

reb 7/10/19

Search Result for HOWARD COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Account Identifier: **District - 01 Account Number - 160508**

Owner Information

Owner Name: BROWN WALTER E JR **Use:** RESIDENTIAL
 BROWN LAVERNE E **Principal Residence:** YES
Mailing Address: 6358 MONTGOMERY RD **Deed Reference:** /17831/ 00494
 ELKRIDGE MD 21075-5916

Location & Structure Information

Premises Address: 6358 MONTGOMERY RD **Legal Description:** LOT 2 1.7182 A
 ELKRIDGE 21075-0000 6358 MONTGOMERY RD
 WALTER & LAVERNE BROWN

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	17367
0037	0005	0089		0000			2	2018	Plat Ref:	

Special Tax Areas: **Town:** NONE
Ad Valorem: 104
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1964	1,118 SF		1.7100 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments	
			As of 07/01/2018	As of 07/01/2019
Land:	179,600	179,600		
Improvements	108,700	147,700		
Total:	288,300	327,300	301,300	314,300
Preferential Land:	0			0

Transfer Information

Seller: BROWN WALTER E JR Type: NON-ARMS LENGTH OTHER	Date: 09/28/2017 Deed1: /17831/ 00494	Price: \$0 Deed2:
Seller: BROWN WALTER E JR Type: NON-ARMS LENGTH OTHER	Date: 07/12/2005 Deed1: /09314/ 00320	Price: \$0 Deed2:
Seller: BROWN WALTER E JR Type: NON-ARMS LENGTH OTHER	Date: 06/10/2003 Deed1: /07259/ 00527	Price: \$0 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 01/13/2009

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.

2/27/92
19

APPLICATION

PERCOLATION TESTING

A 47821
P _____

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

PREVIOUS OK
- PUBLIC WATER
- 100' TO STABIN
- PUBLIC SEWER NOT AVAILABLE CW

DISTRICT _____

DATE 2/11/92

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 FANNIE MAYE BROWN

ADDRESS 6354 MONTGOMERY RD. ELK RIDGE 21227 PHONE 796-1295

PROSPECTIVE BUYER JOSEPH & KIMBERLY KING

ADDRESS #7 WEST END CT RELAY, MD 21227 PHONE 247-1919

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. A 2

ROAD AND DESCRIPTION MONTGOMERY RD.

TAX MAP 37 PARCEL # 89

SIZE OF LOT _____ 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.

Joseph King
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

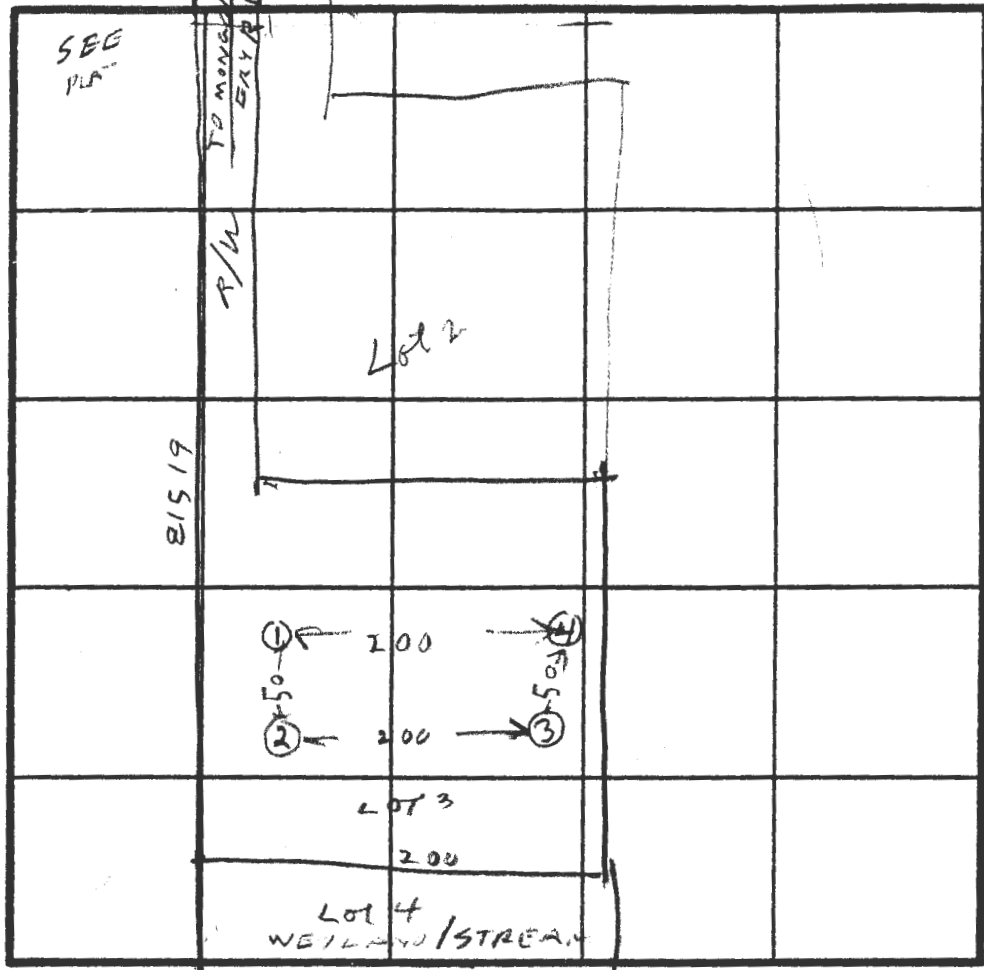
REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

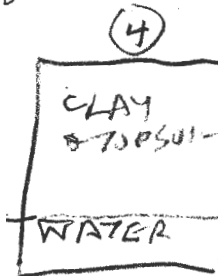
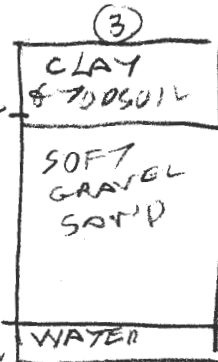
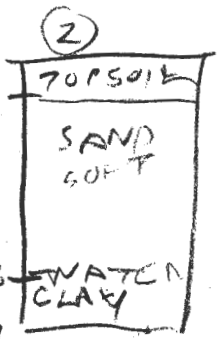
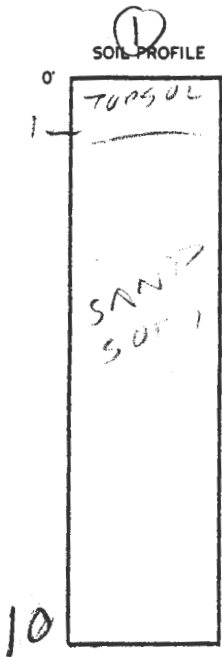
REASONS FOR REJECTION OR HOLDING 4/7/92 - PERC UNSATISFACTORY WATER IN 3 HOLES ONLY 1 DR. HOLE SMALL LOT NOT SUFFICIENT AREA FOR EXTRA TESTS @ HOUSE SITE

HD-216

THIS IS NOT A PERMIT



INDICATES NORTH - NAME ADJOINING ROADWAY AS BASE LINE.



