

3

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 7/23/99

P&Z File No. F-99-98

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Christian Family Outreach Center

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input checked="" type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits

Applications

- Waiver Petition Applic/Exhibit
- Planning Board Applic
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded
 On 7/24/99

COMMENTS: _____

SRC/COMMENTS DUE BY: _____

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development

DATE: 3-25-99

P&Z File No. F99-98

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
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- Cable TV
- Police
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- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Christian Family Outreach

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS: Received Tentatively Approved Recorded 3-25
 Received and Revised Approved On 4-13

COMMENTS: A well is to be drilled on Lot 2 prior to submission of record plat for signature - otherwise okay.

SRC/COMMENTS DUE BY: 4-13

4/16/99 Craig Will ASAP

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

BENCHMARK

ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
410 465-6105 410 465-6644 (FAX)

LETTER OF TRANSMITTAL

TO: HOWARD COUNTY HEALTH DEPT.

DATE	<u>MARCH 25, 99</u>	PROJECT No.	<u>1060</u>
ATTENTION	<u>CRAIG WILLIAMS</u>		
RE	<u>CHRISTIAN FAMILY OUTREACH CENTER</u>		
	<u>F-99-98</u>		
	<u>REVISED SUBMISSION</u>		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items

Photocopies Prints Originals Samples
 Specifications Invoices Change Order Other _____

COPIES of	No. of SHEETS	DESCRIPTION
<u>1</u>		<u>REVISED PLAT SET</u>

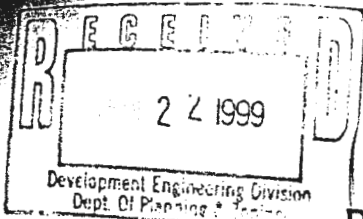
THESE ARE TRANSMITTED as checked below

For Comment For your use For Approval
 For Review As requested Other _____

REMARKS: CRAIG, NOTE THAT THE WELL FOR LOT 2 HAS
BEEEN TAGGED BY YOUR DEPARTMENT AND
OWNER IS CURRENTLY HAVING WELL DRILLED.

COPY TO: _____
RECEIVED BY: _____

SIGNED: *[Signature]*
 If enclosures are not as noted, kindly notify us at once.



File No. F99-98
Christian Family
Outreach Center

DEPARTMENT OF PLANNING AND ZONING
FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL

This form is for the processing of originals for signature approvals. If corrections or additions must be made to the original, the corrections needed must be identified in the space provided and the plans must be returned unsigned to the Department of Planning and Zoning. DPZ will notify the owner of the required revisions and request that the owner's engineer make the corrections or contact the appropriate County agency with questions concerning such revisions.

DPZ
[Signature]

Reviewing Agent

Date Received
6-14-99

Date Forwarded
6-21-99

Rejected For: _____
1/2 6/21/99

HEALTH
[Signature]

Reviewing Agent

Date Received
6/24/99

Date Forwarded

Rejected For: _____

DPW DED
[Signature]

Reviewing

Date Received
Howard County Health Department

Date Forwarded
6-23-99
ed

Rejected For: _____

To: DR MATUSZAK

Chief, DLD

Revis

e Forwarded

Rejected For: _____

F-99-98 - RECORD PLAT
CHRISTIAN FAMILY OUTREACH
RESIDENTIAL
4 LOTS - PRIVATE WELL & SEPTIC
1

2 SHEETS ORIGINAL

13 READY FOR SIGNATURE.

finalplt.for

From: [Signature]

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 1/12/99

P&Z File No. F-99-98

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
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- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Christian Family Outreach Center, Lots 1-4 & 5

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files *open space Lot 5*

THE ENCLOSED → Original

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan		<input checked="" type="checkbox"/> Wetlands Report <i>existing structures</i>
<input type="checkbox"/> Prel Equiv Sketch Plan		<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan		<input checked="" type="checkbox"/> FSD/FCP/Worksheet and Application <i>DPZ, SCD, R+P</i>
<input checked="" type="checkbox"/> Final Plat	<i>I → SCD, SHA</i>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)		<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan		<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan		<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input checked="" type="checkbox"/> Landscape Plan	<i>I → DPZ, DED, SHA</i>	<input checked="" type="checkbox"/> Traffic Study/Noise Study <i>DPZ, DED, SHA</i>
<input type="checkbox"/> Grading Plan <i>existing structures</i>	<i>SCD, SHA</i>	<input checked="" type="checkbox"/> Sight Distance Analysis <i>DPZ, DED, SHA</i>
<input type="checkbox"/> House Type Revision Plan		<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan		<input type="checkbox"/> Stormwater Management Comps.
Applications		
<input type="checkbox"/> Waiver Petition Applic/Exhibit		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Planning Board Applic		<input type="checkbox"/> Road Poster Form Letter
<input checked="" type="checkbox"/> ASDP/CSDP Application		<input checked="" type="checkbox"/> Response Letter
<input checked="" type="checkbox"/> DED Application/Checklist		<input checked="" type="checkbox"/> Perc Plat <i>DPZ, Health</i>
<input checked="" type="checkbox"/> DED Fee Receipt/Deeds Cost Estimate		<input type="checkbox"/> Scenic Road Exhibits

WAS: Received Tentatively Approved Recorded 1/12/99

Received and Revised Approved On _____

COMMENTS: Well on lot 2 to be drilled prior to submission of record plat for signature (as per note 6 on signed percolation certification plat.) 1/20/99 *Craig W. [Signature]*

SRC/COMMENTS DUE BY: 2/5/99

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

APPLICATION FOR A PERMIT TO APPROPRIATE AND USE WATERS OF THE STATE

Water Resources Administration
Water Supply Section
Tawes Office Building
Annapolis, Maryland 21401

Surface Water Groundwater New Application Change in Existing Permit

Number _____

APPLICATION

Timothy Keane 410-489-5510
(Owner's Name) (Telephone Number)
1475 SYKESVILLE RD (MD RTE 32) SYKESVILLE MD 20874
(Owner's Address) (Street) (Town) (State) (Zip Code)

WITHDRAWAL

GROUNDWATER

Appropriate and use a yearly average of
214 ^{gall/day} gall/day $\times 3$ units = 642 gallons per day,
[total annual use + 365 days]
 and 642 $\times 1.67$ = 1,072 gallons
[highest total monthly use + days in month]
 for the average day of the maximum month, from
3 well(s) having a diameter of
[number]
6 inches, and a depth of
[estimate]
200 ft.
[estimate]

SURFACE WATER

Appropriate and use a yearly average of _____ gallons per
[total annual use - 365 days]
 day, and a maximum use of _____
 gallons in any one day, from:

[name of stream]

[exact location of withdrawal]

PROJECT LOCATION

1475 MD ROUTE 32 APPROXIMATELY 7/8 MILE SOUTH OF INTERSECTION WITH OLD FREDERICK ROAD (MD RTE 99)
[Location - be specific]

County HOWARD Subdivision or town SYKESVILLE Phone number 410-489-5510
 Name and type of business CHRISTIAN FAMILY OUTREACH CENTER

ALL APPLICATIONS MUST INCLUDE A COPY OF LOCATION MAP SHOWING THE PROJECT SITE

PURPOSE

- The water will be used for:
- Community Water Supply
 - Non-Potable supply (sanitary uses, not for drinking water)
 - Potable Supply (drinking water, etc.)
 - Cooling Water
 - Irrigation
 - Process Water
 - Other _____
(explain)

