

10/14/00
10:00

APPLICATION

PERCOLATION TESTING

A 514254

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

Proposal - subdivide
into 3 buildable lots
w/ public water and
private septic (DPO)

DISTRICT _____

DATE 9/14/00

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER SAM & FRANCA PAPLAUCKAS

ADDRESS 6464 MONTGOMERY RD PHONE (410) 796-5482

AGENT OR PROSPECTIVE BUYER MARK KOVACH

ADDRESS 4877 MONTGOMERY RD PHONE (410) 313-2420
(410) 418-8338

PROPERTY LOCATION:

SUBDIVISION BOENDER PROPERTY LOT 4 LOT NO. LOT 5, 6, 7 1

ROAD AND DESCRIPTION OLD FREDERICK ROAD

TAX MAP 18 PARCEL # 349 Grid 7

SIZE OF LOT 3.106 Ac TYPE BLDG. SINGLE FAMILY DWELLINGS
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Mark Kovach
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

COUNTY #

SOIL PROFILE

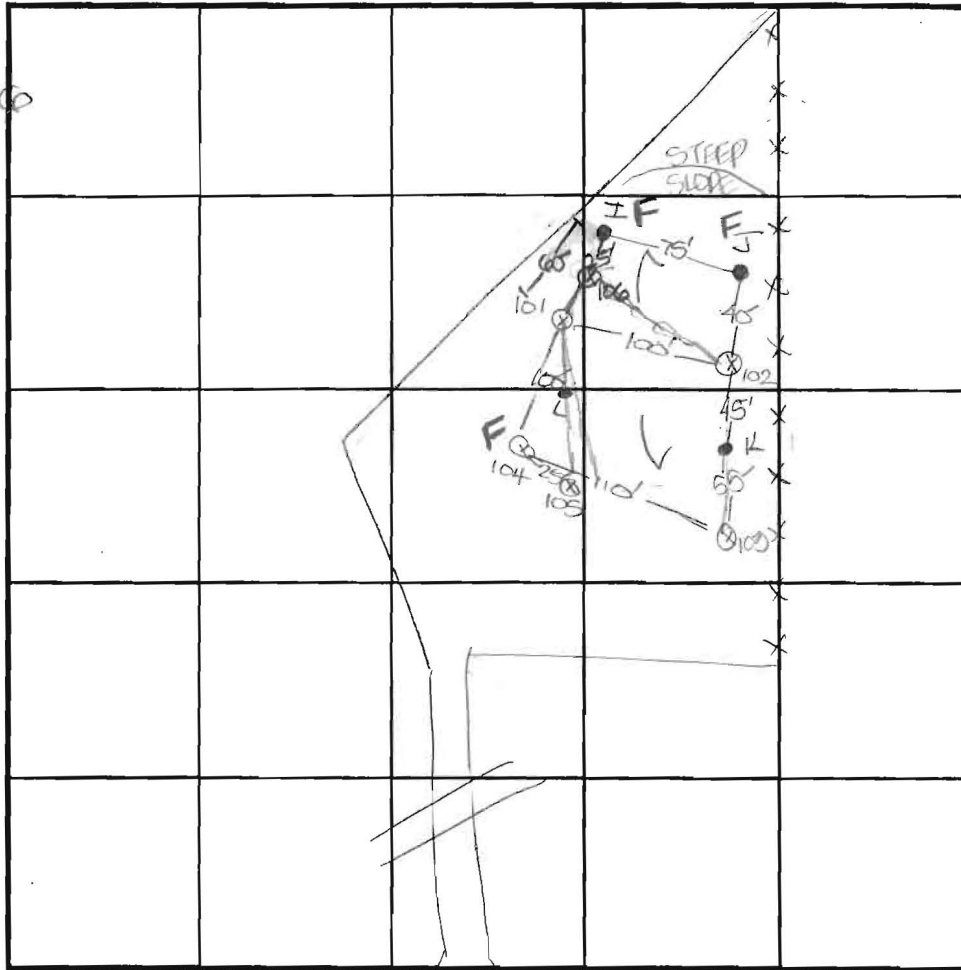
101/103/100

0' topsoil
 6" org brn sa cl Lm
 3' beige sa Lm
 10% rock frag

SOIL PROFILE

105

0' topsoil
 6" dk org brn sa cl Lm
 3' pale org beige to beige sa Lm
 10-15% hard rock



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

Old Frederick Road

*L, K - Not dug

102
 0' topsoil
 6" org brn sa cl Lm
 2.5' tan to beige sa Lm
 3' pebbles hard rock
 10' Refusal

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
10-20-00	J	2.0' D	Refusal				FAIL
	I	7.0' D	Refusal	(100% frags @ 4.5')			FAIL
	101	4.6' S	11:19 ₃	11:20	11:20	11:21	1
		12.0' D	Visual	- see profile			OK
	102	4.0' S	11:27	11:29	11:29	11:32 ₃	4
		10.0' D	Refusal	- see profile			OK
	103	3'10" S	11:47 ₃	11:49	11:49	11:51 ₃	3
		11.5' D	Visual	- see profile			OK
	105	3.5' S	12:02	12:03 ₃	12:03 ₃	12:05	2
		12.5' D	Visual	- see profile			OK

REMARKS ● = hole staked by engineer ⊗ = test hole not staked

TYPE OF SOIL lot moderately wooded

TESTED BY DKC ALSO PRESENT Mr. Kowach, K & K EX

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH 3

INLET DEPTH 2.0 MAXIMUM BOTTOM DEPTH 4.0 SQ. FT/BEDROOM 180

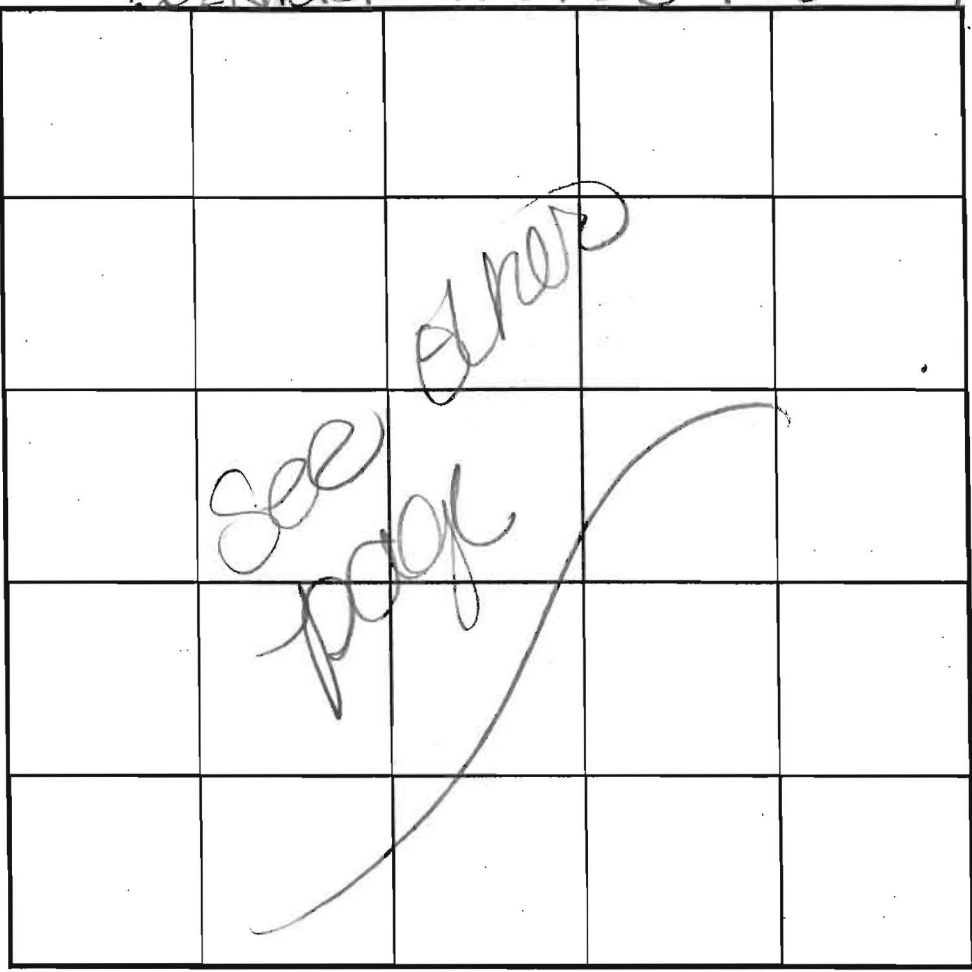
A514254

BOENDER PROPERTY - LOT 7

COUNTY #

SOIL PROFILE

0'



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
10-20-00	104	8.0'D	refused	(5.5)	+ 600% frog		FAIL
	106	12.0'D	visual	- see	profile		O.K.

