



SITE PLAN	
KAULFUSS PROPERTY	
LOTS 1, 2, 3	
3RD. DISTR.	HO. CO. MD.
SCALE 1"=100'	4-15-92
TAX MAP 15	PARCEL 172

PLAT BY L.D.C. INC.
788-1733

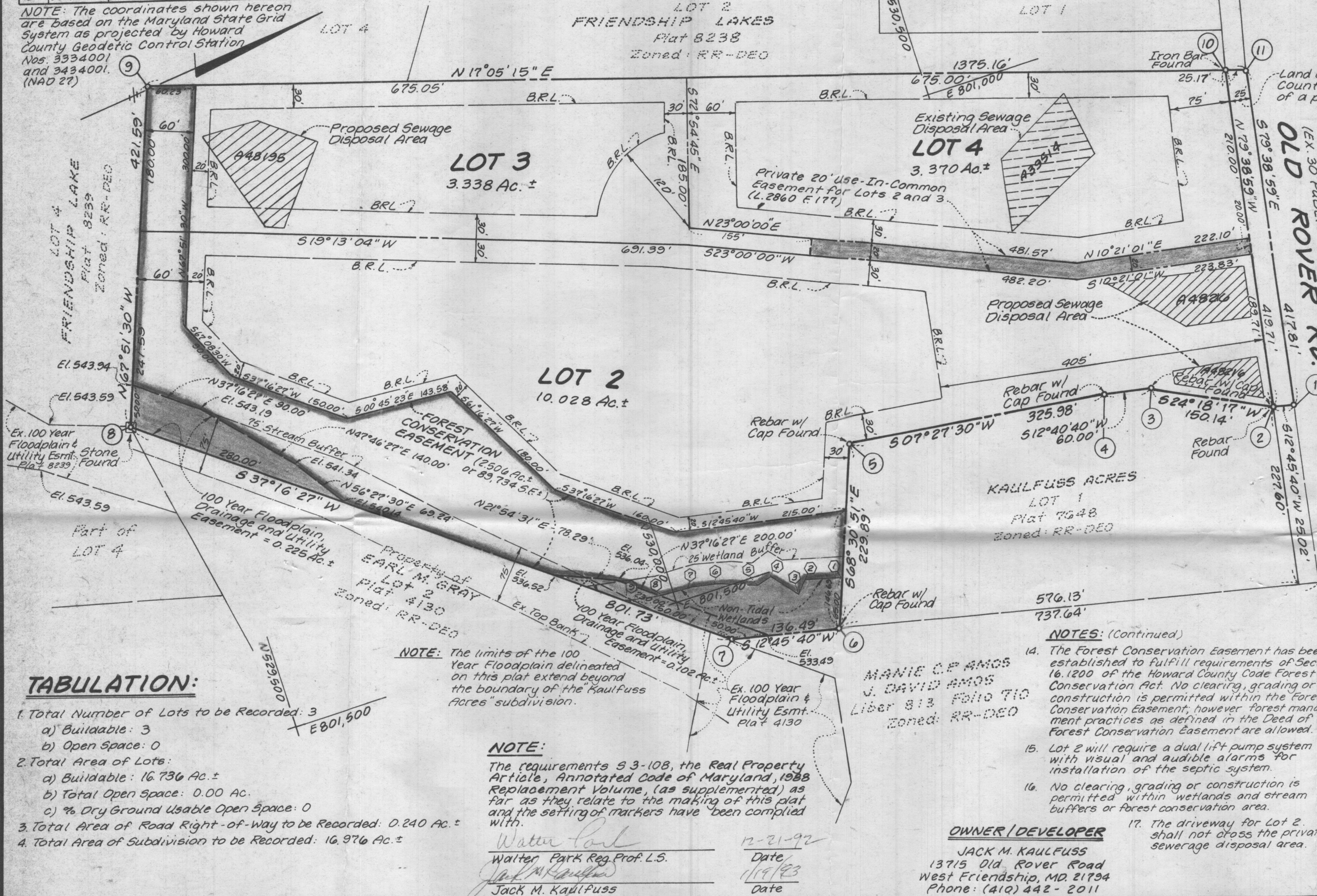
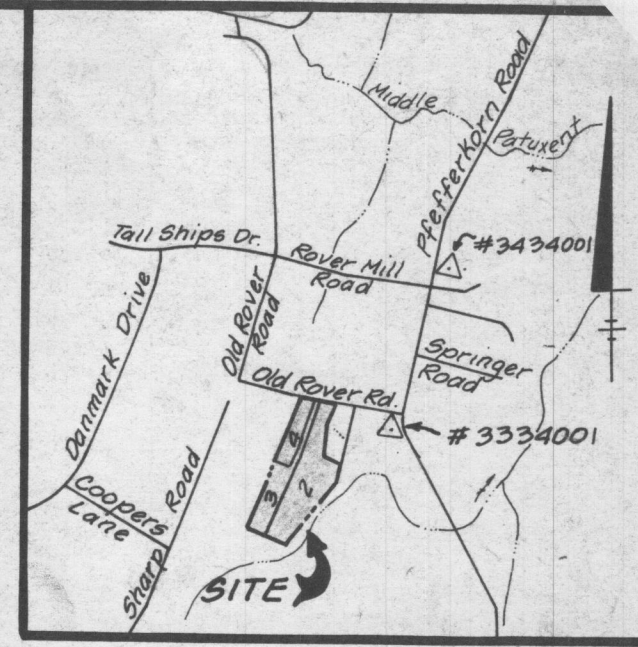
COORDINATE TABLE					
No.	NORTH	EAST	No.	NORTH	EAST
1	530,812.35	801,502.93	7	530,052.03	801,563.89
2	530,787.95	801,497.41	8	529,414.07	801,078.35
3	530,651.12	801,435.61	9	529,572.97	800,687.85
4	530,592.58	801,422.44	10	530,863.36	801,084.52
5	530,269.36	801,380.13	11	530,887.42	801,091.91
6	530,185.16	801,594.04			

NOTE: The coordinates shown hereon are based on the Maryland State Grid System as projected by Howard County Geodetic Control Station Nos. 3334001 and 3434001 (NAD 27)

MINIMUM LOT SIZE TABULATION						
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% OR > STEEP SLOPES	MINIMUM LOT SIZE
2	10.028 Ac.±		10.028 Ac.±	0.327 Ac.±		10.028 Ac.±
3	3.338 Ac.±	0.322 Ac.±	3.016 Ac.±			3.016 Ac.±
4	3.370 Ac.±		3.370 Ac.±			3.370 Ac.±

WETLAND BOUNDARY			
COURSE	BEARING-DIST.	COURSE	BEARING-DIST.
①-②	S12°45'40"W-55.00'	⑤-⑥	S33°00'40"W-17.00'
②-③	S45°44'20"E-17.00'	⑥-⑦	S16°29'40"W-44.00'
③-④	S48°30'40"W-40.00'	⑦-⑧	S02°00'40"W-49.00'
④-⑤	S04°29'20"E-29.00'	⑧-⑨	S10°37'11"W-50.84'

LEGEND:
 ■ Conc. Monument (Stone Found)
 ○ Iron Pipe (Rebar Found)
 ● Iron Pipe set with identification cap
 ■ Conc. Monument Set



- GENERAL NOTES:**
- The subject property is zoned RR-DEO per 9/18/92 Comprehensive Zoning Plan.
 - The Coordinates shown hereon are based on the Maryland State Grid System (NAD 27).
 - B.R.L. denotes building restriction line.
 - Deed Reference: Liber 1018 Folio 158
 - 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 only and not onto the flag or pipestem driveway.
 - The Use-In-Common driveway as recorded in the Howard County Land Records in Liber 2860, Folio 177 will be privately maintained by Lots 2 and 3.
 - Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 ft. (16 ft. serving more than one residence)
 - Surface - 6 inches of compact crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, Maximum 10% grade change and Minimum of 45ft turning radius.
 - Structures - Culverts, bridges capable of supporting 25 Gross Tons - H25 Loading.
 - Drainage Elements - Capable of safely passing 100 Year Flood with no more than one (1) ft. depth over driveway surface.
 - Structure Clearances - Minimum 12 feet
 - Maintenance - Sufficient to insure all weather use.
 - The areas shown on this plat are indicated (±) more or less.
 - This plat is based on a field-run monumented boundary survey performed on or about Oct. 20, 1987 by Walter Park, Inc. a Professional Land Surveyor.
 - This area designates a private sewer easement of 10,000 Square Feet 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 improvements 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 sewer easement. Recordation of a modified sewer easement will not be necessary.
 - The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
 - This plat subject to VP 88-11. The Planning Director granted approval on August 13, 1987 to waive Section 16.102.B.3 to allow recordation of one (1) three acre lot without surveying and recording the parcel residue on the Final Plat.
 - The existing residence on Lot 4 is to remain. The barns on Lots 2 and 4 are to remain.