WASTEWATER TREATMENT AND DISPOSAL

- Public Sewer _____
(name of system)
 - Groundwater
 - Subsurface (tilefield, seepage pit, etc.)
 - Spray Irrigation
 - Other, explain _____
 - Surface Water _____
(name of stream)
- Discharge Permit # _____
or applied for _____

SIGNATURE

Please sign here *Timothy Keane*
(signature)
Executive Director TIMOTHY L. KEANE
(Please print name, title, and date here) 12-17-98

THIS APPLICATION WILL NOT BE PROCESSED WITHOUT A SIGNATURE AND A LOCATION MAP

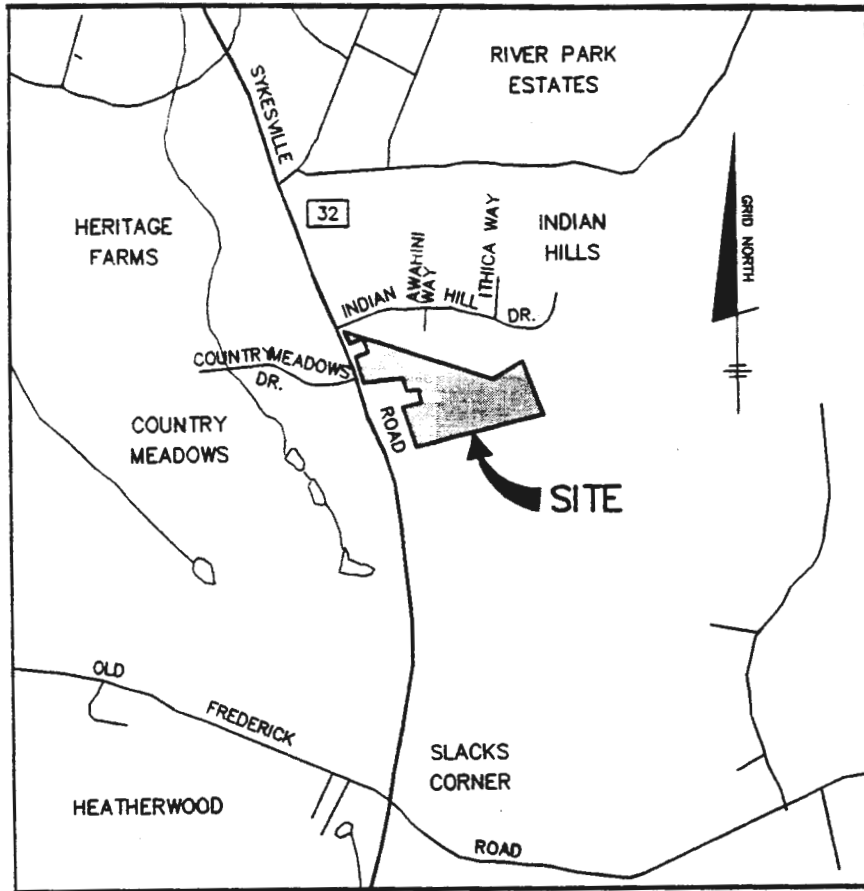
REVIEW BY COUNTY HEALTH DEPARTMENT OR DESIGNATED AGENCY

THIS SECTION NOT TO BE COMPLETED BY APPLICANT

Is this Project consistent with the County Water and Sewerage Plan and local planning and zoning?

YES NO, explain _____

Signature of county representative _____
(signature) (title) (date)



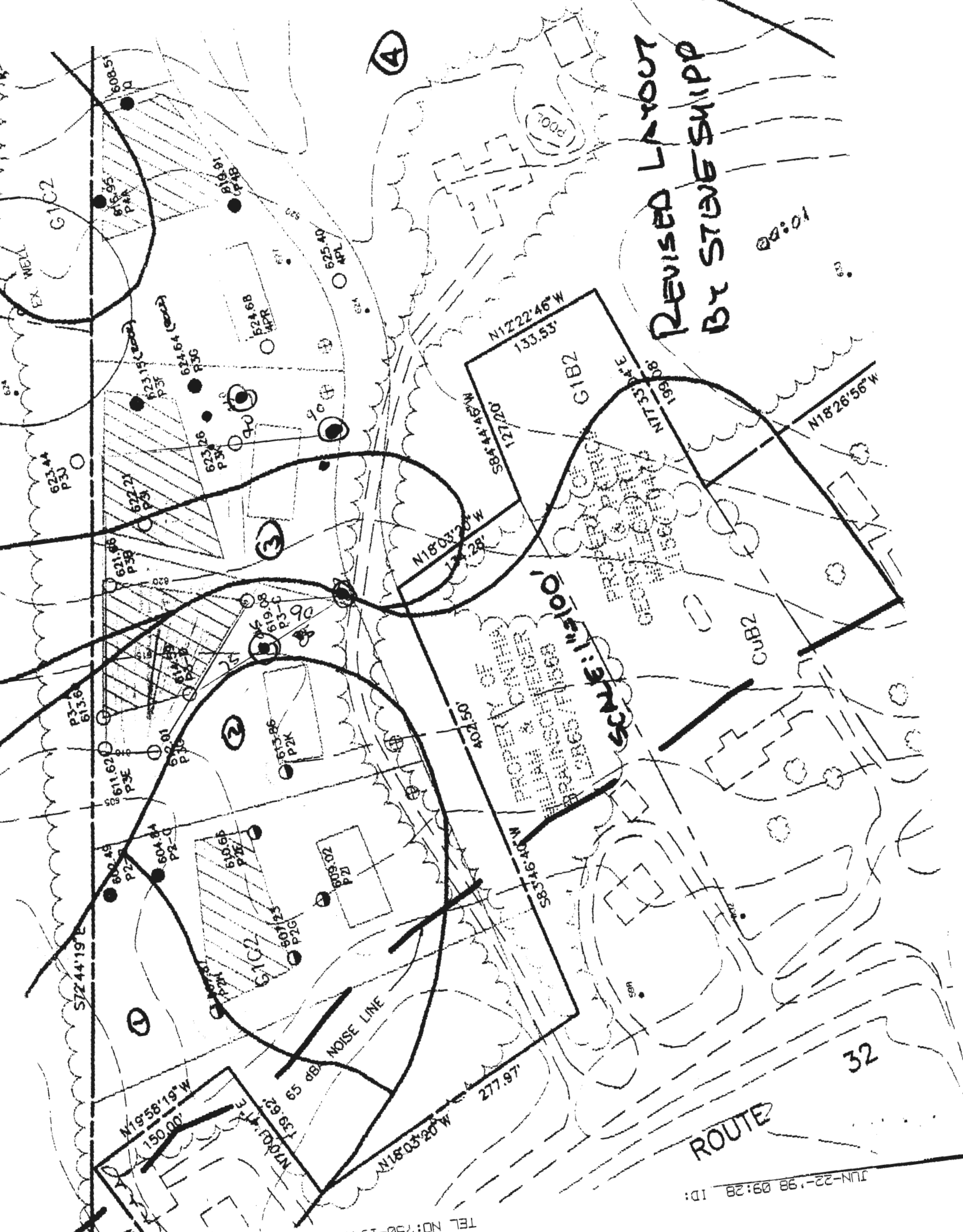
VICINITY MAP

SCALE: 1" = 2000'

PROJECT:

CHRISTIAN FAMILY OUTREACH CENTER

LOCATION: TAX MAP 9, BLOCKS 17 & 18 PARCEL 4
3rd ELECTION DISTRICT, ZONED RR
HOWARD COUNTY, MARYLAND
COMMUNITY NAME: SLACKS CORNER



