

RCB 6/7/2019

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 04 Account Number - 309596								
Owner Information										
Owner Name:		ANDRE MARSHA B				Use:		RESIDENTIAL		
Mailing Address:		14230 FORSYTHE RD SYKESVILLE MD 21784-5819				Principal Residence:		YES		
						Deed Reference:		/14633/ 00041		
Location & Structure Information										
Premises Address:		14230 FORSYTHE RD SYKESVILLE 21784-0000				Legal Description:		LOT 1 3.204 A 14230 FORSYTHE RD TWARDZIK PROPERTY		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	9866
0008	0006	0244		0000			1	2017	Plat Ref:	
Special Tax Areas:				Town:		NONE				
				Ad Valorem:		100				
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1973		3,262 SF		180 SF		3.2000 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	BRICK	3 full	1 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		221,500		201,500						
Improvements		303,300		314,000						
Total:		524,800		515,500		515,500		515,500		
Preferential Land:		0						0		
Transfer Information										
Seller: ANDRE KURT				Date: 01/25/2013		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /14633/ 00041		Deed2:				
Seller: TWARDZIK FRANK G				Date: 10/28/2003		Price: \$600,000				
Type: ARMS LENGTH IMPROVED				Deed1: /07753/ 00197		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 04/25/2013										
Homeowners' Tax Credit Application Information										

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

4-24-90
10:00am
DATE CONFIRMED BY
MEL FORIA
4/8/90 CW

APPLICATION

PERCOLATION TESTING

A 45304
P _____

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

PREVIEW OK,
SATISFACTORY RECORDS
OF EXISTING HOUSE,
C.W. [Signature]

DISTRICT _____
DATE 8/1/90

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 FRANK & BARBARA TWARDZIK ORIGINAL

ADDRESS 14230 FORSYTHE RD., SYKEVILLE, MD. 21784 PHONE _____

AGENT MEL FORIA, FORIA ENGR., INC. 465-0400

PROSPECTIVE OWNER _____
ADDRESS _____ COPY PHONE _____

PROPERTY LOCATION: ABOVE

SUBDIVISION TWARDZIK property LOT NO. 2

ROAD AND DESCRIPTION Forsythe Road, 500' west of Old Frederic Road

TAX MAP 8 PARCEL # 244

SIZE OF LOT 3 ACRES TYPE BLDG. SINGLE FAMILY DWELLING
(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.

[Signature]
(SIGNATURE OF APPLICANT)

APPROVED BY Charles Bryan Sheek FOR Trenches 3' wide DATE _____
Max depth 5 1/2'

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 4/24 for certified holes, well sets, pipe man
4/24 just a check some extra per C.W./C.S. in per
4/25 letter written, call

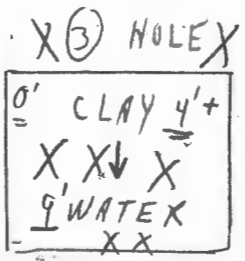
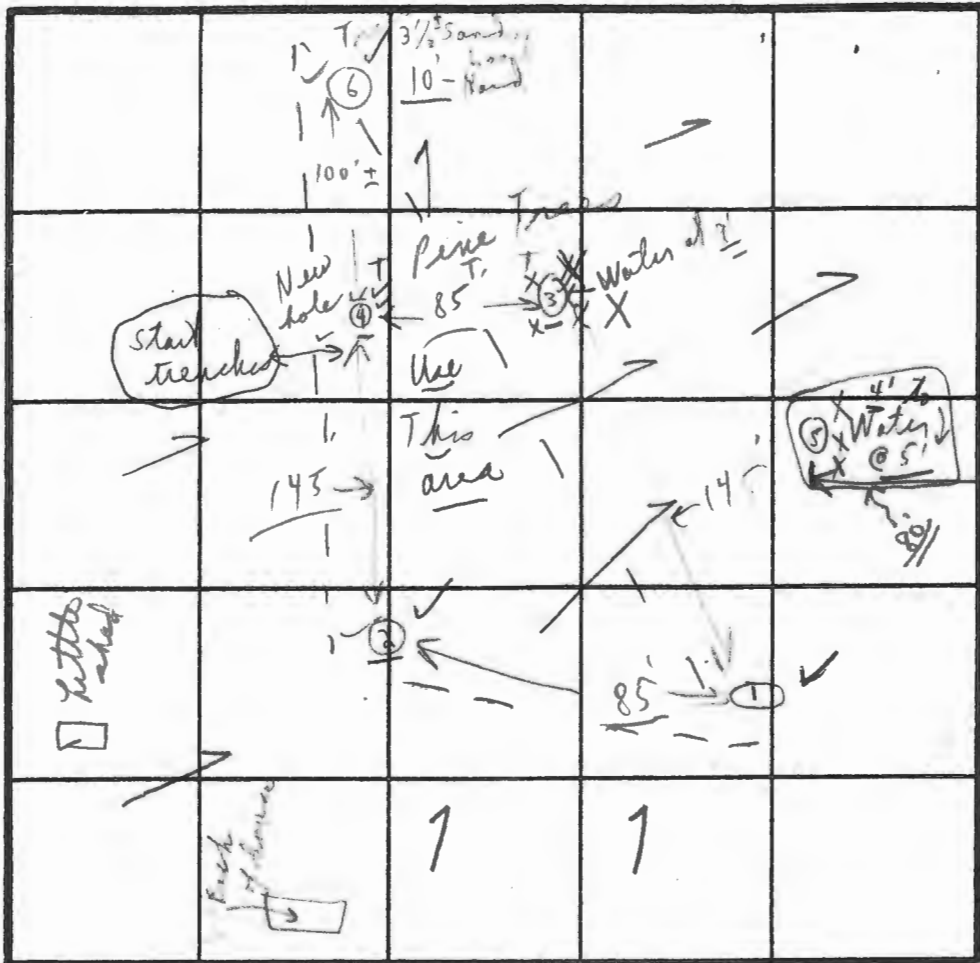
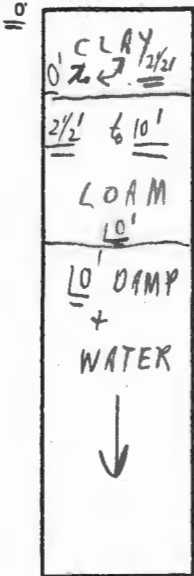
HD-216

THIS IS NOT A PERMIT

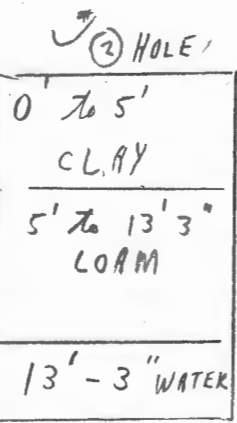
A45506

BACK LOT

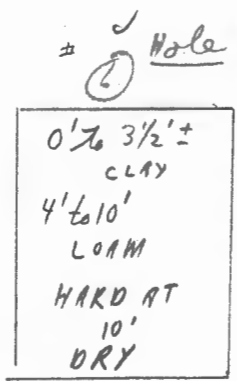
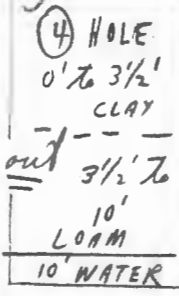
✓ ① HOLE
SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1' DROP		TIME
			START	STOP	START	STOP	
4/24/90	①	2 1/2' pl 10' water	10:36	10:52	10:52	11:20	28 min
	②	5'	10:33	10:35	10:35	10:38	3
	③	13' 3" Water		Loam			
	④	4'	10:29	10:55	10:55	11:25	25 (1/4 to 1/2")
	⑤	9' ← Water		0-4' clay	4'-9' LOAM		X
	⑥	3 1/2'	10:30	10:42	10:42	11:02	20 min
	⑦	10' to 11 1/2' ← Water					
	⑧	0' to 3 1/2' CLAY 4' - 10' LOAM					In Trees



REMARKS: 4/24/90 (Right triangle area) Tests in open except ⑥ Holes in trees

TYPE OF SOIL: Tests per stake on 3 holes

TESTED BY: C. Bell ALSO PRESENT: { 2 arnolds }
Men

off Krasner Rd

APPLICATION

A 45506

PERCOLATION TESTING

P _____

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

DISTRICT _____

DATE 2/1/90

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 See Page 1

ADDRESS _____ PHONE _____

PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION _____

TAX MAP _____ PARCEL # _____

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

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(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING see bottom of page!
= C.P.D.