REMARKS _____

TYPE OF SOIL _____

TESTED BY DJC ALSO PRESENT Mr. Kovach, K & K Ex

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____



Department of Public Works
BUREAU OF ENGINEERING

Ronald G. Lepson, Chief

September 14, 2000

Howard County Health Department
Division of Environmental Health
3525-H Ellicott Mills Drive
Ellicott City, Maryland 21043

RE: Old Frederick Road Water Main Extensions

This letter is to confirm that the Howard County public water system is to be extended eastward along Old Frederick Road to a new subdivision known as Hollifield Estates, in response to inquiries from the public. Under terms of developer agreement number 14-3799-D dated August 4, 2000, Skirven Enterprises is to extend public water mains from their current terminus near the intersection of Howard Run Drive, eastward approximately 3600 feet to the intersection of proposed Oak Forest Drive. Plans have been approved by DPW, and construction is anticipated to begin next month. The purpose of the water main is to serve the subdivision, but it has sufficient capacity to serve other properties along Old Frederick Road consistent with current zoning.

At this time, we anticipate the main to be constructed and in service within nine to twelve months, according to the developer's schedule. As is standard practice, the Department of Public Works has demanded letters of credit and payment bonds against the possibility of developer default. Therefore we have the means to extend the system down Old Frederick Road regardless of the developer's ability to perform. If you have further questions, please contact me at my office, telephone 410-313-3413.

Very truly yours,

David M. Dumas
Project Manager

c: Don Lieu
Noorul Hasan, DPZ



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

September 15, 2000

Mr. and Mrs. Sam Paplauckas
6464 Montgomery Road
Ellicott City, Maryland 21043

*FUTURE DOC. TO BE
SENT TO NEW OWNER KOVACH*

RE: Percolation Test Date

Application: A514254
Proposal: Subdivision
Property ID: Boender Property, Lots 5 thru 7
Old Frederick Road
Tax Map: 18 Parcel #349

** Request for date
change made by
Mr. Kovach 10/2/00
2:00
DKC*

Dear Mr. and Mrs. Paplauckas:

Percolation testing has been tentatively scheduled for the above referenced property for **Friday, October 6, 2000 at 10:00 a.m.** Please call this office at (410) 313-2640 to confirm your acceptance of this percolation test date.

You shall be responsible for having a contractor on site to excavate the test holes at the corners of the proposed septic reserve area(s).

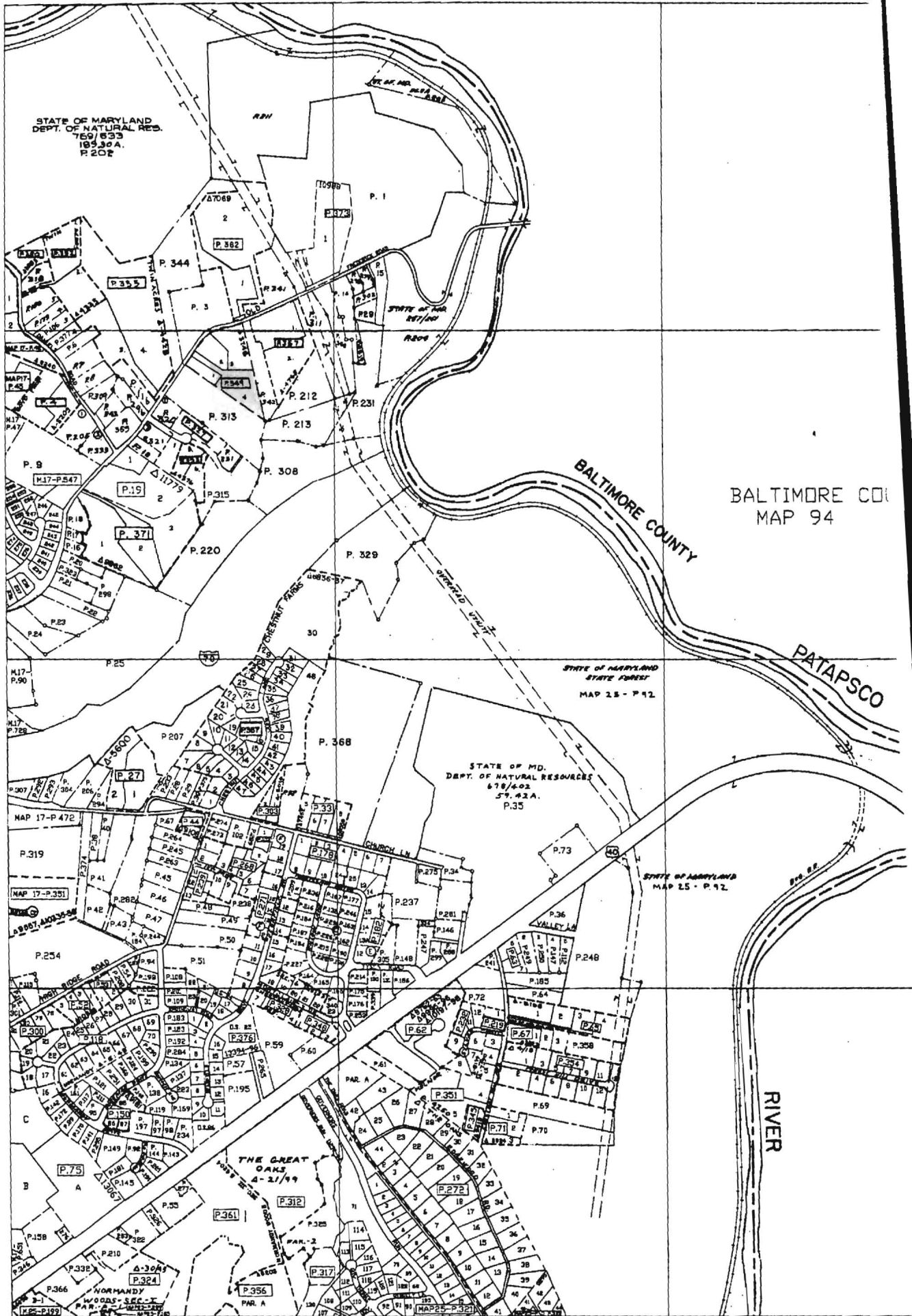
In the event of uncertain weather (i.e., precipitation or extremes of temperature), please contact this office prior to 9:00 a.m. on the test date to determine whether or not percolation testing can be performed on that date. If it is not feasible to perform the test, a new test date shall be assigned.

Percolation test results may be expected by mail two weeks after the completion of the percolation testing.

Thank you in advance for your cooperation in this matter.

Sincerely,

Donna K. Clark, R.S.
Water and Sewerage Program
DKC
cc: file



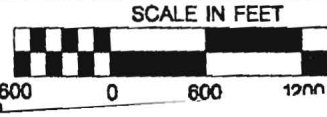
17

BALTIMORE CO
MAP 94

179451mN
416485.0mE

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STATE OF MARYLAND
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OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC MEANS SUCH AS:
DIGITIZING, SCANNING, VECTORIZING, OR IMAGE PROCESSING, OR BY ANY
SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN
WRITING FROM THE MARYLAND OFFICE OF PLANNING.



In any case proposed house, well(s) septic(s)
topo, perc app(s)

~~for~~ w. adjacent wells + septic(s)
on all adjoining lots

BOENDER
LOT 4

for ~~two~~ 2-lot sub

\$225 test fee +

\$25 repair perc to consider/review

ex. easement adjustment away from
Lot 3
well

for 1 lot development

* no fee to adjust easement
away from lot 3 well

can technically proceed w/o either of above
MR 9/2/93

**FISHER, COLLINS
& CARTER, INC.**

**CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS**

Terrell A. Fisher, P.E., L.S.
Earl D. Collins, P.E.
Ronald B. Carter, L.S.
Charles J. Crovo, Sr., P.E., L.S.

December 13, 2000

Mrs. Donna K. Clark, R.S.
Water and Sewerage Program
Bureau of Environmental Health
3525-H Ellicott Mills Dr.
Ellicott City, Maryland 21043-4544

RE: *Percolation Certification Plan
The Woods at Patapsco Rim
(Previously known as Boender Property-Lot 4)
Old Frederick Road*

Dear Kim,

Our office has been contracted to provide the Engineering and Land Surveying services required to prepare and process a Percolation Certification Plan for the above-referenced project.