REVISED LAYOUT
By STONE SHIPP

09:01

(A)

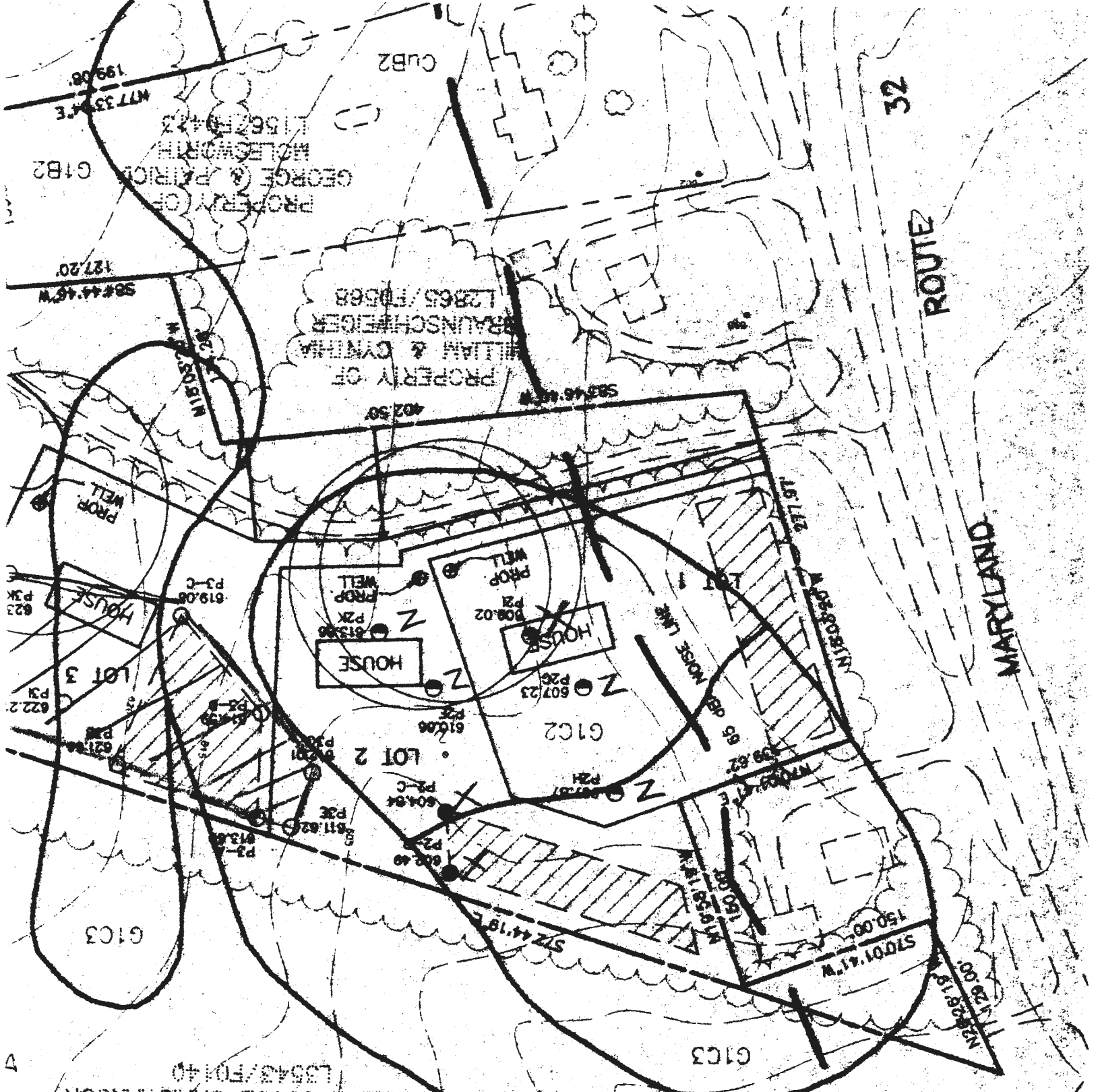
(3)

(2)

(1)

SCALE: 1"=100'
PROPERTY OF
WILLIAM & ANNE
BRUNSON FLEISS
LURDES FLEISS
PROJECT ENGINEER
GEORGE W. WILSON
REGISTERED PROFESSIONAL ENGINEER
NO. 15520

ROUTE 32



PROPERTY OF JERRY DEARING 1822/F0032
 PROPERTY OF GEORGE & PATRICIA HOLCOMB 11562/F0422
 PROPERTY OF WILLIAM & CAROL BRAUNSCHEIDER 12365/F0068
 PROPERTY OF JANE & JOYCE CHRISTIANSON 13543/F0140

OK = OK
 OR NO COMMENT = OK

ONLY AREA AVAILABLE WITHOUT WET SEASON TESTING

Mark E. Refkin
 7/1/98

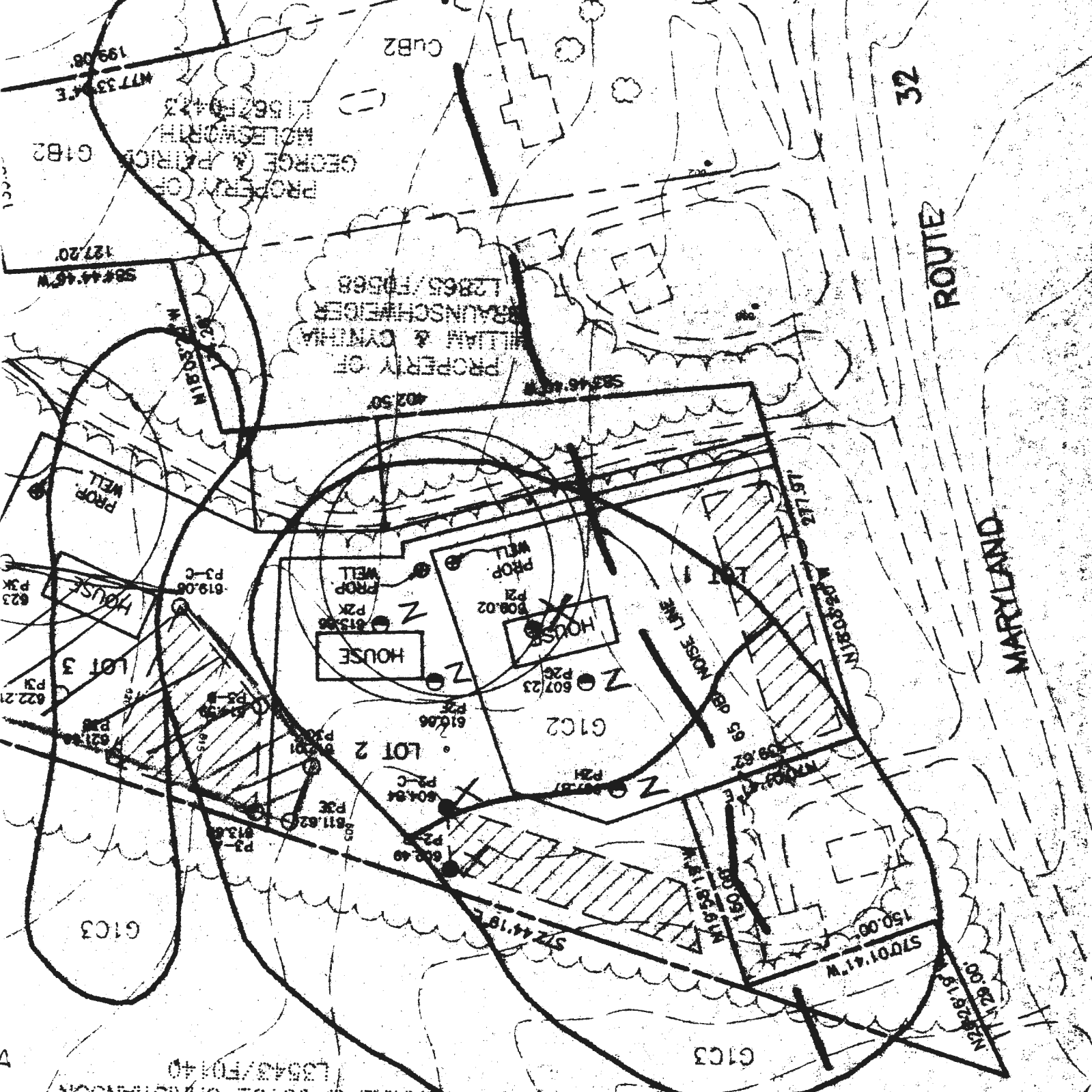
= HOLD FOR WET SEASON WATER/MOT TESTS
 FAILED/ROCK
 FAT/60 clay/water
 ISSING HOLES