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4/7/92	1S	4	1047	1048	1048	1049	1
	1V	10	OK	SHALLOW			
4/7/92	2V	9	UNSATISFACTORY		WATER 8 FT		
	3V	9	UNSATISFACTORY		WATER 9 FT		
	4V	6	UNSATISFACTORY		WATER 5 FT		

REMARKS PER AREA SPECIFIED VEHICLE TO BE 100 FT FROM STREET

TYPE OF SOIL _____

TESTED BY B. HODGES

FYOCK COMPANY INC.
ALSO PRESENT
MR KING BUTEN
MR GUYER (MEXICAN)

APPLICATION

PERCOLATION TESTING

A 47822
P _____

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

DISTRICT _____

DATE 2/11/92

PARCEL 90 Brown/PHILIPS
SEPARATELY RECORDED,
NOT PART OF THIS
TRANSACTION.

PREVIOUS OK
SUBDIVISION
EXISTING HOUSE PUBLIC
W/S

BACK LOT PUBL. WATER
PRIVATE SEPTIC
100' TO STABBY,

WALKER REQ.
SENT TO
ENGINEERING
1/28/92
CW

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 Faunce M. Brown

ADDRESS 6354 Montgomery Rd, Elkridge MD 21227 PHONE 796-1295

PROSPECTIVE BUYER John C. and Karen B. Guyer

ADDRESS 8611 H Falls Run Rd Ellicott City MD 21043 PHONE 859-6993 work
461-9430 Home

PROPERTY LOCATION:

SUBDIVISION Brown Property LOT NO. 3

ROAD AND DESCRIPTION Lot to be created on very back portion of property.

TAX MAP 37 PARCEL # 89

SIZE OF LOT 200' x 200' TYPE BLDG Single Family Home
(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. John C. Guyer
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 4/7/92 - PERC TIMES OK IN 5 HOLE BUT

ONE HOLE ON OTHER LOT, COMBINE LOTS 2 & 3 & SUBMIT

PERC CERT PLUS

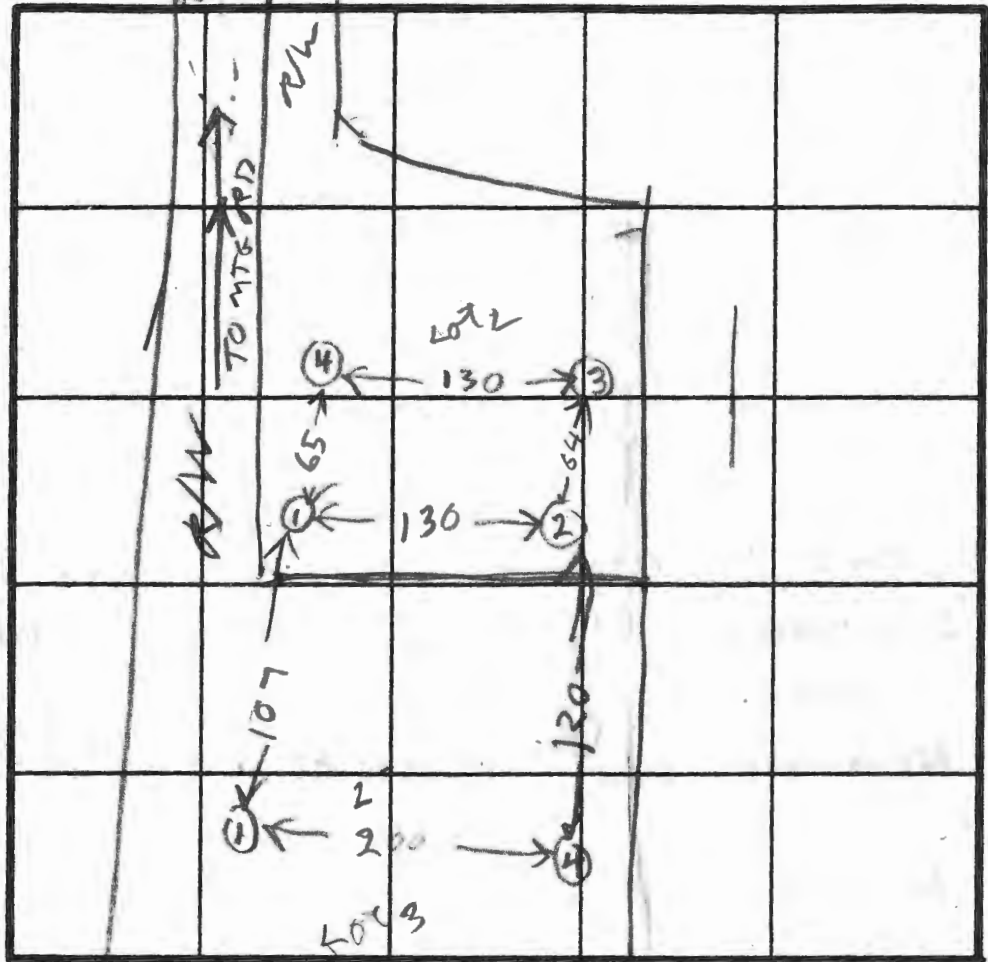
THIS IS NOT A PERMIT

4/7/92 10:00

HD-216

Lot 1

SEE PLAT

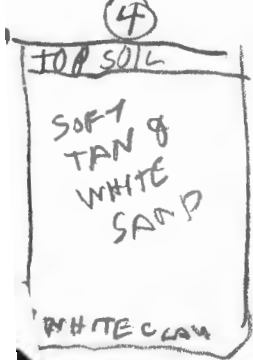
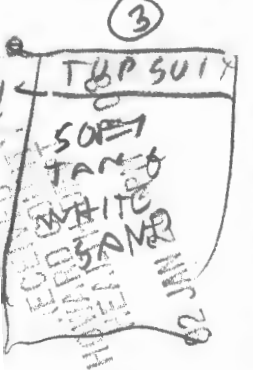


65

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4/7/92	1 S	3	1119	1119.5	1119.5	1120	1/2
	1 V	10 1/2	OK SHALLOW				
	2 S	2	1143	1144	1144	1145	1
	2 V	11	OK SHALLOW				
	3 S	2	1210	1210.5	1210.5	1211	1/2
	3 V	11	OK				
	4 S	2	1247	1248	1248	1250	2
	4 V	12	OK				

REMARKS _____

TYPE OF SOIL _____

TESTED BY R. HODGES

MR GUYEN BUYER
MR KING NEXT
ALSO PRESENT
ROCKY OR F.Y.O.C.



HOWARD COUNTY HEALTH DEPARTMENT

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

February 11, 1992

Reply to:

Mr. and Mrs. John Guyer
8611 - H Falls Run Road
Ellicott City, Maryland 21043

RE: Percolation Testing
Fanne M. Brown Property - Lot 2
Montgomery Road

Dear Mr. and Mrs. Guyer:

A percolation test date has been reserved for 10:00 a.m., Thursday, February 27, 1992.

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

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,

Craig Williams, Program Director
Water and Sewerage Program

CW:jr

cc: Ms. Frannie Brown
File



HOWARD COUNTY HEALTH DEPARTMENT

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

July 7, 1992

Reply to:

Ms. Fanny Maye Brown
6354 Montgomery Road
Elkridge, Maryland 21227

RE: PERCOLATION TEST RESULTS
Application Numbers: A47831 & A47822
Proposed Use: Single Family Dwellings
Property ID: Fannie Brown Property
Proposed Lot 2 and Lot 3
Tax Map: 37 Parcel: 89

Dear Ms. Brown:

Percolation testing conducted April 7, 1992 on the above referenced property indicated unsatisfactory soil conditions. Generally acceptable soils conditions were established in the higher of the proposed two lots, but insufficient depth to groundwater was limiting to approval of the lower part. Copies of 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. It may be possible to combine Lot 2 and Lot 3 to have a single house provided the lot is served by public water.

