

JAVI

PLEASE ADD TO
LOT FILE

(IF YOU CAN FIND IT)

IS VACANT LOT

FRONTS 3rd READS

EITHER ROUTE 97 (ON ACT
NAMES)

OR

WILLOW BIRCH DR

OR

CATTAIL CREEK DR.

4/2/98



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
December 5, 1997

MEMORANDUM

TO: Fisher, Collins & Carter, Inc.
Centennial Square Office Park
10272 Baltimore National Pike
Ellicott City, Maryland 21043
Attention: Chuck Crovo

FROM: Craig Williams, Program Director (CW)
Water and Sewerage Program
Bureau of Environmental Health

RE: By His Grace Fairways Subdivision - Lot 1

COMMENT:

In reviewing well and septic system plans for Lot 1 of the Subdivision known as "By His Grace Fairways", a possible conflict was observed between this lot's well and septic locations and the well and septic locations on certain lots in the "Vineyards at Cattail Creek" Subdivision.

The review documents for "Vineyards" were expected to include ALL WELLS AND SEPTICS WITHIN 100 FEET OF PROPERTY BOUNDARIES.

Please research and submit informal "plat of correction" showing these locations, so we may confirm whether or not a problem exists.

Thank you for your cooperation in this matter.

CW:jr

cc: Developer of Vineyards @ Cattail
Tim Feaga
File

NOT SENT / DISCUSSED WITH
CHUCK CROVO
WHO RESEARCHED
AND PROVIDED
DOCUMENTATION OF
100' CLEARANCE
WELL TO SEPTIC. JAN 98

MARCH 98 -
INQUIRY RE: THIS LOT
APPLICANT UNWANT
THAT A WELL
EXISTED,

②
file copy
T.F. #9 (rev. 3/22/91)

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

DATE: 6/4/92

P&Z File No. F-92-123

Department of Planning and Zoning

☐ Community Planning and Land Development
☐ Comprehensive and Transportation Planning
☐ Zoning Administration and Enforcement
☒ Data Management
☐ Address Coordinator
☐ Agricultural and Historic Preservation
☒ File

Agencies

☒ Bureau of Engineering, DPW
☐ Department of Inspections, Licenses and Permits
☐ Department of Fire and Rescue Services
☐ State Highway Administration
☐ Finance
☒ Bureau of Environmental Health
☐ Public School System
☐ Recreation and Parks

☒ Soil Conservation District
☐ County Assessment
☐ C & P
☐ B G & E
☐ Department of Natural Resources
☐ Cable TV
☐ Police

RE: By His Grace Fairways lots 1 and 2

FOR SRC MEETING OF: _____ (Date) _____ (Time) _____ (Place)

ENCLOSED FOR YOUR: _____ Signature Approval ☒ Review and Comments ☒ Files

THE ENCLOSED: _____ Original

	<u>No. of Sheets</u>		<u>No. of Sheets</u>
<input type="checkbox"/> Sketch Plan	_____	<input type="checkbox"/> Final Construction Plans	_____
<input type="checkbox"/> Preliminary Plan	_____	<input type="checkbox"/> Final Storm Drainage Computations	_____
<input type="checkbox"/> Preliminary Road Profile	_____	<input type="checkbox"/> Soils Map	_____
<input type="checkbox"/> Preliminary Drainage and/or Computations	_____	<input type="checkbox"/> Traffic Study	_____
<input type="checkbox"/> Final Development Plan	_____	<input type="checkbox"/> Stormwater Management	_____
<input type="checkbox"/> Final Plat	_____	<input type="checkbox"/> Site Development Plan	_____
		<input type="checkbox"/> Waiver Petition	_____

WAS: _____ Received _____ Tentatively Approved
☒ Received and Revised _____ Approved

Recorded
On 6/4/92

COMMENTS: _____

DUE BY: 6/22/92

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

APPROVAL SUBJECT TO WELL ON LOT #2 BEING DRILLED AND ACCEPTED
AND NOTE 2 AND NOW NOTE 3 CHANGED TO DEPT. OF THE ENVIRONMENT
- F. L. Lomen CT

15

T.F. #9 (rev. 3/22/91)

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

DATE: 3/20/92

P&Z File No. F-92-123

Department of Planning and Zoning

- ☒ Community Planning and Land Development
- ☐ Comprehensive and Transportation Planning
- ☐ Zoning Administration and Enforcement
- ☐ Data Management
- ☐ Address Coordinator
- ☐ Agricultural and Historic Preservation
- ☒ File

Agencies

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

RE: BY HIS GRACE FAIRWAYS Lots 1 & 2

FOR SRC MEETING OF: _____
(Date) (Time) (Place)