~~TEST HOLE~~

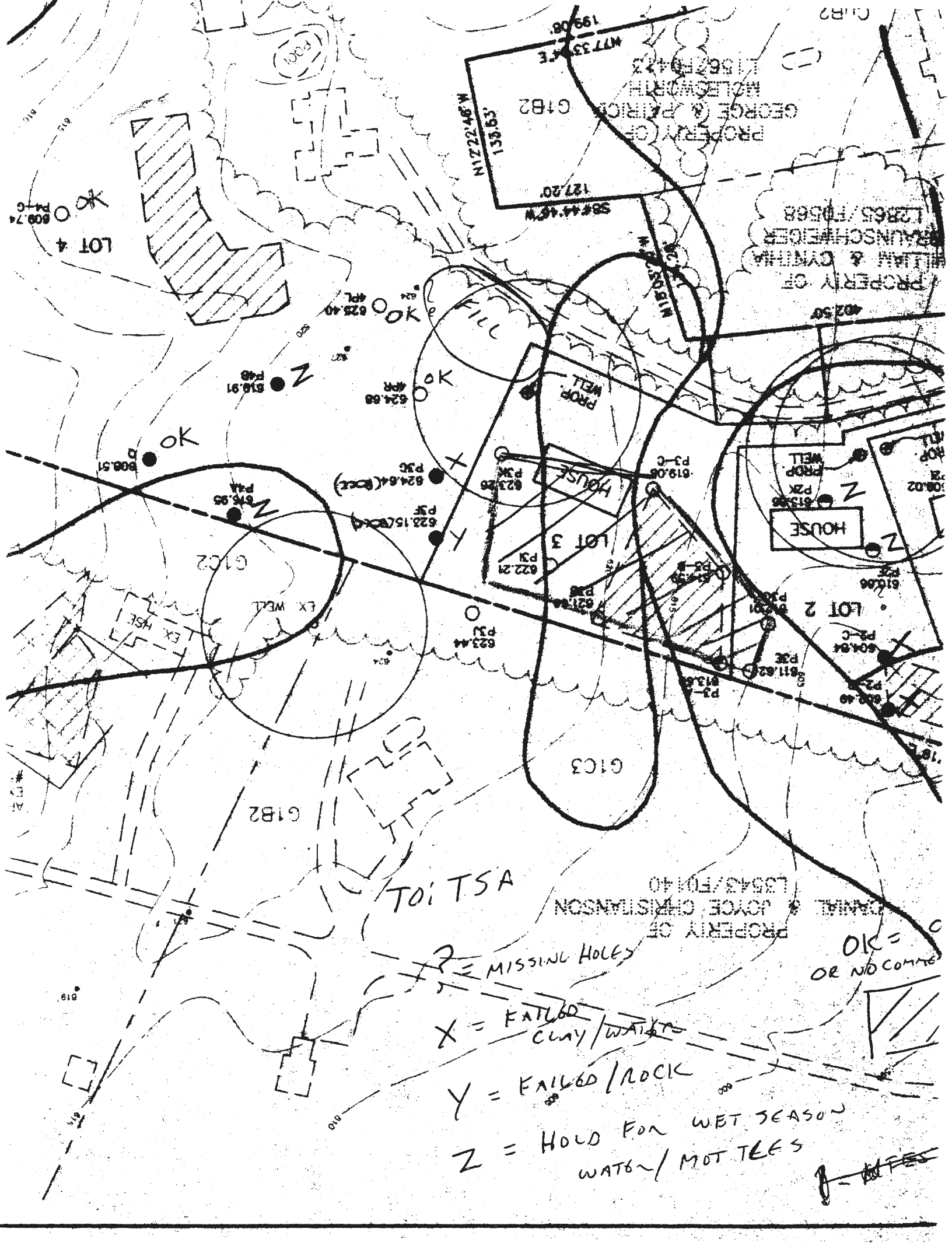
32

ROUTE

MARYLAND



OK = OK
 OR NO COMMENT = OK
 ONLY AREA AVAILABLE WITHOUT WET SEASON TESTING
 = HOLD FOR WET SEASON WATER / NOT TESTS
 A - TEST HOLE
 FAILED / CLAY / WATER
 FAILED / ROCK
 PROPERTY OF HENRY DEARING 1622 / F01022
 PROPERTY OF CAROL & JOYCE CHRISTIANSON 13543 / F0140
 PROPERTY OF WILLIAM & CYNTHIA BRAUNSCHWEIDER 12865 / F0568
 PROPERTY OF GEORGE & PATRICIA MOLESWORTH 11567 / F0422
 Mark E. Refkin
 7/1/98



PROPERTY OF
 GEORGE & PATRICIA
 MOLESWORTH
 G1B2
 N122.48°W 133.63'
 S66.44°E 127.20'
 N77.33°E 199.08'

PROPERTY OF
 WILLIAM & CYNTHIA
 BRAUNSCHWIGER
 L2365/F0568

LOT 4

G1C2

G1C3

G1B2

TO: TSA

PROPERTY OF
 JOYCE CHRISTIANSON
 L3543/F0140

? = MISSING HOLES
 X = FAILED
 clay/water

Y = FAILED/ROCK

Z = HOLD FOR WET SEASON
 WATER/MOT TREES

OK = C
 OR NO COMME

8-11-75

CHRISTIAN FAMILY OUTREACH CENTER, INC.
PH. (410) 489-5522 FAX (410) 442-4436
1475 SYKESVILLE RD.
SYKESVILLE, MD 21784-5430

NATIONSBANK, N.A.
MARYLAND
7-163/520 - 8143

1050

5/4/98

PAY TO THE ORDER OF Director of Finance, Howard County

\$ **700.00

Seven Hundred and 00/100*****

DOLLARS
Security features included.
Details on back.

Director of Finance
Howard County

MEMO perk test inspection

Jurkeane MP

⑈001050⑈ ⑆052001633⑆ 393 388 9544⑈

© 1984 - 1997 INTUIT INC. # 614 1-800-423-8610



HOWARD COUNTY HEALTH DEPARTMENT

A
510124

DATE
5/14/98

Received From Christian Family Outreach Center, Inc.
1475 Sykesville Rd, Sykesville, Md 21784

For Applications - Perc-4
1475 Sykesville Rd Lot 1-4

CASH
 CHECK
NO.
1050

Seven Hundred and 00/100 Dollars

\$ 700 00

Received By A. Jane Meyer



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

July 23, 1999

Christian Family Outreach Center
1475 Sykesville Road
Sykesville, MD 21784

RE: F-99-98, Christian Family Outreach Center,
Lots 1 thru 4

Dear Sir or Madam:

Please be advised that the above referenced final subdivision plat was **recorded on July 20, 1999** among the Land Records of Howard County as Plat No(s). 13804-13805.