The field tests were conducted, and test results were forwarded to our client under your cover letter dated October 27, 2000. Our office has field located the test hole locations, provided topographic information and located any wells or septic systems within 100' of the property boundaries (excluding the pipe-stem).

For your use and review, we are forwarding 2 prints of the tentative Percolation Certification Plan.

Should you have any questions or require additional information as part of your review, please contact me your earliest opportunity so that we may address your comments and concerns.

As always, your cooperation and assistance is greatly appreciated

Very truly yours,
FISHER, COLLINS & CARTER, INC.

M. J. McCann
Michael J. McCann, Project Manager

mjm
WO #30729
c.c. Mr. Mark Kovach

- stamp
 - signature block (public, not private water)
 - new note for test holes
 - correct BRL'S
- 12/18/00 4:00



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

October 27, 2000

Mr. Mark Kovach
4877 Montgomery Road
Ellicott City, Maryland 21043

RE: **Percolation Test Results**
Proposed Use: Subdivision
Property ID: Boender Property, Lots 5 thru 7
Old Frederick Road
Tax Map: 18 Parcel #349

Dear Mr. Kovach:

Percolation testing was conducted October 20, 2000, on the above referenced property. Copies of the percolation test results are enclosed.

A licensed surveyor should submit a Percolation Certification Plan showing the following information to this office at this time:

- actual locations of all excavated test holes and a proposed septic reserve area for each lot
- a suitable house site for each lot
- locations of streams/swales/springs and any other features on the property
- field matched contour lines at 2-foot intervals
- location of all existing wells and septic systems within 100 feet of all property boundaries

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

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

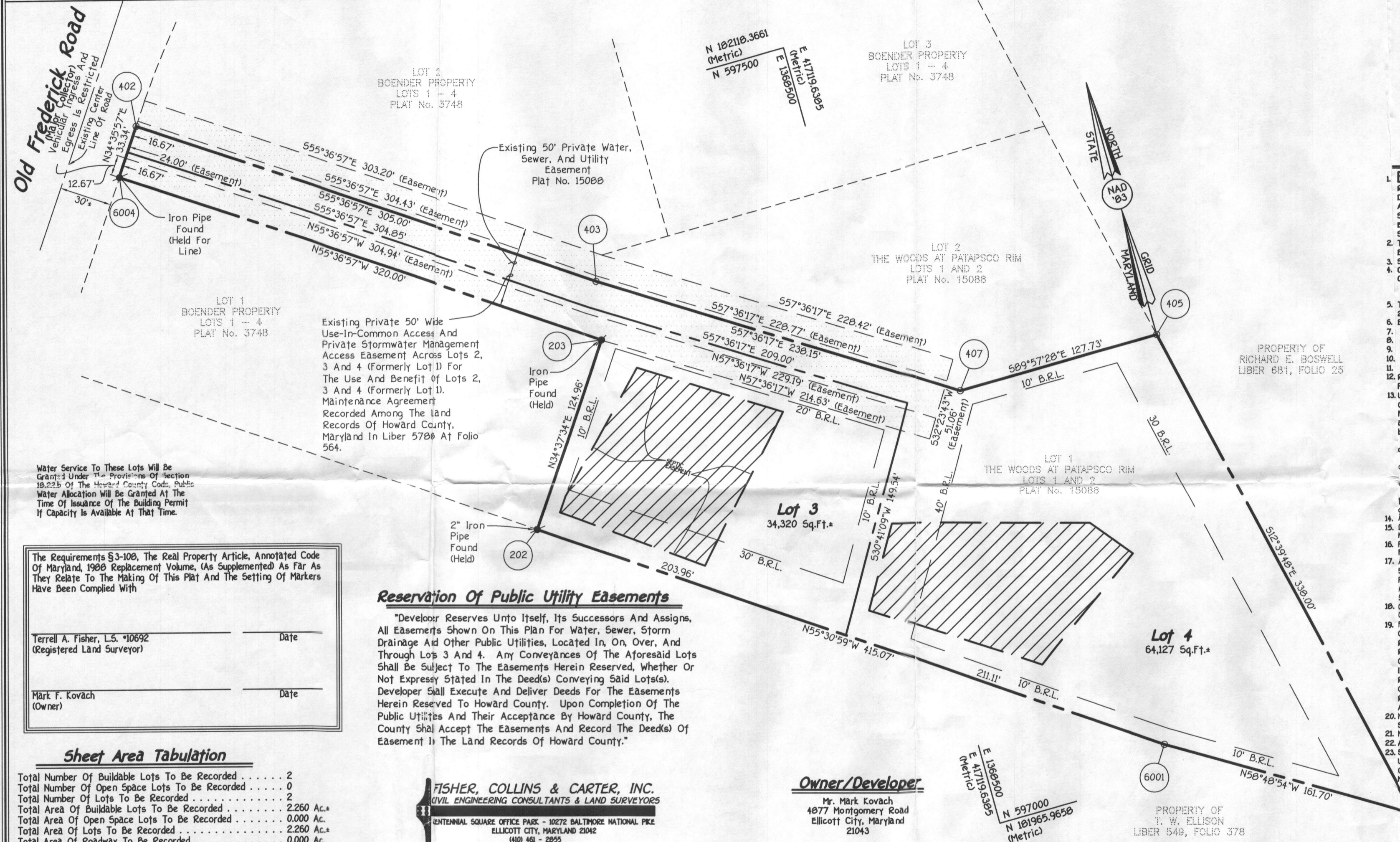
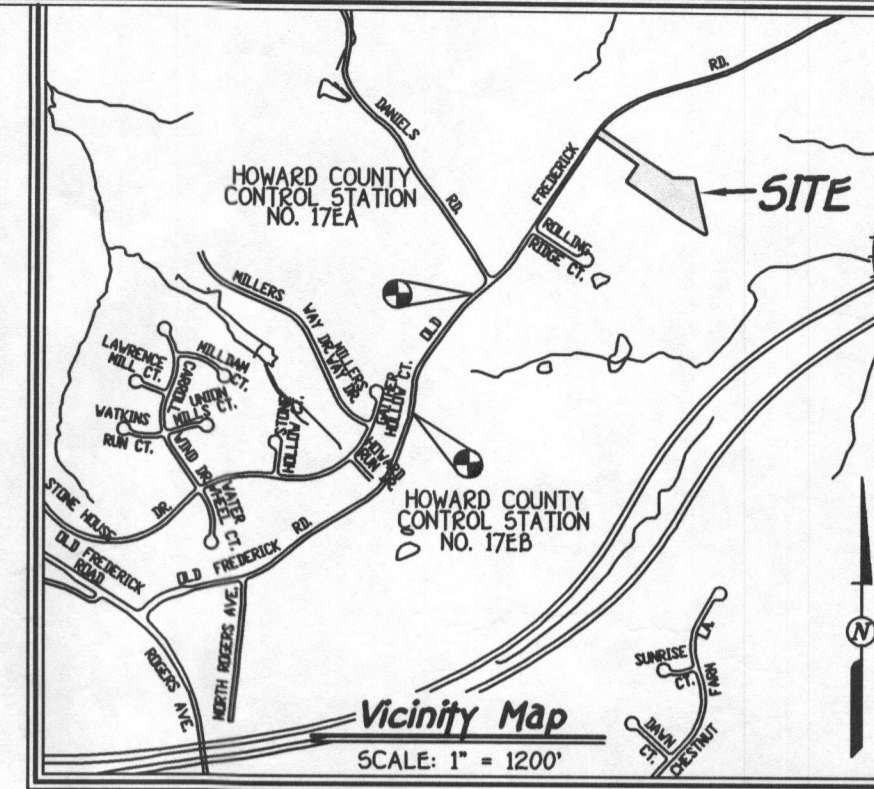
Sincerely,

Donna K. Clark, R.S.
Water and Sewerage Program
Enclosures
Cc:

file

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
202	597254.089803	1368270.197734	202	182043.412508	417049.594606
203	597356.916263	1368341.202110	203	182074.754076	417071.236783
206	596935.361610	1368750.668856	206	181946.263960	417196.042498
402	597565.071586	1368096.044042	402	182138.199946	416996.512454
403	597392.825032	1368347.753070	403	182085.699091	417073.233520
405	597265.139906	1368676.572464	405	182046.780587	417173.457872
407	597265.233902	1368548.840946	407	182046.809237	417134.525227
6001	597019.090614	1368612.334682	6001	181971.784612	417153.878157
6004	597537.632687	1368077.115810	6004	182129.836553	416990.743117