ENCLOSED FOR YOUR: _____ Signature Approval ☒ Review and Comments _____ Files

THE ENCLOSED: _____ Original

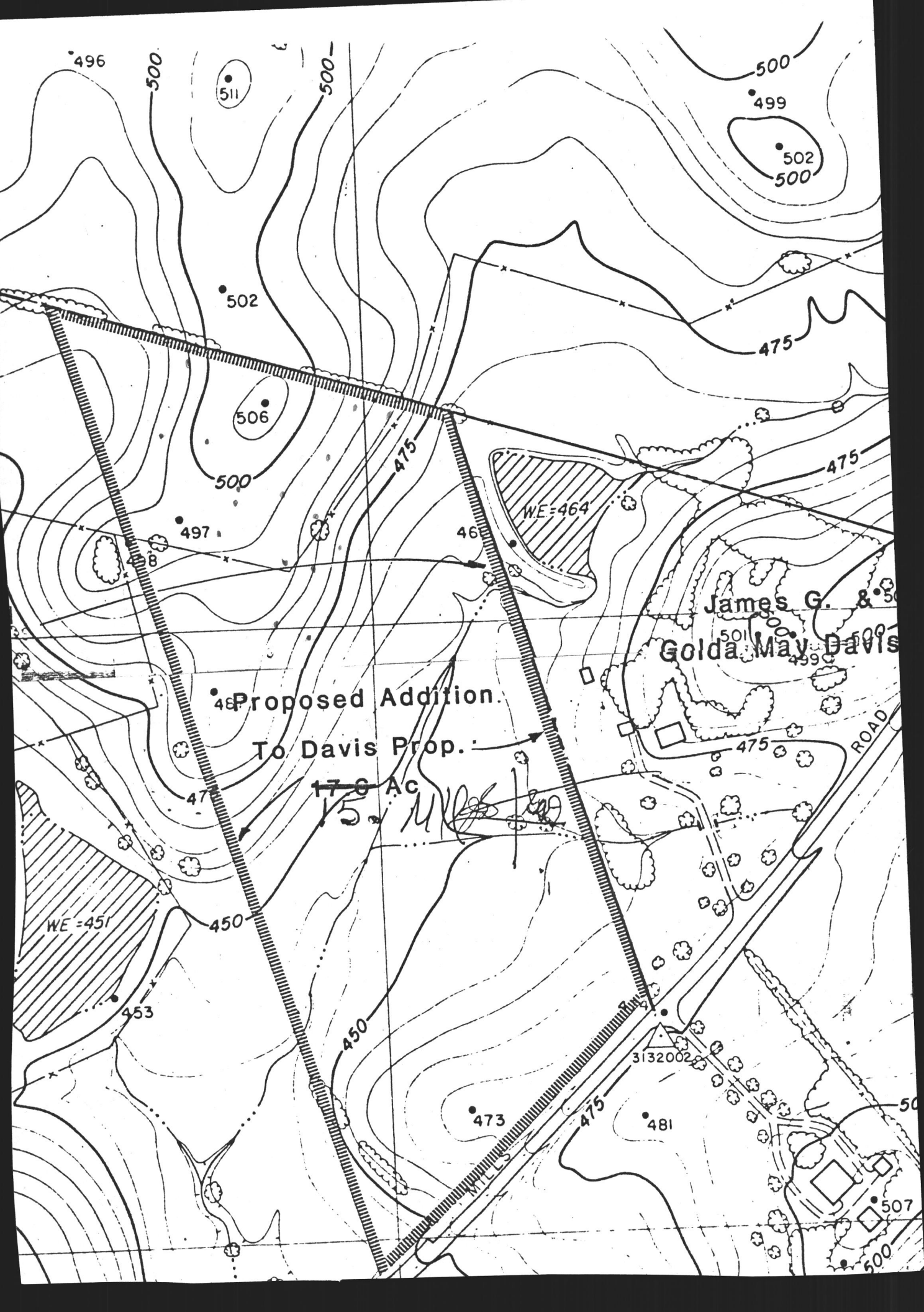
No. of Sheets		No. of Sheets	
_____ Sketch Plan	_____	_____ Final Construction Plans	_____
_____ Preliminary Plan	_____	_____ Final Storm Drainage Computations	_____
_____ Preliminary Road Profile	_____	_____ Soils Map	_____
_____ Preliminary Drainage and/or Computations	_____	_____ Traffic Study	_____
_____ Final Development Plan	_____	_____ Stormwater Management	_____
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/>	_____ Site Development Plan	_____
		_____ Waiver Petition	_____

WAS: ☒ Received _____ Tentatively Approved _____ Recorded _____
_____ Received and Revised _____ Approved _____ On 3/20/92

COMMENTS: _____ DUE BY: 4/9/92

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

* Approval subject to well on lot #2 being drilled and accepted and note #2 changed to Dept. of Environment.
F. Frommelt



496

500

511

500

500

499

502

500

502

506

500

497

498

464

WE=464

475

475

James G. &

Golda May Davis

Proposed Addition

To Davis Prop.