In accordance with the Adequate Public Facilities Ordinance, this Department hereby grants **3 permanent housing unit allocations** to this recorded subdivision for the year 2001. Although allocations are assigned to a specific year, now that the plat has been recorded you may apply for a building permit at any time.

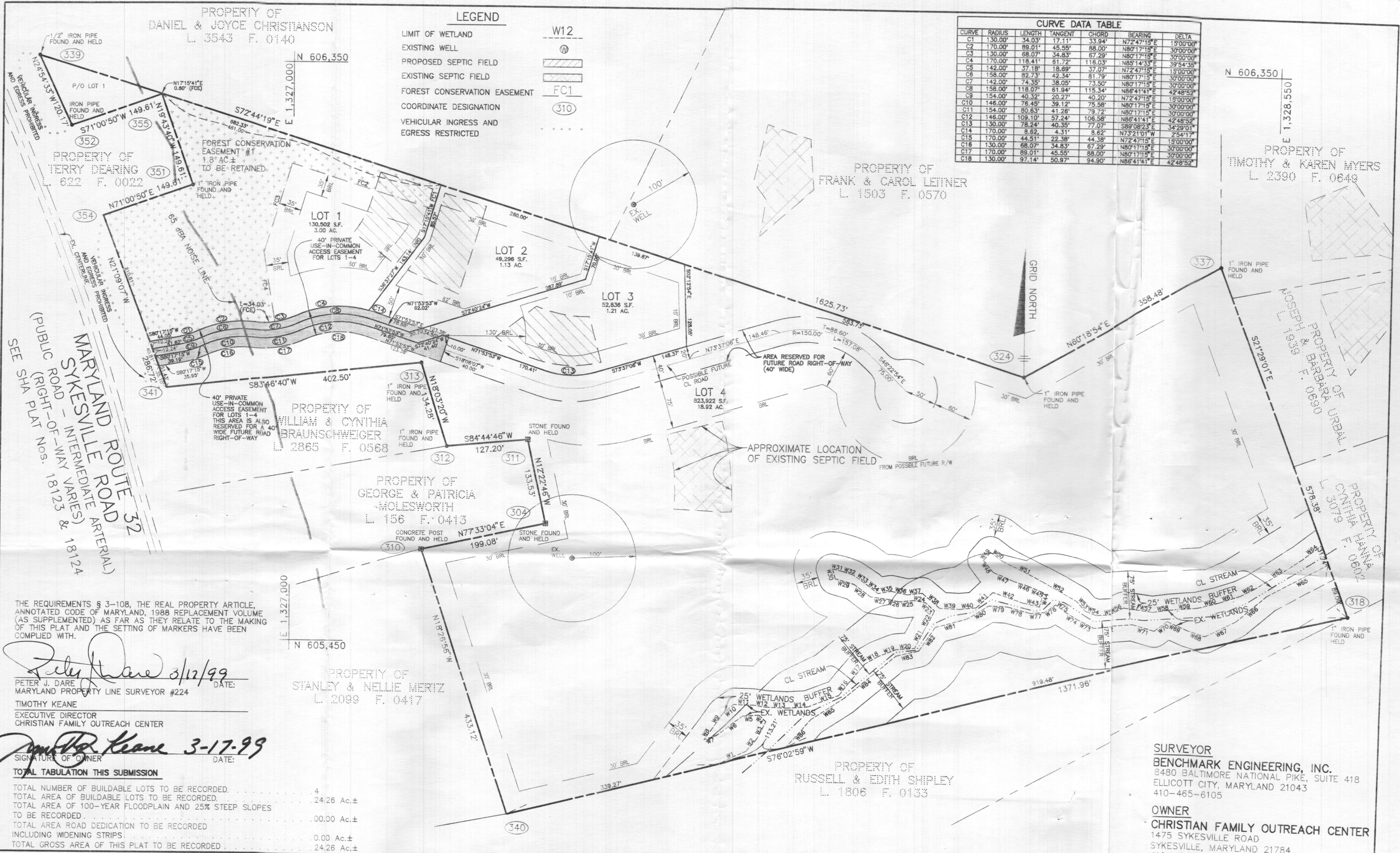
Prints of this final plat may be ordered at the Department of Planning and Zoning's public service desk between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. The cost for paper prints is \$0.90 per plat sheet. Please bring this letter with you when ordering prints.

Sincerely,

L. Kent Sheubrooks
Division of Land Development

KS/TW:jw

cc: Research
DED
SHA
BOE
Real Estate Services, DPW
Environmental Health
State Department of Assessments and Taxation
Benchmark Engineering



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.

Peter J. Dare 3/12/99
 PETER J. DARE DATE:
 MARYLAND PROPERTY LINE SURVEYOR #224

TIMOTHY KEANE
 EXECUTIVE DIRECTOR
 CHRISTIAN FAMILY OUTREACH CENTER

Timothy Keane 3-17-99
 SIGNATURE OF OWNER DATE:

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	24.26 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	00.00 Ac.±
TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS	0.00 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	24.26 Ac.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

AS Saw For Signature 7/6/99
 COUNTY HEALTH OFFICER DATE

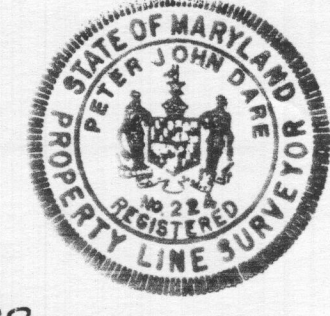
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; IT IS ALL OF THE LAND CONVEYED BY VICTOR A. AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER, BY DEED DATED DECEMBER 30, 1996, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4105 AT FOLIO 0168 AND 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 NOW AMENDED.



Peter J. Dare 3/17/99
 PETER J. DARE DATE:
 MD, PROPERTY LINE SURVEYOR #224

OWNER'S DEDICATION

I, TIMOTHY KEANE, EXECUTIVE DIRECTOR OF CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 17TH DAY OF MARCH 1999.

