

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 03 Account Number - 291111							
Owner Information									
Owner Name:		GALLOWAY STEVEN GALLOWAY BETH M WF			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		11710 OLD FREDERICK RD MARRIOTTSVILLE MD 21104-1403			Deed Reference:		/03761/ 00518		
Location & Structure Information									
Premises Address:		11710 OLD FREDERICK RD MARRIOTTSVILLE 21104-0000			Legal Description:		42253 SQFT 11710 OLD FREDERICK RD MARRIOTTSVILLE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0010	0020	0101		0002				2019	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	
1961		2,880 SF		679 SF		42,253 SF			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		SIDING	3 full		2015		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2019		07/01/2018		07/01/2019	
Land:		185,400		202,200					
Improvements		372,100		312,600					
Total:		557,500		514,800		557,500		514,800	
Preferential Land:		0						0	
Transfer Information									
Seller: THOMPSON KARL H				Date: 06/28/1996		Price: \$140,000			
Type: ARMS LENGTH IMPROVED				Deed1: /03761/ 00518		Deed2:			
Seller: MCLEAN THEODORE J & HELEN R				Date: 05/06/1985		Price: \$72,000			
Type: ARMS LENGTH IMPROVED				Deed1: /01344/ 00049		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2018		07/01/2019		
County:		000			0.00				

APPLICATION

PERCOLATION TESTING

A 50330

P 50328

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

DISTRICT _____

DATE 10/12/94

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 Malcolm Stewart and wife

ADDRESS _____ PHONE _____

AGENT OR PROSPECTIVE BUYER Allan and Tobia Anderson

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION — LOT NO. —

ROAD AND DESCRIPTION 10860 Old Frederick Road

TAX MAP 10 PARCEL # 101

SIZE OF LOT 30.94 ACRES TYPE BLDG. _____
(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 _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

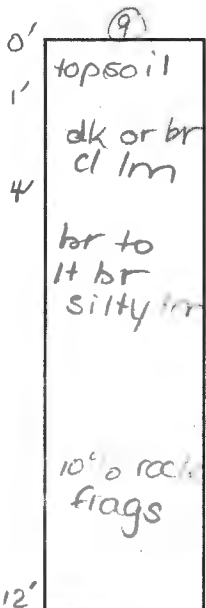
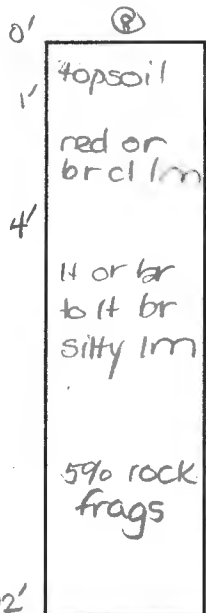
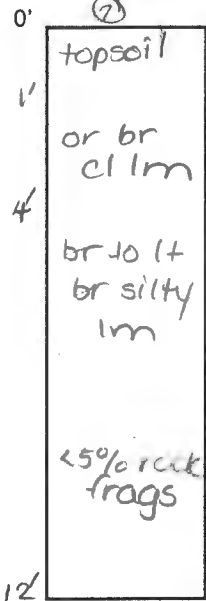
REASONS FOR REJECTION OR HOLDING _____

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

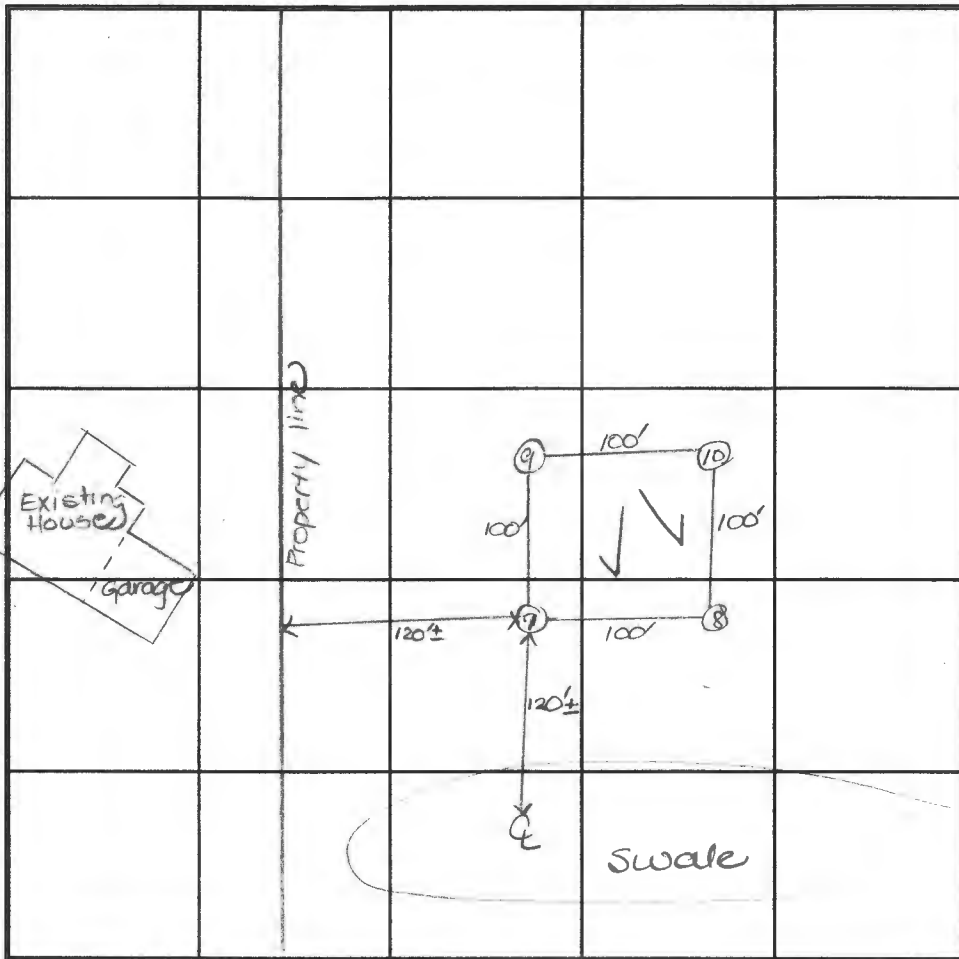
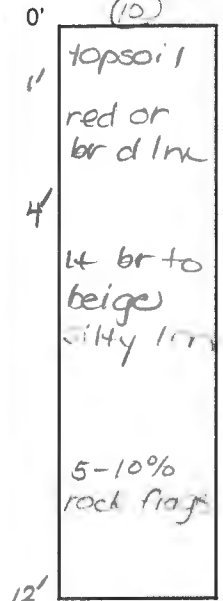
SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