Minimum Lot Size Chart			
LOT No.	GROSS AREA	FLAG OR PIPESTEM AREA	MINIMUM LOT SIZE
3	34,320 Sq.Ft.*	5,081 Sq.Ft.*	29,239 Sq.Ft.*
4	64,127 Sq.Ft.*	8,555 Sq.Ft.*	55,572 Sq.Ft.*



- General Notes**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage 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 Easement Shall Not Be Necessary.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. H.C.M. 17EA And No. H.C.M. 17EB.
 - SJA. H.C.M. 17EA N 181160.5724 (Meters) E 413772.7247 (Meters)
 - SJA. H.C.M. 17EB N 180994.8448 (Meters) E 413227.8979 (Meters)
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 2001 By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Clipped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
 - Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (4 Feet Serving More Than One Residence);
 - Surface Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loadings);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than One Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Plat Subject To Previous Department Of Planning And Zoning File Nos. F-77-184 And F-01-150.
 - A Certified Landscape Plan Is On File With This Plat In Accordance With Section 16.124 Of Howard County Code And The Landscape Manual. Perimeter Landscaping Will Be Provided Along The Pipestem Of Lot 3 As Approved Under F01-150. Lots 3 And 4 Will Retain Existing Vegetation Which Is Sufficient To Fulfill Perimeter Landscaping Requirements.
 - Open Space Requirements Will Be Provided By Payment Of A Fee In Lieu In The Amount Of \$1,500.00.
 - Forest Conservation Obligations For This Subdivision In Accordance With Section 16.1202 Of The Howard County Code And Forest Conservation Manual Will Be Provided By The Retention Credit Of 0.50 Acres Of Existing Forest Located On Lot 4 Per The Residential 60,000 Sq.Ft. Lot Policy Of DPZ Dated 5/11/99. Forest Conservation Obligations Have Been Fulfilled For Lots 1 And 2 And The Future Resubdivision Of Lot 1 Into Lots 3 And 4 By The Payment Of A Fee-In-Lieu For .80 Acres Of Required Reforestation Under F01-150. In Addition, Proposed Lot 4 Has Taken Credit For .50 Acres Of Existing Forest To Remain In Accordance With The DPZ Policy Dated May 11, 1999. Residential Lots Greater Than 60,000 Sq.Ft. Any Future Resubdivision Of Lot 4 Must Address Forest Conservation Obligations At That Time.
 - No Tidal Wetlands Exist On Site Based On A Site Evaluation By Wildman Environmental Services During December, 2000.
 - No 100 Year Floodplain Exists On Lots 3 And 4.
 - A.P.F.O. Traffic Study Was Prepared By The Traffic Group, Inc. February, 2001.
 - Stormwater Management Is Provided By A Surface Sand Filter Adjacent To The Use-In-Common Driveway. This Facility Provides For The Required Water Quality Volume (WQV) And Groundwater Recharged Volume (GRV) And Shall Be Privately Owned And Maintained.
- Purpose Note:
The Purpose Of This Plat Is To Subdivide One (1) Buildable Lot Into Two (2) Building Lots.

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. *10692 (Registered Land Surveyor) _____ Date

Mark F. Kovach (Owner) _____ Date

Sheet Area Tabulation

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	2.260 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*
Total Area Of Lots To Be Recorded	2.260 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	2.260 Ac.*

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

Robert J. Weber 9/27/05
Howard County Health Officer KJB MJD Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division _____ Date

Director _____ Date

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

Owner/Developer
Mr. Mark Kovach
4877 Montgomery Road
Ellicott City, Maryland
21043

OWNER'S CERTIFICATE

Mark F. Kovach 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 Rights-Of-Way Affecting The Property Are Included In The Plan Of Subdivision, Witness My Hand This Day Of August, 2005.

Mark F. Kovach _____
Owner

Witness _____

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Samuel F. Paplauckas And Franca P. Paplauckas To Mark F. Kovach By Deed Dated November 29, 2000 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5275 At Folio 211, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692 _____ Date

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

The Woods At Patapsco Rim
Lots 3 And 4
(A Resubdivision Of Lot 1, The Woods At Patapsco Rim, Plat No. 15088)

Zoned: R-20

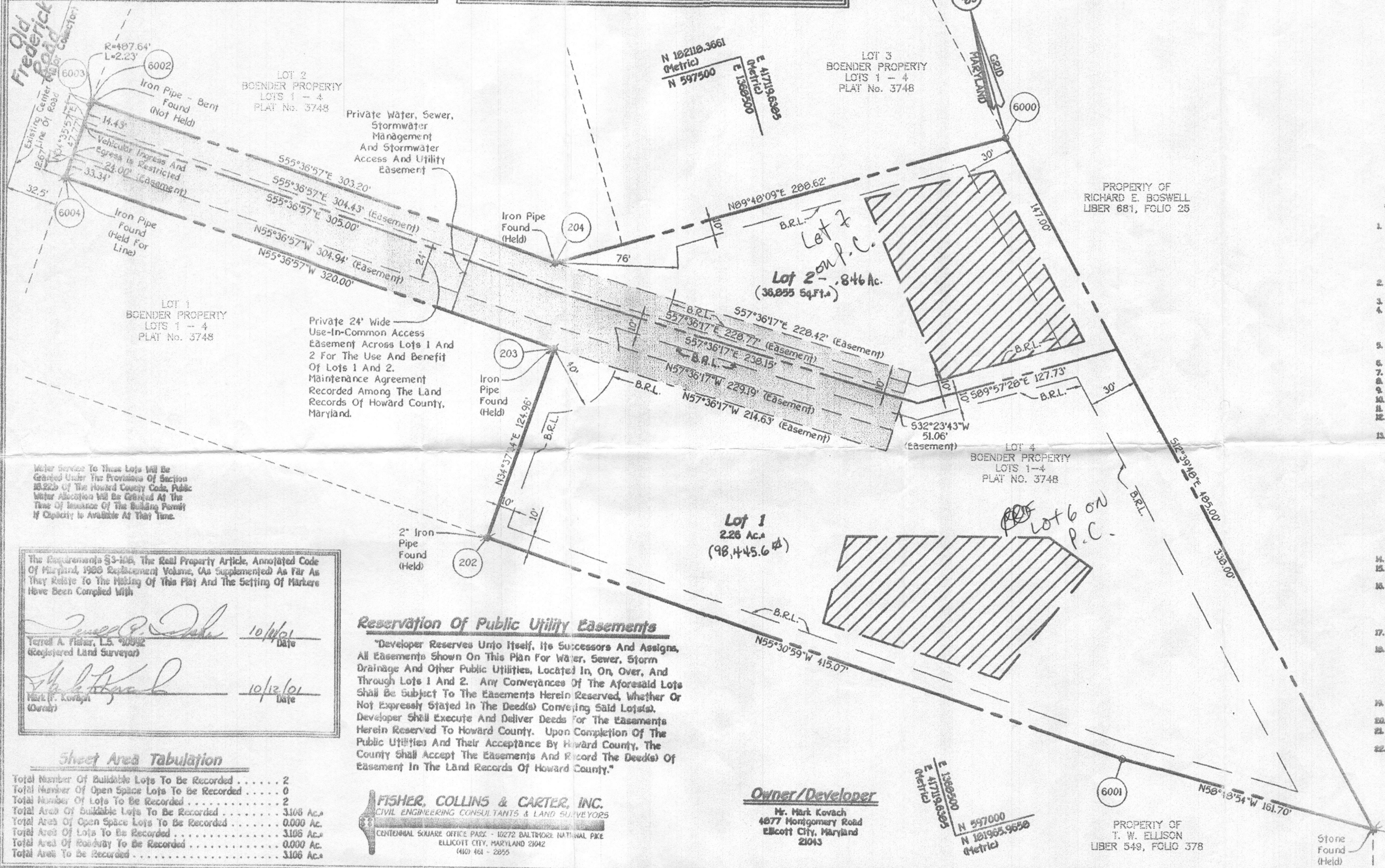
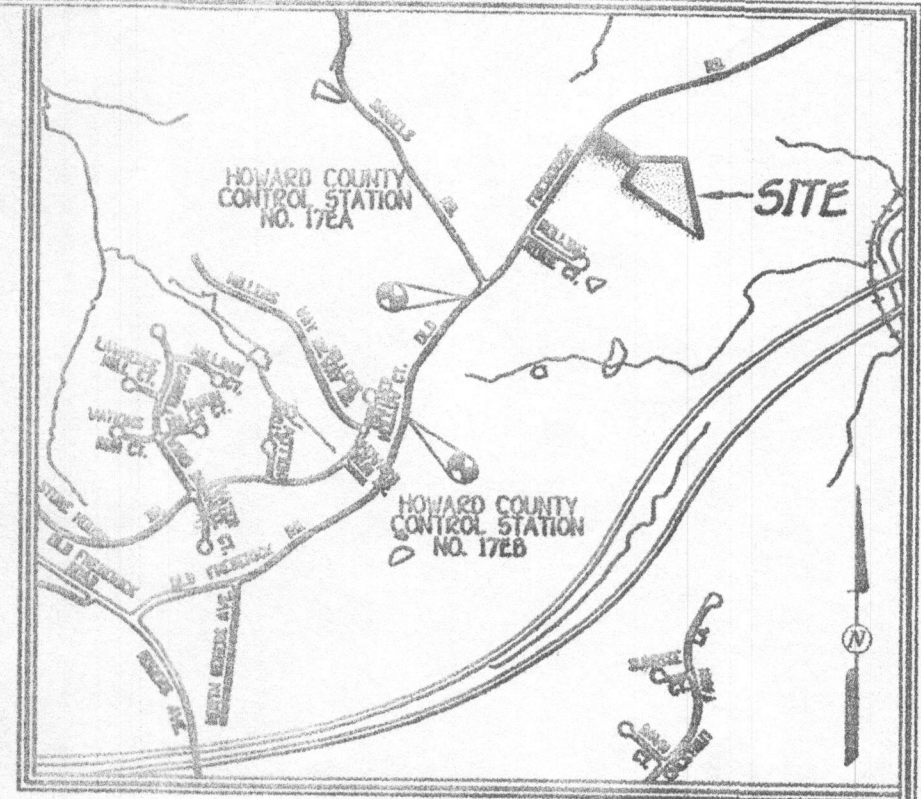
Tax Map: 1B Grid: 7 Parcel: 349
Second Election District: Howard County, Maryland

