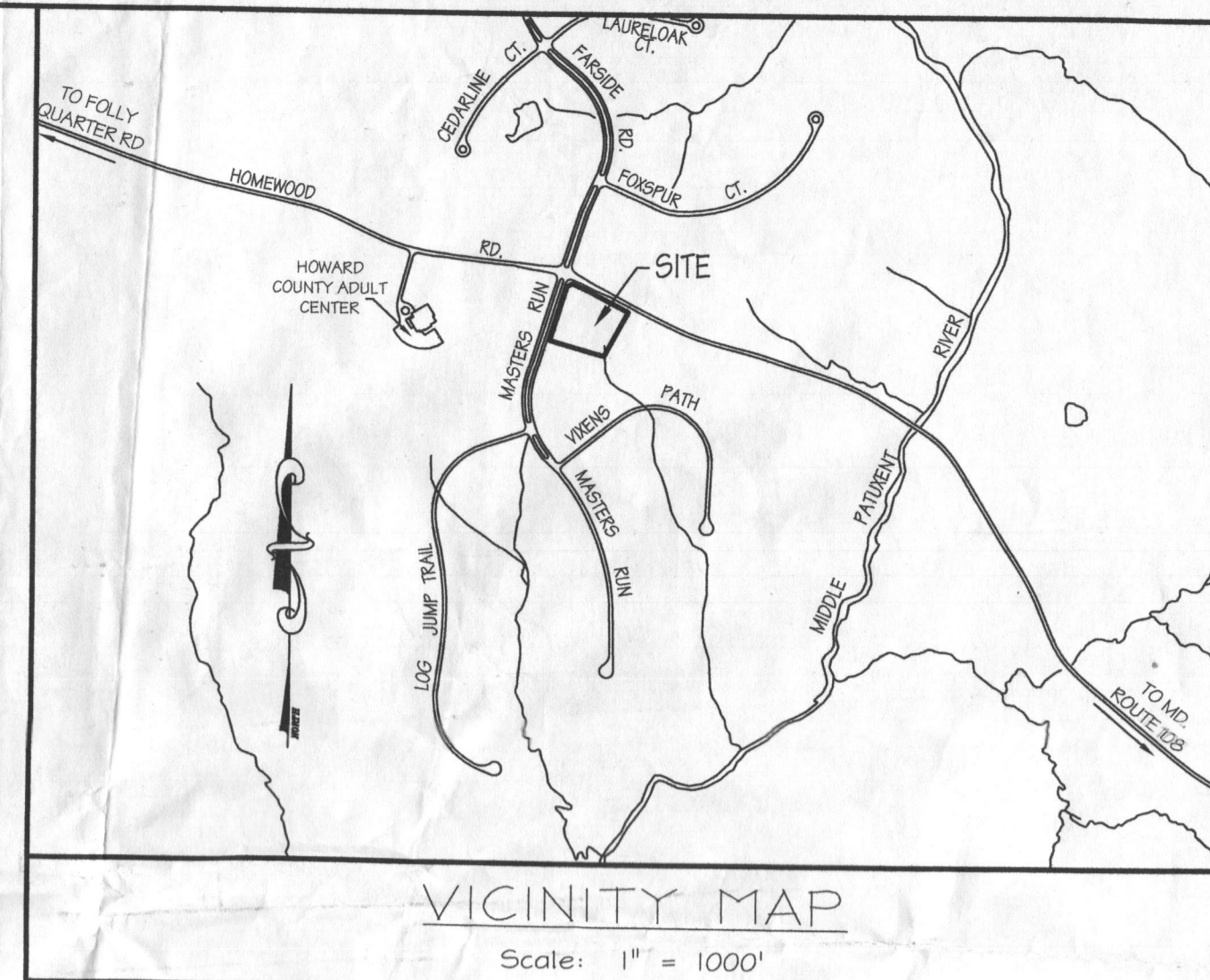
PLAT OF REVISION
THE CHASE - LOT 1

TAX MAP 29 GRID 2 PARCEL 24
 TAX ACCOUNT #05-404991
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1"=50' MAY 2011 SHEET 1 OF 1
 PREVIOUS SUBMITTALS S66-78, UP86-120, P87-11, F87-108