HD-216

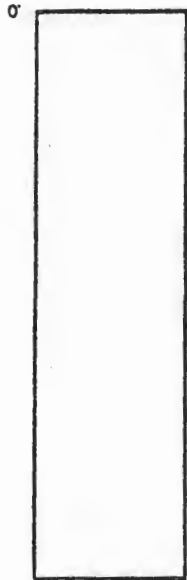
THIS IS NOT A PERMIT

Handwritten initials

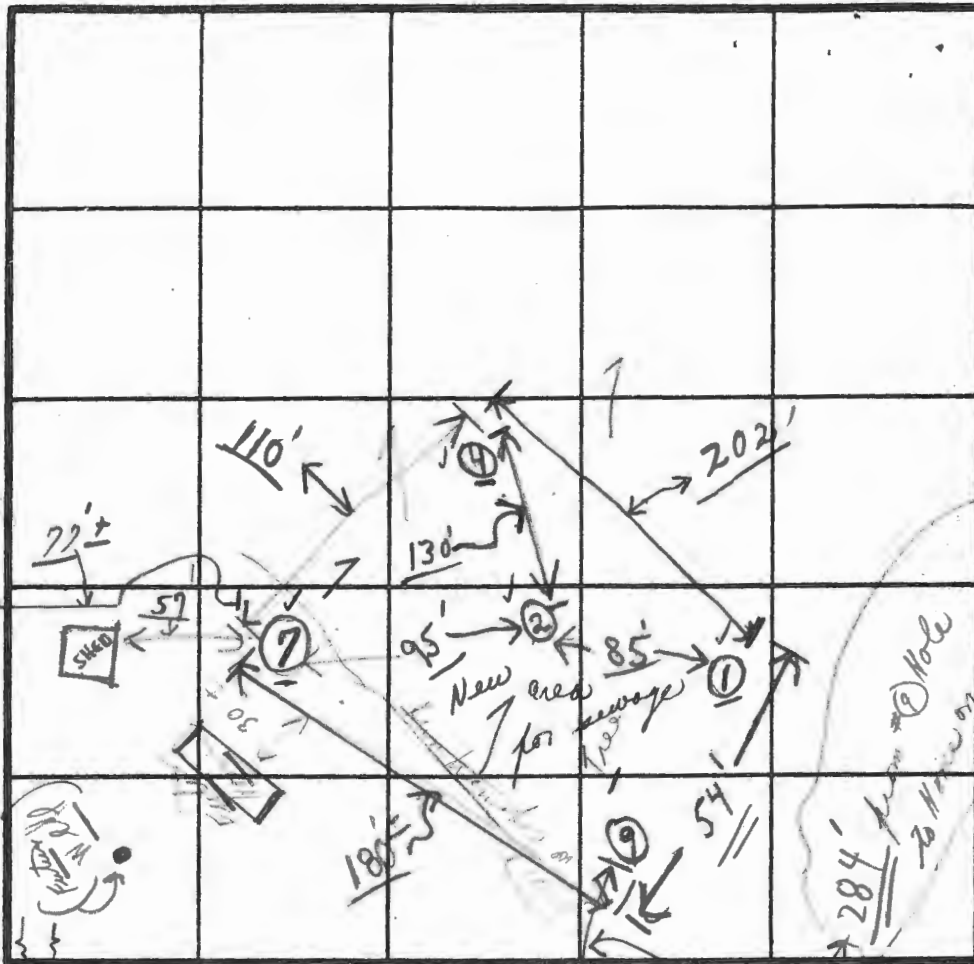
A-45506

LOT 2

SOIL PROFILE



Left property line



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

Fourth 20

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	

From lot home

REMARKS { 2/11/91 Hold for anticipated hole

TYPE OF SOIL { house into, well into, etc

TESTED BY _____ ALSO PRESENT _____

For 2/13/91

pg 3B ↑ 4

APPLICATION

PERCOLATION TESTING

A 45506

P _____

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

DISTRICT _____

DATE 2/1/90

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 ~~XXXXXXXXXX~~ See Page 1

ADDRESS _____ PHONE _____

PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION _____

TAX MAP _____ PARCEL # _____

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

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(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING for see page 1 = c. 80

I see "3B" for hole configuration

THIS IS NOT A PERMIT

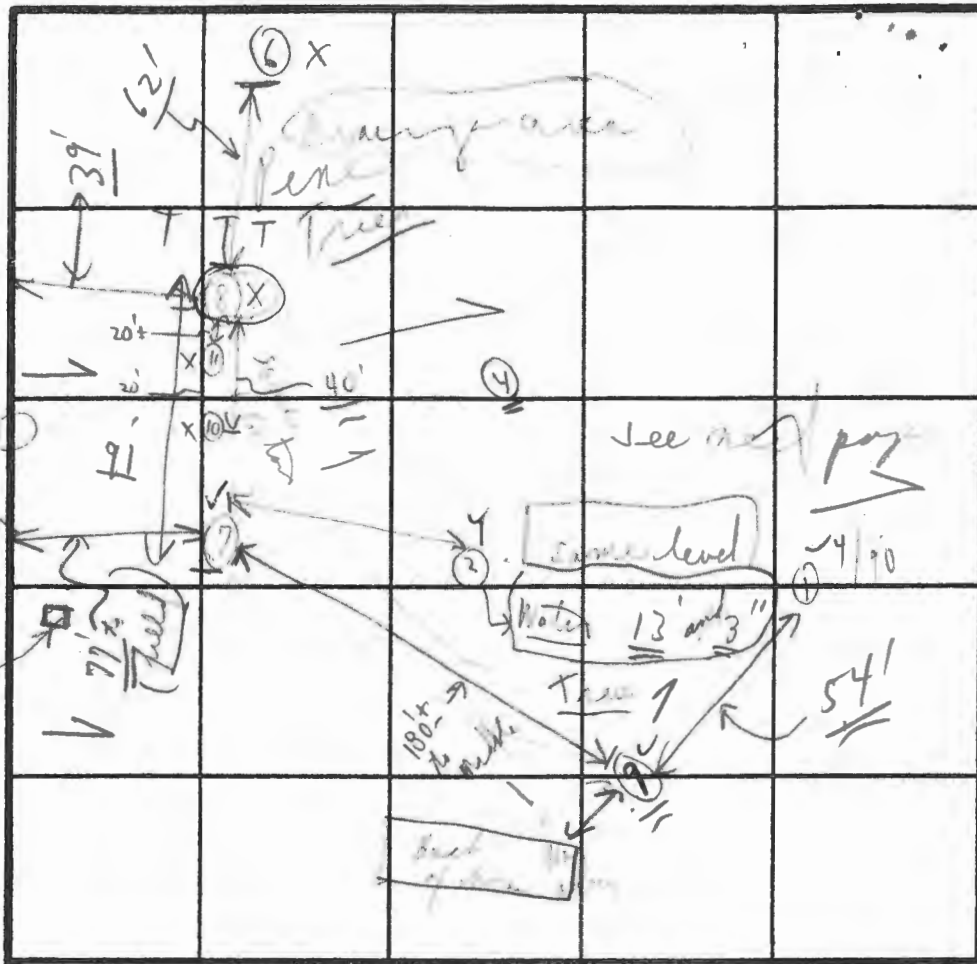
P, 4R, 4

HD-216

A-45506

LOT 2
HOLES SOIL PROFILE

7 1/4' ±
CLAY
4' ±
↓
#7 HOLE 14'
#9 HOLE 14'-10"