SOIL PROFILE



SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

old Frederick Road

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11-7-94	7	4.5' S	11:20 ₃₀	11:22	11:22	11:26	4
		12.0' D	See profile				
	8	4.0' S	11:30 ₃₀	11:33	11:33	11:40	7
		12.0' D	See profile				
	9	4'8" S	11:43	11:44	11:44	11:45	top fast
		Repair	11:45	11:46	11:46	11:47 ₃₀	2
		12.0' D	See profile				
	10	4.0' S	11:53	11:53 ₃₀	11:53 ₃₀	11:54 ₃₀	top fast
		Repair	11:55	11:56 ₃₀	11:56 ₃₀	11:59 ₃₀	3
		12.0' D	See profile				

REMARKS _____

TYPE OF SOIL _____

TESTED BY D. Soe ALSO PRESENT prop. owner, owner

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 4 min TRENCH WIDTH 3

INLET DEPTH 4 MAXIMUM BOTTOM DEPTH 6 SQ. FT./BEDROOM 180

 WATER WELL ABANDONMENT-SEALING REPORT FORM

SUBMIT COPIES OF COMPLETED FORM TO:

- * COUNTY ENVIRONMENT AGENCY (contact MDE, WMA if address needed)
- * WELL OWNER
- * MDE, WATER MANAGEMENT ADMINISTRATION, WELL PROGRAM

DATE WELL ABANDONED: 4/15/98 (month/day/year)

* PERMIT NUMBER OF ABANDONED WELL (if any)

* PERMIT NUMBER OF REPLACEMENT WELL

* PERSON ABANDONING WELL: Doug Harold

WELL DRILLERS LICENSE NUMBER: _____
 CIRCLE: MWD/MSD/MGD

* OWNER'S NAME: Debbie Anderson

* WELL LOCATION: 10860 Old Frederick Rd (well at house)

COUNTY: Howard
 NEAREST TOWN: Woodstock
 TAX MAP 10 BLOCK _____ PARCEL 102
 SUBDIVISION: _____
 SECTION: _____ LOT: _____

0 0 0
0 0 0

MARYLAND GRID COORDINATES

BOX NUMBER E _____
 N _____

SHOW WELL LOCATION BY X WITHIN BOX

* TYPE OF WELL BEING ABANDONED:

- DRILLED
- BORED/AUGURED
- OTHER (specify) _____
- JETTED
- HAND DUG

LOG OF SEALING MATERIAL

MATERIAL	FEET	
	FROM	TO
clean fill	2	0
concrete	10	2
Gravel	30	10

* USE CODE:

- DOMESTIC
- IRRIGATION
- TEST/OBSERVATION
- MUNICIPAL/PUBLIC
- INDUSTRIAL

* TYPE OF CASING:

- STEEL
- CONCRETE
- PLASTIC
- OTHER (specify) hand laid stone

* SIZE OF CASING: 36 INCHES IN DIAMETER

* DEPTH OF WELL: 30 FEET DEEP

* WAS ANY CASING REMOVED? YES _____ NO
 if yes, length removed, in feet: _____

* WAS CASING RIPPED OR PERFORATED? YES _____ NO

SIGNATURE-MASTER WELL DRILLER OR SUPERVISING SANITARIAN [Signature]

LICENSE # _____

MWD/MSD/MGD CIRCLE ONE

DATE 4/15/98

 WATER WELL ABANDONMENT-SEALING REPORT FORM

SUBMIT COPIES OF COMPLETED FORM TO:

- * COUNTY ENVIRONMENT AGENCY (contact MDE, WMA if address needed)
- * WELL OWNER
- * MDE, WATER MANAGEMENT ADMINISTRATION, WELL PROGRAM

DATE WELL ABANDONED: 4/15/98 (month/day/year)

* PERMIT NUMBER OF ABANDONED WELL (if any)

* PERMIT NUMBER OF REPLACEMENT WELL

* PERSON ABANDONING WELL: Doug Harold

WELL DRILLERS LICENSE NUMBER: _____
 CIRCLE: MWD/MSD/MGD

* OWNER'S NAME: Debbie Anderson

* WELL LOCATION: 10860 Old Frederick Rd.

COUNTY: Howard
 NEAREST TOWN: Woodstock
 TAX MAP 10 BLOCK _____ PARCEL 102
 SUBDIVISION: _____
 SECTION: _____ LOT: _____

000 000	

MARYLAND GRID COORDINATES

BOX NUMBER E _____
 N _____ ←

SHOW WELL LOCATION BY X WITHIN BOX

* TYPE OF WELL BEING ABANDONED:

- DRILLED
- BORED/AUGURED
- OTHER (specify) _____
- TAPPED
- HAND DUG

LOG OF SEALING MATERIAL

MATERIAL	FEET	
	FROM	TO
Clean fill	2	0
Concrete	6	2
Gravel	8	6

* USE CODE:

- DOMESTIC
- IRRIGATION
- TEST/OBSERVATION
- MUNICIPAL/PUBLIC
- INDUSTRIAL

* TYPE OF CASING:

- STEEL
- CONCRETE
- PLASTIC
- OTHER (specify) hand laid stone

* SIZE OF CASING: 36 INCHES IN DIAMETER

* DEPTH OF WELL: 8 FEET DEEP

* WAS ANY CASING REMOVED? YES NO
 if yes, length removed, in feet: _____

* WAS CASING RIPPED OR PERFORATED? YES NO

Douglas
 SIGNATURE-MASTER WELL DRILLER OR SUPERVISING SANITARIAN

LICENSE # _____

MWD/MSD/MGD
 CIRCLE ONE

4/15/98
 DATE



HOWARD COUNTY HEALTH DEPARTMENT

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

August 14, 1997

Allan & Debra Anderson
7057 Mink Hollow Road
Highland, Maryland 20777

RE: 10860 Old Frederick Road
Tax Map: 10 Parcel: 102

Dear Mr. and Mrs. Anderson:

The letter explaining temporary intent of use for the above referenced property has been reviewed by this office. Your proposal raises concerns regarding possible use of the existing well.

