



HOWARD COUNTY HEALTH DEPARTMENT

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

August 25, 1995

Tim and Joyce Foresman
6219 Rockburn Hill Road
Elkridge, Maryland 21227

RE: Your inquiry of August 4, 1995 regarding the evaluation of the Private Sewage Easement A 49887C, in the proposed subdivision of the Fischer property of Elkridge, MD

Dear Mr. and Mrs. Foresman:

Thank you for your expression of concern regarding the above referenced matter. At my instruction, Mr. Frank Skinner, Director of the Bureau of Environmental Health and Mr. Craig Williams, Supervisor of the Water and Sewerage Program, have reviewed the details pertaining to the evaluation and approval of the sewage disposal easement in question. Mr. Williams assures me that he investigated the matter at the time of your initial inquiry and concluded that all was in order. He apologizes for not recognizing that a specific reply was expected.

As clarification to you, pertinent details of the evaluation of the approved Fischer proposal are as follows:

- An area higher on the property was originally proposed and tested satisfactorily, but then could not be approved due to proximity to a well on a neighboring property.
- Subsequent reconfiguration and retesting resulted in approval of the septic easement in its current location.
- During this second round of testing, the "nearly" wetland conditions you described were encountered and disapproved; their location can be seen as the failed test holes shown on the signed percolation certification plan.
- These holes are not included in the approved sewage disposal easement; soil conditions in all portions of the reconfigured easement were found to be satisfactory. Perhaps it was the field inspector's comments about the failed holes that left you with some confusion about our final site evaluation. (See attached drawing.)

If I am reading your letter correctly, your final paragraph suggests that the configuration of the sewage easement, and perhaps the entire lot, is of concern to you for other reasons. If that is the case, I am truly sorry because the well that precipitated the entire relocation sequence is the hand dug well at the

August 25, 1995

house on the Park property which you currently occupy. During the recent renovation and re-occupancy of that house, this well was taken out of service and was to have been properly abandoned and sealed. Had this abandonment occurred as requested by this office then the Fischer lot could have been approved in a configuration that likely would have been more to everyone's liking.

Regarding this well, our request for proper abandonment and sealing of that well is still in effect. Even though the Fischer's septic area has been relocated to a safe distance from the well, the well continues to represent a potential source of contamination to the drinking water aquifer because of its proximity to your own septic system (approximately 47 feet away). The recent septic repair was permitted with the understanding that this well was to be abandoned and sealed.

Having stated your concern for protection of the environment, I would hope that you would now demonstrate your willingness to do your part by completing the abandonment of the well. If the work is to be performed by a licensed well driller, he would forward an abandonment report to this office. If it is to be done by any other party, then the work must be supervised by a Health Department sanitarian.

Very truly yours,

Joyce M. Boyd M.D. F.S.

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

CDW/JMB:hs

Enclosure

cc: Secretary Martin Wasserman, M.D., J.D.
Secretary John R. Griffin, Maryland Dept. of Natural Resources
Ross Kimmel
Joseph Rutter, Planning and Zoning

Dr. Joyce M. Boyd
County Health Officer
Howard County Health Department
3525-H Ellicott Mills Drive
Ellicott City, Maryland 21043-4544

August 4, 1995

Re: Private Sewage Easement A 49887C, Fischer property of Elkridge, Maryland.

Dear Dr. Boyd:

We respectfully request that you clarify a key point of contention regarding issuance of a Private Sewage Easement by your department for the Fischer property at 6164 Rockburn Hill Road. The Fischer property has scheduled a Planning Board meeting on August 31, 1995, therefore, your prompt attention to this inquiry is requested.

We are extremely concerned that an error in judgement and in fact has led to the issuance of the subject Private Sewage Easement and that this error may result in potential hazards to the public lands of the Patapsco Valley State Park. The property undergoing subdivision review is enclosed on three sides by the Patapsco Valley State Park and the Private Sewage Easement for planned Lot 4 lies within this enclosure.

