

8-2-80

William Powell Property Lot-2  
Elisbank Drive

A 41678

F-89-12 Final Plat

- ① Definite possibility of  $> 25\%$  or  $25\%$  slope between holes #1 and 2. Must show contours or spot elevations to verify.
- ② Failed hole #3 not shown on plat.
- ③ Appears that hole #4 is incorrectly located. Should be verified.
- ④ Percolation area incorrectly drawn. Must not include area around hole #3.
- ⑤ Septic area is  $< 10,000$  sq ft. May extend area northeast of holes #1 & 2 to obtain required  $10,000$  sq ft.
- ⑥ House site is extremely limited. Must verify building restriction lines
- ⑦ Plat needs approximate house site.

# HOWARD COUNTY HEALTH DEPARTMENT

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



Bureau of Environmental Health  
3525 Ellicott Mills Drive  
Ellicott City, Maryland 21043

Director - 461-9956  
Water & Sewerage, Permits - 461-9933  
Community Environmental Health - 461-9944  
Technical Services - 461-9955

July 5, 1988

Mr. William R. Powell  
1203 B Martin Court  
Baltimore, Maryland 21229

RE: Percolation Testing  
Powell Property  
Elibank Drive

Dear Mr. Powell:

Percolation testing conducted June 30, 1988 on the above referenced property indicated limited soil conditions.

Approval is contingent upon submission by a registered engineer of a plat showing the following:

1. Surveyed property boundaries,
2. Building restriction lines (brl),
3. Topographic contours with intervals of no more than five feet of elevation,
4. Certified test hole locations,
5. Spot elevations for each hole tested,
6. Approximate house site, and
7. A statement in the signature block establishing that the property will be served by public water and private sewer.

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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

# JANE NADEAU

8-2-20

William Powell Property Lot-2  
Elibank Drive

A 41678

F-89-12 Final Plat

- ① <sup>ok</sup> Definite possibility of  $> 25\%$  or  $25\%$  slope 18.7%  
between holes #1 and 2. Must show contours  
or spot elevations to verify.
- ② Failed hole #3 not shown on plat. (N.W. CORNER OF S.O.A.)  
→ YES IT IS.  
SEE PRINT
- ③ Appears that hole #4 is incorrectly located.  
Should be verified. PERCS WERE MOVED AFTER FAILURE  
OF TEST. #3. (SEE SURVEY NOTES)
- ④ Percolation area incorrectly drawn. Must IT DOESN'T  
not include area around hole #3. SEE PRINT
- ⑤ Septic area is  $< 10,000$  sq ft. May extend AVG. 11,500 sq  
area northeast of holes #1 & 2 to obtain (PLANIMETER)  
required 10,000 sq ft.
- ⑥ House site is extremely limited. Must verify  
building restriction lines PLENTY OF ROOM SEE PRINT.
- ⑦ Plat needs approximate house site. ? SEE PRINT.

Powell Property, Elibank Drive

9-2-88

Lot-1 A 39616

- ① Slope appears to be ok
- ② Holes #3, 4, 5, 6 appear to not be in the same relative positions as when excavated in the field. Need clarification here.
- ③ Question the 10 ft BRL along front of property. Lot-1 has a 30 ft restriction adjacent to Lot-2.
- ④ If holes are out of sequence, 8700 sq ft. area total without extension

Lot-2 A 41678

- ① Platted septic easement does not show a fifth perc hole at the highest point. Testing should be done to confirm soils if field reorientation is not possible.

Septic field cannot be moved down slope any further due to 25% slope restriction.

Septic field cannot be moved toward right unless topographic contours are present and elevation is less than at house location.