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

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,

Raymond Hodges, R. S.
Water and Sewerage Program

RH:jr

Enclosures

cc: Land Design, Inc. Attention: Walter Park
Mr. and Mrs. John Guyer
Mr. and Mrs. Joseph King

File

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits 313-2640 Community Environmental Health 313-2642
Technical Services 313-2644 Director 313-2645 TDD 313-2323



HOWARD COUNTY HEALTH DEPARTMENT

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

February 19, 1992

Reply to:

MEMORANDUM

TO: All Scheduled "Wet Season"
Percolation Test Applicants

FROM: Craig Williams, Program Director *CW/JEN*
Water and Sewerage Program

RE: Fannie M. Brown Property - Lots 3 *Kings*
Montgomery Road
Tax Map: 37 Parcel: 89

The water table level has not increased to a level that makes percolation testing for the Spring "Wet Season" evaluation meaningful.

Upon recommendation from the Maryland Department of the Environment, "Wet Season" percolation testing is postponed until further notice. Rainfall and groundwater table response will be monitored until such time as a determination is reached that "Wet Season" testing can be safely rescheduled.

No accurate prediction can be made of when that condition will occur.

Your February 27, 1992 test date has been postponed.

We regret any inconvenience this may cause you. You will be contacted for rescheduling at the earliest opportunity.

If you have not been contacted for rescheduling by April 1, 1992, please contact this office to see that you have not been overlooked.

CW:jr

cc: Ms. Fannie Brown
Fyock
File



HOWARD COUNTY HEALTH DEPARTMENT

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

February 11, 1992

Reply to:

Mr. and Mrs. Joseph King
#7 West End Court
Relay, Maryland 21227

RE: Percolation Testing
Fannie Maye Brown Property - Lot 3
Montgomery Road

Dear Mr. and Mrs. King:

A percolation test date has been reserved for 10:00 a.m., Thursday,
~~February 27, 1992.~~ *APRIL 7, 1992*

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

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,

Craig Williams

Craig Williams, Program Director
Water and Sewerage Program

CW:jr

cc: Ms. Fannie M. Brown
File



HOWARD COUNTY HEALTH DEPARTMENT

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

January 29, 1992

Reply to:

MEMORANDUM

TO: Mr. Williams E. Riley, Chief
Department of Engineering
Department of Public Works
Howard County Government

FROM: Craig Williams, Program Director *C.W.*
Water and Sewerage Program

SUBJECT: Availability of Public Water and/or Public Sewer
Tax Map: 37 Parcel: 89
Address: 6354 Montgomery Road, Elkridge, Maryland 21227
Owner: Fannie M. Brown
Owner's Address:
6354 Montgomery Road, Elkridge, Maryland 21227

John and Karen Guyer has requested authorization from this office to conduct percolation tests in order to subdivide on the above referenced property which is located in the Metropolitan Service District. Authorization is normally granted only for exceptional cases where public facilities are not "reasonably" available.

In order to determine if an exception is warranted, we request any information you can provide detailing the availability of public water and sewer to this property.

Thank you for your assistance.

CW:jr

Percolation Test Date - 2/27/92 - 10:00



Craig Williams
Health Dept.

DEPARTMENT OF PUBLIC WORKS

James M. Irvin, Director

October 29, 1991

Mr. Walter Park, Vice President
Land Design Engineering, Inc.
10620 Guilford Road, Suite 210
Jessup, Maryland 20794

Subject: Walter Brown Property
Permission for septic
field on 2 lots,
Parcel 89 of Tax Map 37
6358 Montgomery Road
Elkridge, MD 21227

Dear Mr. Park:

I am writing in response to your letter dated September 9, 1991, requesting permission to utilize septic fields on two proposed lots on parcel 89 along Montgomery Road. Our cursory review of the information provided indicates that several follow-up efforts are required. These includes additional engineering analysis by your staff as well as more coordination.

It may be possible to obtain sewer service via the existing County system. An 8-inch sewer main was constructed under capital project contract 10-1043 in Montgomery Road. A drop house connection was provided to serve the existing house. New lot #1 may be serviced from the existing sewer in Montgomery Road by regrading the lot. The same may be accomplished by regrading the first floor of the new lot #2.

The minimum septic field area as required by the Maryland Department of Health and Mental Hygiene is 10,000.00 square feet. The Soil tests need to be performed and submitted to the Howard County Health Department to determine the lot area required prior to final testing. A hydrogeological study of the proposed development may also be required. These two proposed lots currently meet the minimum lot requirement of the Howard County Subdivision and Zoning Regulations, so septic space may be a problem. For additional information, please contact the Howard County Health Department.

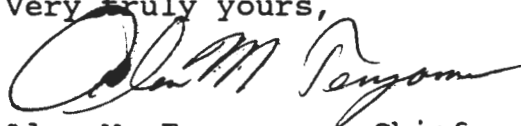
Mr. Walter Park
Walter Brown Property

October 29, 1991
Page 2

Finally, this Division places a low priority on letter requests such as this. Focus remains on the myriad of formal document submittals that are part of subdivision processing. You are encouraged to save time in the future by performing the aforementioned technical analysis' and coordination prior to making any formal requests.

If you have any questions, please contact me or Mr. Noorul Hasan at 313-2420.

Very truly yours,



Alan M. Ferragamo, Chief
Land Development Division
Bureau of Engineering

AMF/ng

cc: Mr. Craig William, Health Department
Noorul Hasan
Reading File
file



Howard County

Internal Memorandum

February 12, 1992

MEMO TO: Craig Williams, Program Director
Water and Sewerage Program
Bureau of Environmental Health

FROM: Diane A. Cerkanowicz *duc*
Utility Design Division
Bureau of Engineering

SUBJECT: Availability of Public Water and Public Sewer
Tax Map 37, Parcel 89
Address: 6354 Montgomery Road
Elkridge, Maryland 21227
Owner: Fannie Brown
6354 Montgomery Road
Elkridge, Maryland 21227

In response to your memorandum of January 29, 1992 we have researched the availability of public water and sewer service to the subject property.

According to the Department of Finance, The subject property is currently served by both public water and sewer which fronts the property on Montgomery Road.

Should the property be subdivided, public water service could be provided to the southern portion of the property through the public water main within Montgomery Road.

Due to the topography of the site, the nearest public gravity sewer service available to serve the southern portion of the property is contract 657-S. This sewer is 1400 feet southwest of the property. The cost to extend this sewer to the southern portion of the property would be approximately \$221,000. This cost includes design, land acquisition, inspection and construction.

