



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_ AP 5 22 2010

AGENCY REVIEW: \_\_\_\_\_ DATE 3/4/2005

TAX ID# 03-291162

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

- CHECK AS NEEDED:
- CONSTRUCT NEW SEPTIC SYSTEM(S)
  - REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
  - REPLACE AN EXISTING SEPTIC SYSTEM

- CHECK AS NEEDED:
- NEW STRUCTURE(S)
  - ADDITION TO AN EXISTING STRUCTURE
  - REPLACE AN EXISTING STRUCTURE

- CHECK ONE:
- CREATE NEW LOT(S)
  - BUILD ON AN EXISTING LOT IN A SUBDIVISION
  - BUILD ON AN EXISTING PARCEL OF RECORD

- IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?
- YES
  - NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 4 or 5 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE *UNKNOWN* IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS, AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) STEPHEN N. & SANDRA L. HOFMEISTER

DAYTIME PHONE \_\_\_\_\_ CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 13385 FORSYTHE RD SYKESVILLE MD 21784  
STREET CITY/TOWN STATE ZIP

APPLICANT JOHN GASKE

DAYTIME PHONE 410-549-4761 CELL 443-463-2754 FAX 410-549-4761

MAILING ADDRESS P.O. Box 1281 SYKESVILLE MD 21784  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME HOFMEISTER PROPERTY LOT NO. 2

PROPERTY ADDRESS 13385 FORSYTHE RD SYKESVILLE  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 4 GRID 21 PARCEL(S) 67 PROPOSED LOT SIZE 4.18 AC

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT. John M Gaske  
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP 8 16

Str org brn  
SCL  
compact 3 1/2' - 4'

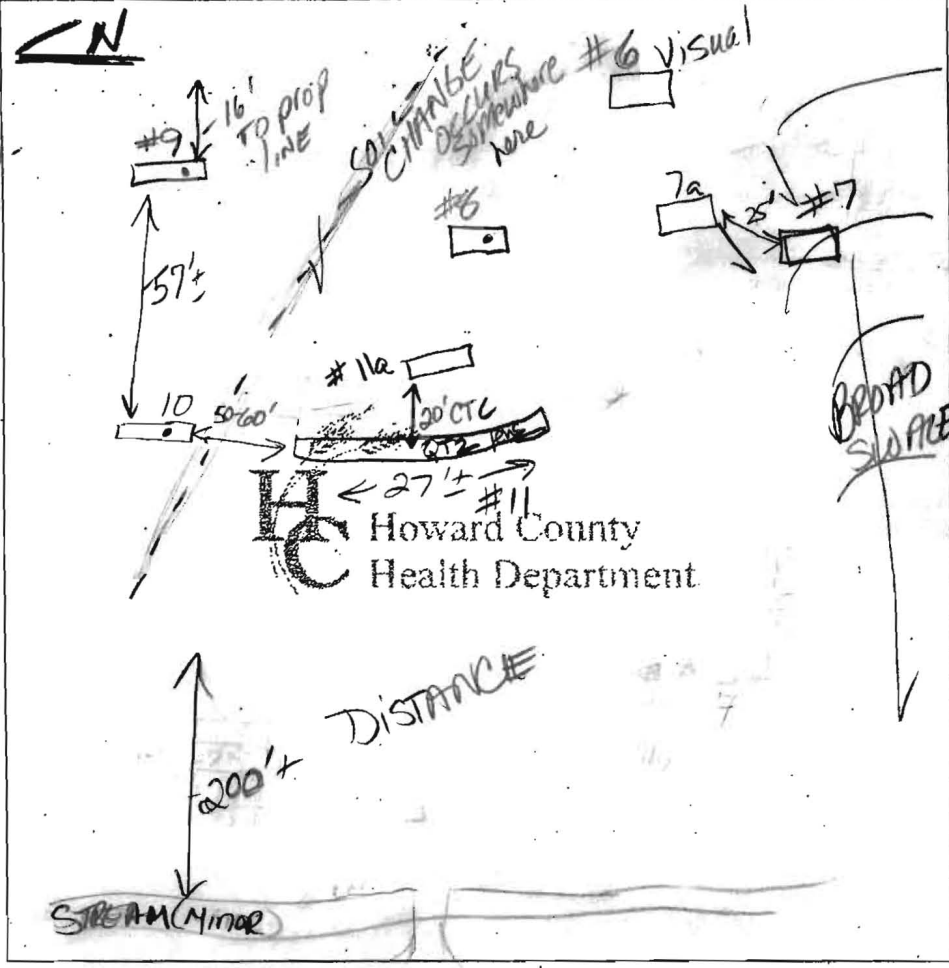
Wk org, y brn  
Loam / s.l  
vs SAND  
MASSIVE  
Rock frag  
Stony  
15-20%

Bottom 14' 10"

7a  
Strong  
brn  
MASSIVE  
CL  
NO water  
seepage

Str brn  
Loam  
Trace  
Rx  
13  
1+ brn  
SL  
Bottom 16'

7  
Str org brn  
dense SCL  
w/ w/ Loam  
Rx Trace  
water  
seepage  
@ 6 1/2'  
Str y brn  
Sandy Loam  
mud @ 20%  
wet  
Rx ~ 5%  
Bottom 13 1/2'



Strong  
gritty  
SCL  
Chert frag  
15-20%  
3'

Str brn  
grn brn  
gritty 2pl /  
LS w.c. sg  
chert frag  
w/ Mnion (sand  
stone)  
fines ~  
30%

13 7/8" BOTTOM

10  
Strong  
org  
CL  
5'  
Str yellow  
S.L  
Rx < 10%  
5'  
H brn  
grn brn  
SL  
Rx 25%  
fine  
mud  
@ 10' 8" - LS  
Bottom  
getting hard

11  
Qtz  
frag @ 3 1/2'  
hole  
27' on  
center

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H	
4-5-05	8	4 1/2' / 14' 10"	9:29	9:35	9:47	12	P	
	6	SAME profile				BT 12	P	
	7a	6 1/2' S	10:03	10:06	10:11	5'	P	
	9	3 1/2' S	10:26	10:31	10:37	6	P	
		5 gallons in bottom	10:37 -	10:35	8 min	1/2 gal	left	
	10	5 1/2'	10:51	10:53	10:55	2'		
	11	7a's	Qtz lens @ 3 1/2'					
	11a	Visual	soils similar to 6, 8				OK	
		Refusal	9 1/2'	BOTTOM NO DEEPER THAN 5 1/2'				

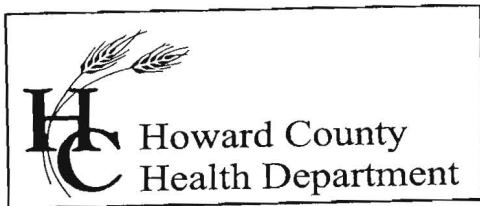
REMARKS Compact soils. 6" posthole-sized potholes.

SANITARIAN Kacie Thomas BACKHOE Tad OTHERS Mr. Gaske

TEST HOLES USED IN SDA 6, 7a, 8, 9, 10, 11a AVG. PERC TIME 8-15 SQ. FT/BR 210

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

Holes NOT PER PLAN: 7a, 11, 11a



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

April 5, 2005

J. M. G. Builders  
Attn: John Gaske  
P.O. Box 1281  
Sykesville, MD 21784

RE: **Percolation Test Results**

Application: A522010  
Proposal: Subdivision of existing lot/ Hofmeister Property  
Property ID: 13385 Forsythe Road  
Tax Map: 4 Parcel: 67

Dear Mr. Gaske,

Percolation testing was conducted December April 5, 2005 on the above referenced property identifying a general location of acceptable percolation test results even though a few holes on the outskirts of the proposed septic area failed to rock or perched water. Adjustments of the septic perimeter per our discussion in the field should suffice in order to establish the minimum 10,000 square feet septic area needed. Field notes are enclosed.

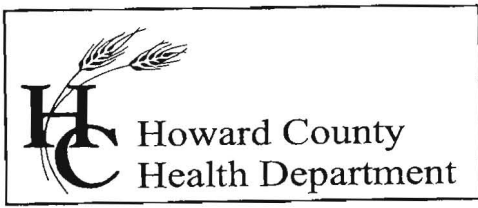
A **licensed surveyor** should submit a Percolation Certification Plan showing the following information to this office:

- Field-locate excavated test holes and label holes as passed or failed, including the holes added while in the field (see sanitarian notes)
- a suitable house site (with footprint approximately 55 feet by 70 feet)
- identify a suitable 1500 square-foot well box or three well sites
- locations of streams/swales/springs/slopes equal or greater than 25% and any other features on the property
- field matched contour lines at 2-foot intervals
- location of all existing wells and septic systems within 100 feet of all property boundaries
- soil overlay
- Add to General Notes, "Adjustments to septic easement area is not permitted without additional testing" along with lot width statement and other pertinent statements, signature block, etc.

This percolation test plat may also include grading and inverts for a septic system, if you so choose. Once the percolation test hole locations are verified and the septic perimeter adjusted accordingly, call for the placement of the distribution box on your site plan (/percolation certification plat). I may be reached directly at 410-313-1775.

