

## Real Property Data Search

## Search Result for HOWARD COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>	
<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>		
<b>Exempt Class:</b>	AGRICULTURAL TRANSFER TAX		
<b>Account Identifier:</b>	<b>District - 01 Account Number - 181025</b>		
Owner Information			
<b>Owner Name:</b>	WELSH ROSALIE B TRUSTEE	<b>Use:</b>	AGRICULTURAL
<b>Mailing Address:</b>	4738 ILCHESTER ROAD ELLCOTT CITY MD 21043-	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/18158/ 00002
Location & Structure Information			
<b>Premises Address:</b>	4738 ILCHESTER ROAD ELLCOTT CITY 21043-0000	<b>Legal Description:</b>	12.7689 A. 4738 ILCHESTER ROAD ELLCOTT CITY
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>
0031	0004	0122	
			<b>Subdivision:</b>
			0000
			<b>Section:</b>
			<b>Block:</b>
			<b>Lot:</b>
			<b>Assessment Year:</b>
			2018
			<b>Plat No:</b>
			<b>Plat Ref:</b>
<b>Special Tax Areas:</b>		<b>Town:</b>	NONE
		<b>Ad Valorem:</b>	101
		<b>Tax Class:</b>	
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>
1950	3,878 SF		12.7689 AC
<b>County Use</b>			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE
			<b>Full/Half Bath</b>
			3 full/ 2 half
			<b>Garage</b>
			1 Attached
			<b>Last Major Renovation</b>
Value Information			
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>
		As of	As of
		01/01/2018	07/01/2018
			As of
			07/01/2019
<b>Land:</b>	306,500	306,500	
<b>Improvements</b>	307,800	312,800	
<b>Total:</b>	614,300	619,300	615,967
<b>Preferential Land:</b>	4,000		617,633
			4,000
Transfer Information			
<b>Seller:</b> WELSH ROBERT F	<b>Date:</b> 05/01/2018	<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /18158/ 00002	<b>Deed2:</b>	
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b> \$0	
<b>Type:</b>	<b>Deed1:</b> /01034/ 00461	<b>Deed2:</b>	
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>	
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>	
Exemption Information			
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2018	07/01/2019
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

Septic

File No. F-92-04

OFFICE OF PLANNING & ZONING

FINAL PLAT/ORIGINAL

Walah Puro Lts 1-3  
(Name)

SIGNATURE APPROVAL

This form is for the processing of final plat originals for signature approvals. If it is found necessary for any corrections or additions to be made on the original, the corrections needed must be stated and forwarded to the next agency, minus the signature, and then returned to the Office of Planning and Zoning for processing. All or any revisions required to the final plat original will be compiled and forwarded to the owner to enable the owner's engineer to make the revisions at one time or to contact the appropriate County agency on questions concerning such revisions.

<u>OPZ</u>	<u>Date Received</u>	<u>Date Forwarded</u>
<u>M. Antol</u> Reviewing Agent	<u>10/15/91</u>	<u>10/21/91</u>

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

<u>HEALTH</u>	<u>Date In</u>	<u>Date Forwarded</u>
<u>Jane E. Madrau</u> Reviewing Agent	<u>10-22-91</u>	<u>10-31-91</u>

Rejected For: 1 original  
\_\_\_\_\_  
\_\_\_\_\_

<u>/DPW</u>	<u>Date In</u>	<u>Date Forwarded</u>
Reviewing Agent	_____	_____

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

<u>OPZ</u>	<u>Date Received</u>	<u>Owner/Engineer Notified</u>
Reviewing Agent	_____	_____

Actions or Revisions Needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APR ASSOCIATES, INC.  
 Engineers - Surveyors  
 7427 Harford Road  
 BALTIMORE, MD 21234  
 FAX NO. (301) 444-1647  
 (301) 444-4312

**FAX LETTER OF TRANSMITTAL**

DATE	JULY 11, 1991	JOB NO.	91033
ATTENTION	JANE NADEAU		
RE:	WELSH PROPERTY		
	APPLICATION # : A47023-A47025		

TO HOWARD COUNTY HEALTH DEPARTMENT  
3525-H ELLICOTT MILLS DRIVE  
ELLICOTT CITY, MARYLAND 21043-  
4544

NUMBER OF SHEETS INCLUDING THIS SHEET 2

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
			REVISED PERCOLATION PLAT

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

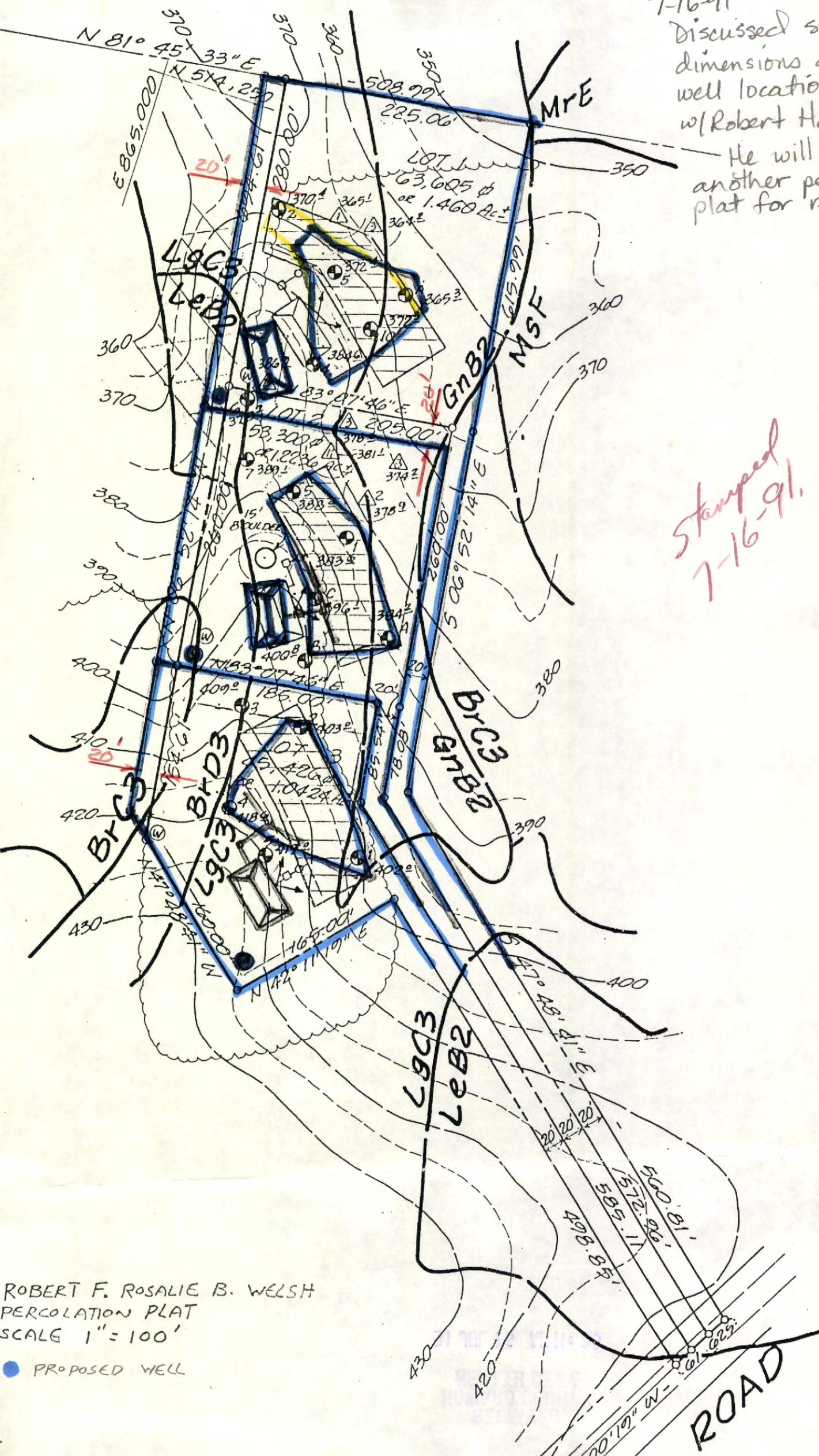
REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO MR. & MRS. ROBERT WELSH