17.6 Ac

15.4 Ac

WE=451

453

450

450

473

481

3132002

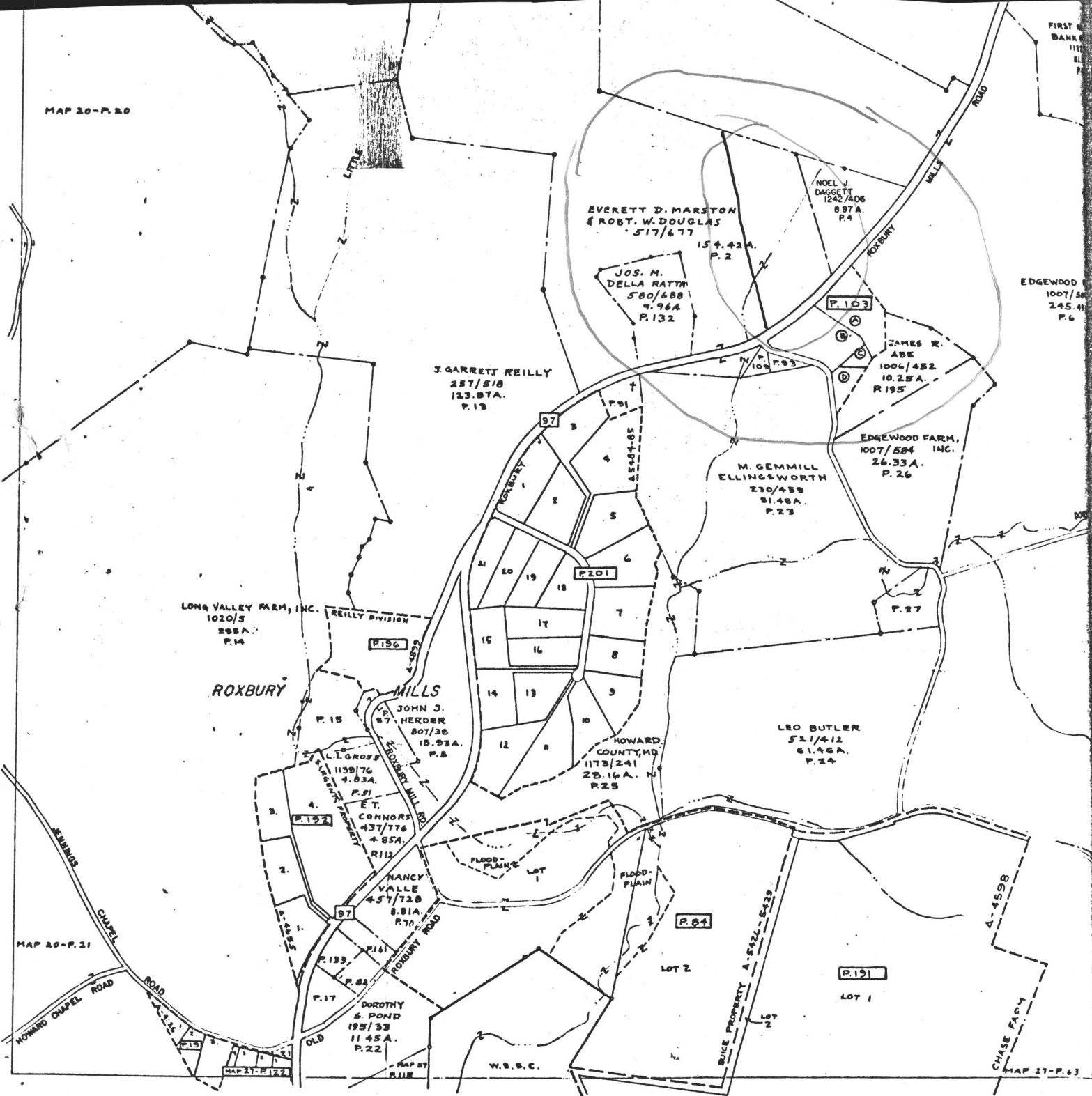
500

507

500

ROAD

MILE



Contract Purchaser
James Davis
% ERA Columbia
6389 Ten Oaks Rd
Ol 1/11/11 Md 21029

West private w/s

File No.

F-92-123

By His Grace Fairways

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.

RECEIVED
11/04/92
11:22 AM
HEALTH DEPT

DPZ

L. Sheenbrooke

Reviewing Agent

Date Received

12-7-92

Date Forwarded

12-7-92

Rejected For:

① HEALTH

L. Fromme

Reviewing Agent

Date Received

12-11

Date Forwarded

12-14-92

Rejected For:

② DPW

Date Received

Date Forwarded

Reviewing Agent

Rejected For:

Chief, DCP&LD

Date Received

Date Forwarded

Reviewing Agent

Rejected For:



HOWARD COUNTY HEALTH DEPARTMENT

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

January 17, 1991

Reply to:

Ms. Golda M. Davis
3710 Route 97
Glenwood, Maryland 21738

RE: Percolation Retesting
Golda M. Davis Property
Lots 1 and 2
Roxbury Mills Road

Dear Ms. Davis:

A wet season percolation test date has been reserved for 10:00 a.m., Thursday, February 21, 1991.

You will be responsible for having a contractor on-site to excavate test holes in the locations indicated in red on the enclosed drawing. Please field locate old perc holes numbered 2 and 3 for proposed Lot - 2 and holes numbered 10 and 11 for proposed Lot - 1.

Please call this office between 8:30 a.m. and 4:30 p.m., Monday through Friday to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,

Jane E. Nadeau

Jane E. Nadeau, Sanitarian
Water and Sewerage Program

JEN:cm

cc: Dave Crowe
Macris, Hendricks & Witmer

442-2083 Olenk.



HOWARD COUNTY HEALTH DEPARTMENT

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

May 14, 1991

Reply to:

Mr. David Crowe
Macris, Henricks & Witmer
9220 Wightman Road
Gaithersburg, Maryland 20879-1279

Re: Percolation Test Results
Application #'s: 46739 & 46740
Proposed Use: Residential
Property ID: By His Grace Farm
Lot 1 & 2
Roxberry Mills Road

Dear Mr. Crowe:

Percolation testing conducted February 21, 1991 on the above referenced property indicated limited satisfactory soil conditions. Copies of the test results are enclosed. Rock and shallow depth to groundwater table limited the area potentially available for sewage disposal installation.

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 feet of property boundaries have been shown.

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

If the proposal is for subdivision or for commercial use, a Groundwater Appropriations Permit must be approved prior to any plat approvals.

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 461-9933.

Very truly yours,

Craig Williams, Director
Water and Sewerage Program

CW:cm

Enclosures

cc: Ms. Golda Davis

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits 461-9933 Community Environmental Health 461-9944
Technical Services 461-9955 Director 461-9956 TDD 313-2323

July 18, 1986

Mr. James Davis
c/o ERA Columbia
6389 Ten Oaks Road
Clarksville, Maryland 21029

RE: Percolation Testing
Tax Map 21, Parcel #2
Roxbury Mill Road

Dear Mr. Davis:

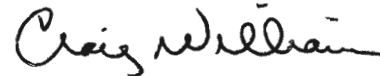
Percolation testing conducted July 15, 1986 on the above referenced lots indicated satisfactory soil conditions.

Approval of the lot is contingent upon submission by a registered engineer of a plat showing certified test hole locations and a suitable house and well site.

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

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 461-9933.

Very truly yours,



Craig Williams, Director
Water and Sewerage Program

CW:JR

based on NAD 27, Maryland Coordinate System as
Control Stations No. 3132001 and No. 3132002.
ment of 10,000 square feet as required by the
Environment for individual sewage disposal.
is area are restricted until public sewage is
come null and void upon connection to a public
Officer shall have the authority to grant variances
sewage easement. Recordation of a modified
cessary.
mum ownership width and lot areas as
te Department of the Environment.
9-15-92 Comprehensive Zoning Plan.
st Holes.
monumented boundary survey performed
Macris, Hendricks & Glascock, P.A.
uction is permitted within the Wetland

by waiver No. WP-92-204, granted 7-15-92,
16.115(c)(4), and allow direct access onto
driveway onto Rte. 97 will be permitted by the
ration.

x Drive will be constructed in accordance
etails & Specifications.

Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented)
king of this plat and the setting of markers have been complied with.

Donna M. Best III
Surveyor
Nov. 24, 1992
Date

ship that owns the property being recorded by this plat.

Date

MINIMUM LOT SIZE CHART

Lot	Gross Area	Area of Steep Slope & Flood Plain	Minimum Lot Area
1	146,742 ± OR 3.3687 AC.	16,416 ± OR 0.3769 AC.	130,326 ± OR 2.9919 AC.
2	150,006 ± OR 3.4437 AC.	45,796 ± OR 1.0513 AC.	104,210 ± OR 2.3923 AC.

In the "RC" zone district, up to 50% of the
minimum lot size may be land in the 100
Year Floodplain or Steep Slopes of 25%
or greater.