Sincerely,  
  
Kacie Noonan, R.S.  
Well and Septic Program

Enclosures  
Cc: file ✓



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046  
(410) 313-2640 Fax (410) 313-2648  
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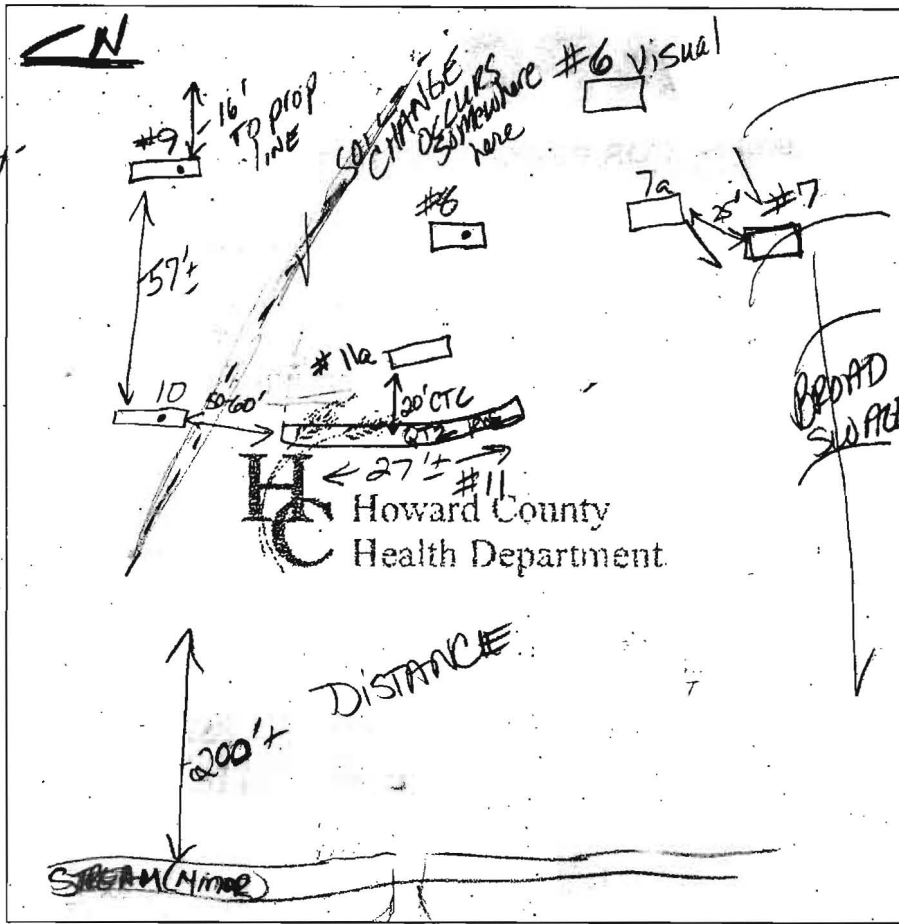
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Sincerely,  
  
Kacie Noonan, R.S.  
Well and Septic Program

Enclosures  
Cc: file

AP 16  
 Str org brn  
 SCL compact  
 3 1/2'  
 Wt org, ybrn  
 Loam s.l.  
 vs sand  
 massive  
 Rock frag  
 Stony  
 15-20%  
 Bottom 14'10"



9  
 Strong  
 gritty  
 SCL  
 3'  
 Str brn  
 fin brn  
 gritty 2pl/  
 LS w.c.s.g  
 chert frag  
 w/ Mn on (sand  
 face)  
 30%  
 13' Bottom

7a  
 Str org  
 brn  
 massive  
 CL  
 no water  
 seepage

10  
 Strong  
 org  
 CL  
 2'  
 Str yellow  
 s.l  
 Rx < 10%  
 5'  
 Hbrn  
 grn brn  
 SL  
 Rx 25%  
 loose  
 mud  
 @ 10' s.l.s  
 Bottom  
 getting hard  
 11

6'  
 Str brn  
 Loam  
 Trace  
 Rx  
 13  
 lt brn  
 SL bottom 16'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	PI/1H
4-5-05	8	4 1/2' 14'10"	9:29	9:35	9:47	12	P
	6	SAME PROFILE				BT 12	P
	7a	6 1/2' S	10:03	10:06	10:11	5+	P
	9	3 1/2' S	10:26	10:31	10:37	6	P
		5 gallons in bottom	10:27 - 10:35	8 min		1/2 gal	left
	10	5 1/2'	10:51	10:53	10:55	2+	
	11	7' at 6' 1/2'	6' 1/2'	ENS @ 3 1/2'			
	11a	Visual	soils similar to 6,	8			OK
		Refusal	9 1/2'	BOTTOM NO	DEEPER THAN	5 1/2'	

7  
 Str org brn  
 dense SCL  
 w/ hvy loam  
 Rx Trace

11  
 Str frag @ 3 1/2'  
 hole  
 27' on  
 center

11  
 water seepage @ 6 1/2'  
 Str ybrn  
 Sandu loam  
 mica @ 20%  
 wet  
 Rx ~ 5%  
 Bottom 13 1/2'

REMARKS Compact soils. 6" posthole-sized per holes.  
 SANITARIAN Kacie Thoman BACKHOE Tad OTHERS Mr. Gaske  
 TEST HOLES USED IN SDA 6, 7a, 8, 9, 10, 11a AVG. PERC TIME 8-15 SQ. FT/BR 210  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

Holes NOT PER PLAN: 7a, 11, 11a

Holes NOT Present

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

E: 11/17/05

DPZ File No. WP-06-047

Department of Planning and Zoning

- Transportation Planning 1 Environmental and Community Planning (Ag Pres/Route 1)
- Historic Preservation 4 Development Engineering Division
- Public Service and Zoning Administration \_\_\_\_\_ Other
- Research 2 File
- Address Coordinator \_\_\_\_\_

Agencies

- Soil Conservation District \_\_\_\_\_ Tax Assessment
- Department of Inspections, Licenses & Permits \_\_\_\_\_ Verizon
- Department of Fire and Rescue Services \_\_\_\_\_ BGE
- State Highway Administration \_\_\_\_\_ Cable TV
- Health Department \_\_\_\_\_ Police
- Public School System \_\_\_\_\_ MTA
- Recreation and Parks \_\_\_\_\_ Finance
- WSSC \_\_\_\_\_ DPW, Real Estate Services
- MD Aviation Administration \_\_\_\_\_ DPW, Construction and Inspection
- \_\_\_\_\_ DPW, Bureau of Utilities

HOFMEISTER PROP

- CLOSED FOR YOUR → \_\_\_\_\_ Signature Approval  Review & Comments \_\_\_\_\_ Files
- ENCLOSED → \_\_\_\_\_ Original \_\_\_\_\_ Pre-Packaged Plan Set

	# of Sheets	Supplemental Documents
Sketch Plan	_____	_____ Wetlands Report
Prel Equiv Sketch Plan	_____	_____ Soils/Topo Map/Drain Area Map
Preliminary Plan	_____	_____ FSD/FCP/Worksheet and Application
Final Plat/Plat of Easement/RE Plat	_____	_____ Declaration of Intent (Forest Cons)
Final Constr Plans (RDS)	_____	_____ Drainage and/or Computation/Pond Safety Comps
Final Development Plan	_____	_____ Preliminary Road Profiles
Site Development Plan	_____	_____ APFO Roads Test/Mitigation Plan/Traffic Study
Landscape Plan/Supplemental Plan	_____	_____ Noise Study
Grading Plan	_____	_____ Sight Distance Analysis/Speed Flow Study
House Type Revision/Walk-Thru Red-Line	_____	_____ Floodplain Study
Water and Sewer Plan	_____	_____ Stormwater Management Comps/Geo-Tech Report
<b>Applications</b>		_____ Industrial Waste Survey (DPW)
Waiver Petition Applic/Exhibit	_____	_____ Road Poster Form Letter
Planning Board Application	_____	_____ Response Letter
ASDP/CSDP Application	_____	_____ Perc Plat
DED Application/Checklist	_____	_____ Scenic Road Exhibits
DED Fee Receipt/Deeds/Cost Estimate	_____	_____ Deeds
		_____ Photographs
		_____ Retaining Wall Comps/Details
		_____ Poster/Community or HDC Meeting Information
		_____ Route 1 Details/Summary

- Received \_\_\_\_\_ Tentatively Approved \_\_\_\_\_ Recorded \_\_\_\_\_
- Received and Revised \_\_\_\_\_ Approved \_\_\_\_\_ On 11/17/05

REMARKS: \_\_\_\_\_ SRC/Comments Due By: 12/15/05

12/15/05 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS DF



Howard County Department of Planning and Zoning  
Division of Land Development

# WAIVER PETITION APPLICATION

Date Submitted/Accepted 11/17/05 DPZ File Number WP-06-047

I. **Site Description**

Subdivision Name/Property Identification: HOFMEISTER PROPERTY, LOTS 1 AND 2

Location of property: \*13385 FORSYTHE ROAD  
(Street Address and/or Road Name)

RESIDENTIAL  
(Existing Use)

RESIDENTIAL  
(Proposed Use)

4  
(Tax Map No.)

21  
(Grid/Block No.)

67 & 76  
(Parcel No.)

THIRD  
(Election District)

RC-DEO  
(Zoning District)

7.531 Ac. ±  
(Total Site 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-06-080

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 or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

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

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.120(b)(4)(iii)(b)</u>	<u>TO ALLOW ENVIRONMENTAL FEATURES ON A BUILDABLE LOT/PARCEL LESS THAN 10 ACRES IN SIZE.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____



## V. Plan Exhibit

### A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application 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 if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

### B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

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' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
2. Bearings and distances of property 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 any proposed lots.
5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties 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, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- N/A 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.
- N/A 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).
- N/A 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
14. Submit 2 sets of photographs for all existing on-site structures.
15. Identify the location of any existing wells and/or private septic systems.

N/A 16. Route 1 Manual

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.


VI. Fees

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. 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, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

VII. 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 agent, written documentation from owner granting that authority is required.**

Owner's authorization attached \*  
[Signature] 9-26-05  
[Signature] 9-26-05  
(Signature of Property Owner) (Date)  
(Fee Simple Owner Only)  
STEPHEN HOFMEISTER  
JANORA HOFMEISTER  
(Name of Property Owner)

  
[Signature] 9/23/05  
(Signature of Petition Preparer) (Date)  
TERRY A. FISHER  
(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)  
FISHER, COLLINS, CACTER, INC.  
10272 BALT. NAT'L. PIKE  
(Address)

13385 FORSYTHE ROAD  
(Address)  
SYKESVILLE, MARYLAND 21784  
(City, State, Zip Code)

ELLIOTT CITY, MD. 21042  
(City, State, Zip Code)

E-Mail \_\_\_\_\_  
410-442-8293  
(Telephone) (Fax)

E-Mail tfisher@fcc-eng.com  
(410) 461-2855 (410) 750-3784  
(Telephone) (Fax)

Contact Person: STEPHEN HOFMEISTER

Contact Person: TERRY FISHER

Howard County Department of Planning and Zoning  
Division of Land Development

**INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET**  
(For DPZ Use Only)

Project Name \_\_\_\_\_ DPZ File No. \_\_\_\_\_  
DPZ Plan Reviewer \_\_\_\_\_ Submission Date \_\_\_\_\_  
Plan Consultant Representative \_\_\_\_\_ Time \_\_\_\_\_

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete..... \_\_\_\_\_
  - b. Required number of plans and applications are provided ..... \_\_\_\_\_
    - \_\_\_ Plans (14 sets on County Road or
    - \_\_\_ Applications 18 sets on State Road)
  - c. Supplemental Information is provided ..... \_\_\_\_\_
  - d. Certification of pre-submission HDC advisory meeting for new projects in  
Historic District or listed in Historic Sites Inventory ..... \_\_\_\_\_
  - e. Photographs of existing structures (for Historic Preservation Review)..... \_\_\_\_\_
  - f. MAA Approval Letter (if applicable) ..... \_\_\_\_\_
  - g. Written summary of Route 1 manual compliance (if applicable)..... \_\_\_\_\_

