

5/14/84  
5/14/84  
9:30 A.M.  
7/18/84  
9:30 AM Partial  
11/4/84  
3 PM  
3

Building Permit  
Attached

# PERMIT

P 33837

A Repair

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

BUREAU OF ENVIRONMENTAL HEALTH

992-2330

ELLICOTT CITY

DISTRICT 3rd

DATE 4/30/84

Mathena Septic Tank Service

IS PERMITTED TO INSTALL        ALTER X

ADDRESS Davis Avenue, Woodstock, Maryland 21163 PHONE 461-5265

SUBDIVISION Heyn Subdivision ROAD 1668 1650 Woodstock Road LOT Lot 1

PROPERTY OWNER Daniel Heyn MICHAEL BRAY

ADDRESS 1650 Woodstock Road, Woodstock, Maryland 21163

IF GARBAGE GRINDER IS USED INCREASE SEPTIC TANK CAPACITY BY 50% AND ABSORPTION AREA BY 22%.

GARBAGE GRINDER? YES        NO ✓

SEPTIC TANK CAPACITY 1250 GALLONS NUMBER OF BEDROOMS 4

REPAIR - Call for an appointment when ground is opened up and Sanitarian will

recommend the repair system. 5/14/84 DRY WELL & TRENCH

500 SQFT BELOW INLET WITH INLET 4  
FT BELOW GRADE & BOTTOM OF DRY WELL  
10 FT BELOW GRADE. EFFECTIVE AREA  
BETWEEN 4 FT & 10 FT BELOW GRADE EXAMPLE  
12X12 DRY WELL WITH 35 FT LONG DITCH 10 FT  
DEEP 6 FT STONE. PLACE DRY WELL

PLANS APPROVED BY Frank A. Skinner DATE 4/30/84

COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH.

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER. NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH.

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 40 PVC OR ABS.

PERMIT VOID AFTER THREE YEARS.

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA, OR PVC OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET MANHOLE TO GRADE REQUIRED.

\*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT

\*CALL 992-2330 FOR INSPECTION OF SEPTIC SYSTEMS.

EH - 2-1082

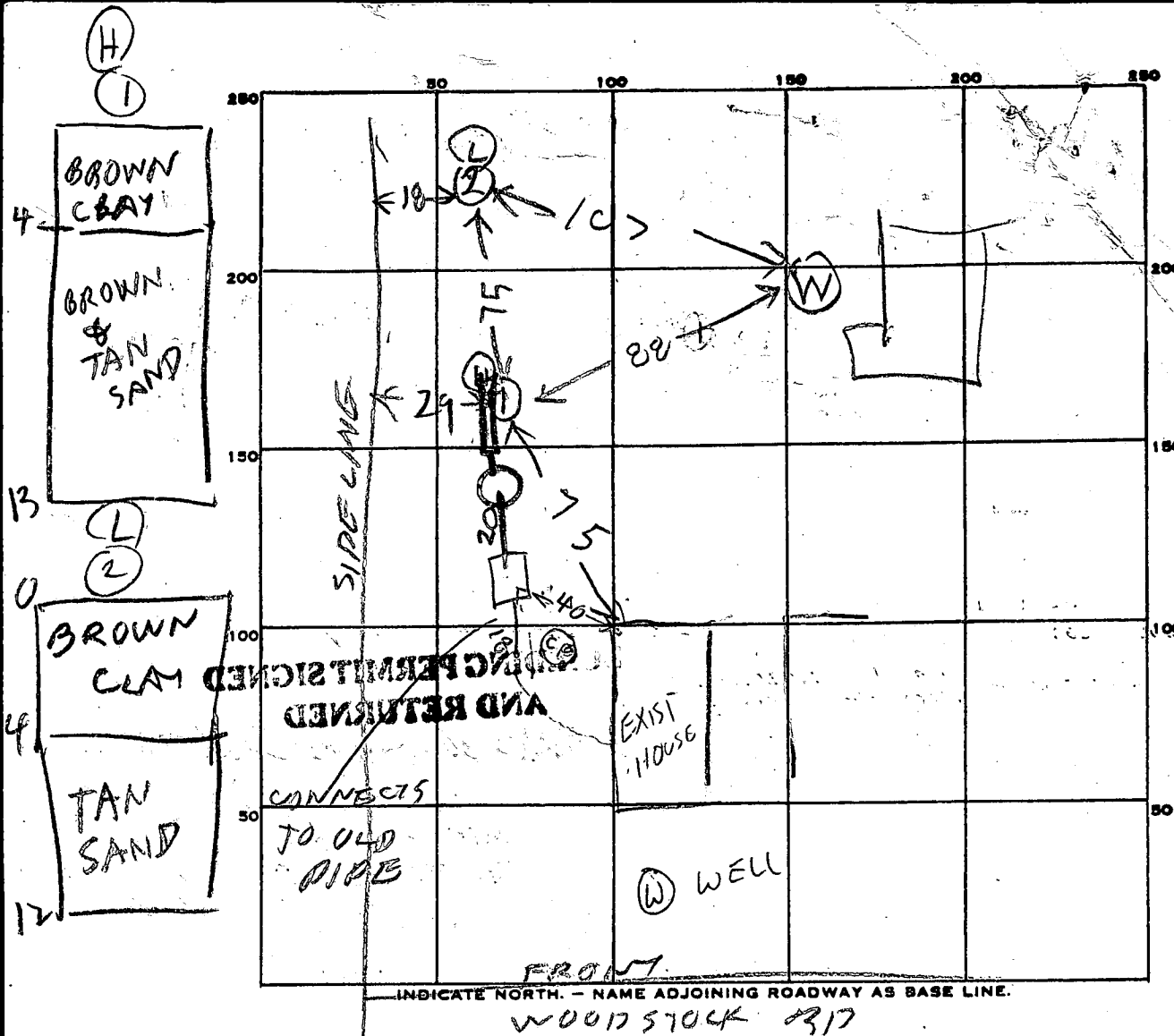
BLOG. PERMIT SIGNED

AND RETURNED

2-11-99  
Serial # 60116154  
dec

ON PERC HOLE ① RUN DITCH  
TOWARD BACK  
LINE  
R.H.

P-33837  
Repair



PERMIT CARD

SEPTIC TANK, LEVEL OK 1250 TOP 2F7  
*Below grad*

CLEANOUTS MANHOLE & STANDPIPE

DISTRIBUTION BOX, LEVEL

TRENCH DEPTH 10 FT. TRENCH WIDTH 2 FT.

GRAVEL DEPTH 7 FT IN. TOTAL LENGTH 35 FT.

NUMBER OF TRENCHES 1 TOTAL BOTTOM AREA 245

SEEPAGE PITS, INSIDE DIAMETER 52 FT. DEPTH BELOW INLET 6 1/2 FT.

