

APPLICATION

PERCOLATION TESTING

A 50208

P _____

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

*PROPOSED SUBDIVISION
SEPTIC TANK ON
EXISTING HOLDING
PREVIOUSLY ESTABLISHED*

DISTRICT _____

DATE 8/10/84

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 JOHN WELHAM

ADDRESS 8507 OLD FREDERICK ROAD PHONE _____

AGENT OR PROSPECTIVE BUYER SHANABERGER & LANE

ADDRESS 8726 TOWN & COUNTRY BLVD ELLICOTT CITY, MD PHONE 461-9563

PROPERTY LOCATION:

SUBDIVISION REVISED 2ND PARCEL KEFAVER PROP. LOT NO. _____

ROAD AND DESCRIPTION OLD FREDERICK RD, 0 FEET FROM INTERSECTION OF DANIELS ROAD

TAX MAP 18 PARCEL # 19

SIZE OF LOT 1 AC ± TYPE BLDG. _____
(SINGLE FAMILY DWELLING OR COMMERCIAL)

*LOG. PERMIT
AND RETURNED 10/28/84
Letter # 56862 - Storage Shed
S.F.D.*

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. Julie A. Immler (AGENT)
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING PERC OK, HOLD FOR PLAT 9/5/84

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

0' (1)(3)(4)(5)

1/2" - 2 1/2" - 3 1/2" -

brn sacl
1m

tan
beige

sa
mica

10% soft
sandstone
frags

SEM 10-11

HARD BOT

(2)

brn sa
cl
loam

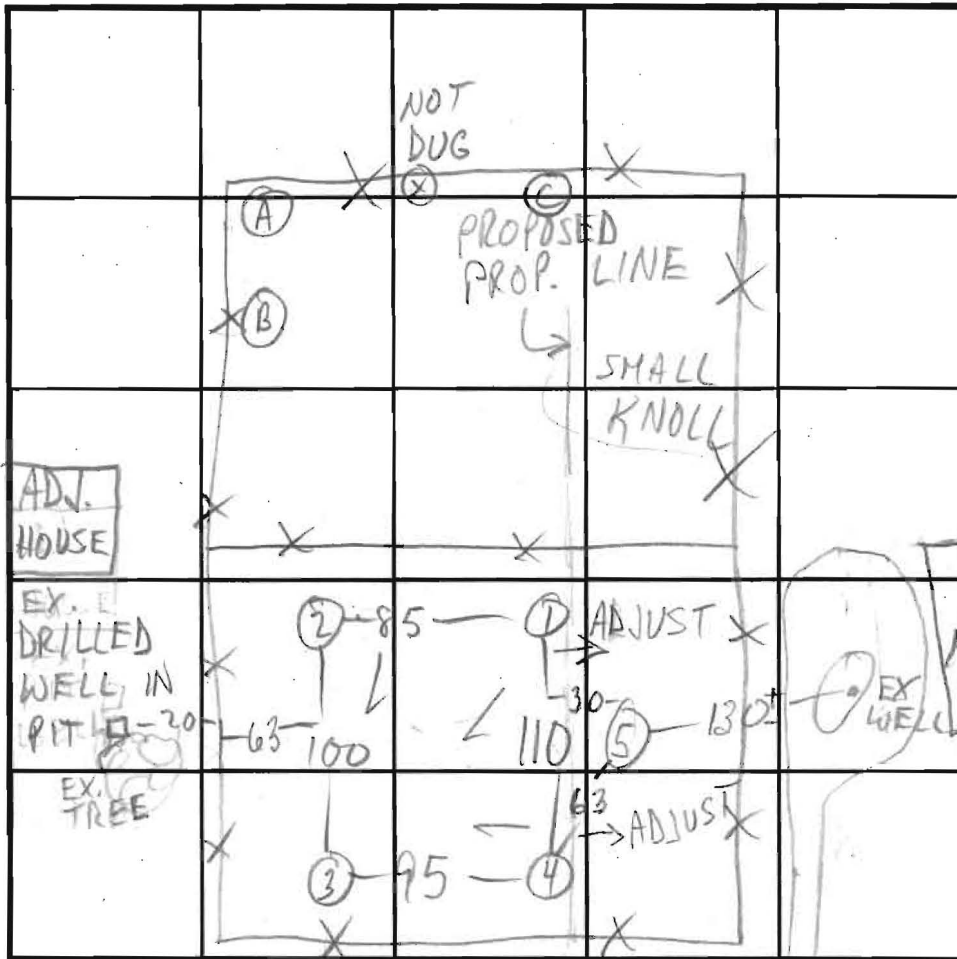
2 1/2"

tan
sa
mica

25% frags
↑ w/depth

10'9"

HARD BOT



SOIL PROFILE

0'

O.F. RD INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
9/1/94	1 M	4'	3:42:40	3:46	3:46	3:50	4 EST
		7'	3:42:20			3:44:20	FAST
	1 V	10'	3:45:15	3:46:15	3:46:15	3:47:15	1
	2 S	3'3"	3:57:30	3:58:30	3:58:30	4:00:15	1 min 45 sec
	2 V	10'9"					
	3 S	4 1/2'	4:02:45	4:03:45	4:03:45	4:04:45	1
	3 V	11'					
	4 V	11'					
	5 V	11 1/2'					
	A-C	4' ±	NOT	SEEN	ROCK PER		
							CONTRACTOR

REMARKS

TYPE OF SOIL

TESTED BY M. Rifkin ALSO PRESENT OK J. J. Wellham

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 2 TRENCH WIDTH 3

INLET DEPTH 2 MAXIMUM BOTTOM DEPTH 4 SQ. FT./BEDROOM 180

Kefauver / John Wellham Prop
SUBDIVISION: O.F. Rd

A _____
LOT NUMBER: revised
2nd parcel

DRY WELL OR DRY WELL AND TRENCH

_____ sq. ft./bedroom

	<u>Septic Tank</u>	<u>Minimum Total Square Feet</u>
3 bedroom	1000 gallon	_____
4 bedroom	1250 gallon	_____
5 bedroom	1500 gallon	_____

Inlet _____ feet below original grade.
Bottom maximum depth _____ feet below original grade.
Effective area begins at _____ feet below original grade.

NOTE: If trench is used to make up absorbent area, run the trench on level ground and leave a 5-foot earth buffer between dry well and trench. No trench is to exceed 100 feet in length. Trench inlet to be same as dry well, with _____ feet of stone below distribution pipe.

TRENCHES

_____ sq. ft./bedroom

Trench to be _____ wide.
Inlet _____ feet below original grade.
Bottom maximum depth _____ feet below original grade.
Effective area begins at _____ feet below original grade.
_____ feet of stone below distribution pipe.

- NOTE:
- (1) No trench to exceed 100 feet in length.
 - (2) If more than one trench used, a distribution box is required.
 - (3) Trenches to be installed on level ground.
 - (4) Call for inspection of trench before gravel is installed.
 - (5) Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank and drywell.
 - (6) If a garbage disposal is used, increase septic tank capacity by 50% and increase absorbent sidewall area by 22%.