- II. **Fee Computation** **Fee**
- Number of waivers requested..... \_\_\_\_\_
  - \* Base Fee for first two waiver sections (**\$450**)..... \_\_\_\_\_
  - Fee for each additional waiver section (\_\_\_ additional waivers x **\$50** each)..... \_\_\_\_\_
  - \* (Maximum fee of **\$350** for Agricultural Preservation parcels)
- TOTAL** \_\_\_\_\_

III. **Certification**

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

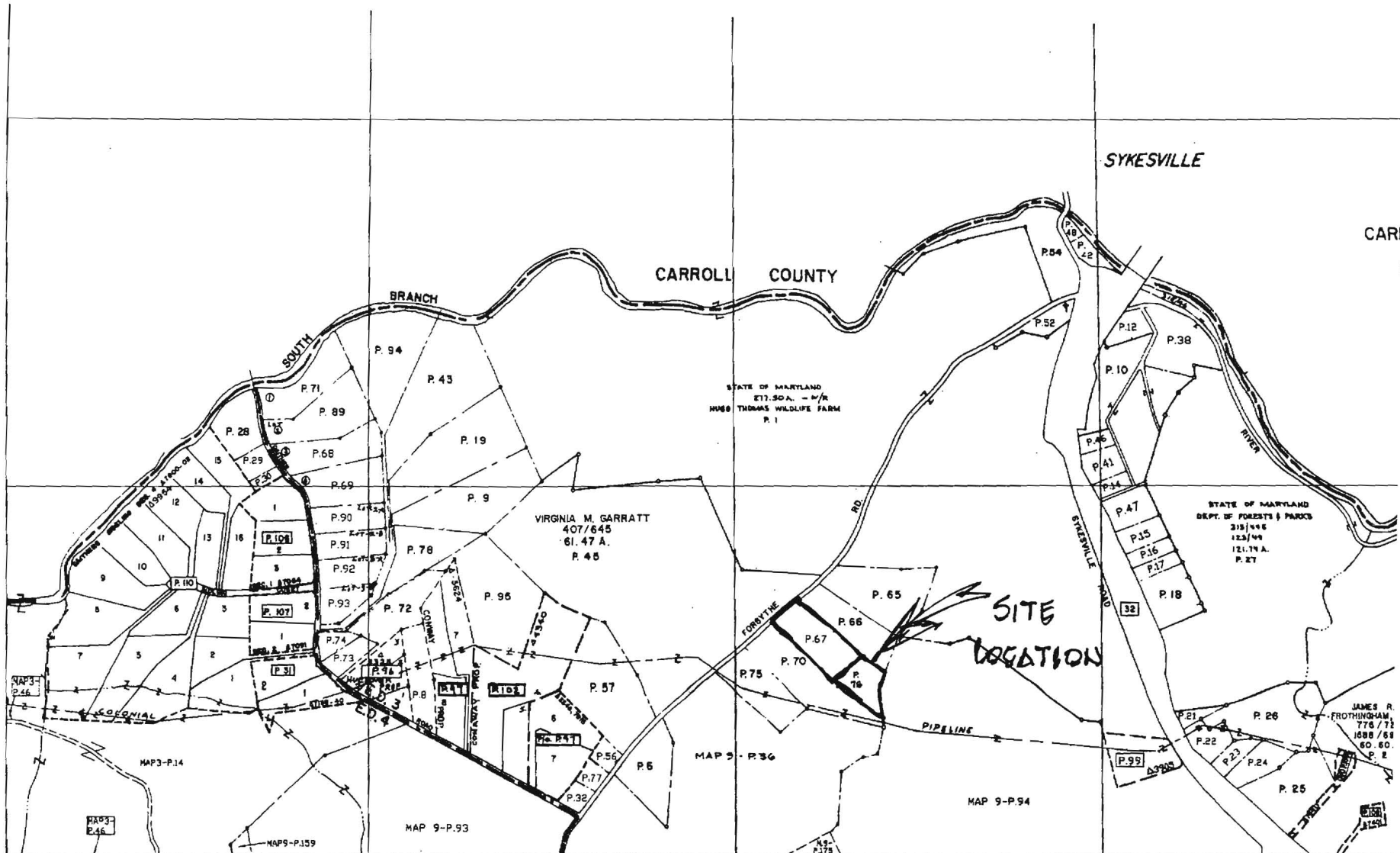
Check issued by \_\_\_\_\_

- \_\_\_ Waiver petition application is accepted for processing.
- \_\_\_ Scheduled SRC meeting date.
- \_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_



186768.3mN  
400025.7mE

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OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC MEANS SUCH AS  
DIGITIZING, SCANNING, VECTORIZING, OR IMAGE PROCESSING, OR BY ANY  
SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN  
WRITING FROM THE MARYLAND OFFICE OF PLANNING.

SCALE IN FEET



COMPILED BY  
MARYLAND OFFICE OF PLANNING  
PROPERTY MAPPING SECTION

THE INFORMATION SHOWN HEREON HAS BEEN COMPILED  
FROM LEGAL DESCRIPTIONS AND IS NOT AN ORIGINAL SURVEY.  
IT SHOULD NOT BE USED FOR LEGAL DESCRIPTIONS UNLESS  
SUPPORTING EVIDENCE ARE LISTED TO VERIFY THE PROPERTY  
MAPPING SECTION, 501 W. FREDERICK ST., BALTIMORE, MD 21201

DATE \_\_\_\_\_

**FISHER, COLLINS  
& CARTER, INC.**

**CIVIL ENGINEERING CONSULTANTS  
and LAND SURVEYORS**

Terrell A. Fisher, P.E., L.S.  
Earl D. Collins, P.E.  
Charles J. Crovo, Sr., P.E., L.S.

Paul W. Kriebel, P.E.  
Mark L. Robel, P.L.S.  
Aldo M. Vitucci, P.E.

**F-06-080  
WAIVER JUSTIFICATION  
HOWARD COUNTY SUBDIVISION AND  
LAND DEVELOPMENT REGULATIONS  
SECTION 16.120(b)(4)(iii)(b)  
HOFMEISTER PROPERTY  
LOTS 1 AND 2  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND**

We would like to relocate the common line between Tax Parcels 67 and 76 (shown on the enclosed exhibit) to increase the lot area of the rear parcel and to relocate the proposed house on the area of Lot 2 prior to crossing the existing stream and provide rear Tax Parcel 76 with a fee simple pipestem access to Forsythe Road,

The property is identified on Tax Map 4, as Parcels 67 and 76 with Parcel 67 fronting Forsythe Road.

As part of the reconfiguration of Tax Parcels 67 and 76, a field survey of the existing wetland and forest stand conditions was performed. The resulting limits of the stream and its associated buffer and are identified on the enclosed exhibit.

In order to better define the possibility for subdivision, field percolation testing was performed. The results of passed/failed test are also identified on the enclosed exhibit together with the location of the existing septic and well.

The alternative to having the 3.205 acre and 4.121 acre lots would be to have two, 1 acre  $\pm$  lots and a non-buildable preservation parcel. Such a parcel, however, would potentially be subject to a conditional use by a future owner.

Clearly, the environment would be better protected and the intent of the regulations better served, to the extent that the wetland area is included in the larger, 4.121 acre lot. We therefore requesting a waiver of the cited regulation ( Section 16.120 (b)(4)(iii)(b) ) to allow existing environmental features to be located on a buildable lot less than 10 acres in size with the condition that "the building envelope is no closer than 35 feet from these environmental features."

As a result of the reconfiguration of this property and the placement of proposed buildings beyond the environmental feature and the associated buffers, the intent of the Regulations will not be adversely affected and will not be detrimental to the public interest.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive + Ellicott City, Maryland 21043 + 410-313-2350

Marsha S. McLaughlin, Director

[www.co.ho.md.us](http://www.co.ho.md.us)  
FAX 410-313-3467  
TDD 410-313-2323

December 5, 2005

Mr. & Mrs. S. Hofmeister  
13385 Forsythe Rd.  
Sykesville, MD. 21784

RE: F-06-080 (Hofmeister Property)

Dear Mr. And Mrs. Hofmeister:

The Subdivision Review Committee has determined that the above referenced plan does not conform with the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a **revised** plan submission within **45** days from the date of this letter (**on or before January 19, 2006**).

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application.

You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF PLAT & PLAN SETS	SUPPORT DATA
DLD	2	
DED	4	
Health	1	
SCD	1	

If you or your consultant have any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stirn at 410-313-2350 to reserve a time after the SRC meeting of December 15, 2005. Please understand that this will be a brief meeting designed to discuss major issues only.

If you have any questions, please contact Tanya Krista-Maenhardt at (410) 313-2350.

Sincerely,



Cindy Hamilton, Chief  
Division of Land Development

CH/tm/Finals2005/Hofmeister-F-06-080

Enclosures: DLD, DED, DEH, SCD, DRP, AG PRES

cc: Research  
DED  
DEH  
SCD  
Fisher, Collins, & Carter, Inc.  
MARS Group

**Department of Planning and Zoning-DLD**  
**October 31, 2005**

**RE: F-06-080**—Relocate common deed line between existing Parcels 67 and 76, to provide Parcel 76 with Fee Simple Access (Hofmeister Property)

**Planner: TKM**

**Subdivision Plat:**

1. **As per Section 16.120(b)(4)(iii)b. only lots 10 acres or greater may be encumbered with environmentally sensitive areas. As such, Lot 2 as proposed cannot be approved without a waiver from Section 16.120(b)(4)(iii)b.**
2. Provide deed history that proves that 2 parcels have been in existence since at least 1961. The deed information provided extends only to 1963.
3. **As per our records, the stream is classified as Use III/IV, requiring a 100-foot buffer (not 75 foot). Amend all Sheets as necessary. If the resultant building envelope for Lot 2 is too restrictive, consideration should be given to shifting the Lot 1/Lot 2 boundary to the northwest.**
4. Adjust the building restriction lines as necessary with regards to Lot 1 and steep slopes as per 16.120(b)(4)(iii)(a).
5. Show and label the floodplain if applicable. Be advised that per Section 16.115(b)(2), the developer must grant the County a right-of-entry to the floodplain area.
6. Amend plat note #24 with regards to exemption from forest conservation. As technically this proposal is NOT a resubdivision, but attempts to create a buildable lot with right-of-way access, Staff believes the appropriate exemption would be 16.1202(b)(i)(viii), not 16.1202(b)(1)(vii).
7. **Only Lot 1 with the existing dwelling is exempt from landscaping requirements. Perimeter landscaping of Lot 2 is still required. Review plat note #23 and address as necessary.**
8. **Address Section 16.120(b)(6)(vi) with regards to landscaping.**
9. As per Section 16.120(c)(2)(v), a maintenance agreement for the driveway shall be recorded for the impacted lots and referenced on the final plan. Provide an appropriate plat note to this effect. Be advised that the preparation of this document will be the developer's responsibility. County Staff will record it with the plat.