Patrick Lapensee
410 655-0208

PLAT NO. 1181P

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY

Donnie Best-Lee

RECEIVED BY:

DATE: 1/8/93 PLAT: _____

FILED JAN 12 1993

OWNER

GOLDA M. DAVIS
3710 ROUTE 97
GLENWOOD, MARYLAND
21738

CERTIFICATE

al Plat shown hereon is correct;
ed by Golda May Davis surviving
sed, by deed dated July 1, 1992.
d County in Liber 2588 of
place or will be in place prior
ubdivision by Howard County as
Code of Maryland, as amended.

RECORDED AS PLAT NO. _____ ON
_____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

BY HIS GRACE FAIRWAYS

LOTS 1 & 2
ZONED - "RC"
PARCEL #4

TAX MAP - 21 4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER 1991

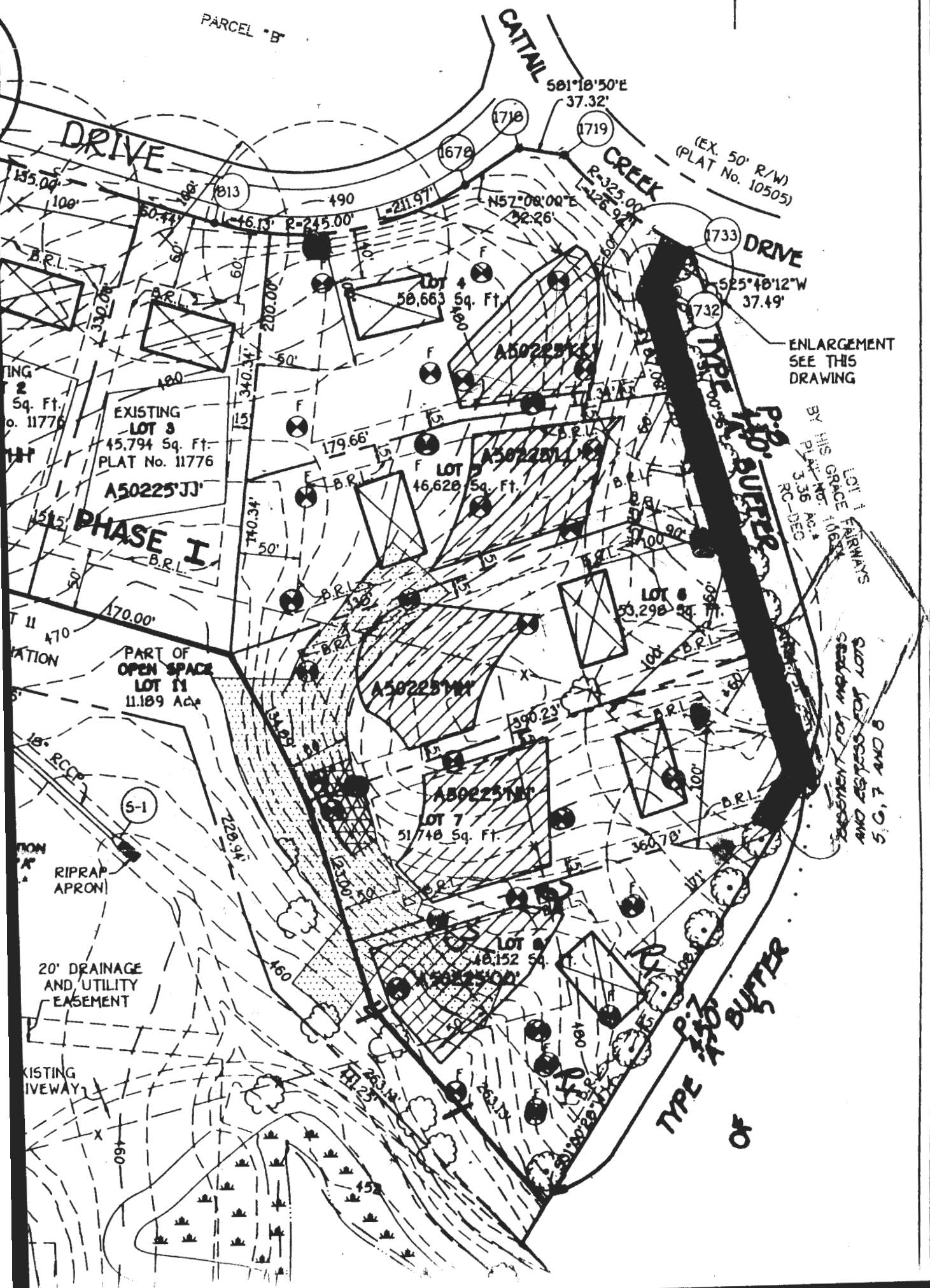
N 170216.910
(METRIC)
N 504700

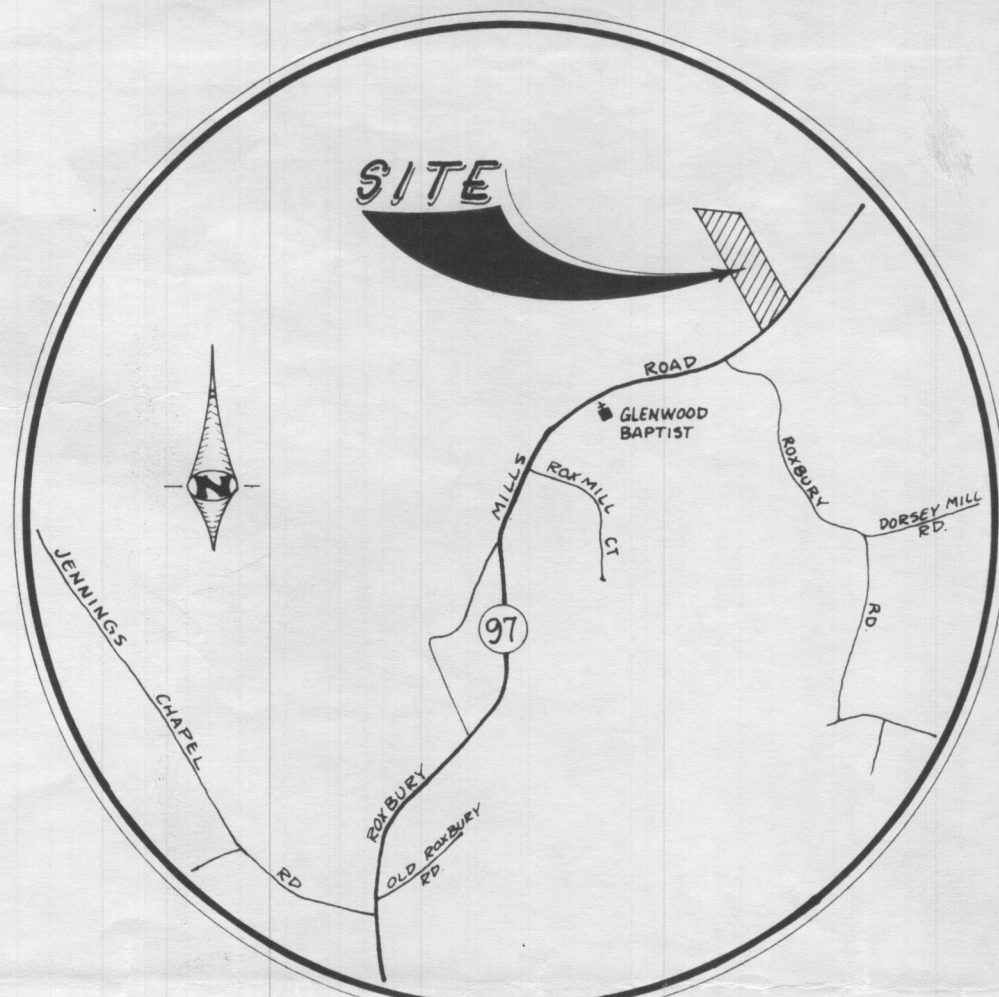
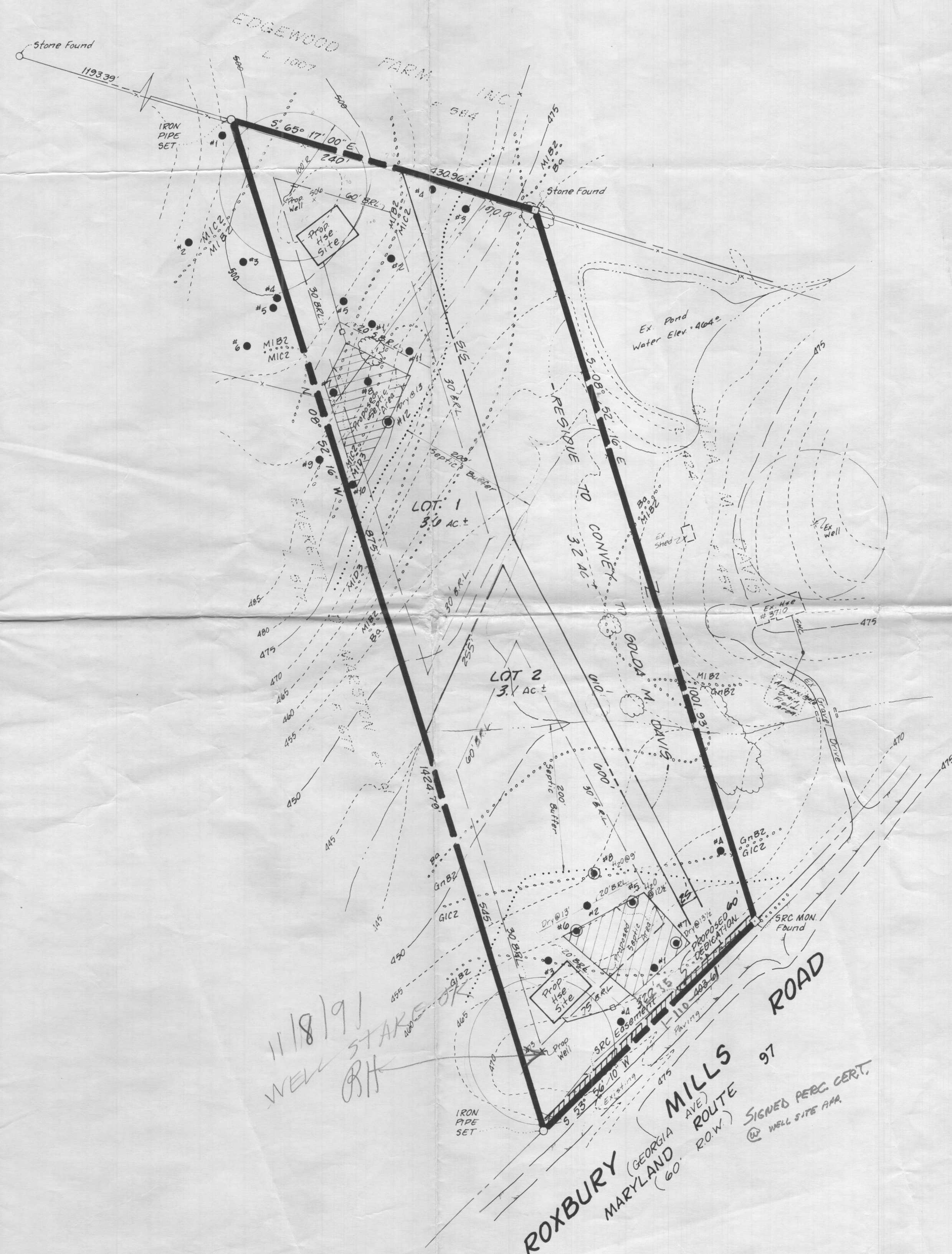
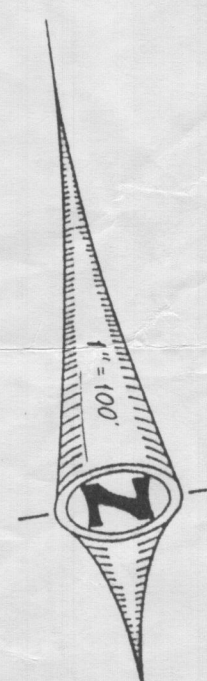
E 396210.316
(METRIC)
E 1299900



CATTAIL CREEK COUNTRY CLUB
SECTION 2
PLAT No. 11050
RC-DEO

PARCEL "B"





VICINITY MAP
Scale: 1" = 2000'