If the existing well is to be maintained, as a potable supply, then a septic system should be installed to treat the wastewater generated. As you are aware, the "septic system" that probably served the house was previously abandoned. Therefore, a replacement septic system should be installed in the high area of the septic area established through recent percolation testing.

If the well is not to be used as a potable supply, then certain plumbing changes would be required.

In order to better resolve the concerns raised, it is requested that you contact this office to arrange a conference. If you have any other concerns, please do not hesitate to contact me at the address below or by calling (410) 313-2640.

Very truly yours,

Kimberly Maiste, Sanitarian
Water and Sewerage Program

KM
cc: File

KIMBERLY MAISTE
WATER AND SEWERAGE PROGRAM

JULY 30, 1997

DEAR KIMBERLY,

THIS IS A LETTER OF INTENT FOR THE PROPERTY OF 10860 OLD
FREDERICK RD. THERE IS AN OLD HOUSE THAT HAS GONE BEYOND
REPAIR FOR LIVING IN. WE WANT TO USE THIS FOR STORAGE
WHILE BUILDING OUR NEW HOUSE, AFTER THAT IT WILL BE
DONATED TO THE FRIENDSHIP FIRE DEPARTMENT FOR THEIR PRACTICE
FOR TRAINING NEW FIREMEN, THEN IT WILL BE TORNED DOWN,
THEY ARE NOT PERMITTED TO BURN IT, BECAUSE OF COUNTY REGULATIONS

THE WELL THAT IS EXISTING THERE WE WOULD LIKE TO USE THAT
FOR LIVESTOCK (HORSES) UNTIL WE GET THE NEW HOUSE SET UP WITH
A NEW DRILLED WELL.

VERY TRULY YOURS,
DEBRA J. ANDERSON

APPLICATION

PERCOLATION TESTING

A 58536

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 6-26-97

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 AMAN W. ANDERSON & DEBRA J. ANDERSON

ADDRESS 7057 MINK HOLLOW RD.
HIGHLAND MD. 20777 N/A PHONE (410) 531-1520

AGENT OR PROSPECTIVE BUYER _____

ADDRESS N/A PHONE N/A

PROPERTY LOCATION:
SUBDIVISION _____ LOT NO. Existing House

ROAD AND DESCRIPTION APPROX. 1000'± WEST OF THE INTERSECTION OF OLD FREDERICK
RD (RTE 99) & WOODSTOCK RD (RTE 125) - 10860 OLD FREDERICK RD.

TAX MAP 10 PARCEL # 102

SIZE OF LOT 40,000 sq ft ± TYPE BLDG. SINGLE FAMILY
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. _____
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

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

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

THIS IS NOT A PERMIT

50330 B

COUNTY #

SOIL PROFILE

0' ①
 1' topsoil
 or br cl 1m
 4' 14 br to beige silty 1m
 <5% rock frags

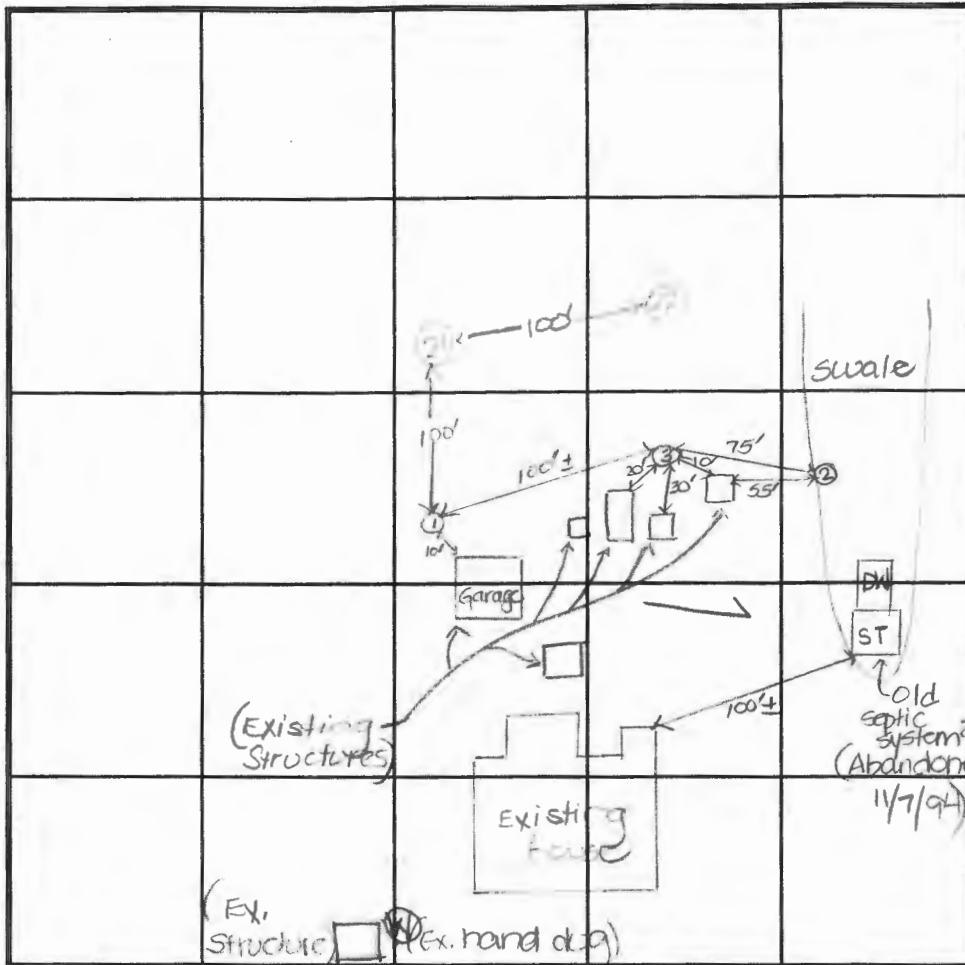
0' ②
 1' topsoil
 dk or br cl 1m
 4' 14 br to 14 br to beige silty 1m
 <5% rock frags
 12' water