Timothy Keane 3-17-99
 TIMOTHY KEANE, EXECUTIVE DIRECTOR DATE:
 CHRISTIAN FAMILY OUTREACH CENTER
 WITNESS DATE: 3-17-99

SURVEYOR
BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

OWNER
CHRISTIAN FAMILY OUTREACH CENTER
 1475 SYKESVILLE ROAD
 SYKESVILLE, MARYLAND 21784
 410-489-5510

RECORDED AS PLAT _____
 ON _____ AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

CHRISTIAN FAMILY OUTREACH CENTER
 MINOR SUBDIVISION
 LOTS 1 THROUGH 4

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP NO. 9
 BLOCKS 17 & 18
 PARCEL NO. 41
 ZONED: RR-DEO

SCALE: 1" = 100'
 DATE: MARCH, 1999
 SHEET: 2 OF 2

Z = Hold for wet season
WATER/MOT TEE'S

Y = Failed/ROCK

X = Failed/clay/water

MISSILE HOLES

TO: TSA

PROPERTY OF DANIAL & JOYCE CHRISTIANSON
L3543/F0140

G103

G1B2

G102

LOT 2

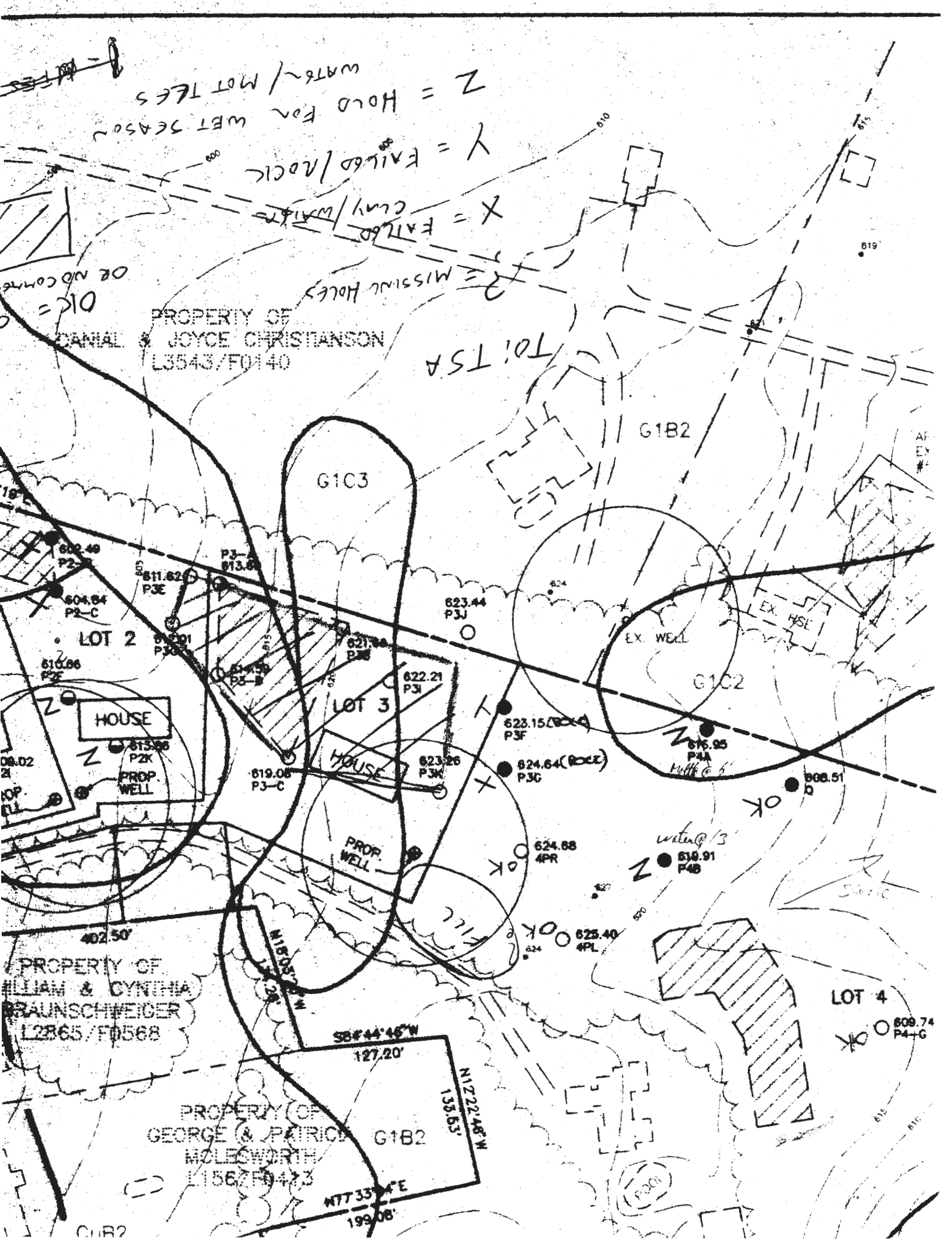
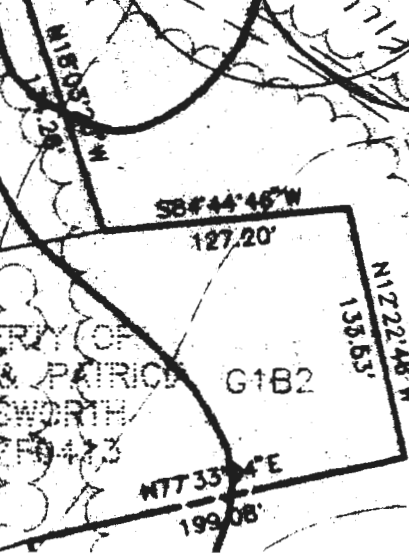
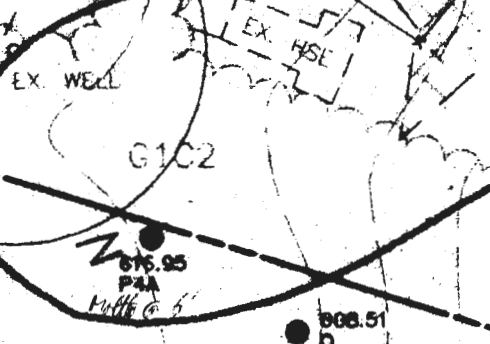
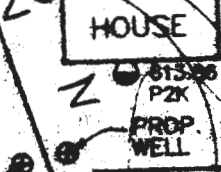
LOT 3