ABSORBENT AREA 338 SQ. FT.

REMARKS 5/14/84 - GOOD SOIL

7/18/84 - TANK OK (CP) = OLD CESS POOL TO BE FILLED IN. R.H.  
OK TO COVER TANK & FILL IN CESSPOOL. DIG DITCH & DRY  
WELL & CALL R.H. 7/19/84 OLD CESS POOL FILLED IN DRY

WELL OK. ADD STONE & PIPE TO PITCH & CALL R.H.  
7/20/84 STONE ADDED 258.3 SQ FT DW & TRENCH

DATE SYSTEM APPROVED 7/20/84

INSPECTOR Raymond J. Stough

14  
13T  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

65  
52  
138  
325  
338

C12853

SEQUENCE NO.  
(MDE USE ONLY)

STATE OF MARYLAND  
WELL COMPLETION REPORT  
FILL IN THIS FORM COMPLETELY  
PLEASE PRINT OR TYPE

THIS REPORT MUST BE SUBMITTED WITHIN  
45 DAYS AFTER WELL IS COMPLETED

ST/CO USE ONLY  
DATE Received

DATE WELL COMPLETED  
101595

Depth of Well  
325  
(TO NEAREST FOOT)

PERMIT NO.  
FROM "PERMIT TO DRILL WELL"  
HO-94-0696

OWNER  
last name  
STREET OR RFD  
SUBDIVISION

1650 Woodstock Rd

first name  
TOWN  
LOT

Daniel  
Woodstock

WELL LOG

Not required for driven wells

STATE THE KIND OF FORMATIONS  
PENETRATED, THEIR COLOR, DEPTH,  
THICKNESS AND IF WATER BEARING

DESCRIPTION (Use additional sheets if needed)	FEET		check if water bearing
	FROM	TO	
Top Soil	0	2	
Sandy	2	22	
Sand Stone	22	35	✓
MICKA	35	55	
Sand Stone	55	60	✓
MICKA	60	325	

NUMBER OF UNSUCCESSFUL WELLS: 0

WELL HYDROFRACTURED  
yes  
Y  
no  
N

CIRCLE APPROPRIATE LETTER

A A WELL WAS ABANDONED AND SEALED  
WHEN THIS WELL WAS COMPLETED

E ELECTRIC LOG OBTAINED

P TEST WELL CONVERTED TO PRODUCTION  
WELL

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN  
ACCORDANCE WITH COMAR 26.04.04 "WELL CONSTRUCTION" AND  
IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE  
CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED  
HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY  
KNOWLEDGE.

TYPE: MWD/MSD/MGD

DRILLERS LIC. NO. 116

Ralph Mayne

DRILLERS SIGNATURE  
(MUST MATCH SIGNATURE ON APPLICATION)

LIC. NO. 116

Ralph E. Mayne

SITE SUPERVISOR (sign. of driller or journeyman  
responsible for sitework if different from permittee)

GROUTING RECORD

yes  
Y  
no  
N

WELL HAS BEEN GROUTED  
(Circle Appropriate Box)

TYPE OF GROUTING MATERIAL (Circle one)

CEMENT CM BENTONITE CLAY BC

NO. OF BAGS 7 NO. OF POUNDS 300

GALLONS OF WATER 42

DEPTH OF GROUT SEAL (to nearest foot)

from 0 ft. to 28 ft.

CASING RECORD

casing  
types  
insert  
appropriate  
code  
below

ST CO  
STEEL CONCRETE

PL OT  
PLASTIC OTHER

MAIN CASING TYPE

Nominal diameter  
top (main) casing  
(nearest inch)

Total depth  
of main casing  
(nearest foot)

PL 6 32

OTHER CASING (if used)

each casing

diameter  
inch

depth (feet)  
from to

SCREEN RECORD

screen type  
or open hole  
insert  
appropriate  
code  
below

ST BR HO  
STEEL BRASS  
BRONZE OPEN  
HOLE

PL OT  
PLASTIC OTHER

DEPTH (nearest ft.)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

SLOT SIZE 1 2 3

DIAMETER  
OF SCREEN

(NEAREST  
INCH)

GRAVEL PACK  
IF WELL DRILLED WAS  
FLOWING WELL INSERT  
F-IN BOX 68

MDE USE ONLY  
(NOT TO BE FILLED IN BY DRILLERS  
(E.R.O.S.))

TELESCOPE CASING

LOG INDICATOR

OTHER DATA

PUMPING TEST

HOURS PUMPED (nearest hour)

PUMPING RATE (gal. per min.)

METHOD USED TO  
MEASURE PUMPING RATE Bucket

WATER LEVEL (distance from land surface)

BEFORE PUMPING 34 ft.

WHEN PUMPING 325 ft.

TYPE OF PUMP USED (for test)

A air P piston T turbine

C centrifugal R rotary O other  
(describe below)

J jet S submersible

PUMP INSTALLED

DRILLER WILL INSTALL PUMP YES NO

IF DRILLER INSTALLS PUMP, THIS SECTION  
MUST BE COMPLETED FOR ALL WELLS.

TYPE OF PUMP INSTALLED  
PLACE (A,C,J,P,R,S,T,O)  
IN BOX 29

CAPACITY:  
GALLONS PER MINUTE  
(to nearest gallon)

PUMP HORSE POWER

PUMP COLUMN LENGTH  
(nearest ft.)

CASING HEIGHT (circle appropriate box  
and enter casing height)

LAND SURFACE (nearest foot)

LOCATION OF WELL ON LOT

SHOW PERMANENT STRUCTURE SUCH AS  
BUILDING, SEPTIC TANKS, AND /OR  
LANDMARKS AND INDICATE NOT LESS  
THAN TWO DISTANCES  
(MEASUREMENTS TO WELL)

Ext House well 40' Pond

4/18/45  
4/19/85  
10/00

# APPLICATION

PERCOLATION TESTING

A 50626A

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043

TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE \_\_\_\_\_

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER DANIEL HEYN

ADDRESS 1112 OYSTER COVE DRIVE PHONE (410) 827-4970  
GRASONVILLE, MD 21638

AGENT OR PROSPECTIVE BUYER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION HEYN PROPERTY LOT NO. 1

ROAD AND DESCRIPTION APPROXIMATELY 3900 FEET FROM THE  
INTERSECTION OF MD ROUTE 99 AND WOODSTOCK  
ROAD ON THE NORTHWEST SIDE OF WOODSTOCK  
ROAD ACROSS FROM INTERSECTION OF CAVEY  
TAX MAP 10 PARCEL # 39 LANE AND WOODSTOCK ROAD

SIZE OF LOT 7 LOTS; EACH 1 ACRE ± TYPE BLDG. SFD  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