LDE Inc.
 Engineers • Surveyors • Planners
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 (410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyormd.com

O's only F11-092

3/16
 0882 - 44
 0883 - 58
 0884 - 7
 0885 - 3
 0886 - 3
 0887 - 3
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 0890 - 3
 0891 - 3
 0892 - 3
 0893 - 3
 0894 - 3
 0895 - 3
 0896 - 3
 0897 - 3
 0898 - 3
 0899 - 3
 0900 - 3



- LEGEND**
- PROPOSED SEWAGE DISPOSAL EASEMENT
 - EXISTING SEWAGE DISPOSAL EASEMENT TO BE ABANDONED
 - SOIL DIVIDE
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - EXISTING TREELINE
 - PROPOSED PERC TEST LOCATION
 - PREVIOUSLY APPROVED PERC TEST LOCATION (6/11/86)
 - WELL BOX FOR PROPOSED POTABLE WATER SOURCE
 - EXISTING WELL

- NOTES**
1. Existing Zoning: RC-DEO Rural Conservation - Density Exchange Option
 2. Deed Reference: Plat Reference: 7259
 3. Total Area of Lot: 2.7106 Acres ± or 118,073 SF ±
 4. The topography shown on this plan is taken from Howard County geographic information system. Topography shown is at two foot contour intervals and has been field verified within the area of development.
 5. Soils data shown based on the United States Department of Agriculture Natural Resources Conservation Service web soil survey.
 6. All wells shall be located a minimum of 15' from the road R/W & 30' from houses/structures.
 7. The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
 8. This area designates a private sewage disposal area of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This area shall become null and void upon connection to a public sewerage system. The county Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area shall not be necessary.
 9. Existing wells, septic systems, and sewage disposal areas within 100' of the property and those wells within 200' down gradient of existing or proposed septic systems or sewage disposal areas have been shown.
 10. All wells shall be drilled prior to final plat recordation. 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 Health Department signature of the record plat.
 11. Any changes to a private sewage area shall require a revised percolation certification plan.
 12. Approval of this percolation certification plan is subject to evaluation of the existing septic system located on this lot.
 13. Any septic system constructed within sewage disposal easement #2 shall require the use of an external pump and pump chamber.

SOILS LEGEND

MAP SYMBOL	MAP UNIT NAME
GdB	GLADSTONE LOAM 3 TO 8% SLOPES
GbC	GLADSTONE LOAM 8 TO 15% SLOPES

SEWAGE DISPOSAL EASEMENT CALCULATIONS

1. EXISTING EASEMENT AREA:	10,048 SF
2. EXISTING EASEMENT AREA TO BE ABANDONED:	6,310 SF
3. EXISTING EASEMENT AREA REMAINING:	3,738 SF
4. PROPOSED EASEMENT AREA ADDED:	400 SF
5. PROPOSED EASEMENT AREA #1:	4,138 SF
6. PROPOSED EASEMENT AREA #2:	6,353 SF
7. TOTAL PROPOSED EASEMENT AREA	10,491 SF

PERC CERTIFICATION

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.