During the field "perc" tests, your field inspector stated to us that the site in question "really didn't pass the test" but because they (the Fischers) had plenty of land, they could probably hook up two of the houses to one of the other sites on the property that did pass the test. Details regarding exact septic fields could be worked out later when construction plans were presented, according to your inspector. This "goodwill" on behalf of your field inspector could place in jeopardy the environmental conditions and safety established for both the Park and the County's R-ED zoning district. I had requested Mr. Craig Williams, via the phone in late June of this year, to investigate this issue but have received no response to date.

The Lot 4 site for the Fischer property maintains saturated soils, approaching wetland conditions. These "wetland" conditions have been present since the mid-1950's according to local residents who cleared and maintained the site. Based on the testimony of local residents and the remarks from your field inspector, it would appear that the site in question has unsatisfactory parameters for issuance of the subject easement.

Your concern for the community's protection of this area is appreciated, regardless of the Planning Board's decision, as this site (Lot 4) had been previously delineated for Park expansion under the acquisition plans of the State's Master Plan.

Sincerely,



Tim and Joyce Foresman
6219 Rockburn Hill Road, Elkridge, Maryland 21227

(410) 379-1059

cc: Secretary Wasserman
Secretary Griffin
Ross Kimmel
Joe Rutter

WAIVER PETITION APPLICATION

Date Submitted/Accepted _____

DPZ File Number W) P95-123

I. Site Description

Subdivision Name/Property Identification: FISCHER PROPERTY, LOTS 1-5

Location of property: 6160 JOHNSON HILL ROAD

RESIDENTIAL
(Existing Use)

RESIDENTIAL
(Proposed Use)

32
(Tax Map)

1
(Parcel Number)

5TH
(Election District)

R-ED
(Zoning District)

12.809 AC +/-
(Total Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

F 95-133 FISCHER PROPERTY, LOTS 1-5

NO OTHER KNOWN HISTORY

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee, may grant waivers of modifications to the minimum requirements stipulated within the Regulations.

In the area below, the petitioner should enumerate the specific numerical section(s) from which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

SECTIONS 16.121 (2X1) AND (2)

"OPEN SPACE LOTS OR AREAS SHALL HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES..."

"OPEN SPACE ACCESS POINTS SHALL BE LOCATED SO AS TO BE REASONABLY ACCESSIBLE FROM ALL LOTS WITHIN THE SUBDIVISION..."

All waiver requests must be fully justified by the petitioner. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- Substantiate that approval of the waiver will not be detrimental to the public interests.
- Confirm that approval of the waiver will not nullify the intent of the Regulations.

THE OPEN SPACE CONFIGURATION WAS DETERMINED BY THE DEPARTMENT OF NATURAL RESOURCES (DNR) SINCE THE PATRICKCO STATE PARK ADJUTS THE SUBJECT PROPERTY ON TWO SIDES. THIS OPEN SPACE LOT INCORPORATES THE TEBELWIAL STREAM, ASSOCIATED BUFFER, STEEP SLOPES AND IS HEAVILY WOODED. IN ORDER TO PROVIDE A 40' WIDE FREE SIMPLE ACCESS STRIP FROM THE OPEN SPACE LOT TO ROCKBURY HILL ROAD RIGHT-OF-WAY WOULD REQUIRE AN ADDITIONAL 0.5 ACRES (ABOVE THE 25% OPEN SPACE REQUIRED), CLEARING OF WOODS, RECONFIGURATION OF LOTS AND POSSIBLY ADDITIONAL REGULATORY TESTING.