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

Stall #2
2/11/91
as of last
file spec
240 sq ft
3' Wide
Trench
only 4'
6 1/2' at depth

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
2/11/91	7	4 1/2'	1:13	1:26	1:26	1:54	28 min
	7	14'	Water @ P.M.		Stall		
	8	8'	2:16	2:26	Flow 2'		
	8	5 1/2'	1:33	1:45	Relay deep		
	8	14 1/2'	1:55	2:10	Loam Dry		
	9	4'	1:37	1:39	1:39	1:43	4 min
	9	14' 10"	Dry		Loam light sand below clay		
	10	9 1/2'	Wet & damp		X	X	XX
	10	6 1/2'	Clay		X	X	XX

0-4 1/2' clay
4 1/2-14' sandy loam
8' to
0-4' clay
4'-14'-10'

D.B. or
near Stall #7

See

REMARKS: Arnold's man { #7 + #8 about same elevat }
TYPE OF SOIL: #10 20' from #8
TESTED BY: C.B. ALSO PRESENT

19 4 7 4

MEMO TO THE FILE

February 5, 1991

9:00 am

Received a telephone call from Mel Loria (eng.)
re: Twardzick Property perc testing
scheduled for 1:30, Feb. 11, 1991.

Loria wanted to know why 5 holes
were required to be retested as stated in
our letter dated Jan. 17, 1991. I explained
that these were necessary to confirm
that there was enough acceptable
area for a SDA easement. Previous holes
did not include enough area and some
area was lost to a storm drainage
easement and slow soils.

I explained that the sanitarian on-site
could determine if enough area had been
tested and if the soils were suitable
possibly eliminating a test hole.

9:10 am

Received a telephone call from Mr. Frank
Twardzik asking why five perc holes
had to be tested. He was very upset
and convinced that the County did
not care about "the little guy".

I explained our situation of not having received a percolation certification drawing as requested ~~in~~ ⁱⁿ May 1990. Mr. Twardzik said Loria had sent in the drawing and we must have lost it. I described that P&Z reviews plans sometimes independantly of the Health Department and we never even logged in any drawings for the property.

I explained our request for the five perc holes and suggested that ~~the~~ the highest two holes and the hole between # 3 and # 2 were critical. I also stated that if these holes were satisfactory the sanitarian might opt to perform one visual hole 50 feet away from the known soils in # 2 instead of testing # 1 and the adjacent hole along the front lot line.

Mr. Twardzik seemed satisfied with this course of action and will have his contractor open up the first three holes mentioned above.

Jane E. Nadreau
2-5-91

TWANOWIK ETHNOLOGY

TESTED 4/24/90 - WGT SEASON

PERC CENT PLAT REQUESTED 5/1/90

NEVER RECEIVED.

PHONE CALL FROM KRUPOTICH 11/8/90 - A CONCERNED NEIGHBOR

WE DISCOVERED A FINAL PLAT WAS IN CIRCULATION
THAT HAD NEVER COME TO THIS OFFICE.

(AN EARLIER COPY OF A FINAL HAD BEEN CIRCULATED
PRIOR TO PERC DATE)

COPIES OF
LETTERS TO ZONING FROM 2 CONCERNED NEIGHBORS
WERE ~~ACCEPTED~~ ^{FORWARDED} TO HEALTH DEPT APPROX 11/14

WE CONTACTED ENGINEER - LORIA ON 11/19

REQUESTING PERC CERTIFICATION PLAT,

WE ALERTED ENGINEER TO POTENTIAL COMPLICATIONS

BASED UPON A WAIVER PETITION PLAT IN HAND,

ENGINEER SUBMITTED PERC CENT & FINAL PLATS
LATG ^{IN THE DAY} ~~ON~~ 11/19

PLAT WAS REVIEWED AT THAT TIME,

ENGINEER WAS ADVISED THAT WGT SEASON
FOLLOW UP WOULD BE REQUIRED.

LETTER SENT TO TWANOWIK 11/23 INDICATING SAME.

Howard County Health Department

To: File

Contacted Mel Loria re:
Twardzik Property Lot-2.
He will send in certified plat
to show approved perc locations.

I commented that the SDA
appeared to be less than 10,000
sq ft with the drainage easement
between several holes. Suggested
Health Dept. might require additional
testing uphill during wet season
to confirm SDA.

From: Jane Wadeau

Date: 11-19-90

HD-170

cc letter to P-2 Mel Loria

11/14/90
Craig/Fred
Plan Comm
Fred

November 12, 1990

Ms. Marsha McLaughlin
Chief, Division of Community
Planning and Land Development
3430 Courthouse Drive
Ellicott City, Md. 21043

RE: File # F90-144, Lots 1 & 2
Twardzik

Dear Ms. McLaughlin:

I just recently became aware about a planned subdivision of a parcel which is near to my property and, in fact, borders it for about 19 feet. I am very concerned about the proposed subdivision for several reasons. First, the back portion of my property is very wet most of the year (particularly in the Spring) with the water table just a foot or two below the surface. This area has naturally occurring springs and feeds into a creek that flows nearby in land owned by John Krumpotich. Many times springs come out of the hill and water stands for days at the base of the hill.

The attached map shows where this wetland is on my, as well as adjoining properties (including the Twardzik's). Up to now, the buffer zone between existing houses and this wetland has been sufficient to accommodate the run-off from the houses. I am concerned that the loss of the natural vegetation combined with an additional structure built in this zone will be more that the soil can handle. The soil is already saturated and this can only make it worse. Even more disturbing is the fact that the leach field for any house built on the subdivision will naturally drain into these wetlands and associated springs causing severe environmental hazards.

I am reasonably certain that this part of my property, along with parts of the adjoining properties, meet the definition of "wetlands" established by the U. S. Corps of Engineers of the Department of the Interior and the U. S. Department of Agriculture. As such, it is subject to certain restrictions for development and cultivation. Although I am, because of my employment, familiar with those restrictions as they apply to agricultural development, I am not as familiar with them as they apply to residential development. I do know that the Fish and Wildlife Service has taken easements to protect wetlands under circumstances that are not as severe as this one. I can assure you I will become familiar with these requirements, and, if you have not done so already, would encourage you to consider them as they may apply to this situation.

Finally, I find it difficult to understand why the county, when it is attempting to restrict growth in this part of the county, would even consider approving a subdivision such as this. It is obvious from where the existing structure is located on the lot that it was not intended for more than one house. Unlike the two other subdivisions in this development, this one would have no

front road footage, and the driveway (and it is just that--a driveway, not a service road) is not wide enough to accommodate more than one vehicle at a time. I have difficulty understanding how this could meet the requirements of a subdivision.

I also understand that studies have been made of this proposal but that the county has not visited the site. I assure you that these studies could not reflect the environmental impact of this proposal. Almost every year, I have difficulty getting my 4-wheel drive tractor through the marshy area. Additional run-off would not only make matters worse but could present a health hazard. In view of this and a potential violation of federal regulations regarding adverse impacts on wetlands, I urge that you not approve this proposal.

I understand the property owner's desire to subdivide--it makes financial sense for them, particularly since they have purchased property in the Cattail Creek Country Club and plan to build a new home there. However, it will leave me and my neighbors (and you) to deal with the environmental consequences of their myopic vision and gross lack of sensitivity. It is your job to assure that this doesn't happen. This letter puts me on record regarding my concerns, and I can assure you that, should adverse environmental consequences occur because of a positive decision on your part, I will be seeking action to correct the problem.