TABULATION:

- Total Number of Lots to be Recorded: 3
 - Buildable: 3
 - Open Space: 0
- Total Area of Lots:
 - Buildable: 16.736 Ac.±
 - Total Open Space: 0.00 Ac.
 - % Dry Ground Usable Open Space: 0
- Total Area of Road Right-of-Way to be Recorded: 0.240 Ac.±
- Total Area of Subdivision to be Recorded: 16.976 Ac.±

NOTE: The limits of the 100 Year Floodplain delineated on this plat extend beyond the boundary of the Kaulfuss Acres subdivision.

NOTE: The requirements § 3-108, the Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Walter Park
 Walter Park Reg. Prof. L.S.
 Jack M. Kaulfuss
 Jack M. Kaulfuss

MANIE C. AMOS
 J. DAVID AMOS
 Liber 813 Folio 710
 Zoned: RR-DEO

OWNER/DEVELOPER
 JACK M. KAULFUSS
 13715 Old Rover Road
 West Friendship, MD 21794
 Phone: (410) 442-2011

- NOTES: (Continued)
- The Forest Conservation Easement has been established to fulfill requirements of Section 16.100 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.
 - Lot 2 will require a dual lift pump system with visual and audible alarms for installation of the septic system.
 - No clearing, grading or construction is permitted within wetlands and stream buffers or forest conservation area.
 - The driveway for Lot 2 shall not cross the private sewerage disposal area.

APPROVED: For Private Water and Private Sewerage Systems, Howard County Health Department.
 County Health Officer: 11-4-93
 APPROVED: Howard County Department of Planning and Zoning.
 Director: 11/18/93
 APPROVED: For Storm Drainage Systems and Public Roads Howard County Department of Public Works.
 Director: 11/18/93

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Ronald K. Stevenson and Joyce K. Stevenson, his wife, to Jack M. Kaulfuss and Ann L. Kaulfuss, his wife, by deed dated September 22, 1980 and recorded among the Land Records of Howard County, Maryland in Liber 1018 at Folio 158, etc. and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown in accordance with the Annotated Code of Maryland, as amended.



Walter Park
 Walter Park Reg. Prof. L.S. No. 5539
 Date: 12-21-92

OWNERS' CERTIFICATE

We, Jack M. Kaulfuss and Ann L. Kaulfuss, his wife, 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 Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns (1) The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and under all roads and/or street right-of-ways and the specific easement areas shown hereon; (2) The right to require dedication for public use the beds of the streets and/or roads and floodplains and open 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 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; (4) That no building or similar structure of any kind shall be erected on or over the said easements or rights-of-ways.

Witness our hands this 19th day of January, 1993.
 Jack M. Kaulfuss
 Ann L. Kaulfuss

BRUCE D. BURTON
 Witness

Recorded as Plat No. 11023 on 11/19/93 among the Land Records of Howard County, Maryland.

KAULFUSS ACRES
 SECTION TWO
 LOTS 2, 3 and 4
 PART OF PARCEL 172
 TAX MAP No. 15
 3rd ELECTION DISTRICT; HOWARD COUNTY, MD.
 Previous Submittals: F88-120, VP 88-11

Scale: 1" = 100'
 Sheet 1 of 1

LAND DESIGN ENGINEERING, INC.
 8835 Columbia 100 Parkway Unit N
 Columbia, Maryland 21045
 Phone: (410) 715-1070 (301) 596-3424

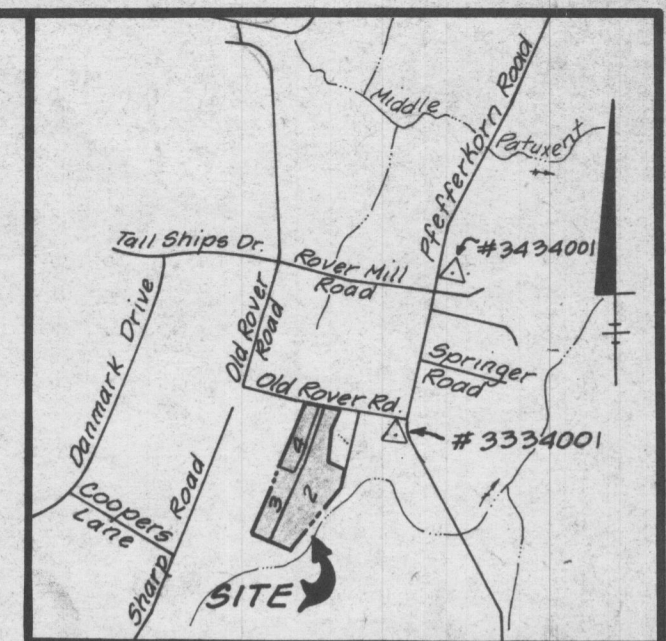
Computed: Drawn: KBW Designed: Checked: BDB

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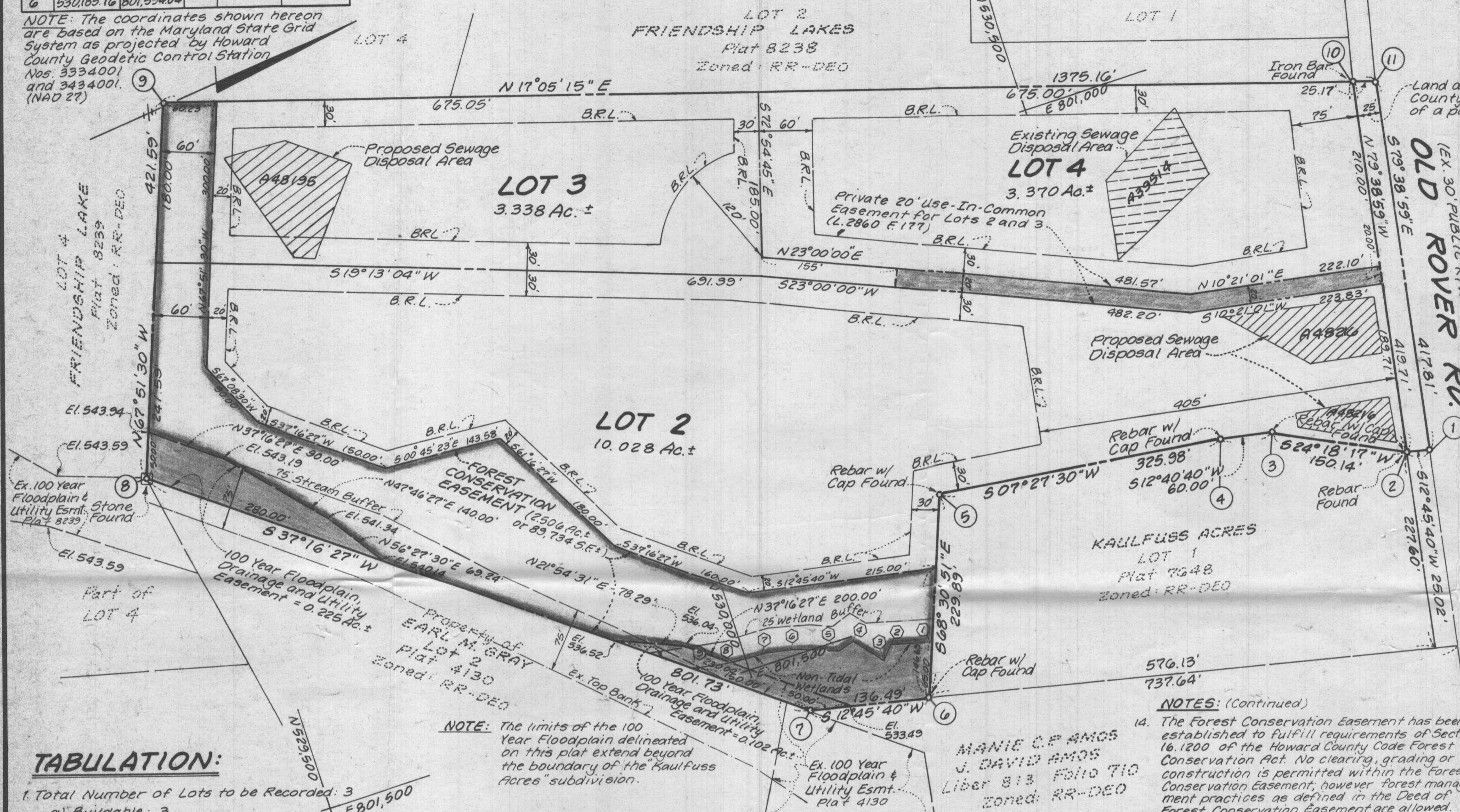
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- LEGEND:**
- ⊙ Conc. Monument (Stone Found)
 - Iron Pipe (Rebar Found)
 - Iron Pipe set with identification cap
 - Conc. Monument Set