0' ③
 1' topsoil
 red or br cl 1m
 4' 14 br to beige silty 1m
 <5% rock frags

SOIL PROFILE

0' ④
 1' topsoil
 org br cl 1m
 2.5' pale org br to med
 10% rx

11' ⑤
 1' topsoil
 org br cl 1m
 pale br 3a 1m
 5-10% rx



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

old Frederick Road

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11-7-94	1	4'8" S	10:28 ₃₀	10:29 ₃₀	10:29 ₃₀	10:31 ₃₀	2
		13.0' D	See profile				
	2	12 0' D	water - See profile		NO TEST		
	3	4'8" S	10:45	10:48 ₃₀	10:48 ₃₀	10:54	6
		12.0' D	See profile				
7-11-97	21	11'8" D	visual - OK				
	22	12.0' D	visual - OK				

REMARKS _____

TYPE OF SOIL _____

TESTED BY D. Sae ALSO PRESENT prop. owner, owner

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT/BEDROOM _____

APPLICATION

PERCOLATION TESTING

A 58527 C

P _____

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

DISTRICT _____

DATE _____

REMAINS PART
OF PARCEL A
PER F-99-25

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 AMAN W. ANDERSON & TERRA J. ANDERSON

ADDRESS 7057 MINK HOLLOW RD.
HIGHLAND MD. 20777 PHONE (410) 531-1520

AGENT OR PROSPECTIVE BUYER _____

ADDRESS N/A PHONE N/A

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. 3

ROAD AND DESCRIPTION APPROX. 1000'± WEST OF THE INTERSECTION OF OLD FREDERICK
RD (RTE 99) & WOODSTOCK RD (RTE 125) - 10060 OLD FREDERICK RD.

TAX MAP 10 PARCEL # 102

SIZE OF LOT 40,000 sq ft ± TYPE BLDG. SINGLE FAMILY
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. _____

(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

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

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

THIS IS NOT A PERMIT

A58527C

COUNTY #

SOIL PROFILE

0'
 4.5'
 12.0'

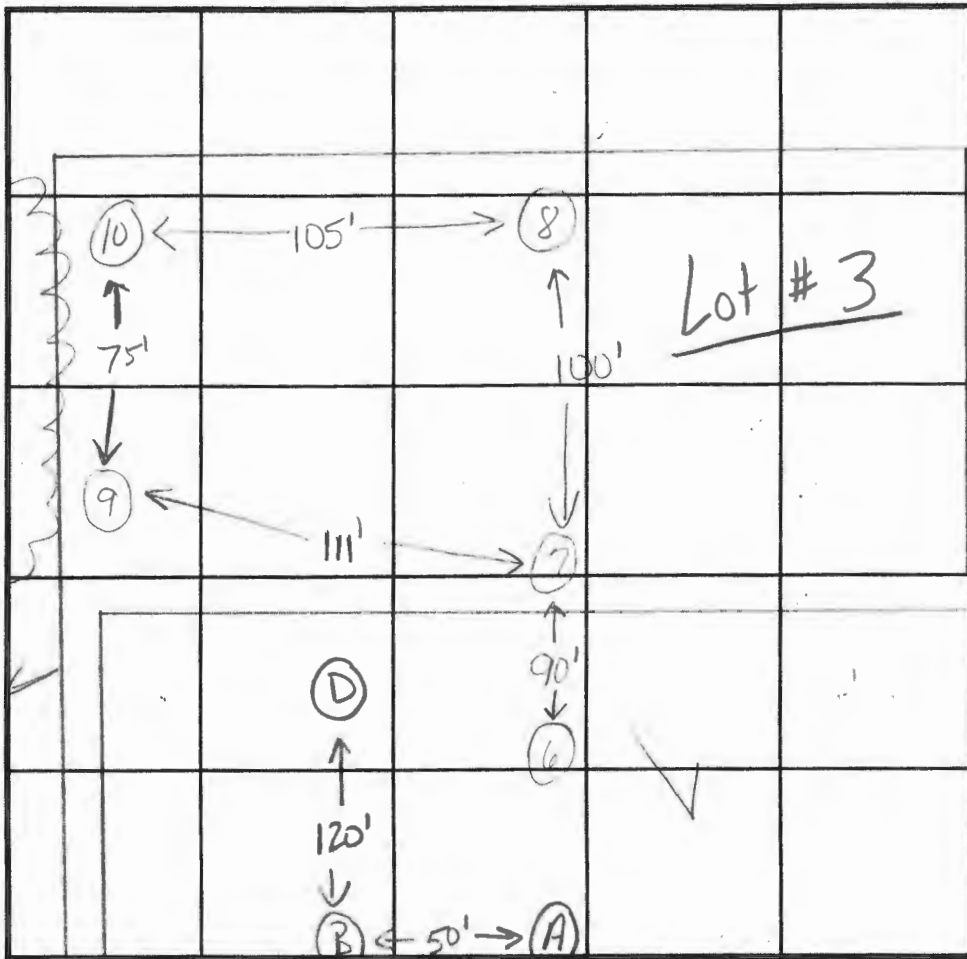
7
 or/br
 Clay
 loam
 red/br
 Silty
 loam
 patch of
 white
 granular
 silty lm
 at 8.0'