9-16-88

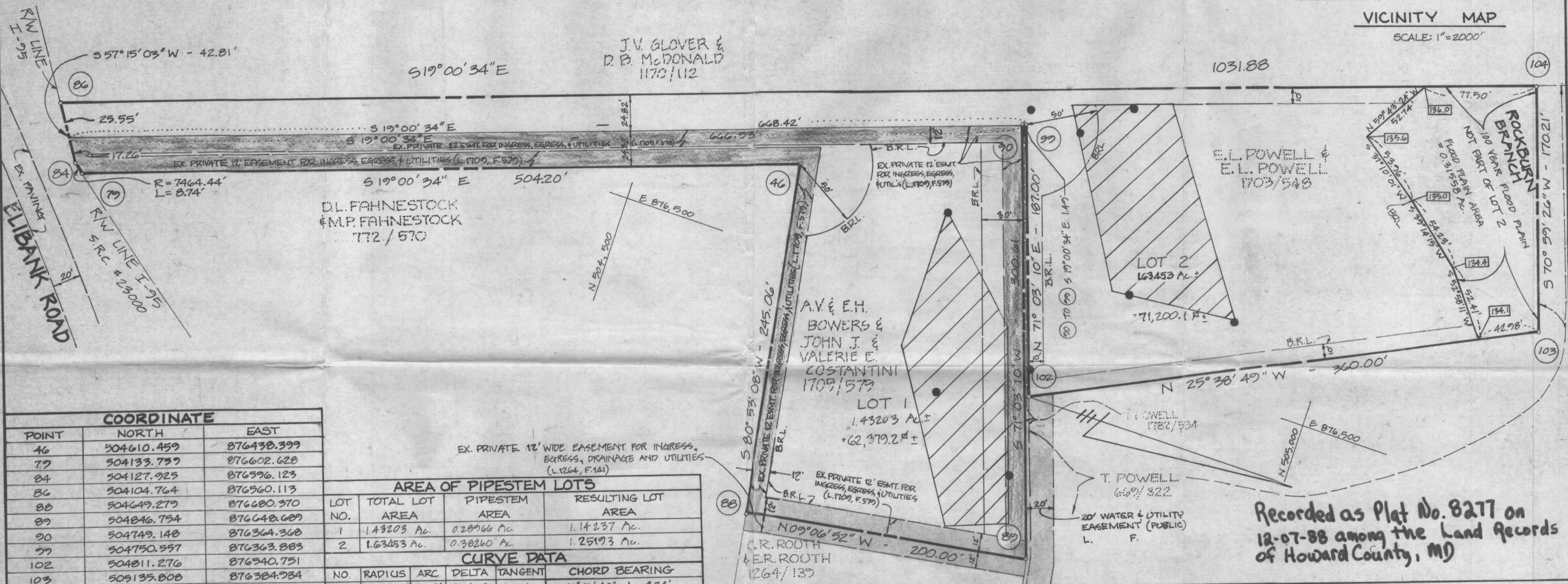
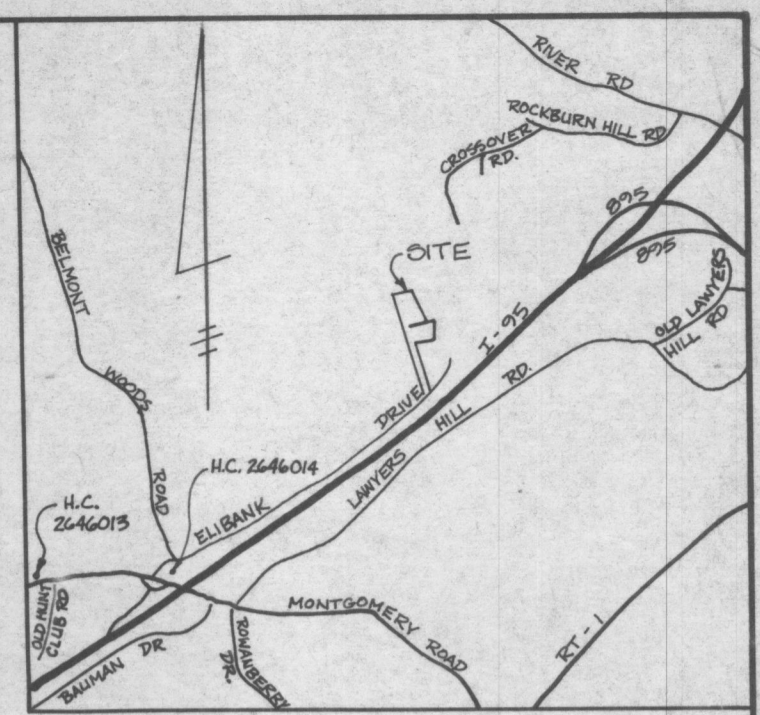
Called Steve Miles of Shanaberger & Lane at 1:20 pm.  
Discussed Lot-2 perc area. Distance of 160 ft between holes 2 & 5 must be the lowest edge of perc field. Extension of area if additional perc hole is excavated further downhill toward the center of the field and is satisfactory.  
Miles will come in our office next week to discuss. JEN



**NOTES**

- 1.) SUBJECT PROPERTY ZONED R-20 PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- 2.) 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 FLAG OR PIPESTEM LOT DRIVEWAY.
- 3.) MARYLAND STATE GRID SYSTEM COORDINATE VALUES SHOWN HEREON ARE BASED ON HOWARD COUNTY TRAVERSE POINTS 2646013 AND 2646014.
- 4.) B.R.L. DESIGNATES "BUILDING RESTRICTION LINE".  
○ DESIGNATES IRON PIPE OR IRON BAR.
- 5.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- 6.) ● DESIGNATES SUCCESSFUL PERC TEST.