SIGNED: Robert Haynes

7-16-91  
 Discussed SOA  
 dimensions and  
 well locations  
 w/ Robert Haynie.  
 He will submit  
 another perc cert.  
 plat for review.  
 JEN

Stamped  
 7-16-91.



ROBERT F. ROSALIE B. WELSH  
 PERCOLATION PLAT  
 SCALE 1" = 100'  
 ● PROPOSED WELL



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**HOWARD COUNTY HEALTH DEPARTMENT**

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

June 6, 1991

*Reply to:*

*Robert*

Mr. and Mrs. ~~Roland~~ Welsh  
4738 Ilchester Road  
Ellicott City, Maryland 21043

RE: Percolation Test Results  
Application Numbers: A47023-A47025  
Proposed Use: Subdivision  
Property ID: Welsh Property, Lots 1-3  
Ilchester Road

Dear Mr. and Mrs. Welsh:

Percolation testing conducted May 16, 1991 and May 23, 1991 on the above referenced property indicated limited satisfactory soil conditions. Additional lot line changes and redesign of proposed septic easements may be necessary to provide suitable house and well sites. Copies of the 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 feet of property boundaries have been shown.

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

If the proposal is for subdivision or for commercial use, a Groundwater Appropriations Permit must be approved prior to any plat approvals.

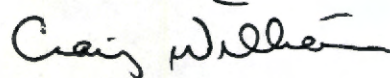
Mr. and Mrs. Roland Welsh

- 2 -

June 6, 1991

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 461-9933.