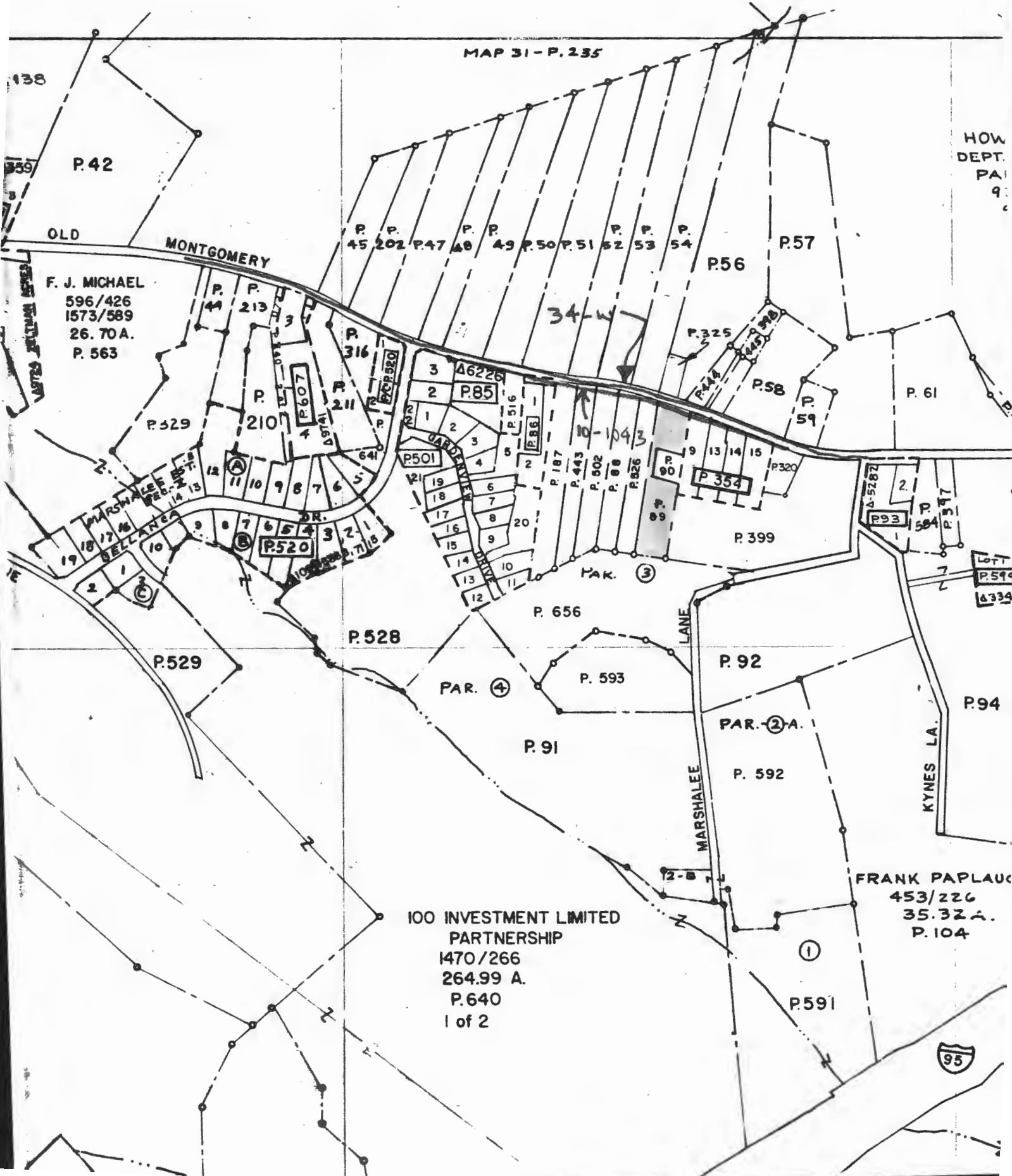
While public water service is "reasonably" available to the property, public sewer service is not "reasonably" available to this property due to the high costs associated with extending the sewer.

Attached, for your information are the 600 scale tax map, topo map, sewer map, water map and cost estimate sheet. If you have any questions or need more information, please call me at 313-3414.

cc: William E. Riley
Don Lieu

enhelth1.mem

HOW
DEPT.
PAI
9:



F. J. MICHAEL
596/426
1573/589
26.70 A.
P. 563

P. 45 P. 202 P. 47 P. 48 P. 49 P. 50 P. 51 P. 52 P. 53 P. 54

34-W

3 46226
2 P. 85
1 P. 516
P. 86
P. 187
P. 443
P. 502
P. 88
P. 826
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P. 15
P. 320
P. 354
P. 399

P. 529

P. 528

PAR. ④

P. 656

P. 593

P. 91

P. 92

PAR. ②-A.

P. 592

P. 94

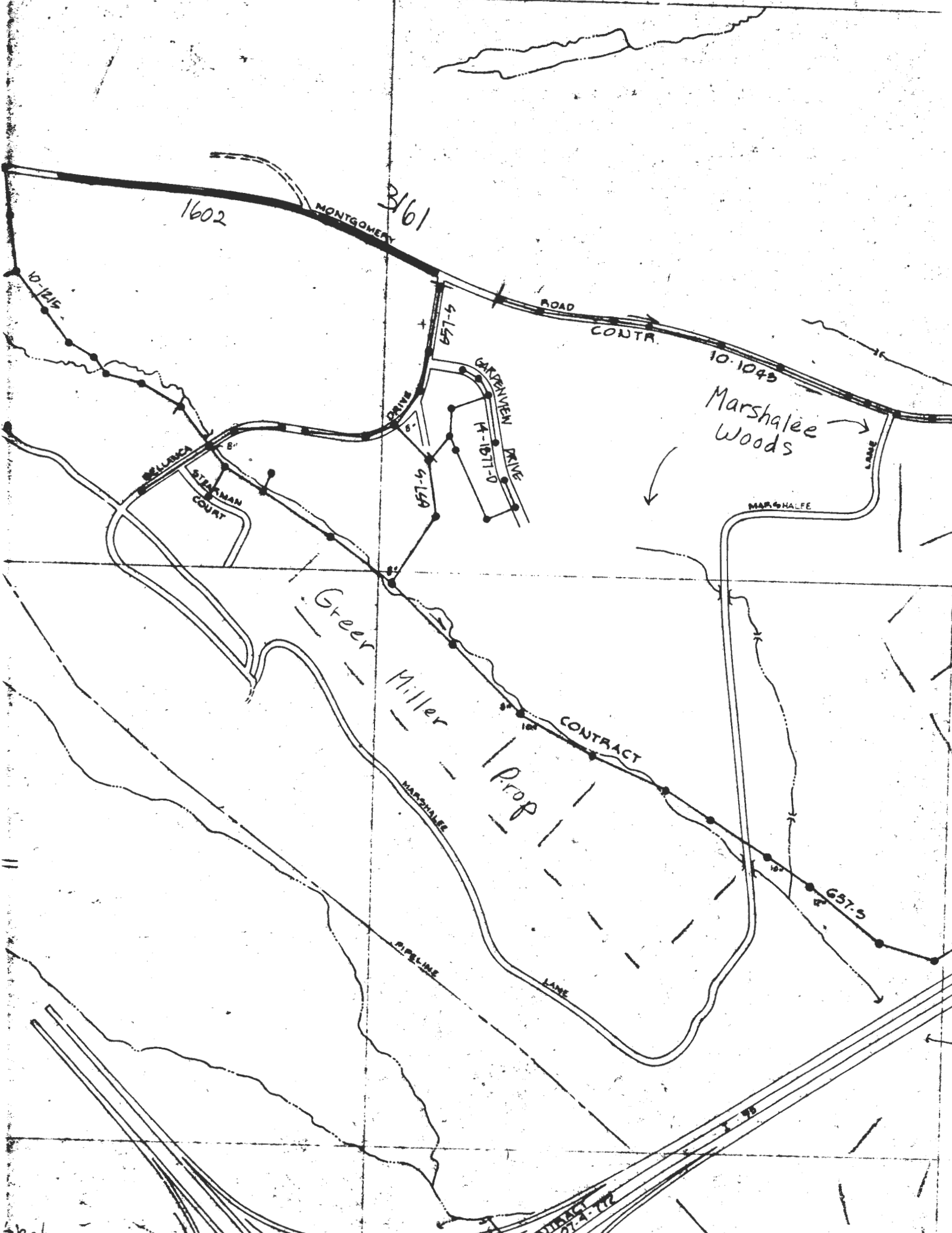
FRANK PAPLAUC
453/226
35.32 A.
P. 104

100 INVESTMENT LIMITED
PARTNERSHIP
1470/266
264.99 A.
P. 640
1 of 2

①

P. 591





1602

3161

MONTGOMERY

ROAD CONTR.