LOCATION: _____

APPLICATION

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

DISTRICT _____

DATE 8/10/94

*PROPOSED SUBDIVISION
SEPTIC TANK ON
EXISTING HOUSE
PREVIOUSLY ESTABLISHED*

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

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PROPERTY OWNER JOHN WELHAM

ADDRESS 8507 OLD FREDERICK ROAD PHONE _____

AGENT OR PROSPECTIVE BUYER SHANABERGER & LANE

ADDRESS 8726 TOWN & COUNTRY BLVD ELLICOTT CITY, MD PHONE 461-9563

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TAX MAP 18 PARCEL # 19

SIZE OF LOT 1 AC ± TYPE BLDG. S.F.D.
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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Julie A. Immler (AGENT)
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING PERC OK, HOLD FOR PLAT 9/5/94

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



HOWARD COUNTY HEALTH DEPARTMENT

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

August 11, 1994

Shanaberger & Lane
8726 Town & Country Boulevard
Suite 104
Ellicott City, Maryland 21043
Attention: Julie Immler

RE: Percolation Testing
Receipt Numbers: A50208
Kefauver Property
Old Frederick Road

Dear Ms. Immler:

A percolation test date has tentatively been reserved for 10:00 a.m., Thursday, September 1, 1994.

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

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

Thank you for your cooperation in this matter.

Very truly yours,

Craig Williams, Program Director
Water and Sewerage Program

CW:jr

cc: Mr. John Wellham
File



HOWARD COUNTY HEALTH DEPARTMENT

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

October 7, 1994

Mr. John Weillham
8507 Old Frederick Road
Ellicott City, MD 21043

RE: Percolation Test Results
Application #s: A50208
Proposed Use: Subdivision
Property ID: Kefauver Property
Old Frederick Road

Dear Mr. Weillham:

Percolation testing conducted September 1, 1994 on the above referenced property indicated limited satisfactory soil conditions. The primary limiting factors were fast percolation times and shallow depths to bedrock in some locations, and proximity of a neighboring well to the lower edge of the proposed sewage easement. Copies of the percolation test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100' of property boundaries have been shown. An appropriate distance to the existing drilled well on the adjacent property (downhill) from the proposed sewage easement should also be provided.

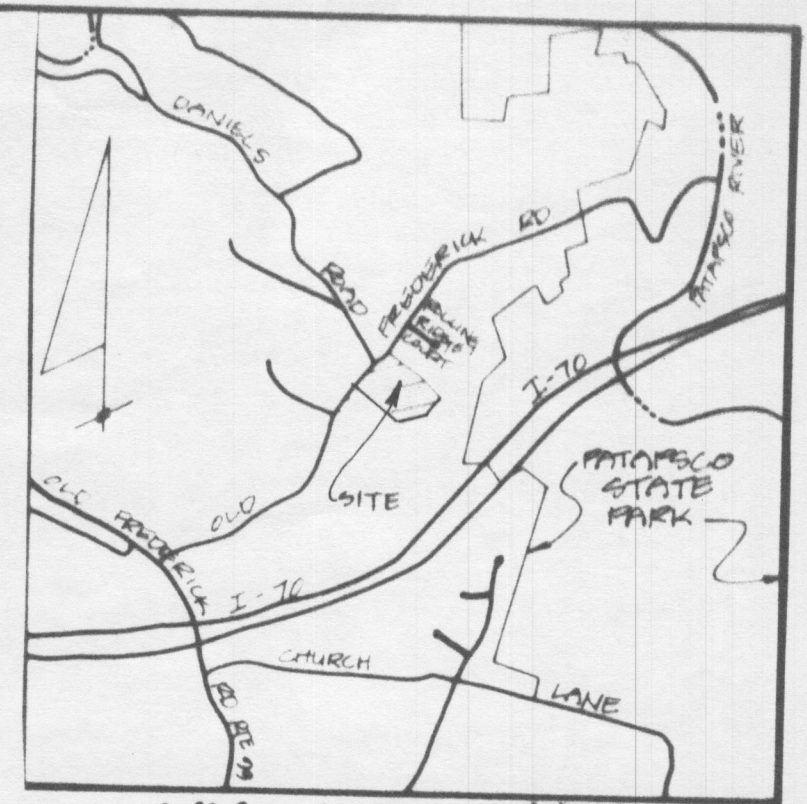
This should be submitted within sixty (60) days to allow field verification if necessary. If the proposal is for subdivision, a Groundwater Appropriations Permit must be approved prior to any plat approvals. If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 313-2640.

Very truly yours,

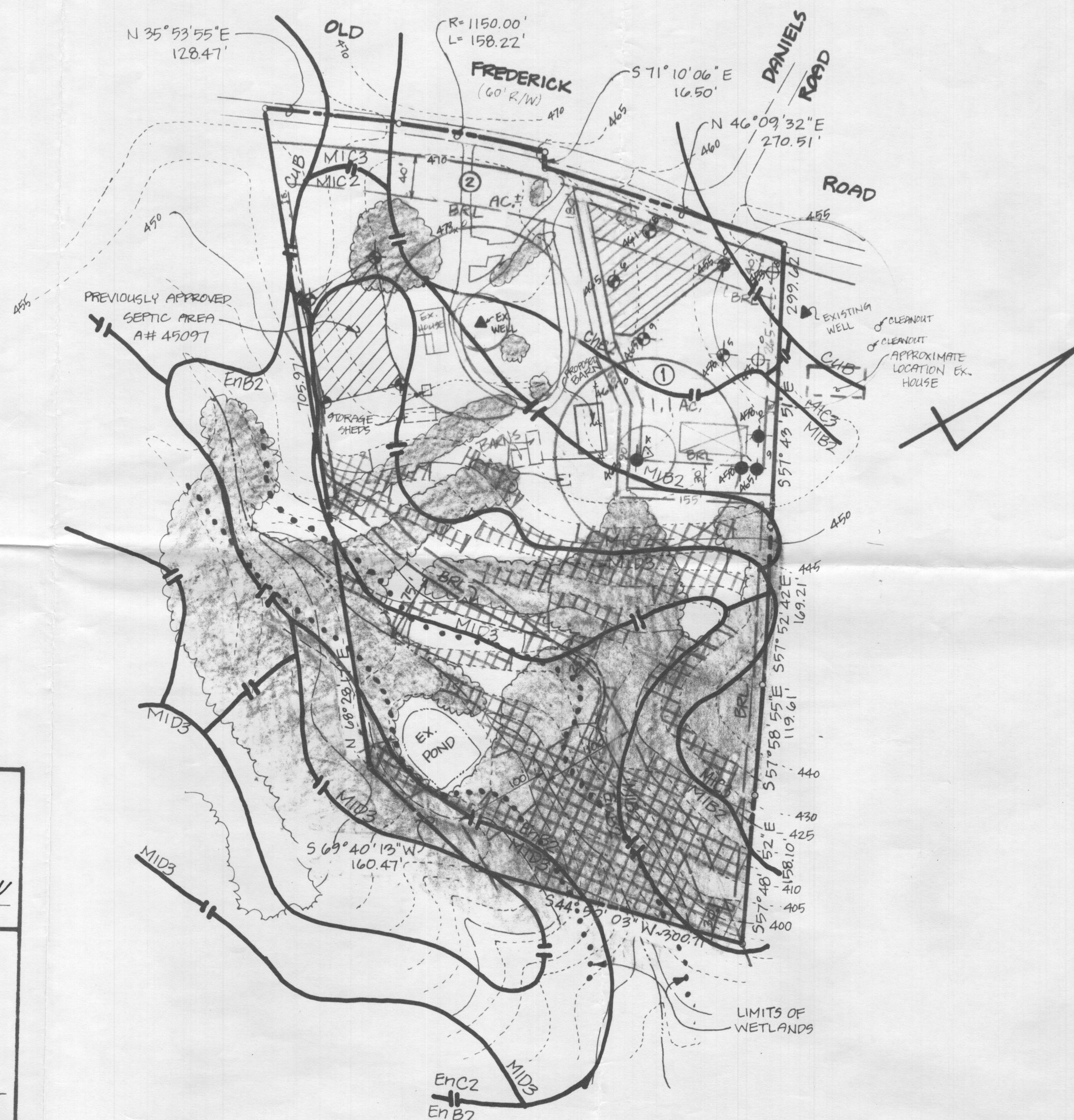
Mark Rifkin, R. S.
Water and Sewerage Program

