

APPLICATION

PERCOLATION TESTING

A 519083

P _____

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

DISTRICT _____

DATE 8/12/03

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 ANDREW & CHRISTINE FOETRKOLB

ADDRESS 8525 OLD FREDERICK RD, ELLICOTT CITY, MD
PHONE 21043

AGENT OR PROSPECTIVE BUYER MILDENBERG, BOENDER & ASSOC, INC.

ADDRESS 5072 DORSEY HALL DR, SUITE 202, ELLICOTT CITY, MD 21042
PHONE (410) 997-0296

PROPERTY LOCATION:

SUBDIVISION KEFAUVER PROPERTY LOT NO. AS OF 3/16/04 LOT #5 (FA)

ROAD AND DESCRIPTION APPROX. FEET NORTHEAST OF INTERSECTION OF HOWARD RUN DRIVE & OLD FREDERICK ROAD ALONG SOUTHEAST SIDE OF OLD FREDERICK ROAD

TAX MAP 18 PARCEL # 371

SIZE OF LOT 44,566 SQ FT TYPE BLDG. SFD
(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.

Stephane Demchik
(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

A/P 24

Brown
Loam
Red Brick

6"
3'

Brown
Loam
Lumpy
Erd
w/ 50%
Stony
Grass

8'

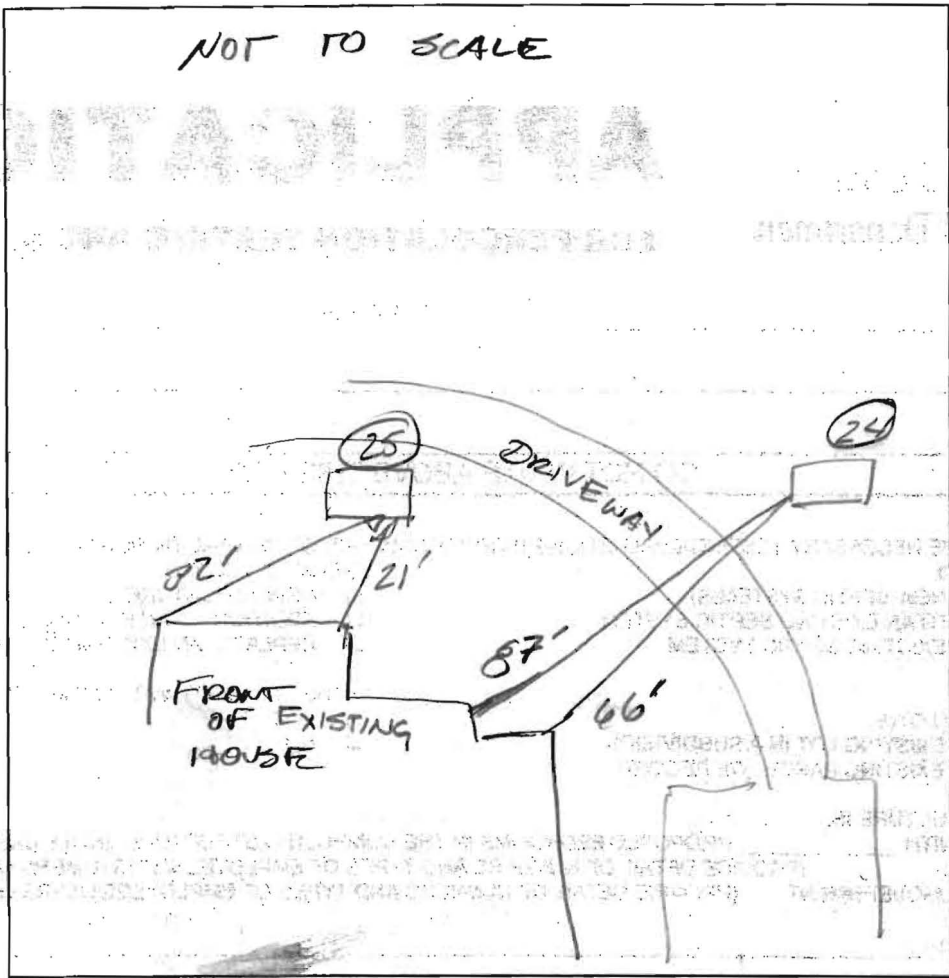
Brown
Loam

8"

Grey
loamy
Erd
w/ small
degraded
Grass
10-50%
clay
clay
Grass

8 1/2'

19'



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H	
12/11/03	24	NOT TESTED	CANNOT PROVIDE ADEQUATE 4" BUFFER					
	25	4' / 8 1/2'	47:30 / 10	48:10 / 10	49:30 / 10	1min	F	
		REPAIR	51:18 / 10	53:10 / 10	10 / 1053	1min	F	
	10	NOT DUG / NOT TESTED						
	19	ACCORDING TO SKIN & OWNERS BOTTOM @ 1 1/2' / 3'						F
	20	HARD BOTTOM @ 5'						F
	25	HARD BOTTOM TO 11 1/2' NO ROCK / SAND TO THE BOTTOM						F
	22	NOT DUG / NOT TESTED						

REMARKS _____

SANITARIAN FA BACKHOE SKIP OTHERS SKIP - Fyock CHRISTINE FOERKOUS

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

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

APPLICATION

PERCOLATION TESTING

A 519665

P _____

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

DISTRICT _____

DATE 11/18/03

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 ANDREW & CHRISTINE FOETRKOLB

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PHONE _____

AGENT OR PROSPECTIVE BUYER MILDENBERG, BOENDER & ASSOC, INC.

ADDRESS 5072 DORSEY HALL DR, SUITE 202, ELLICOTT CITY, MD 21042
PHONE (410) 997-0296

PROPERTY LOCATION:

SUBDIVISION KEFAUVER PROPERTY LOT NO. LOT 64 (REVISED)

ROAD AND DESCRIPTION APPROX. FEET NORTHEAST OF INTERSECTION OF

HOWARD RUN DRIVE & OLD FREDERICK ROAD ALONG SOUTHEAST SIDE OF
OLD FREDERICK ROAD

TAX MAP 18 PARCEL # 371

SIZE OF LOT 139,456 SQ FT TYPE BLDG. SFD
OR 3.20 ACRES (SINGLE FAMILY DWELLING OR COMMERCIAL)

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(SIGNATURE OF APPLICANT)

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DISAPPROVED BY _____ FOR _____ DATE _____

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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

AVP 24

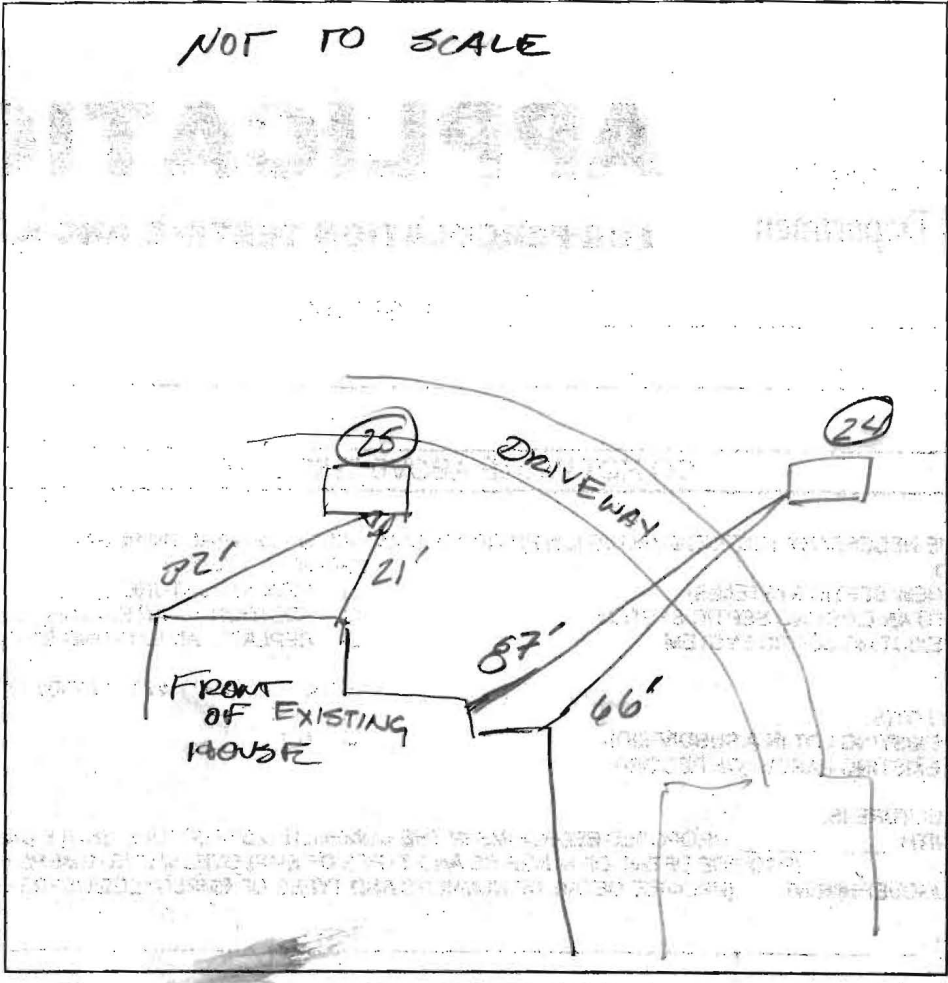
Brown loam
6"

Brown loam
3"

Loamy sand
of 50%
Stony
Gravel
8"

Brown loam
8"

Grey loam
sand
40-60%
100%

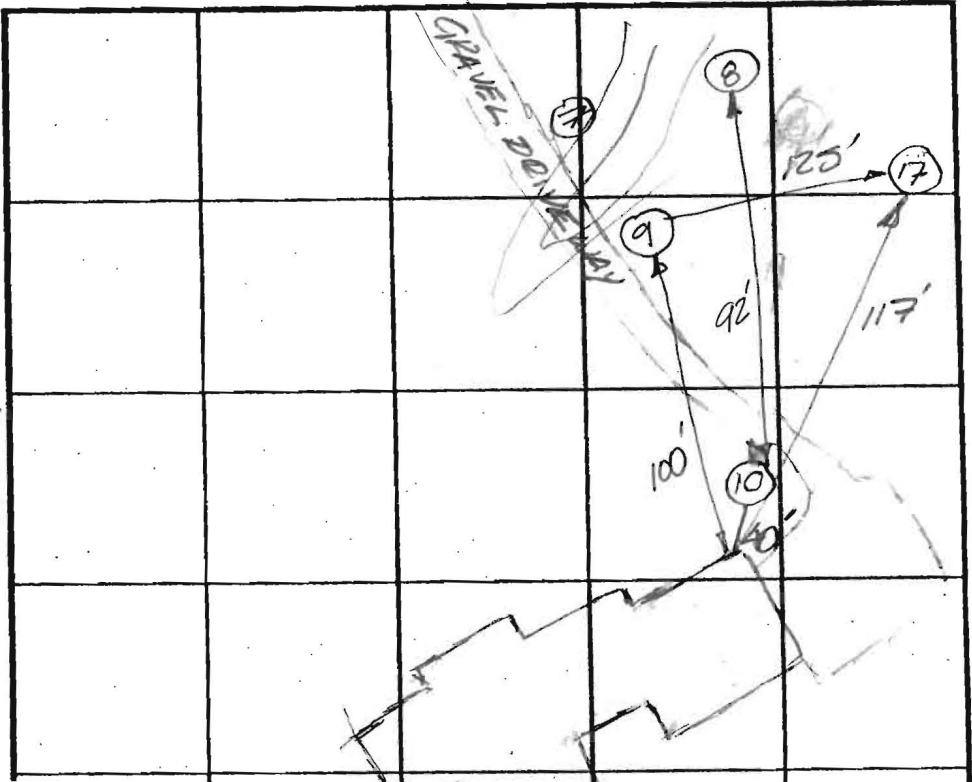


DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
12/1/60	24						

COUNTY #

SOL PROFILE

10
Brown loam
1"
Yellow Brown
3-5 Clay
loam
20-30%
Charity
Gravel
5-10
Fraggs
52
Red
Brown
5-10 loam
15-25%
Charity
Fraggs
10"
HARD
BOTTOM



SOL PROFILE

17
Brown loam
3"
Yellow
Brown
3-5 Clay
loam
3"
Brown
5-10 loam
10-20%
Charity
Gravel
6"
HARD
BOTTOM

APPLICATION

FA

PERCOLATION TESTING

A 519665

P _____

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

DISTRICT _____

DATE 11/18/03

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

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PROPERTY OWNER ANDREW & CHRISTINE FOETHKOLB

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PHONE _____

AGENT OR PROSPECTIVE BUYER MILDENBERG, BOENDER & ASSOC, INC.