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

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

## THIS IS NOT A PERMIT

50626 A  
COUNTY #

SOIL PROFILE

1224

topsoil  
red br  
cl lm

14 red br  
to 14 br  
si lm

5-10%  
rock  
frags

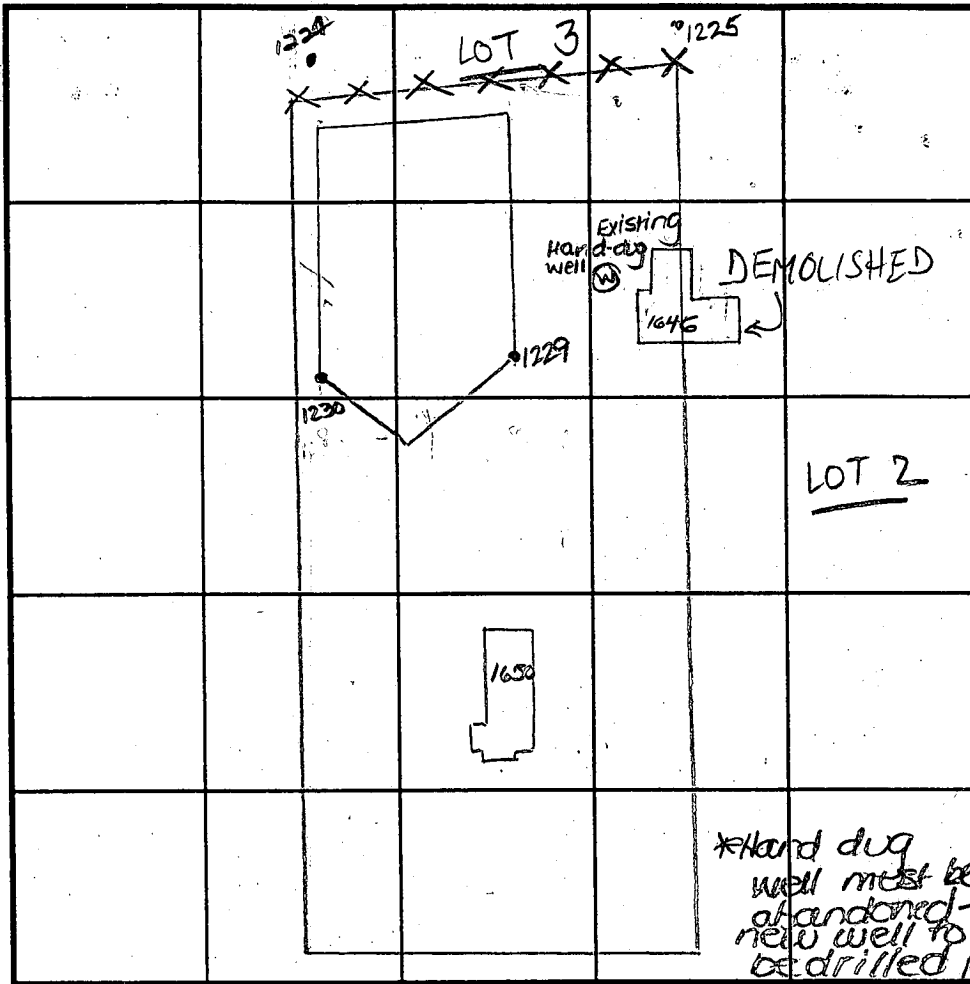
1225

topsoil  
red or br  
brd lm  
w/sm  
boulders

14 or br  
to 14 br  
si lm

sm wh  
streak

5-10%  
rock  
frags



SOIL PROFILE

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

Woodstock Road

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4-18-95	1229	Not dug or tested	}		OK to include both holes in 10,000 ft casement		
	1230	Not dug or tested					
	1224	5.5' S	10:17	11:32	too slow		
		12.5' D		*better	soils below shelf*		
	1225	3' 8" S	10:20	10:22:30	10:22:30	10:26	4
		12.0' D					

REMARKS 1229 and 1230 not dug - 1230 in area of existing

TYPE OF SOIL septic for 1650, 1229 in area of water line

TESTED BY D. Sre ALSO PRESENT owner Fyock's men

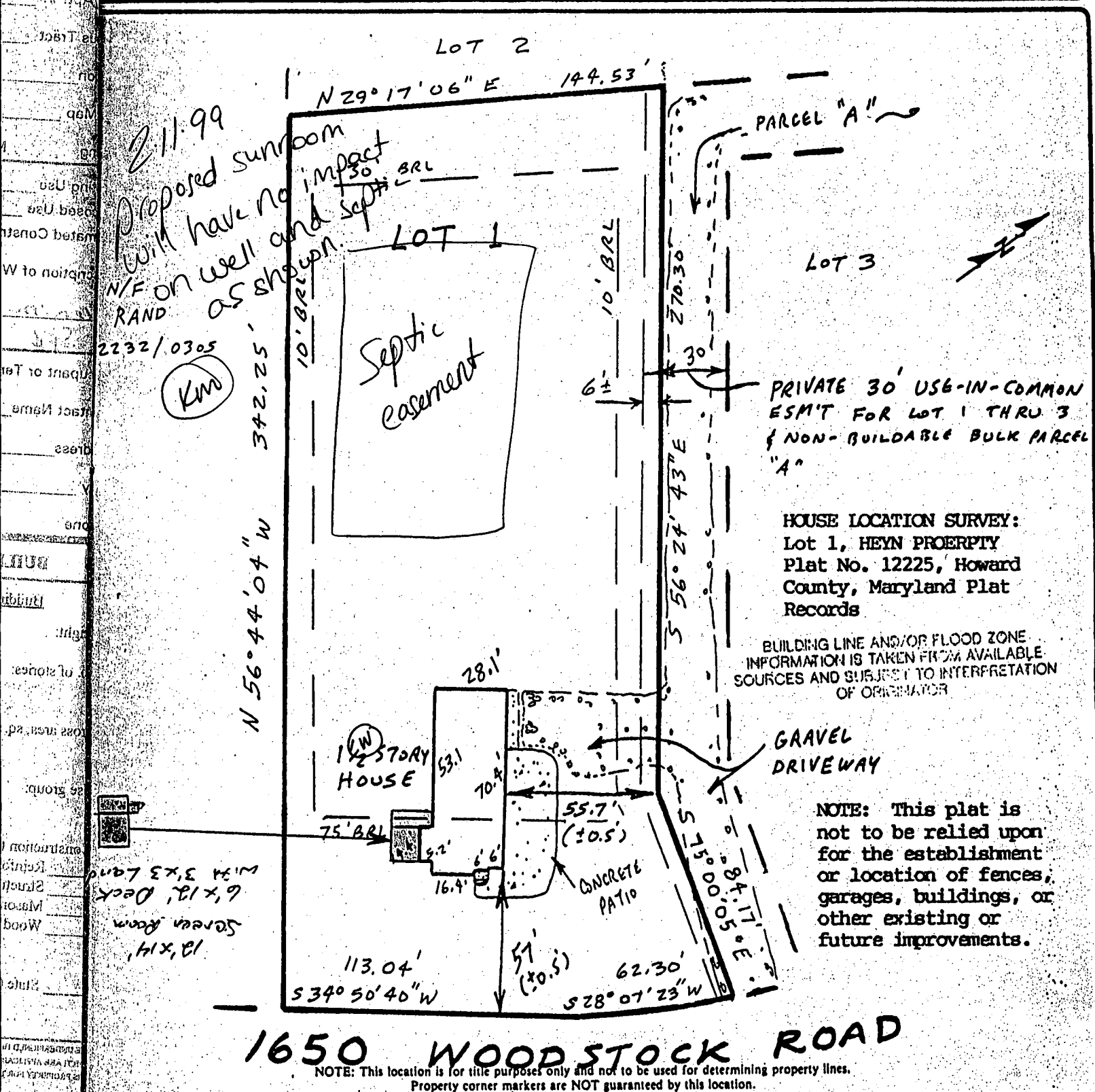
TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 4 min TRENCH WIDTH 3'