MR:at
Enclosures
cc: Shanabenger & Lane

04/15/97 03:30 JB



VICINITY MAP
SCALE: 1" = 200'



NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 # AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP AND LOT AREA AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT.
- BRL DESIGNATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED R-20 AS PER COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- ▲ DESIGNATES EXISTING WELL
 - △ DESIGNATES PROPOSED WELL
 - ⊕ DESIGNATES HOLES NOT TESTED DUE TO PROXIMITY OF NEIGHBORS WELL
 - DESIGNATES SUCCESSFUL PERC TEST
 - DESIGNATES FAILED PERC TEST
 - ⊠ DESIGNATES PROPOSED HOUSE LOCATION
 - DESIGNATES LIMIT OF WETLANDS
 - DESIGNATES SOILS LINE
 - DESIGNATES SLOPES > 25%
- TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY 1"=200' AERIAL PHOTOGRAMMETRY. THE SPOT ELEVATIONS ARE FIELD RUN & ARE BASED ON HOWARD COUNTY TRAVERSE POINT # 3443009.
- ALL VISIBLE WELLS AND SEPTIC SYSTEMS HAVE BEEN LOCATED AND SHOWN HEREON.
- BEGINNING OF 1ST SEPTIC SYSTEM ON LOT ONE WILL BE AT HIGHEST PART OF SEWAGE EASEMENT.
- A PUMPED SEPTIC SYSTEM WILL PROBABLY BE REQUIRED FOR HOUSE ON LOT 1.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.

Joseph Byku 11-3-94
COUNTY HEALTH OFFICER MR DATE

Scott Shanaberger
G. SCOTT SHANABERGER DATE

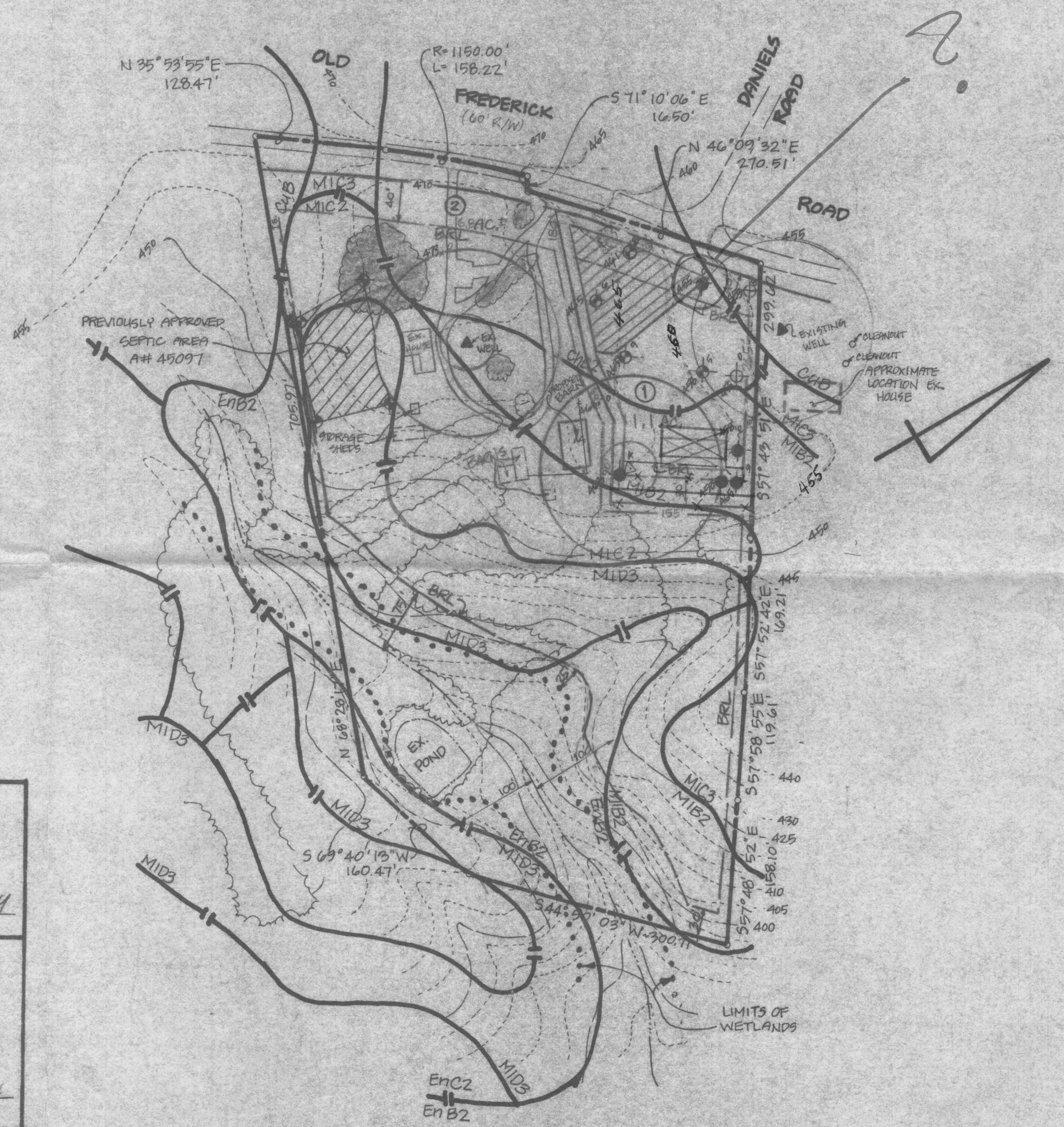
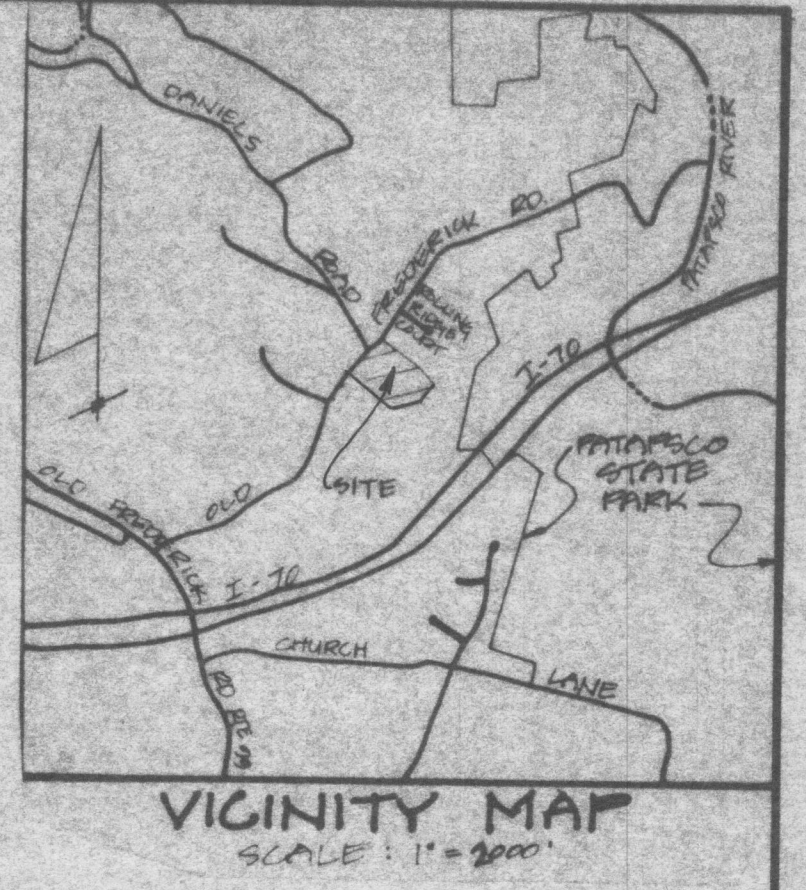
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 104
ELLCOTT CITY, MD 21043
PHONE: (410)-461-9563
FAX: (410)-461-9693