ADDRESS 5072 DORSEY HALL DR, SUITE 202
PHONE (410) 997-0296
ELLICOTT CITY, MD 21042

PROPERTY LOCATION:
SUBDIVISION KEFAUVER PROPERTY
LOT NO. LOT 64 (REVISED)

ROAD AND DESCRIPTION Approx. FEET NORTHEAST OF INTERSECTION OF
HOWARD RUN DRIVE & OLD FREDERICK ROAD ALONG SOUTHEAST SIDE OF
OLD FREDERICK ROAD

TAX MAP 18 PARCEL # 371

SIZE OF LOT 139,456 SQ FT TYPE BLDG. SFD
OR 3.20 ACRES (SINGLE FAMILY DWELLING OR COMMERCIAL)

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Stephane Demchik
(SIGNATURE OF APPLICANT)

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DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

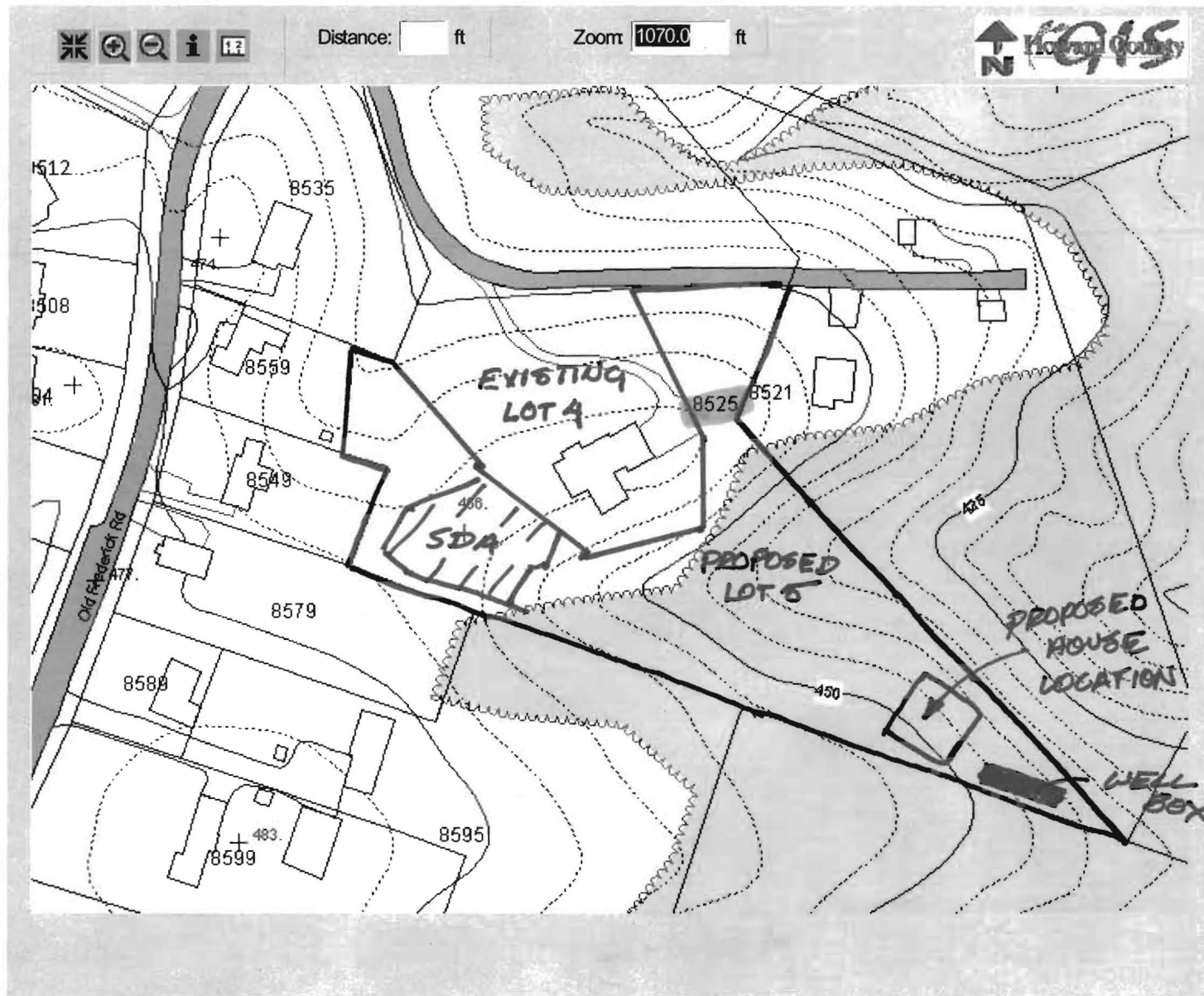
PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

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

THIS IS NOT A PERMIT

KEFAUYER SUBDIVISION TO CREATE LOT 5 8525 OLD FREDERICK RD

- Help Me ?
- Map Reset
- Zoom Fit
- Find Location
- Remove Pin
- Layer Control
- Image Control
- Theme Map
- Local Print
- Print Layout
- Email Map
- Map Exit



Map Layer

- Count Line
- Prop Line
- Stre Maj
- Stre Min
- Por Lak
- Tre Lin
- Fer
- Rai
- 400
- + 401
- Well
- Box

Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this map or the information contained herein or derived therefrom. The buyer and/or user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this map.

PERC CERT FOR LOT 5 SIGNED ON
3/16/04 FA

8525 OLD FREDERICK RD (NOT TO SCALE)

COUNTY #

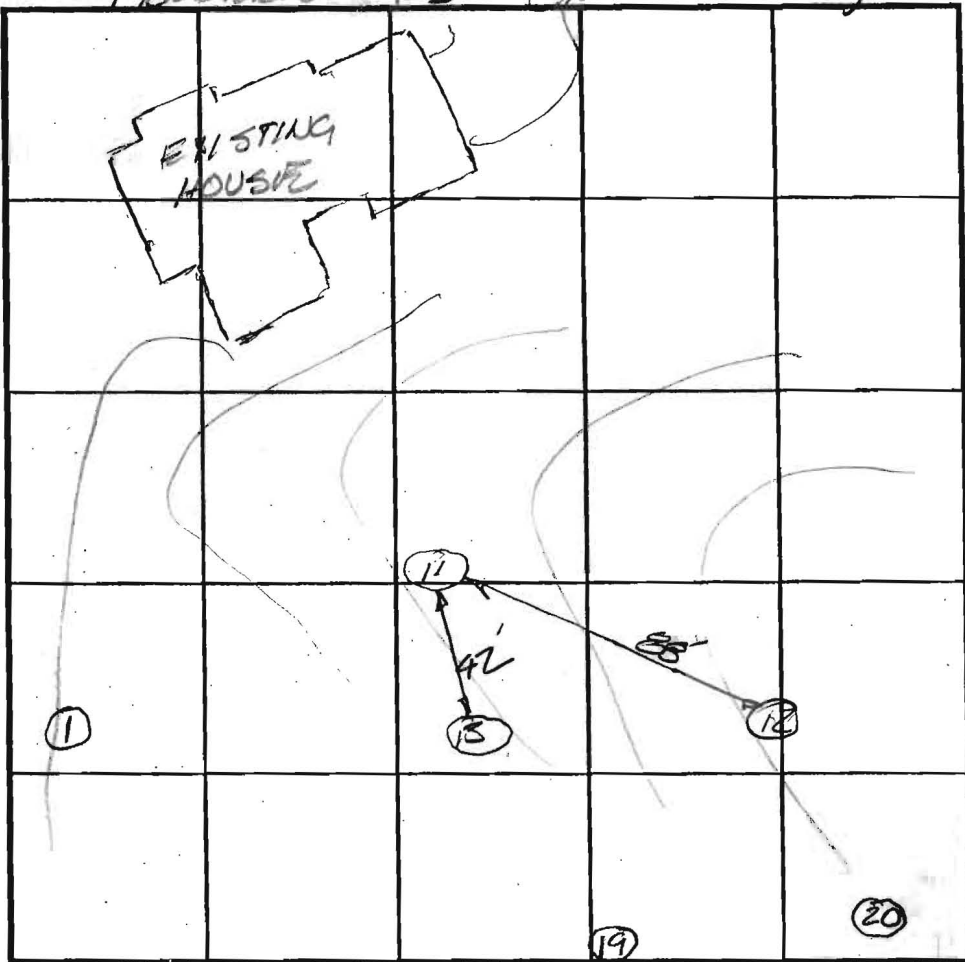
SOIL PROFILE

0' 13
Brown Loam 8"
Brown Clay Loam 3'
Wet Brown Loamy Sand w/ nothing
WATER 7 1/2" 9 1/2"

11
Brown Loam 8"
Brown Clay Loam w/ nothing

WATER 2 1/2" 4 1/2"

12
Brown Loam 1'
Brown Clay Loam 4 1/2"
Loamy Sand w/ 75% clay
Clayey to stony quicksand



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	
10/20/03	13	NOT TESTED; NO ADEQUATE 4" BUFFER TO WATER TABLE					F
	11	NOT TESTED; WATER TABLE VERY SHALLOW @ 2 1/2'					F
	12	NOT TESTED; ROCK IN HOLE 75%					F
	1	4 1/2' 1 1/2'	2:10	2:35	1/2" in 25mm		F
12/11/03	19	ACCORDING TO TRIP (BACKHOLE PROBABLY) @ BOWELL ROCK BOTTOM @ 6 1/2'					F
12/11/03	20	HARD BOTTOM @ 5'					F

REMARKS _____
 TYPE OF SOIL _____
 TESTED BY FA ALSO PRESENT DREW CHRISTINE FOHRKOLD
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____
 INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____

APPLICATION

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

DISTRICT _____

DATE 8/12/03

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

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PROPERTY OWNER ANDREW & CHRISTINE FOETHKOLB

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AGENT OR PROSPECTIVE BUYER MILDENBERG, BOENDER & ASSOC, INC.

ADDRESS 5072 DORSEY HALL DR, SUITE 202 PHONE (410) 997-0296
ELLICOTT CITY, MD 21042

PROPERTY LOCATION:
SUBDIVISION KEFAVER PROPERTY LOT NO. AS OF 3/16/04 LOT 65 (FA)

ROAD AND DESCRIPTION APPROX. FEET NORTHEAST OF INTERSECTION OF
HOWARD RUN DRIVE & OLD FREDERICK ROAD ALONG SOUTHEAST SIDE OF
OLD FREDERICK ROAD

TAX MAP 18 PARCEL # 371

SIZE OF LOT 146,375 SQ FT TYPE BLDG. SFD
(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.

Stephane Demchik
(SIGNATURE OF APPLICANT)

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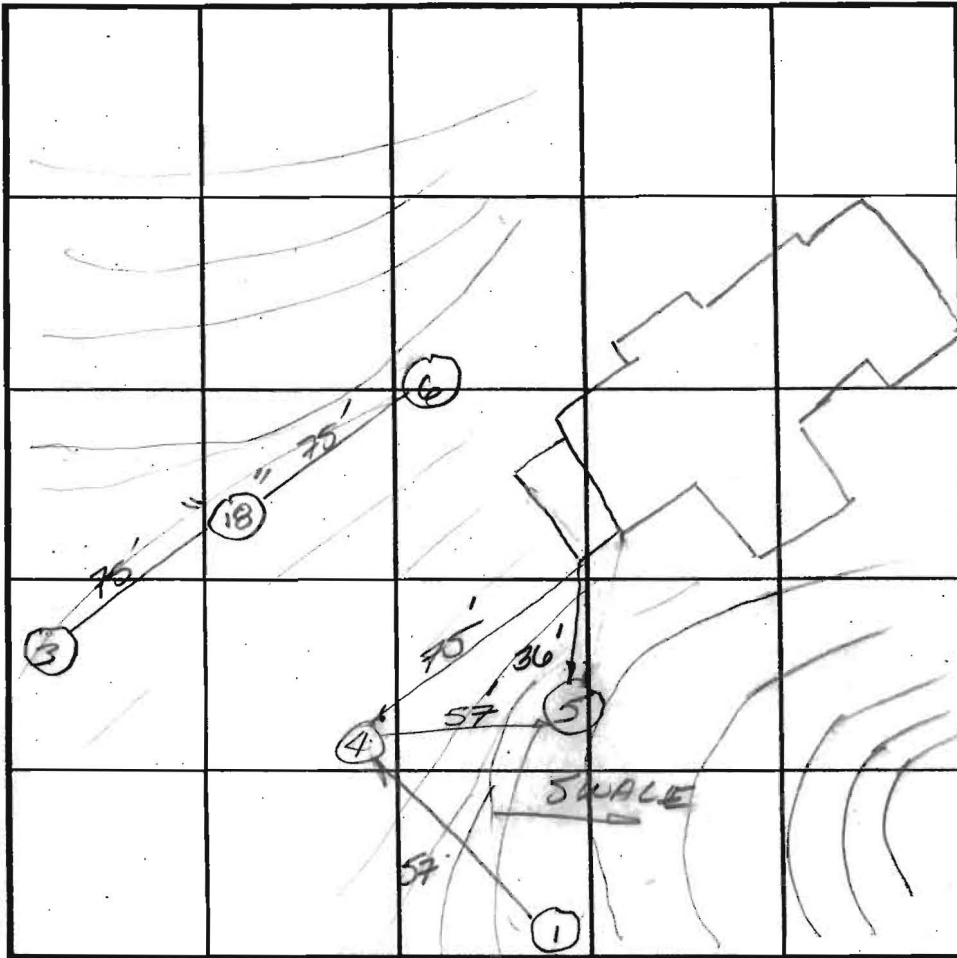
COUNTY #

SOIL PROFILE

0' **5**
 Brown Loam
 8"
 Brown Clay Loam
 2'
 Brown Solum
 15% Cobble
 Quartz
 10'

1
 Brown Loam
 6"
 Heavy Brown Clay Loam
 6 1/2'
 Brown Yellow Brown Solum
 1 1/2'

4
 Brown Loam
 8"
 Brown Yellow Brown Solum
 3 1/2'
 Brown Solum
 5-10% Cobble
 Quartz
 12'



SOIL PROFILE

0' **3**
 Brown Loam
 1'
 Brown Solum
 ↓
 Solum
 5-10% Cobble
 Quartz
 Deeper
 Grises

6
 Brown Loam
 8"
 Brown Clay Loam
 2 1/2'
 Brown Solum
 13'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
10/20/03	1	4 1/2" / 11 1/2"	2:10	2:35	2:42	2:44	2 min
	4	4" / 12"	2:39	2:42	2:42	2:44	2 min
	5	4" / 10"	2:25	2:27	2:27	2:30	3 min
	3	4" / 12 1/2"	3:28	3:33	3:33	3:42	9 min
	"18"	4" / 11"	3:49	3:53	3:53	3:59	6 min
	6	4" / 12"	4:07	4:15	4:15	4:25	10 min

REMARKS _____
 TYPE OF SOIL _____ **ANDREW CHRISTINE**
 TESTED BY _____ ALSO PRESENT **FOENKOLIS**
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____
 INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____

APPLICATION

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ADDRESS 5072 DORSEY HALL DR, SUITE 202 PHONE (410) 997-0296
ELLICOTT CITY, MD 21042

PROPERTY LOCATION:

SUBDIVISION KEFAUER PROPERTY AS OF 3/16/04 FA
LOT NO. 54

ROAD AND DESCRIPTION APPROX. FEET NORTHEAST OF INTERSECTION OF
HOWARD RUN DRIVE & OLD FREDERICK ROAD ALONG SOUTHEAST SIDE OF
OLD FREDERICK ROAD

TAX MAP 18 PARCEL # 371

SIZE OF LOT 45,744 SQ. FT. TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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Stephanie Demchik
(SIGNATURE OF APPLICANT)

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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

September 2, 2004

Ms. Marsha McLaughlin, Director
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

HEALTH

RE: Kefauver Property, Lots 4 & 5 *WR05-020*
Waiver Petition

Dear Ms. McLaughlin :

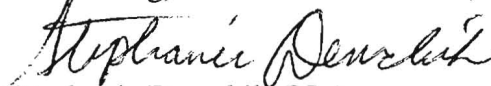
On behalf of our clients, Andrew and Christine Foehrkolb, and in accordance with Section 16.104 of Howard County's Subdivision and Land Development Regulations, we are requesting a waiver to the requirements stipulated within Section 16.120(b)(4), which states that residential lots shall be designed to be usable in terms of (i) regular, generally rectangular lot shape, (ii) lot dimensions generally not exceeding a 3:1 lot depth to lot width ratio, and (iii) not being encumbered by environmentally sensitive features (forest conservation easement for reforestation).