INLET DEPTH 4.5' MAXIMUM BOTTOM DEPTH 6.5' SQ. FT/BEDROOM 180

PLER: JOHN A. HEYN

GENERAL DESCRIPTION:

Lot 1, HEYN PROPERTY as recorded at Plat No. 12225, one of the Plat Records of Howard County, Maryland, also locally known as 1650 Woodstock Road, Howard County, Maryland.



220 N. Market Street  
Frederick, Maryland 21701  
(301) 698-9377

FILE # 97-1556  
DATE June 25, 1997  
SCALE 1" = 50'

J.O. 068397

STATE OF MARYLAND  
COUNTY OF HOWARD

I certify the property herein is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures. Fences and/or walls shown are for picture purposes only. The exact location can only be determined by a boundary survey with the corners being set.

The above legally described property is not within a special flood hazard area as designated by the Federal Emergency Management Agency F.I.R.M. Map on Community Panel No. 2400440010B dated December 4, 1986 for Howard County, Maryland.

Ruben Sanchez, Property  
Line Surveyor No. 424

	DATE	BY
FIELD WORK	6.24.97	R/S
DRAFTING	6.25.97	RS
FINAL CHECK	6.25.97	LC
RECERTIFICATION		

# HOWARD COUNTY HEALTH DEPARTMENT

JOYCE M. BOYD, M.D., M.P.H.  
COUNTY HEALTH OFFICER



BUREAU OF ENVIRONMENTAL HEALTH  
TIGER PLACE  
8308B FORREST STREET  
ELLCITY CITY, MARYLAND 21043  
TELEPHONE: 992-2330

March 28, 1984

Mr. and Mrs. Daniel Heyn  
1650 Woodstock Road  
Woodstock, Maryland 21163

Dear Mr. and Mrs. Heyn:

On March 2, 1984, while investigating a building permit application, Raymond Hodges inspected your property located at 1650 Woodstock Road, Woodstock, Maryland.

During that inspection he observed an overflowing septic system.

As the overflowing septic system creates a condition which is, or may be hazardous to the public health, you are hereby ordered to obtain a repair permit from this office and have septic system repaired within thirty (30) days of receipt of this letter. To abate this unhealthy nuisance you must:

- (1) Secure a permit to repair the system. The fee for this permit is \$10.00.
- (2) Have ground opened up for inspection so Sanitarian can recommend the repair system.
- (3) Have the system repaired, inspected and approved by the Health Department.

If you believe that the condition described above is not and could not be a hazard to health, or that the Health Department is not acting in compliance with pertinent laws and regulations, you may request a formal hearing before the Board of Health within ten (10) days of receipt of this letter. If you wish to discuss the evidence, the regulations, or your individual circumstances, you are encouraged to request a meeting with us by calling 992-2330 and scheduling an appointment.

Mr. and Mrs. Daniel Heyn

- 2 -

March 28, 1984

If you fail to respond to or comply with this order, we will, through due process, secure a summons for you to appear at District Court for trial. Failure to appear for trial will result in a warrant being issued for your arrest.

The investigation of this complaint and the enforcement powers of the Health Department are set forth in Section 12 of the Howard County Code, a copy of which is available for your inspection at this office.

The policy of the Health Department is to cooperate with the citizens of the County in seeking solutions to public health problems. If voluntary compliance is not successful, we are required to take necessary action to protect the health and safety of our citizens. We hope you will agree that the corrective actions are reasonable, prudent, and in the best interests of all concerned.

The above referenced building permit application will not be approved until the sewage problem is resolved. In closing, may I restate our willingness to discuss the problem. Please feel free to contact us.

Very truly yours,

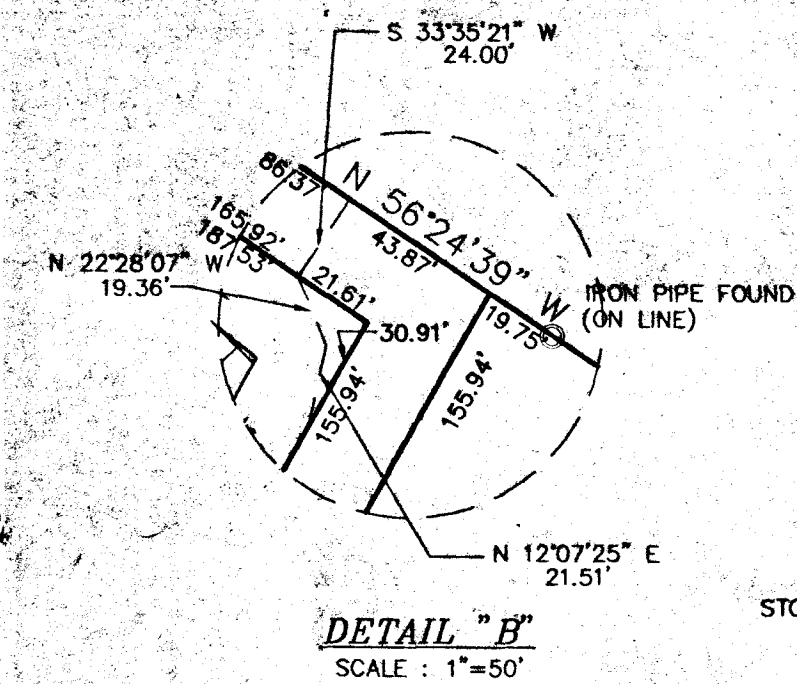
*Frank A. Skinner*

Frank A. Skinner, Director  
Water and Sewerage Program

FAS/RH:hs

*cc: Licenses and Permits*





THE REQUIREMENTS OF §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.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE 6/10/96  
6796  
DANIEL A. HEYN, OWNER  
DATE 6-7-96  
6796  
MARIA T. HEYN, OWNER  
DATE 6-7-96  
6796  
JOHNNY A. HEYN, OWNER  
DATE 6-7-96  
6796