Sincerely yours,



John W. Harman
14210 Forsythe Road
Sykesville, Md. 21784

cc: Mr. Frank Skinner, Dept. of Environmental Health
Mr. Robert Robertson, Howard Co. Soil Conservation District

Craig/Kral 11/14/90
Please Count
Frank

John L. Krumpotich, Jr.
1095 Hoods Mills Road
Cooksville, Maryland 21723
November 8, 1990

Ms. Marsha McLaughlin
Chief, Division of Community
Planning and Land Development
3430 Courthouse Drive
Ellicott City, Maryland 21043

RE: File# F90-144 Lots 1&2
Twardzik

Dear Ms. McLaughlin,

I found out last night for the first time about a planned subdivision of a parcel which borders my property. The property noted above provides a very poor site for development. The area shown on the enclosed map in cross-hatches has naturally occuring spring activity and is the source of water for the creek shown on the map.

The areas shown have been known to have natural springs pop up at anytime, coming right out of the side of the hill. For many times during the year standing water is present for days at a time at the base of the hill. In addition, up to this time the distance between the existing homes which border Forsythe Road and the creek below has been sufficient to accomodate the run-off from the houses. The natural vegetative terrain of this area prevents massive water run-off.

Therefore, I have two serious problems with the proposed development. First, the proposed leach field is located in a naturally occuring spring area. Secondly, the buffer zone for run-off and top-soil errosion from the hill will be lost due to the establishment of non-permeable structures.

I realize that studies have been made to date however, I assure you they do not accurately reflect the enviornmental impact of the building site.

My family lives here everyday, we see the springs coming out of the hill, I get my tractor stuck in the marshy areas and know the errosion potential of the area. To approve this sub-division would be a travesty.

I urgently request that you not give final approval to this sub-division. Obviously, the property owners feel this makes economic sense since they are moving into a new home in the Cattail Creek Country Club and could sell their property for more money with 2 lots.

However, they will leave their neighborhood with the enviornmental consequences of their narrow vision and greedy desires.

Sincerely yours,



John L. Krumpotich, Jr.

cc:Mr. Frank Skinner, Dept. of Env. Health
Mr. Robert Robertson, How. Co. Soil Cons. District



P.30

P.32

97

HOODS MILL ROAD

P/O P.33

(2)

(3)

(4)

(5)

1266-152
P.241

1266-149
P.241

P.232

P.357

6.64A.
P.244

772/001
P.226

P.227

5.98A.
P.234

D.JEMAL
RAMADEN
P.220

KRUM POTICHT
639/394
15.00A.
P.181

J.D. MULLINIX
896/217
74.21A.
P.166

P.67

D.F.
BATEMAN

626/3
6.30A.
P.245

FORSYTHE ROAD

ROAD

E.E. GARCO

10:00 AM
2-11-91

APPLICATION

PERCOLATION TESTING

A _____

P _____

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

11-27-90
Hold for 2100-00-00
Mid. Job, 1191 (21)

DISTRICT _____

DATE _____

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 Frank and Barbara Twardzik

ADDRESS 14230 Forsythe Road PHONE _____
Sykesville, MD 21784

PROSPECTIVE BUYER Agent: Mel Loria

ADDRESS Loria Engineering, Inc. PHONE 465-0400

PROPERTY LOCATION:

SUBDIVISION Twardzik Property LOT NO. 2 Retest

ROAD AND DESCRIPTION Forsythe Road

TAX MAP 8 PARCEL # 244

SIZE OF LOT 3 acres 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.

(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

HD-216

THIS IS NOT A PERMIT

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	

REMARKS _____

TYPE OF SOIL _____

TESTED BY _____ ALSO PRESENT _____



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
February 28, 1991

Reply to:

Mr. and Mrs. Frank Twardzik
14230 Forsythe Road
Sykesville, Maryland 21784

RE: Percolation Test Results
Application No. A45506
Single Family Dwelling
Lot 2 (3 acres) at rear of
14230 Forsythe Road
Minor Subdivision

Dear Mr. and Mrs. Twardzik:

Percolation testing conducted February 11, 1991 on the above referenced property indicated limited satisfactory soil conditions. This testing was conducted as a follow-up to tests originally conducted on April 24, 1990.

The informal percolation test plat (F-90-144) submitted by the engineer to this office on February 21, 1991 is acceptable in principal. It should be resubmitted for health officer's signature with all standard notation. i.e.:

- Health Officer's signature block
- 10,000 Square feet sewage easement statement
- Minimum ownership statement
- Engineer's certification of field located test holes
- Engineer's certification regarding depiction of all wells and septic systems within 100 feet of property boundaries.

Once this is received, we can proceed with processing of the subdivision plat.

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

Very truly yours,

Craig Williams, Director
Water and Sewerage Program

CW:jr
cc: Mel Loria
Frommelt
File ✓



HOWARD COUNTY HEALTH DEPARTMENT

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

November 23, 1990

Reply to:

Mr. and Mrs. Frank Twardzik
14230 Forsythe Road
Sykesville, Maryland 21784

RE: Percolation Testing
Lot - 2 at rear of
14230 Forsythe Road
Sykesville, Maryland

Dear Mr. Twardzik:

A letter was sent to you dated May 1, 1990 requesting a percolation certification drawing for the above referenced property. We recently received this drawing on November 19, 1990 after contacting the engineer as to its whereabouts.

Some adjustments to the sewage disposal area are anticipated due to the conflicting location of the proposed drainage easement. One test hole that failed was included in the proposed sewage disposal area and a major portion of the proposed area cannot be used because its location conflicts with the drainage easement.

Further percolation testing will be required during the Spring "wet season". Please call this office between 8:30 a.m. and 4:30 p.m., Monday through Friday, if you have any questions.

Very truly yours,

Craig Williams, JEN
Craig Williams, Director
Water and Sewerage Program

CW:jr

cc: Marsha McLaughlin, Office of Planning and Zoning
Loria Engineering, Inc.
File

3337
LOT 4

OFFSITE
SEE THIS SHEET

W. GREGO
OS 07/19/11
10 3653

MATCH LINE
SEE THIS SHEET

1/2" S. 1/4" N.

1/2" S. 1/4" N.

EXISTING DWELLING

50' EASEMENT FOR WALKWAY & EGRESS

JOHN HARMON
5145/526
P. 220
ZONED R.