We are enclosing the following package for your review and approval:

1. Fourteen (14) copies of the completed Waiver Petition Application.
2. Fourteen (14) copies of the previously submitted Supplemental, Landscape, & Forest Conservation Plan and recently submitted Supplemental, Landscape, & Forest Conservation Plan, which will act as the waiver exhibits.
3. Two (2) sets of photographs of the house.
4. Check made payable to the *Director of Finance* for the applicable fee.

Thank you for your time and effort. Should you have any questions or comments concerning this matter, please do not hesitate to call.

Very truly yours,
Mildenberg, Boender & Associates, Inc.


Stephanie Demchik, RLA
Project Manager

cc: Andrew and Christine Foehrkolb, w/enc.
sjd

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: AUG. 9, 2004

DPZ File No. F-04-1261

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator
- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC
- MD Aviation Administration
- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

REVISED
8/9/04

RE: KEFAUVER PROP., LOTS 4 & 5

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	_____	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	_____	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	_____	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	_____	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	_____	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	_____	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	_____	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	_____	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____	<input checked="" type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	_____	<input checked="" type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	_____	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	_____	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	_____	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	_____	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	_____	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary
		<input checked="" type="checkbox"/> CULVERT
		<input type="checkbox"/> Recorded

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 8/9/04

COMMENTS: 8/26/04 Wells have not been drilled as of this date. Well must be drilled prior to signature. SRC/Comments Due By: 8/25/04

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

DPZ STAFF INITIALS DJ

Signed
perc Cert

N 10° 55' E 47.50'

MIC3
MID3

N 33° 30' 00" E 356.00'

MONAS
203/425

COOK
1579/255

WILKERSON
204/528

SEPTIC TANK
& CLEANOUT

CLUSTER
1233/437
PARCEL 1

FOSS
WELL

S 26° 21' W
99.00'

CH B2
S 10° 55' W

MIC3

LOT 1
6.7 AC.

CLUSTER
1233/437
PARCEL 2

BARTOLOMEO
050/305

MIB2
Br B2

MID3

MIB2

MIC3

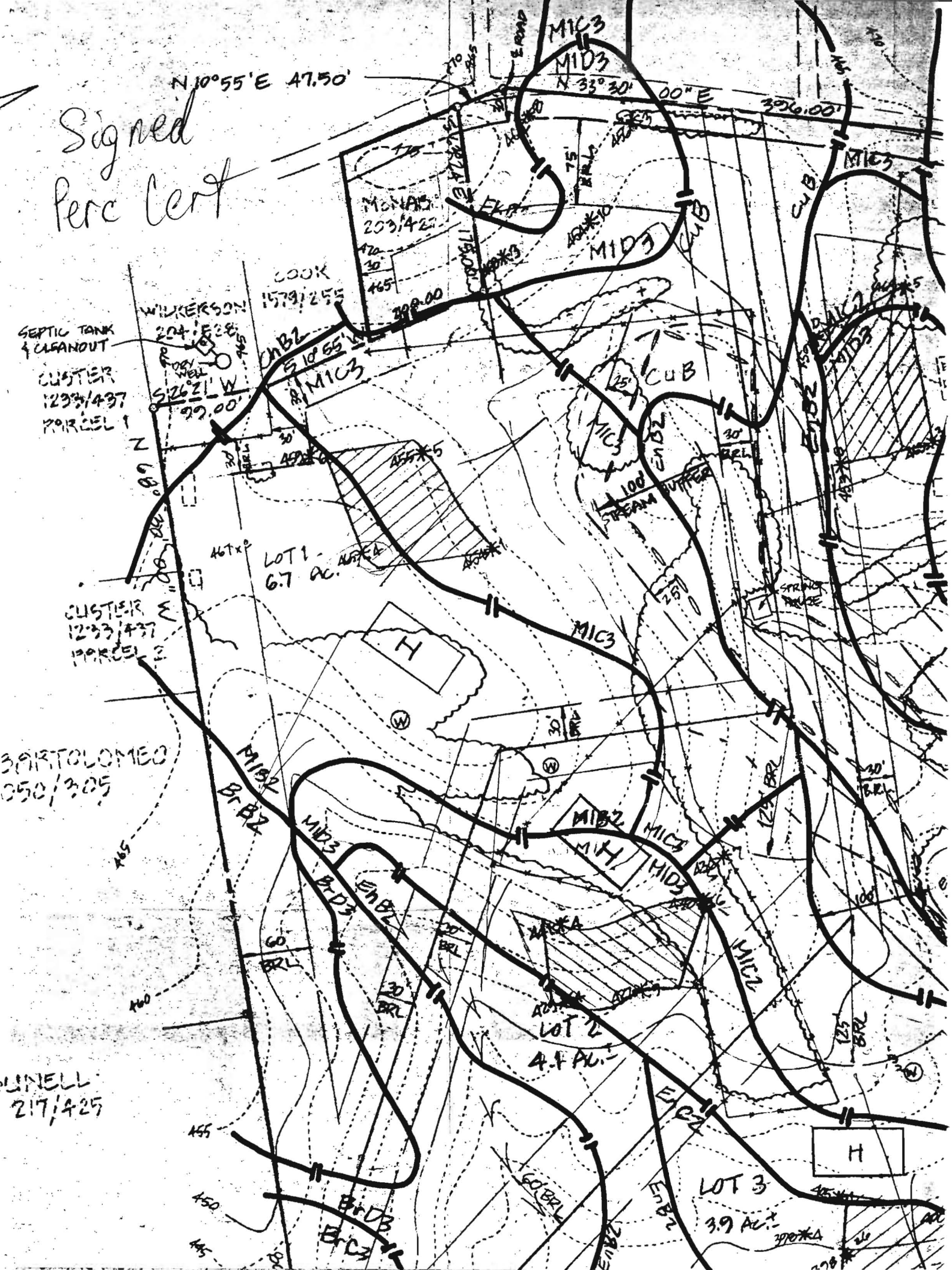
MID3

LOT 2
4.1 AC.

LINELL
217/425

LOT 3
3.9 AC.

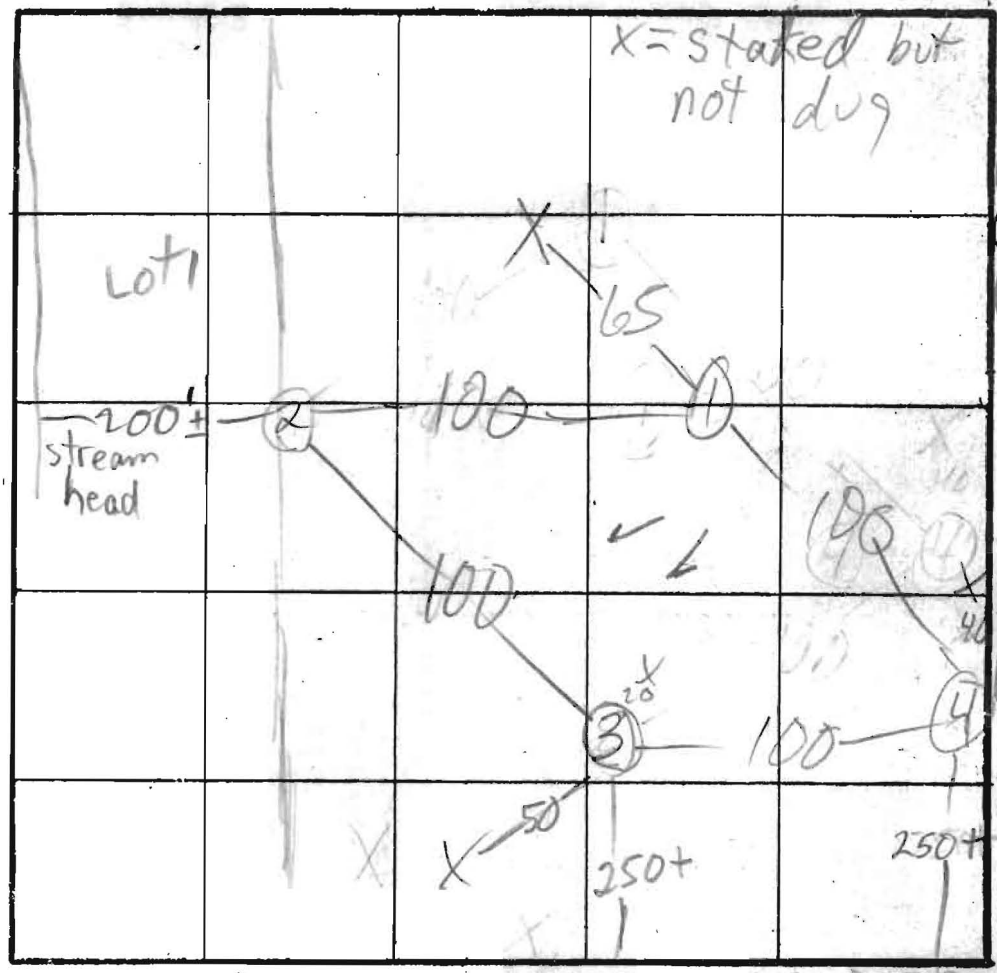
H



A45094
Lot 2

①+②
SOIL PROFILE

med. brn clay loam
2 1/2 - 3
med brn + H. org/yel sand loam
12
HARD BOTTOM
10% frags



① HI
④ MED HI
③ MED HI
② LO

X = 12
210# BR
Inlet 3 1/2
Bottom 5'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

OLD FRED. RD

③+④

org + yellow clay loam
1 1/2
med brn sand loam
25-35% saprolite + other frags
9
HARD BOTTOM

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/28/79	1 H	3 1/2	10:58	11:10	11:10	11:35	25
	1 V	7 1/2	10:58	11:03	11:03	11:15	12
	2 S	3					
	2 V	11	see profile				
	3 S	3	10:59	11:03	11:03	11:08	5
	3 V	11	sim to ①	15-20% frags clay to 2'			
	4 S	2 1/2	11:10	11:12	11:12	11:18	6
	4 V	9 1/2	see profile				
	4 V	9 1/2	OK	15% frags	hard bottom		

REMARKS SHALLOW ONLY - HOLES ①+② PER PLAT

TYPE OF SOIL _____
TESTED BY M. Riskin ALSO PRESENT OK Jr. owner, eng'r

11-28-89
10:00am

APPLICATION

PERCOLATION TESTING

A 45094

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 461-9933

DISTRICT _____

DATE 10/19/89

1. Locate wells & septic
on adjacent lots

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER EMERSON KEFAUVER

ADDRESS 1841 WOODSTOCK RD, WOODSTOCK, MD 21163 PHONE 465-1416

PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION KEFAUVER PROP. LOT NO. 2 Lot 1 Prelim

ROAD AND DESCRIPTION SOUTH SIDE ^{P525} OLD FREDERICK RD @ DANIELS RD

TAX MAP 18 PARCEL # 19

SIZE OF LOT 3.8 Ac. TYPE BLDG. SINGLE FAMILY
(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.

Emerson N Kefauver
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING HOLD FOR PLAT-PERC OK MR 12/1/89

BLDG. PERMIT SIGNED
AND RETURNED 12/01/89
Serial # 46300-SFD-
4 Bedroom

THIS IS NOT A PERMIT

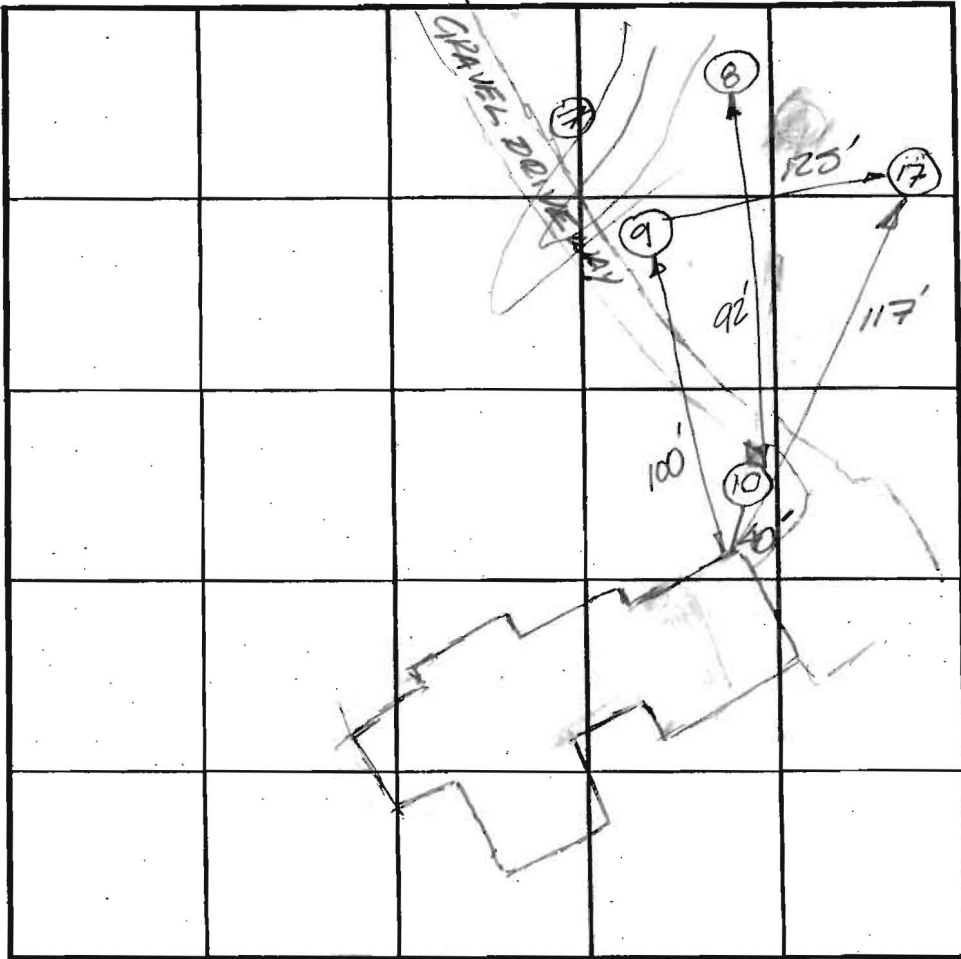
COUNTY #

SOIL PROFILE

10
 0'
 DK Brown
 Loam
 Yellow
 Brown
 5-2 Clay
 Loam
 20-30%
 Charly
 Gneiss
 5-10"
 Frags
 5 1/2
 Red/
 Brown
 5-10"
 Loam
 15-25%
 Charly
 Frags
 HARD
 BOTTOM
 10'