Approved for Private Water and Private Sewerage
 Howard County Health Department

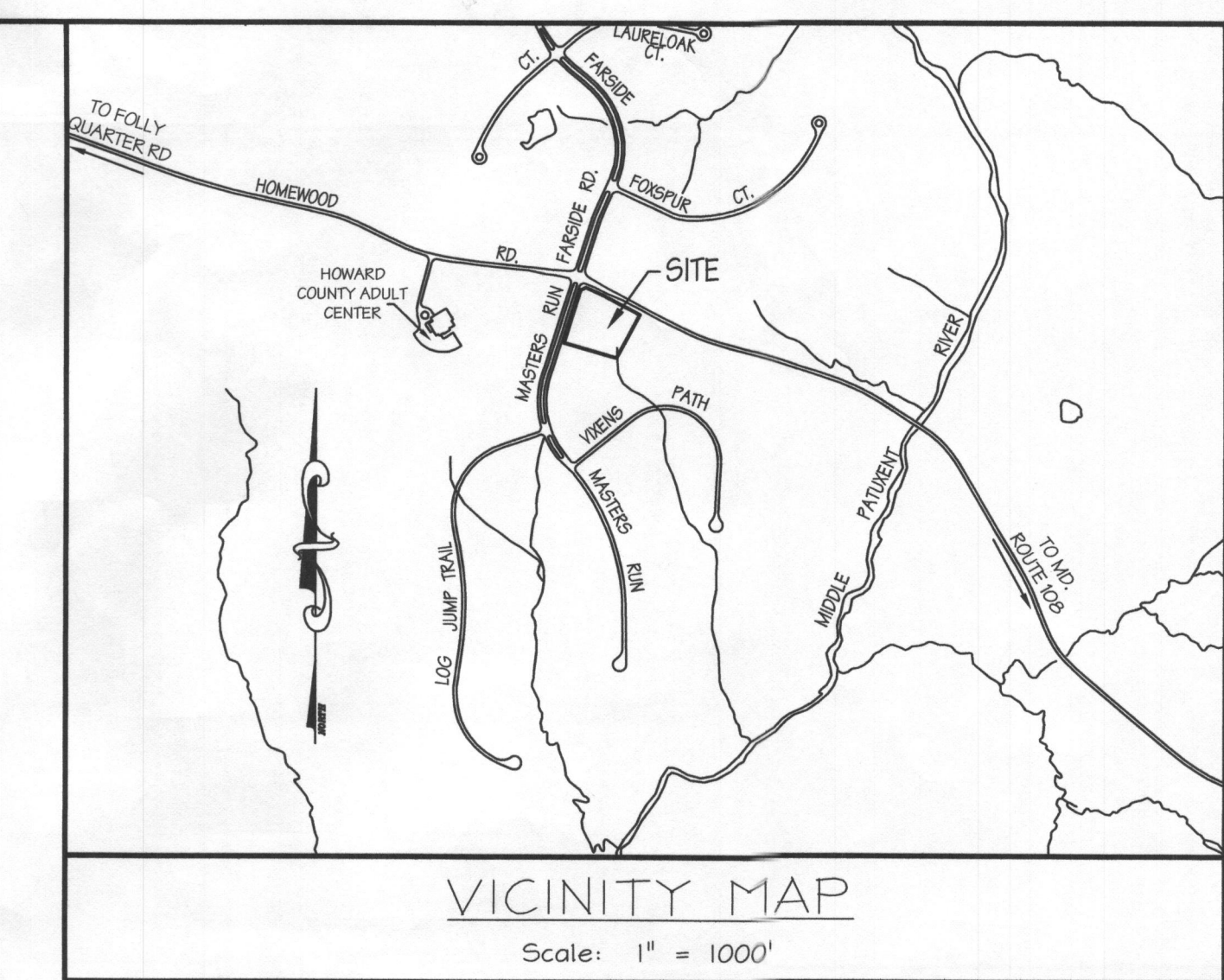
Howard County Health Officer _____ Date _____
 Bruce D. Burton, Professional Engineer
 MD Reg. NO. 19184 _____ Date _____

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. 19184, EXPIRES 06/30/14.