10-1049

Marshalee Woods

MARSHALEE

GARDENVIEW DRIVE

4-1211-0

DRIVE

657-5

657-5

SULLANCA

STARMAN COURT

Greer Miller

CONTRACT

Prop

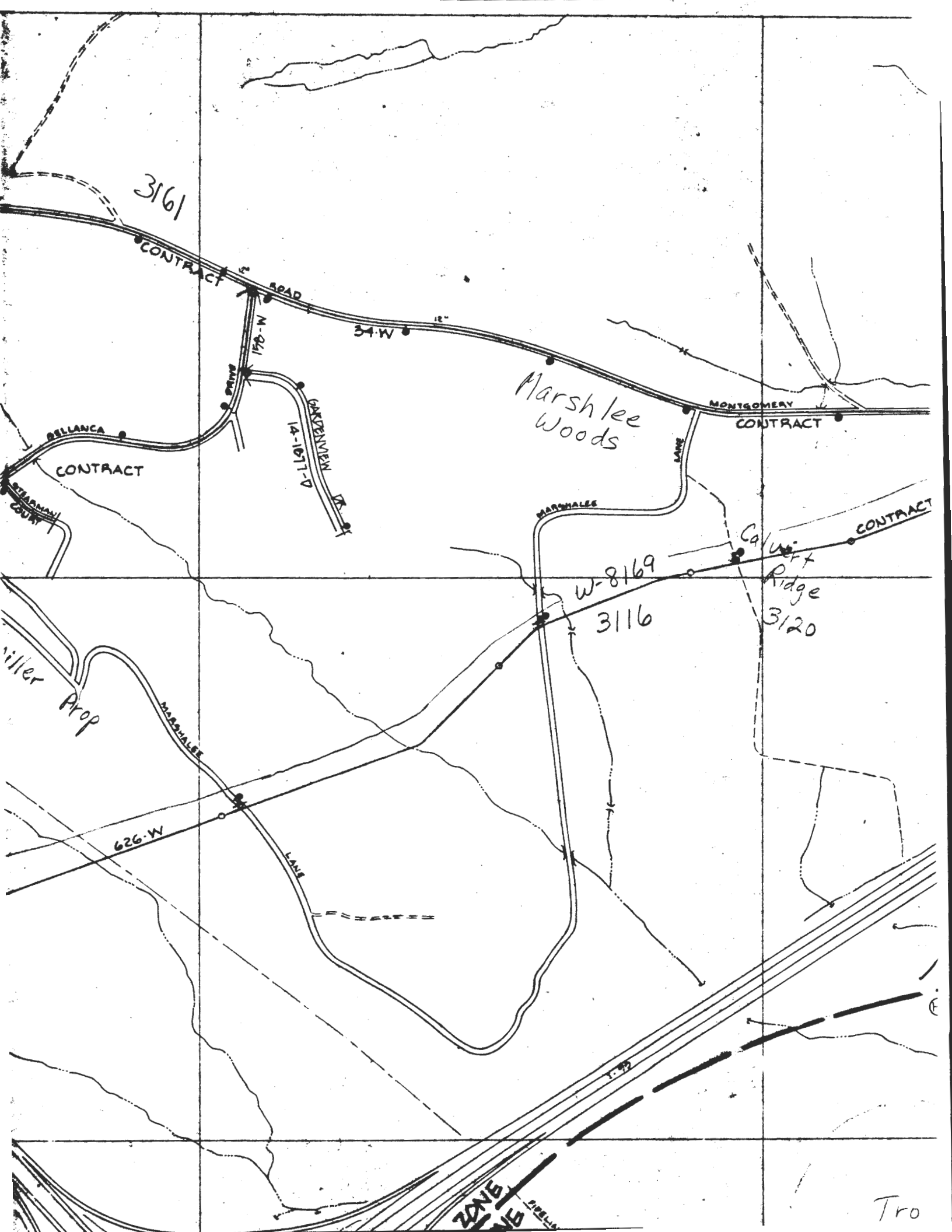
MARSHALEE

PIPELINE

LANE

657-5

Ingham



COST ESTIMATE SHEET
WATER & SEWER FACILITIES

PROJECT LOCATION & DESCRIPTION Public Sewer to Southern CAPITAL PROJECT NO. N/A
portion of 6354 Montgomery Rd (Tax Map 37 parcel 89) DATE 2/6/92

A. CONSTRUCTION COST

1. MAINS (inc. excavation, backfill, furnishing, laying, restoration - all depths)
S 8 in. 1400 LF @ 77 /LF \$ 107,800
_____ in. _____ LF @ _____ /LF _____
_____ in. _____ LF @ _____ /LF _____
_____ in. _____ LF @ _____ /LF _____
_____ in. _____ LF @ _____ /LF _____

2. HOUSE CONNECTIONS
Sewer 1 @ \$ 1400 /ea 1400
Water _____ @ \$ 600 /ea _____

3. APPURTENANCES
4 Manholes @ \$2500 /ea 10,000
_____ Fire Hydrants @ \$ 1800 /ea _____
_____ Air Release Valves @ \$4000 /ea _____

4. SPECIAL CONDITIONS
_____ LF Tunnel or Jack/Bore (Water) \$ 250 /LF _____
_____ LF Tunnel or Jack/Bore (Sewer) \$ 390 /LF _____
1 Stream Crossing @ 3000 /ea 3000
1 Tie-in @ 1650 /ea 1650
Utility Relocation _____
Other _____

5. MAJOR FACILITIES
Pump Station _____
EWT _____ Provide backup _____
Treatment Plant _____ on separate _____
sheet _____