8
 DK Brown
 Loam
 10'
 Yellow
 Brown
 5-2 Clay
 Loam
 30-40%
 Charly
 Gneiss
 9-10"
 Frags
 3
 Brown/
 Red
 Brown
 5-10"
 Loam
 10-15%
 Charly
 Frags
 5 1/2

9
 Brown
 Loam
 1'
 Brown/
 Yellow
 Brown
 5-2 Clay
 Loam
 4 1/2
 Brown/
 Yellow
 Brown
 5-10"
 Loam
 20-30%
 Charly
 Gneiss
 10'



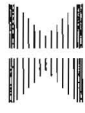
SOIL PROFILE

17
 0'
 Brown
 Loam
 3"
 Yellow
 Brown
 5-2 Clay
 Loam
 3'
 Brown
 5-10"
 Loam
 10-20%
 Charly
 Gneiss
 HARD
 BOTTOM
 6'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME		
			START	STOP	START	STOP			
10/20/03	10	6' / 10'	8:44	8:46	8:46	8:49	3min	OK	
	8	NOT TESTED; HARD GNEISS BOTTOM @ 5 1/2 FT.							F
	9	6' / 10'	10:27	10:30	10:30	10:33	3min	OK	
	7	NOT TESTED PER OWNER; JUDGE BETWEEN HOLE #7 & LINE FROM (9) TO (8); & 17 ADDED TO PLAN							
	17	NOT TESTED; HARD GNEISS BOTTOM @ 6'							

REMARKS _____
 TYPE OF SOIL _____
 TESTED BY _____ ALSO PRESENT JOHN CHRISTINE FOEHRLD
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____
 INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____



March 18, 2005

Ms. Cindy Hamilton, Chief
Division of Land Development
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

HEALTH

RE: Kefauver Property, Lots 4 & 5
F-04-161
Revised Final Plan Submission

Dear Ms. Hamilton:

On behalf of our clients, Andrew and Christine Foehrkolb, we are submitting the following revised Final Plan Packages for review and approval :

Division of Land Development

1. Two (2) copies of revised Record Plat.
2. Two (2) copies of revised Supplemental, Landscape, & Forest Conservation Plan.
3. One (1) copy of the revised House Location Survey.
4. One (1) copy of the steep slopes dwg.
5. One (1) copy of the revised Forest Conservation Application and Fee-in-Lieu Request.
6. Copy of the revised submission letter.

Development Engineering Division

1. Two (2) copies of revised Record Plat.
2. Two (2) copies of revised Supplemental, Landscape, & Forest Conservation Plan.
3. Copy of the revised submission letter.

Health Department

1. One (1) copy of revised Record Plat.
2. One (1) copy of revised Supplemental, Landscape, & Forest Conservation Plan.
3. Copy of the revised submission letter.

The following is a point by point response to the comments in your letter dated March 4, 2005 :

Division of Land Development, dated February 23, 2005 :

1. A general note regarding the waiver petition was added to the plat and the supplemental plan.
2. The plat and supplemental drawing were revised to reflect the lot layout approved with the waiver petition and to propose a forest conservation (reforestation & afforestation) easement on Lot 5.
3. A 20 foot wide pipestem and the required zoning setbacks have been proposed for Lots 4 and 5 as requested.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 5/3/04

P&Z File No. F-04-161

Department of Planning and Zoning

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

- 1 Agricultural Preservation
- 4 Development Engineering Division
- Forest Conservation Planner
- 2 File

Agencies

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

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

RE: KEFAUVER PROP, LOTS 4 & 5

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

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<u> </u> Sketch Plan	<u> </u>	<u> </u> Wetlands Report
<u> </u> Prel Equiv Sketch Plan	<u> </u>	<u> </u> Soils/Topo Map/Drain Area Map
<u> </u> Preliminary Plan	<u> </u>	<u> </u> FSD/FCP/Worksheet and Application
<u>22</u> Final Plat	<u>2</u>	<u> </u> Declaration of Intent
<u> </u> Final Constr Plans (RDS)	<u> </u>	<u> </u> Drainage and/or Computation/Pond Safety Comps
<u> </u> Final Development Plan	<u> </u>	<u> </u> Preliminary Road Profiles
<u> </u> Site Development Plan	<u> </u>	<u> </u> APFO Roads Test/Mitigation Plan
<u> </u> Landscape Plan	<u> </u>	<u> </u> Traffic Study/Noise Study
<u> </u> Grading Plan	<u> </u>	<u> </u> Sight Distance Analysis
<u> </u> House Type Revision Plan	<u> </u>	<u> </u> Floodplain Study
<u> </u> Water and Sewer Plan	<u> </u>	<u> </u> Stormwater Management Comps.
<u> </u> Waiver Petition Applic/Exhibit	<u> </u>	<u> </u> Industrial Waste Survey (DPW)
<u> </u> Planning Board Applic	<u> </u>	<u> </u> Road Poster Form Letter
<u> </u> ASDP/CSDP Application	<u> </u>	<u> </u> Response Letter
<input checked="" type="checkbox"/> DED Application/Checklist	<u> </u>	<u> </u> Perc Plat
<input checked="" type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<u> </u>	<u> </u> Scenic Road Exhibits

PRE-PACKAGED

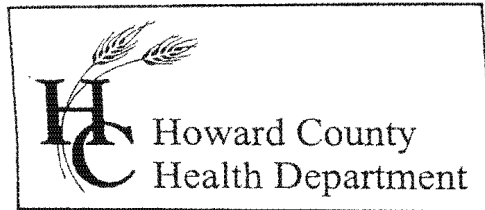
WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 5/3/04

COMMENTS: see attached 5/20/04 SRC/COMMENTS DUE BY: 5/26/04

*** PRE-PACKAGED ***

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

D. JONES




3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

May 20, 2004

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: John A. Boris, Jr., R.S. 
Well and Septic Program
Development Coordination Section

RE: File Number: SP-04-161
Title: Kefauver Property, Lots 4 & 5

The following comments apply to the plan prepared by Mildenberg, Boender, & Associates, Inc. The revisions/corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- Include an MDE minimum lot width statement under General Notes.
- Remove or explain the nature of Notes 17 & 23 under the General Notes.
- As of this time, the well for proposed Lot # 5 has not been drilled. All wells need to be drilled prior to final plan approval.

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

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)**

Project Name KEFAUER PROPERTY, LOTS 4 & 5 **DPZ File No.** _____
DPZ Plan Reviewer _____ **Submission Date** _____
Plan Consultant Representative _____ **Time** _____

- I. Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete
 - b. Required number of plans and applications are provided
 - ___ Plans (14 sets on County Road or
 - ___ Applications 18 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission HDC advisory meeting for new projects in
Historic District or listed in Historic Sites Inventory
 - e. Photographs of existing structures (for Historic Preservation Review)
 - f. MAA Approval Letter (if applicable)

II. Fee Computation

Number of waivers requested	Fee
* Base Fee for first two waiver sections (\$450)	1
Fee for each additional waiver section (___ additional waivers x \$50 each)	\$ 450
* (Maximum fee of \$350 for Agricultural Preservation parcels)	—
TOTAL	<u>\$ 450</u>

III. Certification
Cash Receipt No. _____ **Account #011-005-4201** **Amount** _____

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

V. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12"**. The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<input checked="" type="checkbox"/> NA	Information Provided Not Applicable	<input checked="" type="checkbox"/> X	Information Not Provided, Justification Attached
---------	----------------------------------------	----------------------------------------	---------------------------------------	-----------------------------------------------------

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

Howard County Department of Planning and Zoning
 Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted 9-2-04 DPZ File Number WP 05-020

I. **Site Description**

Subdivision Name/Property Identification: KEFAUVER PROPERTY, LOTS 4 & 5
 Location of property: 8525 OLD FREDERICK ROAD
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

RESIDENTIAL
(Proposed Use)

18
(Tax Map No.)

7
(Grid/Block No.)

371
(Parcel No.)

SECOND
(Election District)

R-20
(Zoning District)

5.43 AC
(Total Site Area)

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

F-04-161 ; F-89-35 ; WP-91-32.

II. **Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

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

Section Reference No.	Summary of Regulation
1. <u>16.120(b)(4)</u>	<u>REGULAR, GENERALLY RECTANGULAR LOT SHAPE AND LOT DIMENSIONS</u>
2. _____	<u>GENERALLY NOT EXCEEDING A 3:1</u>
3. _____	<u>LOT DEPTH TO LOT WIDTH RATIO</u>
4. _____	<u>AND</u>
5. _____	_____

4. General Note 23 has been corrected to reference existing Lots 2 and 3 as requested.
5. A general note has been provided regarding public water connection for Lot 5 and the title block has been revised as requested. Please note that a design manual waiver request has been sent directly to Ron Lepson requesting that Lot 4 utilize the existing private well and that public water connection be provided to Lot 5.
6. A revised House Location Drawing has been enclosed.
7. All changes have been made to both the plat and the supplemental plan.

Landscaping / Supplemental & Forest Conservation Plan

8. The forest conservation notes have been revised. A new Forest Conservation Application and Fee-in-Lieu Request have been enclosed as requested. Please note that the previous Forest Conservation Worksheet submitted stating the Reforestation obligation of 0.94 acres and the Afforestation obligation of 0.34 acres is correct, therefore a revised Worksheet has not been enclosed.
9. The Landscape Plan, schedule, and plant list have been revised as necessary.
10. Schedule A has been revised as necessary.
11. Perimeters 1 and 2 are correct as shown.
12. The square foot area of steep slopes has been included as requested.
13. Understood. Once approved two signed copies of the Supplemental, Landscape, & Forest Conservation Plan will be submitted for your files.
14. A point by point response has been provided.
15. Understood.

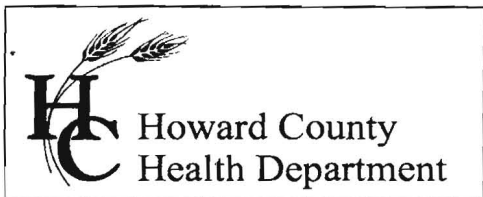
Development Engineering Division, dated August 25, 2005 :

Real Estate Services

1. Understood. A title report will be provided.
2. A copy of the plat will be provided.
3. Real Estate Services will be contacted.

General Comments

1. The existing easements have been labeled as private.



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

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

MEMORANDUM

DATE: May 19, 2006

TO: Cindy Hamilton, Chief
Planning & Zoning, Division of Land Development

FROM: Kacie Noonan, Registered Sanitarian
Well and Septic Program
Development Coordination Section KN

RE: File Number: SP-06-088
Title: Kefauver Property

The following comments apply to the plan prepared by Mildenberg, Boender and Associates. Per previous comments on 2/2/06 and 3/29/06, the plan needs to show an easement for a septic line through the utility easement per the approval of the Division of Land Development. Letters are attached for your convenience.

KN

- 2 -

Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the revised plans. Please bring a copy of this letter with you to the appointment.

If you have any questions, please contact Ms. Pat Britt-Fendlay at (410) 313-3371.

Sincerely,



Cindy Hamilton, Chief
Division of Land Development

CH/LKS/MPB 

Enclosures: DLD

cc: Development Engineering Division
Health Department
Research
Mildenberg, Boender & Associates, Inc.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

March 4, 2005

Mr. & Mrs. Andrew Foehrkolb
8525 Old Frederick Road
Ellicott City, MD 21043

RE: F-04-161, Kefauver Property Lots 4 and 5
A resubdivision of Lot 1, Plat #9862

Dear Mr. & Mrs. Foehrkolb:

The Subdivision Review Committee has determined that the above referenced plan does not conform with the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments from the Division of Land Development and the previously transmitted comments from the Health Department and the Development Engineering Division must be addressed in a **revised** plan submission within **45 days** from the date of this letter (**on or before April 18, 2005**).

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application. You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF SETS (Drawings, plans)	SUPPORT DATA (Traffic, floodplain wetland, noise studies, SWM reports, etc.)
Health	1	Point-by-Point Response Letter
DED	2	Point-by-Point Response Letter
DLD	2	Point-by-Point Response Letter, Supplemental Landscape & FC Plan; House Location Survey

If you or your consultant have any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stirn at 410-313-2350 to reserve a time after the SRC meeting of March 17, 2005. Please understand that this will be a brief meeting designed to discuss major issues only. Compliance with all conditions and/or corrections is required before the revised plans will be accepted.

- c) The approval of the waiver will be beneficial to the public interest. As stated, the wetland and stream areas and potential reforestation area will remain protected by the current owners on the new lot, which the current owners wish to build their new home, as proposed in May 2004. The house site is not physically affected by the old vs. the new configuration of the lots.

- d) Approval of this waiver will not have the effect of nullifying the intent and purpose of the regulations. No additional lot yield will be achieved nor will there be disturbance of this wetland and stream area by the granting of the waiver. Reforestation of the wetland and stream area will provide better quality of life and lessen impacts of runoff by providing a forested buffer.

Section 16.120(b)(4)

The purpose of this waiver is to allow the configuration of the two proposed lots as previously shown on the Supplemental, Landscape, & Forest Conservation Plan in May 2004.