SEE OFFSITE
AREA THIS SHEET

ENSURE TO RISE

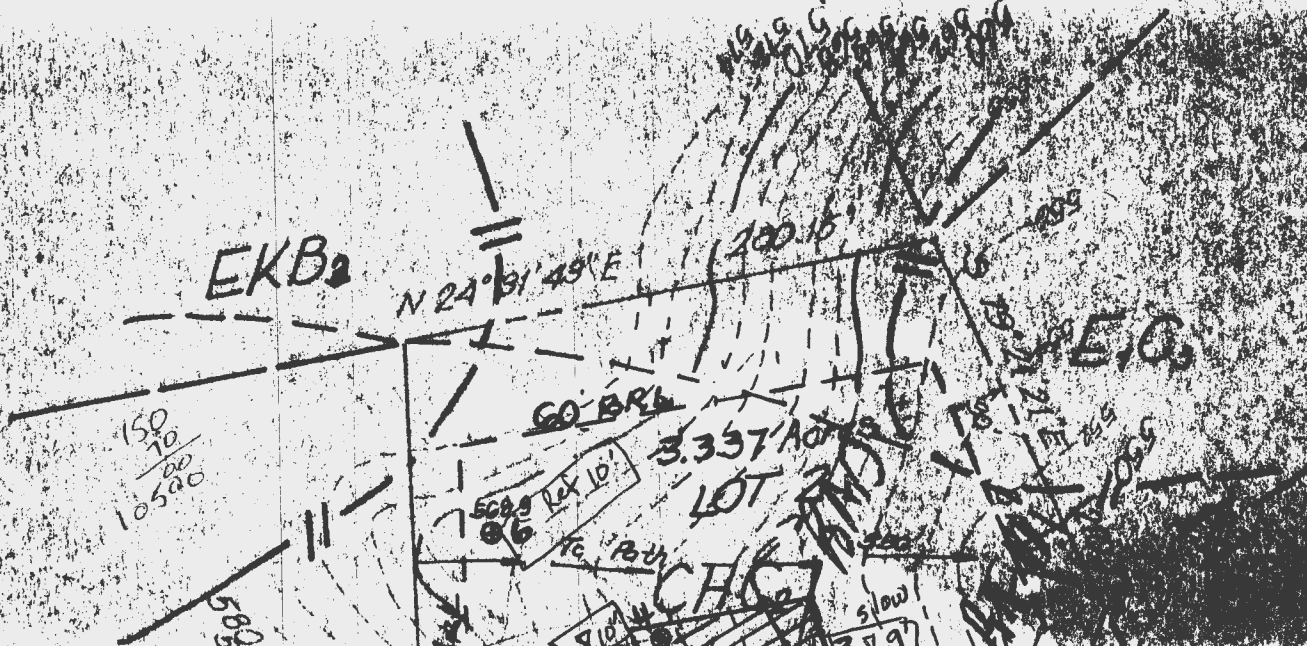
3.24 ACRES

C.B.

G.C.

FORSTHE

3/10/11



SEE OFFSITE
AREA THIS SHEET

○ Percolation
test location

GIOVANNI GRECO
GRECO'S DIVISION
PLAT NO. 2050
P. 357
ZONED R

MATCH LINE AA
SEE THIS SHEET

2 STORY BRICK
FRAME DWELLING

SIEMAD HUSA
JUL 1872
P. 027
ZONED R

SEE OFFSITE
AREA THIS SHEET

EXISTING 15' ROAD

LOT 1
3.24 Acres

FORSTALE

Existing Paving ROAD

May 14, 1990

Frank & Barbara Twardzik
14230 Persythe Road
Sylva, ND 21784

RE: F-90-144 Twardzik Property
Lots 1 and 2

Dear Mr. & Mrs. Twardzik:

Enclosed are additional Soil Conservation Service comments for the above referenced project, to be incorporated with all other comments in our previous letter of May 3, 1990. We regret that these comments were not provided in time to be included in the initial response from the Subdivision Review Committee and we will attempt to assure that this does not occur in the future.

Should you have any questions, please contact this division at 992-2354.

Very truly yours,

Marsha S. McLaughlin, Chief
Division of Community Planning
and Land Development

MMcL/CD:rv 13690

Enclosure

cc: Dept. of Public Works
Soil Conservation Service
Dept. of Environmental Health
Loria Engineering

May 3, 1990

Frank and Barbara Twardzik
14230 Forsythe Road
Sykesville, MD 21784

RE:F-90-144 Twardzik Property

Dear Mr. & Mrs. Twardzik:

Transmitted, herewith, are the comments on the above plan from the Department of Planning and Zoning and the Department of Public Works. We request that you revise the final plan according to the comments stated therein and submit four (4) sets of the revised plans.

Should you have any questions, please contact this division at 992-2354.

Very truly yours,

Marahe S. McLaughlin, Chief
Division of Community Planning
and Land Development

MMcL/CD:vv

Enclosures

cc: Department of Public Works
Data Management
Soil Conservation Service
✓ Environmental Health
Loria Engineering

May 3, 1990

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

COMMENTS

RE: F-90-144 Twardzik Property
Lots 1 and 2

1. This Division's interpretation of the length of Lot 2's pipestem is approximately 700+ feet. Therefore, Lot 2 does not comply with Section 16.115.A.9 where the minimum lot area shall not include the area of the pipestem.
2. The existing septic area on Lot 1 must be shown.

1259C

RECEIVED
MAY 10 1990
MAY 10 1990

REGION _____

AREA _____ RATING _____

ACKNOWLEDGMENT AND CONTROLS	DATE

Howard County Department of Health
BUREAU OF ENVIRONMENTAL HEALTH

RECORD OF INVESTIGATION

DISPOSITION	DATE

LOCATION Twardzick Property Lot-2 (Parcel ²⁴⁴ ZIP _____)

OWNER OCCUPANT ADDRESS Forsythe Road PHONE _____

COMPLAINANT Dr. John Krumpotich ADDRESS adjacent property PHONE 1-301-663-3391
Tax Map 8, Grid 6, Parcel 181

REASON FOR INVESTIGATION _____

Dr. Krumpotich is concerned about the subdivision of the adjacent lot known as Twardzick Property Lot-2. CODES _____

RECEIVED BY 11-8-90 DATE 9:36 am ASSIGNED TO JNadeau DATE 11-8-90

DATE OF INVESTIGATION _____ TIME _____ WEATHER _____

REPORT He stated that both parcels 244 and 181 run off into a creek feeding the Patapsco River and the lower area where percolation testing was done in April 1990 is always wet. He and his neighbors are concerned about the potential impact to the nearby wetlands and possible health hazards that may arise with a sewage disposal area in that location. JENadeau 11-8-90 (F-90-144 submitted 3-15-90, No action taken, percolation testing had not been performed.)

DATE SUBMITTED _____ SANITARIAN _____



HOWARD COUNTY HEALTH DEPARTMENT

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

February 6, 1990

Reply to:

Mr. and Mrs. Frank Twardzik
14230 Forsythe Road
Sykesville, Maryland 21784

RE: Percolation Testing
Twardzik Property
Lots 1 and 2
Forsythe Road

Dear Mr. and Mrs. Twardzik:

A percolation test date has been reserved for 10:00 a.m., Tuesday, April 24, 1990.

You will be responsible for having a contractor on-site to excavate test holes in the corners of the proposed percolation area on Lot 2.

Please call this office between 8:30 a.m. and 4:30 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