NOTE: The coordinates shown hereon are based on the Maryland State Grid System as projected by Howard County Geodetic Control Station Nos. 3334001 and 3434001 (NAD 27)



VICINITY MAP
Scale: 1" = 2,000'

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NOTE: The requirements § 3-10B, the Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Walter Park
Walter Park Reg. Prof. L.S.
Jack M. Kaulfuss
Date: 11/19/93

MANIE C.P. AMOS
J. DAVID AMOS
Liber 813 Folio 710
Zoned: RR-DEO

OWNER/DEVELOPER
JACK M. KAULFUSS
13715 Old Rover Road
West Friendship, MD 21794
Phone: (410) 442-2011

NOTES: (Continued)

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- The driveway for Lot 2 shall not cross the private sewerage disposal area.

APPROVED: For Private Water and Private Sewerage Systems, Howard County Health Department.
County Health Officer: 11-4-93
APPROVED: Howard County Department of Planning and Zoning.
Director: 11/18/93
APPROVED: For Storm Drainage Systems and Public Roads, Howard County Department of Public Works.
Director: 11/15/93

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Walter Park
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Witness our hands this 19th day of January, 1993.
Jack M. Kaulfuss
Ann L. Kaulfuss

Witness
PAUL D. BURTON

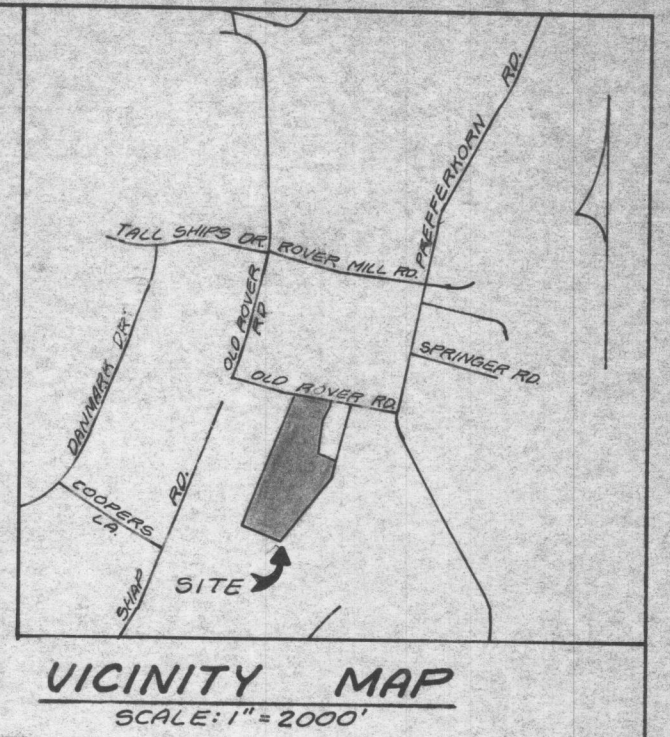
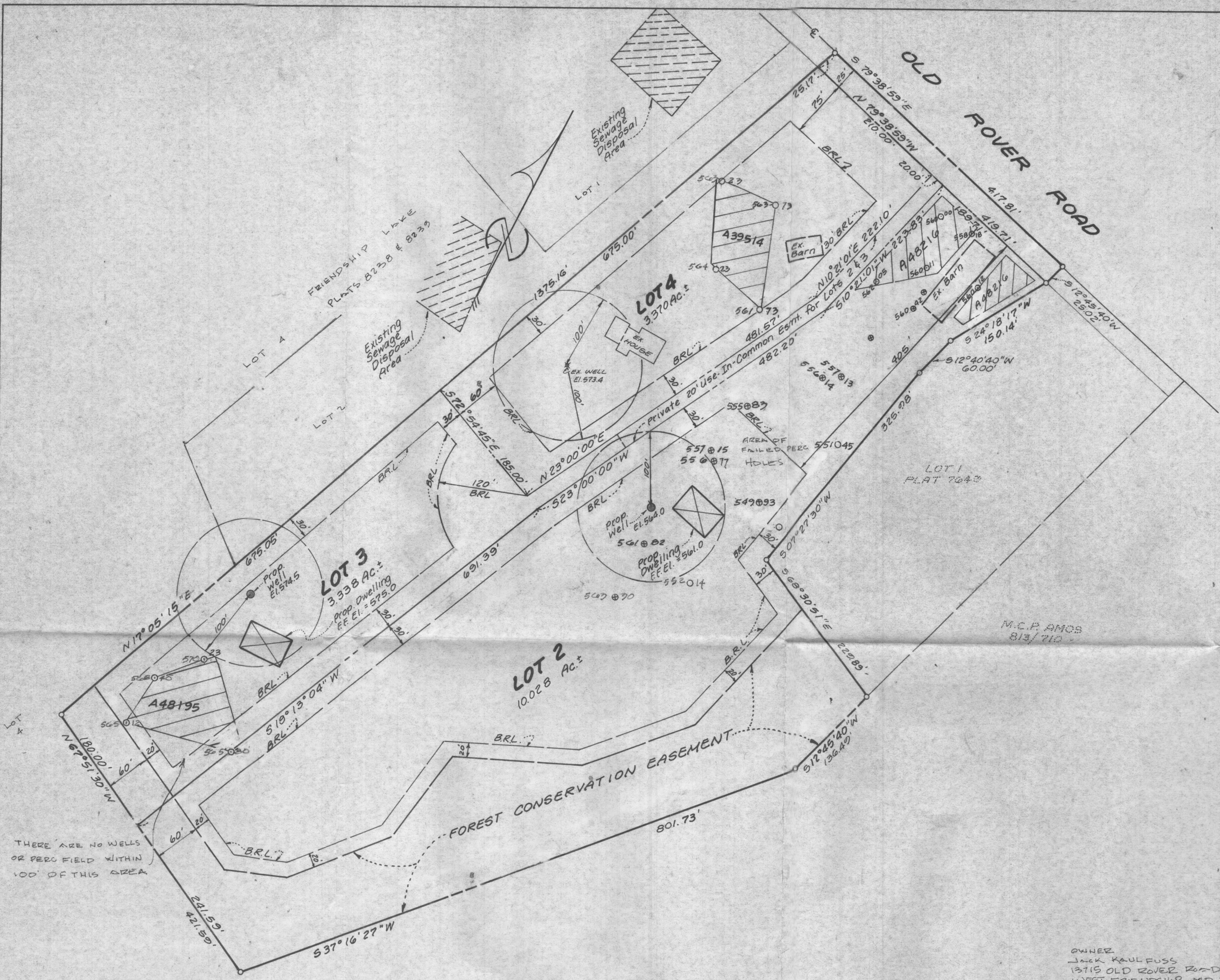
Recorded as Plat No. 11023 on 11/19/93 among the Land Records of Howard County, Maryland.