OWNER: JOHN WELHAM
8507 OLD FREDERICK RD.
ELLCOTT CITY, MD 21043

FIELD LOCATED
PERC TEST PLAT
REVISED SECOND PARCEL
KEFAUVER PROPERTY
TAX MAP 18 PARCEL 19
2ND ELECTION DISTRICT HOWARD CO. MD
SCALE: 1"=100'
DATE: 8-4-94

REVISION	DATE	BY
ADD PERC TEST LOCATIONS, REVISE LOT LINES ADD NOTE 6 & 7.	9/13/94	JAI
REV. PERC AREA, REV. LOT LINES	10-20-94	JAI
REV. PERC AREA, REV. LOT LINES	10-27-94	JAI

DEVELOPED
HOWARD COUNTY
HEALTH DEPT.
95 JAN 31 PM 12:00



NOTES:

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- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP AND LOT AREA AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT.
- BRL DESIGNATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED R-20 AS PER COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
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 - △ DESIGNATES PROPOSED WELL
 - ⊕ DESIGNATES HOLES NOT TESTED DUE TO PROXIMITY OF NEIGHBORS WELL
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- BEGINNING OF 1 1/2" SEPTIC SYSTEM ON LOT ONE WILL BE AT HIGHEST PART OF SEWAGE EASEMENT.
- A PUMPED SEPTIC SYSTEM WILL PROBABLY BE REQUIRED FOR HOUSE ON LOT 1.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.

Joseph B. Baker 11-3-94
COUNTY HEALTH OFFICER DATE



G. Scott Shanaberger
G. SCOTT SHANABERGER DATE

SHANABERGER & LANE

8726 TOWN & COUNTRY BLVD.
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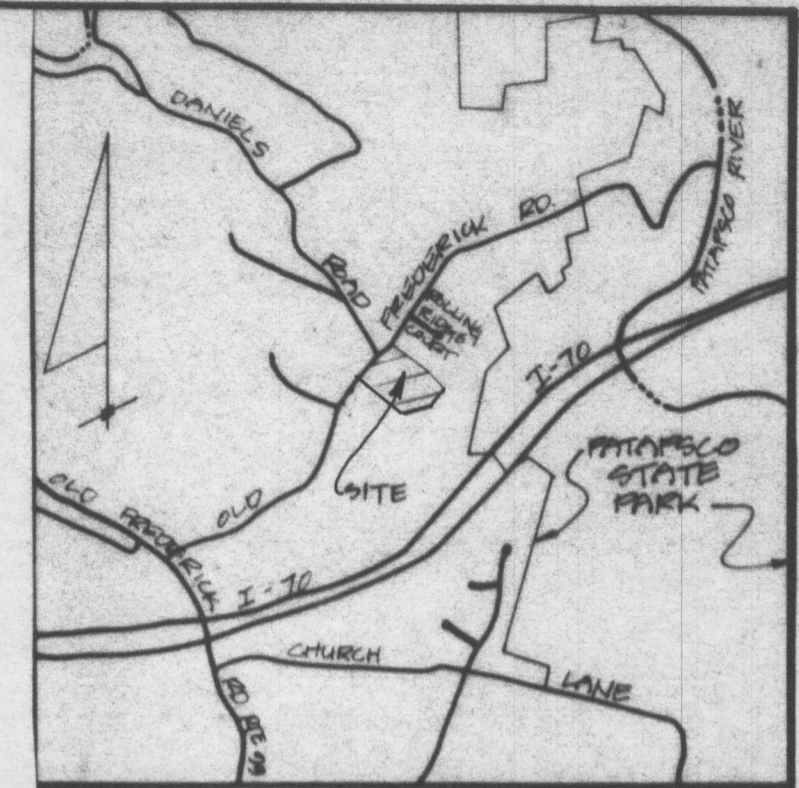
"WELLHAM PROPERTY"