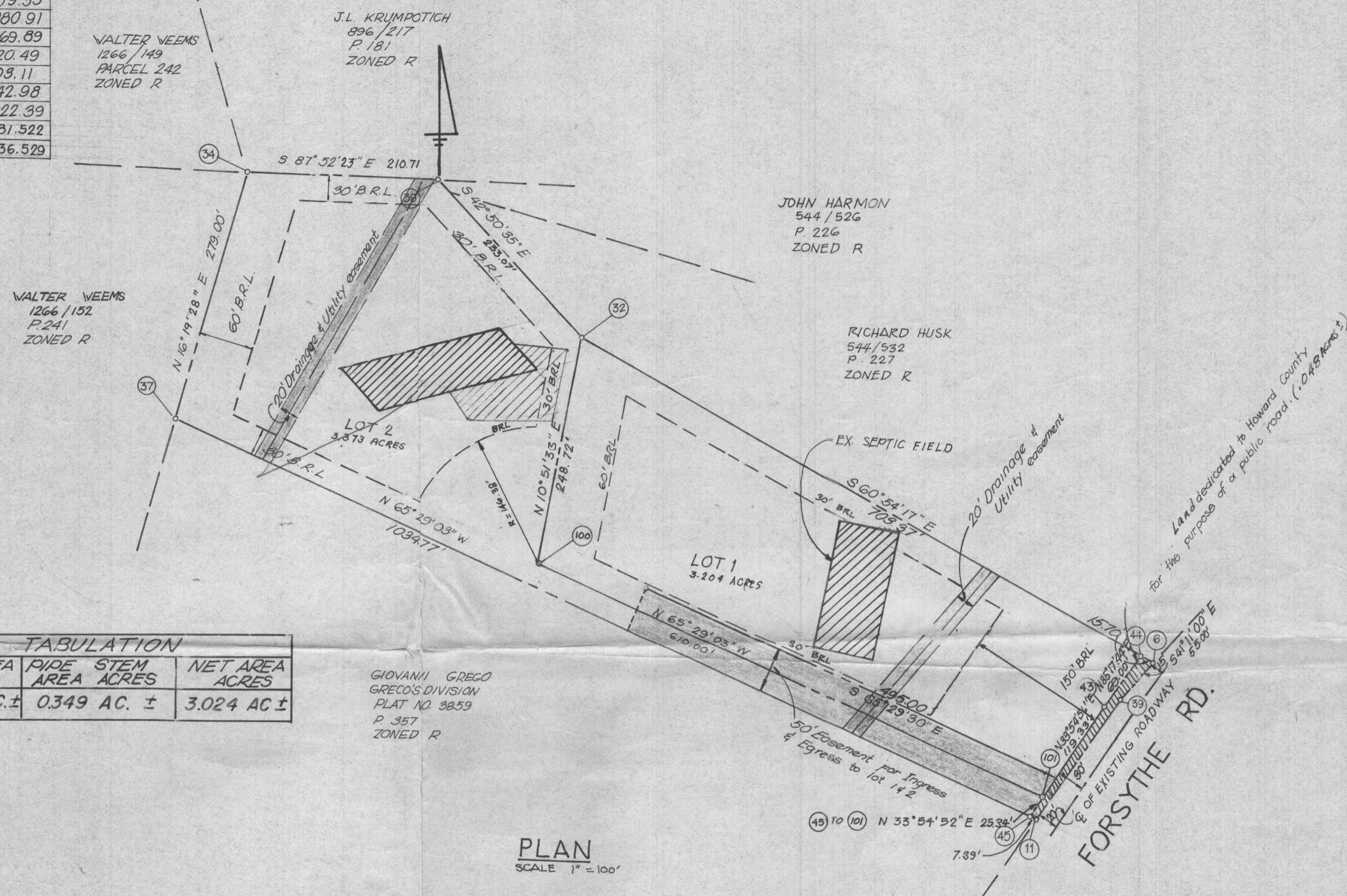
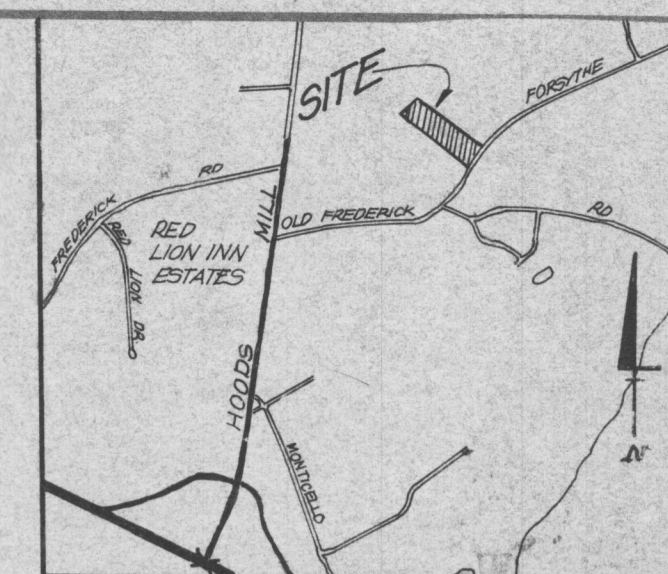
Very truly yours,

Jane E. Nadeau

Jane Nadeau, Sanitarian
Water and Sewerage Program

JN:jr

COORDINATE SCHEDULE		
NO.	NORTH	EAST
6	548077.45	798156.71
11	547905.63	798029.12
32	548427.11	797528.38
34	548605.82	797159.33
37	548336.07	797080.91
38	548598.00	797369.89
39	548036.06	798120.49
43	548028.75	798103.11
44	548085.07	798142.98
45	547908.70	798022.39
100	548182.841	797481.522
101	547929.725	798036.529



- GENERAL NOTES:**
- TAX MAP: 8, PARCEL 244
 - DEED REFERENCE: LIBER 772 FOLIO 001
 - EXISTING ZONING: R
 - MIN. LOT SIZE: 3 ACRES
 - TOTAL NO. OF LOTS: 2
 - TOTAL AREA OF LOTS: 6.577
 - TOTAL AREA OF ROAD DEDICATION: .048
 - TOTAL AREA OF OPEN SPACE: 0
 - TOTAL AREA OF FLOODPLAIN: 0
 - TOTAL AREA OF SITE: 6.625
 - COORDINATES SHOWN TIED TO THE MARYLAND STATE PLAN COORDINATE SYSTEM, HOWARD COUNTY CONTROL STATION # 373400.1
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - THERE IS AN EXISTING HOUSE IN LOT ONE TO REMAIN.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - 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 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.
 - THIS SUBDIVISION IS SUBJECT TO WP-90-149 ALLOWING 25' PIPESTEMS, APPROVED ON JULY 30, 1990.
 - MAINTENANCE AGREEMENT FOR THE COMMON DRIVEWAY WAS RECORDED ON FEB. 25, 1991 IN LIBER 2291, FOLIO 323.

LOT AREA TABULATION			
LOT NO.	GROSS AREA ACRES	PIPE STEM AREA ACRES	NET AREA ACRES
2	3.373 AC. ±	0.349 AC. ±	3.024 AC. ±

PLAN
SCALE 1" = 100'

AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED	= 2
TOTAL AREA OF LOTS TO BE RECORDED	= 6.577 Acres
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	= .048 Acre
TOTAL AREA OF OPEN SPACE TO BE RECORDED	= 0
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	= 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	= 6.625 Acres

OWNER:
FRANK & BARBARA TWARDZIK
14230 FORSYTHE ROAD
SYKESVILLE MD. 21784

Septic
F-90-144

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

Joseph Beeler 3/15/91
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Joseph Beeler 4/2/91
PLANNING DIRECTOR DATE

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

James J. ... 3/22/91
DIRECTOR DATE

OWNER'S STATEMENT

We, Frank G. Twardzik and Barbara L. Twardzik, 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 Dept. of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, 1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easement areas shown hereon; 2) the right to require dedication for public use, the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable; 3) the right to require dedication of wayerway and drainage easements for the specific purpose of their construction, repair and maintenance, and 4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my/our hands this 11th day of March, 1991

Frank G. Twardzik
WITNESS

Barbara L. Twardzik
WITNESS

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a resubdivision of the lands conveyed by Stanley J. Beeler & Ursula M. Beeler to Frank G. Twardzik & Barbara L. Twardzik by deed dated June 15, 1976 and recorded in the Land Records of Howard County, Maryland in Liber 0772 at Folio 001 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended.

Arthur M. Beeler 10006 2-28-90
PROFESSIONAL LAND SURVEYOR

STATE OF MARYLAND
ARTHUR M. BEELER
REGISTERED
PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT 9866 4/18/91 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TWARDZIK PROPERTY
LOTS 1 & 2

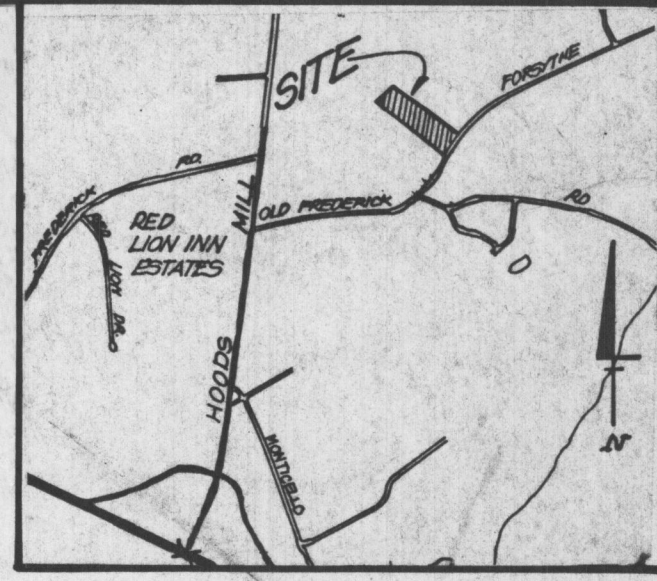
Signed

TAX MAP - 8
EX. ZONING - R
ELECTION DISTRICT - 3rd
HOWARD COUNTY, MARYLAND
SCALE - 1" = 100'
DATE - 3-2-90
O. P. & Z. FILE NO.