ALTHOUGH THIS OPEN SPACE WILL BE DEEDED TO HOWARD COUNTY IT IS THE INTENTION OF DNR TO OBTAIN THE LOT (FROM HOWARD COUNTY) SINCE IT IS CONTIGUOUS WITH THE PARK PROPERTY. THE PUBLIC AND THE LOT OWNERS WILL HAVE ACCESS TO THE OPEN SPACE LOT VIA THE DNR PROPERTY, SPECIFICALLY ALONG RIVER ROAD AND THE EDGE OF ROCKBURY HILL ROAD. ADDITIONALLY, ALL THE LOTS IN THE MINOR SUBDIVISION BACK TO THE DNR PROPERTY AND FORT RIVER ROAD. THE INTENT OF THE REGULATIONS IS TO PROVIDE "SUITABLE ACCESS" TO THE OPEN SPACE LOT FOR THE PUBLIC AND TO BE REASONABLY ACCESSIBLE FROM ALL LOTS WITHIN THE SUBDIVISION. THIS INTENT WILL NOT BE COMPROMISED BY THIS WAIVER.

IV. Plan Exhibit

The waiver request must be accompanied by copies of a detailed plot plan or subdivision plat (14 sets of the completed waiver form and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road). In instances where the waiver request concerns an approval extension or where a subdivision or site development plan is being concurrently reviewed with the waiver request, only 2 sets of plans are required along with 14 or 18 copies of the application form.

The detailed waiver petition exhibit, plot plan and/or subdivision plan should indicate the following information relevant to the waiver request:

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input checked="" type="checkbox"/> NA Not Applicable	

1. Vicinity map scale 1" = 2,000'.
2. Bearings and distances of outline boundary lines for the entire tract and size of tract area.
3. North arrow and scale of plan.

4. Location, extent, boundary lines and area of ... proposed lots.
5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on subject property which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
6. Delineation of building setback lines.
7. Delineation of all existing public road and/or proposed street systems.
8. Identification and location of all easements.
9. Approximate delineation of floodplain or wetland areas, if applicable.
10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).

V. All checks shall be made payable to the *Director of Finance*. The petition will not be accepted for processing until the fee has been paid. Incomplete or incorrect information will result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.

VI. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. If the applicant is the owner's/developer's agent, written documentation from owner/developer granting that authority is required.

Clare V. Fischer 6-7-95 Robert H. Vogel 6/6/95
 (Signature of Property Owner) (Date) (Signature of Petition Preparer) (Date)

Clare V. Fischer Robert H. Vogel
 (Fee Simple Owner Only) (Name of Petition Preparer)
LEONARD G. FISCHER MARKS + VOGEL ASSOCIATES, INC.
 (Name of Property Owner) (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

6150 ROCKDALE HILL ROAD 3691 PARK AVE. SUITE 101
 (Address) (Address)

Baltimore, MD 21227 Ellicott City, MD 21043
 (City, State, Zip Code) (City, State, Zip Code)

(410) 796-2817 (410) 461-5828
 (Telephone) (Telephone)

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development and Research

DATE: 6-12-95P&Z File No. WP 95-123**Department of Planning and Zoning**

- ☐ Transportation Planning
☐ Comprehensive Planning and Zoning Administration
☐ Research/Historic Preservation
☐ Address Coordinator
☐ Agricultural Preservation
☐ File

Agencies

- | | |
|--|--|
| <input type="checkbox"/> Bureau of Engineering, DPW | <input type="checkbox"/> Tax Assessment |
| <input type="checkbox"/> Soil Conservation District | <input type="checkbox"/> C & P |
| <input type="checkbox"/> Department of Inspections, Licenses & Permits | <input type="checkbox"/> B G & E |
| <input type="checkbox"/> Department of Fire and Rescue Services | <input type="checkbox"/> Department of Natural Resources |
| <input type="checkbox"/> State Highway Administration | <input type="checkbox"/> Cable TV |
| <input type="checkbox"/> Bureau of Environmental Health | <input type="checkbox"/> Police |
| <input type="checkbox"/> Public School System | <input type="checkbox"/> MTA |
| <input type="checkbox"/> Recreation and Parks | <input type="checkbox"/> Finance |
| <input type="checkbox"/> Forest Conservation Planner | |