10. As per point #12 of the Final Plan Application, certification by a qualified professional concerning wetlands is required. Is disturbance required? If so, provide information on any approved wetland permits and any mitigation requirements. If there are no wetlands requiring a 401 or 404 wetland permit from the State, please provide an appropriate plat note.
11. Provide information regarding any necessary grading, removal of vegetative cover or trees, paving or new structures within the limits of wetlands, streams or their required buffers, floodplain or forest conservation easement areas.
12. Graphically depict and label the wetland and its buffer on the subdivision plat.
13. Explain the connections between the proposed house on Lot 2 and the sewage reserve area and include in this information any impacts to natural resources. Also reference Section 16.116, which prohibits grading, removal of vegetation, paving and new structures.
14. Provide the right-of-way width for Forsythe Road on the plat (as per point #19 of the Final Plan Application).
15. Add Map 9 as a reference for the adjoining property owned by Samuel Warfield (Parcel 94).
16. Add F-06-080 under the Title Block.
17. Please be aware that prior to any plat recordation, a right-of-way dedication deed (for Forsythe Road) will need to be prepared by the County and executed by the developer. The applicant/agent should contact Real Estate Services with any questions.

**Supplemental Information Sheet:**

18. Provide a symbol in the legend explaining the dotted area shown in the pipestem/driveway area.
19. Are there any slope conditions between 15-24.9% that occur on site? If so, these need to be graphically depicted with a different form of crosshatching/shading than those slopes greater than 25%.
20. As per point #37a. of the Final Plan checklist, provide the square footage (including both on-site and offsite portions of a contiguous stretch) of those slope areas which are 25% or greater.

21. Can the driveway area and disconnect receiving area be shifted away from the wooded area of steep slopes?
22. As per point #37a. of the Final Plan checklist, indicate the basis for the topography and the date.
23. **As per our records, the stream is classified as UseIII/TV, requiring a 100-foot buffer (not 75 foot). Amend all Sheets as necessary.**
24. As per point 37F. of the Final Plan Application, provide a certified location plan for the dwelling to remain on Lot 1, with dimensions to all existing and proposed property lines at the closest points. Also indicate all vicinal structures driveways and easements within 50 feet of the site. The agent may also revise the Supplemental Plan sheet accordingly and sign and seal it (instead of submitting a new and separate location plan).
25. Show the landscaping for Lot 2.
26. Provide a LOD on the Supplemental Plan. Be sure to include the disturbance needed to install the sewer lines to the septic easement on Lot 2. **You are reminded that the County has not endorsed neither this disturbance nor the inclusion of the environmentally sensitive acreage within Lot 2.**

Tmaenhardt/Hofmeister comments-10-31-05



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Cindy Hamilton, Chief  
Division of Land Development

CH/tm/Finals2005/Hofmeister-F-06-080

Enclosures: DLD, DED, DEH, SCD, DRP, AG PRES

cc: Research  
DED  
DEH  
SCD  
Fisher, Collins, & Carter, Inc.  
MARS Group

**Department of Planning and Zoning-DLD**  
**October 31, 2005**

**RE: F-06-080**—Relocate common deed line between existing Parcels 67 and 76, to provide Parcel 76 with Fee Simple Access (Hofmeister Property)

**Planner:** TKM

**Subdivision Plat:**

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15. Add Map 9 as a reference for the adjoining property owned by Samuel Warfield (Parcel 94).
16. Add F-06-080 under the Title Block.
17. Please be aware that prior to any plat recordation, a right-of-way dedication deed (for Forsythe Road) will need to be prepared by the County and executed by the developer. The applicant/agent should contact Real Estate Services with any questions.

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Tmaenhardt/Hofmeister comments-10-31-05

**DEPARTMENT OF PLANNING AND ZONING  
DEVELOPMENT ENGINEERING DIVISION**

Nov. 4, 2005

**TO:** Cindy Hamilton, Chief  
Division of Land Development

**FROM:** Charles F. Dammers, Chief  
Development Engineering Division

**Project Engineer:** Yuru Qin

**RE:** DP&Z File #: F-06-80 (PLAT)

Hofmeister Property

A revised submission is required to satisfy the following comments:

Required Items:

1. Revised Final Plat
2. Point-by-point Response Letter

General Comments:

1. In the point-by-point response letter, provide specific responses to all comments. Provide an explanation of how the comment was addressed, where the correction can be found on the plans or in the computations, and what impacts are created.
2. Upon receipt of a revised submission a more complete review will be performed.

Comments for SWM:

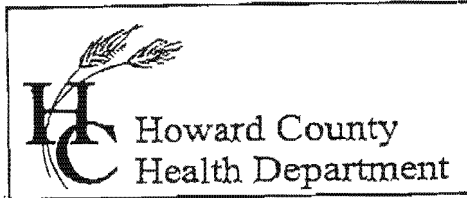
1. The runoff is not directed to the disconnection receiving area for the non-rooftop disconnections according to the contours shown, so please correct it.
2. The roof top disconnections are not meeting the criteria of 500 sf or less, because the rooftop is over 4000 sf with 7 disconnects.
3. Please verify the downspouts at least 10' away from the nearest impervious surface to discharge "re-connections".

The following are standard Howard County comments:

**Financial Guarantee:**

1. The proposed subdivision is subject to the requirements of Section 16.133(c) of the 2002 Subdivision and Land Development Regulations and Resolution No. 83-1993, and is located in the Pataposco River watershed. The developer shall contribute \$75.00 per lot (\$325.00 per acres for commercial development) prior to or concurrent with submitting the plat for recordation. His payment will be credited to Account Number 814-003-7150.

$$\frac{2}{\text{\# of Lots}} \times \frac{\$75.00}{\text{Fee}} = \frac{\$150.00}{\text{Total Fee Due}}$$



Bureau of Environmental Health  
 7178 Columbia Gateway Drive, Columbia, MD 21046  
 (410) 313-2640 Fax (410) 313-2648  
 TDD (410) 313-2323 Toll Free 1-866-313-6300  
 website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

Oct 14, 2005

TO: Cindy Hamilton  
 Chief, Division of Land Development

FROM: Kacie Noonan, R.S. KN  
 Well and Septic Program  
 Development Coordination Section

RE: File Number: F-06-080  
 Title: Hofmeister Property  
 13385 Forsythe Road  
 Tax Map: 4 Parcel: 67

The following comments apply to the plan prepared by Fisher, Collins and Carter, Inc. Approval is not granted at this time. Lot 2 needs to have a well drilled and the well completion report submitted to our office for review prior to record plat signature.

KN



HOWARD SOIL CONSERVATION DISTRICT  
Phone (410) 489-7967  
Fax (410) 489-9130

708 Lieben Center Dr., Suite E, Woadkino, MD 21797

Department of Planning & Zoning  
George Howard Building  
3430 Court House Drive  
Ellicott City, Maryland 21043

Date: November 18, 2005

Re: Hofmeister Property  
F-06-80

The above referenced plan has been reviewed by the Howard Soil Conservation District for compliance with sediment control, pond safety, temporary stormwater management, and environmental protection requirements. Results of the review are as follows:

- ( ) Howard SCD approval is not required. However, the following recommendations are being made to the Department of Planning & Zoning.
- ( ) The plan is approved, subject to signatures being placed on the original(s). Any alterations to the plan shall void approval.
- ( ) Address all comments which, due to their minor nature, may be addressed directly on the original(s) at the time of formal signature approval. There is no need to resubmit the plan.

~~(X)~~ Address all comments as noted below and resubmit the plan for further review.

~~(X)~~ With written permission from the Department of Planning & Zoning (DPZ), the applicant may provide a direct submission to our office for review and approval. DPZ understands the risk of delays to deadlines during Howard SCD review.

REVIEW COMMENTS:

1. Can the house and associated grading (including driveway) be relocated so as to not cause grading within the shown woods.
2. Given the location of the property, should the stream buffer be 100 ft. instead of 75 ft?
3. Driveway should follow the edge of the existing treeline to avoid removal of trees.
4. A culvert should be shown for driveway construction at approximately elevation 514.00.
5. Existing 24" culvert should be removed and the area returned to its original state.

**CHESTER** - 4 to 10 feet depth to bedrock; 20+ feet to water table; slight to moderate limitations for sewage disposal fields and homes with basements depending on slope; erosion hazard.

**GLENELG LOAM** - 4 to 10 feet to bedrock; 10+ feet to water table; slight to severe limitations for sewage disposal fields and homes with basements depending on slopes; erosion hazard.

**GLENVILLE SILT LOAM** - 4 to 10 feet depth to bedrock; 1-1/2 to 3 feet to water table; severe limitations for sewage disposal fields; moderate limitations for homes with basements; impeded drainage; seasonal wetness; erosion hazard.

**MANOR LOAM** - 6 to 10 feet depth to bedrock; 20+ feet depth to water table; slight to severe limitations for sewage disposal fields and homes w/basement depending on slope; erosion hazard.

**Warning:** All soils have limitations, ranging from slight to severe, for building homes, constructing roads and ponds, and various other uses. Please consult the *Soil Survey of Howard County* for determining soil types and their suitability for development, engineering and building.

Technical Review by: Bob Robertson  
Bob Robertson, Engineering Specialist

Approved by: Sharon A. Mariack  
Sharon A. Mariack, District Manager



DEPARTMENT OF RECREATION AND PARKS

Gary J. Arthur, Director

TO: Department of Planning and Zoning
FROM: Director of Recreation and Parks

SUBJECT: Hofmeister Prop.
PLAN NUMBER: F-06-080
DATE: November 16, 2005

The Howard County Department of Recreation and Parks requests that the following comments be integrated into the above referenced plan.

- ( ) The Department requires fee simple title transfer of open space lot(s) \_\_\_\_\_.
( ) A Homeowners Association Maintenance Easement must be placed on the Stormwater Management Pond.
( ) The Department requires a perpetual easement on the 100 year floodplain.
( ) The Department requires a metes and bounds description be submitted along with a set of final plans and road drawings for approval.
( ) The Department recommends open space lot(s) \_\_\_\_\_ be dedicated to a Homeowners Association.
(X) The Department requires a fee in lieu of open space for 1 lot(s) at \$1,500.00 equaling \$ 1,500.00.
Open Space Area 10
Account # 813-003-7156
( ) Utility boxes may not be located within the open space access strip.
( ) The Department requires a 4 foot wide asphalt pathway be located within open space access strip.
( ) Bollards as specified by the Department of Recreation and Parks shall be located at the four corners of the open space access strip.