Very truly yours,

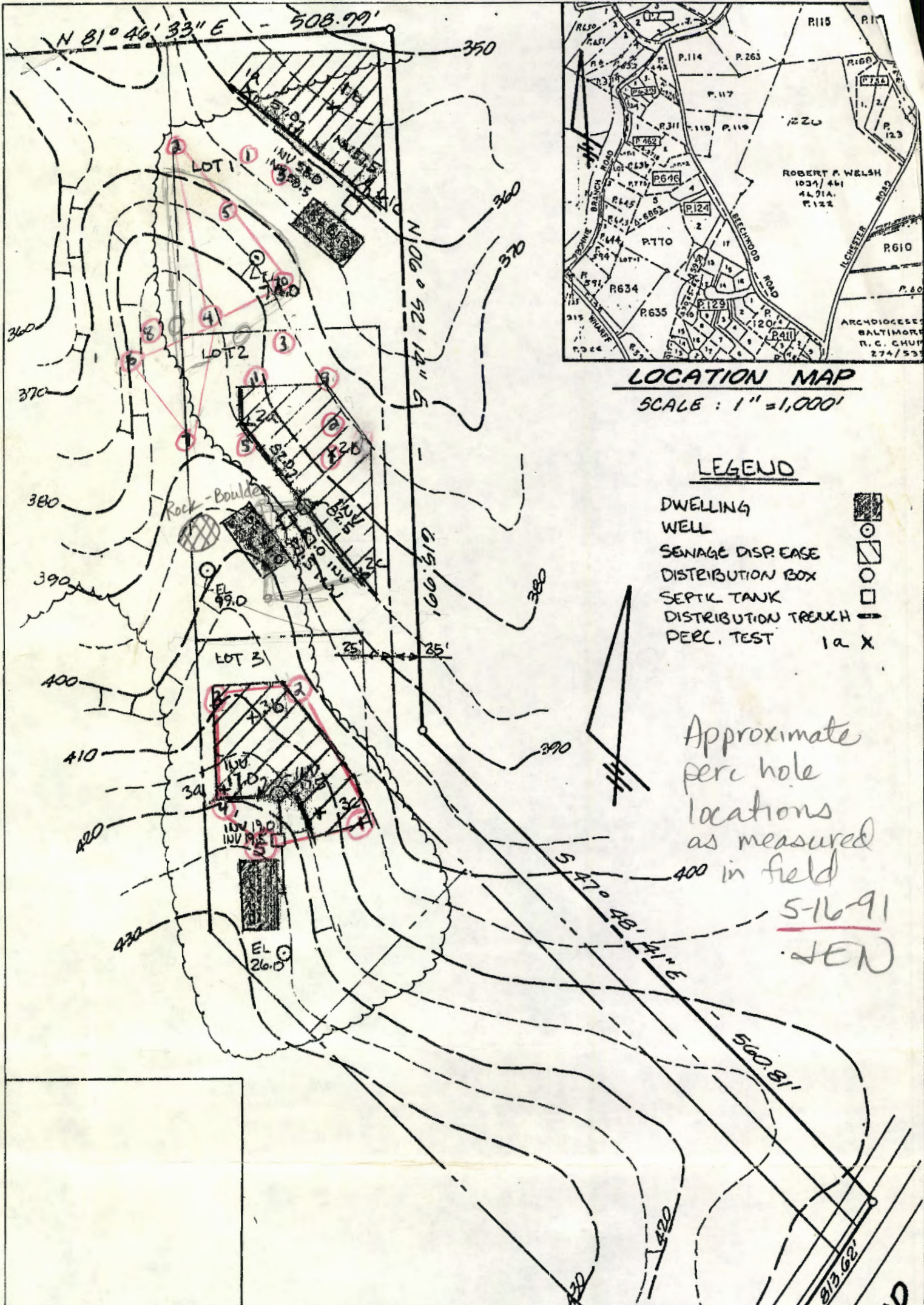


Craig Williams, Director  
Water and Sewerage Program

CW:jr








Enclosures

cc: Tax Assessment Office  
APR Associates, Inc.  
File

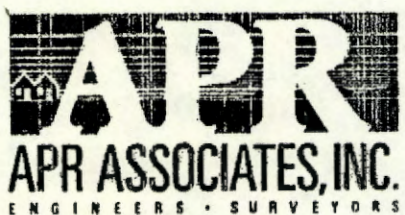


**LOCATION MAP**  
SCALE: 1" = 1,000'

**LEGEND**

- DWELLING 
- WELL 
- SEWAGE DISP. EASE 
- DISTRIBUTION BOX 
- SEPTIC TANK 
- DISTRIBUTION TRENCH 
- PERC. TEST  1 a X

Approximate  
perc hole  
locations  
as measured  
400 in field  
5-16-91  
JEN



7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

**PLOT PLAN**  
PROPERTY OF  
ROBERT F. AND ROSALIE B. WELSH  
ILCHESTER ROAD  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MD.

SCALE: 1" = 100' APRIL 26, 1991

**ILCHESTER ROAD**

91 AUG-5-PM 3:30

DATE: 8-5-91.

- TO:
- |  |  |
|--|--|
| <input type="checkbox"/> MD. STATE DEPT. OF HEALTH | <input type="checkbox"/> BOARD OF EDUCATION                      |
| <input type="checkbox"/> COUNTY EXECUTIVE          | <input checked="" type="checkbox"/> OFFICE OF PLANNING & ZONING  |
| <input type="checkbox"/> DEPT. OF PUBLIC WORKS     | <input type="checkbox"/> DIVISION OF LAND DEVELOPMENT            |
| <input type="checkbox"/> BUREAU OF WATER & SEWERS  | <input type="checkbox"/> BUILDING ENGINEER                       |
| <input type="checkbox"/> OTHERS:                   | <input type="checkbox"/> BUREAU OF LICENSES, INSPECTIC & PERMITS |

RE: F-92-04 Welsh Prop.

- The above referenced:
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Building Plans |
| <input type="checkbox"/> Preliminary Plat      | <input type="checkbox"/> Other:         |
| <input type="checkbox"/> Site Development Plan |   |

- IS:
- |   |  |
|---|--|
| <input type="checkbox"/> Approved               | <input type="checkbox"/> Approved, if public water and sewerage are provided.  |
| <input checked="" type="checkbox"/> Disapproved | <input type="checkbox"/> Approved, provided State Health Department notifies the Health Officer that he can sign the plat or bidg. permit. |
|   | <input type="checkbox"/> May the Health Officer sign the above referenced plat?  |
| <input type="checkbox"/> Others:                |  |

COMMENTS:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary plat needs revising.  | <input type="checkbox"/> Percolation tests not performed.                |
| <input checked="" type="checkbox"/> Final plat needs revising.  | <input type="checkbox"/> State Subdivision Regulation not complied with. |
| <input checked="" type="checkbox"/> Request that Engineer come <sup>call</sup> to this office for conference. | <input type="checkbox"/> Submit complete plans and specifications.       |
| <input type="checkbox"/> Submit completed Food Establishment check list.                                      | <input type="checkbox"/> See attached Regulations or literature.         |

OTHER COMMENTS: - Adjust sewage disposal easements (S.D.E.) as discuss

- install wells prior to final plat approval, very limited well sit

- install B.R.L. to assure a viable house site exists

- Change general note #5 to Dept. of the Environment

- signature block <sup>?</sup> public water, preferred, but wells were indicated.

Signed: F. Frommelt

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Community Planning and Land Development

DATE: 7/9/91

P&Z File No. F-92-04

Department of Planning and Zoning

- Community Planning and Land Development
- Comprehensive and Transportation Planning
- Zoning Administration and Enforcement
- Data Management
- Address Coordinator
- Agricultural and Historic Preservation
- File

Agencies

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Bureau of Engineering, DPW                      | <input checked="" type="checkbox"/> Soil Conservation District      |
| <input checked="" type="checkbox"/> Department of Inspections, Licenses and Permits | <input checked="" type="checkbox"/> County Assessment               |
| <input checked="" type="checkbox"/> Department of Fire and Rescue Services          | <input checked="" type="checkbox"/> C & P                           |
| <input checked="" type="checkbox"/> State Highway Administration                    | <input checked="" type="checkbox"/> B G & E                         |
| <input checked="" type="checkbox"/> Finance   | <input checked="" type="checkbox"/> Department of Natural Resources |
| <input checked="" type="checkbox"/> Bureau of Environmental Health                  | <input checked="" type="checkbox"/> Cable TV                        |
| <input checked="" type="checkbox"/> Public School System                            | <input checked="" type="checkbox"/> Police                          |
| <input checked="" type="checkbox"/> Recreation and Parks                            | <input checked="" type="checkbox"/> MIA                             |

RE: ROBERT F. ROSALIE B. WELSH PROPERTY LOTS 192

FOR SRC MEETING OF: \_\_\_\_\_ (Date) \_\_\_\_\_ (Time) \_\_\_\_\_ (Place)

ENCLOSED FOR YOUR: \_\_\_\_\_ Signature Approval  Review and Comments \_\_\_\_\_ Files

THE ENCLOSED: \_\_\_\_\_ Original

	<u>No. of Sheets</u>		<u>No. of Sheets</u>
<input type="checkbox"/> Sketch Plan	_____	<input type="checkbox"/> Final Construction Plans	_____
<input type="checkbox"/> Preliminary Plan	_____	<input type="checkbox"/> Final Storm Drainage Computations	_____
<input type="checkbox"/> Preliminary Road Profile	_____	<input type="checkbox"/> Soils Map	_____
<input type="checkbox"/> Preliminary Drainage and/or Computations	_____	<input type="checkbox"/> Traffic Study	_____
<input type="checkbox"/> Final Development Plan	_____	<input type="checkbox"/> Stormwater Management	_____
<input checked="" type="checkbox"/> Final Plat	<u>1</u>	<input type="checkbox"/> Site Development Plan	_____
		<input type="checkbox"/> Waiver Petition	_____

WAS:  Received \_\_\_\_\_ Tentatively Approved \_\_\_\_\_ Recorded \_\_\_\_\_  
 Received and Revised \_\_\_\_\_ Approved \_\_\_\_\_ On 7/9/91

COMMENTS: \_\_\_\_\_ DUE BY: 8/1/91

8/5/91 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.  
*disapproved @ note prior to final plat approval*  
 - adj. S.D.E.  
 - install wells; limited sites  
 - install B.R.L. house site?  
 - chg. note 5 Dept. of Env. - Signature BK pub. W.?