6. SUBTOTAL 123,850
\$ 136,235

7. CONTINGENCIES 10% multiply subtotal by (1.1) _____

8. CONSTRUCTION IN FY _____: Use _____ years (n)
Inflation (i) 5% multiply A.7 by (1+i)ⁿ _____

9. COMPLETE OR UNDERWAY _____

10. TOTAL CONSTRUCTION COST 136,000

NOTE: Round off all totals to nearest thousand dollars

**COST ESTIMATE SHEET
WATER & SEWER FACILITIES**

A. ENGINEERING DESIGN COST	ENGINEERING	ADMINISTRATION	OTHER
1. Report & Design <u>12</u> % x A.7	<u>16,348.20</u>		
2. Test Pits \$1000/ea (1 pit/1000 ft)	<u>2,000</u>		
3. Subtotal	<u>18,348.20</u>		
4. For FY ___ use ___ yrs. (n) Inflat. (i) <u>5</u> % : Mult. B.3 x (1+i) ⁿ			
5. Direct Charges		<u>1,000</u>	
6. Salary <u>4.3</u> % x A.7			<u>5858.105</u>
7. Complete or Underway			
8. ENGINEERING DESIGN TOTAL	<u>19,000</u>	<u>1,000</u>	<u>6,000</u>
<hr/>			
C. ENGINEERING CONSTRUCTION COST	ENGINEERING	ADMINISTRATION	OTHER
1. Inspection <u>12.5</u> % x A.7	<u>20435.25</u>		
2. For FY ___ use ___ yrs. (n) Inflat. (i) <u>5</u> % : Mult. C.1 x (1+i) ⁿ			
3. Televisive inspection services (sewer only)			<u>1,400</u>
4. Direct Charges		<u>1,000</u>	
5. Salary <u>4.1</u> % x A.7			<u>5585.635</u>
6. Complete or Underway			
7. ENGINEERING CONSTRUCTION TOTAL	<u>21,000</u>	<u>1,000</u>	<u>7,000</u>
<hr/>			
D. LAND ACQUISITION	LAND ACQ.	ADMINISTRATION	OTHER
1. Title Fee <u>3</u> prop. x \$150/prop.	<u>450</u>		
2. Appraisal Fee <u>3</u> prop. x \$800/prop.	<u>2400</u>		
3. Acquisition Cost Fee Value: <u>28000</u> sq.ft. (Ac.) x <u>1.25</u> sq.ft. (Ac.) = <u>35000</u> F.V.	<u>5250</u>		
Const. Strip = 15% x _____ F.V.			
Fee Simple = 100% x _____ F.V.			
W&S Easement = 50% x _____ F.V.	<u>17,500</u>		
4. Subtotal	<u>25,600</u>		
5. For FY ___ use ___ yrs. (n) Inflat. (i) <u>5</u> % Mult. D.4 x (1+i) ⁿ			
6. Direct Charges		<u>1,000</u>	
7. Salary \$800 x <u>3</u> no. of properties			<u>2400</u>
8. Complete or Underway			
9. LAND ACQUISITION TOTAL	<u>26,000</u>	<u>1,000</u>	<u>3,000</u>

TOTAL PROJECT COST 221,000

Estimate Prepared by DIANE CERNOWICZ



HOWARD COUNTY HEALTH DEPARTMENT

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

February 19, 1992

Reply to:

MEMORANDUM

TO: All Scheduled "Wet Season"
Percolation Test Applicants

FROM: Craig Williams, Program Director CW/JEN
Water and Sewerage Program

RE: Fannie M. Brown Property - Lots 3
Montgomery Road
Tax Map: 37 Parcel: 89

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Upon recommendation from the Maryland Department of the Environment, "Wet Season" percolation testing is postponed until further notice. Rainfall and groundwater table response will be monitored until such time as a determination is reached that "Wet Season" testing can be safely rescheduled.

No accurate prediction can be made of when that condition will occur.

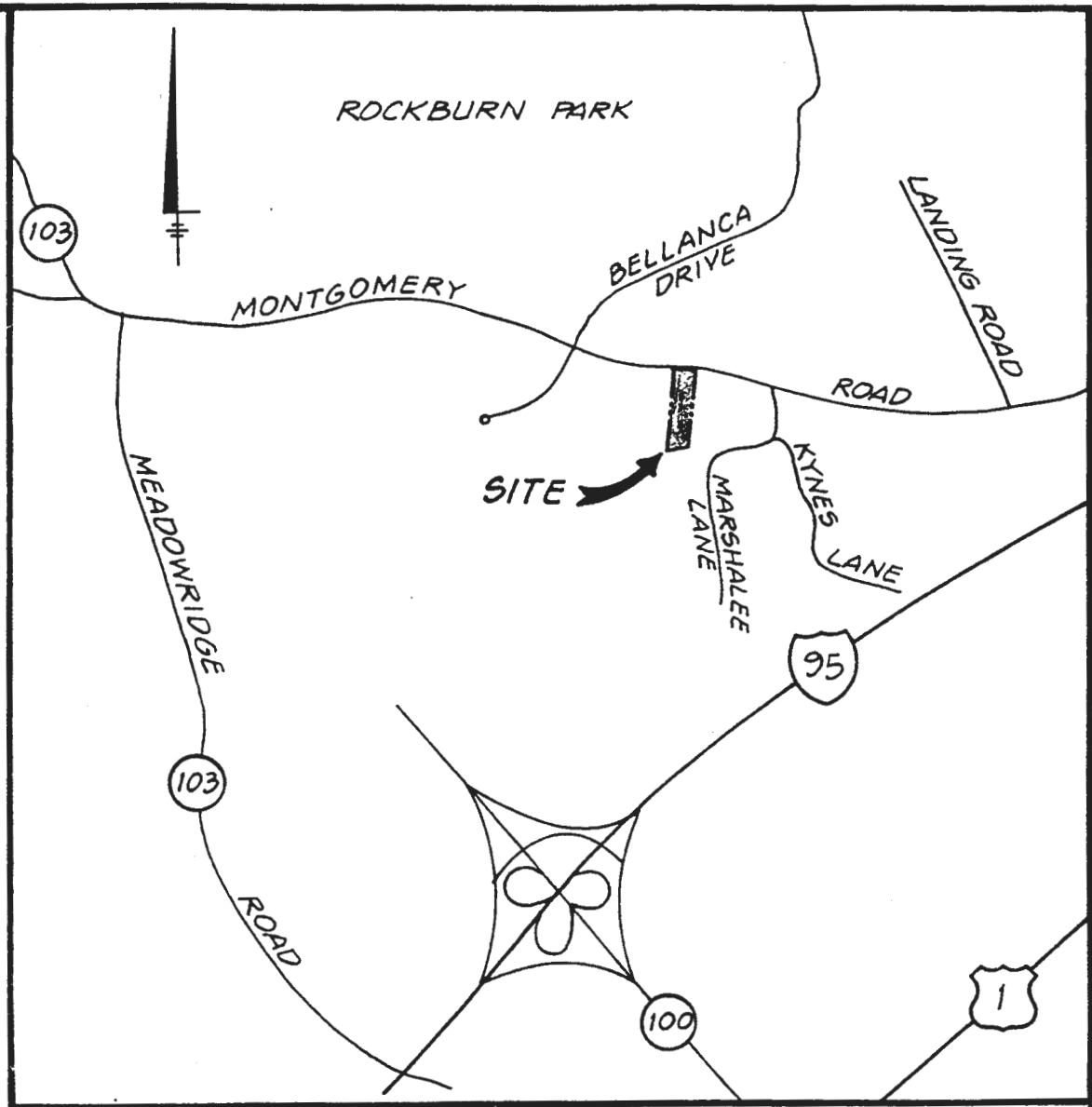
Your February 27, 1992 test date has been postponed.

We regret any inconvenience this may cause you. You will be contacted for rescheduling at the earliest opportunity.

If you have not been contacted for rescheduling by April 1, 1992, please contact this office to see that you have not been overlooked.