GENERAL NOTES

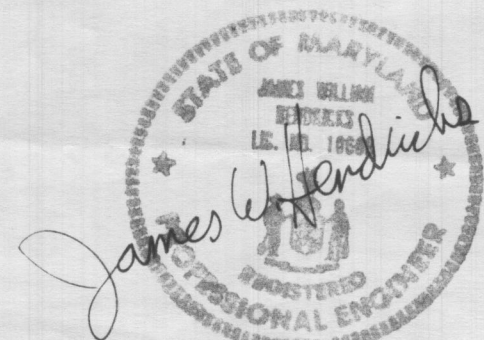
- Boundary as shown from a plot of survey prepared by Associated Engineers Inc. dated Dec. 27, 1989.
- Topography as shown furnished by client, 5 foot contour interval.
- Soils as shown graphically reproduced from Howard County Soil Survey Map page 13.
- Proposed lots 1 and 2 are to be served by private on-site wells and sewerage disposal systems.
- Zone - Rural 1 dwelling unit per acre.
- Number of proposed lots this plan = 2
- Area Tabulation:

Parcel	10.0 AC.
Total Area of Roadway Dedication	0.1 AC.
Net Site Area	9.9 ± AC.
- There are no wells or septic areas within 100 feet of this property.
- This symbol (●*) represents approximate location of previous perc testing, obtained from Howard County Health Department records, A 36973 (Lot A), A 36974 (Lot B), A 36975 (Lot C).
- This symbol (●*) represents location of perc testing performed on 2-21-91 by the Howard County Health Department.
- The lots shown hereon comply with the Minimum Ownership Width and Lot Area as required by the Maryland State Department of the Environment.
- This area designates a private sewage easement of 10,000 sq ft 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 sewer 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 private sewage easement. Recordation of a modified sewage easement plat shall not be necessary.
- Well for Lot 2 must be drilled and approved prior to Final Plat Approval by Howard County Health Department, Bureau of Environmental Health.

MHC
SEP 5 0 1991
THIS PRINT MADE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
James M. Bowles, Jr. 8/27/91
COUNTY HEALTH OFFICER DATE

PREPARED FOR
GOLDA M. DAVIS
3710 ROUTE 97
GLENWOOD, MARYLAND
21738
(301) 854-6915

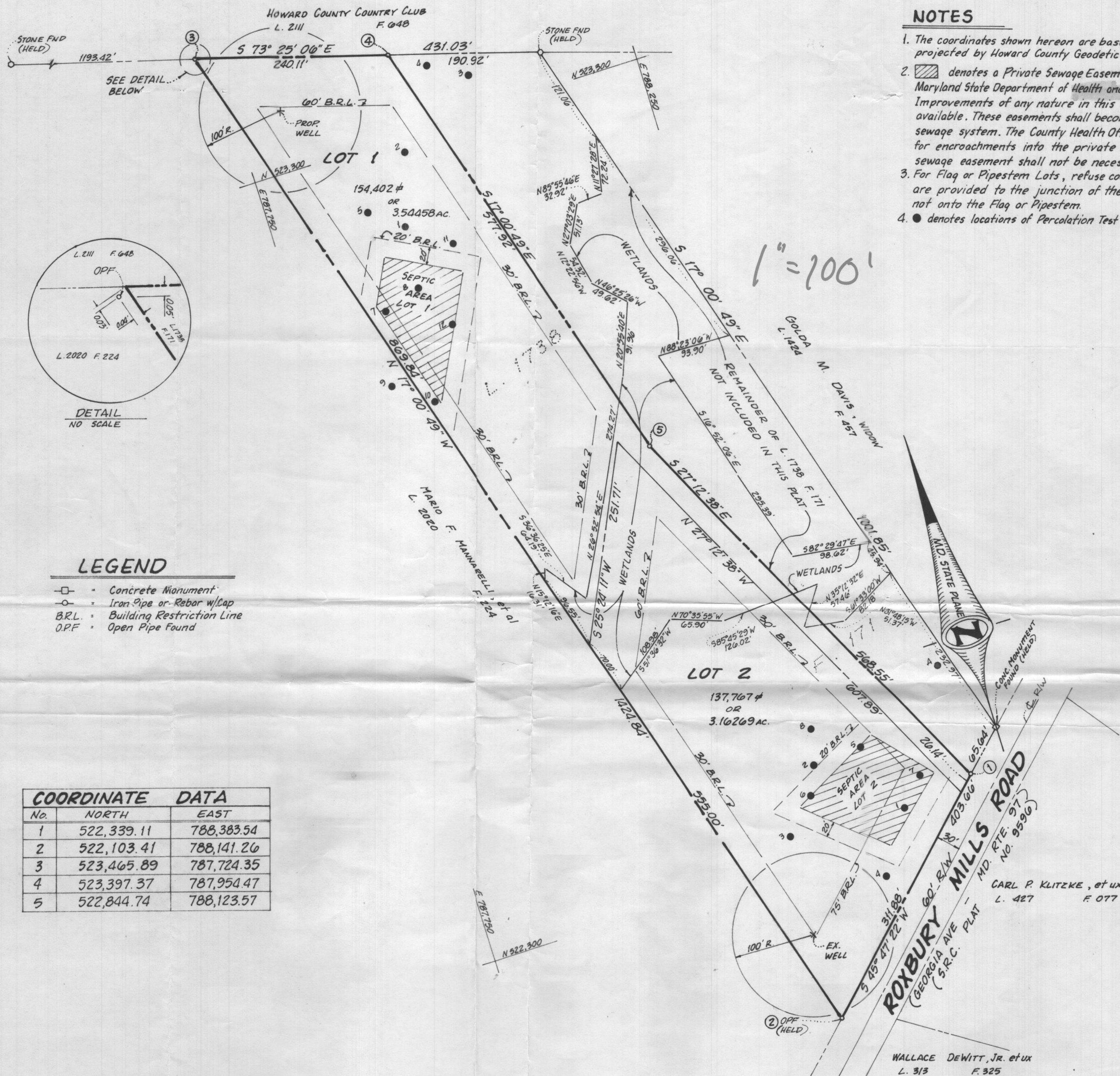


TAX MAP #21

PERCOLATION CERTIFICATION PLAN
BY HIS GRACE FARM
LOTS 1 & 2
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

	Designed DAC		Drawn W.S.M.	
	Date 6/25/91		Scale 1" = 100'	
	Job No. 90-386		Sheet 1 of 1	
	(301) 670-0840			

Macris, Hendricks and Witmer P.A.
Engineers • Planners • Surveyors
Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20879



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

DIRECTOR _____ DATE _____

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR _____ DATE _____

OWNER'S DEDICATION

Golda May Davis, surviving tenant by the entirety, owner of the property shown and described hereon, hereby adopt this plan of subdivision; and in consideration of the approval of this Plat by the Office of Planning and Zoning establish the minimum building restriction lines. All easements of rights-of-way affecting the property are included in this plan of subdivision. Witness my hand this 20th day of December, 1991.