7. [Hatched Area] THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 # AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE ARE RESTRICTED IN THIS AREA 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 SHALL NOT BE NECESSARY.
8. LOT 1 IS SUBJECT TO A RIGHT-OF-WAY OR EASEMENT FOR A PIPE LINE RUNNING FROM A SPRING HOUSE TO THE HOUSE ON THE PROPERTY OF D.L. FAHNESTOCK & M.P. FAHNESTOCK (WIDTH & LOCATION UNDEFINED); RECORDING REFERENCE OF EASEMENT OR RIGHT-OF-WAY: L 772, F. 570
9. 100 YEAR FLOOD PLAIN INFORMATION SHOWN HEREON BASED ON HOWARD COUNTY WATERSHED STUDY FOR ROCKBURN BRANCH DRAINAGE BASIN AND VERIFIED BY FIELD-RUN TOPOGRAPHY BY SHANABERGER & LANE JULY, 1988.



COORDINATE		
POINT	NORTH	EAST
46	504610.459	876438.399
77	504133.797	876602.628
84	504127.925	876596.123
86	504104.764	876960.113
88	504649.279	876680.970
89	504846.754	876648.689
90	504749.148	876364.368
99	504750.557	876363.883
102	504811.276	876540.751
103	509135.808	876384.934
104	509080.366	876224.007

AREA OF PIPESTEM LOTS			
LOT NO.	TOTAL LOT AREA	PIPESTEM AREA	RESULTING LOT AREA
1	1.43203 Ac.	0.28066 Ac.	1.14237 Ac.
2	1.63453 Ac.	0.38260 Ac.	1.25193 Ac.

CURVE DATA					
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING
79-84	7464.44'	8.74'	0°04'01"	4.37'	S 48°06'48" W 8.74'

TABULATION OF FINAL PLAT	
TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED:	2
TOTAL AREA OF LOTS AND/OR PARCELS:	3.38214 Ac
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS:	0.00 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.38214 Ac.

**OWNER'S CERTIFICATE**

WE, ELI L. POWELL, EMILY L. POWELL, ELLSWORTH H. BOWERS, ADELE V. BOWERS, JOHN J. COSTANTINI, AND VALERIE E. COSTANTINI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF 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 RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS 18 DAY OF JULY, 1988.

*Charles P. Koch for Eli L. Powell* 7/21/88 DATE  
*Charles P. Koch for Emily L. Powell* 7/21/88 DATE  
*Ellsworth H. Bowers* 7/18/88 DATE  
*Adele V. Bowers* 7/18/88 DATE  
*John J. Constantini* 7/19/88 DATE  
*Valerie E. Constantini* 7/19/88 DATE

*Howard L. Miles* 7/21/88 WITNESS DATE  
*Howard L. Miles* 7/21/88 WITNESS DATE  
*Howard L. Miles* 7/18/88 WITNESS DATE  
*Howard L. Miles* 7/18/88 WITNESS DATE  
*Karl F. Schmidt* 7/19/88 WITNESS DATE  
*Karl F. Schmidt* 7/19/88 WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY TURID POWELL TO ELI L. POWELL AND EMILY L. POWELL BY DEED DATED AUGUST 5, 1987, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1703 FOLIO 548 AND PART OF THE LAND CONVEYED BY ELI L. POWELL AND EMILY L. POWELL TO ELLSWORTH H. BOWERS, ADELE V. BOWERS, JOHN J. COSTANTINI AND VALERIE E. COSTANTINI BY DEED DATED AUGUST 14, 1987, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1709 FOLIO 579 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 ON THE PLAN AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 17, SUBTITLE 10, CHAPTER 100, AMMENDED.

*G. Scott Shanaberger* 7/19/88 DATE  
 G. SCOTT SHANABERGER  
 PROFESSIONAL LAND SURVEYOR # 10849