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.65 AC ±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	11.56 AC ±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC ±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	15.21 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.23 AC ±
TOTAL AREA TO BE RECORDED	15.44 AC ±

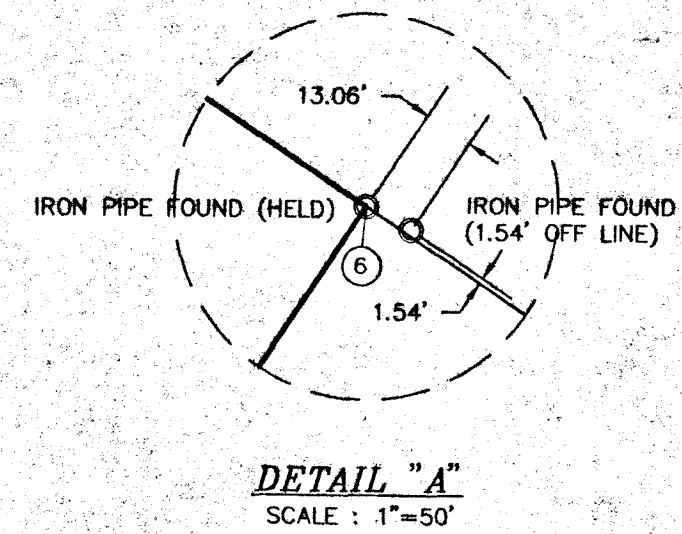
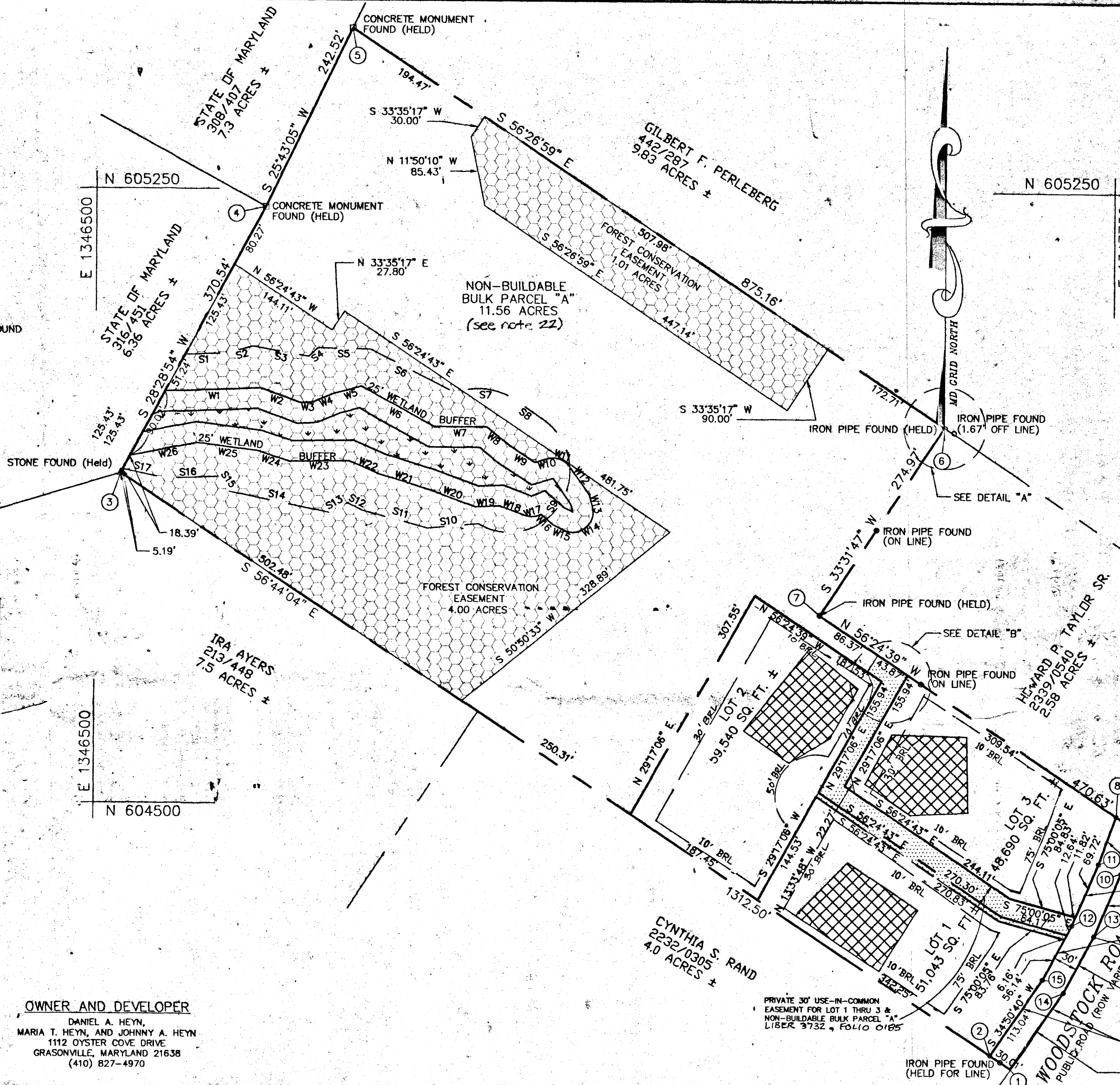
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*James M. Boyd*  
JAMES M. BOYD, MAJOR FS  
HOWARD COUNTY HEALTH OFFICER  
DATE 6-17-96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John S. Smith*  
JOHN S. SMITH  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE 6/21/96

*John S. Smith*  
JOHN S. SMITH  
DIRECTOR  
DATE 6/24/96



OWNER AND DEVELOPER  
DANIEL A. HEYN,  
MARIA T. HEYN, AND JOHNNY A. HEYN  
1112 OYSTER COVE DRIVE  
GRASONVILLE, MARYLAND 21638  
(410) 827-4970

### OWNER'S STATEMENT

WE, DANIEL A. HEYN, MARIA T. HEYN, AND JOHNNY A. HEYN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HERE 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 STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 THE STREETS AND/OR ROADS TO HOWARD COUNTY TO ACQUIRE THE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY, 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6<sup>TH</sup> DAY OF JUNE 1996