FIELD LOCATED
PERC TEST PLAT

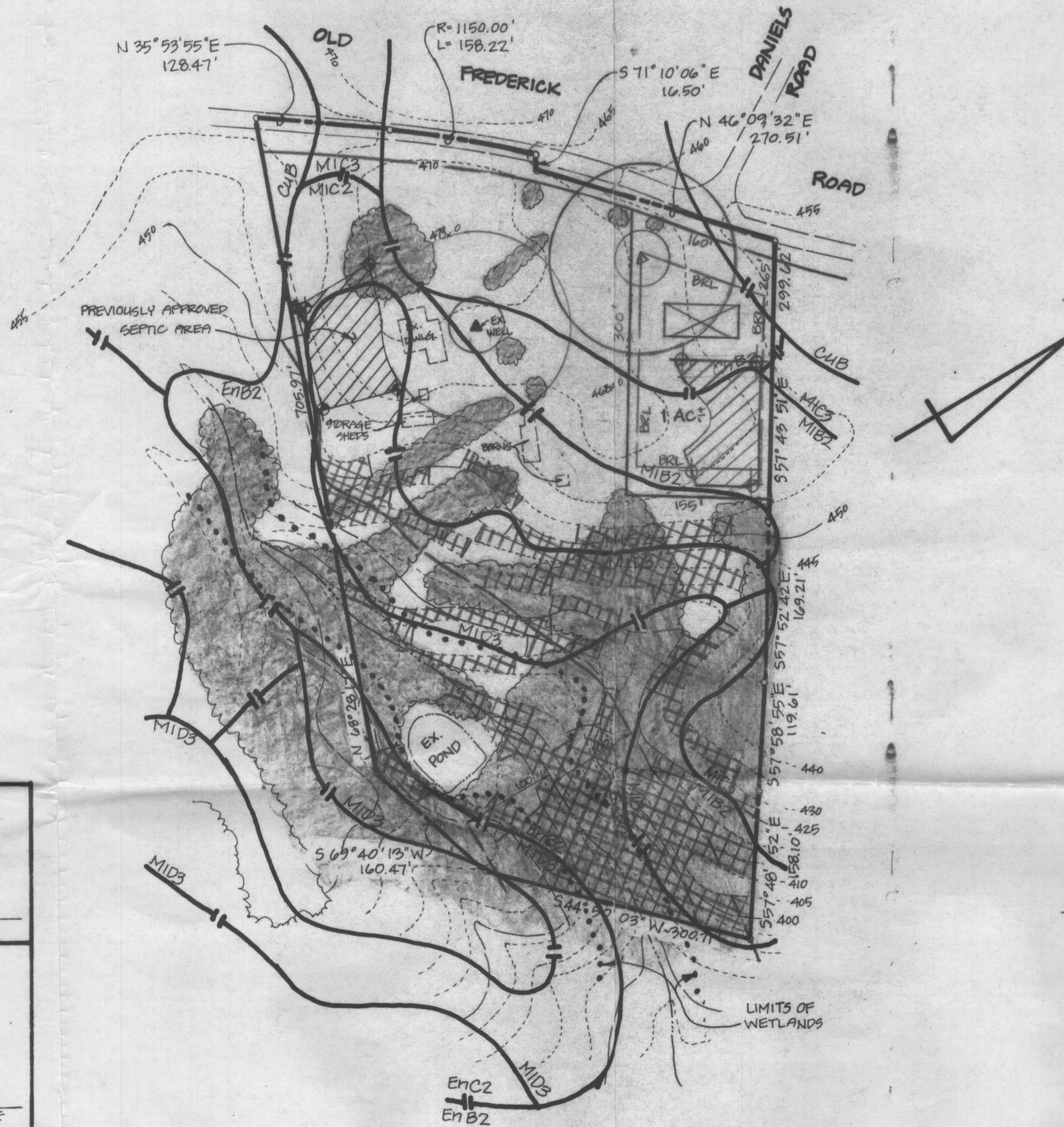
REVISED SECOND PARCEL
KEFAUVER PROPERTY

TAX MAP 18 PARCEL 19
2ND ELECTION DISTRICT HOWARD CO. MD
SCALE: 1"=100'
DATE: 8-4-94

REVISION	DATE	BY
ADD PERC TEST LOCATIONS, REVISE LOT LINES ADD NOTE 6 & 7.	9/13/94	JAI
REV. PERC AREA, REV. LOT LINES	10-20-94	JAI
REV. PERC AREA, REV. LOT LINES	10-27-94	JAI



VICINITY MAP
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2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP AND LOT AREA AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT.
3. BRL DESIGNATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED R-20 AS PER COMPREHENSIVE ZONING PLAN DATED SEPTEMBER 18, 1992.
5.
 - ▲ DESIGNATES EXISTING WELL
 - △ DESIGNATES PROPOSED WELL
 - ⊕ DESIGNATES PROPOSED PERC TEST
 - ⊙ DESIGNATES SUCCESSFUL PERC TEST
 - ⊖ DESIGNATES FAILED PERC TEST
 - ⊠ DESIGNATES PROPOSED HOUSE LOCATION
 - ⋯ DESIGNATES LIMIT OF WETLANDS
 - +— DESIGNATES SOILS LINE
 - ▨ DESIGNATES SLOPES > 25%

APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER _____ DATE _____

G. SCOTT SHANABERGER _____ DATE _____

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PERC TEST PLAT
REVISED SECOND PARCEL
KEFAUVER PROPERTY

TAX MAP 18 PARCEL 19
2ND ELECTION DISTRICT HOWARD CO. MD
SCALE: 1" = 100'
DATE: 8-4-94

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	FLOODPLAIN AREA	25% SLOPES	MINIMUM LOT AREA
1	1.0553 AC.	0	1.0553 AC.	0	0	1.0553 AC.
2	6.8334 AC.	0	6.8334 AC.	0	1.84 AC.	4.9934 AC.

COORDINATES

NO.	NORTH (F)	EAST (F)	NO.	NORTH (F)	EAST (F)
8	535279.250	855321.528	50	535526.952	854693.620
9	535335.000	855472.000	55	535642.380	854740.138
14	535548.251	855684.021	85	535928.886	855078.968
15	535538.316	854664.812	86	535839.881	854968.606
30	535695.880	855448.802	87	535624.789	854764.440
44	535785.852	855305.495	95	535763.771	854841.422
46	535945.819	855052.150	96	535758.445	854857.039
45	535632.467	855550.219			