8
 4.5'
 12.0'

red/or/br
 Clay
 loam
 tan/br
 Silty/sand
 loam
 10%
 Shale
 frags

9
 3.0'
 11.5'

or/br
 Clay
 loam
 brown/
 tan
 silty/
 sand
 loam
 10-15%
 shale
 frags



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE

0'
 10
 Same
 as
 test
 hole
 # 9

10
 4.0'
 12.0'

red/or/
 brown
 Clay lm
 tan/br
 Silty/lm
 10% shale

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
7-11-97	7	4.0'S	12:43 ₃₀	12:44	12:44	12:45	1min
		12.0'D	visual	ok	- see profile		
		(repair)	12:46	12:47 ₃₀	12:47 ₃₀	12:52 ₃₀	5min
	8	4.5'S	1:13 ₅₀	1:14 ₃₀	1:14 ₃₀	1:15	30sec
		12.0'D	visual	ok	- see profile		
		(repair)	1:15 ₄₀	1:16 ₄₀	1:16 ₄₀	1:17 ₄₀	1min
	9	11.5'D	visual	only	- ok see profile		
	10	3.0'S	1:35 ₂₀	1:37	1:37	1:39 ₃₀	2 1/2 min
		11.5'D	visual	ok	- see profile		
	D	4.0'S	4:58	5:01	5:01	5:05	4min

REMARKS test holes staked 12.0'D visual ok - see profile

TYPE OF SOIL _____
 TESTED BY Kim Maiste ALSO PRESENT Debbie Anderson
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 2-3min TRENCH WIDTH 2
 INLET DEPTH 4 MAXIMUM BOTTOM DEPTH 7 SQ. FT./BEDROOM 180

Copy of
Signed perc cert
11.26.97

PARCEL 102
LOT 4
ALLAN AND DEBRA ANDERSON
L.3419 / F.445

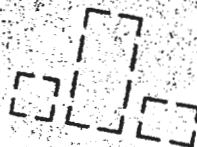
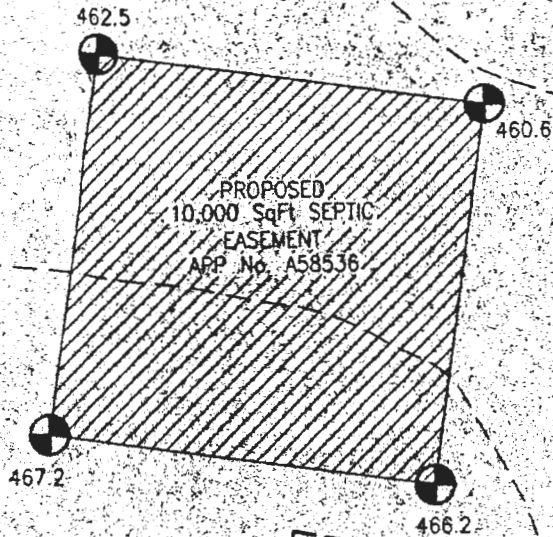
N03°21'51"W

30' BRL

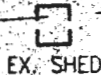
359.59'

383.63'

24.04'



EX. STRUCTURES



EX. SHED



EX. HOUSE



EX. SHED



APPROX. LOCATION
OF OLD SEPTIC SYSTEM
ABANDONED 11-7-94

448.15'

AREA TO BE DEDICATED TO S.H.A.
FOR FUTURE RIGHT OF WAY WIDENING
445.00'

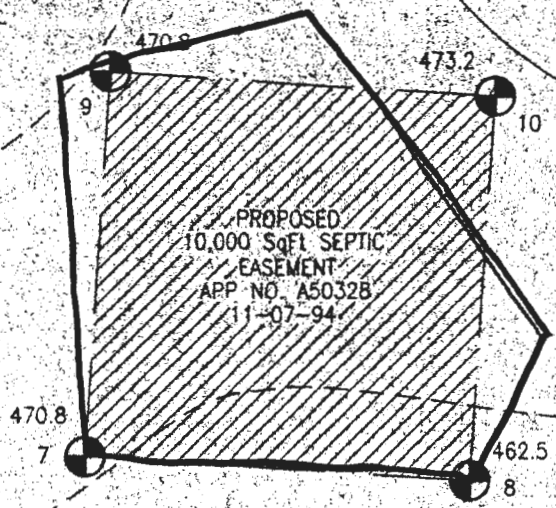
EDGE OF PAVING

S86°15'02"W

470

OLD FREI

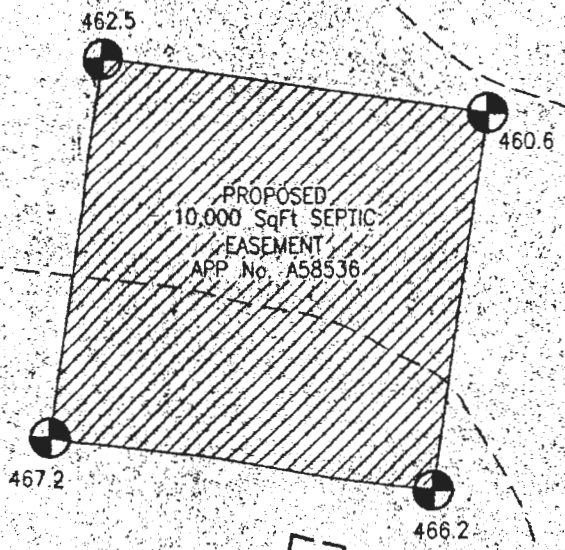
PROP. WELL



revised septic easement
as of 11/25/97
(KM)