*Daniel Heyn*  
DANIEL A. HEYN  
*Stephanie Demchik*  
STEPHANIE DEMCHIK  
WITNESS

*John A. Heyn*  
JOHNNY A. HEYN  
*Stephanie Demchik*  
STEPHANIE DEMCHIK  
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 DANIEL A. HEYN AND MARIA T. HEYN TO DANIEL A. HEYN, MARIA T. HEYN, AND JOHNNY A. HEYN BY DEED DATED MARCH 31, 1992, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 2542 AT FOLIO 0005, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John B. Mildenberg*  
JOHN B. MILDENBERG, L.S. No. 10718  
DATE 6/10/96

RECORDED AS PLAT 1225 ON 6/27/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEYN PROPERTY,  
LOTS 1 THRU 3  
AND NON-BUILDABLE  
BULK PARCEL "A"

SHEET 2 OF 2

TAX MAP 10  
PARCEL NO. 39  
BLOCK 18  
ELECTION DISTRICT THIRD  
HOWARD COUNTY, MARYLAND  
EX. ZONING RC-DEO  
SCALE: 1"=100'  
DATE: FEB 1996  
DPZ FILE NOS. SP-95-11;  
WP-95-126

**MILDENBERG,  
BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax

F96.111



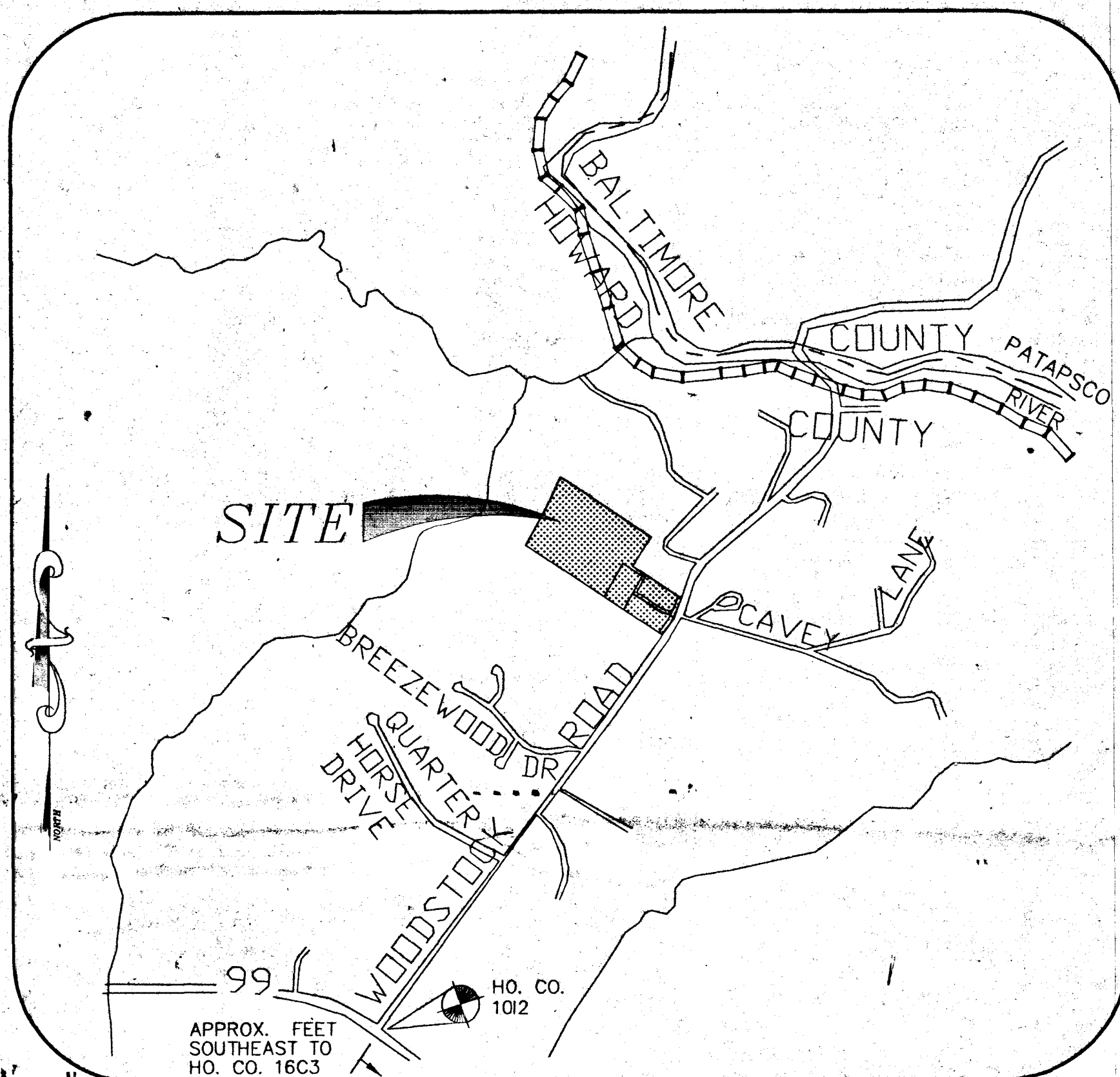
COORDINATE LIST		
NO.	NORTH	EAST
1	604,182.7958	1,347,628.6970
2	604,199.2569	1,347,603.6045
3	604,902.7287	1,346,531.2668
4	605,228.4221	1,346,707.9690
5	605,446.9182	1,346,813.2089
6	604,963.2448	1,347,542.5682
7	604,734.0300	1,347,390.6832
8	604,490.7338	1,347,757.0376
9	604,473.6614	1,347,782.7301
10	604,421.8539	1,347,763.7060
11	604,432.9842	1,347,735.8315
12	604,358.1219	1,347,703.5141
13	604,345.0728	1,347,730.5603
14	604,276.3258	1,347,693.8172
15	604,292.0295	1,347,668.1899

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

STREAM BUFFER		
S	N	E
S1	N 88°11'17" E	52.20'
S2	N 74°04'10" E	31.91'
S3	S 80°05'06" E	69.78'
S4	N 47°54'02" E	15.48'
S5	S 88°53'16" E	64.59'
S6	S 63°06'48" E	116.89'
S7	R=78.38', L=76.27', T=41.46', CH=S 83°55'52" E 73.30', DELTA=55°45'07"	
S8	S 56°03'18" E	42.71'
S9	R=75.00', L=230.64', T=2259.02', CH=S 32°02'36" W 149.92', DELTA=176°11'49"	
S10	S 84°33'28" W	61.62'
S11	N 75°15'27" W	84.36'
S12	N 62°53'04" W	19.28'
S13	S 59°28'39" W	24.04'
S14	N 78°32'26" W	133.94'
S15	N 27°05'46" W	18.42'
S16	S 88°11'17" W	64.62'
S17	N 78°31'05" W	52.83'

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100-YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	59,540 SQ.FT.	2,127 SQ.FT.	57,413 SQ.FT.	NONE	NONE	57,413 SQ.FT.