Golda May Davis
Golda May Davis

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 Everett D. Marston and Elizabeth S. Marston, and Robert W. Douglas and Shirley A. Douglas, his wife, to James Gengwer Davis, Sr. and Golda May Davis, by deed dated August 20, 1987, and recorded in the Land Records of Howard County in Liber 1738 at Folio 171, 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.

January 27, 1992
Date

Douglas H. Riggs, III
Douglas H. Riggs, III
Professional Land Surveyor
Md. Reg. No. 10712

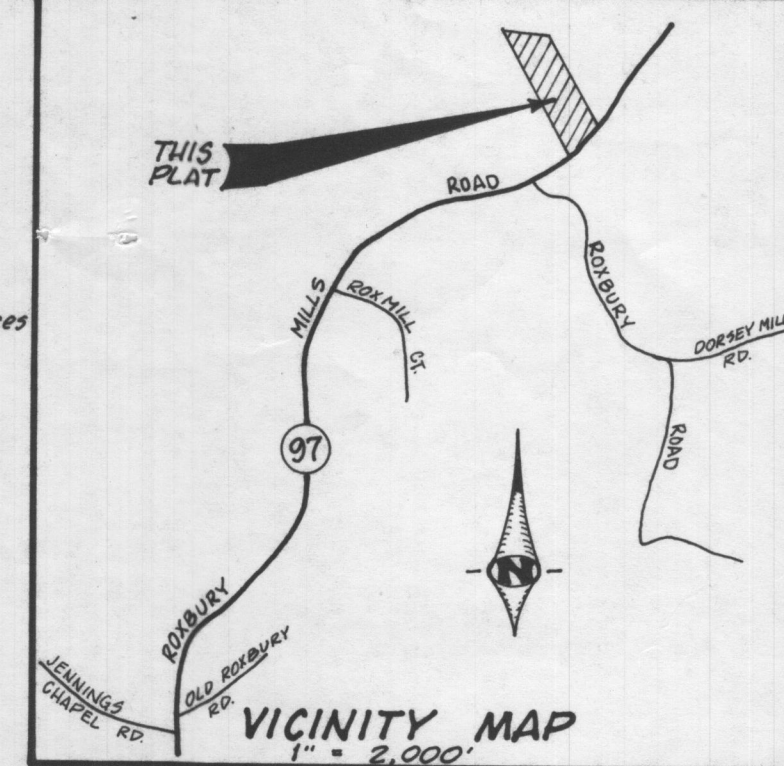
RECORDED AS PLAT NO. _____ ON _____
LAND RECORDS OF HOWARD COUNTY, MD.

BY HIS GRACE FAIRWAYS

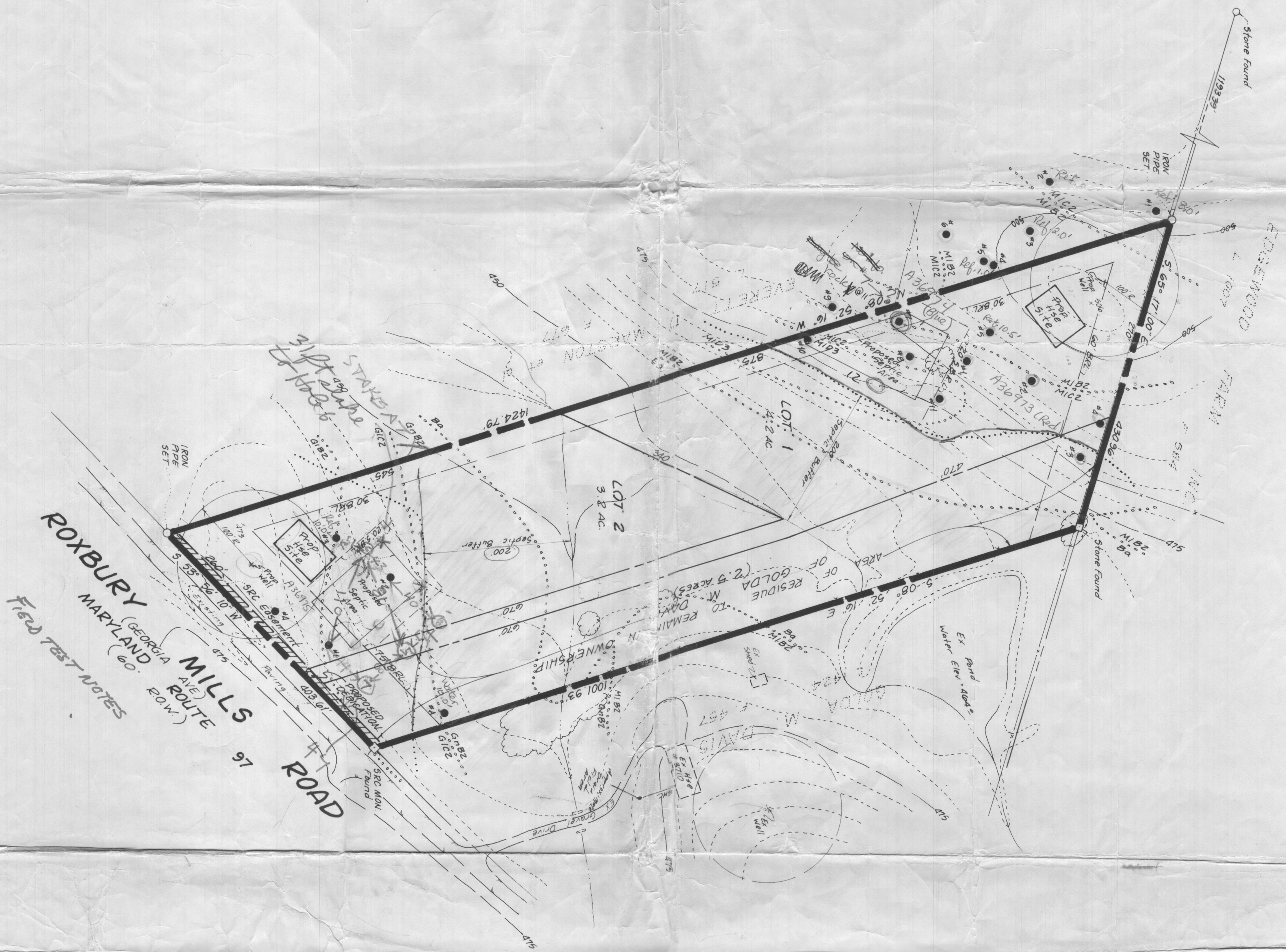
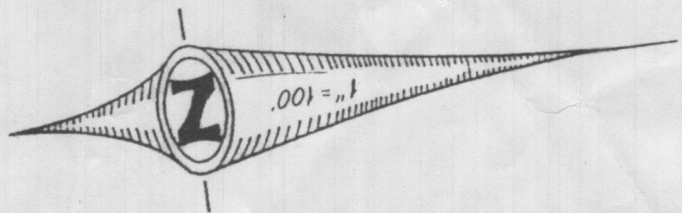
LOTS 1 & 2
ZONED - R