Copy of
Signed perc cert
11.26.97

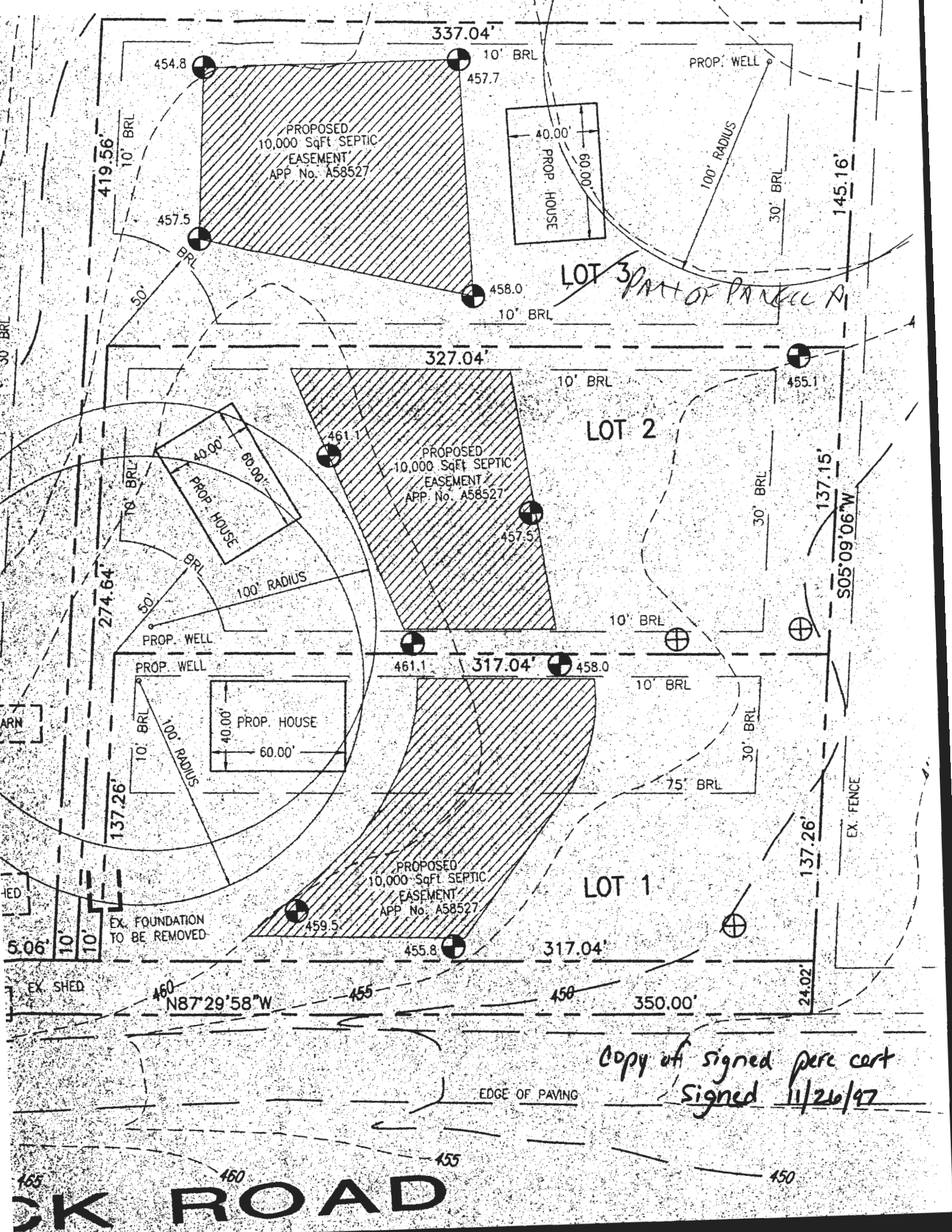
PARCEL 102
LOT 4
ALLAN AND DEBRA ANDERSON
L.3419 / F.445



N03°21'51"W

359.59'

30' BRL



ROAD

Copy of signed perc cert
 Signed 11/26/97



HOWARD COUNTY HEALTH DEPARTMENT

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

November 23, 1994

Mr. Malcolm Stewart
3179-102 Pine Orchard Lane
Ellicott City, MD 21042

RE: Percolation Test Results
Applications# 50330, 50330 B
Proposed Use: Recorded Lot
Property ID: Tax Map 10 Parcel #101
10860 Old Frederick Road
Ellicott City, MD 21042

Dear Mr. Stewart:

Percolation testing conducted November 7, 1994 on the above referenced property indicated satisfactory soil conditions in the area proposed for the new (replacement) dwelling. Conditions in the vicinity of the existing dwelling were more complex.

Copies of the percolation test results are enclosed.