Scale: 1" = 50'
Date: August 16, 2005
Sheet 1 of 1

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
202	597254.069503	1368270.197734	202	182043.412508	417049.594606
203	597254.916293	1368341.202110	203	182074.754076	417071.236703
204	597477.840611	1368395.724204	204	182090.192943	417075.663126
206	598935.361810	1368750.688056	206	181946.263960	417196.042498
6000	597403.364194	1368644.347109	6000	182090.496397	417163.635564
6001	597619.050614	1368612.334602	6001	181971.784612	417153.878157
6002	597578.797422	1368105.502434	6002	182142.383590	416999.395377
6003	597576.934310	1368104.241127	6003	182141.821808	416999.010930
6004	597577.632687	1368077.115810	6004	182129.836553	416990.743117

Minimum Lot Size Chart			
LOT No.	GROSS AREA	FLAG OR PIPESTEM AREA	MINIMUM LOT SIZE
1	2.26 A.C.	10,685 Sq.Ft.	2.02 A.C. (67,940)
2	35,855 Sq.Ft.	5,332 Sq.Ft.	31,523 Sq.Ft.

Curve Data Tabulation					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING & DISTANCE
6003-6002	487.84'	2.23'	00°19'45"	112'	N34°29'07"E 2.23'



- General Notes**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage 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. Accretion Of A Modified Easement Shall Not Be Necessary.
 - The Lots Shown Hereon Conform With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned R-20 For M/MD/93 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 83 - National Coordinate System As Projected By Howard County Geodetic Control Station No. NCH. 176A And No. NCH. 176B. Sta. NCH. 176A N 180°00'00" W 100.00' E 415772.7227' (Station) Sta. NCH. 176B N 180°00'00" W 100.00' E 415227.8979' (Station)
 - The Plat Is Based On Field Plan Instrumented Boundary Survey Performed On Or About January 2001 By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Clipped Y.C.C. 100'.
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Right-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate Y.C.C. 100'.
 - Denotes Concrete Monument Or Spike Found.
 - Denotes Collection Sewer Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not On The Flag/Pipe Stem Driveway.
 - Use-In-Common Driveway Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit/Inspection.
 - Width - 12 Feet (4 Feet Serving More Than One Residence)
 - Surface - Six (6) Inches Of Completed Crusher Run Base With Turf And Chip Casting (1 - 1/2" Minimum)
 - Geometry - Minimum 10% Grade, Minimum 10% Grade Change And 45-Foot Turning Radius
 - Structure (Curb/Driveway) - Capable Of Supporting 25 Gross Tons
 - Driveway Easement - Capable Of Safely Parking 200 Year Flood With No More Than One Foot Depth Over Surface
 - Structure Clearance - Minimum 12 Feet
 - Maintenance - Sufficient To Ensure All Weather Use.
 - Lot Areas Are Here Or Less So.
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
 - Landscaping For Lots 1 And 2 Is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 16.12E Of The Howard County Code And The Landscape Manual Survey For 12 Perimeter Evergreen Trees To Be Located On Lot 1 In The Amount Of \$5,000.00 Shall Be Provided With The Grading Permit Application. Lot 2 Is Credited With Existing Vegetation And Will Require No Landscaping.
 - Open Space Requirements Will Be Provided By Payment Of A Fee In Lieu In The Amount Of \$1,500.00.
 - Forest Conservation Obligations In Accordance With Section 16.12E Of The Howard County Code And Forest Conservation Manual For This Site Shall Be Fulfilled Through A Payment Of Fee-In-Lieu In The Amount Of \$40,000.00 To The Forest Conservation Fund For 0.50 Acres Of Required Reforestation In Accordance With 892 Policy Dated May 11, 1999 For Residential Lots Greater Than 60,000 Square Feet. A Retention Credit Of 0.50 Acres Of Existing Forest Located On Lot 1 Has Been Taken.
 - No Title Verdicts Exist On Site Based On A Title Evaluation By Wilman Environmental Services Dated December, 2000.
 - No 100 Year Flood plain Exists On Lots 1 And 2.
 - A Use-In-Common Driveway Maintenance Agreement For Lots 1 And 2 Shall Be Recorded Simultaneously In The Land Record Office Of Howard County With This Plat.
 - Stormwater Management Obligations For This Subdivision Shall Be Met Through Use Of Storm Pits To Buffer Creek And Surface Sand Filter For Required Water Quality Volume And Groundwater Recharge Volume, And Shall Be Privately Owned And Maintained.

The Requirements §§-106, The Real Property Article, Annotated Code Of Maryland, 1996 Replacement Volume, (As Supplemented As Far As They Relate To The Holding Of This Plat And The Setting Of Markers) Have Been Complied With.

Terrill A. Fisher, L.S. #2092
Registered Land Surveyor

10/16/01 Date

Mark F. Kovach
(Owner)

10/12/01 Date

Reservation Of Public Utility Easements

Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

Owner/Developer

Mr. Mark Kovach
4877 Montgomery Road
Ellicott City, Maryland
21043

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2255

Sheet Area Tabulation

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	3.108 A.C.
Total Area Of Open Space Lots To Be Recorded	0.000 A.C.
Total Area Of Lots To Be Recorded	3.108 A.C.
Total Area Of Roadway To Be Recorded	0.000 A.C.
Total Area To Be Recorded	3.108 A.C.

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

Dina M. Motyluk, M.D., JPHC 11/5/01
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 11/9/01 Date

Director 11/9/01 Date

OWNER'S CERTIFICATE

Mark F. Kovach, Owner Of The Property Shown And Described Hereon, Hereby Adopts This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterway And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 12th Day Of October, 2001.

Mark F. Kovach

Earl L. Calt

Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Samuel F. Papioukas and Francis P. Papioukas to Mark F. Kovach by deed dated November 29, 2000 and recorded among the land records of Howard County, Maryland in Liber No. 5275 at Folio 211, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended, and monumentation is in accordance with the Howard County subdivision regulations.