TAX MAP - 21 4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER, 1991
SHEET 1 OF 1

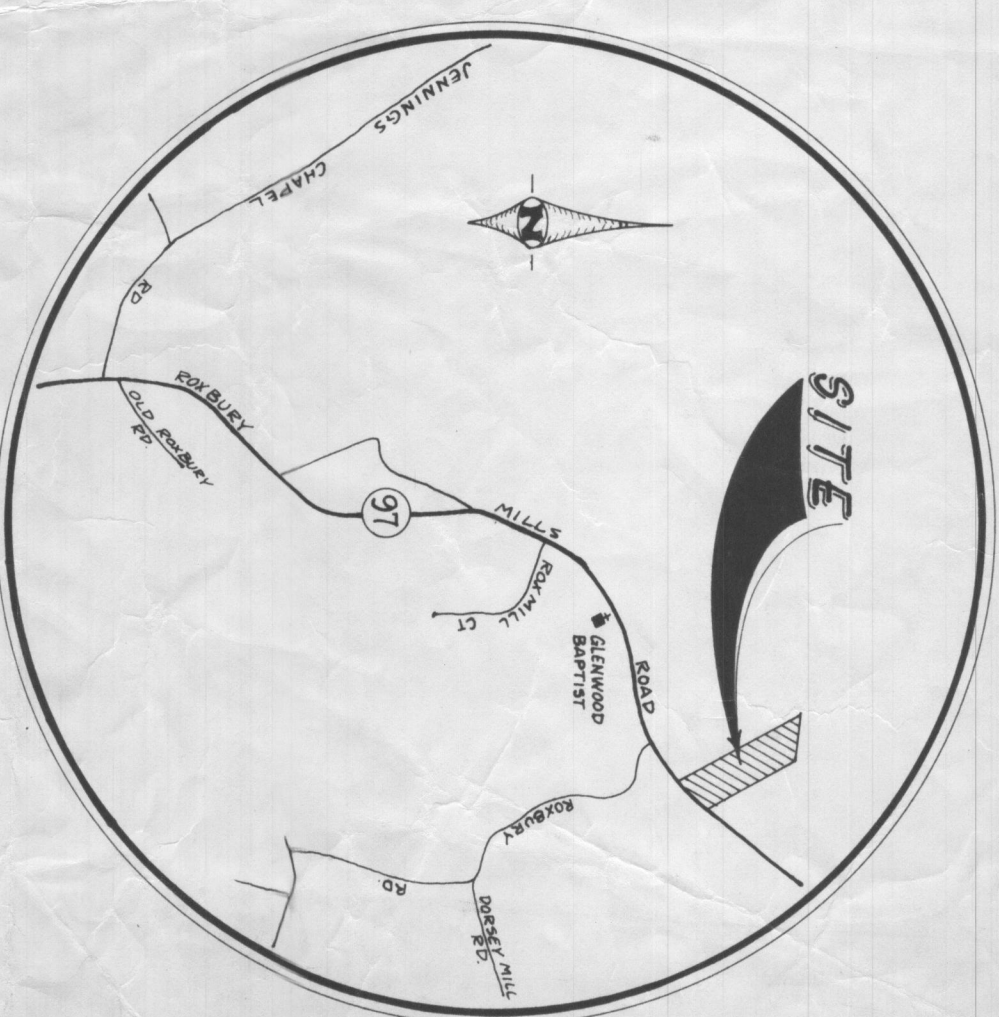
MACRIS, HENDRICKS & GLASCOCK, P.A.
ENGINEERS - PLANNERS - SURVEYORS
9220 WIGHTMAN ROAD, SUITE 120
GAITHERSBURG, MARYLAND 20879
(301) 670-0840 90-386



F-92-123



Lot-1 Previous per hole #7
(A 3474 7-15-86) was
not tested notes inconclusive,
Must retest this area-
and lowest part of proposed
site.



VICINITY MAP
Scale: 1" = 2000'

GENERAL NOTES

1. Boundary as shown from a plot of survey prepared by Associated Engineers Inc. dated Dec. 27, 1989.
 2. Topography as shown furnished by client, 5 foot contour interval.
 3. Soils as shown typified reproduced from Howard County Soil Survey Map page 13.
 4. Proposed lots 1 and 2 are to be served by private on-site wells and seepage disposal systems.
 5. Zone - Rural 1 dwelling unit per acre.
 6. Number of proposed lots this plan = 2
 7. Area Tabulation:

Parcel	Area
Grassland Parcel	10.0 AC
Trillium Roadway Dedication	2.5 AC
Total Area of Lots	0.091 AC
	7.4 ± AC
 8. There are no wells or septic areas within 100 feet of this property.
 9. This symbol (●) represents approximate location of previous test testing, obtained from Howard County Health Department records, A 58975 (Lot A), A 34974 (Lot B), A 36975 (Lot C).
- James Davis
Roxbury Mills Rd
Lots A-C
M.D.

TAX MAP #21

PRELIMINARY SITE PLAN BY HIS GRACE FARM

4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Macris, Hendricks and Witmer P.A.

Engineers • Planners • Surveyors

Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20879
(301) 670-0840

Designed DAC	Date 11/26/90	Job No 90-386
Drawn WSM	Scale 1" = 100'	Sheet 1 of 1