KAULFUSS ACRES
SECTION TWO
LOTS 2, 3 and 4
PART OF PARCEL 172
TAX MAP No. 15
3rd ELECTION DISTRICT; HOWARD COUNTY, MD.
Previous Submittals: F88-120, VP 88-11

Scale: 1" = 100'
Sheet 1 of 1

LAND DESIGN ENGINEERING, INC.
8835 Columbia 100 Parkway Unit N
Columbia, Maryland 21045
Phone: (410) 715-1070 (301) 596-3424

Computed: Drawn: KBW Designed: Checked: BDB



NOTES

1. O INDICATES A FIELD LOCATED PERCOLATION TEST HOLE. (PASS) ⊕ INDICATES FAILED TEST.
2. THE LOT HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
3. [Hatched Area] THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
4. EXISTING DWELLING ON LOT 4, EX. BARN ON LOTS 2 & 4.
5. LOT 2 WILL REQUIRE A DUAL LIFT PUMP SYSTEM WITH VISUAL AND AUDIBLE ALARMS FOR INSTALLATION OF THE SEPTIC SYSTEM.
6. THE DRIVEWAY ACCESS TO LOT 2 FROM OLD ROVER ROAD IS RESTRICTED TO THE USE IN COMMON EASEMENT ONLY AND SHALL NOT CROSS THE PRIVATE SEWAGE DISPOSAL AREA.

PLAT of CORRECTION
REVISED PERC HOLE ELEVATION ONLY
DATE, 11-4-1992

OWNER
JACK KAULFUSS
13715 OLD ROVER ROAD
WEST FRIENDSHIP MD 21704
A 10-442-2011

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE. HOWARD COUNTY HEALTH DEPARTMENT
John Padgett 10-22-92
COUNTY HEALTH DEPARTMENT DATE

**PERC CERT PLAT
KAULFUSS PROPERTY**

DEED REF. L 1018 F 158
TAX MAP 15 PARCEL 172
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 8-4-1992

LAND DESIGN ENGINEERING, INC.
10820 GUILFORD ROAD, SUITE 210
JESSUP, MARYLAND 20794
(301) 880-0034

No.	Date	Description
2	7-26-93	Revise per 11/2/93 mtg. @ Health Dept.
1	4-16-93	Revise per Health Dept. comments dated 3-1-93
REVISIONS		

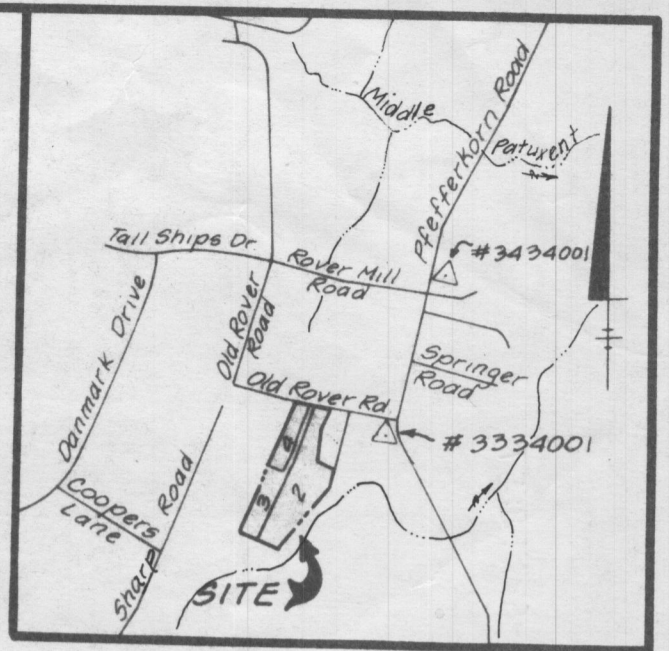


THERE ARE NO WELLS OR PERC FIELD WITHIN 100' OF THIS AREA

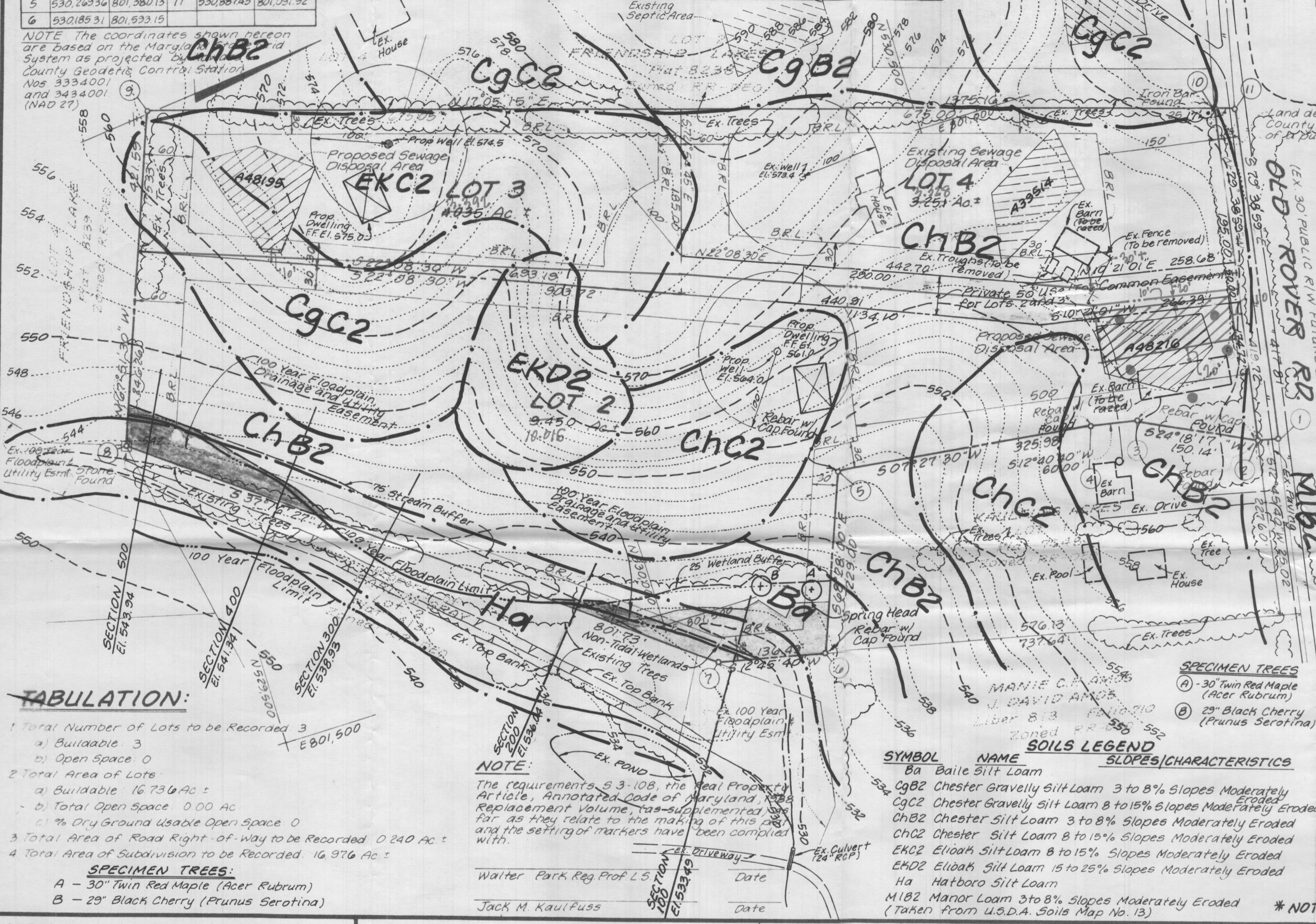
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MINIMUM LOT SIZE TABULATION						
LOT NO.	GROSS AREA	PIPESTEN AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% OR > STEEP SLOPES	MINIMUM LOT SIZE
1	10.016	—	—	—	—	10.016
2	3.450 Ac ±	—	3.450 Ac ±	0.327 Ac ±	—	3.423 Ac ±
3	11.035 Ac ±	0.814 Ac ±	3.086 Ac ±	—	—	3.086 Ac ±
4	3.258 Ac ±	—	3.258 Ac ±	—	—	3.258 Ac ±

- LEGEND:**
- Conc Monument (Stone Found)
 - Iron Pipe (Rebar Found)
 - Iron Pipe set with identification cap
 - Conc Monument Set



NOTE: The coordinates shown hereon are based on the Maryland State Grid System as projected by the Howard County Geodetic Control Station Nos 3334001 and 3434001 (NAD 27).