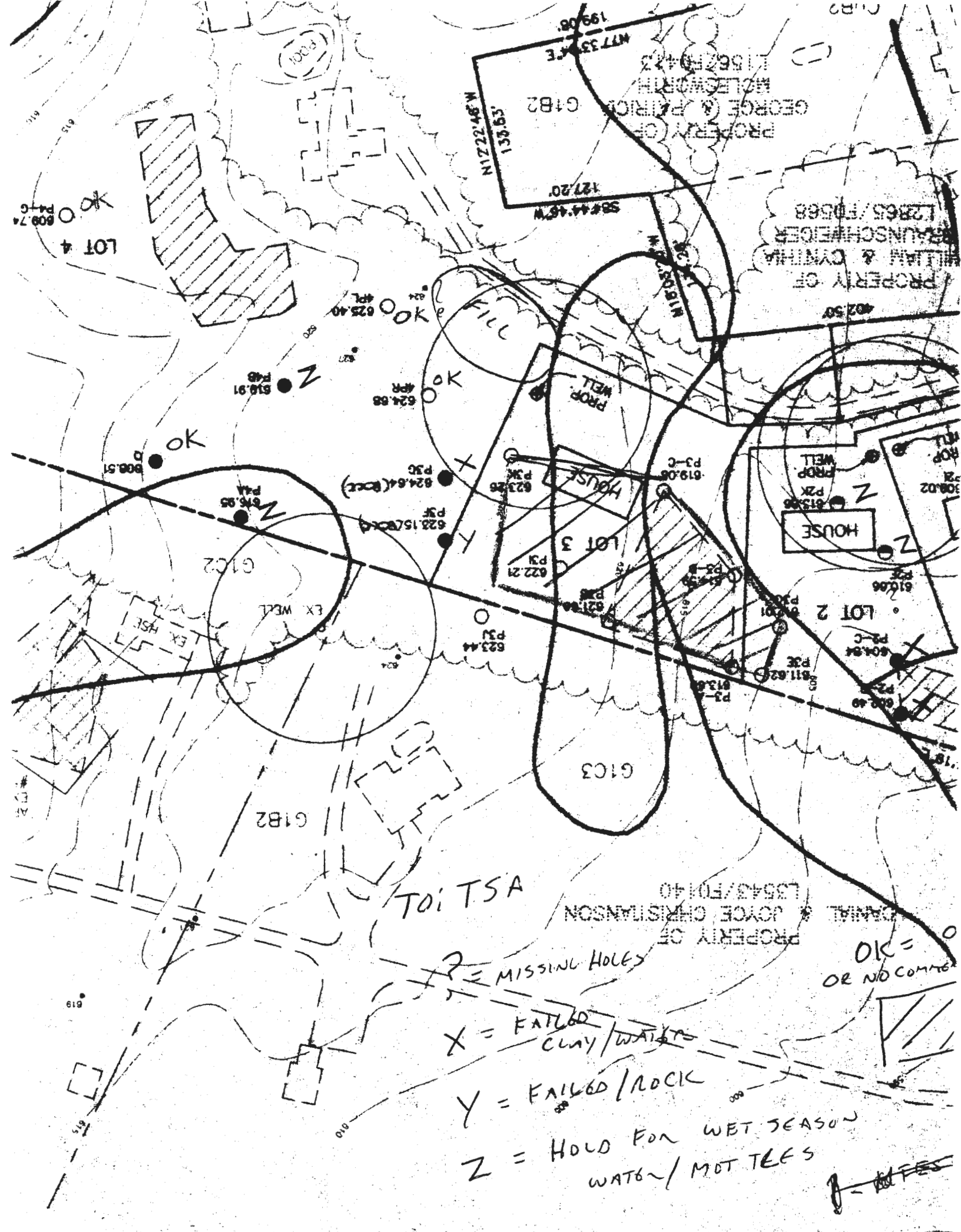
LOT 4

PROPERTY OF WILLIAM & CYNTHIA
BRAUNSCHWEIGER
L2865/F0568

PROPERTY OF GEORGE & PATRICIA
MOLEWORTH
L1562/F0473

G1B2





AST 101

? = MISSING HOLES

X = FAILED clay/water

Y = FAILED/ROCK

Z = HOLD FOR WET SEASON WATER/MOT TREES

OK = NO OR NO COMMENT

8-11-85

PROPERTY OF FRANK & JOYCE CHRISTIANSON
 L3543/F0140

PROPERTY OF WILLIAM & CYNTHIA BRAUNSCHWEIGER
 L2865/F0568

PROPERTY OF GEORGE & PATRICIA G182
 L1562/F0422

G102

G103

HOUSE

HOUSE

PROP WELL

PROP WELL

624.64 (Rock) PJC

622.15 (Rock) PJC

623.26 PJC

619.08 P3-C

613.06 PJC

610.06 PJC

604.94 P3-C

600.40 P3-C

611.62 PJC

613.8 P3-C

622.21 PJC

621.94 PJC

623.44 P3J

618.91 P4B

624.68 PJC

625.40 PJC

584.44.45'W

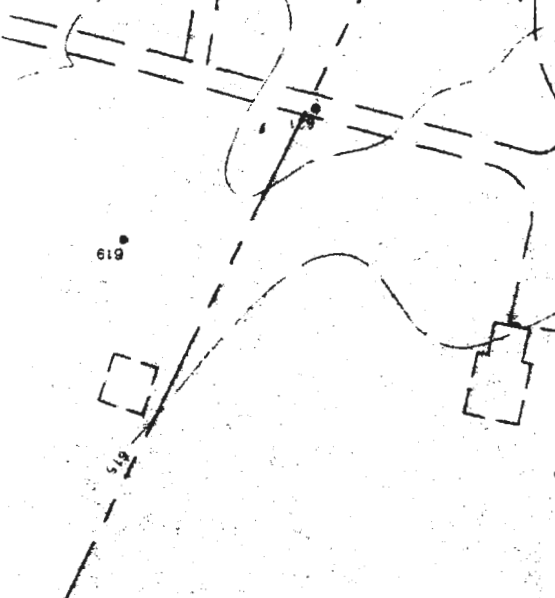
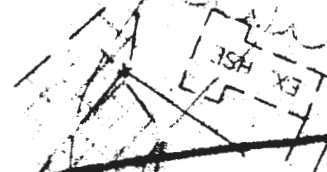
N1722'46'W 139'53'

N77'35'E 199'08'

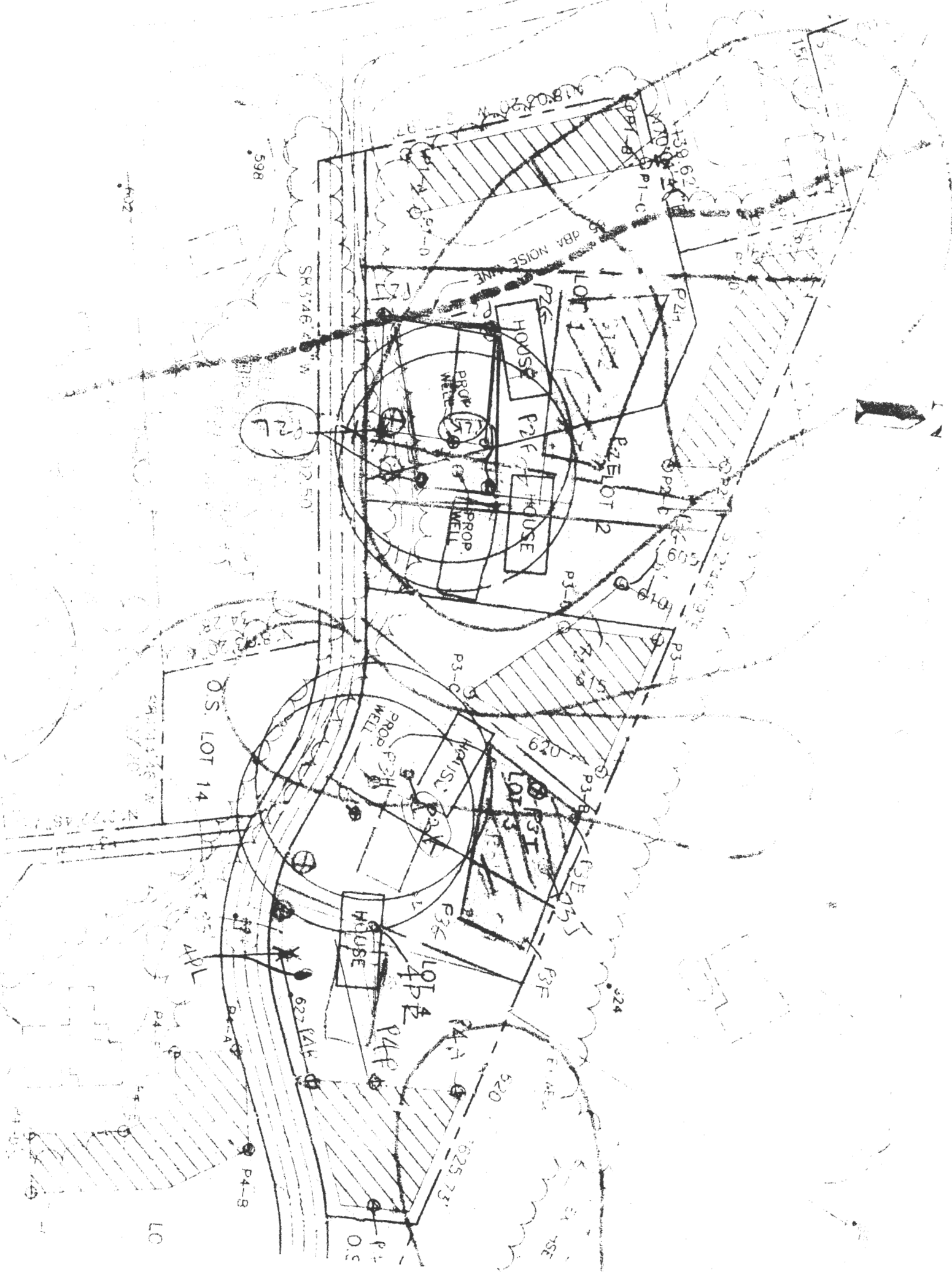


LOT 4

608.74 P4-C



ROUTE



598

598

S83°46'27"W

172.50'