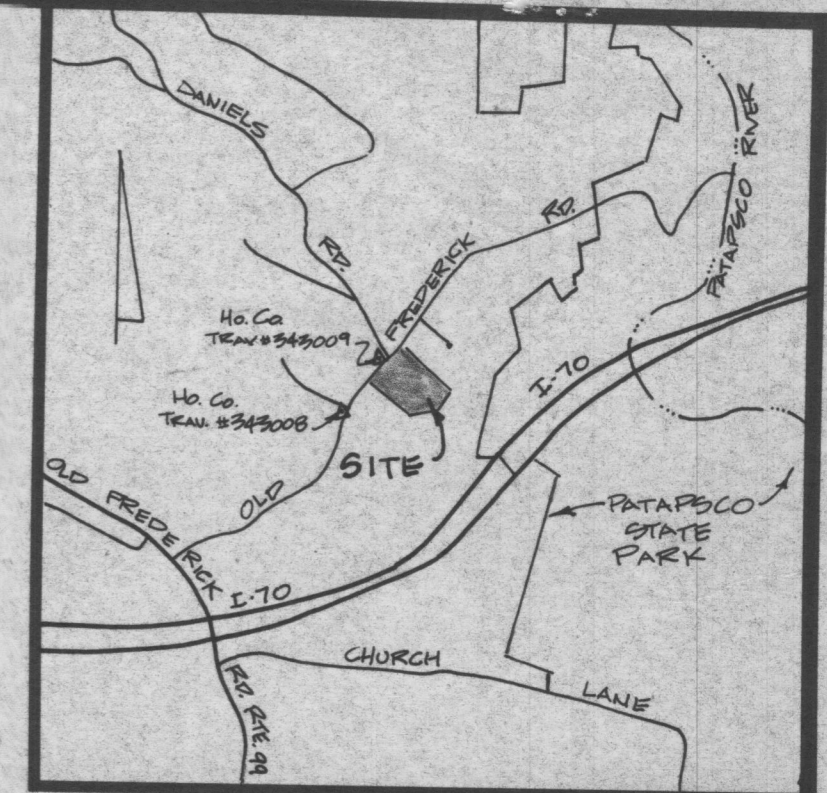
CURVE DATA

FROM	TO	RADIUS	DELTA	TAN.	ARC	CHORD BRG. - DISTANCE
55	95	1150.00'	07° 52' 58"	79.24'	158.22'	N 39° 50' 24" E - 158.09'
86	87	1120.00'	15° 12' 55"	149.59'	297.42'	S 43° 30' 25" W - 296.55'

NOTES:

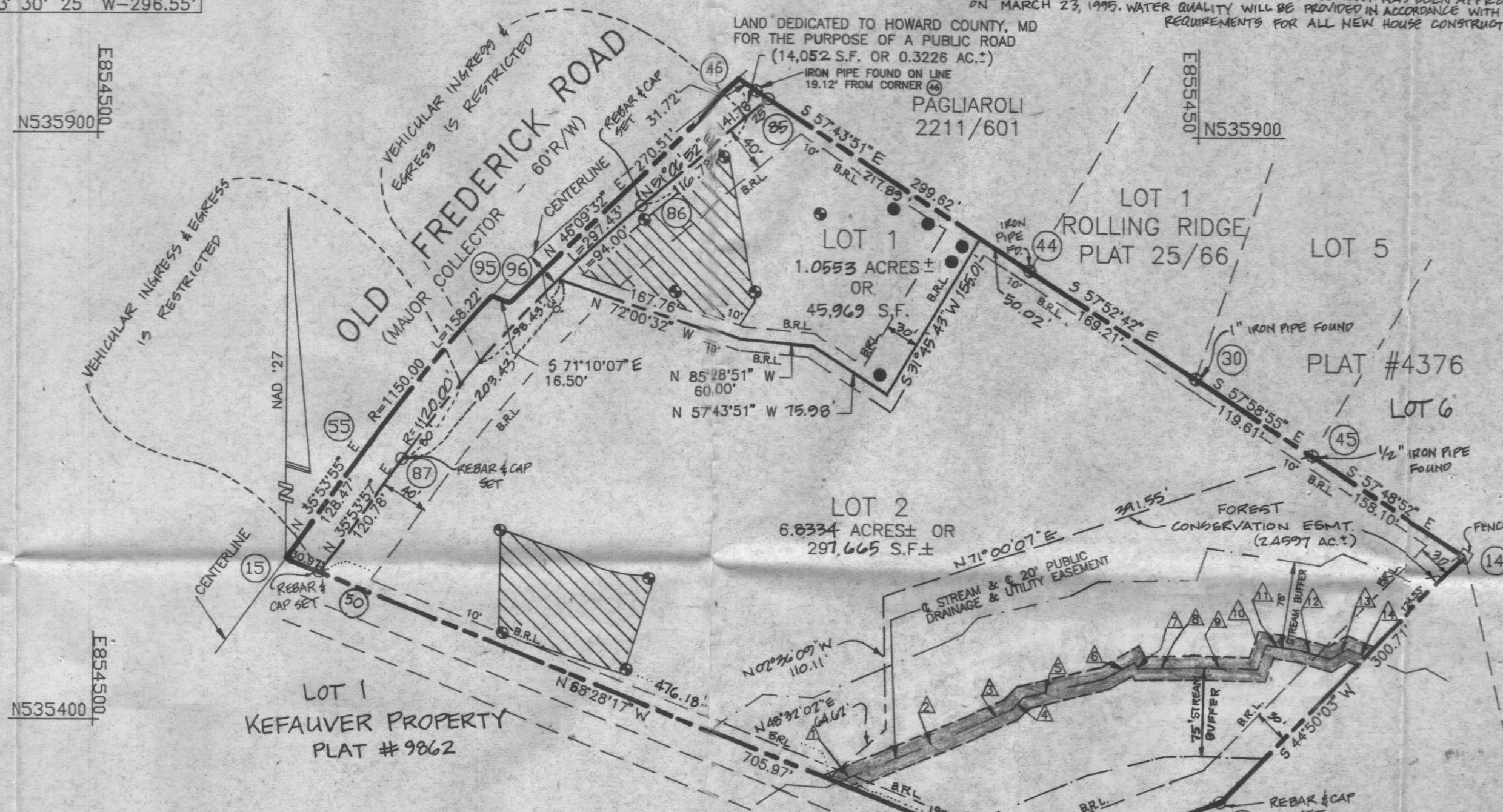
- COORDINATES BASED ON NAD 27 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 343008, 343009
- SUBJECT PROPERTY ZONED "R-20" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NOS.: NONE
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN STREAM BUFFERS

- 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 PLAN AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
Scott Shanaberger 1/23/95
G. SCOTT SHANABERGER DATE
John Ignatius Wellham 1/23/95
JOHN IGNATIUS WELHAM DATE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES SUCCESSFUL PERC TEST
● DESIGNATES FAILED PERC TEST
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN SEPTEMBER OF 1988 BY SHANABERGER & LANE
- AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR WATER AND SEWER.
- A FEE-IN-LIEU OF PROVIDING GORMWATER MANAGEMENT HAS BEEN APPROVED ON MARCH 23, 1995. WATER QUALITY WILL BE PROVIDED IN ACCORDANCE WITH COUNTY REQUIREMENTS FOR ALL NEW HOUSE CONSTRUCTION.