Comments:

Technical Review By: [Signature]
A. Raul Delerme

Approved By: [Signature]
Director, Department of Recreation and Parks



# Howard County


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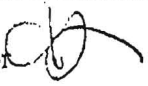
*Agricultural Land Preservation Program*

**MEMORANDUM**

**Subject:** Hofmeister, F-06-080

**To:** Cynthia S. Hamilton, Chief, Division of Land Development

**Through:** Elmina J. Hilsenrath, Chief, Division of Environmental and Community Planning 

**From:** Joy Levy, Administrator 

**Date:** October 25, 2005

The referenced plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program (ALPP). The following comments are forwarded for your review:

1. The Warfield property to the east (Parcel 94) of the subject property should be labeled as Howard County Agricultural Land Preservation easement HO-85-04-E.

Please call Joy Levy at 410-313-4382 if you have questions.

cc: Ag Read File  
Land Development (2)  
SRC Read File

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 10/12/05

DPZ File No. F-06-080

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Hofmeister Property

ENCLOSED FOR YOUR →  Signature Approval  
 THE ENCLOSED →  Original

Review & Comments Files  
 Pre-Packaged Plan Set

Plans	# of Sheets
<input type="checkbox"/> Sketch Plan	_____
<input type="checkbox"/> Prel Equiv Sketch Plan	_____
<input type="checkbox"/> Preliminary Plan	_____
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	_____
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input type="checkbox"/> Final Development Plan	_____
<input checked="" type="checkbox"/> Site Development Plan <u>OLD, DED, 1500</u>	_____
<input checked="" type="checkbox"/> Landscape Plan/Supplemental Plan <u>1500</u>	<u>1</u>
<input type="checkbox"/> Grading Plan	_____
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____
<input type="checkbox"/> Water and Sewer Plan	_____

Supplemental Documents
<input checked="" type="checkbox"/> Wetlands Report <u>OLD, DED, SRC</u>
<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Noise Study
<input checked="" type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input checked="" type="checkbox"/> Floodplain Study <u>1000, 2010</u>
<input checked="" type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Response Letter
<input checked="" type="checkbox"/> Perc Plat <u>OLD, Health</u>
<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> Deeds
<input checked="" type="checkbox"/> Photographs
<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/> Poster/Community or HDC Meeting Information
<input type="checkbox"/> Route 1 Details/Summary

Applications

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

WAS:  Received  Tentatively Approved  
 Received and Revised  Approved

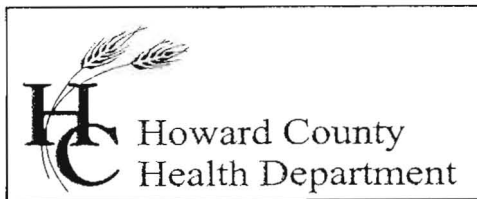
Recorded On 10/12/05

COMMENTS: 10/14/05 LOT 2 NEEDS WELL DRILLED  
(KA) SEE ATTACHED

SRC/Comments Due By: 11/4/05

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

DPZ STAFF INITIALS JW




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Oct 14, 2005

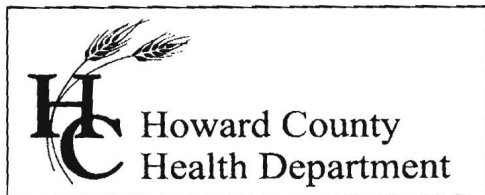
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TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)


Penny E. Borenstein, M.D., M.P.H., Health Officer

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**MEMORANDUM**

DATE: April 10, 2006

TO: Cindy Hamilton, Chief  
Planning & Zoning, Division of Land Development

FROM: Kacie Noonan, Registered Sanitarian  
Well and Septic Program  
Development Coordination Section 

RE: File Number: F-06-080  
Title: Hofmeister Property

---

The following comment applies to the plan prepared by Fisher, Collins & Carter. Prior to final plat signature, lot 2's well must be drilled and final completion report sent to our office prior to signature. Our office currently is processing the well application for permit to drill the well.

KN

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 3/31/06

DPZ File No. F-06-080

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research RETURN
- Address Coordinator

- 4 Environmental and Community Planning (Ag Pres/Route 1)
- 2 Development Engineering Division
- Other
- File

Revised →

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- 1 WSSC
- 1 MD Aviation Administration

- 1 Tax Assessment
- 1 Verizon
- 1 BGE
- 1 Cable TV
- 1 Police
- 1 MTA
- 1 Finance
- 1 DPW, Real Estate Services
- 1 DPW, Construction and Inspection
- 1 DPW, Bureau of Utilities

MAR 31 2006  
PRE-PACKAGED

RE: HOFMEISTER PROP.

ENCLOSED FOR YOUR →  Signature Approval  Review & Comments  Files

THE ENCLOSED →  Original  Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<u>8</u> Final Plat/Plat of Easement/RE Plat	<u>1</u>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<b>Applications</b>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS:  Received  Tentatively Approved  Recorded

Received and Revised  Approved  On 3/31/06

COMMENTS: 4-10-06 See comment SRC/Comments Due By: 4/19/06

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

DPZ STAFF INITIALS J

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 1-19-06

DPZ File No. F-06-080

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Public Service and Zoning Administration
Research
Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
Development Engineering Division
Other
File

Revised

JAN 19 2006

DPZ - Land Dev

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Health Department
Public School System
Recreation and Parks
WSSC
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Hofmeister Property

ENCLOSED FOR YOUR THE ENCLOSED Signature Approval Original Review & Comments Pre-Packaged Plan Set Files

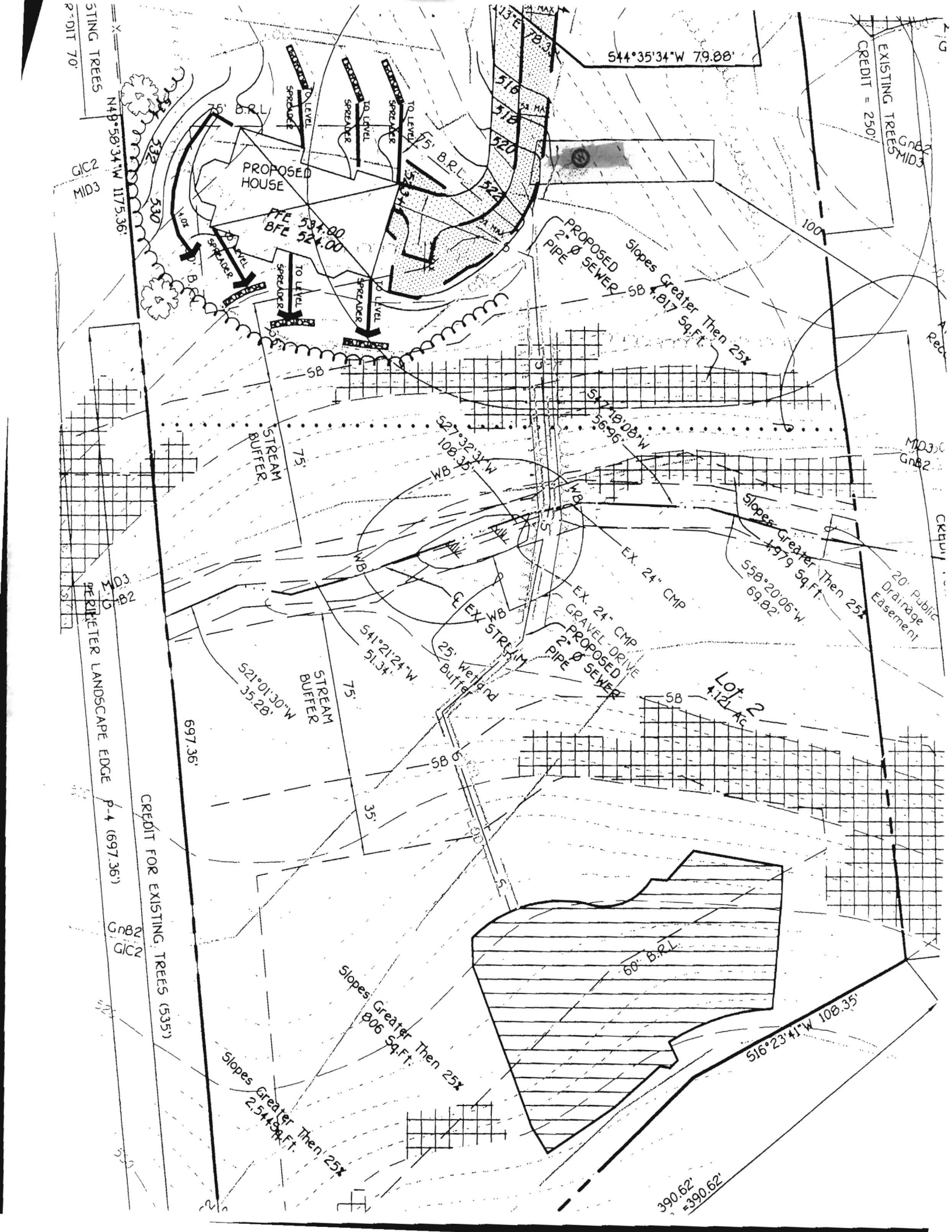
Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents and their counts.

WAS: Received Received and Revised Tentatively Approved Approved Recorded On 1-19-06

COMMENTS: 1/23/06 Need well drilled for lot 2. (RN) SRC/Comments Due By: 2-6-06

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

DPZ STAFF INITIALS [Signature]



544°35'34"W 79.00'

EXISTING TREES  
CREDIT = 250'

PROPOSED HOUSE

PROPOSED 2" Ø SEWER PIPE  
Slopes Greater Than 25%  
58' x 181.7 Sq.Ft.

75'  
STREAM BUFFER

Slopes Greater Than 25%  
197.9 Sq.Ft.  
558' x 20'06" W  
69.82'

EX. 24" CMP

EX. 24" CMP  
GRAVEL-DRIVE  
PROPOSED  
2" Ø SEWER PIPE

Lot 2  
4.12 AC

75'  
STREAM BUFFER

25' Wetland Buffer

CREDIT FOR EXISTING TREES (535)

P-4 (697.36')

60' B.R.L.