- a) The property is zoned R-20 which requires 20,000 square foot minimum lot size. As proposed on the May 2004 plan, the smallest lot size was 54,767 square feet (lot includes the existing house), which is more than two times the minimum required. This left a total of 4.18 acres with the new lot being created. With the revised plan submitted on August 9, 2004, as a result of review comments, the lots were revised as requested which resulted in the new lot being 2.42 acres and the lot with the existing house being 3.02 acres. The owners wish to retain as much acreage with the new lot as possible to allow them to keep horses with more area to roam and to also maintain control over the wetland and stream area to afford it more protection. They also wish to have the proposed driveway access to their new lot on fee simple property rather than by easement as shown on the August 2004 plan. Note that although the pipestem for the new lot on the August 2004 plan was shown along the western property line, the locations of the septic easements did not allow the placement of the new individual driveway for Lot 5 to be in this area since the appropriate grading and driveway setbacks could not be maintained to provide a driveway. This wetland and stream area, which makes up the area in question, does not provide any additional buildable area on-site should they resubdivide in the future, it simply allows them to retain more of the original acreage.

Also restricted under this Section, Forest Conservation Easements are not allowed on lots or parcels less than 10 acres in size. The owners would also like to reforest the wetland and stream buffer area instead of utilizing payment of the fee-in-lieu of reforestation. This wetland and stream area is a priority area for reforestation. It is understood that the intent of the 10 acre minimum regulation was to hopefully provide better protection for these sensitive areas and avoid requests made to remove forest on smaller lot sizes. In this particular case, the forest would be better preserved due to the buffer restrictions on-site and the desire of the owners to replant this area. Also, if approved, the previous lot design would make the wetland and stream areas part of the current owners property and under their control, which would also provide better protection for this potential easement area.

- b) The intent of the regulations will still be served, since this request will not impact the house siting, the physical appearance of the properties, the 40' easement /future reservation requested, or protection of the stream or wetlands. Due to the odd shape of the original property being resubdivided under F-04-161, the lots were not able to be designed rectangular in shape on either the May or August version of the plans. The location of the existing house and existing driveway on the property, as well as the location of the septic easements, limit the configuration of the lots. Although we understand that the desire is to have the lots generally rectangular, this resubdivision is not able to provide such lot shapes due to the original shape of the lot. Providing reforestation on-site would also avoid the need for the county to search for additional acreage to provide the forest conservation requirement for this project.

2. Understood. The grading shown on the Site Development Plan shall reflect that shown on the approved supplemental plan.

Health Department, dated August 9, 2004 :

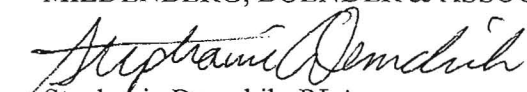
1. A well is no longer proposed on Lot 5. The existing well on Lot 4 will be utilized. No new wells are proposed.

Health Department, dated September 30, 2004 :

1. The driveway in question is an existing driveway. The proposed septic easement in this location is the same as was approved on the Perc Certification Plat and would require more disturbance of the septic easement to remove than to leave as it exists. Therefore, no revisions have been made to the existing driveway.

Thank you for your time and effort. Should you have any questions or comments, please do not hesitate to call.

Very truly yours
MILDENBERG, BOENDER & ASSOCIATES, INC.


Stephanie Demchik, RLA
Project Manager

cc: Charles Dammers, DED, w/enc.
John Boris, Health Dept, w/enc.
Andrew and Christine Foehrkolb, w/enc.

From: Michael K. Davis
To: Hamilton, Cindy
Subject: Kefauver Prop. SDP-06-088

Cindy,

Our comment stands. We need confirmation that a wasteline from the house can cross the 20 ft public drainage and utility easement that separates the home from the sewage disposal area. The Health Department has been involved in situations where utility easements (usually BGE or Gas line easements) specifically prohibit digging in the easement.

Mike

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 1/11/06

DPZ File No. SDP-06-088

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Historic Preservation
- Public Service and Zoning Administration
- 1 Research
- 1 Address Coordinator

- 1 Environmental and Community Planning (Ag Pres/Route 1)
- 4 Development Engineering Division
- Other
- 2 File

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 2 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- WSSC
- MD Aviation Administration

- Tax Assessment
- 2 Verizon
- 2 BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: KEFAOVER PROP. LOT 4 8525 OLD FREDERICK ROAD

ENCLOSED FOR YOUR → Signature Approval ✓ Review & Comments Files

THE ENCLOSED → Original Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<u> </u> Sketch Plan	<u> </u>	<u> </u> Wetlands Report
<u> </u> Prel Equiv Sketch Plan	<u> </u>	<u> </u> Soils/Topo Map/Drain Area Map
<u> </u> Preliminary Plan	<u> </u>	<u> </u> FSD/FCP/Worksheet and Application
<u> </u> Final Plat/Plat of Easement/RE Plat	<u> </u>	<u> </u> Declaration of Intent (Forest Cons)
<u> </u> Final Constr Plans (RDS)	<u> </u>	<u> </u> Drainage and/or Computation/Pond Safety Comps
<u> </u> Final Development Plan	<u> </u>	<u> </u> Preliminary Road Profiles
<u>25</u> Site Development Plan	<u>3</u>	<u> </u> APFO Roads Test/Mitigation Plan/Traffic Study
<u> </u> Landscape Plan/Supplemental Plan	<u> </u>	<u> </u> Noise Study
<u> </u> Grading Plan	<u> </u>	<u> </u> Sight Distance Analysis/Speed Flow Study
<u> </u> House Type Revision/Walk-Thru Red-Line	<u> </u>	<u> </u> Floodplain Study
<u> </u> Water and Sewer Plan	<u> </u>	<u> </u> Stormwater Management Comps/Geo-Tech Report
<u> </u> Applications		<u> </u> Industrial Waste Survey (DPW)
<u> </u> Waiver Petition Applic/Exhibit	<u> </u>	<u> </u> Road Poster Form Letter
<u> </u> Planning Board Application	<u> </u>	<u> </u> Response Letter
<u> </u> ASDP/CSDP Application	<u> </u>	<u> </u> Perc Plat
<u> </u> DED Application/Checklist	<u> </u>	<u> </u> Scenic Road Exhibits
<u> </u> DED Fee Receipt/Deeds/Cost Estimate	<u> </u>	<u> </u> Deeds
		<u> </u> Photographs
		<u> </u> Retaining Wall Comps/Details
		<u> </u> Poster/Community or HDC Meeting Information
		<u> </u> Route 1 Details/Summary

WAS: ✓ Received Tentatively Approved Recorded

 Received and Revised Approved On 1/11/06

COMMENTS: 1-26-06 Plan needs to show returns SRC/Comments Due By: 2/2/06

proposed house + septic easement through utility easement

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

DPZ STAFF INITIALS J

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 3-13-06

DPZ File No. SOP-06-088

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research *Robert A. Smith*
- Address Coordinator
- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Revised

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Public School System
- Recreation and Parks
- WSSC
- MD Aviation Administration
- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

MAR 13 2006

DPZ - Land Dev

RE: Refused Property Lot 5

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files

THE ENCLOSED → Original Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	_____	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	_____	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	_____	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	_____	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	_____	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	_____	<input type="checkbox"/> Preliminary Road Profiles
<input checked="" type="checkbox"/> Site Development Plan	<u>3</u>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	_____	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	_____	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	_____	<input checked="" type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	_____	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	_____	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	_____	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	_____	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS: Received Tentatively Approved Recorded

Received and Revised Approved On 3-13-06

COMMENTS: 3/29/06 Plan needs to show an easement through the utility easement for the septic line. BJD Comments Due By: 3-29-06

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

DPZ STAFF INITIALS *[Signature]*

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 5/8/06

DPZ File No. SDP-06-088

Department of Planning and Zoning

- | | | | |
|-------------------------------------|------------------------------------------|-------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> | Transportation Planning | <input type="checkbox"/> | Environmental and Community Planning (Ag Pres/Route 1) |
| <input type="checkbox"/> | Historic Preservation | <input checked="" type="checkbox"/> | Development Engineering Division |
| <input type="checkbox"/> | Public Service and Zoning Administration | <input type="checkbox"/> | Other |
| <input checked="" type="checkbox"/> | Research <u>RETURN</u> → | <input checked="" type="checkbox"/> | File |
| <input type="checkbox"/> | Address Coordinator | | |

Agencies

- | | | | |
|-------------------------------------|-----------------------------------------------|--------------------------|----------------------------------|
| <input type="checkbox"/> | Soil Conservation District | <input type="checkbox"/> | Tax Assessment |
| <input type="checkbox"/> | Department of Inspections, Licenses & Permits | <input type="checkbox"/> | Verizon |
| <input type="checkbox"/> | Department of Fire and Rescue Services | <input type="checkbox"/> | BGE |
| <input type="checkbox"/> | State Highway Administration | <input type="checkbox"/> | Cable TV |
| <input checked="" type="checkbox"/> | Health Department | <input type="checkbox"/> | Police |
| <input type="checkbox"/> | Public School System | <input type="checkbox"/> | MTA |
| <input type="checkbox"/> | Recreation and Parks | <input type="checkbox"/> | Finance |
| <input type="checkbox"/> | WSSC | <input type="checkbox"/> | DPW, Real Estate Services |
| <input type="checkbox"/> | MD Aviation Administration | <input type="checkbox"/> | DPW, Construction and Inspection |
| | | <input type="checkbox"/> | DPW, Bureau of Utilities |

MAY 08 REC'D
DPZ - Land Dev

RE: KEFAUVER PROP

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

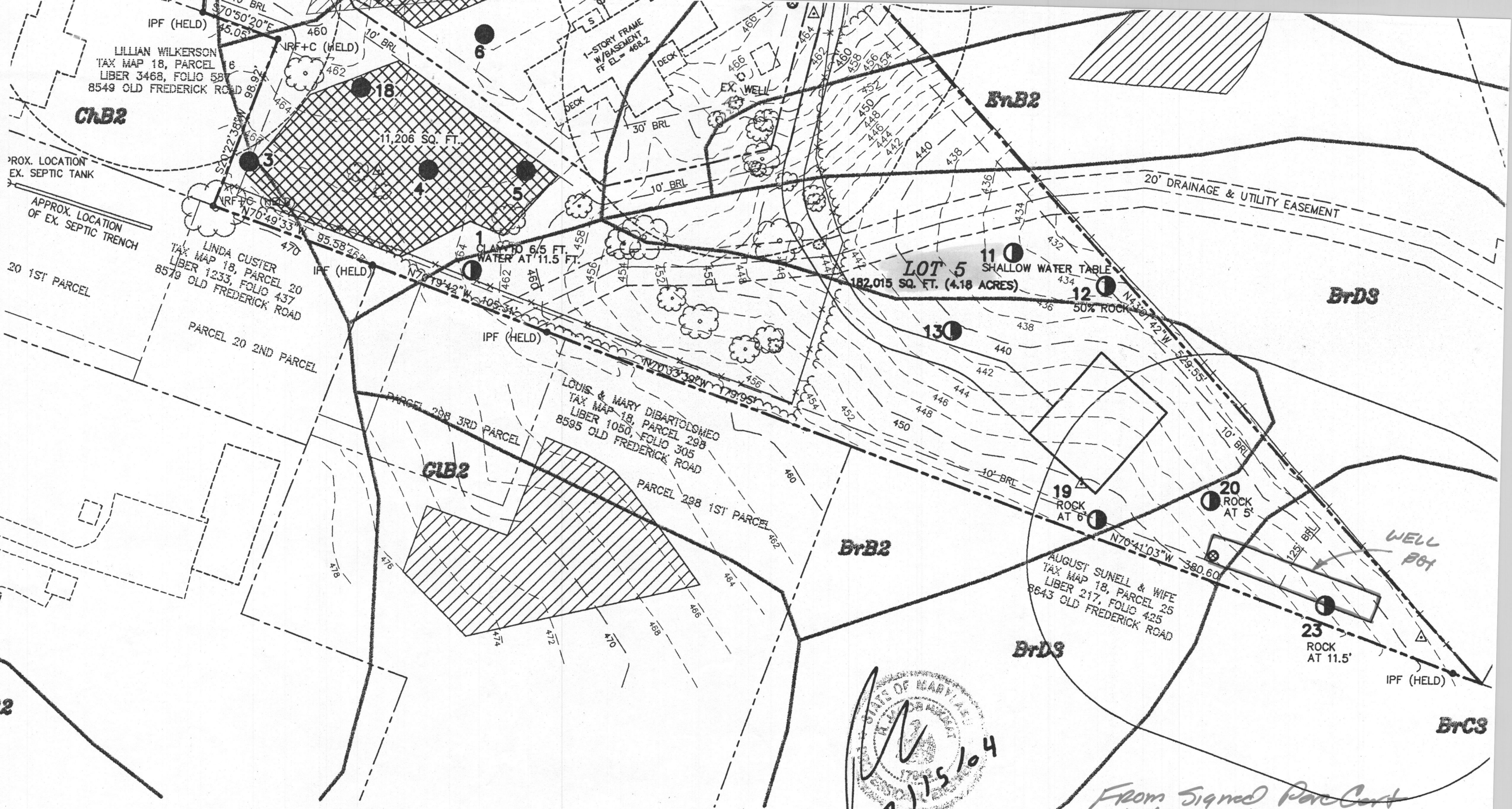
Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/>	Sketch Plan	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/>	Pre-Equiv Sketch Plan	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/>	Preliminary Plan	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/>	Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/>	Final Constr Plans (RDS)	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/>	Final Development Plan	<input type="checkbox"/> Preliminary Road Profiles
<input checked="" type="checkbox"/>	Site Development Plan <u>2</u>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/>	Landscape Plan/Supplemental Plan	<input type="checkbox"/> Noise Study
<input type="checkbox"/>	Grading Plan	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/>	House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/>	Water and Sewer Plan	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/>		<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/>		<input type="checkbox"/> Response Letter
<input type="checkbox"/>		<input type="checkbox"/> Perc Plat
<input type="checkbox"/>		<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/>		<input type="checkbox"/> Deeds
<input type="checkbox"/>		<input type="checkbox"/> Photographs
<input type="checkbox"/>		<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/>		<input type="checkbox"/> Poster/Community or HDC Meeting Information
<input type="checkbox"/>		<input type="checkbox"/> Route 1 Details/Summary

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 5/8/06

COMMENTS: 5-19-06 See attached comment SRC/Comments Due By: 5/24/06

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

DPZ STAFF INITIALS 9



SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BrB2	BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
BrC3	BRANDYWINE LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE C
BrD3	BRANDYWINE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE C
ChB2	CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
CuB	COMUS SILT LOAM, LOCAL ALLUVIUM, 3% TO 8% SLOPES --- TYPE B
EnB2	ELSINBORO LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
MIB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B

SCALE 1" = 50'

- FAILED HOLES
- PASSED HOLES

From Signed Parc Cert
on Kefauver subdivision @
8525 Old Frederick Rd.