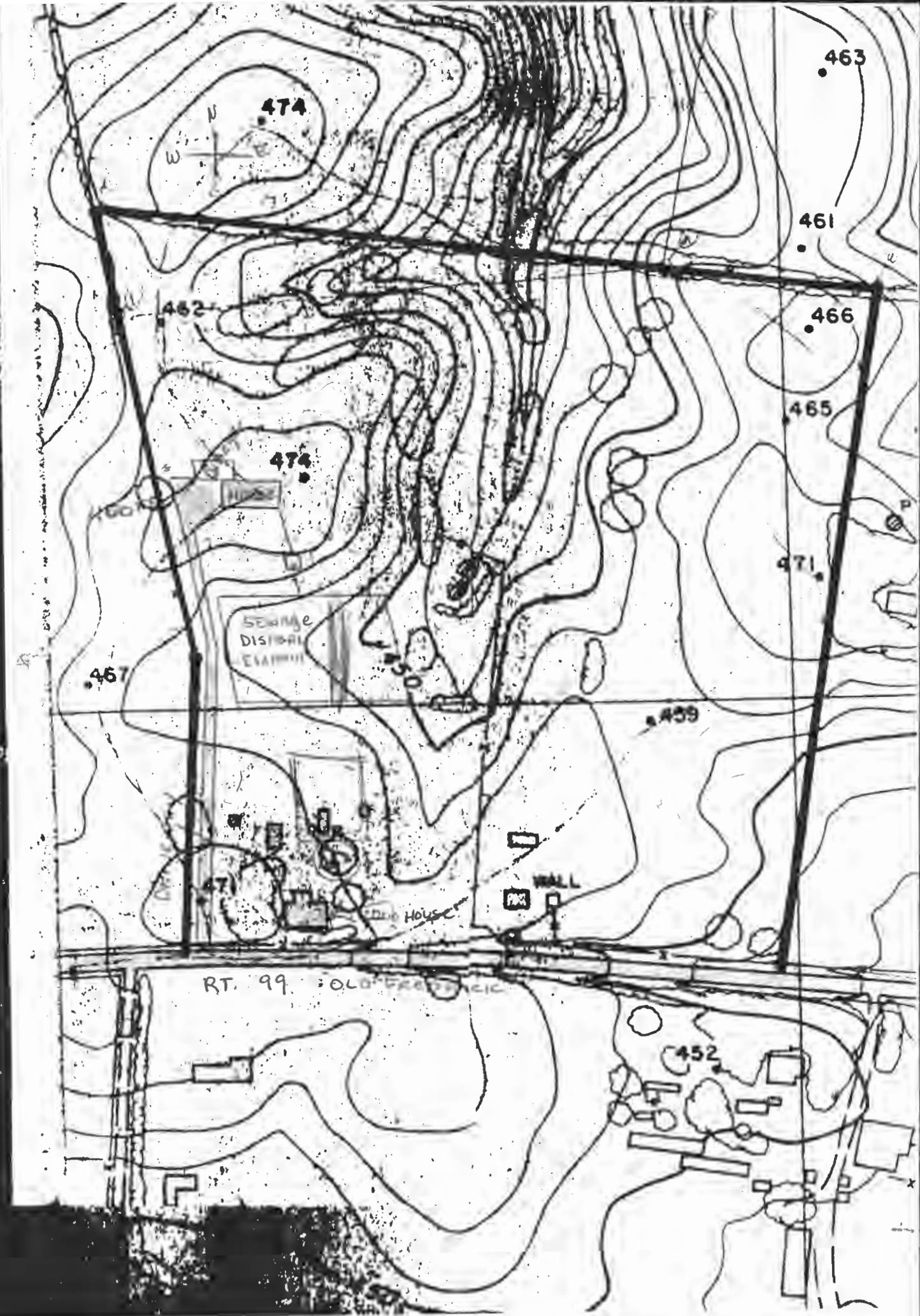
Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property 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. A note must also be included explaining owner's intent with regard to the existing house, the existing septic system and the existing water well. It is our understanding that the plan is for abandonment.

This should be submitted within 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,

Donna K. Soe, Sanitarian
Water and Sewerage Program

DKS: at
Enclosures
cc: Mr. and Mrs. Allan Anderson, Jr.
File



House Location

400 FT - FROM OLD FREDRICK

200 FT - FROM WEST BOUNDARY
LINE

CUT STONE
MARKED "SH"

277.6
1001.58
S 74° 45' E, 1055.3 FT

N 3° 15' W, 648.3 FT
646.57 16.74

NOTLEY H. HENLEY
20 ²²/₁₀₀ ACRES

S 74° 45' E
192.45 FT

278.46
896.76

GRANITE STONE
AT CORNER

N 8° 25' E, 374.52 FT
374.4

BEGINNING AT A
GRANITE STONE
18.9 FT FROM CENTER
OF ROAD

WALTER
A. HENLEY
5 ⁹/₁₀₀ ACRES

S 17° 15' W, 939 FT

S 17° 15' W, 927.35 FT

N 81° 23' W
442.5 FT

442.17

N 75° 9' W
359.6 FT

347.84

92.16

N 75° 52' W
232 FT

224.1

BEGINNING
AT A STONE
FROM CENTER
OF ROAD

OLD FREDERICK ROAD



TOTAL (N) 600,995.172 (E) 1,345,340.347
 17AB (N) 598,435.266 (E) 1,348,615.278

LOT 10
 STUART J. BARRANC
 L.3326 / F.612
 ZONED: RC-DEC

● DENOTES BUILDING RESTRICTION LINE.
 ○ DENOTES IRON PIN W/CAP SET
 ○ DENOTES IRON PIPE OR IRON BAR FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 ○ DENOTES STONE OR MONUMENT FOUND.

AREAS SHOWN ARE MORE OR LESS.

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.

USE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1 & 2 TO BE PROVIDED AT THE OPTION OF THE PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND OLD FREDERICK ROAD RIGHTS-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT. RIGHTS-OF-WAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS TO LOT(S) AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:

- A) WIDTH - 14 FEET (16 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
- B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
- C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
- D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
- E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
- G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

PROVISION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 & 2 AND PARCEL 'A' IS RECORDED-AMONG THE LAND RECORDS OF HOWARD COUNTY.

SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT BASED ON AVERAGE LOT SIZE.

IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH EXISTING VEGETATION AND SUPPLEMENTAL PLANTING ALONG THE BOUNDARY OF LOTS 1 & 2.

CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS & STREAM BUFFERS AND FOREST CONSERVATION AREAS.

WETLANDS EXIST ON LOTS 1 & 2.

WOODPLAINS EXIST ON SITE.

FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (31,798 Sq Ft OF AFFORESTATION) HAVE BEEN MET BY THE CREATION OF A 0.73 Ac FOREST CONSERVATION EASEMENT.

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.

EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON PARCEL 'A' TO REMAIN.

NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.

ADDITIONAL SPACE FOR THIS SUBDIVISION IS NOT REQUIRED PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS.

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED ON PARCEL 'A' AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFFORESAID PRESERVATION PARCEL SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND 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.