Terrill A. Fisher, Professional Land Surveyor No. 10692

10/11/01 Date

RECORDED AS PLAT No. 15088 ON 11/15/01
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

The Woods At Patapsco Rim
Lots 1 And 2
(A Resubdivision Of Lot 4, Boender Property,
Plat No. 3748)

Zoned R-20

Tax Map: 18 Grid: 7 Parcel: 349
Second Election District Howard County, Maryland

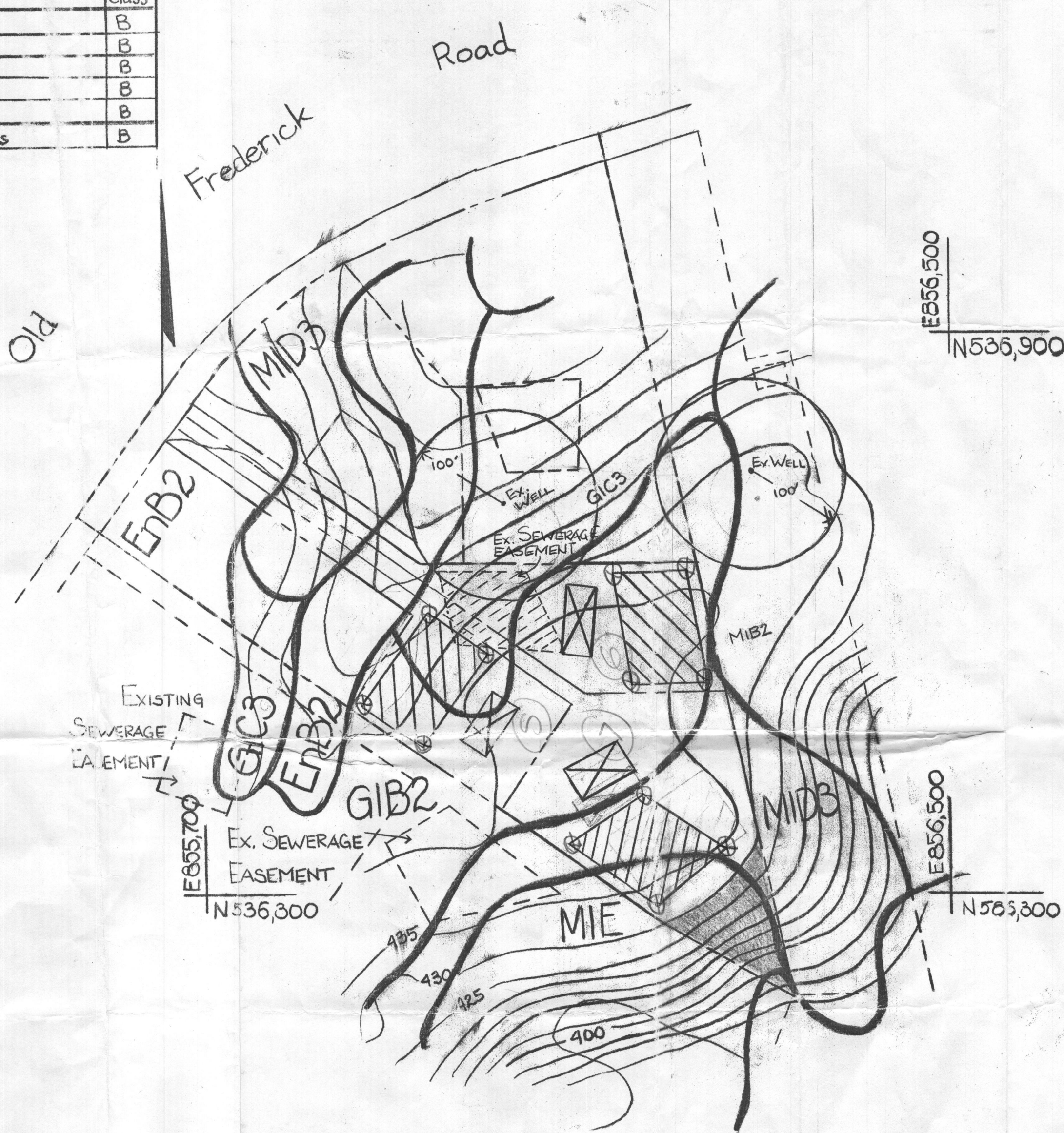
Scale: 1" = 50'
Date: October 11, 2001
Sheet 1 of 1
FOI-150

K:\Drawings\330728\KOVACH\Kovach\1 and 2\Record\Plat.dwg, 10/11/01 08:22:11 AM

Soil	Name	Class
EnB2	Elsinboro loam 3 to 8 percent slopes	B
GIB2	Glenela loam 3 to 8 percent slopes	B
GIC3	Glenela loam 8 to 15 percent slopes	B
MIB2	Manor loam 3 to 8 percent slopes	B
MID3	Manor loam 15 to 25 percent slopes	B
MIE	Manor loam 25 to 45 percent slopes	B



VICINITY MAP



■ 25% SLOPES

Mark Kovach
 4877 Montgomery Rd.
 Ellicott City, Md 21043

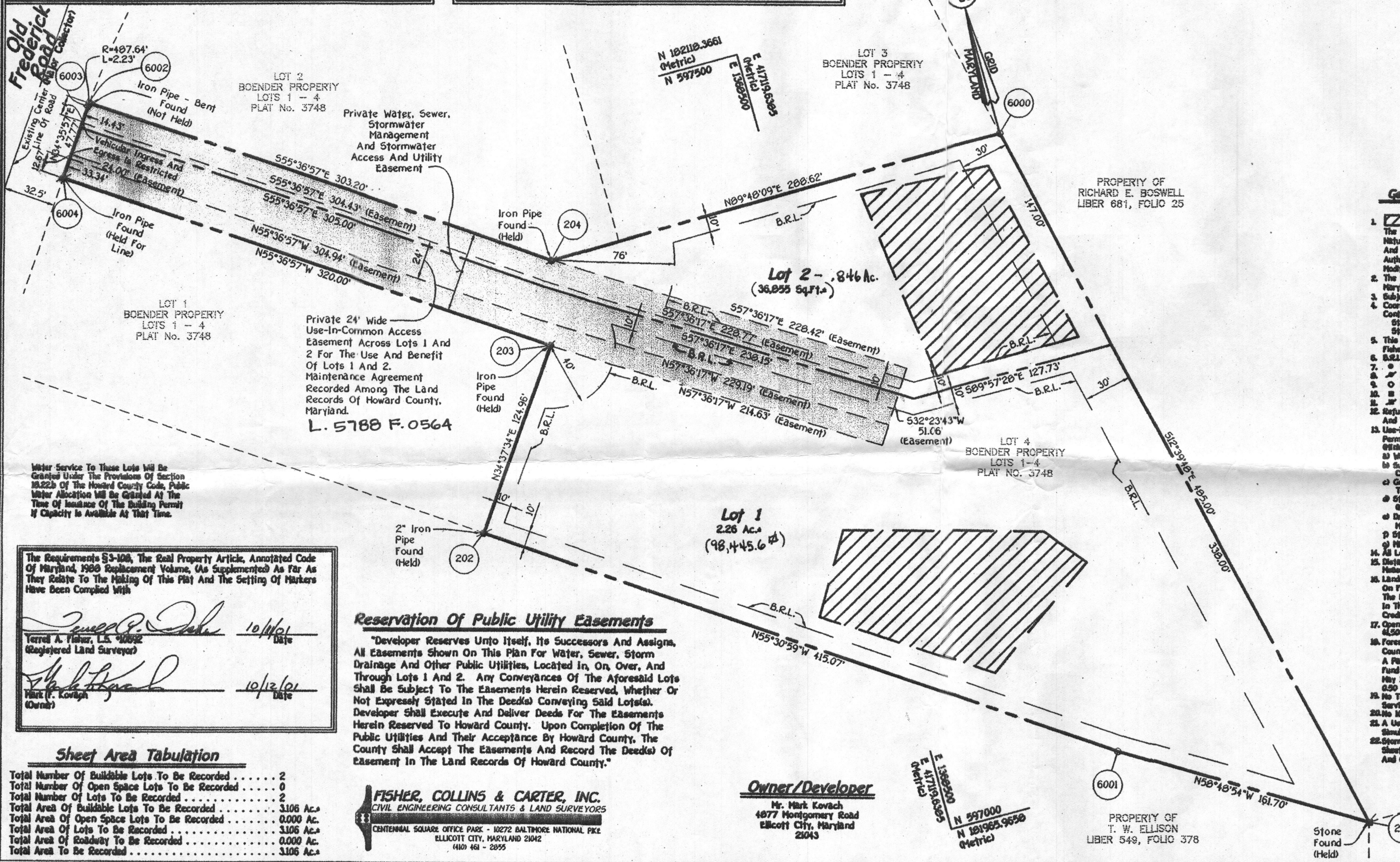
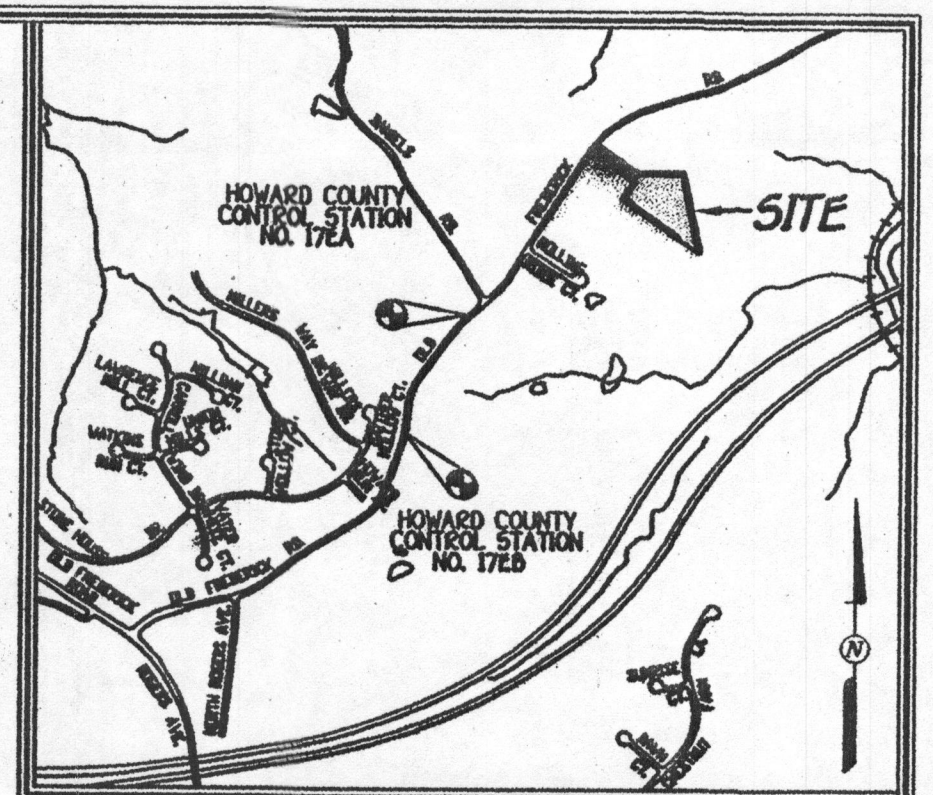
Boender Property Lot 4