- GENERAL NOTES:**
- The subject property is zoned RR-DEO per 9/18/92 Comprehensive Zoning Plan.
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 - Width - 12 ft (16 ft serving more than one residence)
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 - Maintenance - Sufficient to insure all weather use or less
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- OWNER/DEVELOPER**
JACK M. KAULFUSS
 13715 Old River Road
 West Friendship, MD 21794
 Phone: (410) 442-2011
- * NOTE: There are no slopes greater than 25% on site.

TABULATION:

- Total Number of Lots to be Recorded 3
 - Buildable: 3
 - Open Space: 0
- Total Area of Lots
 - Buildable: 16.736 Ac ±
 - Total Open Space: 0.00 Ac
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SPECIMEN TREES:

- A - 30" Twin Red Maple (Acer Rubrum)
- B - 29" Black Cherry (Prunus Serotina)

NOTE:
 The requirements § 3-108, the Real Property Article, Annotated Code of Maryland, 1982 Replacement Volume, was supplemented as far as they relate to the making of this plat and the setting of markers have been complied with.

Walter Park Reg Prof L.S. _____ Date _____
 Jack M. Kaulfuss _____ Date _____

APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department

County Health Officer _____ Date _____

APPROVED: Howard County Department of Planning and Zoning

Director _____ Date _____

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Witness our hands this _____ day of December, 1992

Jack M. Kaulfuss _____ Ann L. Kaulfuss _____
 Witness

Recorded as Plat No. _____ on _____ among the Land Records of Howard County, Maryland

KAULFUSS ACRES

SECTION TWO
 LOTS 2, 3 and 4
 PART OF PARCEL 172
 TAX MAP No. 15
 3rd ELECTION DISTRICT, HOWARD COUNTY, MD.
 Previous Submittals: F88-120, VP 88-11

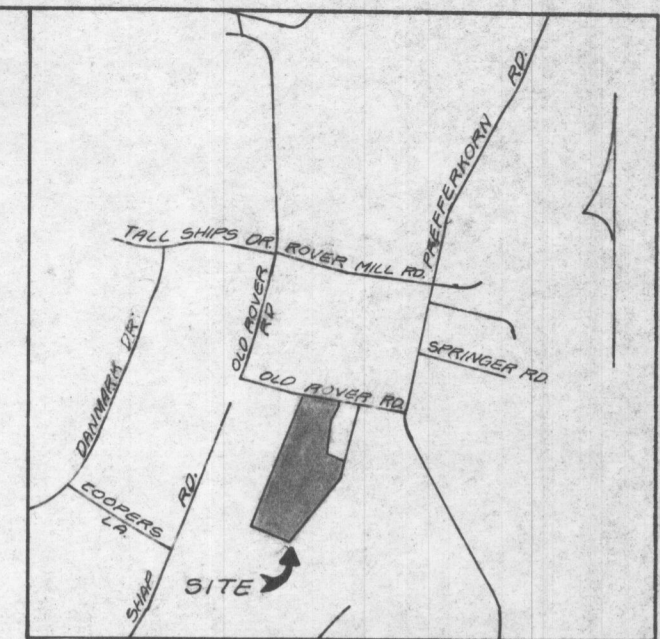
Scale 1" = 100'
 Sheet 1 of 1

LAND DESIGN ENGINEERING, INC.

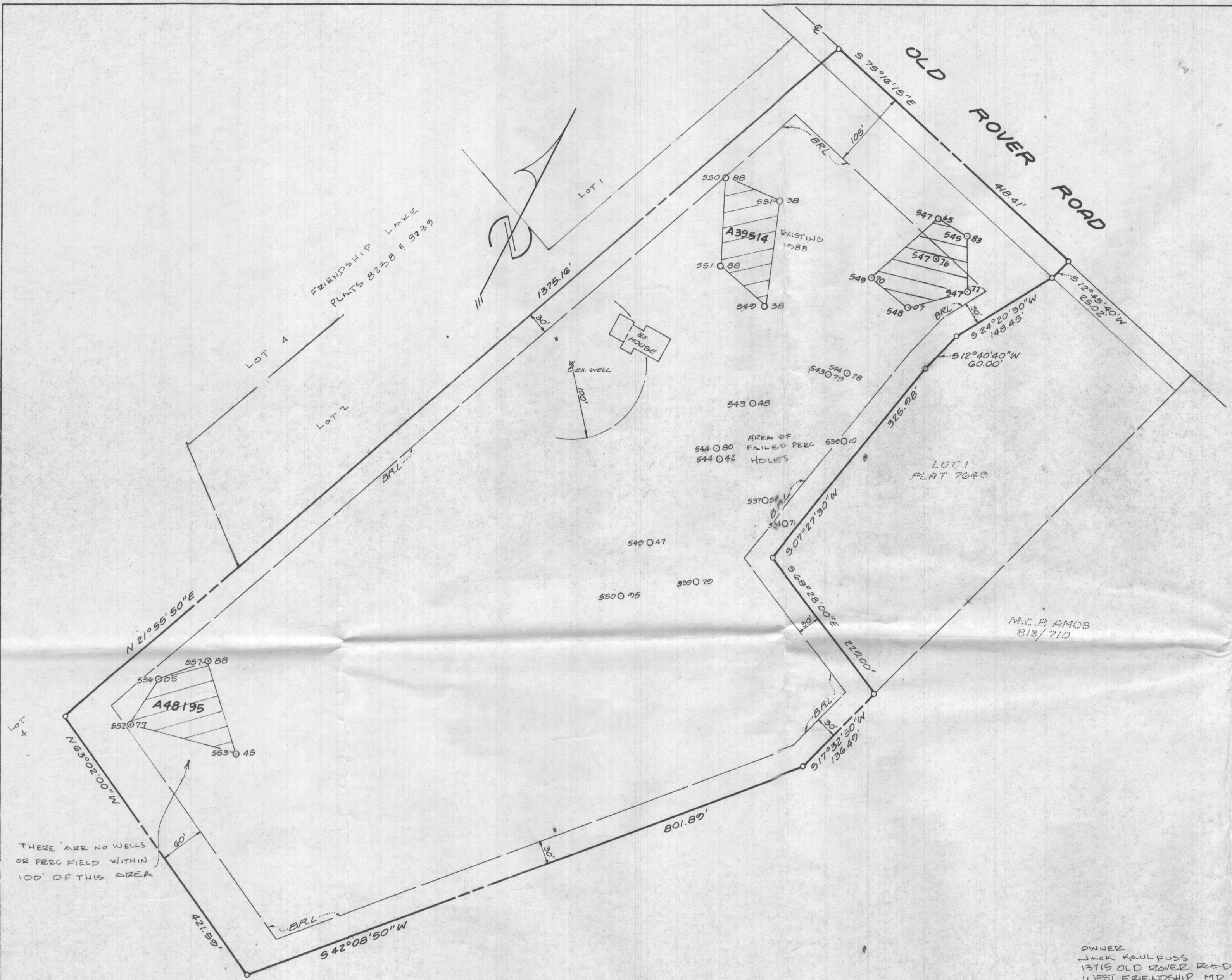
10620 Guilford Road Suite 110
 Jessup, Maryland 20794
 Phone (410) 880-0034 (301) 604-6264
 715-1070

Computed _____ Drawn KBW _____ Designed _____ Checked BDB _____

Bruce Burton



VICINITY MAP
SCALE: 1" = 2000'



NOTES

1. ○ INDICATES A FIELD LOCATED PERCOLATION TEST HOLE.
2. THE LOT HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
3. [Hatched Area] THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
4. EXISTING STRUCTURE ON PROPERTY.