FA
8/16/04

Section 16.120(b)(4)

The purpose of this waiver is to allow the configuration of the two proposed lots as previously shown on the Supplemental, Landscape, & Forest Conservation Plan in May 2004.

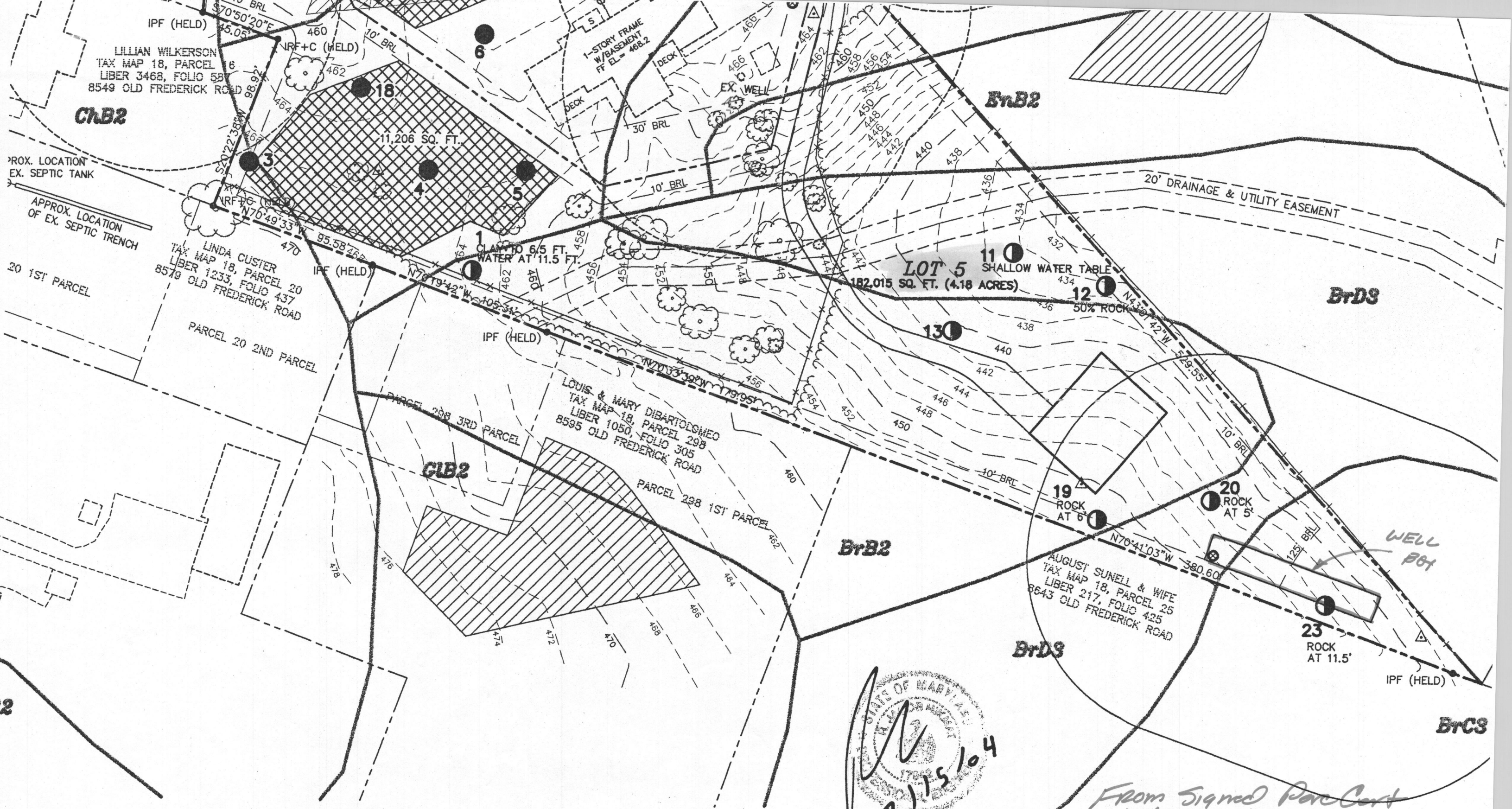
- a) The property is zoned R-20 which requires 20,000 square foot minimum lot size. As proposed on the May 2004 plan, the smallest lot size was 54,767 square feet (lot includes the existing house), which is more than two times the minimum required. This left a total of 4.18 acres with the new lot being created. With the revised plan submitted on August 9, 2004, as a result of review comments, the lots were revised as requested which resulted in the new lot being 2.42 acres and the lot with the existing house being 3.02 acres. The owners wish to retain as much acreage with the new lot as possible to allow them to keep horses with more area to roam and to also maintain control over the wetland and stream area to afford it more protection. They also wish to have the proposed driveway access to their new lot on fee simple property rather than by easement as shown on the August 2004 plan. Note that although the pipestem for the new lot on the August 2004 plan was shown along the western property line, the locations of the septic easements did not allow the placement of the new individual driveway for Lot 5 to be in this area since the appropriate grading and driveway setbacks could not be maintained to provide a driveway. This wetland and stream area, which makes up the area in question, does not provide any additional buildable area on-site should they resubdivide in the future, it simply allows them to retain more of the original acreage.

Also restricted under this Section, Forest Conservation Easements are not allowed on lots or parcels less than 10 acres in size. The owners would also like to reforest the wetland and stream buffer area instead of utilizing payment of the fee-in-lieu of reforestation. This wetland and stream area is a priority area for reforestation. It is understood that the intent of the 10 acre minimum regulation was to hopefully provide better protection for these sensitive areas and avoid requests made to remove forest on smaller lot sizes. In this particular case, the forest would be better preserved due to the buffer restrictions on-site and the desire of the owners to replant this area. Also, if approved, the previous lot design would make the wetland and stream areas part of the current owners property and under their control, which would also provide better protection for this potential easement area.

- b) The intent of the regulations will still be served, since this request will not impact the house siting, the physical appearance of the properties, the 40' easement /future reservation requested, or protection of the stream or wetlands. Due to the odd shape of the original property being resubdivided under F-04-161, the lots were not able to be designed rectangular in shape on either the May or August version of the plans. The location of the existing house and existing driveway on the property, as well as the location of the septic easements, limit the configuration of the lots. Although we understand that the desire is to have the lots generally rectangular, this resubdivision is not able to provide such lot shapes due to the original shape of the lot. Providing reforestation on-site would also avoid the need for the county to search for additional acreage to provide the forest conservation requirement for this project.

- c) The approval of the waiver will be beneficial to the public interest. As stated, the wetland and stream areas and potential reforestation area will remain protected by the current owners on the new lot, which the current owners wish to build their new home, as proposed in May 2004. The house site is not physically affected by the old vs. the new configuration of the lots.

- d) Approval of this waiver will not have the effect of nullifying the intent and purpose of the regulations. No additional lot yield will be achieved nor will there be disturbance of this wetland and stream area by the granting of the waiver. Reforestation of the wetland and stream area will provide better quality of life and lessen impacts of runoff by providing a forested buffer.



SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BrB2	BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
BrC3	BRANDYWINE LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE C
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MIB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
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SCALE 1" = 50'

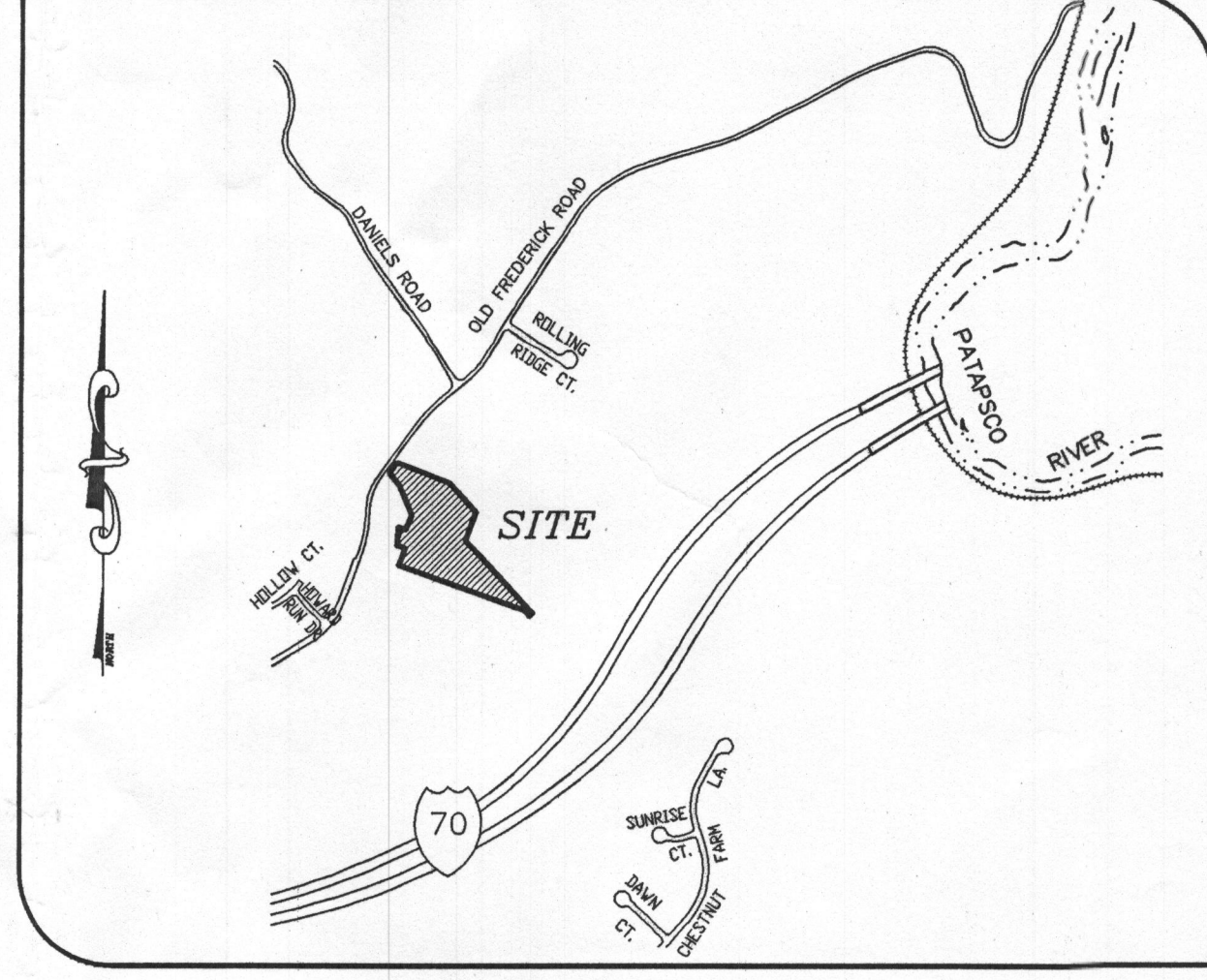


- FAILED HOLES
- PASSED HOLES

From Signed Parc Cert
on Kefauver subdivision @
8525 Old Frederick Rd.

FA
8/16/04

03-062.dwg (062=perc=plot=feb04.dwg)



GENERAL NOTES :

- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2004.
- SITE LOCATION : TAX MAP 18, PARCEL 371, GRID 7, LOT 1 DEED REFERENCE : 2887/5. SITE AREA : 5.43 ACRES ±
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2004.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 10.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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 SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED SEPTIC EASEMENTS HAVE BEEN SHOWN.
- WETLANDS SHOWN HEREON ARE BASED ON A FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN JANUARY 2004.
- NO FLOODPLAIN EXISTS ON-SITE.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE.
- OFF-SITE TOPOGRAPHY ON THE DIBARTOLOMEO PROPERTY SHOWN IN ACCORDANCE WITH A PERC CERTIFICATION PLAT APPROVED IN DECEMBER 2003.
- PROPOSED WELL ON LOT 5 TO BE DRILLED PRIOR TO SIGNATURE APPROVAL OF THE RECORD PLAT.