RE: Fischer Prop., lots 1 + 2 (r. 95-133)ENCLOSED FOR YOUR: ☐ Signature Approval ☒ Review and Comments ☐ FilesTHE ENCLOSED: ☐ Original

<u>Plans</u>	<u>No. of Sheets</u>	<u>Supplemental Documents</u>
<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 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"/> Prel/Final Drainage and/or
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Computation/Pond Safety Comps
<input checked="" type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input checked="" type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> Landscaping Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management
<input type="checkbox"/> Response Letter	<input type="checkbox"/>	<input type="checkbox"/> Industrial Waste Survey
<input type="checkbox"/> Perc Plat	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Scenic Road Exhibits	<input type="checkbox"/>	<input type="checkbox"/> DPW Fee Receipt/Deeds
		<input type="checkbox"/> DPW Cost Estimate
		<input type="checkbox"/> DPW Application

WAS: ☒ Received ☐ Tentatively Approved☐ Recorded☐ Received and Revised ☐ ApprovedOn 6-12-95COMMENTS: No objection SRC/COMMENTS DUE BY: 7-06

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

7/6/95 CW

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development and Research

DATE: 3-27-95P&Z File No. F95-133

Department of Planning and Zoning

- ☒ Transportation Planning
☒ Comprehensive Planning and Zoning Administration
☒ Research/Historic Preservation
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Agencies

- ☒ Bureau of Engineering, DPW
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RE:

Fischer Prop., Lots 1-5ENCLOSED FOR YOUR: ☐ Signature Approval ☒ Review and Comments ☐ FilesTHE ENCLOSED: ☐ OriginalPlansNo. of SheetsSupplemental Documents

- | | | |
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| <input type="checkbox"/> Scenic Road Exhibits | | <input type="checkbox"/> DPW Fee Receipt/Deeds |
| <input checked="" type="checkbox"/> <u>topo/Soils-FSD/FCP-2DPW</u> | | <input type="checkbox"/> DPW Cost Estimate |
| | | <input type="checkbox"/> DPW Application |

WAS: ☒ Received ☐ Tentatively Approved☐ Recorded☐ Received and Revised ☐ ApprovedOn 3-27-95

COMMENTS:

SRC/COMMENTS DUE BY: 4-20

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

Cwell 4/28/95

Dr. Joyce M. Boyd
County Health Officer
Howard County Health Department
3525-H Ellicott Mills Drive
Ellicott City, Maryland 21043-4544

August 4, 1995

Re: Private Sewage Easement A 49887C, Fischer property of Elkridge, Maryland.

Dear Dr. Boyd:

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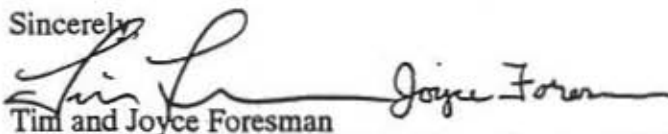
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Your concern for the community's protection of this area is appreciated, regardless of the Planning Board's decision, as this site (Lot 4) had been previously delineated for Park expansion under the acquisition plans of the State's Master Plan.