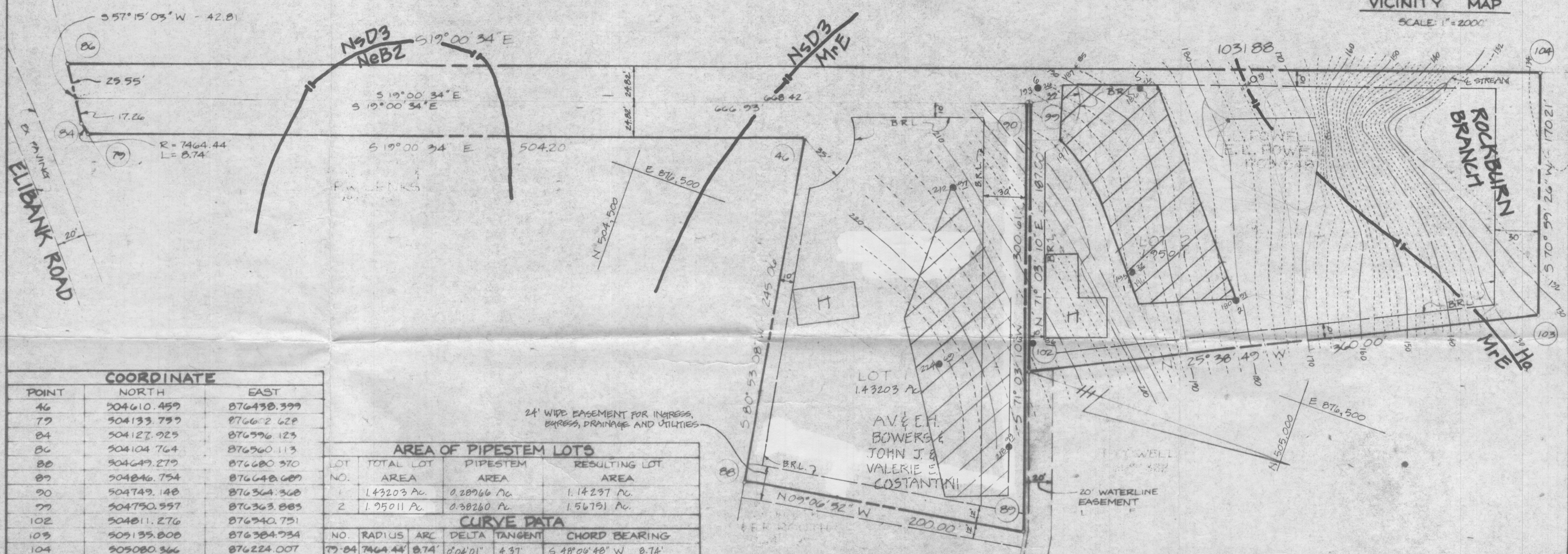
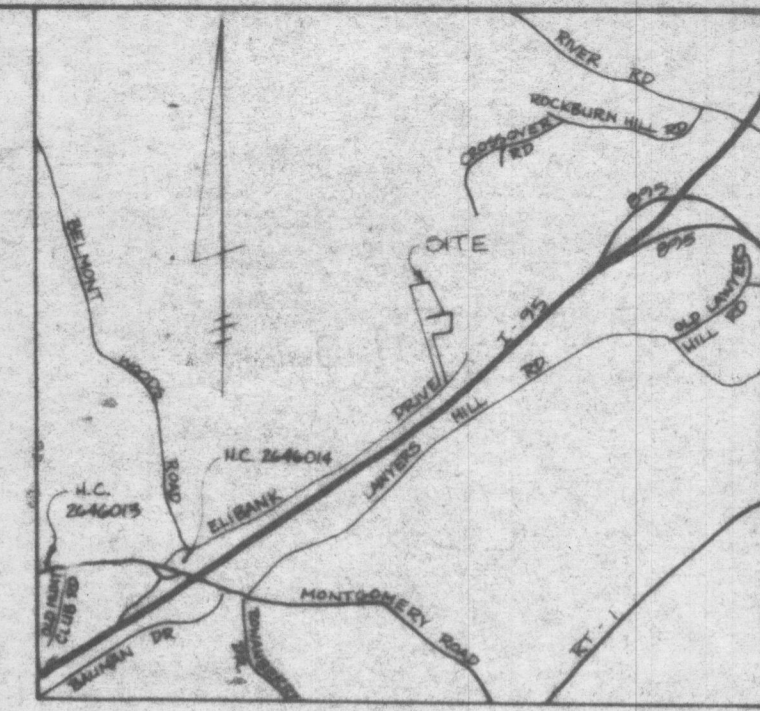
**SHANABERGER & LANE**  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 107  
 ELLICOTT CITY, MD. 21043  
 (301) 461-9563

**FINAL PLAT  
 POWELL PROPERTY  
 LOTS 1-2**

1<sup>ST</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MD.  
 TAX MAP 32, PARCELS 113-114  
 SCALE: 1"=50'  
 DATE: 7/5/88  
 SHEET 1 OF 1