Slopes Greater Than 25%  
806 Sq.Ft.

Slopes Greater Than 25%  
2,544 Sq.Ft.

516°23'41"W 108.35'

390.62' x 390.62'

STING TREES  
P-DIT 70'  
N48°56'34"W 1175.36'

PERIMETER LANDSCAPE EDGE  
P-4 (697.36')

20' Public Drainage Easement

**FISHER, COLLINS  
& CARTER, INC.**

*CIVIL ENGINEERING CONSULTANTS  
and LAND SURVEYORS*

Terrell A. Fisher, P.E., L.S.  
Earl D. Collins, P.E.  
Charles J. Crovo, Sr., P.E., L.S.

Paul W. Kriebel, P.E.  
Mark L. Robel, P.L.S.  
Aldo M. Vitucci, P.E.

May 25, 2006

Mrs. Kacie Noonan  
Howard County Health Dept.  
7178 Columbia Gateway Dr.  
Columbia, MD 21046-4544

RE: F-06-080  
Hofmeister Property

Dear Kacie:

Our office is in receipt of a Technically Complete letter dated May 12, 2006 for the above referenced project requesting a direct submittal to your office.

We are presently involved in working with our client to field stakeout the well prior to submittal of the original plat for recordation.

Enclosed herewith please find a print of both the revised record plat and Supplemental Plan for your use.

Very truly yours,  
Fisher, Collins & Carter, Inc.



Terrell A. Fisher, P.E., L.S.

WO #04149-3001  
c.c. Mr. John Gaske  
c.c. Mrs. Tanya Krista-Maenhardt

**FISHER, COLLINS  
& CARTER, INC.**

CIVIL ENGINEERING CONSULTANTS  
and LAND SURVEYORS

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Mark L. Robel, P.L.S.  
Aldo M. Vitucci, P.E.

May 25, 2006

Mr. Charles F. Dammers, Chief  
Development Engineering Division  
Howard County Dept. of  
Planning & Zoning  
3430 Court House Dr.  
Ellicott City, MD 21043

Attn: Yuru Qin

RE: F-06-080  
Hofmeister Property  
Lots 1 and 2  
Direct Submittal

Dear Yuru:

Our office is in receipt of an approval letter dated May 15, 2006 for WP-06-047 (Hofmeister Property).

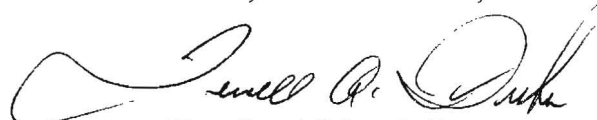
As a condition of approval for this waiver petition, our client has reduced the size of the proposed house on Lot 2 to be no larger than 72' x 40'.

The previous house was larger and the associated stormwater management has already been approved by you on April 25, 2006.

The purpose of this letter is to inform your Department that less building house area is being proposed. Usually a request to your Department is to increase the size of the house approved in the stormwater management and uniquely this is the opposite.

We would appreciate if you could email Tanya that the reduction of the size of the house is acceptable to your Department.

Very truly yours,  
Fisher, Collins & Carter, Inc.

  
Terrell A. Fisher, P.E., L.S.

WO #04149-3001

c.c. Mr. John Gaske

c.c. Mrs. Tanya Krista-Maenhardt

*Received [Signature] Date 5-26-06*



### Mirafi® MCF-1212

Mirafi® MCF-1212 is a composite structure of a woven, polyethylene fabric with polyethylene films laminated to both sides forming a monolithic sheet. MCF-1212 is highly impermeable and is inert to biological degradation and naturally encountered chemicals, alkalis and acids.

Mechanical Properties	Test Method	Unit	Typical Roll Value
Grab Tensile Strength	ASTM D 4632	kN (lbs)	0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	15
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.22 (50)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	2960 (430)
Puncture Strength	ASTM D 4833	kN (lbs)	0.44 (100)
Permeability	ASTM D4491	cm/sec	< 10 <sup>-8</sup>
UV Resistance after 500 hours	ASTM D 4355	% strength retained	> 90

Physical Properties	Test Method	Unit	Typical Value
Mass/Unit Area	ASTM D 5261	g/m <sup>2</sup> (oz/yd <sup>2</sup> )	211 (6.2)
Thickness	ASTM D 5199	mm (mils)	0.508 (20)
Roll Dimensions (width x length)	--	m (ft)	3.7 x 91.4 (12 x 300)
Roll Area	--	m <sup>2</sup> (yd <sup>2</sup> )	334.4 (400)
Estimated Roll Weight	---	kg (lbs)	86 (190)

**Disclaimer:** MIRAFI® Construction Products assumes no liability for the accuracy or completeness of this information or for the ultimate use by the purchaser. MIRAFI® disclaims any and all express, implied, or statutory standards, warranties or guarantees, including without limitation any implied warranty as to merchantability or fitness for a particular purpose or arising from a course of dealing or usage of trade as to any equipment, materials, or information furnished herewith. This document should not be construed as engineering advice.

*- assumed this will occur.*

*specific spec out and plan on sub of site plan  
maple, MM key on BP plan*



Ten Cate Nicolon

*- have to SDR - reapproved GDA ...*



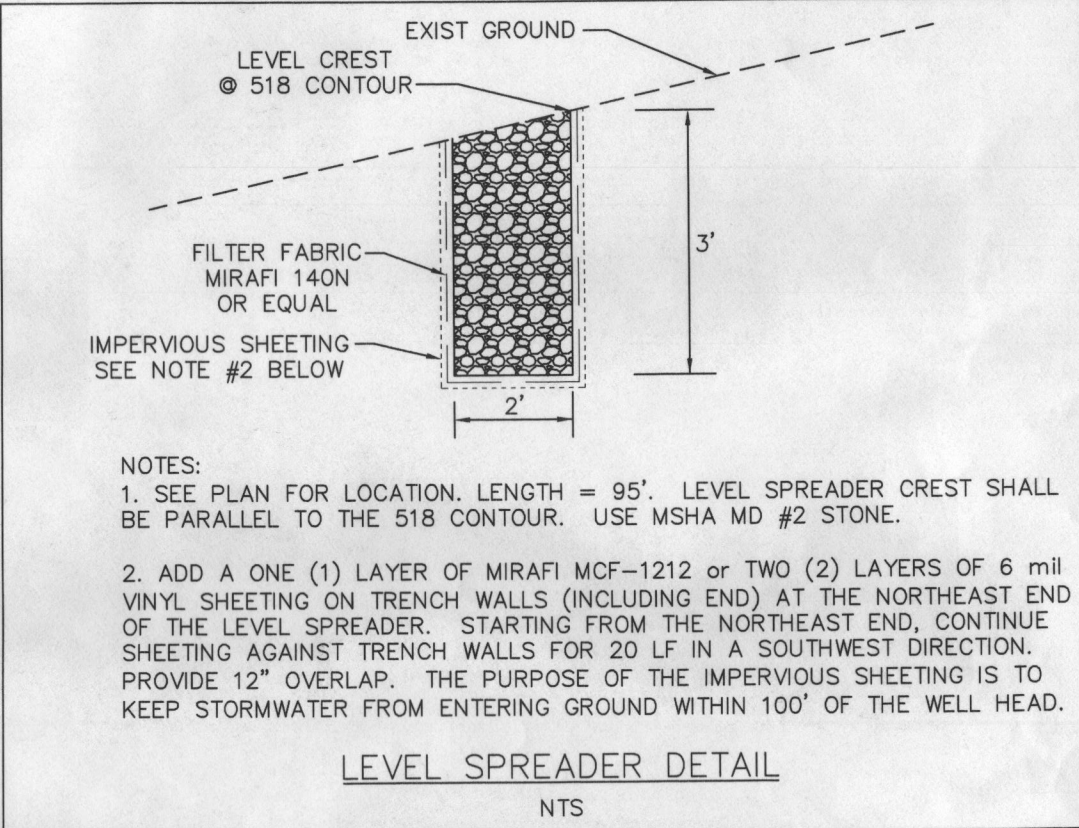
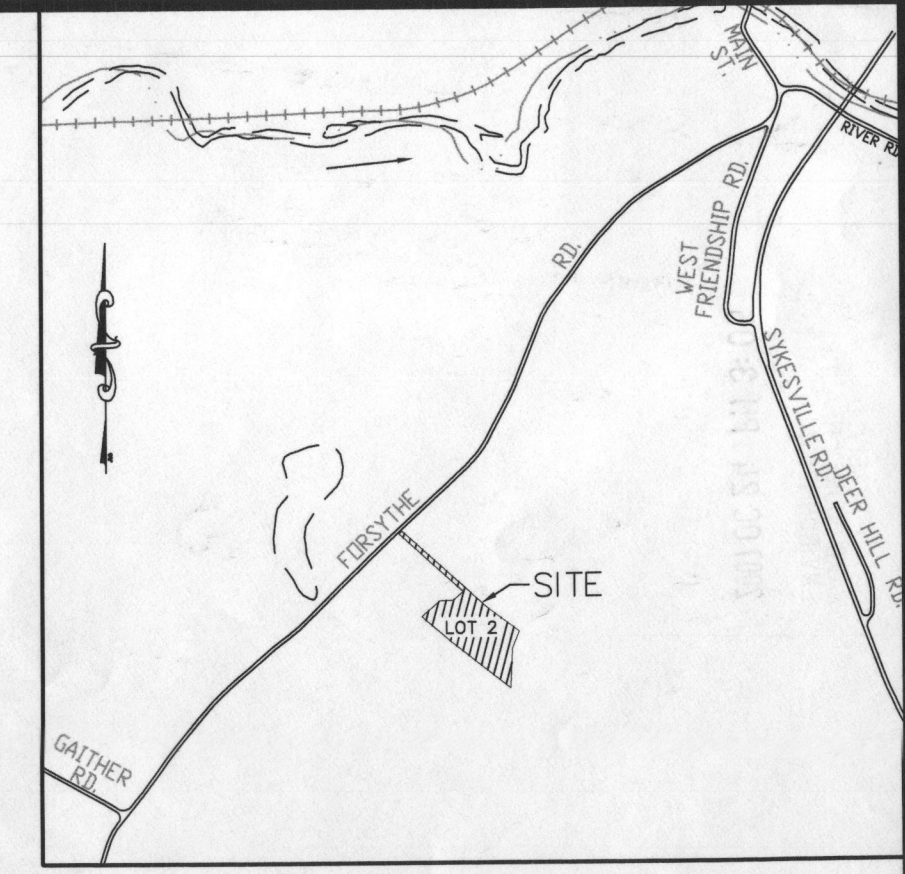
FORSYTHE ROAD  
(MINOR COLLECTOR)  
(ULTIMATE 60' R/W)