THERE ARE NO WELLS OR PERC FIELD WITHIN 100' OF THIS AREA

OWNER
JACK KAULFUSS
13715 OLD ROVER ROAD
WEST FRIENDSHIP MD 21704
A 10-442-2011

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE. HOWARD COUNTY HEALTH DEPARTMENT
Joseph M. Bode RP
COUNTY HEALTH DEPARTMENT
10 22-92
DATE



**PERC CERT PLAT
KAULFUSS PROPERTY**

DEED REF. L. 1018 F. 158
TAX MAP 15 PARCEL 172
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 8-4-1992

LAND DESIGN ENGINEERING, INC.
10620 GUILFORD ROAD, SUITE 210
JESSUP, MARYLAND 20794
(301) 880-0034

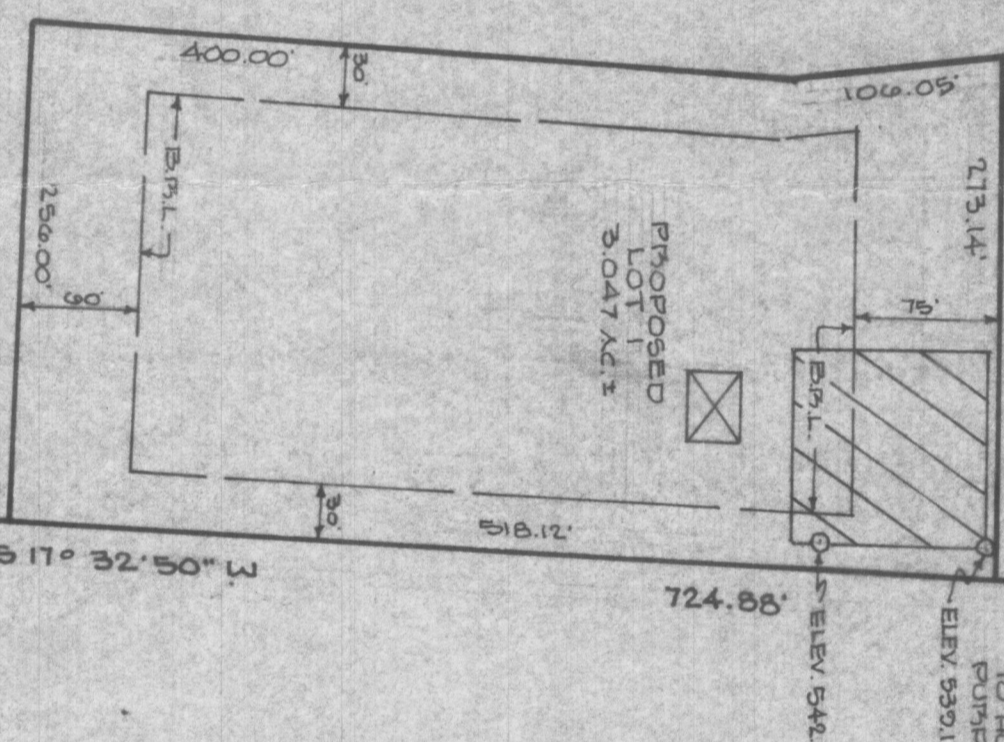
OLD ROVERS ROAD

S 75° 16' 15" E

443.41'

ROAD

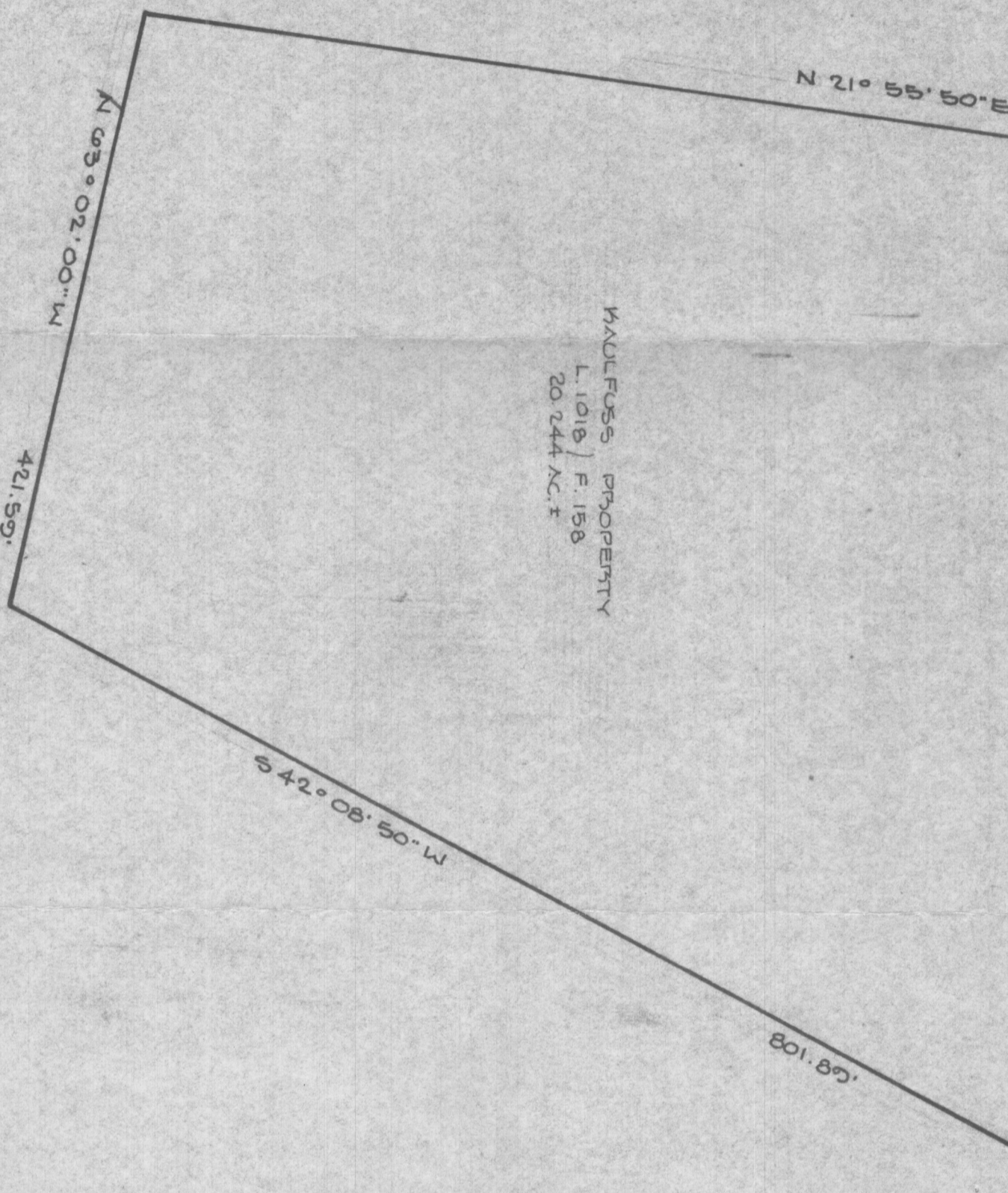
PROPOSED LAND TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD (0.190 AC.) ELEV. 5391 (0.190 AC.)



M.C.P. AMOS 813 / 110

C. EDWARDS, PUGH 1328 / 111

MAULFUS PROPERTY L. 1018, F. 158 20.244 AC. ±



PERCOLATION TEST PLAN

MAULFUS PROPERTY DEED PER L. 1018 / F. 158 TAX MAP IS PARCEL 172 325 ELECTRIC DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1" = 100' DATE: 10/21/07 REVISION: 11/6/07