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## HOWARD COUNTY HEALTH DEPARTMENT

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

August 26, 1991

*Reply to:*

Mr. and Mrs. Robert Welsh  
4738 Ilchester Road  
Ellicott City, Maryland 21043

RE: Percolation Test Results  
Application Number: 47023  
Proposed Use: Subdivision  
Property ID: Welsh Property, Lots 1-3  
Ilchester Road

Dear Mr. and Mrs. Welsh:

One additional successful test hole on proposed Lot 1 is required before the submitted percolation test plan can receive signature approval. The schedule test date is August 29, 1991 at 1:00 p.m.

The location of that test hole is the south east corner of the proposed sewage disposal easement. This location is on the ridge approximately equidistant between one test hole which passed and another test hole which failed due to rock.

If successful, then drilling of the wells on all three lots would be required prior to signature approval of the final plat. This is required because the lot configurations are extremely limiting to alternate well locations. To expedite issuance of drilling permits, it is requested that well sites be staked for inspection on the percolation re-test date.

It is strongly recommended that additional lot width be provided along the eastern lot boundary of the lots in order to improve house and well site options.

If you have questions or require additional clarification, please do not hesitate to call.

Very truly yours,

Craig Williams, Director  
Water and Sewerage Program

CW:jr

cc: Paul Francis, P.E.  
APR Associates, Inc.

File

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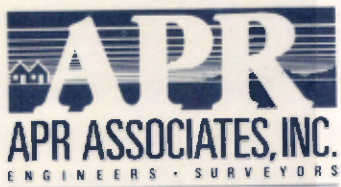
Bureau of Environmental Health  
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544  
Water and Sewerage, Permits 461-9933 Community Environmental Health 461-9944  
Technical Services 461-9955 Director 461-9956 TDD 313-2323



Robert L. Haynie

444-1647 (FAX)

7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312



Paul K. Francis, P.E.  
Associate

7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

No.	NORTH	EAST	No.	NORTH	EAST
1	513,270.25	865,794.81	12	513,683.62	865,388.38
2	513,290.94	865,771.98	13	513,320.90	865,788.56
3	512,603.69	865,426.93	14	514,269.67	865,097.86
4	513,470.95	865,306.61	15	514,303.36	865,330.50
5	513,561.42	865,183.20	16	513,671.79	865,404.19
6	513,718.69	865,144.26	17	513,335.85	865,796.88
7	513,742.77	865,304.46	18	513,315.16	865,819.71
8	513,675.45	865,372.57	19	513,474.29	865,279.37
9	513,305.93	865,780.26	20	513,746.76	865,397.55
10	513,942.04	865,137.34	21	513,616.04	865,438.12
11	513,968.15	865,354.10			

CURVE DATA					
CURVE	RADIUS	LENGTH	Δ	TAN	CHORD, BEARING & DISTANCE
4-19	200.00	27.46	7°52'01"	13.75	N 83°05'33" W 27.44'

11. ON JULY 1, 1991, A WAIVER (FILE NUMBER WP-92-01) WAS SUBMITTED TO ALLOW 3-16.67' PANHANDLES IN LIEU OF THE PERMITTED 2-25' PANHANDLES AND THE RESIDUE OF THE REMAINING PROPERTY AFTER THE 3 LOTS ARE CREATED. SECTION 16.102.b.3 AND SECTION 16.115.b.3 & 6 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ARE THE SPECIFIC SECTION IN THE WAIVER REQUEST. APPROVAL DATE AUGUST 19, 1991.

12. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON MARCH 20, 1991 BY ALEXANDER P. RATYCH OF APR ASSOCIATES INC.

13. THIS SITE IS LOCATED OUTSIDE THE 100 YR. FLOOD PLAIN. THERE ARE NO WETLANDS ON SITE.

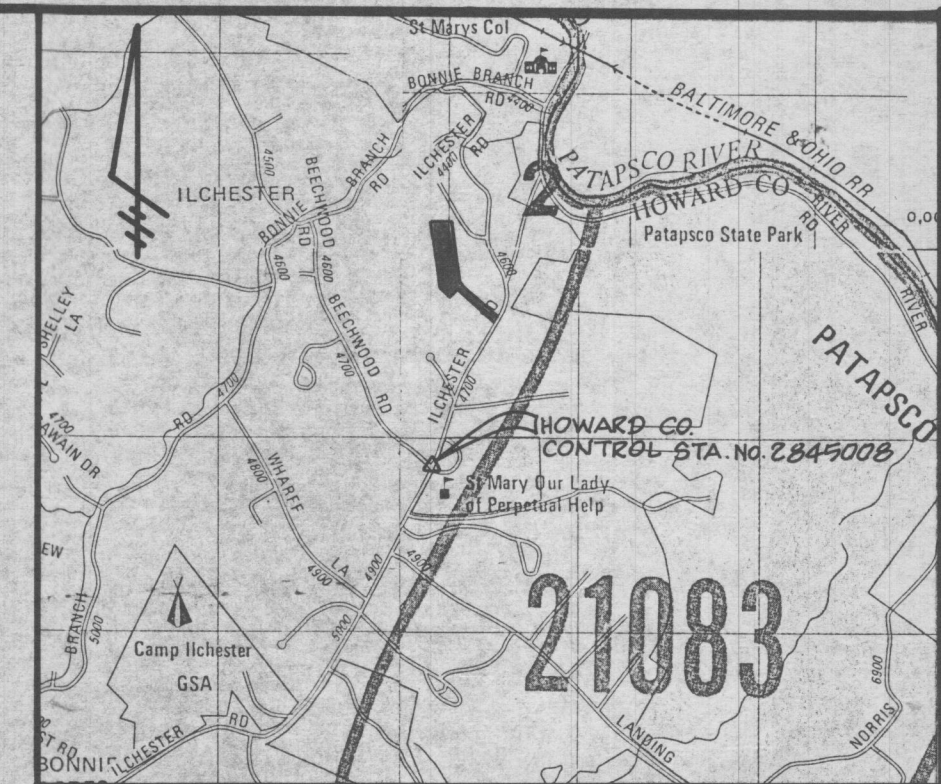
14. THESE PIPESTEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMMODATING ADDITIONAL RESIDENCES UNLESS A PUBLIC ROAD IS CONSTRUCTED ACCORDING TO COUNTY STANDARDS WITHIN THE COMMON ACCESS EASEMENT AREA BY ANY OF THE EASEMENT OWNERS TO BE DEEDED TO THE COUNTY.