VICINITY MAP SCALE: 1"=200'

- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE - FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- DESIGNATES IRON BAR AND CAP TO BE SET.
□ DESIGNATES FENCE POST
⊕ DESIGNATES IRON PIPE FOUND
- THERE ARE EXISTING STRUCTURES (HOUSE, BARN, SHEDS) ON LOT 2. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FT. SERVING MORE THAN 1 RESIDENCE
 - SURFACE - 1" CRUSHER RUN BASE WITH TAR & CHIP COATING
 - GEOMETRY - MAX. 15% GRADE; MAX. 10% GRADE CHANGE; MIN. 45 FT. TURNING RADIUS
 - STRUCTURES (CULVERTS, BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF PASSING 100-YR FLOOD WITH MAX. 1' DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MIN. 12' MAINTENANCE - SUFFICIENT TO INSURE ALL-WEATHER USE.



TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	2
BUILDABLE.....	0
OPEN SPACE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE.....	7.8887 AC.±
OPEN SPACE.....	0
TOTAL AREA OF 100 YR. FLOODPLAIN & 25% OR GREATER STEEP SLOPES.....	1.84 AC.±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.3226 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	8.2113 AC.±

18. PROPERTY SUBJECT TO W.P. 95-6T, WHICH WAS GRANTED ON APRIL 6, 1995, TO ALLOW ACCESS FOR A SINGLE USE DRIVEWAY TO A MAJOR COLLECTOR RD. AND TO ALLOW 2.4597 ACRES OF LAND TO BE PLACED IN A FOREST CONSERVATION EASEMENT WITHOUT PERFORMING A FOREST STAND DELINEATION OR FOREST CONSERVATION PLAN.

19. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER & THROUGH LOT 2, OR PORTIONS THEREOF AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENT. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES & BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER & THE COUNTY AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MD.

OWNER:

JOHN IGNATIUS WELHAM
8507 OLD FREDERICK ROAD
ELLCOTT CITY, MD. 21043

RECORDED AS PLAT NO. **11779**
ON **7-06-95** AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
Joseph M. Boyle 6-21-95
COUNTY HEALTH OFFICER MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
James Smith 6/29/95
DIRECTOR SA DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James Smith 6/29/95
DIRECTOR SA DATE

OWNER'S CERTIFICATE

I, JOHN IGNATIUS WELHAM, OWNER 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 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 SPACES 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 IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
WITNESS BY OUR HANDS THIS 23 DAY OF JANUARY, 1995.

John Ignatius Wellham 1/23/95
JOHN IGNATIUS WELHAM DATE
Julie A. Smiler 1/23/95
WITNESS DATE

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 MARY L. KEFAUVER, BY EMERSON NICHOLS KEFAUVER, HER ATTORNEY-IN-FACT, TO JOHN IGNATIUS WELHAM BY DEED DATED SEPTEMBER 22, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 2717, FOLIO 381, AND THAT ALL THE 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.

Scott Shanaberger 1/23/95
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849 DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 104
ELLCOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT
WELHAM PROPERTY
LOTS 1 & 2
SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.
TAX MAP 18 PARCEL 19
ZONED : R - 20
SCALE : 1"=100'
DATE : OCTOBER 14, 1994
SHEET 1 OF 1

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	FLOODPLAIN AREA	25% SLOPES	MINIMUM LOT AREA
1	1.0553 AC.	0	1.0553 AC.	0	0	1.0553 AC.
2	6.8334 AC.	0	6.8334 AC.	0	1.84 AC.	4.9934 AC.

COORDINATES

NO.	NORTH (F)	EAST (F)	NO.	NORTH (F)	EAST (F)
8	535279.250	855321.528	50	535526.952	854693.620
9	535335.000	855472.000	55	535642.380	854740.138
14	535548.251	855684.021	85	535928.886	855078.968
15	535538.316	854664.812	86	535839.881	854968.606
30	535695.880	855448.802	87	535624.789	854764.440
44	535785.852	855305.495	95	535763.771	854841.422
46	535945.819	855052.150	96	535758.445	854857.039
45	535632.467	855550.219			

CURVE DATA

FROM	TO	RADIUS	DELTA	TAN.	ARC	CHORD BRG. - DISTANCE
55	95	1150.00	07° 52' 58"	79.24'	158.22'	N 39° 50' 24" E - 158.09'
86	87	1120.00'	15° 12' 55"	149.59'	297.42'	S 43° 30' 25" W - 296.55'

WETLANDS DATA

LINE	BEARING & DISTANCE
A	N 77°11'13" E 6.72'
B	N 71°40'48" E 31.97'
C	N 60°22'59" E 86.40'
D	N 84°15'12" E 43.79'
E	N 63°53'49" E 53.08'
F	N 74°26'03" E 39.29'
G	N 67°17'21" E 33.86'
H	S 30°23'21" E 8.35'
I	N 88°29'27" E 42.62'
J	S 88°26'22" E 51.84'
K	N 19°07'54" E 22.91'
L	S 81°16'18" E 33.84'
M	S 74°40'59" E 25.62'
N	N 60°53'20" E 18.09'
O	S 68°02'53" E 20.86'
P	N 68°02'53" W 10.73'
Q	S 60°53'20" W 17.31'
R	N 74°40'59" W 29.89'
S	N 81°16'18" W 24.13'
T	S 19°07'54" W 21.77'
U	N 88°26'22" W 60.08'
V	S 88°29'27" W 49.27'
W	N 30°23'21" W 4.89'
X	S 60°28'07" W 30.87'
Y	S 24°55'36" E 38.08'
Z	S 39°10'41" W 24.75'
AA	S 04°24'04" E 29.24'
BB	S 77°28'18" W 64.24'
CC	N 80°51'14" W 30.59'
DD	N 10°39'57" W 28.90'
EE	N 47°27'58" W 27.89'
FF	S 68°17'35" W 81.09'
GG	S 67°15'12" W 27.65'

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	2
BUILDABLE.....	2
OPEN SPACE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE.....	7.8887 AC.±
OPEN SPACE.....	0
TOTAL AREA OF 100 YR. FLOODPLAIN & 25% OR GREATER STEEP SLOPES.....	1.84 AC.±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.3226 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	8.2113 AC.±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