LEGEND

- 15% TO 24.9% SLOPES
- 25% SLOPES OR GREATER
- PROPOSED SEPTIC EASEMENTS
- EXISTING SEPTIC EASEMENT
- PASSED PERC HOLES
- FAILED PERC HOLES
- PROPOSED WELL WITH REPLACEMENT WELL BOX

HOLES 19, 20, 23, 24, 25 FAILED PERC ON 12/11/03 PERC TEST BY EA
 HOLES 1, 8, 11, 12, 13 & 17 FAILED ON 10/20/03 PERC TEST BY EA

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BrB2	BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
BrC3	BRANDYWINE LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE C
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MiD3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE B

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Denny Green M.D. 3-17-04
 HOWARD COUNTY HEALTH OFFICER FA 3/17/04 DATE

3/15/04

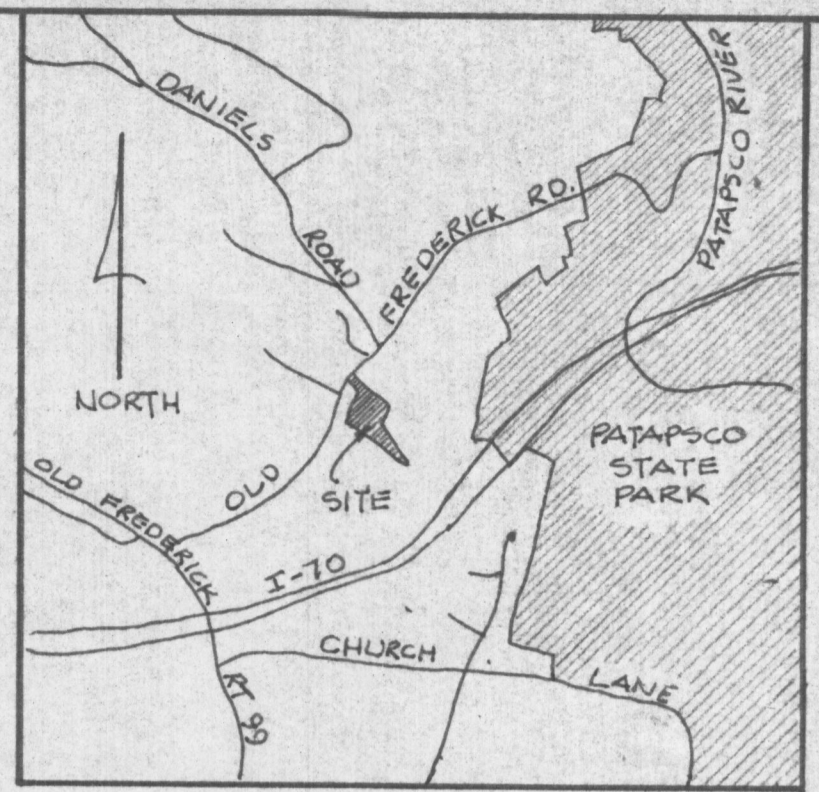
PC 519083
OWNER
 ANDREW J. FOEHRKOLB & CHRISTINE W. FOEHRKOLB
 8525 OLD FREDERICK ROAD
 ELLICOTT CITY, MARYLAND 21043

project	date	approval
2003-062	FEB 2004	RH
illustration	SID	SID
scale	1"=50'	

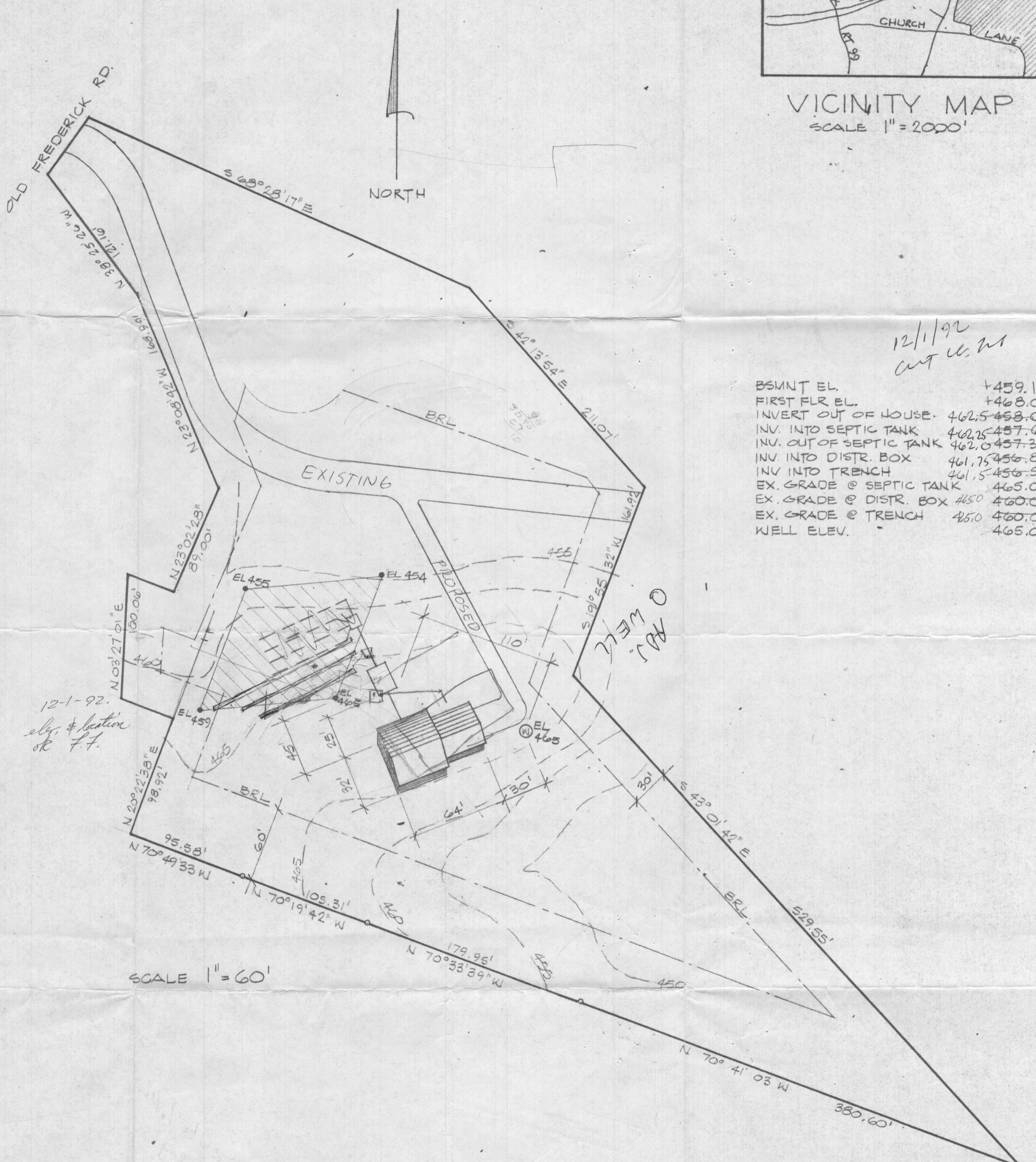
no.	description	date

KEFAUVER PROPERTY
 A RESUBDIVISION OF KEFAUVER PROPERTY, LOT 1
 TAX MAP 18 - PARCEL 371 - GRID 7 LOT 1
 SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
PERC CERTIFICATION PLAT

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax. (301) 621-5621 Wash. (410) 997-0288 Fax.



VICINITY MAP
SCALE 1" = 2000'



12/1/92
cut w. m

BSMNT EL.	+459.1
FIRST FLR EL.	+468.0
INVERT OUT OF HOUSE.	462.5-458.0
INV. INTO SEPTIC TANK	462.25-457.6
INV. OUT OF SEPTIC TANK	462.0-457.3
INV. INTO DISTR. BOX	461.75-456.8
INV INTO TRENCH	461.5-456.5
EX. GRADE @ SEPTIC TANK	465.0
EX. GRADE @ DISTR. BOX	465.0
EX. GRADE @ TRENCH	465.0
WELL ELEV.	465.0

12-1-92.
elev. & location
ok F.F.

SCALE 1" = 60'

PLOT PLAN

for
FOENRKOLB * OLD FREDERICK RD.

COORDINATE LIST

NO.	NORTH	EAST	LINE	BEARING & DISTANCE
1	596,234.269	1,367,081.184	E1	R=102.50'; L=66.48'; Δ=37°09'35"
2	596,122.692	1,367,364.240	E2	T=34.46'; S35°50'22"E 65.32'
3	595,966.413	1,367,506.176	E3	S17°15'34"E 148.26'
4	595,814.141	1,367,451.022	E4	16.93'
5	595,427.046	1,367,812.540	E5	30.54'
6	595,552.872	1,367,453.258	E6	100.79'
7	595,612.728	1,367,283.516	E7	R=117.50'; L=159.37'; Δ=77°42'39"
8	595,648.180	1,367,184.323	E8	T=94.66'; S56°06'50"E 147.43'
9	595,679.536	1,367,094.018	E9	L=54.10'
10	595,772.293	1,367,128.445	E10	L=21.94'
11	595,787.072	1,367,085.879	E11	L=83.33'
12	595,886.972	1,367,091.876	E12	R=2012.50'; L=221.36'; Δ=6°18'08"
13	595,873.850	1,367,129.671	E13	T=110.79'; S88°10'55"W 221.25'
14	595,952.094	1,367,162.926	E14	R=1987.50'; L=210.20'; Δ=6°03'35"
15	596,107.497	1,367,096.449	E15	T=105.20'; S88°03'39"W 210.11'
16	596,178.010	1,367,040.483	E16	R=142.50'; L=193.27'; Δ=77°42'39"
NOTE:	COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.			

WETLAND TABLE

LINE	BEARING & DISTANCE
W1	S78°17'32"E 19.71'
W2	N50°30'29"W 19.88'
W3	N67°01'33"W 38.48'
W4	N81°25'30"W 28.30'
W5	S89°58'35"W 21.32'
W6	N84°51'37"W 30.61'
W7	N47°35'24"W 10.48'
W8	S27°44'17"W 63.84'
W9	N36°40'47"W 25.07'
W10	N45°58'05"W 70.31'
W11	N23°41'11"E 15.87'
W12	S72°46'52"E 41.81'
W13	N13°55'23"E 48.94'
W14	S52°07'35"E 32.53'
W15	S18°16'50"E 29.57'
W16	S67°25'30"E 19.03'
W17	S83°47'27"E 33.06'
W18	S88°51'41"E 26.58'
W19	S70°25'43"E 61.32'

THE REQUIREMENTS OF §§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.

NAME	DATE
JOHN B. MILDENBERG, SURVEYOR	
ANDREW J. FOEHRKOLB, OWNER	
CHRISTINE W. FOEHRKOLB, OWNER	

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	5.43 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	5.43 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 _____

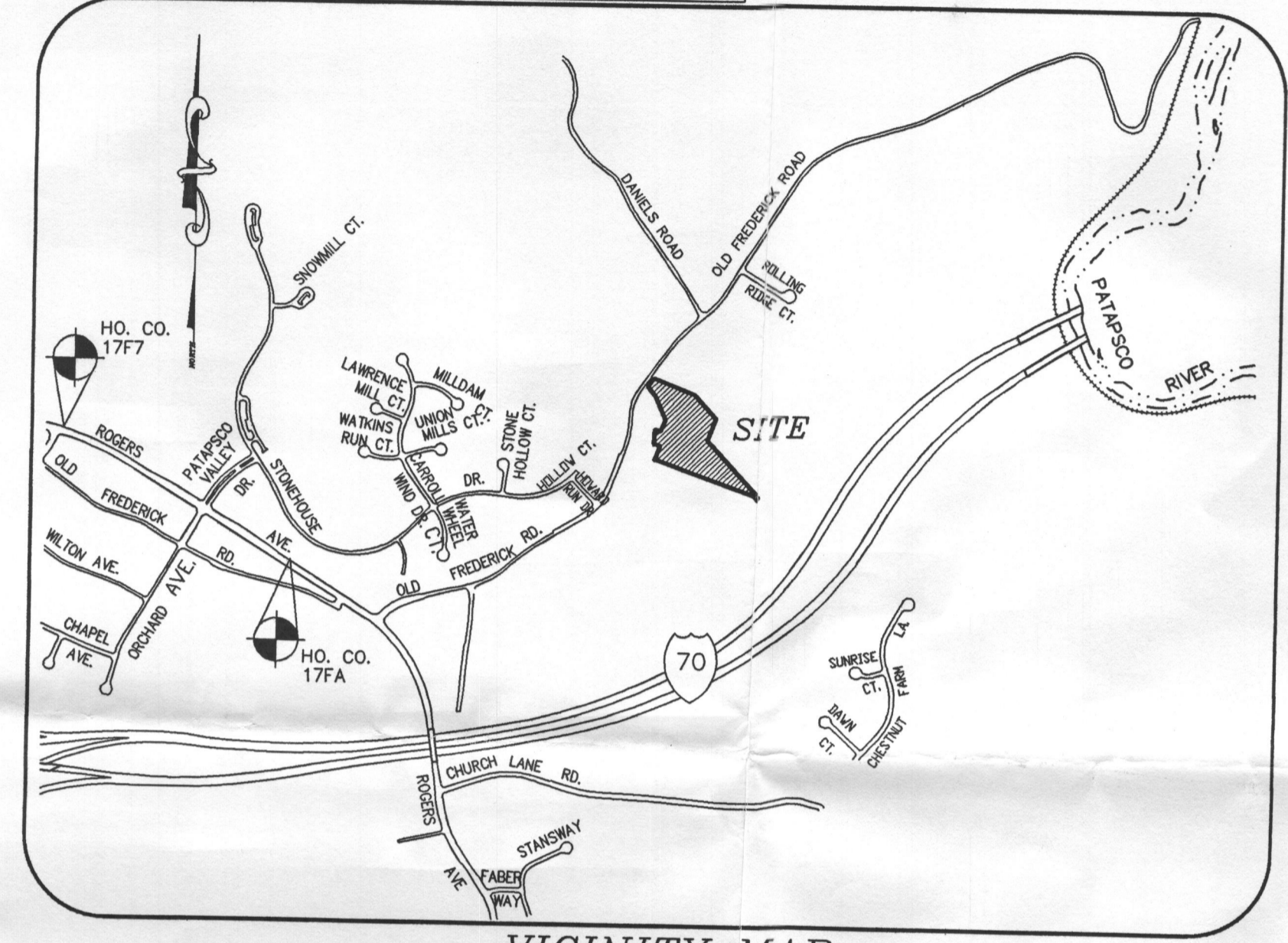
DIRECTOR _____ DATE _____

EASEMENT TABLE

LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
E43	R=102.50'; L=66.48'; Δ=37°09'35"	E47	L=4.90'	E91	5.17'	E95	N65°05'55"E 35.23'
E44	S17°15'34"E 130.64'	E48	L=32.51'	E92	4.89'	E96	N31°23'13"E 100.27'
E45	117.34'	E49	N85°00'22"E 32.72'	E93	N37°06'01"E 14.99'		
E46	R=100.00'; L=37.41'; Δ=21°25'55"	E50	13.85'	E94	N65°05'55"E 35.46'		
E47	L=4.90'	E51	S58°10'39"E 205.78'	E95	N65°05'55"E 35.23'		
E48	L=32.51'	E52	35.86'	E96	N31°23'13"E 100.27'		
E49	N85°00'22"E 32.72'	E53	39.90'				
E50	13.85'	E54	130.02'				
E51	S58°10'39"E 205.78'	E55	N31°40'36"E 8.71'				
E52	35.86'	E56	N67°42'06"E 31.74'				
E53	39.90'	E57	S75°52'04"E 144.29'				
E54	130.02'	E58	N75°52'04"W 167.79'				
E55	N31°40'36"E 8.71'	E59	142.30'				
E56	N67°42'06"E 31.74'	E60	20.95'				
E57	S75°52'04"E 144.29'	E61	4.54'				
E58	N75°52'04"W 167.79'	E62	S67°42'06"W 18.66'				
E59	142.30'	E63	S31°40'36"W 22.26'				
E60	20.95'						
E61	4.54'						
E62	S67°42'06"W 18.66'						
E63	S31°40'36"W 22.26'						
E64	N58°10'39"W 227.25'						
E65	61.25'						
E66	19.14'						
E67	30.05'						
E68	S31°23'13"W 112.54'						
E69	S65°05'55"W 36.54'						
E70	32.38'						
E71	4.18'						
E72	S37°06'01"W 10.01'						
E73	S37°05'54"W 11.09'						
E74	1.96'						
E75	9.13'						
E76	N20°59'39"E 56.82'						
E77	0.26'						
E78	51.38'						
E79	S48°04'11"W 33.14'						
E80	7.29'						
E81	25.84'						
E82	S48°04'07"W 72.70'						
E83	15.57'						
E84	57.13'						
E85	N48°04'07"E 28.40'						

MINIMUM LOT SIZE CHART

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
5	98,072 SQ. FT.	7,162 SQ. FT.	105,234 SQ. FT.