15. A USE IN COMMON DRIVEWAY SHALL BE CONSTRUCTED WITHIN THE USE IN COMMON ACCESS EASEMENT IN CONFORMANCE WITH THE HOWARD COUNTY FIRE DEPARTMENT MINIMUM DRIVEWAY REQUIREMENTS FOR FIRE AND EMERGENCY SERVICE VEHICLE ACCESS.

16. A HOUSE NUMBER IDENTIFICATION SIGN SHALL BE PROVIDED WHERE THE USE IN COMMON DRIVEWAY ENTRANCE MEETS THE PUBLIC STREET IN CONFORMANCE WITH THE HOUSE NUMBERING SYSTEM AND SIGN DESIGN STANDARDS.

17. DECLARATION OF MAINTENANCE OBLIGATION FOR USE IN COMMON ACCESS EASEMENT LIBER 2401 FOLIO 329.

18. FEE IN LIEU OF PROVIDING STORMWATER MANAGEMENT APPROVED OCTOBER 9, 1991.



**VICINITY MAP**

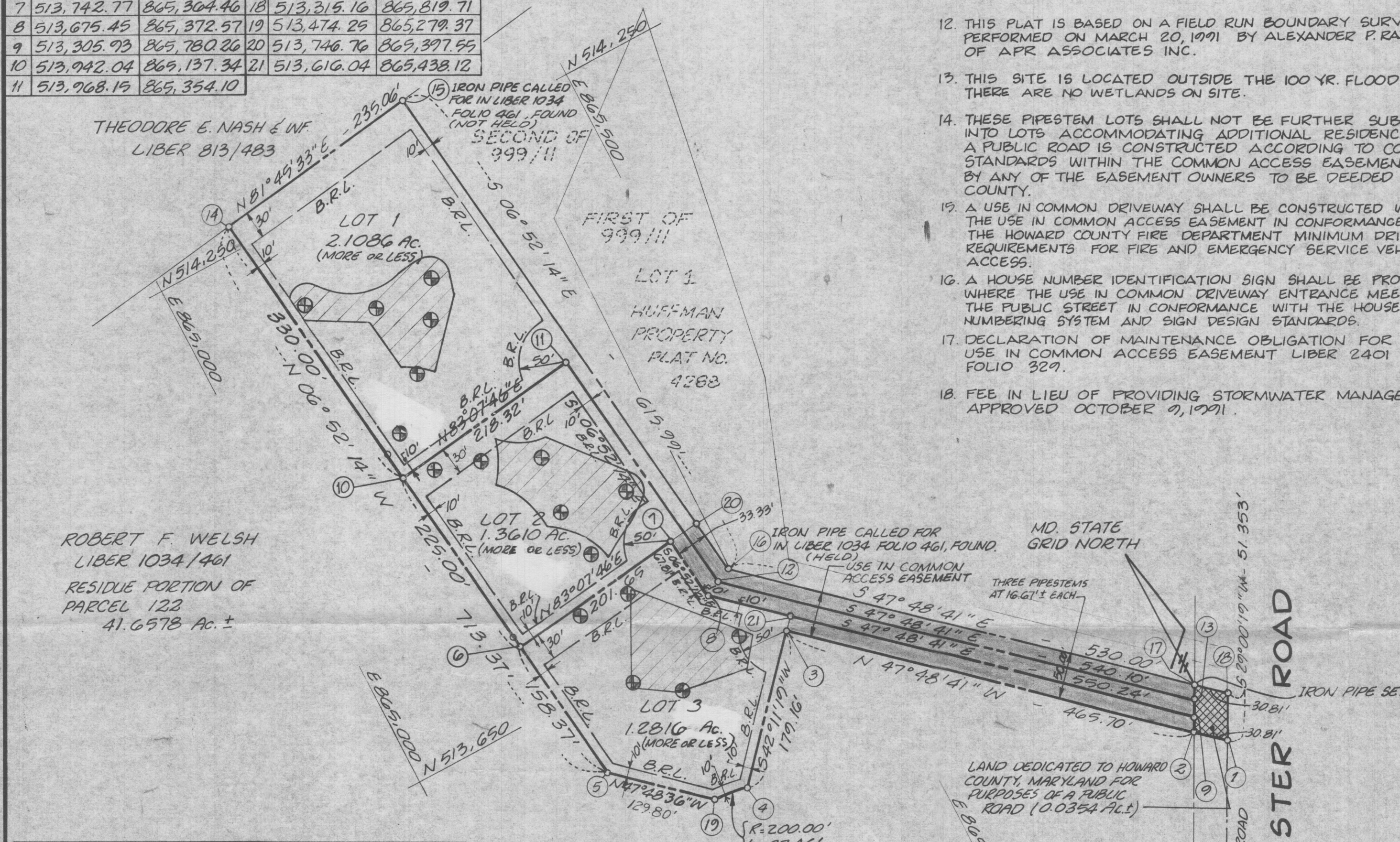
SCALE: 1" = 2,000'

**GENERAL NOTES**

- TAX MAP: 31, PART OF PARCEL 122.
- DEED REFERENCE: 1034/461
- COORDINATES BASED ON NAD 27' MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2849008 AND No. 2945002.
- SUBJECT PROPERTY ZONED R-20, PER 10-3-77 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. 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 SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- B.R.L. - DENOTES BUILDING RESTRICTION LINE SHOWN IN EACH LOT. (O) DENOTES IRON PIPE OR RE-BAR W/IDENTIFICATION CAP.
- ALL WELLS TO BE DRILLED AND APPROVED PRIOR TO FINAL PLAT APPROVAL.

**OWNER / DEVELOPER**

MR. & MRS. ROBERT WELSH  
4738 ILCHESTER ROAD  
ELLICOTT CITY, MARYLAND  
21043



MINIMUM LOT SIZE CHART								
LOT NO.	GROSS SIZE		25% OR GREATER SLOPES		PIPESTEM		REMAINING MINIMUM LOT AREA	
	SQ. FT.	AC. ±	SQ. FT.	ACRES ±	SQ. FT.	ACRES ±	SQ. FT.	ACRES ±
1	91,831.5	2.1086	1,100	0.0253	13,642.8	0.3132	77,108.7	1.7702
2	59,287.3	1.3610	4,155	0.0954	10,164.6	0.2333	44,967.4	1.0323
3	55,825.0	1.2816	2,150	0.0494	7,728.8	0.1774	43,946.2	1.0548

TABULATION DATA	
TOTAL AREA OF SUBDIVISION:	2,023,119.3 SQ. FT. (46.4444 AC±)
TOTAL AREA OF BOUNDARIES:	1,540.5 SQ. FT. (0.0354 AC±)
TOTAL AREA OF LOTS TO BE RECORDED:	206,943.8 SQ. FT. (4.7512 AC±)
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	168,040.3 SQ. FT. (3.8577 AC±)
TOTAL AREA OF PARCEL RESIDUE:	1,814,615.00 SQ. FT. (41.6578 AC±)

APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Joanna Bogdan* 11/1/91  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING,  
*David R. Smith* 11/21/91  
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEM AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James H. Smith* 11/15/91  
DIRECTOR DATE

**OWNERS STATEMENT**  
WE, ROBERT F. WELSH, AND ROSALIE B. WELSH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.  
WITNESS MY/OUR HANDS THIS DAY OF  
11/1/91  
11/21/91  
11/15/91

**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 ROBERT A. HUFFMAN AND LENORE L. HUFFMAN TO ROBERT F. AND ROSALIE B. WELSH BY DEED DATED 13 OCT. 1981 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1034 AT FOLIO 461 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
ALEXANDER P. RATYCH L.S. NO. 3633 DATE



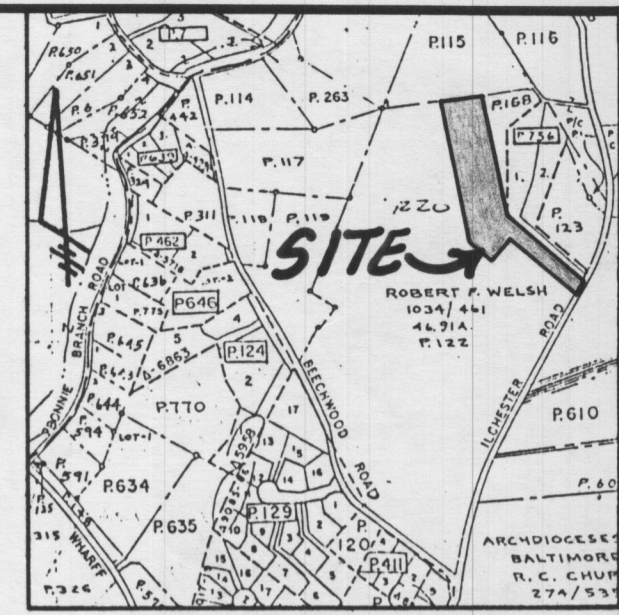
**APR ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS  
7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

RECORDED AS PLAT 10145 ON 11/27/91  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELSH PROPERTY  
LOTS 1, 2 & 3**

PART OF PARCEL 122 TAX MAP NO. 31  
SIGNED FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' JUNE 28, 1991



LOCATION MAP  
SCALE: 1" = 1,000'

GENERAL NOTES

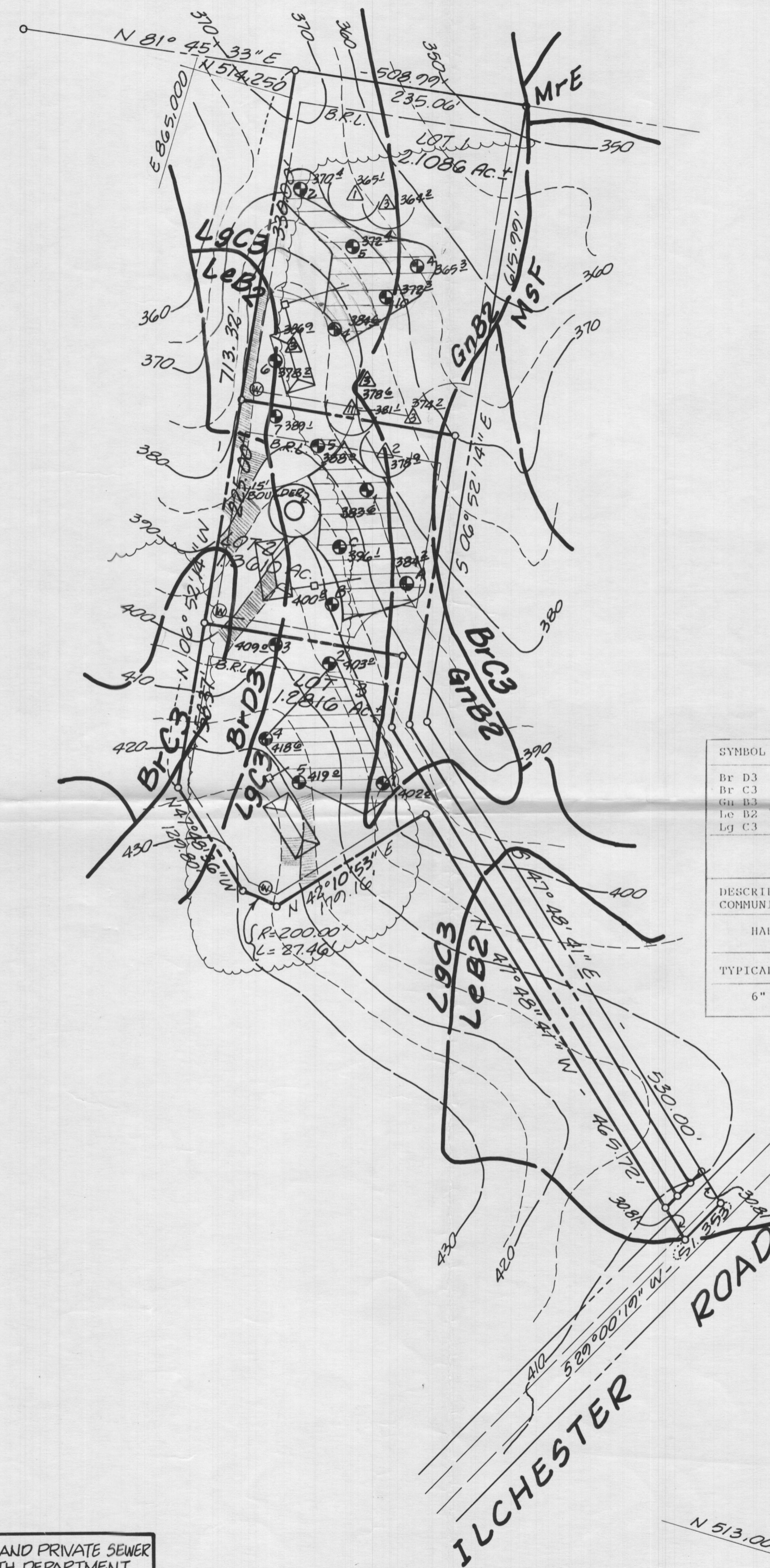
1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
2. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
3. SUBJECT PROPERTY ZONED "R-20" PER 10/03/1977 COMPREHENSIVE ZONING PLAN. *HAVE BEEN SHOWN*
4. ALL EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY SHOWN ON THE PLAT.
5. ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED.
6. THE MAJORITY OF THE SLOPES IN THE AREA ARE 15 - 24.9% BASED UPON COUNTY 200' SCALE TOPO.
7. ALL WELLS MUST BE DRILLED AND APPROVED PRIOR TO FINAL PLAT APPROVAL.