SCALE 1" = 100'

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
Point	North	East	Point	North	East
202	597254.089803	1368270.197734	202	182043.412508	417049.594606
203	597356.916263	1368341.202110	203	182074.754076	417071.236783
204	597407.568611	1368355.724204	204	182090.192943	417075.663126
206	596935.361610	1368750.668056	206	181946.263960	417196.042498
6000	597408.564194	1368644.347109	6000	182090.496397	417163.635564
6001	597019.090614	1368612.334682	6001	181971.784612	417153.878157
6002	597578.797422	1368105.502434	6002	182142.383590	416999.395377
6003	597576.954310	1368104.241127	6003	182141.821808	416999.010930
6004	597537.832687	1368077.115810	6004	182129.836553	416990.743117

Minimum Lot Size Chart			
LOT No.	GROSS AREA	FLAG OR PIPESTEM AREA	MINIMUM LOT SIZE
1	2.26 Ac.	10,665 Sq.Ft.	2.02 Ac. (8,749 Sq.Ft.)
2	36.855 Sq.Ft.	5,332 Sq.Ft.	31,523 Sq.Ft.

Curve Data Tabulation					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING & DISTANCE
6003-6002	487.64'	2.23'	00°15'45"	112'	N34°23'07"E 2.23'



- Vicinity Map**
SCALE: 1" = 1200'
- General Notes**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage 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 Easement Shall Not Be Necessary.
 - The Lots Shown Hereon Conform With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned R-20 Per 10/15/93 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 83 - Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. H.C.M. 176A And No. H.C.M. 176B.
Sta. H.C.M. 176A N 18050.5725 (Station) E 413772.7247 (Station)
Sta. H.C.M. 176B N 18099.8448 (Station) E 413227.8979 (Station)
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 2001, By Fisher, Collins And Carter, Inc.
 - B.S.L. Denotes Building Restriction Line.
 - Denotes Iron Pipe Set Capped T.C.C. 100'.
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Right-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate T.C.C. 100'.
 - Denotes Concrete Monument Or Stone Marker.
 - Surface Collection, Snow Removal And Solid Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
 - Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles For The Following Minimum Requirements:
a) Width - 12 Feet 6" Feet Serving More Than One Residence
b) Surface - 2" 87" Thickness Of Compacted Crusher Run Base With Tar And Chip Coating, 4 - 1/2" Minimum
c) Geometry - Maximum 2% Grade, Maximum 1% Grade Change And 45-Foot Turning Radius
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons
e) Slopes - Loading
f) Drainage Elements - Capable Of Safely Flooding 100 Year Flood With No More Than One Foot Depth Over Surface
g) Structure Clearances - Minimum 12 Feet
h) Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less 64.
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurements.
 - Landscape For Lots 1 And 2 Is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 18.225 Of The Howard County Code And The Landscape Manual. Surety For 25 Perimeter Evergreen Trees To Be Located On Lot 1 In The Amount Of \$1,000.00 Shall Be Posted With The Grading Permit Application. Lot 2 Is Credited With Existing Vegetation And Will Require No Landscaping.
 - Open Space Requirements Will Be Provided By Payment Of A Fee In Lieu In The Amount Of \$1,000.00.
 - Forest Conservation Obligations In Accordance With Section 18.202 Of The Howard County Code And Forest Conservation Manual For This Site Shall Be Fulfilled Through A Payment Of Fee-In-Lieu In The Amount Of \$60,454.40 To The Forest Conservation Fund For 0.80 Acres Of Required Reforestation. In Accordance With DPZ Policy Dated May 11, 1999 For Residential Lots Greater Than 60,000 Square Feet, A Retention Credit Of 0.50 Acres Of Existing Forest Located On Lot 1 Has Been Taken.
 - No Tidal Wetlands Exist On Site Based On A Site Evaluation By Midman Environmental Services During December, 2000.
 - No 100 Year Flood plain Exists On Lots 1 And 2.
 - A Use-In-Common Driveway Maintenance Agreement For Lots 1 And 2 Shall Be Recorded Simultaneously In The Land Record Office Of Howard County With This Plat.
 - Sewerage Management Obligations For This Subdivision Shall Be Met Through Use Of Sheet Flow To Buffer Credit And Surface Sand Filter For Required Water Quality Volume And Groundwater Recharge Volume, And Shall Be Privately Owned And Maintained.

The Requirements 53-108, The Real Property Article, Annotated Code Of Maryland, 1988 Supplement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 10/11/01
Terrell A. Fisher, L.S. #1082
(Registered Land Surveyor)

Mark F. Kovach 10/12/01
Mark F. Kovach
(Owner)

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

Sheet Area Tabulation

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Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	3.106 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	3.106 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	3.106 Ac.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2955

Owner/Developer
Mr. Mark Kovach
4877 Montgomery Road
Ellicott City, Maryland
21043

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

Dina M. Mataryuk 11/5/01
Howard County Health Officer *MR* Date

APPROVED: Howard County Department Of Planning And Zoning.

John P. ... 11/9/01
Chief, Development Engineering Division *CE* Date

... 11/9/01
Director *BS* Date

OWNER'S CERTIFICATE

Mark F. Kovach, Owner Of The Property Shown And Described Hereon, Hereby Adopts This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 12th Day Of October, 2001.

Mark F. Kovach
Mark F. Kovach

Earl ...
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Samuel F. Papiakus and Franca P. Papiakus to Mark F. Kovach by deed dated November 29, 2000 and recorded among the land records of Howard County, Maryland in Liber No. 5275 at folio 211, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended, and monumentation is in accordance with the Howard County subdivision regulations.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date 10/11/01

RECORDED AS PLAT No. 15088 ON 11/15/01
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

The Woods At Patapsco Rim
Lots 1 And 2
(A Resubdivision Of Lot 4, Boender Property,
Plat No. 3748)

Zoned R-20

Tax Map: 18 Grid 7 Parcel 349
Second Election District Howard County, Maryland

Scale 1" = 50'
Date: October 11, 2001
Sheet 1 of 1
F01-150

9/21/2000

Boender Property
Old Frederick Road

TM 18 6D 7 Pnl 349 Lot 4

Request the VARIANCE Letter for ~~the~~ SEPTIC AREA for this 3 Acre lot which county gave the owner due to neighbor's wall too close to ORIGINAL SEPTIC AREA AS designed by Boender.