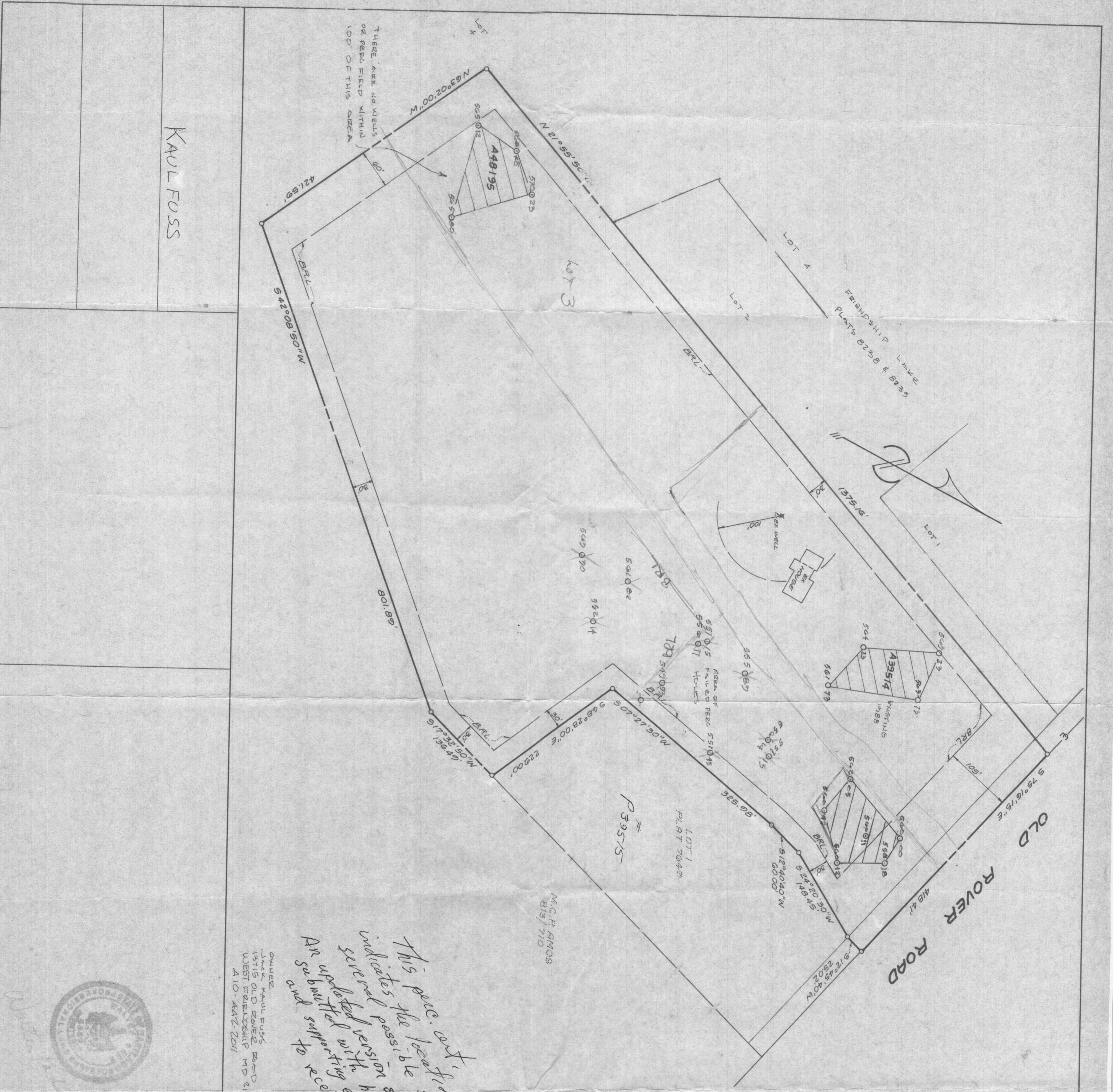
1. O INDICATES A FIELD LOCATED PERCOLATION TEST HOLE.
2. THE LOT HEREON COMPLES WITH THE MINIMUM DIMENSION WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF MENTAL HEALTH AND HYGIENE.
3. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF MENTAL HEALTH AND HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME VOID AND VOID AFOOT CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICERS SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
4. EXISTING STRUCTURE ON PROPOSED LOT 1.

APPROVED:
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
COUNTY HEALTH OFFICER
[Signature]
DATE: 11-12-07

Stenel



M. H. DEVELOPMENT ENGINEERS INC.
SUITE 231, HANPERS CHOICE VIL. CRTS,
5485 HANPERS FARMY ROAD
COLUMBIA, MARYLAND 21044
PHONE: 730-5000



KAULFUSS

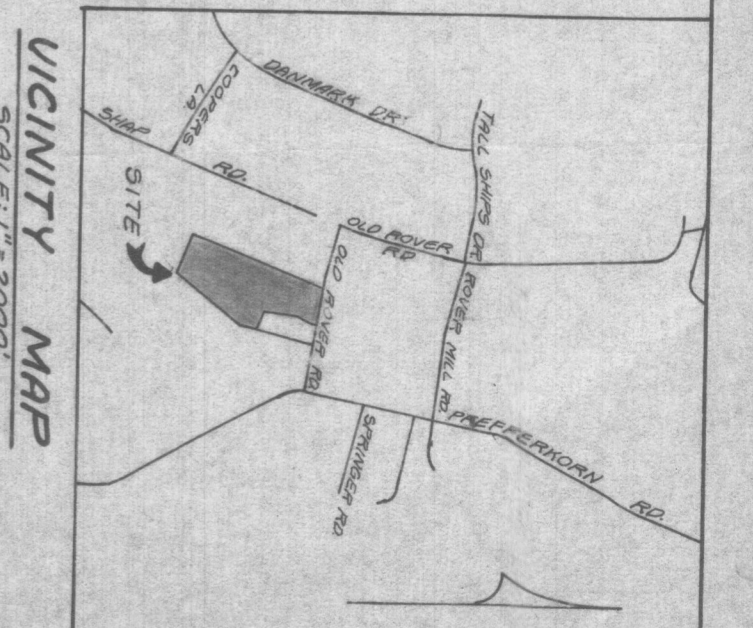
This perc. cert. from E.S. indicates the location of the perc. hole & would have been correct. Several possible locations are indicated with elevations. An sub will supporting elevations and to record perc. hole.

OWNER
JACK KAULFUSS
1315 OLD ROVER RD
WEST FRIENDSHIP MD 21104
A10-4412-2011

- NOTES**
1. O INDICATES A FIELD LOCATED PERCOLATION TEST HOLE.
 2. THE LOT HEREON COMPLES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS - THE ENV.
 3. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 VOID AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE SEWAGE EASEMENT FOR RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 4. EXISTING STRUCTURE ON PROPERTY.

PLAT OF CORRECTION
REVISED PERC HOLE ELEVATION ONLY
DATE, 11-4-1992

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE HOWARD COUNTY HEALTH DEPARTMENT
[Signature]
COUNTY HEALTH DEPARTMENT
DATE 10-22-92



VICINITY MAP
SCALE: 1" = 2000'

**PERC CERT PLAT
KAULFUSS PROPERTY**

DEED REF. L 1018 F 1989
TAX MAP 15 PARCEL 172
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'