LOT 4  
SCALE: 1" = 400'

SOIL INFORMATION

SYMBOL	TYPE	SLOPE	LIMITATION
Bf D3	BRANDYWINE LOAM	15 TO 25%	SEVERELY ERODED
Bf C3	BRANDYWINE LOAM	8 TO 15%	SEVERELY ERODED
Gh B3	GREENVILLE SILT LOAM	3 TO 8%	MODERATELY ERODED
Lc B2	LEGORE SILT LOAM	3 TO 8%	MODERATELY ERODED
Lj C3	LEGORE SILTY CLAY	8 TO 15%	SEVERELY ERODED
EXISTING VEGETATION			
DESCRIPTION OF VEGETATIVE COMMUNITIES		DOMINANT SPECIES	
HARDWOOD FOREST		OAK	
TYPICAL CALIPER		GENERAL CONDITION	
6" TO 12"		GOOD	

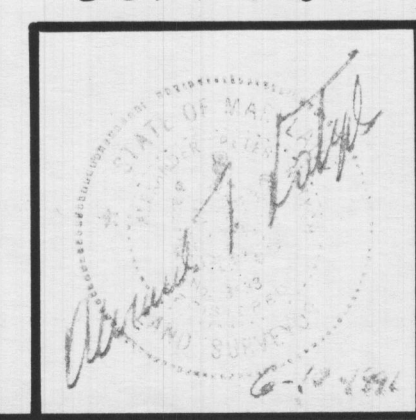


ROBERT F. WELSH  
LIBER 1034/461  
RESIDUE PORTION OF  
PARCEL 122  
41.6578 Ac. ±

LEGEND

- DWELLING
- PROPOSED WELL
- SEWAGE DISPOSAL EASEMENT
- DISTRIBUTION BOX
- SEPTIC TANK
- DISTRIBUTION TRENCH
- FIELD LOCATED PERC (PASSED)
- FIELD LOCATED PERC (FAILED)
- LIMITS OF WOOD LINE
- SLOPES 25% OR GREATER

SUPPORT DATA



**APR**  
APR ASSOCIATES, INC.  
ENGINEERS - SURVEYORS  
7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

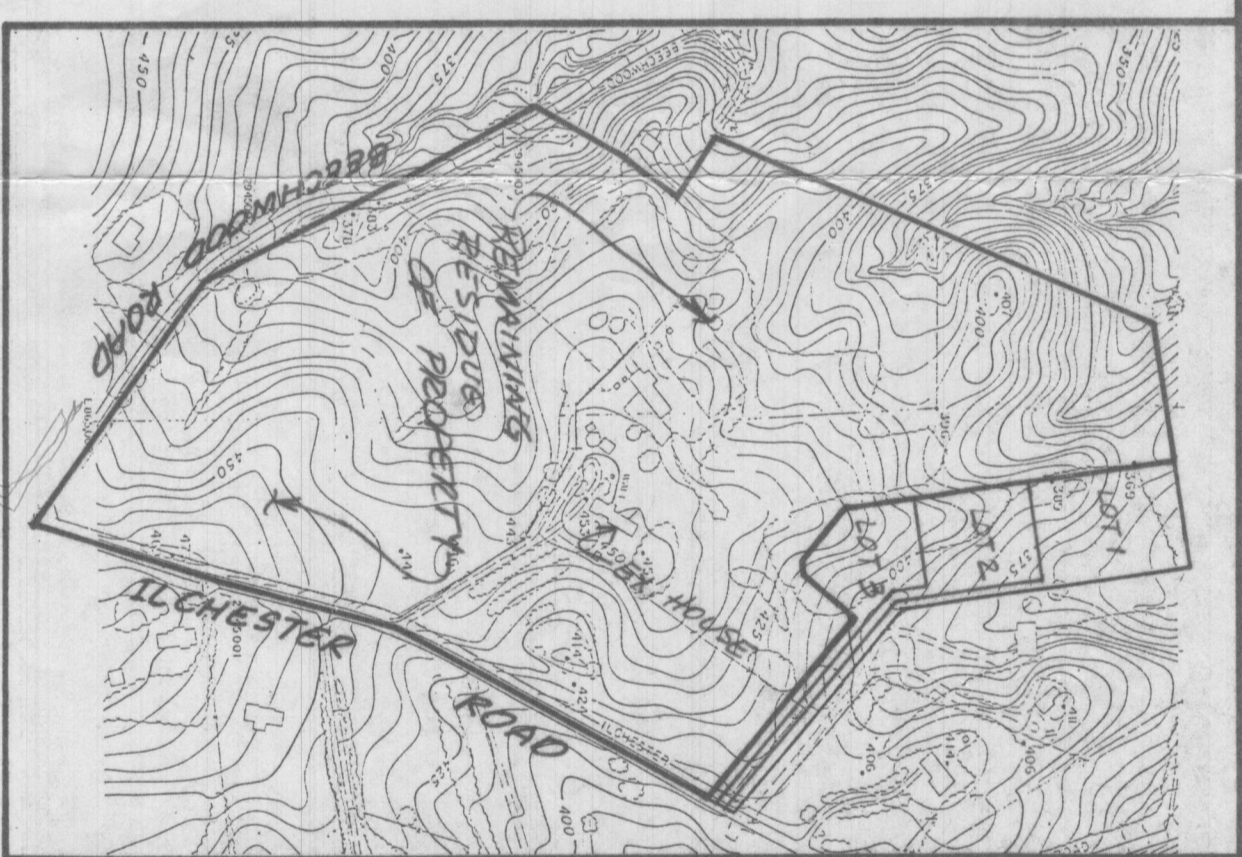
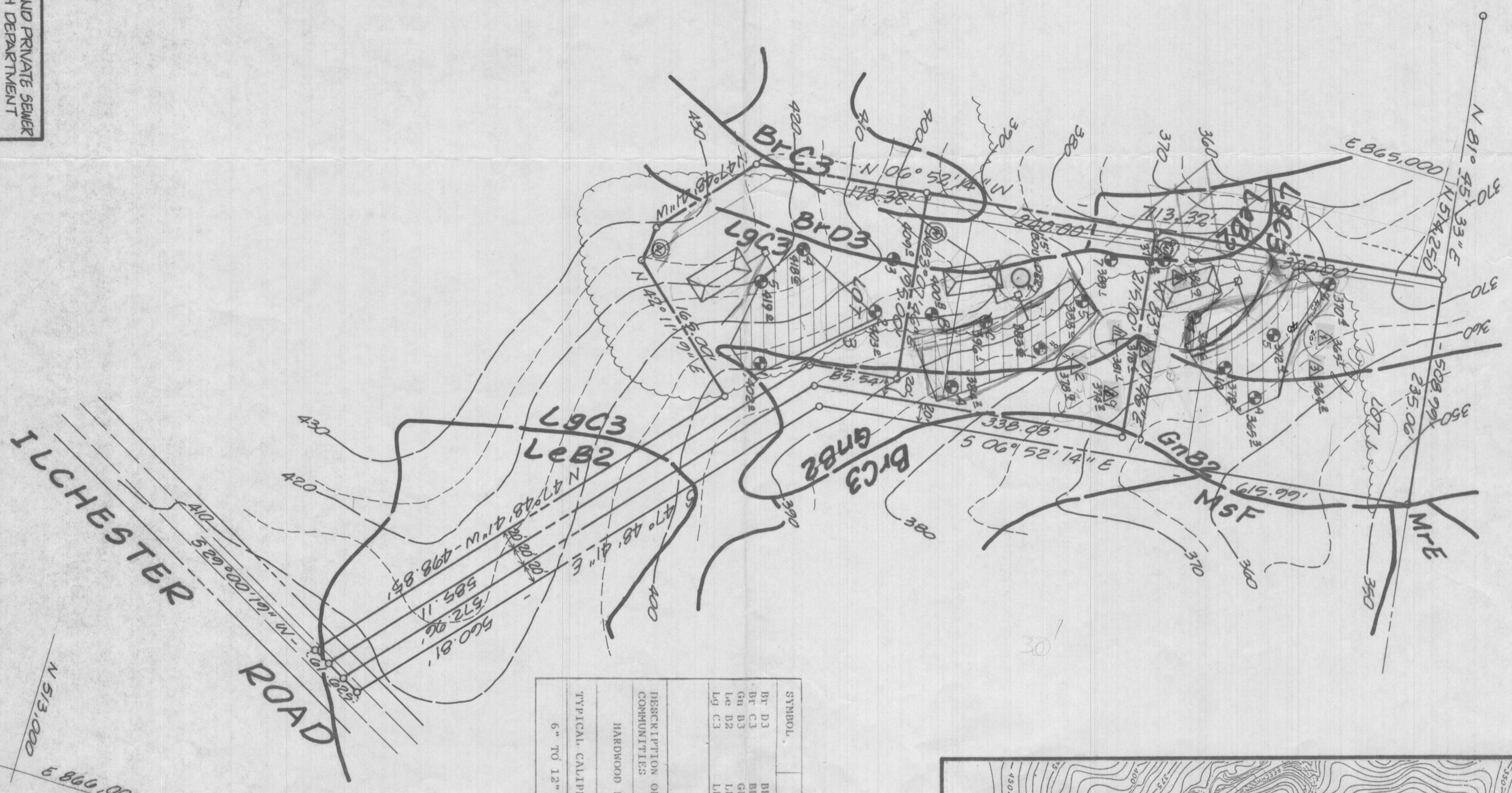
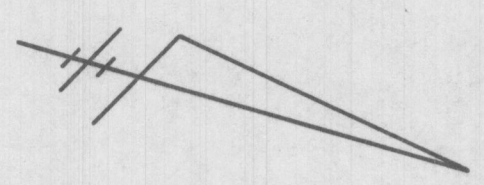
PERCOLATION CERTIFICATION PLAT  
PROPERTY OF  
ROBERT F. AND ROSALIE B. WELSH  
ILCHESTER ROAD  
TAX MAP No. 31 PARCEL 122  
HOUNARD COUNTY MARYLAND  
SCALE: 1" = 100'  
JUNE 7, 1991