SAMUEL F. PAPLAACHAS
6464 MONTGOMERY RD.
ELK RIDGE, MD. 21075
(410) 796-5482

9/28/00

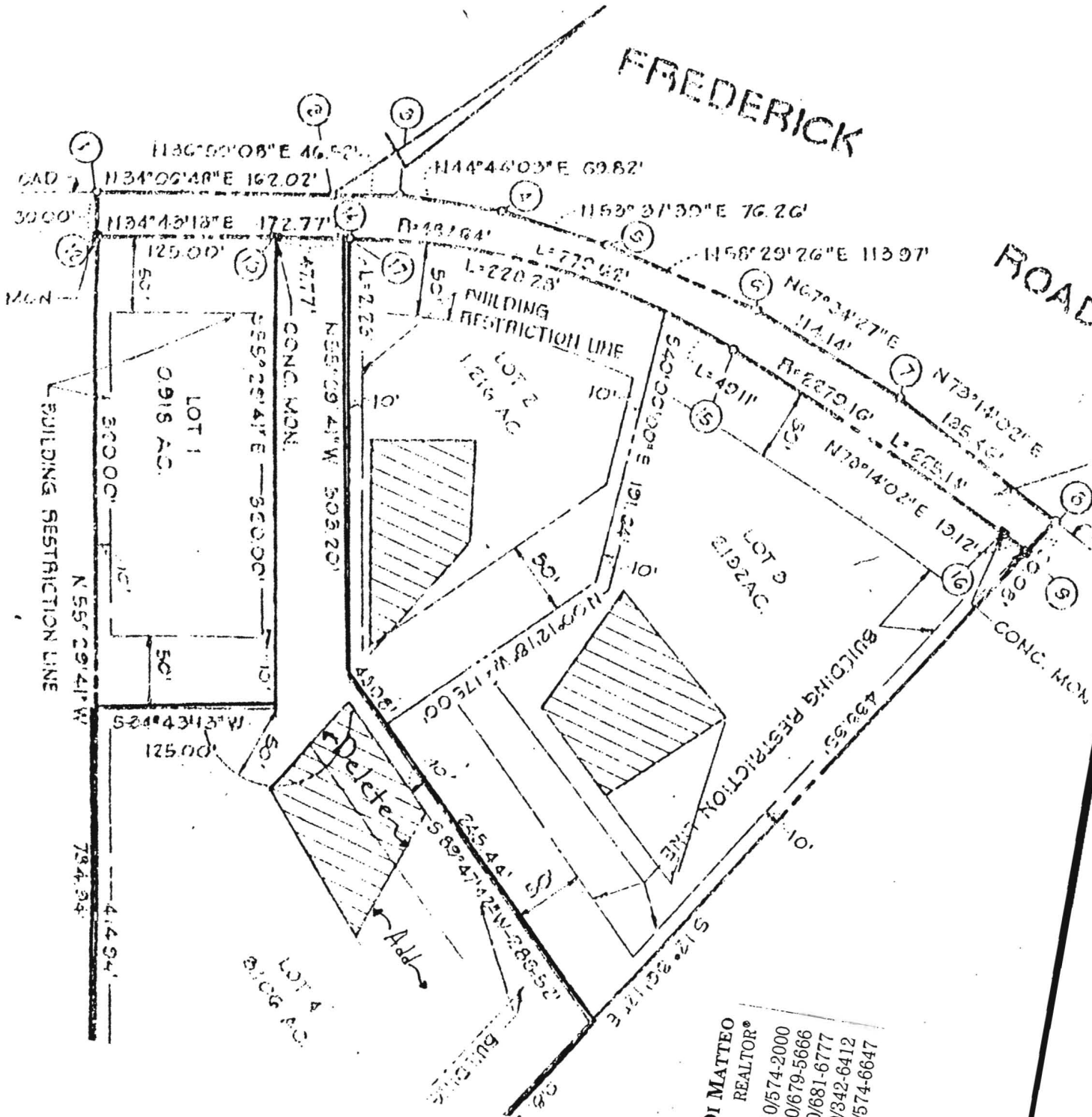
(MD)

COPY GIVEN TO MR. KOVACH
FOR DELIVERY

OLD

FREDERICK ROAD

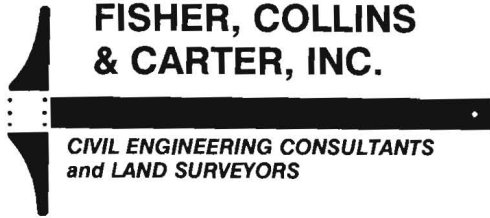
ROAD



W. ELLISON
9/3/79

LOT 2/10

E DI MATTEO
 REALTOR®
 ce: 410/574-2000
 ce: 410/679-5666
 ee: 800/681-6777
 ne: 410/342-6412
 fx: 410/574-6647



**FISHER, COLLINS
& CARTER, INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS

Terrell A. Fisher, P.E., L.S.
Earl D. Collins, P.E.
Ronald B. Carter, L.S.
Charles J. Crovo, Sr., P.E., L.S.

Transmittal

Via: Fax Mail Messenger E-Mail To Be Picked Up
 Fax (original to follow via U.S. Mail)

To: Howard County Health Department Water and Sewerage Program	Attn: Mrs. Donna K. Clark, R.S. Fax: 410-313-2640 Phone: 410-313-2648
---	--

From: Michael J. McCann	CC: file
--------------------------------	-----------------

Re: The Woods at Patapsco Rim	W.O.# 30729
Date: 12-19-2000	Pages: 1 Page(s) including this cover

We are forwarding:	<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input checked="" type="checkbox"/> For your use	<input checked="" type="checkbox"/> As requested	<input type="checkbox"/> For Review & Comment	

Remarks:

Kim,

In accordance with our telephone conversation of yesterday afternoon, we have revised the Perc Certification Plan for the above-referenced project.

For your use and further review, we are forwarding two copies of this plan. We will submit the signed original mylar

Please contact me if you have any questions or require additional information.

Sincerley,

Sorry about the great quality paper.

CONFIDENTIALITY NOTICE

This transmission contains confidential information which may be legally privileged, and is intended only for the use of the individual named above. If you are not the intended recipient, you are hereby notified that any distribution (except to the intended recipient), copying, or disclosure of this transmission is strictly prohibited.

MLS#: HW3012707

Short Listing

OLD FREDERICK, ELLICOTT CITY, MD 21043

LIST PRICE: \$150,000

Contract Date:

STATUS: ACTIVE

Classification: Lot-Land

Ownership: Fee Simple, Sale

List Type: Excl. Right

Legal Sub:

HOA FEE: \$0 /mo pd None

Old Map: 12 F 2

Adv Sub: HOLLIFIELD

Other Fee: /mo pd

TAXES: \$1,380

TBM Map: 769 C 4

Lot- SF: 135036

Lot/Block/Square:

Tax Year: 1998

Area: N/A

Lot- Acres: 3.10

Liber/Folio: /

Tax ID#: 262355

Zoning: R-20

Road Frontage:

Roads:

Development Status: Plat Recorded

Building Permits: No Building Permits

Present Use: Residential

Perc Type:

#Perc Sites:

#Bedroom Perc:

Heat: Other

Water: Other

Cool:

Sewer/Septic: Other

EXTERIOR: , Loam

REMARKS: build your dream home on this beautiful 3+ acre wooded lot. The lot backs on to state park, and is located in a convenient yet secluded area.

DIRECTIONS: FROM RT 29, TAKE RT 99E (ROGERS AVE) THEN TO LEFT ON OLD FREDERICK RD ABOUT 1 MILE ON RIGHT BETWEEN 8403 AND 8421.

Broker: LONG & FOSTER REAL ESTATE, INC.

Brkr Code: LNG116

Brkr Office: (410)682-4444

Listing Agent: JOE DIMATTEO

Agt Office: (410)682-4444

Home: (410)342-1236

Pager:

Cell:

Show Instructions: Show Anytime

Owner: XXXXX XXXXX

H: (000)000-0000

O: (000)000-0000

List Date: 23-JUL-1999

Orig Price: \$165,000

DOM-MLS: 284

SubComp: 1

Dual: Y

Update Date: 18-JAN-2000

Prior Price: \$0

DOM-PROP: 284

BuyComp: 1

DesR:

Update Type: Price

Add'l: 1000

VarC: N

Disclosures: Agt/Rel to Own

Possession: Immediate

Cur Finance Type:

Cur 1st Trust Bal:

New Finance Types:

Ownr Finance:

HOA Fee Includes:

HOA Community Amenities:

HOA Rules:

Wtr Access: N

Wtr View: N

Wtrfront: N

Dock Conveys: N