SIGNED Bruce D. Burton REGISTERED PROFESSIONAL ENGINEER
 BRUCE D. BURTON
 9/7/11

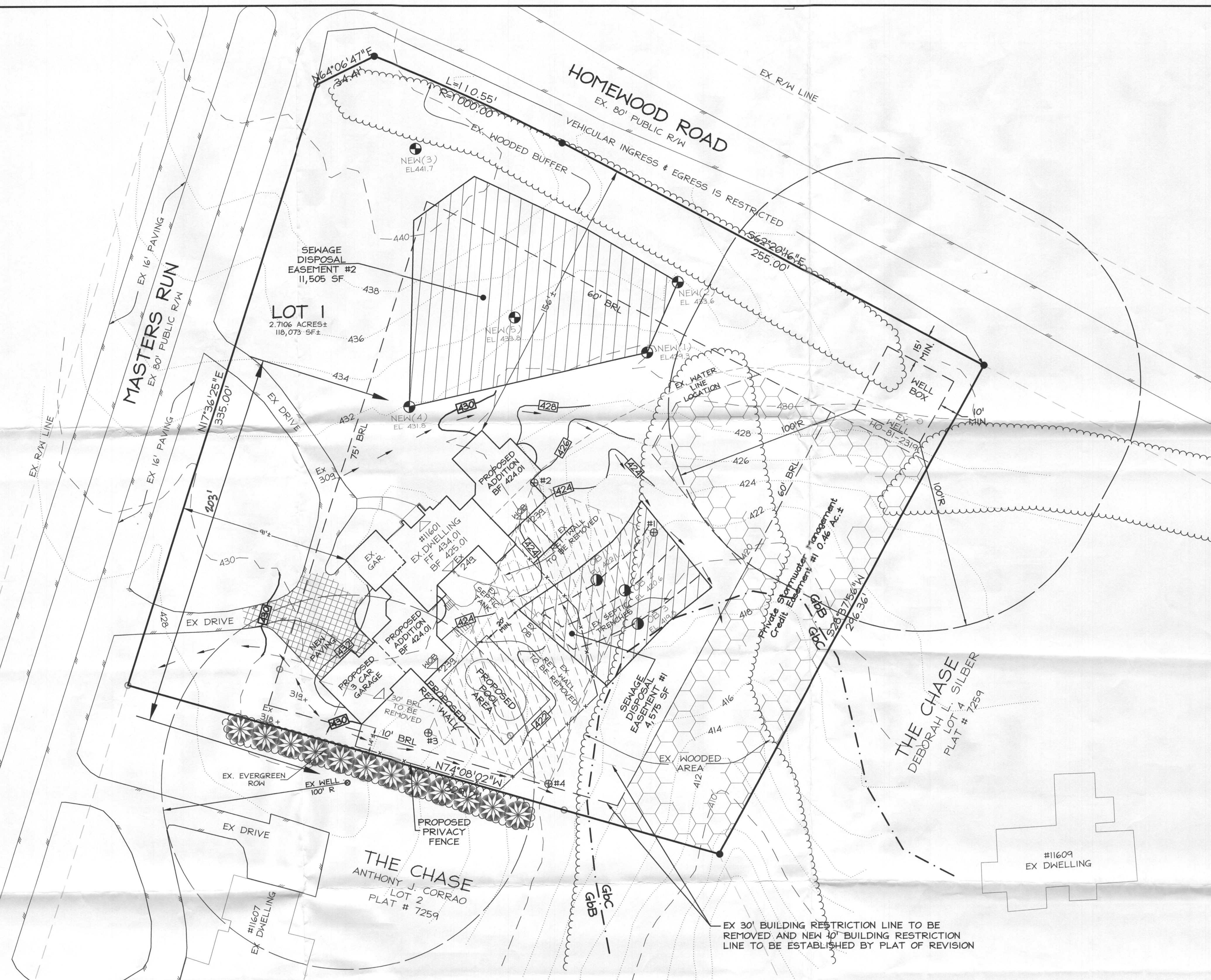
REVISIONS		
No.	Date	Description

LDE Inc. Engineers • Surveyors • Planners		
Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784 (410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyormd.com		
DESIGNED BDB	PERCOLATION TEST APPLICATION PLAN #11601 MASTERS RUN MUSGRAVE PROPERTY THE CHASE, LOT 1 TAX MAP 29 GRID 2 PARCEL 24 TAX ACCOUNT #05-404991 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND ZONED: RC-DEO	SCALE 1" = 30'
DRAWN LDE		DRAWING 1 OF 1
CHECKED BDB		JOB NO. 11-001
DATE 3/2011		FILE NO.
DEVELOPER ERIC MUSGRAVE 11601 MASTERS RUN ELLCOTT CITY, MD 21042 410-746-5534		