CW:jr

cc: Ms. Fannie Brown
Fyock
File



VICINITY MAP

SCALE: 1" = 2,000'

TAX MAP No. 37 PARCEL# 89

GENERAL NOTES:

1. EXISTING ZONING: R-20
2. GROSS AREA OF TRACT: 3.245 Ac. ±
3. NET AREA OF TRACT: 3.245 Ac. ±
4. AREA OF PROPOSED LOTS: 3.245 Ac. ±
5. AREA OF PROPOSED ROADS: 0 Ac.
6. NUMBER OF PROPOSED LOTS: 4

MONTGOMERY ROAD (LOCAL ROAD)

EX. 40' R/W

EX. 22' FAV.

N 67° 46' W - 202.94'

EX. 8' S. (CONT# 10-1043)

EX. 12" W (CONTR# 34-W)

330

320

340

30

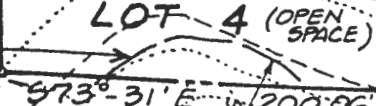
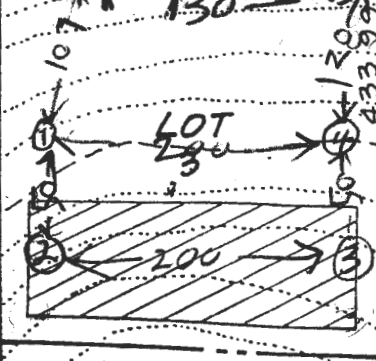
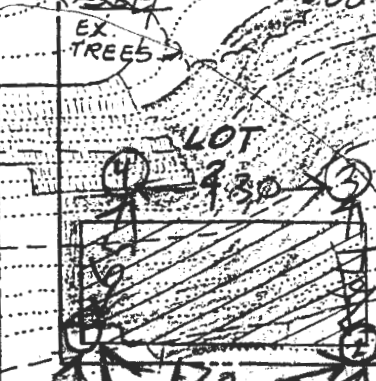
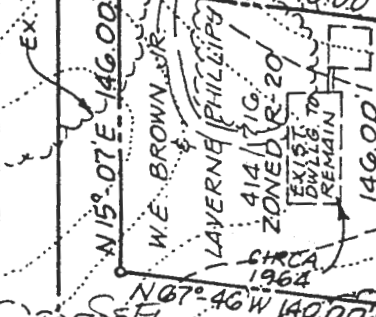
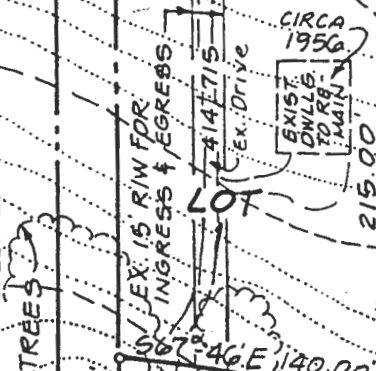
320