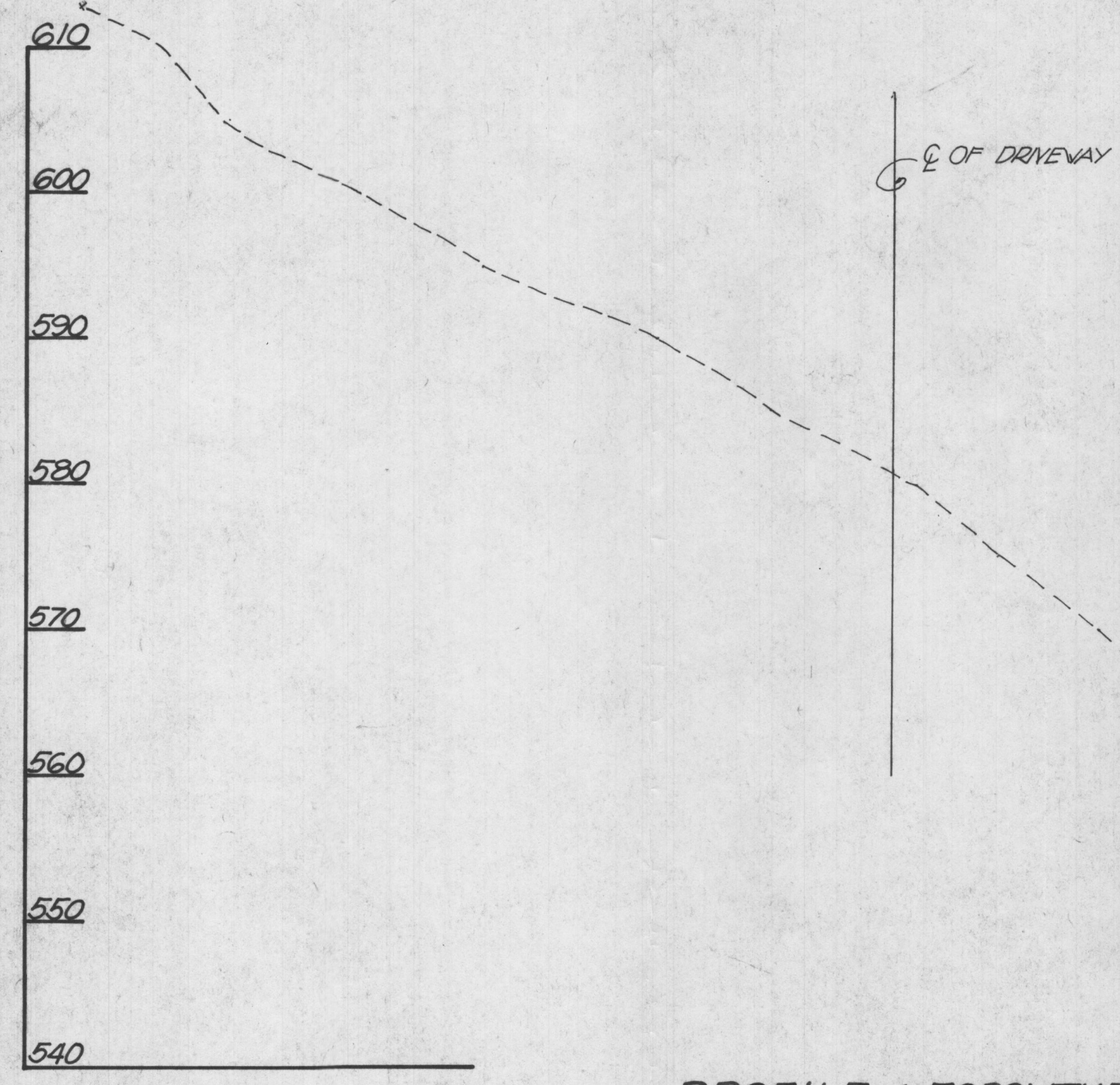
Loria engineering inc.
Consulting Engineers
Land Planners
Surveyors

3230 Bethany Lane
Suite 4
Ellicott City, Maryland
(800) 465-0400

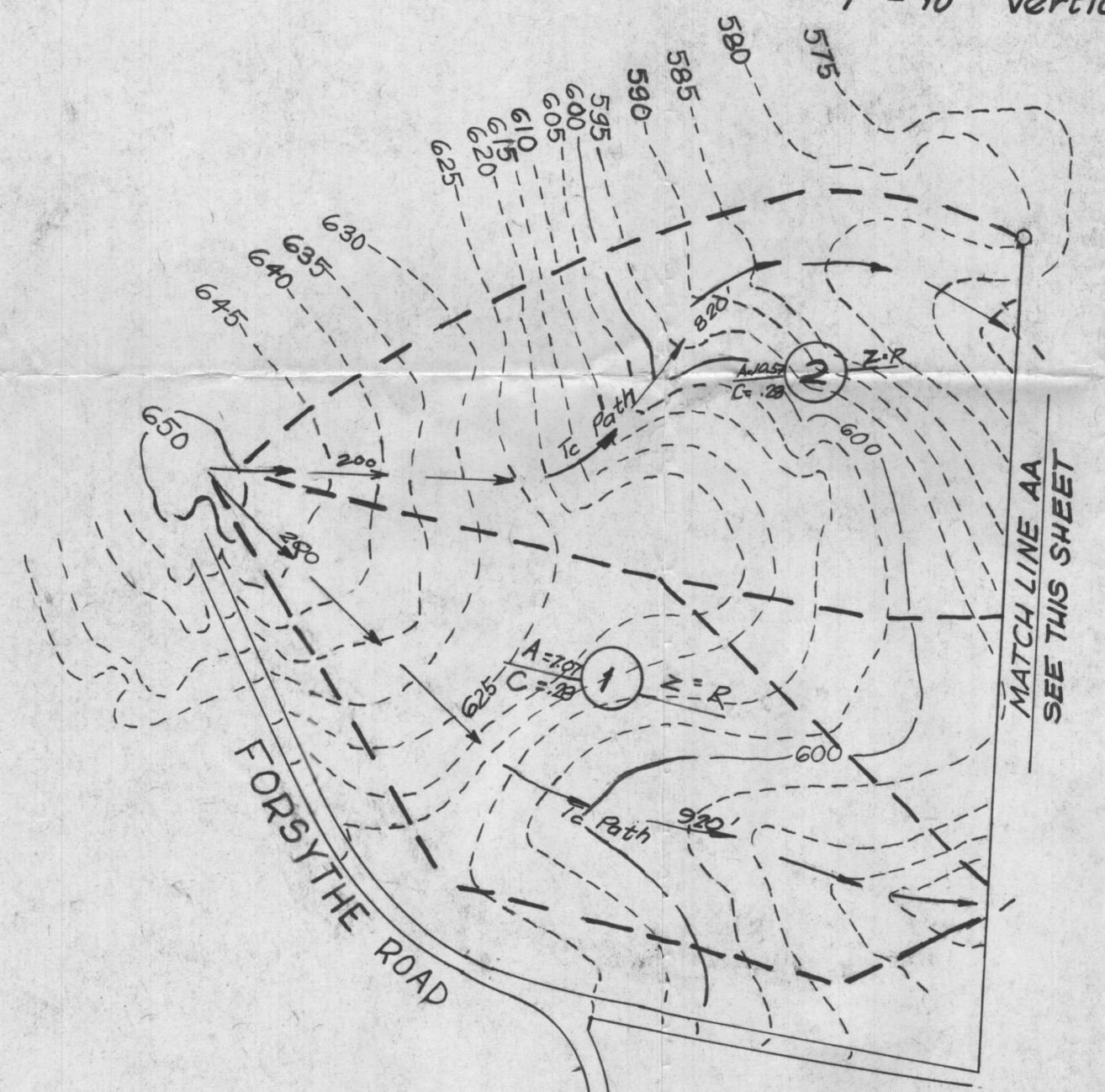
F-90-144



VICINITY MAP
Scale: 1" = 2000'