**NOTES**

- 1) SUBJECT PROPERTY ZONED R-20 PER 8/2/85 COMPREHENSIVE ZONING PLAN
- 2) 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 FLAG OR PIPESTEM LOT DRIVEWAY
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- 4) B.R.L. DESIGNATES "BUILDING RESTRICTION LINE"  
 ○ DESIGNATES IRON PIPE OR IRON BAR



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CURVE DATA					
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77-84	7464.44'	8.74'	0°04'01"	4.37'	S 48°06'48" W 8.74'

**APPROVED:** FOR PUBLIC WATER & PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

OK JEN  
 COUNTY HEALTH OFFICER  
 10-4-88  
 DATE



Gregory Scott Shanaberger  
 GREGORY SCOTT SHANABERGER  
 PROFESSIONAL LAND SURVEYOR  
 # 10849  
 7/21/88  
 DATE

1. [Hatched Area] THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000  $\phi$ ± AS REQUIRED BY THE MD. STATE DEPT. OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT 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.
2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

3. [Symbol] DESIGNATES SUCCESSFUL PERC TEST WITH ELEVATION.
4. [H] DESIGNATES PROPOSED HOUSE SITE.
5. TOPOGRAPHY SHOWN FIELD-RUN BY SHANABERGER & LANE 7/6/88.
6. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
7. [Symbol] DESIGNATES UNSUCCESSFUL PERC TEST WITH ELEVATION.



**SHANABERGER & LANE**  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 107  
 ELLICOTT CITY, MD 21043  
 (301) 461-9563

FIELD LOCATED PERC TEST PLAT  
 LOTS 1 AND 2

**POWELL PROPERTY**

Preliminary Plat to match signed Final Plat. 4-12-89 JEN

1ST ELECTION DISTRICT  
 HOWARD COUNTY, MD  
 TAX MAP 32, PARCELS 113-114  
 SCALE: 1"=50'  
 DATE: 7/14/88  
 SHEET 1 OF 1

HOWARD COUNTY HEALTH DEPARTMENT  
Division of Environmental Health

Bureau of Environmental Health  
3525 Ellicott Mills Drive  
Ellicott City, Maryland 21043

DATE: 8-2-88.

- TO:
- |  |  |
|--|--|
| <input type="checkbox"/> MD. STATE DEPT. OF HEALTH | <input type="checkbox"/> BOARD OF EDUCATION                        |
| <input type="checkbox"/> COUNTY EXECUTIVE          | <input checked="" type="checkbox"/> OFFICE OF PLANNING & ZONING    |
| <input type="checkbox"/> DEPT. OF PUBLIC WORKS     | <input type="checkbox"/> DIVISION OF LAND DEVELOPMENT              |
| <input type="checkbox"/> BUREAU OF WATER & SEWERS  | <input type="checkbox"/> BUILDING ENGINEER                         |
| <input type="checkbox"/> OTHERS:                   | <input type="checkbox"/> BUREAU OF LICENSES, INSPECTI<br>& PERMITS |

RE: F-89-12 Powell Property

- The above referenced:
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Building Plans |
| <input type="checkbox"/> Preliminary Plat      | <input type="checkbox"/> Other:         |
| <input type="checkbox"/> Site Development Plan |   |

- IS:
- |   |  |
|---|--|
| <input type="checkbox"/> Approved               | <input type="checkbox"/> Approved, if public water and sewerage are provided.  |
| <input checked="" type="checkbox"/> Disapproved | <input type="checkbox"/> Approved, provided State Health Department notifies the Health Officer that he can sign the plat or bldg. permit. |
|   | <input type="checkbox"/> May the Health Officer sign the above referenced plat?  |
| <input type="checkbox"/> Others:                |  |

COMMENTS:

- |  |   |
|--|---|
| <input type="checkbox"/> Preliminary plat needs revising.                          | <input type="checkbox"/> Percolation tests not performed.                 |
| <input type="checkbox"/> Final plat needs revising.                                | <input type="checkbox"/> State Subdivision Regulations not complied with. |
| <input type="checkbox"/> Request that Engineer come to this office for conference. | <input type="checkbox"/> Submit complete plans and specifications.        |
| <input type="checkbox"/> Submit completed Food Establishment check list.           | <input type="checkbox"/> See attached Regulations or literature.          |

OTHER COMMENTS: HOME SITE QUESTIONABLE, THE NORTH 1/3 OF THE S.D.A. (SEW. DISP. AREA) IS NOT APPROVED, N.W. CORNER IS AN UNACCEPTABLE HOLE, MUST VERIFY THAT NO PART OF S.D.A. CONTAINS SLOPE OF 25% OR GREATER, 10' B.R.L. CORRECT?, NO ELEVATIONS, TOPO, GIVEN Signed: F. L. Linn