VICINITY MAP
SCALE 1"=1000'

- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 1 AND 2 SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS FINAL PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. DECLARATION OF MAINTENANCE OBLIGATION FOR THE EXISTING USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM MDE TO THIS SECTION OF THE REGULATION IS NOT REQUIRED FOR THESE LOTS.
- THIS PLAT IS SUBJECT TO MP-91-32 APPROVED ON NOVEMBER 6, 1990, GRANTING DIRECT DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROADWAY (OLD FREDERICK ROAD).

- NO GRASSING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS, UNLESS APPROVED UNDER A WAIVER PETITION.
- THE OFF-SITE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE OFF-SITE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOT 5.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF 1 NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) IN ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(a) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

- GENERAL NOTES**
- TAX MAP: 18, PARCEL: 371, BLOCK: 7.
 - SUBJECT PROPERTY ZONED R-20 PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2004 BY MILDENBERG, BOENDER & ASSOC, INC.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17F7 & 17FA.
STA. No. 17F7 N 595,829.624 ELEV. 469.47
E 1,363,088.37
STA. No. 17FA N 594,948.366 ELEV. 476.79
E 1,364,626.79
 - DENOTES AN IRON ROD & CAP OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
 - ALL AREAS ARE MORE OR LESS.
 - NO CEMETERIES EXIST ON-SITE.
 - NO HISTORIC STRUCTURES EXIST ON-SITE.
 - NO FLOODPLAIN EXISTS ON-SITE.
 - WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 28, 2004.
 - FOREST CONSERVATION OBLIGATIONS FOR LOT 5 IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY A FEE-IN-LIEU OF REFORESTATION OF 0.94 ACRES (40,946.4 SQ. FT.) AND AFFORESTATION OF 0.34 ACRES (14,810.4 SQ. FT.) FOR A TOTAL OF 1.28 ACRES (55,756.8 SQ. FT.) IN AMOUNT OF \$27,878.40. REFER TO THE FOREST CONSERVATION PLAN ON FILE WITH THIS PLAT FOR CALCULATIONS.
 - NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
 - DENOTES EXISTING 25' DRAINAGE AND UTILITY EASEMENT; EASEMENT FOR INGRESS, EGRESS, & MAINTENANCE FOR LOTS 1, 2, & 3; AND EASEMENT FOR ACCESS TO AND FROM DRAINAGE FACILITIES LOCATED ON LOTS 1, 2, & 3 PER PLAT # 9862.
 - DENOTES AN EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT PER PLAT # 9862.
 - DENOTES A 40' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT & 40' FUTURE ROAD RESERVATION.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR THE ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
 - AREA OF SUBDIVISION = 5.43 AC. ±
AREA OF THE SMALLEST LOT = 54,767 SQ. FT. (1.26 ACRES)
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA RAIN GARDENS, NON-ROOFTOP DISCONNECTION, AND SHEET FLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENTS WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR LOT 5, AND IF UNCHANGED, THE FINANCIAL SURETY FOR THE REQUIRED 10 SHADE TREES IN THE AMOUNT OF \$3,000.00 SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 5.
 - THERE IS AN EXISTING STRUCTURE ON LOT 4 KNOWN AS 8525 OLD FREDERICK ROAD. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
 - THIS PROJECT IS SUBJECT TO DESIGN MANUAL WAIVER TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
 - THERE IS RESTRICTED ACCESS TO OLD FREDERICK ROAD, EXCEPT AT THE INTERSECTION OF THE USE-IN-COMMON DRIVEWAY EASEMENT.

NOTE: THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE LOT 1 INTO LOTS 4 AND 5.

OWNER'S STATEMENT

WE, ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB, 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 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 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, 2) 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS _____ DAY OF _____

ANDREW J. FOEHRKOLB, OWNER _____ WITNESS _____

CHRISTINE W. FOEHRKOLB, OWNER _____ WITNESS _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THAT LAND RECORDED AS PLAT # 9862, "KEFAUVER PROPERTY, LOTS 1 TO 3" AND THAT LAND CONVEYED BY JOHN ROBERT MONABB AND PHYLLIS IRENE MONABB, HUSBAND & WIFE, EMERSON KEFAUVER AND ALMA RUTH KEFAUVER, HUSBAND & WIFE, TO ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB BY DEED DATED JANUARY 8, 1993, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2857 AT FOLIO 0005 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718 _____ DATE _____

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

KEFAUVER PROPERTY,
LOTS 4 & 5
A RESUBDIVISION OF
KEFAUVER PROPERTY,
LOT 1

TAX MAP 18
PARCEL NO. 371
GRID NO. 7
LOT 1

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: AS SHOWN
DATE: AUGUST 2004
DPZ FILE NOS.
WP-91-32; F-89-35

SHEET 1 OF 2

MILDENBERG,
BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

03-062.DWG\062-FP-rev.dwg 8-4-04 8:58:55 am EST

JOHN WELLHAM
TAX MAP 18, PARCEL 19, LOT 2
LIBER 2717, FOLIO 381
WELLHAM PROPERTY (PLAT #11779)
8507 OLD FREDERICK ROAD
ZONED : R-20

ELIAS & DIANE ZAMBIDIS
TAX MAP 18, PARCEL 371, LOT 3
LIBER 6428, FOLIO 184
KEFAUVER PROPERTY (PLAT #9862)
8517 OLD FREDERICK ROAD
ZONED : R-20

WALTER & LORETTA WILKERSON
TAX MAP 18, PARCEL 371, LOT 2
LIBER 2323, FOLIO 645
KEFAUVER PROPERTY (PLAT #9862)
8521 OLD FREDERICK ROAD
ZONED : R-20

ALFRED & MARY ARSENAULT
TAX MAP 18, PARCEL 18
LIBER 2897, FOLIO 698
8535 OLD FREDERICK ROAD
ZONED : R-20

OWNER
ANDREW J. FOEHRKOLB &
CHRISTINE W. FOEHRKOLB
8525 OLD FREDERICK ROAD
ELLICOTT CITY, MARYLAND 21043

THE REQUIREMENTS OF §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.

JOHN B. MILDENBERG, SURVEYOR	DATE
ANDREW J. FOEHRKOLB, OWNER	DATE
CHRISTINE W. FOEHRKOLB, OWNER	DATE

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	5.43 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	5.43 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 _____

OWNER'S STATEMENT

WE, ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB, 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 DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS _____ DAY OF _____

ANDREW J. FOEHRKOLB, OWNER _____ WITNESS _____
CHRISTINE W. FOEHRKOLB, OWNER _____ WITNESS _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THAT LAND RECORDED AS PLAT # 9862, "KEFAUVER PROPERTY, LOTS 1 TO 3" AND THAT LAND CONVEYED BY JOHN ROBERT MCNABB AND PHYLLIS IRENE MCNABB, HUSBAND & WIFE, EMERSON KEFAUVER AND ALMA RUTH KEFAUVER, HUSBAND & WIFE, TO ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB BY DEED DATED JANUARY 8, 1993, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 2857 AT FOLIO 0005 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718 _____ DATE _____

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

**KEFAUVER PROPERTY,
LOTS 4 & 5
A RESUBDIVISION OF
KEFAUVER PROPERTY,
LOT 1**

TAX MAP 18
PARCEL NO. 371
GRID NO. 7
LOT 1

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE : 1" = 50'
DATE : AUGUST 2004
DPZ FILE NOS.
WP-91-32; F-89-35

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

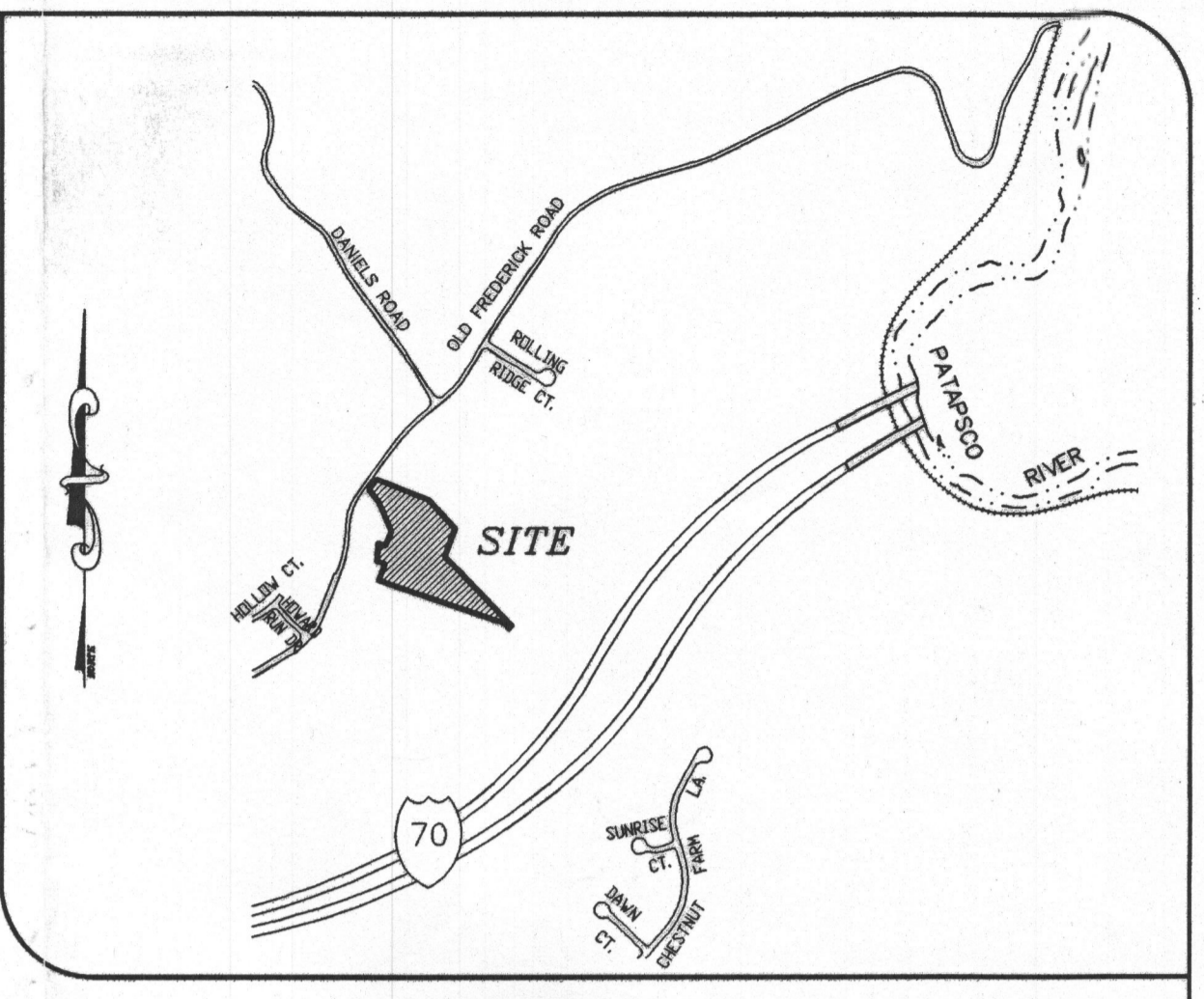
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APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Penny Bortner M.D. P.E. 3-17-04
HOWARD COUNTY HEALTH OFFICER *EA* 3/17/04 DATE

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BrB2	BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
BrC3	BRANDYWINE LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE C
BrD3	BRANDYWINE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE C
ChB2	CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
CuB	COMUS SILT LOAM, LOCAL ALLUVIUM, 3% TO 8% SLOPES --- TYPE B
ElB2	ELLSBORO LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
MiB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
MiC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B
MiD3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE B



- GENERAL NOTES :**
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2004.
 - SITE LOCATION : TAX MAP 18, PARCEL 371, LOT 1 DEED REFERENCE : 2857/5. SITE AREA : 5.43 ACRES ±
 - TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2004.
 - BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
 - SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 10.
 - PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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 SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
 - TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED SEPTIC EASEMENTS HAVE BEEN SHOWN.
 - WETLANDS SHOWN HEREON ARE BASED ON A FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN JANUARY 2004.
 - NO FLOODPLAIN EXISTS ON-SITE.
 - THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE.
 - OFF-SITE TOPOGRAPHY ON THE DISARTICULATED PROPERTY SHOWN IN ACCORDANCE WITH A PERC CERTIFICATION PLAT APPROVED IN DECEMBER 2003.
 - PROPOSED WELL ON LOT 5 TO BE DRILLED PRIOR TO SIGNATURE APPROVAL OF THE RECORD PLAT.

LEGEND

	15% TO 24.9% SLOPES
	25% SLOPES OR GREATER
	PROPOSED SEPTIC EASEMENTS
	EXISTING SEPTIC EASEMENT
	PASSED PERC HOLES
	FAILED PERC HOLES
	PROPOSED WELL WITH REPLACEMENT WELL BOX

project	date	description	revision
2003-062	FEB 2004	illustration	
		engineering	
		SJD	
		SJD	
		approval	
		scale	1"=50'

KEFAUVER PROPERTY
A RESUBDIVISION OF KEFAUVER PROPERTY, LOT 1
TAX MAP 18 - PARCEL 371 - LOT 1
SECOND ELECTION DISTRICT
PERC CERTIFICATION PLAT

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dwyer Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-2336 Fax: (301) 621-5321 Wash. (410) 997-0298 Fax.

OWNER
ANDREW J. FOEHRKOLB &
CHRISTINE W. FOEHRKOLB
8525 OLD FREDERICK ROAD
ELLICOTT CITY, MARYLAND 21043

A45094
P 502.72