300

DENNIS J. GROVE, & WIFE
7/1/08
ZONED R-20

Survey to TH High
not shown

WETLAND/STREAM
BUFFER



ELMER SMITH PROPERTY
PLAT 4660
PB 5 F-FOLIO 39
ZONED R-20

MARSHALEE WOODS
P90-28
ZONED R-20

FUTURE
MELISSA COURT

EX. 50' R/W

N 501,500

300

290

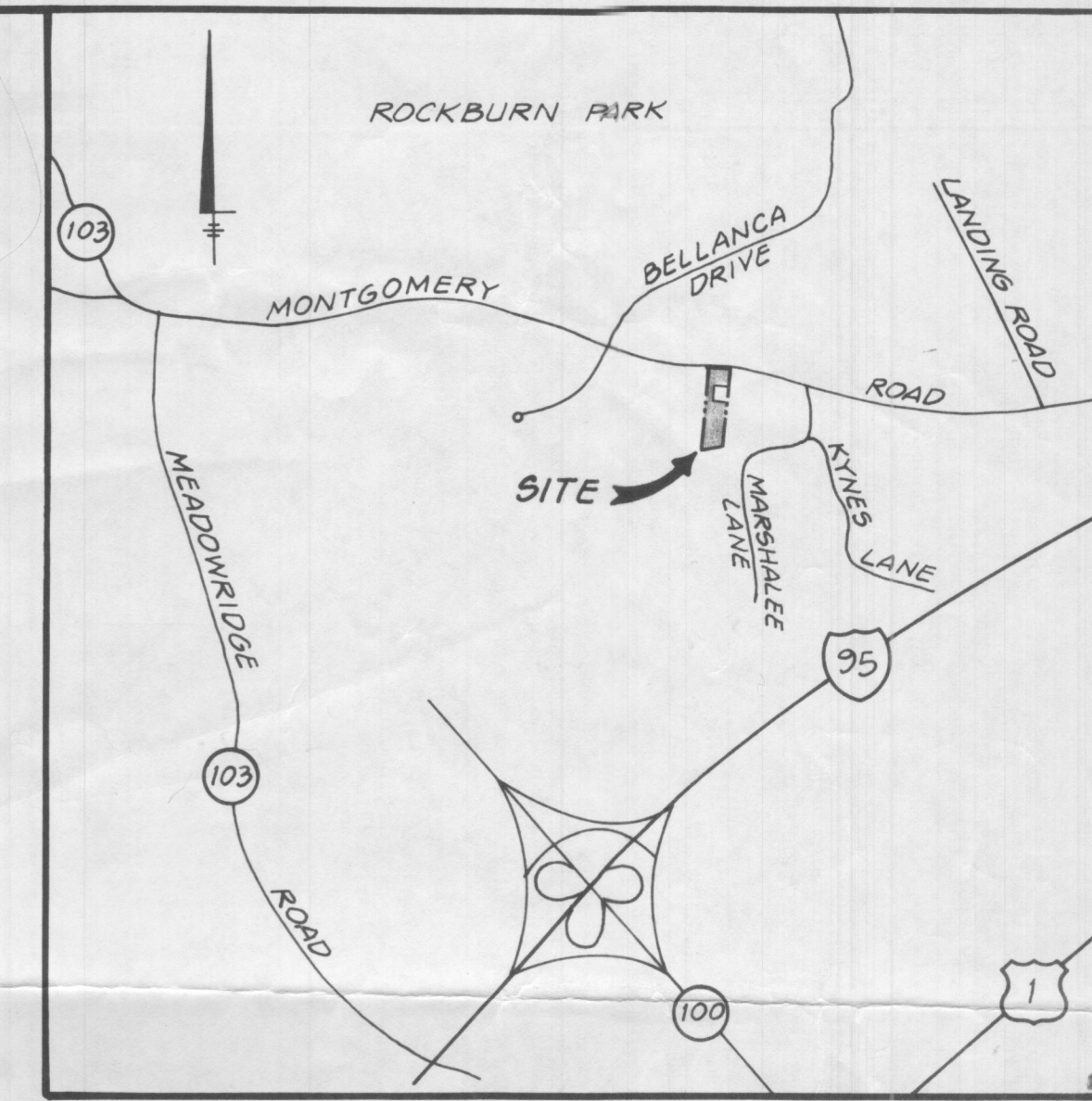
26

27

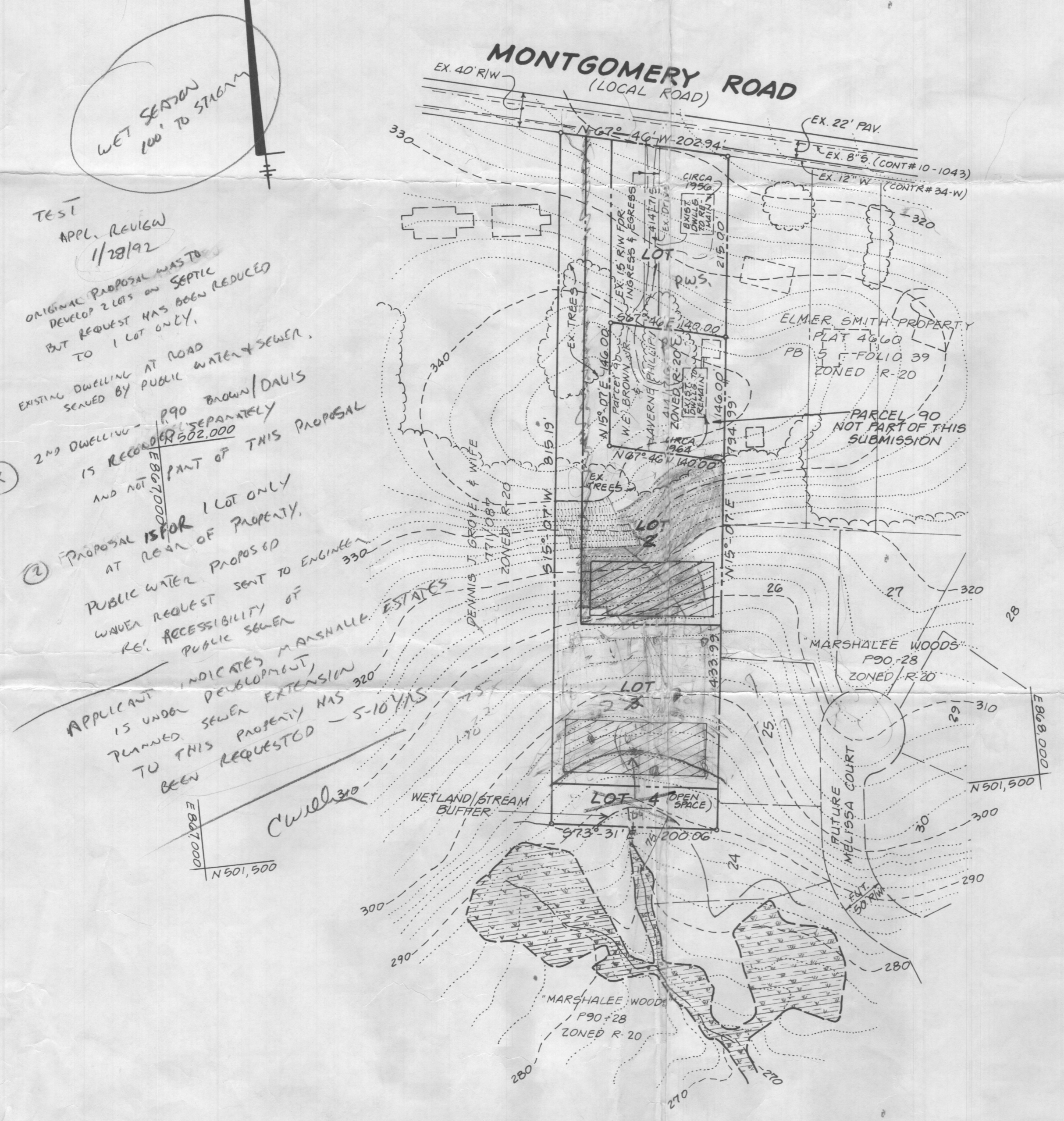
28

25

24



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP No. 37 PARCEL# 89



TEST
APPL. REVIEW
1/28/92

ORIGINAL PROPOSAL WAS TO DEVELOP 2 LOTS AND SEPTIC BUT REQUEST HAS BEEN REDUCED TO 1 LOT ONLY.

EXISTING DWELLING AT ROAD SEAVED BY PUBLIC WATER & SEWER.

2ND DWELLING - P90 BROWN/DAVIS IS RECORDED SEPARATELY AND NOT PART OF THIS PROPOSAL

PROPOSAL IS FOR 1 LOT ONLY AT REAR OF PROPERTY. PUBLIC WATER PROPOSED. WHEN REQUEST SENT TO ENGINEER RE: ACCESSIBILITY OF PUBLIC SEWER APPLICANT INDICATES MARSHALEE ESTATES IS UNDER DEVELOPMENT, PLANNED SEWER EXTENSION TO THIS PROPERTY HAS BEEN REQUESTED - 5-10 YRS

WET SECTION 100' TO STREAM

- GENERAL NOTES:**
- EXISTING ZONING: R-20
 - GROSS AREA OF TRACT: 3.245 Ac. ±
 - NET AREA OF TRACT: 3.245 Ac. ±
 - AREA OF PROPOSED LOTS: 3.245 Ac. ±
 - AREA OF PROPOSED ROADS: 0 Ac. ±
 - NUMBER OF PROPOSED LOTS: 4
BUILDABLE: 3
OPEN SPACE: 1
 - PUBLIC WATER TO BE UTILIZED. PRIVATE SEWERAGE WILL BE UTILIZED UNTIL GRAVITY SEWER IS AVAILABLE FROM MARSHALEE WOODS
 - TOPOGRAPHY COMPILED FROM AERIAL SURVEY
 - MINIMUM LOT AREA: 20,000 SQ. FT.
a) OPEN SPACE REQUIRED: 6% OF 3.245 AC. = 0.19 AC. | 8,481 SQ. FT.
b) OPEN SPACE PROVIDED: 8,500 SQ. FT.
 - ALL EXISTING STRUCTURES SHOWN ARE TO REMAIN.
 - DEED REFERENCE: 414 | 717
 - SEE SOILS MAP No. 26
 - EXISTING UTILITIES SHOWN COMPILED FROM AVAILABLE PLANS
 - ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS
 - SEDIMENT AND EROSION CONTROL DEVICES SHALL BE SUBMITTED WITH THE SITE DEVELOPMENT PLANS.
 - FEE IN LIEU OF STORMWATER MANAGEMENT WILL BE REQUESTED AT A LATER TIME.

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR 300
- EXISTING WETLANDS
- WETLAND BUFFER (25' FROM WETLANDS OR 75' FROM STREAM, WHICHEVER IS GREATER)
- EXISTING STEEP SLOPES (15% OR GREATER) (15% - 24.9%)
- 10,000 ± PRIVATE SEWERAGE DISPOSAL

DEVELOPER
JOHN C. & KAREN B. GUYER
8911 HAWKS RUN ROAD
ELLCOTT CITY, MD. 21042
PHONE: 461-9430

LAND DESIGN ENGINEERING, INC.		
10620 Guilford Road • Suite 210 • Jessup • Maryland 20794 • (301) 804-6264 • (301) 880-0004		
DESIGNED: K.B.W.	SKETCH PLAN THE BROWN PROPERTY LOTS 1 THRU 4 TAX MAP No. 37 PARCEL 89 1ST ELECTION DIST. HOWARD COUNTY, MARYLAND	SCALE: 1" = 100'
DRAWN: KBW		DRAWING 1 OF 1
CHECKED: R.L.M.		JOB No. 91-220
DATE: JAN 1992	OWNER: FANNIE M. BROWN 6354 MONTGOMERY RD. ELKRIDGE, MD. 21227	FILE No.