Sincerely,



Tim and Joyce Foresman
6219 Rockburn Hill Road, Elkridge, Maryland 21227

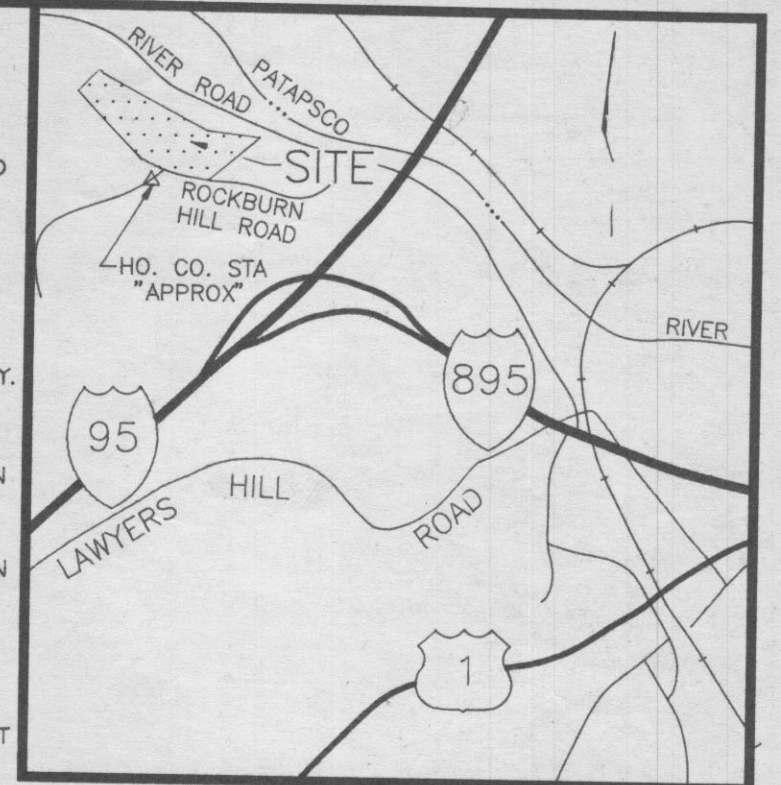
(410) 379-1059

cc: Secretary Wasserman
Secretary Griffin
Ross Kimmel
Joe Rutter

GENERAL NOTES

1. DENOTES A MINIMUM 10,000 SQUARE FOOT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENVOACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
2. FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON APRIL 12, 1995. WATER QUALITY TRENCHES AND DRYWELLS WILL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION.
3. EXISTING HOUSE AND GARAGE ON LOT 1 TO REMAIN. THE EXISTING HOUSE ON LOT 1 IS NONCOMPLYING WITH THE EXISTING SETBACKS. ANY ADDITIONAL CONSTRUCTION OR EXPANSION WILL COMPLY WITH THE SETBACKS SHOWN HEREON.
4. IN ACCORDANCE WITH SECTION 16.24(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH THE RETENTION OF EXISTING VEGETATION EXCEPT ON LOT 4.
5. THE LIMIT OF WETLAND AND STREAM BUFFERS AND FOREST STAND DELINEATION SHOWN HEREON ARE BASED ON FIELD WORK PERFORMED BY EXPLORATION RESEARCH, INC. ON OR ABOUT 5/28/93.

6. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
7. SUBJECT PROPERTY ZONED R-ED PER 9/18/92 COMPREHENSIVE ZONING PLAN.
8. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY U.S.C.E. G.S. CONTROL STATION NO. 227-470097, HO. CO. STA. 'APPROX' 227-47009 'APPROX' N 567,674.484 E 1390,054.420
9. STARTING AZIMUTH CONTROL PROVIDED BY HOWARD COUNTY SURVEY SECTION, VOGEL ASSOCIATES, INC. IN MARCH, 1993.
10. B.R.L. DENOTES BUILDING RESTRICTION LINE.
11. DENOTES IRON PIN W/CAP SET
12. DENOTES IRON PIPE OR IRON BAR FOUND.
13. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
14. DENOTES STONE OR MONUMENT FOUND.
15. ALL AREAS LISTED ARE MORE OR LESS.
16. DEED REFERENCES: 649/620.
17. DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
18. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR OTHER EASEMENTS.
19. OPEN SPACE LOT TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF PARKS AND RECREATION.
20. ROCKBURN HILL ROAD MEETS THE DEFINITION OF A SCENIC ROAD IN ACCORDANCE WITH SECTION 16.402 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
21. LOTS 1 THRU 4 WILL HAVE PRIVATE WATER AND SEWER SERVICE.
22. WP-95-123 A WAIVER OF SECTION 16.2(F)(1) AND (2), REQUIRING OPEN SPACE LOTS TO HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD AND TO HAVE OPEN SPACE ACCESS POINTS ACCESSIBLE FROM ALL LOTS WITHIN THE SUBDIVISION, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING ON JULY 2, 1995.