WETLAND BUFFER		
W	N	E
W1	N 87°52'03" E	117.66'
W2	S 70°10'16" E	51.38'
W3	N 86°59'35" E	16.02'
W4	N 67°05'30" E	27.45'
W5	N 75°15'26" E	34.92'
W6	S 61°28'10" E	101.83'
W7	N 89°55'21" E	64.61'
W8	S 51°07'01" E	36.65'
W9	S 56°59'24" E	36.57'
W10	N 74°10'49" E	16.65'
W11	R=25.00', L=30.67', T=17.60', CH=S 70°40'49" E 28.78', DELTA=70°17'24"	
W12	S 35°31'47" E	42.00'
W13	S 15°17'21" E	14.40'
W14	R=25.00', L=57.16', T=54.86', CH=S 50°12'39" W 45.50', DELTA=131°00'00"	
W15	N 64°17'21" W	14.47'
W16	N 49°59'47" W	20.44'
W17	R=25.00', L=21.13', T=11.24', CH=S 86°00'43" W 20.51', DELTA=48°25'58"	
W18	N 69°46'18" W	32.49'
W19	S 86°52'16" W	29.45'
W20	N 70°09'15" W	63.94'
W21	N 73°04'51" W	61.52'
W22	N 67°00'28" E	39.59'
W23	S 89°11'23" W	73.52'
W24	N 71°53'26" W	40.86'
W25	N 82°44'08" W	75.26'
W26	S 78°30'18" W	83.81'



VICINITY MAP  
SCALE: 1" = 1000'

27. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH BULK PARCEL "A", OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL. THE DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

OWNER AND DEVELOPER  
DANIEL A. HEYN,  
MARIA T. HEYN, AND JOHNNY A. HEYN  
1112 OYSTER COVE DRIVE  
GRASONVILLE, MARYLAND 21638  
(410) 827-4970

## OWNER'S STATEMENT

WE, DANIEL A. HEYN, MARIA T. HEYN, AND JOHNNY A. HEYN, OWNER 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 STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6 DAY OF JUNE 1996

Daniel Heyn  
Stephanie Demchik  
WITNESS

Maria T. Heyn  
Johnny A. Heyn  
Stephanie Demchik  
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 DANIEL A. HEYN AND MARIA T. HEYN TO DANIEL A. HEYN, MARIA T. HEYN, AND JOHNNY A. HEYN BY DEED DATED MARCH 31, 1992 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2542 AT FOLIO 0005, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildeberg, Jr.  
Surveyor  
10719  
DATE 6/21/96

## GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO PER THE 9/18/92 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 1012 & 16C3.  
STA. No. 1012 N 601,060.1980 EL. 339.27  
E 1,345,336.7600  
STA. No. 16C3 N 599,179.7530 EL. 352.56  
E 1,347,649.2500
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 1996 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES IRON PIPE OR IRON BAR SET.
- DENOTES A BREAK IN ANGULAR DIRECTION.
- WETLANDS AND STEEP SLOPES EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- THIS AREA DESIGNATES A FOREST CONSERVATION EASEMENT
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL, IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT, RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM-BUFFERS OR THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS AND CONSTRUCT DRIVEWAY ENTRANCE IN ACCORDANCE WITH HO. CO. STD. DETAIL R-6.08:  
A) WIDTH-12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
E) DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES-MINIMUM 12 FEET.  
G) MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER-USE.
- THIS AREA DESIGNATES A PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 THRU 3 AND NON-BUILDABLE BULK PARCEL A, L. 3732, F. 0185.
- THIS AREA DESIGNATES WETLANDS.
- THIS SUBDIVISION IS SUBJECT TO WP-95-126 APPROVED ON NOVEMBER 2, 1995, WAIVING SECTION 16.132(a)(1)(i) WHICH REQUIRES THE CONSTRUCTION OF A PUBLIC ROAD FOR A MAJOR SUBDIVISION, 16.120(b)(6)(i) WHICH LIMITS DEVELOPMENT TO A MAXIMUM OF FOUR ADJACENT PIPESTEM LOTS WITH A SHARED DRIVEWAY, AND 16.121(f) WHICH REQUIRES THAT OPEN SPACE LOTS HAVE FRONTAGE ON A PUBLIC ROAD, AS A CONSEQUENCE OF THIS WAIVER, LOT 2 IS BEING SUBDIVIDED WITH 6.16 FEET OF ROAD FRONTAGE.
- THE MINOR SUBDIVISION REPRESENTS THE FIRST PHASE OF A CLUSTER SUBDIVISION WHICH WILL UTILIZE THE DENSITY EXCHANGE OPTION. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.F.5 OF THE ZONING REGULATIONS, THE ESTABLISHMENT OF THE 9.1 ACRES OF PRESERVATION PARCEL NEEDED TO SUPPORT THE CREATION OF LOTS 1 THRU 3 MAY BE DEFERRED UNTIL NON-BUILDABLE BULK PARCEL "A" IS RESUBDIVIDED. AT THE TIME, NON-BUILDABLE BULK PARCEL A IS RESUBDIVIDED, SUFFICIENT PRESERVATION PARCEL WILL BE CREATED ON THIS SITE OR ON A SENDING PARCEL TO SUPPORT ALL LOTS.
- NON-BUILDABLE BULK PARCEL "A" IS TO BE CONSIDERED NON-BUILDABLE UNTIL THE PARCEL IS RESUBDIVIDED AS INDICATED ON SP-95-11 AND A DEVELOPMENT RIGHT IS ACQUIRED FOR IT. THE RESUBDIVISION OF THIS PARCEL WILL REQUIRE THE FOLLOWING: THE EXTENSION OF THE USE-IN-COMMON ACCESS EASEMENT, THE RE-RECORDATION OF THE SHARED DRIVEWAY MAINTENANCE AGREEMENT AND THE FULFILLMENT OF THE LANDSCAPING OBLIGATIONS FOR ALL LOTS (INCLUDING LOTS 1 THRU 3).
- THE EXISTING DWELLINGS LOCATED ON LOTS 1 AND 3 ARE TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE TWO FOREST CONSERVATION EASEMENTS, TALLING 5.01 ACRES IN SIZE, ARE SUFFICIENT TO SUPPORT ALL OF THE RESIDENTIAL DEVELOPMENT INDICATED ON SP-95-11.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.

THE REQUIREMENTS OF 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.