PROFILE: FORSYTHE ROAD
Scale: 1" = 100' Horizontal
1" = 10' Vertical

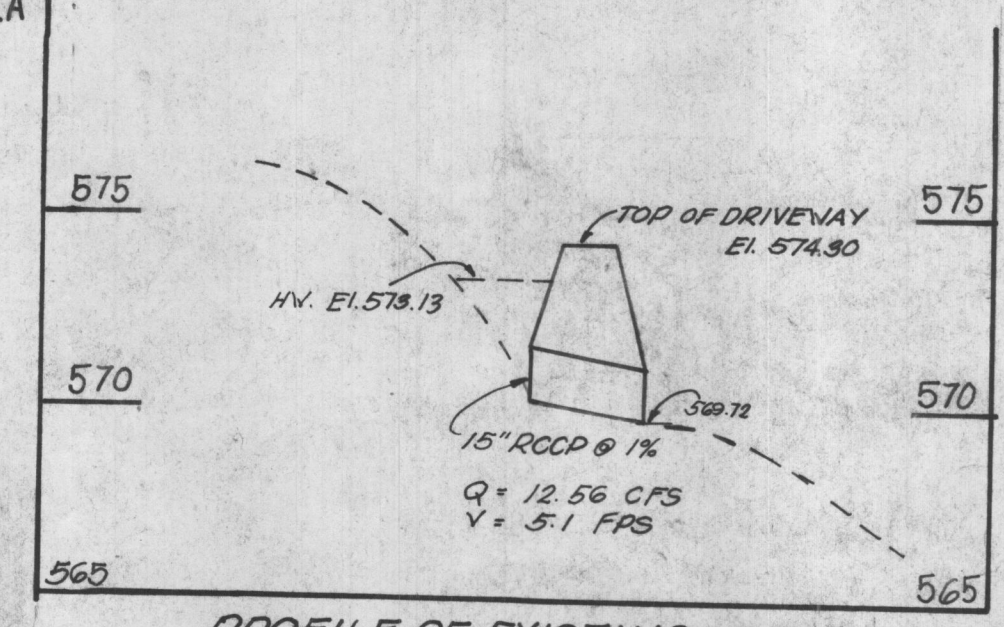


OFFSITE DRAINAGE AREA
Scale: 1" = 200'

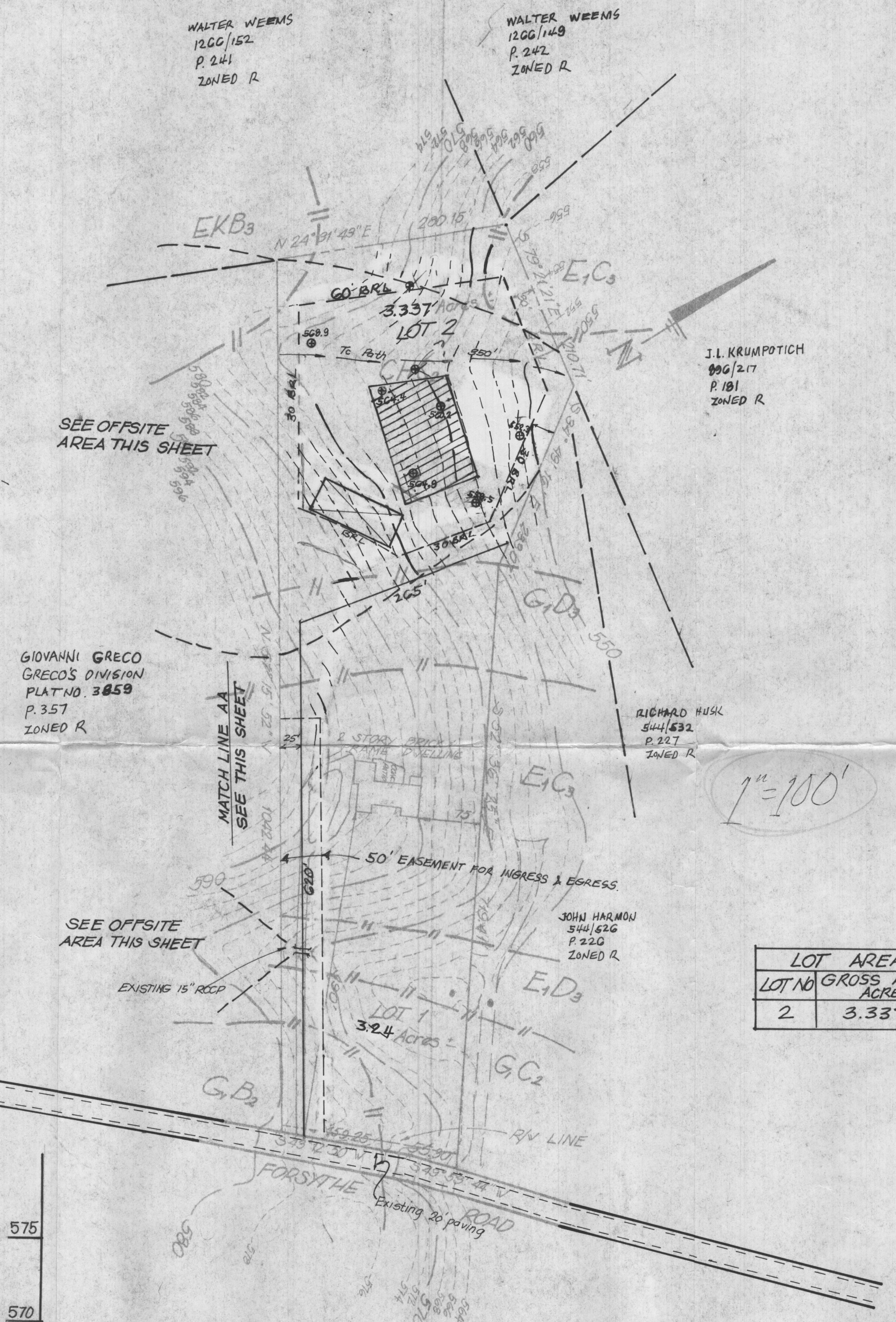
DRAINAGE AREA (1)
 A = 707 Ac
 C = .28
 TC = 19.1 min I = 4.8"
 Q = .28 x 7.07 x 4.8
 = 8.50 CFS

FOR EXISTING 15" PIPE
 HW = 2.5
 D = .313 Hwel = 573.13

DRAINAGE AREA (2)
 A = 10.57
 C = .28
 TC = 18.67
 I = 4.7
 Q = 18.91 CFS



PROFILE OF EXISTING PIPE
Scale: 1" = 50' Horizontal
1" = 5' Vertical



1" = 100'

LOT AREA TABULATION			
LOT NO	GROSS AREA ACRES	PIPE STEM AREA ACRES	NET AREA ACRES
2	3.337	0.337	3.000

- Legend:
- ⊕ - Approved Percolation Hole
 - Existing grade
 - ▨ Septic Field

DESIGNED: MLL	VARIANCE PLAN TWARDZIK PROPERTY LOTS 1 & 2	SCALE: 1" = 100'
DRAWN:		DRAWING:
CHECKED:		JOB NO:
DATE:		FILE NO:
OWNER: FRANK & BARBARA TWARDZIK 14230 FORSYTHE ROAD SYKESVILLE MD. 21784		