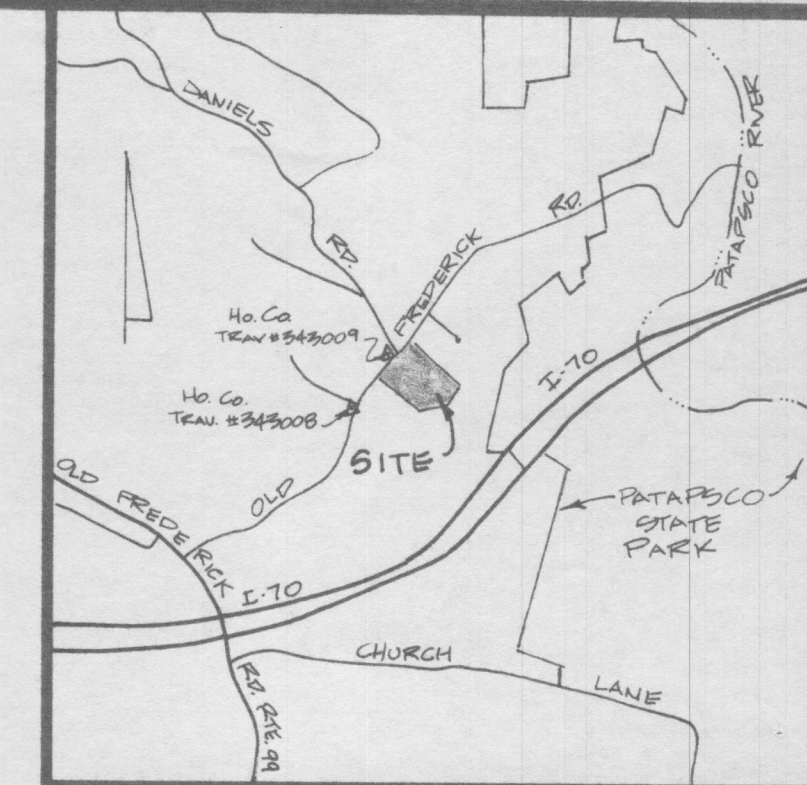
DIRECTOR _____ DATE _____

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR _____ DATE _____

NOTES:

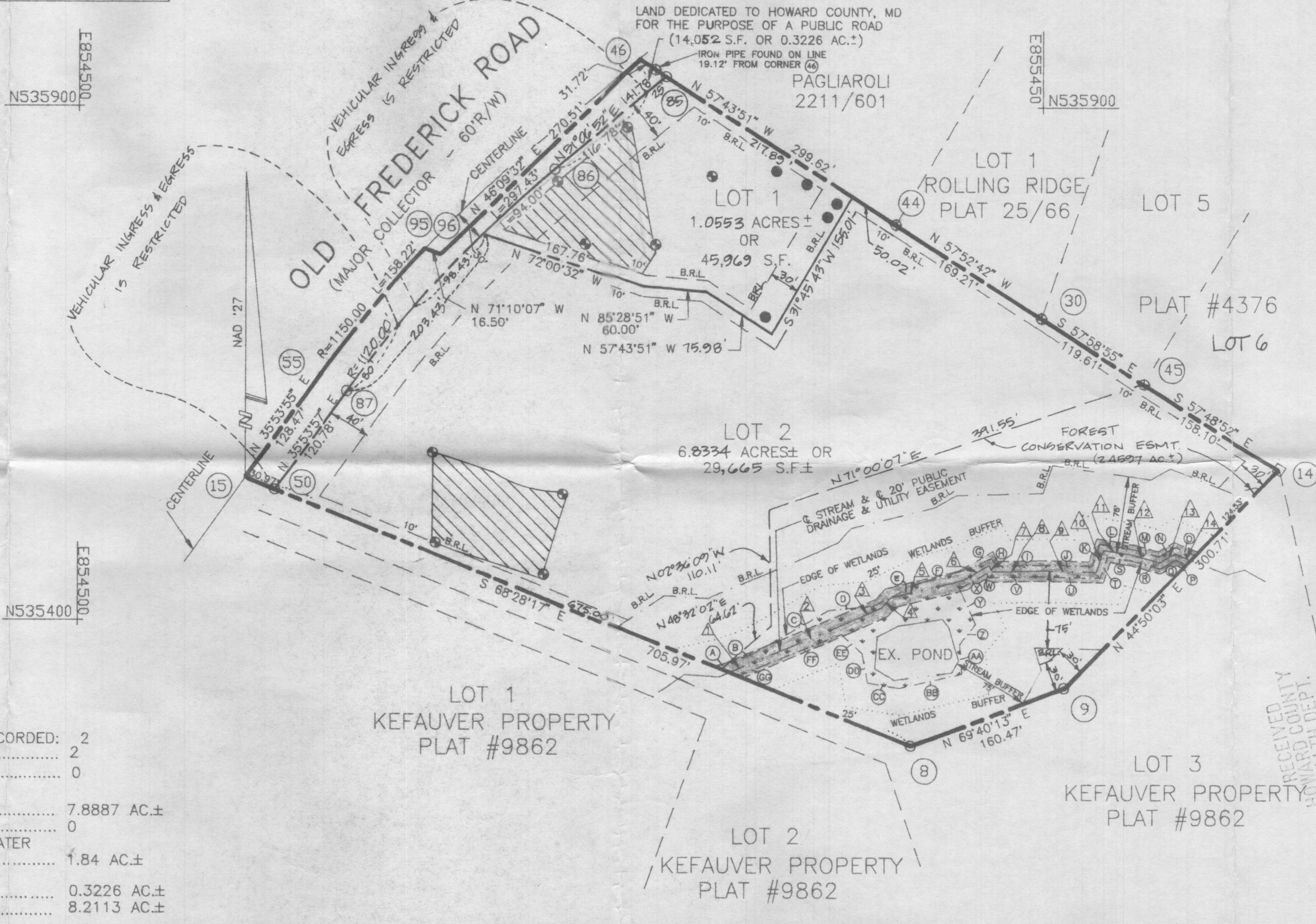
- COORDINATES BASED ON NAD 27 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 343008, 343009
- SUBJECT PROPERTY ZONED "R-20" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
- PREVIOUS OFFICE OF PLANNING AND ZONING FILE NOS. 1 NONE
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION EASEMENT.
- 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 THE MARKERS HAVE BEEN COMPLIED WITH.
G. Scott Shanaberger 10/23/95
DATE
John Ignatius Wellham 10/23/95
DATE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES SUCCESSFUL PERC TEST
● DESIGNATES FAILED PERC TEST
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN SEPTEMBER OF 1988 BY SHANABERGER & LANE.
- AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR WATER AND SEWER.



VICINITY MAP

SCALE: 1"=2000'

- DESIGNATES IRON BAR AND CAP TO BE SET.
□ DESIGNATES FENCE POST
⊕ DESIGNATES IRON PIPE FOUND
- THERE ARE EXISTING STRUCTURES (HOUSE, BARN, SHEDS) ON LOT 2. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
a. WIDTH - 12 FT. (110 FT. SERVING MORE THAN 1 RESIDENCE)
b. SURFACE - 6" CRUSHER RUN BASE WITH TAR & CHIP COATING
c. GEOMETRY - MAX. 15% GRADE; MAX. 10% GRADE CHANGE; MIN. 45 FT TURNING RADIUS.
d. STRUCTURES (COVERTS, BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (4250 LBS)
e. DRAINAGE ELEMENTS - CAPABLE OF PASSING 100-YR FLOOD WITH MAX 1' DEPTH OVER DRIVEWAY SURFACE
f. STRUCTURE CLEARANCES - MIN. 12' @ MAINTENANCE - SUFFICIENT TO INSURE ALL-WEATHER USE.



RECEIVED
HOWARD COUNTY
HEALTH DEPT.
95 JAN 31 PM 12:00

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