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT  
*Joyce M. Gooden*  
COUNTY HEALTH OFFICER *10/11/91*  
DATE

2 10/3  
1 9/28  
REV DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

ROBERT F. WELSH  
 LIBER 1034/461  
 46.91 AC.  
 LOT 4



LOT 4  
 SCALE: 1" = 400'  
*Hand public sewer on road face*

**SOIL INFORMATION**

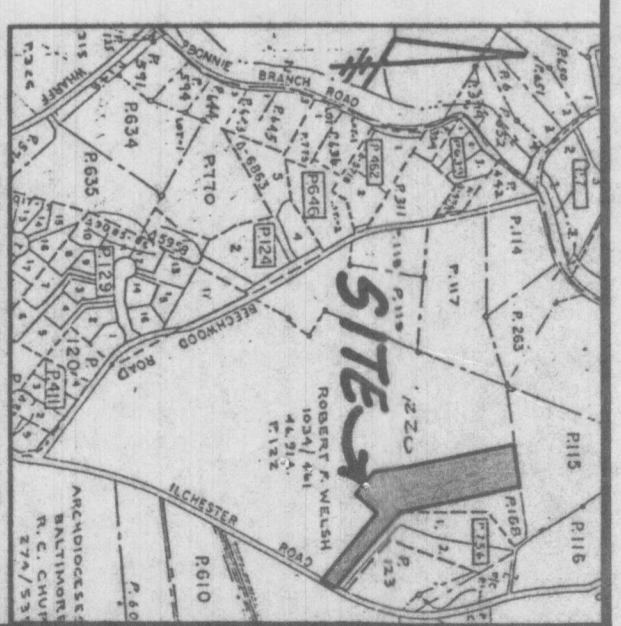
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DESCRIPTION OF VEGETATIVE COMMUNITIES	EXISTING VEGETATION	DOMINANT SPECIES	GENERAL CONDITION
HARDWOOD FOREST		OAK	GOOD
TYPICAL CALIBER 6" TO 12"			GOOD

**GENERAL NOTES**

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LOCATION MAP  
 SCALE: 1" = 1,000'

RECEIVED  
 91 JUL 22 AM 11:53  
 HOWARD COUNTY  
 PLANNING AND ZONING

**SUPPORT DATA**



**LEGEND**

- DWELLING
- PROPOSED WELL
- SEWAGE DISPOSAL EASEMENT
- DISTRIBUTION BOX
- SEPTIC TANK
- DISTRIBUTION TRENCH
- FIELD LOCATED PERC (PASSED)
- FIELD LOCATED PERC (FAILED)
- LIMITS OF WOOD LINE
- SLOPES 15 - 24.9%

**PERCOLATION CERTIFICATION PLAT**  
 PROPERTY OF  
 ROBERT F. AND ROSALE B. WELSH  
 ILCHESTER ROAD  
 PARCEL 122  
 HOWARD COUNTY  
 MARYLAND

TAX MAP No. 31  
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