John B. Mildeberg, Jr.  
Surveyor  
DATE 6/21/96  
Daniel A. Heyn, Maria T. Heyn, and Johnny A. Heyn  
DATE 6-7-96  
Maria T. Heyn, Owner  
DATE 6-7-96  
Johnny A. Heyn, Owner  
DATE 6-7-96

## TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED 3  
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED 1  
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 0  
TOTAL NUMBER OF LOTS TO BE RECORDED 3  
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 3.65 AC ±  
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED 11.56 AC ±  
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 0 AC ±  
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED 15.21 AC ±  
TOTAL AREA OF ROADWAY TO BE RECORDED 0.23 AC ±  
TOTAL AREA TO BE RECORDED 15.44 AC ±

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

Joyce M. Boydman  
Howard County Health Officer  
DATE 6-17-96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Max Dommus  
Chief, Development Engineering Division  
DATE 6/21/96  
Joseph S. Roth  
Director  
DATE 6/24/96

RECORDED AS PLAT 1221 ON 6/21/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEYN PROPERTY,  
LOTS 1 THRU 3  
AND NON-BUILDABLE  
BULK PARCEL "A"

SHEET 1 OF 2

TAX MAP 10 ELECTION DISTRICT THIRD SCALE: AS SHOWN  
PARCEL NO. 39 HOWARD COUNTY, MARYLAND DATE: FEB 1996  
BLOCK 18 EX. ZONING RC-DEO DPZ FILE NOS. SP-95-11; WP-95-126

MILDENBERG,  
BOENDER & ASSOC., INC.  
Engineers Planners Surveyors

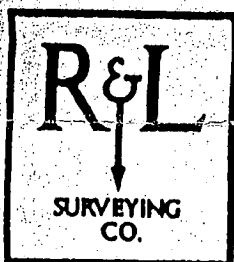
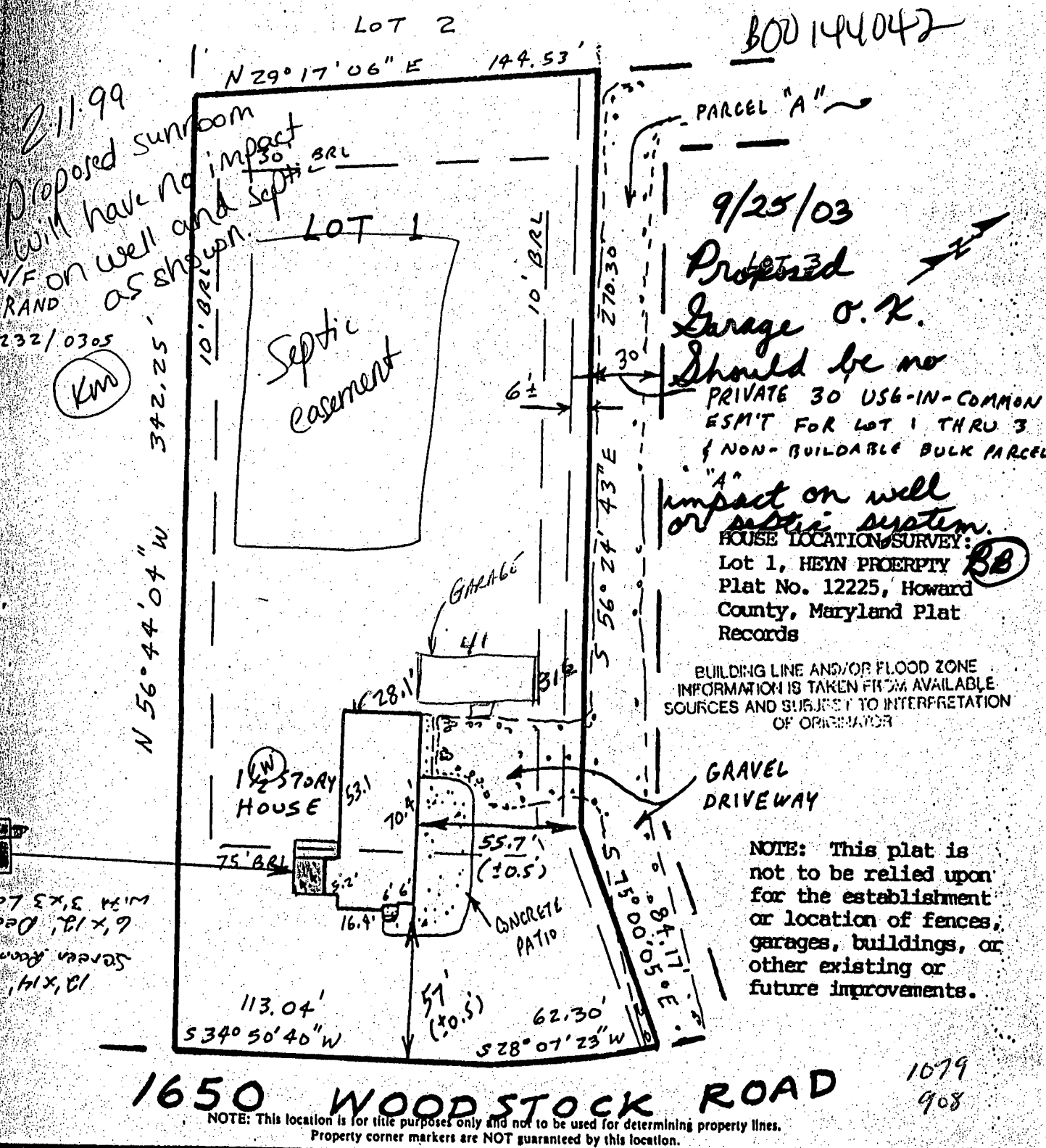
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F96111

LER: JOHN A. HEYN

**GENERAL DESCRIPTION:**

Lot 1, HEYN PROPERTY as recorded at Plat No. 12225, one of the Plat Records of Howard County, Maryland, also locally known as 1650 Woodstock Road, Howard County, Maryland.



220 N. Market Street  
Frederick, Maryland 21701  
(301) 698-9377

FILE # 97-1556  
DATE June 25, 1997  
SCALE 1" = 50'

068397

**STATE OF MARYLAND  
COUNTY OF HOWARD**

I certify the property herein is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures. Fences and/or walls shown are for picture purposes only. The exact location can only be determined by a boundary survey with the corners being set.

The above legally described property is not within a special flood hazard area as designated by the Federal Emergency Management Agency F.I.R.M. Map on Community Panel No. 2400440010B dated December 4, 1986 for Howard County, Maryland.

Ruben Sanchez, Property  
Line Surveyor No. 424

	DATE	BY
FIELD WORK	6.24.97	R/S
DRAFTING	6.25.97	RS
FINAL CHECK	6.25.97	IC
RECERTIFICATION		