O.S. LOT 14

N27°48'17"W

P4-F

P4-B

LO

P1-C

P2-4

P3-4

P4-8

P4-F

P1-C

P2-4

P3-4

P4-8

P4-F

P1-C

P2-4

P3-4

P4-8

P4-F

P1-C

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P1-C

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P3-4

P4-8

P4-F

10/5/98 CHRISTIAN FAMILY p2

CONCLUDING REVIEW COMMENTS FROM 10/5

LOT 1 — MARK'S CONCERNS FOR A PORTION OF THE SEPTIC AREA COULD NOT BE RESOLVED BY A "COMFORTABLE" REDESIGN, NOR DID THERE SEEM TO BE CONCLUSIVE PROOF THAT THERE WAS NEED TO HOLD FOR WET SEASON RE-EVALUATION,
* A STAKE-OUT INSPECTION WAS REQUESTED PRIOR TO A FINAL DETERMINATION ON THIS LOT.

LOT 2 — * ACCEPTABLE AS CURRENTLY CONFIGURED (BENCHMARK SEPT 10 1998 PRINT)

LOT 3 — A CONCERN FOR FILL OF "UNDETERMINED EXTENT" OFF THE SOUTHWEST CORNER OF THE PROPOSED SEPTIC AREA COULD NOT BE SUBSTANTIATED IN CORRELATION WITH DESCRIBED FIELD CONDITIONS AND NEARBY SUCCESSFUL TESTS.
* THIS PORTION OF THE AREA IS ACCEPTED AS PROPOSED
* TESTING IS NEEDED TO SUPPORT THE EASTERNMOST EXTENSION OF THE PROPOSED SEPTIC AREA.

FIELD EVALUATION
TESTING SCHEDULED

FOR 10/8 RAINED OUT

RESCHEDULED FOR 10/15

C. Williams

COUNTY # _____

SOIL PROFILE

0'

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 _____

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

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



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
April 30, 1998

TSA Group, Inc.
8480 Baltimore National Pike
Ellicott City, Maryland 21043

RE: Percolation Testing
Christian Family Outreach Center
Maryland Route 32
Tax Map: 14 Parcel: 04

Dear Mr. Shipp:

NOT COMPLETED - 1656T Fee 6/9/98 @ 11 a (m)

A percolation test date has tentatively been reserved for June 2, 1998 at 1:30 p.m., subject to submittal of test fees within 10 days of receipt of this letter.

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 8:00 a.m. and 5:00 p.m., Monday - 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:tl
cc: Christian Family Outreach Center
File



HOWARD COUNTY HEALTH DEPARTMENT

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

August 26, 1998

Mr. Steve Shipp
2 S Inc.
7 Stoddard Court
Sparks, MD 21152

FUTURE CORRESPONDENCE
TO ~~THE~~ ATTN: GREG FILLAR
BENCHMARK

10/9/98 (CW)

RE: Percolation Test Results
Application #: A510124
Proposed Use: Subdivision
Property ID: Christian Family Outreach Center

Dear Mr. Shipp:

Percolation testing conducted on July 9, 1998 on the above referenced property indicated satisfactory soil conditions. These test results should be incorporated with the previous test results of June 2, 1998, some of which were also satisfactory, while others had notable limitations. Copies of the percolation test notes are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plan showing actual locations and elevations of all excavated test holes and a suitable house and well site for each lot. The plat should also include the locations of all existing wells and septic systems on the property as well as the locations of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown.

Any proposed sewage easements should avoid test hole #10 and the swale on the left side of the property.

The existing well should be properly abandoned and new wells drilled prior to submission of the record plat for signature, and the percolation certification plat should include a note stating such.

The percolation certification plat 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 (410) 313-2640.

Very truly yours,

Mark E. Rifkin

Mark E. Rifkin, R/S.
Water and Sewerage Program

MR
Enclosures

cc: Christian Family Outreach Center - TIM KEANE
File

10/5/98 - NOTES OF REVIEW DISCUSSION
RE: CHRISTIAN FAMILY OUTREACH
- 1475 SYKESVILLE ROAD -

APPLICANTS REPS

TIM KEENE - ^{PROPERTY} OWNER

GREG FILAN - BENCHMARK

HEALTH DEPT REPS

MARK RIFKIN

RON PINKLEY

CRAIG WILLIAMS

TEST HISTORY 6/2/98 + 6/9/98 BY MARK RIFKIN
+ 7/9/98 BY RON PINKLEY

ENGINEERING HISTORY - TEST APPLICATION FILED BY
STEVE SHIPPE OF TSA; DURING
TESTING PROCESS, STEVE SEPARATED
FROM TSA AND TSA RE-ORGANIZED
SOON AFTER AS BENCHMARK

BACKGROUND - ^{INITIAL} ~~EARLY~~ TEST RESULTS WERE UNSATISFACTORY,
RESULTING IN MODIFICATIONS TO THE PLAN THAT
WERE NOBODY'S FIRST CHOICE, BUT THE APPLICANT
HAD EXPRESSED THE DESIRE TO RESOLVE THE
ISSUE WITHOUT WAITING UNTIL SPRING WET SEASON
BETWEEN CHANGING PLANS, CHANGING ENGINEERS
AND CHANGING SANITARIANS IT WAS DIFFICULT
TO GET ^{TO} A FOCUSED SUMMARY OF THE ISSUES.

SEE ~~OVER~~ ^{NEXT PAGE} FOR CONCLUDING POSITION →

SUBDIVISION REVIEW PROGRESS

Subdivision: Christian Family Outreach (E side Md Route 32)
Owner: (Former Tim Keene) 1475 Sykesville Rd ^{Just S of Indian Hill Dr.}
A#s: 5/0124
Tax Map: 9 Parcel: 4
Sketch Plan Submitted: 6/19/98
Scheduled Percolation Test Dates: 7/9/98; 10/15/98; 6/29/98

PERCOLATION CERTIFICATION PLAT

Percolation Certification Plat Submitted: 10/16/98
Percolation Certification Plat Signed: 10/16/98
Engineer: TSA Group, Inc. (agent) → Benchmark Engin, Inc (Gregory W. Filax)
PRELIMINARY PLAN 84 PO Belt. Nat. Pike, EC, MD 20043
Preliminary Plan Submitted: _____
Preliminary Plan Signed: _____

- Ground Water Appropriations Permit Applied for: NA
- Conditions for Final Plat Approval: _____
 - ① Well on lot #2 drilled prior to Record Plat
(Recommendation drill all 3 wells prior to ")
 - ② SOA for lot #1 accepted as shown on percolation Plat (Field verified 10/16/98 - per C.W.)

- Ground Water Appropriations Permit Received: _____

FINAL PLAT

Final Plat Submitted: _____
Final Plat Signed: _____