VICINITY MAP
SCALE: 1"=2000'

NOTE

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOT 4, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A MEETS AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION 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.

POINT	NORTH	EAST
11	567901.546	1390586.573
13	567884.563	1390904.675
200	567693.464	1390075.311
202	567669.832	1390106.808
211	567920.469	1389825.478
232	568469.085	1389702.088
234	567979.990	1390244.944
247	567899.837	1390818.164
248	567769.568	1390984.178
272	568296.974	1389411.113
499	567567.242	1390918.050
501	567566.805	1390840.172
502	567558.248	1390767.185
503	567547.303	1390644.766
504	567554.596	1390565.465
505	567562.362	1390515.785
506	567613.059	1390290.367
511	567553.744	1390574.733
507	567637.325	1390217.256
260	568144.445	1390062.412
261	567994.152	1390087.957
515	567589.311	1390395.961
517	567620.311	1390268.519
262	567937.263	1390431.022
264	567900.534	1390723.707
525	568177.913	1390025.265
526	568004.825	1389732.640

COORD NO.	BEARING	DIST.
499 TO 501	S89°40'43"W	77.80'
501 TO 502	S83°18'48"W	73.49'
502 TO 503	S84°53'28"W	122.91'
503 TO 511	N84°44'44"W	70.33'
511 TO 504	N84°44'44"W	9.31'
504 TO 505	N81°06'58"W	50.28'
505 TO 515	N77°19'29"W	122.82'
515 TO 506	N77°19'29"W	108.23'
506 TO 507	N71°38'19"W	77.03'
507 TO 202	N73°36'00"W	115.13'

LOT NO.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	96,659	0	120,248	0	25,810	70,849
2	87,127	0	63,538	0	8,406	78,721
3	95,481	0	95,481	0	31,393	64,088
4	118,698	0	118,698	0	34,824	83,874

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	9136 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.231 AC
TOTAL AREA OF LOTS TO BE RECORDED:	12367 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.442 AC
TOTAL AREA TO BE RECORDED:	12809 AC
TOTAL AREA OF 25% OR GREATER STEEP SLOPES:	5.251 AC

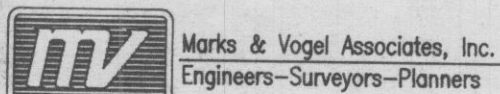
AREA TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD (0.442 AC)

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ERK C. MARKS, R.P.L.S. #607
DATE 8/20/96

LEONARD G. FISCHER
DATE 8/23/96

CLARE V. FISCHER
DATE 8/23/96



APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

HOWARD COUNTY HEALTH OFFICER
DATE 9-7-96

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 9/11/96

DIRECTOR
DATE 9/17/96

OWNER'S CERTIFICATE

LEONARD G. FISCHER AND CLARE V. FISCHER, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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 RIGHT-OF-WAY. WITNESS OUR HANDS THIS 23 DAY OF August, 1996

LEONARD G. FISCHER

CLARE V. FISCHER

WITNESS

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LEWIS A. BEVER AND NANON S. BEVER, HIS WIFE TO LEONARD G. FISCHER AND CLARE V. FISCHER, HIS WIFE BY DEED DATED AUGUST 1, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 649 AT FOLIO 620.

I FURTHER CERTIFY 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

ERK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NO. 607
DATE 8/24/96

RECORDED AS PLAT No. 12374 ON 9-23-96
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FISCHER PROPERTY

LOTS 1-5
ZONED R-ED

TAX MAP NO. 32 PARCEL NO. 1
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 2, 1996

GRAPHIC SCALE



SCALE 1"=100'
SHEET 1 OF 1

F-95-133