CREATION OF LOTS 1 AND 2 NECESSITATES THE FUTURE CREATION OF 6.357 ACRES OF PRESERVATION PARCEL 16.25 = 8.5 - 2.143 = 6.357) PER ZONING SECTION 104(F)(5) UPON THE RESUBDIVISION OF PARCEL 'A'. DEPENDING ON HOW PARCEL 'A' IS CONFIGURED, AND THE LOT YIELD REALIZED THROUGH THAT RESUBDIVISION, THE 6.357 ACRES OF PRESERVATION PARCEL MAY BE LOCATED EITHER ENTIRELY ON THIS SITE OR PARTLY ON-SITE AND PARTLY OFF-SITE ON A SENDING PARCEL. WITH THE RESUBDIVISION OF PARCEL 'A', THE FULL POTENTIAL DENSITY OF THIS SITE, 9 BUILDABLE LOTS/PARCELS (INCLUDING LOTS 1&2), MAY BE ACHIEVED ONLY THROUGH THE PURCHASE OF 9 DEED UNITS:

9 / 2 = 9 UNITS MAXIMUM YIELD *
 9 / 4.25 = 4 UNITS YIELD BY RIGHT
 9 - 4 = 5 DEO UNITS REQUIRED

* YIELD BASED ON ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECORDATION OF THIS SUBDIVISION PLAT.

CURVE DATA TABLE						
CURVE NO.	ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	08°27'55"	5404.46'	798.49'	399.97'	N86°25'07"W	797.77'
2	03°17'09"	5430.46'	311.44'	155.76'	N83°59'15"W	311.40'
3	00°12'43"	5430.46'	20.08'	10.04'	N85°44'11"W	20.08'
4	04°57'41"	5430.46'	470.25'	235.27'	N88°19'23"W	470.10'

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED: 3

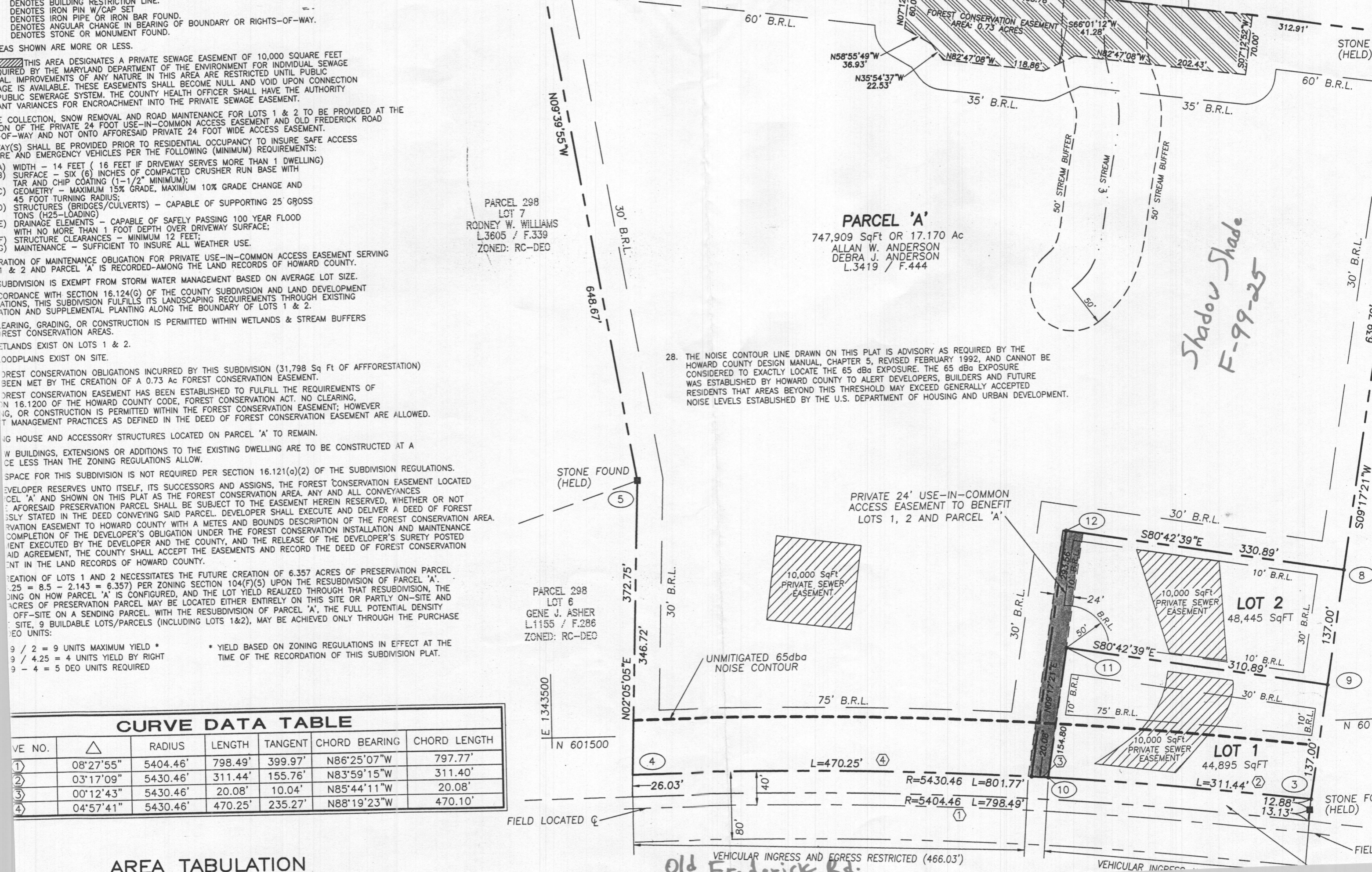
PARCEL 298
 LOT 7
 RODNEY W. WILLIAMS
 L.3605 / F.339
 ZONED: RC-DEC

PARCEL 'A'
 747,909 SqFt OR 17.170 Ac
 ALLAN W. ANDERSON
 DEBRA J. ANDERSON
 L.3419 / F.444

PARCEL 298
 LOT 6
 GENE J. ASHER
 L.1155 / F.286
 ZONED: RC-DEC

28. THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Shadow Shade
 F-99-25



Old Frederick Rd.
 VEHICULAR INGRESS AND EGRESS RESTRICTED (466.03')

OWNERS