DATE: 8-4-1992

LAND DESIGN ENGINEERING, INC.
10620 GUILFORD ROAD, SUITE 210
JESSUP, MARYLAND 20794

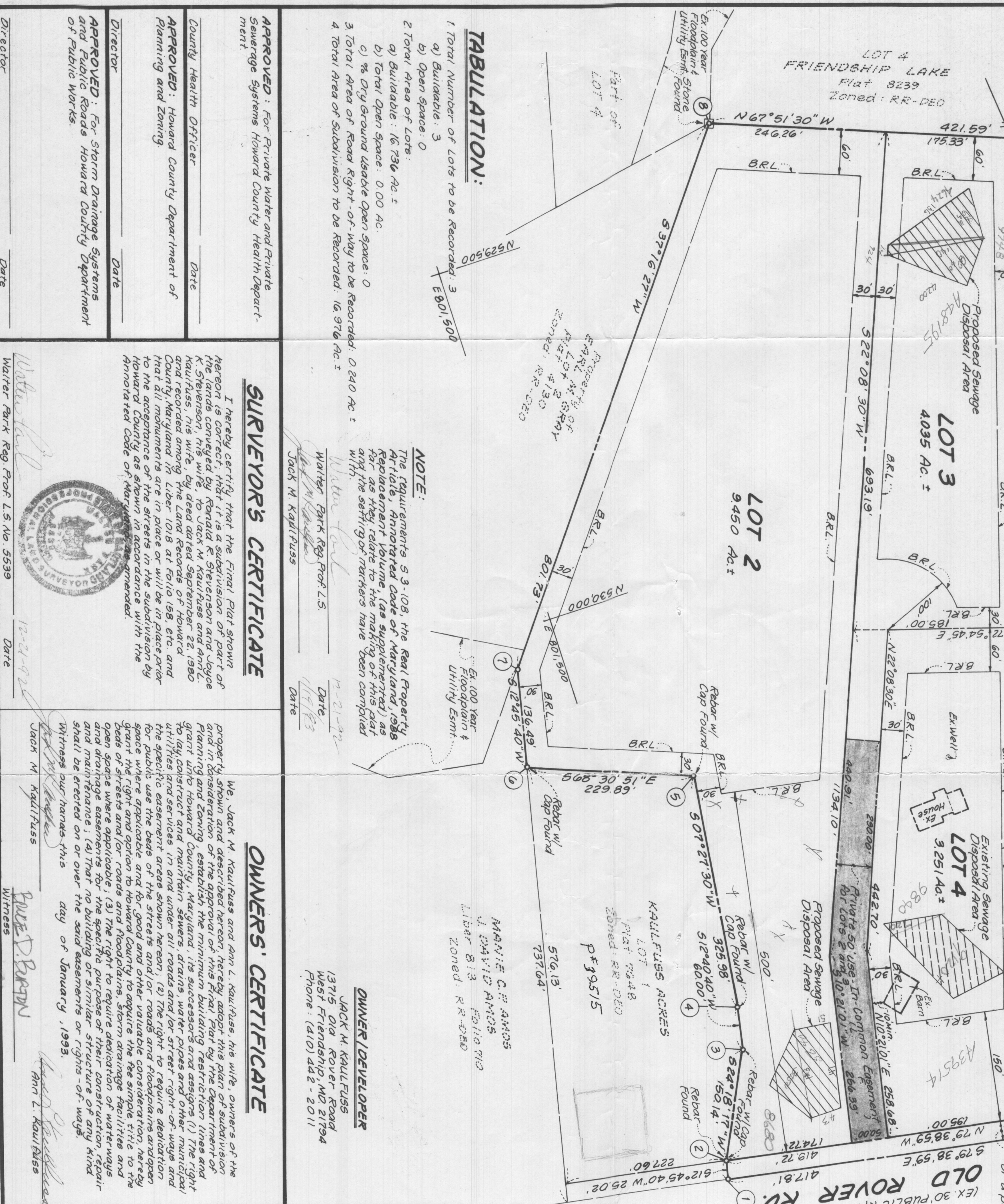


No.	NORTH	EAST	No.	WEST	EAST
1	530,812.35	801,502.93	7	530,052.09	801,543.89
2	530,787.95	801,492.41	8	529,414.07	801,078.35
3	530,651.12	801,435.61	9	529,572.91	800,878.85
4	530,592.58	801,422.44	10	530,863.36	801,084.92
5	530,249.36	801,380.13	11	530,887.42	801,091.91
6	530,185.16	801,594.04			

NOTE: The coordinates shown hereon are based on the Maryland State Grid System as projected by Howard County Geodetic Control Station Nos. 3334001, 3334002, 3334003, and 3334004 (NAD 83).

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% OR GREATER SLOPES	MINIMUM LOT SIZE
1	9,450 AC ±	0.814 AC ±	9,450 AC ±			9,450 AC ±
2	4,035 AC ±	3,221 AC ±				3,221 AC ±
3	3,251 AC ±	3,215 AC ±				3,251 AC ±

NOTE: In the RR-DEO District, up to 50% of the minimum lot size may be land in the 100 Year Floodplain or 25% or greater steep slopes.



TABULATION:

- 1. Total Number of Lots to be Recorded: 3
- 2. Total Area of Lots: 16,736 AC ±
- 3. Total Area of Road Right-of-Way to be Recorded: 0.240 AC ±
- 4. Total Area of Subdivision to be Recorded: 16,976 AC ±

NOTE:

The requirements 5-3-108, the Real Property Article, Annotated Code of Maryland, 1986 (Replacement Volume, (as supplemented)) as far as they relate to the making of this plat and the setting of markers have been complied with.

SURVEYOR'S CERTIFICATE

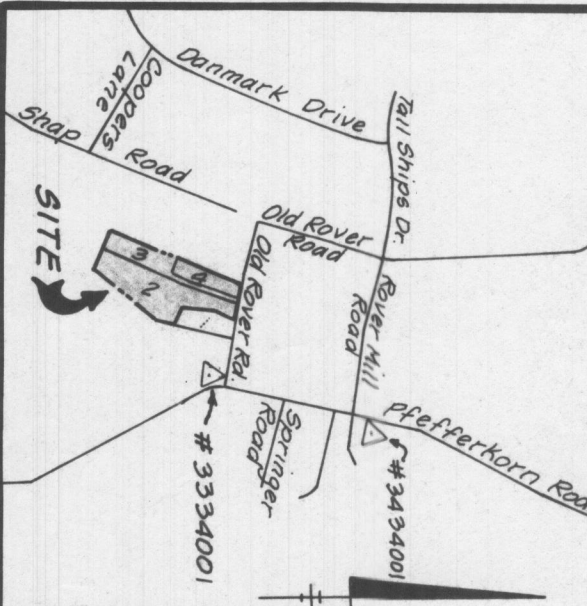
I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Ronald K. Stevenson and Joyce K. Stevenson, his wife, to Jack M. Kaulfuss and Ann L. Kaulfuss, his wife, by deed dated September 22, 1980 and recorded among the Land Records of Howard County, Maryland in Liber 1018 at folio 158, etc. and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown in accordance with the Annotated Code of Maryland, as amended.

OWNERS' CERTIFICATE

We, Jack M. Kaulfuss and Ann L. Kaulfuss, his wife, 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 Department of Planning and zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns (1) The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and under all roads and/or street right-of-ways and for the specific easement areas shown hereon, (2) The right to require dedication for public use 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 open space where applicable, (3) The right to require dedication of waterways and drainage easements for the specific purposes of their construction, repair and maintenance; (4) That no building or similar structure of any kind shall be erected on or over the said easements or rights-of-way.

LEGEND:

- Conc. Monument (Stone Found)
- Iron Pipe (Rebar Found)
- Iron Pipe set with Identification cap
- Conc. Monument set



GENERAL NOTES:

- The subject property is zoned RR-DEO per 9/18/92 Comprehensive Zoning Plan.
- The coordinates shown hereon are based on the Maryland State Grid System (NAD 83).
- B.R.L. denotes building restriction line.
- 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 (the only and not onto the flag or pipestem driveway).
- Covenants governing the use-in-common driveway, as recorded in the Howard County Land Records in Liber Folio 1018, shall apply to the driveway.
- The driveway will be privately maintained by Lots 2, 3 and 4.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - a) Width - 12 ft. (6 ft. serving more than one residence)
 - b) Surface - 6 inches of compact crushed run base with tar and chip coating.
 - c) Geometry - Maximum 15% grade. Maximum 10% grade change and minimum of 45 ft. turning radius.
 - d) Structures - Quilts bridges capable of supporting 25 gross tons - H25 loading.
 - e) Draining Elements - Capable of safely passing 100 year flood with no more than one (1) ft. depth over driveway surface.
- Structure Clearances - Minimum 12 feet.
- Maintenance - 34 feet to (include all) weather use or less.
- The areas shown on this plat are indicated (T) more or less.
- This plat is based on a field-run monumented boundary survey performed on or about Oct. 20, 1987 by Walter Park, Surveyor Registration No. 120,1987 by Walter Park, Inc. This area designated as private sewer easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual lots are restricted until public sewage is available. These improvements 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 sewer easement. Recordation of a modified sewer easement will not be necessary.
- The lots shown hereon comply with the minimum owner-ship width and lot areas required by the Maryland State Department of Health and Health Officers.
- Lot #2, a pump system will be required etc.

F-93-76

APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department.

County Health Officer _____ Date _____

APPROVED: Howard County Department of Planning and Zoning.

Director _____ Date _____

APPROVED: For Storm Drainage Systems and Public Roads Howard County Department of Public Works.

Director _____ Date _____

Director _____ Date _____

Walter Park Reg. Prof. L.S. No. 5539

Director _____ Date _____

Witness _____

Witness _____

Recorded as Plat No. _____ on _____ among the Land Records of Howard County, Maryland.

KAULFUSS ACRES

LOTS 2, 3 and 4

A RESUBDIVISION OF PARCEL 172

TAX MAP No. 15

3rd ELECTION DISTRICT: HOWARD COUNTY, MD.

Previous Submittals: F88-120, VP 88-11

LAND DESIGN ENGINEERING, INC.

10620 Guilford Road Suite 110
Jessup, Maryland 20794
Phone: (410) 880-0034 (301) 604-6264

Scale: 1" = 100'

Sheet 1 of 1

Computed: _____ Drawn: KBW Designed: _____ Checked: BOB