NOTES

- Existing Zoning: RC-DEO Rural Conservation - Density Exchange Option
- Deed Reference: L.11182 F. 291 Plat Reference: 7259
- Total Area of Lot: 2.7106 Acres± or 118,073 SF±
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- This area designates a private sewage area of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This area shall become null and void upon connection to a public sewerage system. The county Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area shall not be necessary.
- Existing wells, septic systems, and sewage disposal areas within 100' of the property and those wells within 200' down gradient of existing or proposed septic systems or sewage disposal areas have been shown.
- Any changes to a private sewage area shall require a revised percolation certification plan.
- Any septic system constructed within sewage disposal easement #2 shall require the use of an external pump and pump chamber.
- Health Department records indicate the existing septic tank noted on the initial installation permit is a 1,500 gallon tank. Current Howard County Code [3.810.B(2)] requires a 2,000 gallon septic tank for a residence having more than 3,500 square feet of living space. The proposed addition in combination with the existing dwelling on Lot 1 - "The Chase" (#11601 Masters Run) will exceed the 3,500 square foot living space criteria, thereby requiring 2,000 gallons of septic tank capacity. The additional capacity may be added as a second tank (in tandem), with manholes fitted to the existing & new added tank or the existing tank may be abandoned and a new tank installed per Howard County Code requirements.
- At the time of the septic tank upgrade the distribution box is to be exposed. The conditions of the trenches will be re-evaluated at that time and adjustments made at the distribution box. If it is determined that any adjustment would be ineffective at resolving the issue of standing water in the trenches, then installation of a pump tank and new drain field may be required.
- The existing well (HO-81-2319) was observed during the percolation testing on March 16, 2011. The existing well will require (1) cap must be upgraded to current specifications; currently the well has a 1-piece metal cap and (2) the "plastic tube" used as conduit shall be fixed so as to provide a "snug" fit into the cap part. This Percolation Certification Plan shows the existing well and two (2) replacement well locations within a 1,500 square foot well reserve.
- Additional field review of well or septic system conditions may be required at any time during the percolation certification and construction processes.



SOILS LEGEND	
MAP SYMBOL	MAP UNIT NAME
GbB	GLADSTONE LOAM 3 TO 8% SLOPES
GbC	GLADSTONE LOAM 8 TO 15% SLOPES

SEWAGE DISPOSAL EASEMENT CALCULATIONS	
1. EXISTING EASEMENT AREA:	10,048 SF
2. EXISTING EASEMENT AREA TO BE ABANDONED:	7,630 SF
3. EXISTING EASEMENT AREA REMAINING:	2,418 SF
4. PROPOSED EASEMENT AREA ADDED:	2,155 SF
5. PROPOSED EASEMENT AREA #1:	4,575 SF
6. PROPOSED EASEMENT AREA #2:	11,505 SF
7. TOTAL PROPOSED EASEMENT AREA:	16,080 SF

LEGEND	
	PROPOSED SEWAGE DISPOSAL EASEMENT
	EXISTING SEWAGE DISPOSAL EASEMENT TO BE ABANDONED
	SOIL DIVIDE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING TREELINE
	PERC TEST LOCATION / PASSED (3/16/2011)
	PREVIOUSLY APPROVED PERC TEST LOCATION (6/11/86)
	WELL BOX FOR PROPOSED POTABLE WATER SOURCE
	EXISTING WELL
	OBSERVATION LOCATION OF EXISTING SEPTIC TRENCH (3/16/2011)

PERC CERTIFICATION
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.

Bruce D. Burton
Bruce D. Burton, Professional Engineer
MD Reg. NO. 19184
Date: 5/4/11

Approved for Private Water and Private Sewerage
Howard County Health Department
B. N. Peter Brilewson
Howard County Health Officer
Date: 5/24/2011

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. 19184, EXPIRES ON DATE 6/30/11.
SIGNED: **Bruce D. Burton** DATE: 5/4/11

REVISIONS		
No.	Date	Description

LDE Inc. Engineers • Surveyors • Planners Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784 (410) 795-6391 • (410) 795-6392 • FAX (410) 795-9540 • www.Landsurveyor.md.com		
DESIGNED BDB EDS	PERCOLATION CERTIFICATION PLAN #11601 MASTERS RUN PG534496	SCALE 1" = 30'
DRAWN LDE	MUSGRAVE PROPERTY THE CHASE, LOT 1 TAX MAP 29 GRID 2 PARCEL 24 TAX ACCOUNT #05-404991 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND ZONED: RC-DEO	DRAWING 1 OF 1
CHECKED BDB	DEVELOPER ERIC MUSGRAVE 11601 MASTERS RUN ELLCOTT CITY, MD 21042 410-746-5534	JOB NO. 11-001
DATE 5/2011	FILE NO.	

PC 534496