**LEGEND**

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- GLB2 MLC2 SOIL LINES AND TYPES
- ⊙ DENOTES PROPOSED WELL
- NON-ROOFTOP DISCONNECTION CREDIT AREA FOR STORMWATER MANAGEMENT (SLOPE @ 5% MAX.)
- SB STREAM BUFFER
- WB WETLAND BUFFER
- WETLAND AREA
- FM SEWAGE FORCE MAIN (2" PIPE)
- LOD LIMIT OF DISTURBANCE
- ROOF LEADERS TO LEVEL SPREADER
- SF SILT FENCE w/ CHECK DAMS
- SSF SUPER SILT FENCE

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL FOLLOW HOWARD COUNTY STANDARDS AND SPECIFICATIONS WHERE APPLICABLE. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (410.313.1880) AT LEAST 24 HOURS PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-257-7777) AT LEAST THREE (3) DAYS PRIOR TO ANY EXCAVATION.
- REFER TO PLAT F-06-080 (HOFMEISTER PROPERTY LOTS 1 AND 2) AND ASSOCIATED SUPPLEMENTAL PLANS FOR OTHER NECESSARY WORK, CONDITIONS, AND SITE REQUIREMENTS. (E.G. LANDSCAPING).
- THE TOPOGRAPHY HAS BEEN FIELD SURVEYED BY FISHER, COLLINS, & CARTER, INC. IN DECEMBER, 2005 AND SUPPLEMENTED WITH HOWARD COUNTY GIS AERIAL CONTOUR MAPPING.
- THE DRIVEWAY SURFACE MAY BE 1.5" OF TAR AND CHIP COATING IN LIEU OF ASPHALT.
- THE RETAINING WALL SHOWN HEREIN SHALL NOT EXCEED THREE (3) FT IN HEIGHT.
- CIVIL DESIGN SERVICES, LC IS NOT RESPONSIBLE FOR THE CONTRACTOR'S UTILIZATION OF WORKERS, MATERIALS AND SAFETY MEASURES FOR THE WORK ON PROJECT WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH APPLICABLE CODES, SPECIFICATIONS AND PLANS.
- CIVIL DESIGN SERVICES, LC HAS NOT PERFORMED A SUBSURFACE INVESTIGATION TO DETERMINE THE LOCATIONS OF ROCK, SOIL CONDITIONS, WATER TABLE, UTILITY CONDUITS, ETC.
- APPROXIMATE UTILITY LOCATIONS ARE SHOWN FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT ALL KNOWN EXISTING UTILITIES TO VERIFY SIZE LOCATION SHAPE TYPE TO HIS HIGHER SATISFACTION PRIOR TO CONSTRUCTION. UTILITY RELOCATIONS, ARE THE RESPONSIBILITY OF THE OWNER, WHETHER SHOWN OR NOT. ANY UTILITY DAMAGED DUE TO CONSTRUCTION MUST BE REPAIRED IMMEDIATELY.
- PER THE APPROVED SUPPLEMENTAL PLAN, ALL DOWNSPOUTS/ROOF LEADERS SHALL BE DIRECTED TOWARD THE LEVEL SPREADER. EACH ROOF LEADER SHALL BE LIMITED TO 500 SF OF ROOF AREA. ADDITIONAL ROOF LEADERS FROM THE FRONT TO THE REAR OF THE HOUSE MAY BE NECESSARY.



**SEWAGE DISPOSAL AND SEPTIC SYSTEM ELEVATIONS**

4" SHC INV. @ HOUSE EXIT = 524.0  
PROP. GROUND AT @ HOUSE SHC EXIT = 527.0  
PROP. GROUND AT C/L SEPTIC TANK = 526.0  
SEPTIC TANK INV. IN = 522.5  
SEPTIC TANK INV. OUT = 522.2  
PROP. GROUND AT C/L PUMP STATION = 524.5  
PUMP STATION INV. IN = 520.5  
PROP. GROUND AT C/L DISTRIBUTION BOX = 531.2  
DISTRIBUTION BOX INV. IN = 528.0  
WELL ELEVATION = 517.±

**SEWAGE DISPOSAL AND SEPTIC SYSTEM NOTES**

- ALL CONSTRUCTION SHALL FOLLOW THE LATEST HOWARD COUNTY HEALTH DEPARTMENT CRITERIA (e.g., HOWARD COUNTY CODE, SUBTITLE B, "ON-SITE SEWAGE DISPOSAL SYSTEMS").
- THE PUMP AND FORCE MAIN SIZE SHALL BE DETERMINED BY THE PUMP MANUFACTURER.
- CONCRETE STRENGTH FOR THE SEPTIC TANK, PUMP STATION AND DISTRIBUTION BOX SHALL BE 4,000 PSI MIN. @ 28 DAYS. ALL STRUCTURES SHALL MEET A.S.T.M. STANDARDS FOR PREFABRICATED STRUCTURES AND SHALL BE DESIGNED FOR THE INSTALLED DEPTH.
- THE SEPTIC TANK TOP SLAB FINAL GRADE COVER SHALL BE 1.5' MINIMUM AND 3' MAXIMUM.
- THIS PLAN MODIFIES THE LEVEL SPREADER DESIGN BY ADDING AN IMPERVIOUS SHEETING LAYER AT THE NORTHEAST END. SEE LEVEL SPREADER DETAIL NOTES THIS SHEET.
- ALL CONCRETE STRUCTURES TO BE PLACED ON A FIRMLY COMPACTED SUBGRADE.

**WELL LOCATION STATEMENT/CERTIFICATION**  
The existing well shown on this plan (identified with well tag number HO-95-0402) has been field located by Fisher, Collins, and Carter, Inc. (Howard County) and is accurately shown.

ATTTESTMENT:  
MARK L. ROBEL, P.L.S., MD Lic. # *Mark L. Robel #339*  
Fisher, Collins, & Carter, Inc.  
Centennial Square Office Park  
10272 Baltimore National Pike  
Ellicott City, MD 21042  
410.461.2655

TAX MAP 9  
PARCEL 94  
SAMUEL L. WARFIELD  
910 DAY ROAD  
DEED REF. 5715 FOLIO 542

HOWARD COUNTY AGRICULTURAL  
LAND PRESERVATION EASEMENT  
#10-85-04-E

THIS PLAN IS FOR SEPTIC SYSTEM  
CONSTRUCTION ONLY

**OWNER**  
MR. JOHN M. GASKE, III  
7508 Ridge Road  
Marriottsville, Maryland 21104

**DEVELOPER/BUILDER**  
MR. JOHN M. GASKE, III  
7508 Ridge Road  
Marriottsville, Maryland 21104

SEPTIC SYSTEM PLAN

SINGLE FAMILY DETACHED

**HOFMEISTER PROPERTY  
LOT 2**

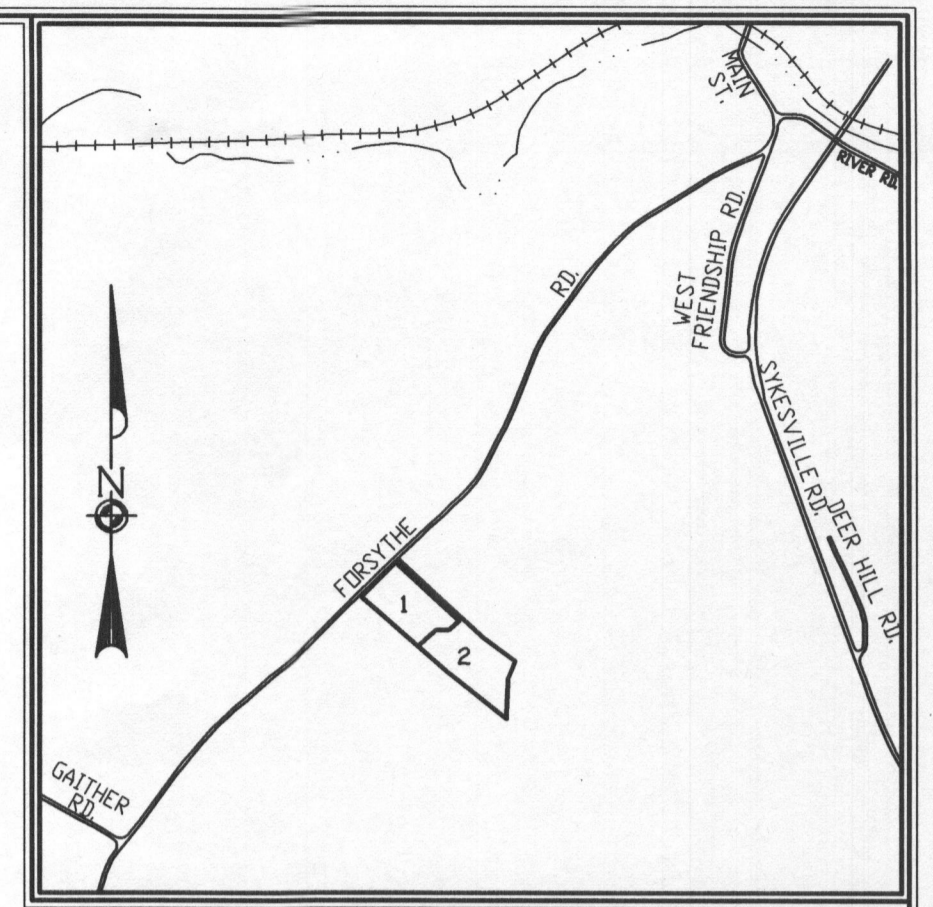
13375 FORSTHE ROAD,  
SYKESVILLE, MD 21784-1281

TAX MAP NO: 4 PARCEL NO: 67  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
SCALE: 1" = 50' DATE: OCTOBER 15, 2007  
SHEET 1 OF 1

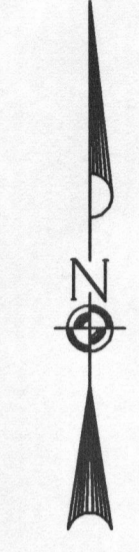
**CIVIL DESIGN SERVICES, LC**  
6123 Holly Ridge Court, Columbia, Maryland 21044  
410.531.0572 phone/fax  
civildesign@comcast.net

**LEGEND**

- EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS
- EXISTING TREE LINE
- (W) DENOTES PROPOSED WELL
- (H) DENOTES PROPOSED HOUSE
- [Hatched Box] DENOTES 25% AND GREATER SLOPE
- [Shaded Box] DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE



VICINITY MAP  
SCALE: 1" = 1200'



PLAN TO ACCOMPANY WAIVER PETITION APPLICATION  
 SECTION 16.120 (b)(4)(iii)(b)  
**HOFMEISTER PROPERTY**  
 LOTS 1 AND 2  
 TAX MAP #4 GRID #21 PARCEL #67 AND 76  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: RC-DEO  
 SCALE: 1" = 50' DATE: NOVEMBER 22, 2005

**COORDINATE TABULATION**

Prnt	North	East
301	614620.8973	1318650.3450
302	614832.5741	1318870.6695
303	614237.9224	1319608.8712
304	614133.9782	1319578.289
305	613851.7165	1319575.7692
306	614607.5984	1318675.7073
307	614677.0921	1318747.8145
308	614753.8858	1318827.7237
309	614815.3300	1318892.0764

**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	4.121 Ac.±	0.239 Ac.±	3.882 Ac.±

**CURVE DATA TABULATION**

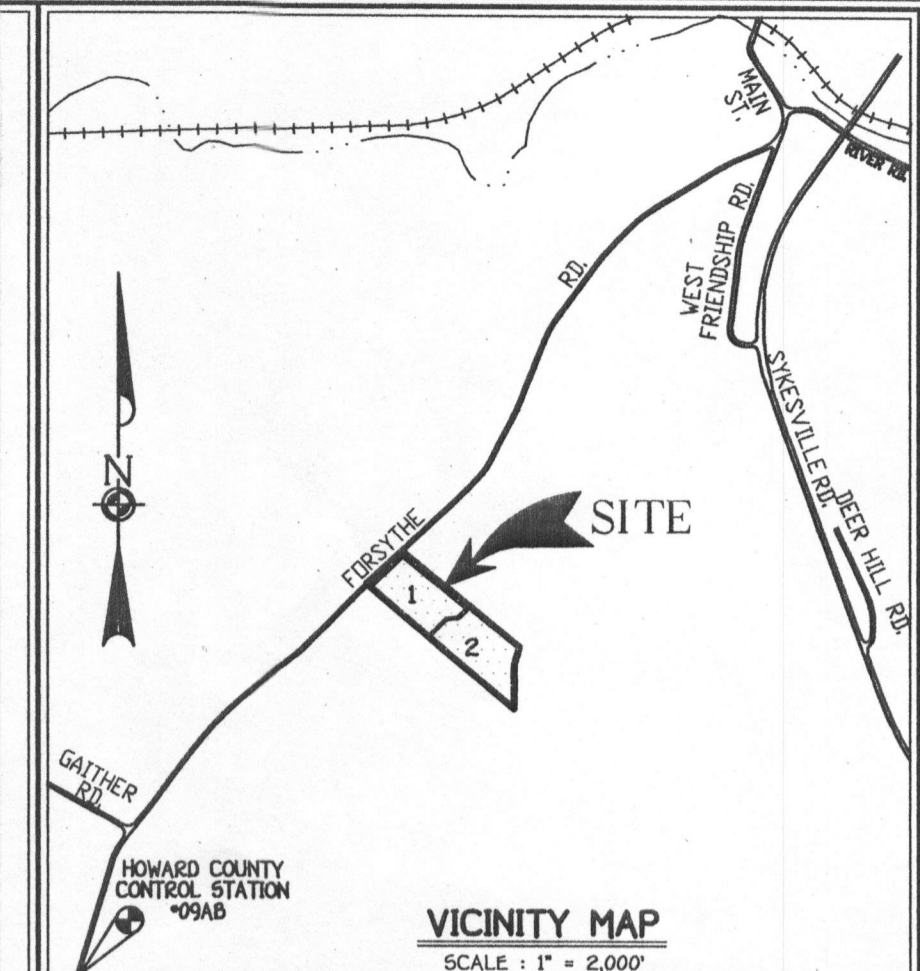
Prnt-Prnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
306-307	1045.60'	100.18'	5°29'23"	50.13'	S46°03'27"W 100.14'
307-308	1192.58'	110.87'	5°19'35"	55.47'	N46°08'20"E 110.83'
308-309	895.15'	89.01'	5°41'51"	44.54'	S46°19'28"W 88.98'

**B.R.L. ACROSS PART OF LOT 1**

COURSE	Bearing And Distance
▲	S01°15'33"E 97.52'
▲	S41°16'48"E 45.32'

**GENERAL NOTES (Continued):**

- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(ix)(viii) Of The Howard County Code And Forest Conservation Manual For Minor Subdivisions That Create One (1) Additional Lot And Have No Further Subdivision Potential, Since It Is A Subdivision That Does Not Create A New Parcel But Adjusts A Common Deed Line Between Two Deeded Parcels.
- Private Use-In-Common Shared Driveway Access Easement And Maintenance Agreement Is Recorded Simultaneously With This Plat.
- No 100 Year Floodplain Exists Within Plat Submission Limits.
- Tree Clearing Or Impacts To Steep Slopes Are Not Permitted In The Construction Of The Driveway. The Building Restriction Line Shown Along The East Side Of The Driveway Easement Serving Lot 2 Are Created To Avoid Existing Steep Slopes And Disconnect Receiving Area.
- The Planning Director Approved WP-06-047 On March 7, 2006 To Waive Sections 16.120 (b)(4)(ii)(b) And 16.116 Subject To The Following Conditions:
  - In No Case Shall The Proposed Home Be Larger Than 72'x40'. The Siting Of The Home Within The Building Envelope Shall Allow Room For Accessory Structures Between The Home And The Streambank Buffer.
  - The Area West Of The Existing Stream On Lot 2 Is Restricted From Construction Of Accessory Structures / Outbuildings.
  - The 2-inch Diameter Sewer Pipe Shall Be Installed With A Hand Guided Ditch Witch Within The Traveled Bed Of The Existing Driveway Crossing The Stream.
  - Super-Silt Fence Shall Be Installed Along The Limits Of Disturbance For The "ditch Witch Scenario" As Shown On The "plan To Accompany Waiver Request" Dated January 31, 2006 And Shall Remain In Place Until The Completion Of All Construction Activities. No Other Disturbance/Activity Is Authorized By This Waiver For The Acreage Within The Stream Buffer. All Impacted Areas Must Be Stabilized/Revegetated.
  - A Type "b" Landscape Buffer Shall Be Installed Along S44°35'34"W Between Proposed Lots 1 And 2. The Surety To Be Processed With The Building Permit.
  - The Applicant Must Acquire Any Necessary State/corps Of Engineers Permits



**GENERAL NOTES:**

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 09AA And No. 09AA.
  - Sta. 09AA N 106,502.9259 M E 401,379.6812 M
  - Sta. 09AA N 106,072.6031 M E 401,107.6895 M (Outside Limits Of Vicinity Map)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2005, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road R/W Line And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (14 Feet Serving More Than One Residence);
  - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
  - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc., Dated September, 2005.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- A Fee-In-Lieu Of Providing Open Space Is Paid In The Amount Of \$1500.00.
- Landscape Plan For Lots 1 And 2 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain. Landscape Surety Provided In The Amount Of \$3,900.00 For 11 Shade Trees At \$300/Each And 4 Evergreen Trees At \$150/Each Will Be Posted With Building/Grading Permit Application. Surety For Lot 2 Is 11 Shade Trees At \$300/Each And 4 Evergreen Trees At \$150/Each= \$3,900.00.

**Purpose Note**  
The Purpose Of This Subdivision Is To Relocate The Common Deed Line Between Parcels 67 And 76 And To Provided Parcel 76 With Fee Simple Access Onto A Public Road (Forsythe Road).

**PRIVATE USE-IN-COMMON ACCESS EASEMENT**

Line	Bearing And Distance
E-1	N84°19'44"E 46.99'
E-2	S44°35'45"E 20.74'
E-3	R=895.15 L=30.89
E-4	S51°08'50"E 49.79'

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher, L.S. 10692* 5/26/06  
Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor)  
\_\_\_\_\_  
Stephen Hofmeister (Owner) Date  
\_\_\_\_\_  
Sandra L. Hofmeister (Owner) Date

**Area Tabulation**

Total Number Of Buildable Lots To Be Recorded.	2
Total Number Of Open Space Lots To Be Recorded.	0
Total Number Of Lots/Parcels To Be Recorded.	2
Total Area Of Buildable Lots To Be Recorded.	7.326 Ac.±
Total Area Of Open Space Lots To Be Recorded.	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded.	7.326 Ac.±
Total Area Of Roadway To Be Recorded.	0.205 Ac.±
Total Area To Be Recorded.	7.531 Ac.±

**LEGEND**

- Private Use-In-Common Shared Driveway Easement For The Benefit Of Lots 1 And 2.
- Wetland Area.
- Stream Buffer
- Wetland Buffer
- Private Access Easement For The Benefit Of Lot 2.
- Public Drainage And Utility Easement.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2855

**OWNER:**  
STEPHEN & SANDRA HOFMEISTER  
13385 FORSYTHE RD  
SYKESVILLE MD, 21784

**DEVELOPER**  
JOHN GASKE  
P.O. BOX 1281  
Sykesville, Maryland 21784

**OWNER'S CERTIFICATE**

Stephen Hofmeister And Sandra L. Hofmeister, 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 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 Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This \_\_\_\_\_ Day Of May, 2006.

\_\_\_\_\_  
Stephen Hofmeister  
\_\_\_\_\_  
Sandra L. Hofmeister  
\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Witness

**SURVEYORS CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Home Savings Of America, F.A. To Stephen Hofmeister And Sandra L. Hofmeister By Deed Dated November 7, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 3387 At Folio 539; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher, L.S. 10692*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
5/26/06  
DATE

RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Property Of**  
**Hofmeister Property**  
**Lots 1 And 2**

Zoning: "RC-DEO"  
Tax Map No.: 4, Parcel Nos.: 67 & 76, Grid No.: 21  
Third Election District  
Howard County, Maryland

Scale: 1" = 100'  
Date: May 26, 2006  
Sheet 1 of 1

F-06-080

**COORDINATE TABULATION**  
U.S. EQUIVALENT COORDINATES

Prnt	North	East
301	614628.8973	1318650.3458
302	614832.5741	1318670.6695
303	614237.9224	1319608.8712
304	614133.9782	1319578.289
305	613851.7165	1319575.7892
306	614607.5984	1318675.7073
307	614677.0921	1318747.8145
308	614753.8858	1318827.7237
309	614815.3300	1318892.0764

**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	4.121 Ac.*	0.239 Ac.*	3.882 Ac.*

**CURVE DATA TABULATION**

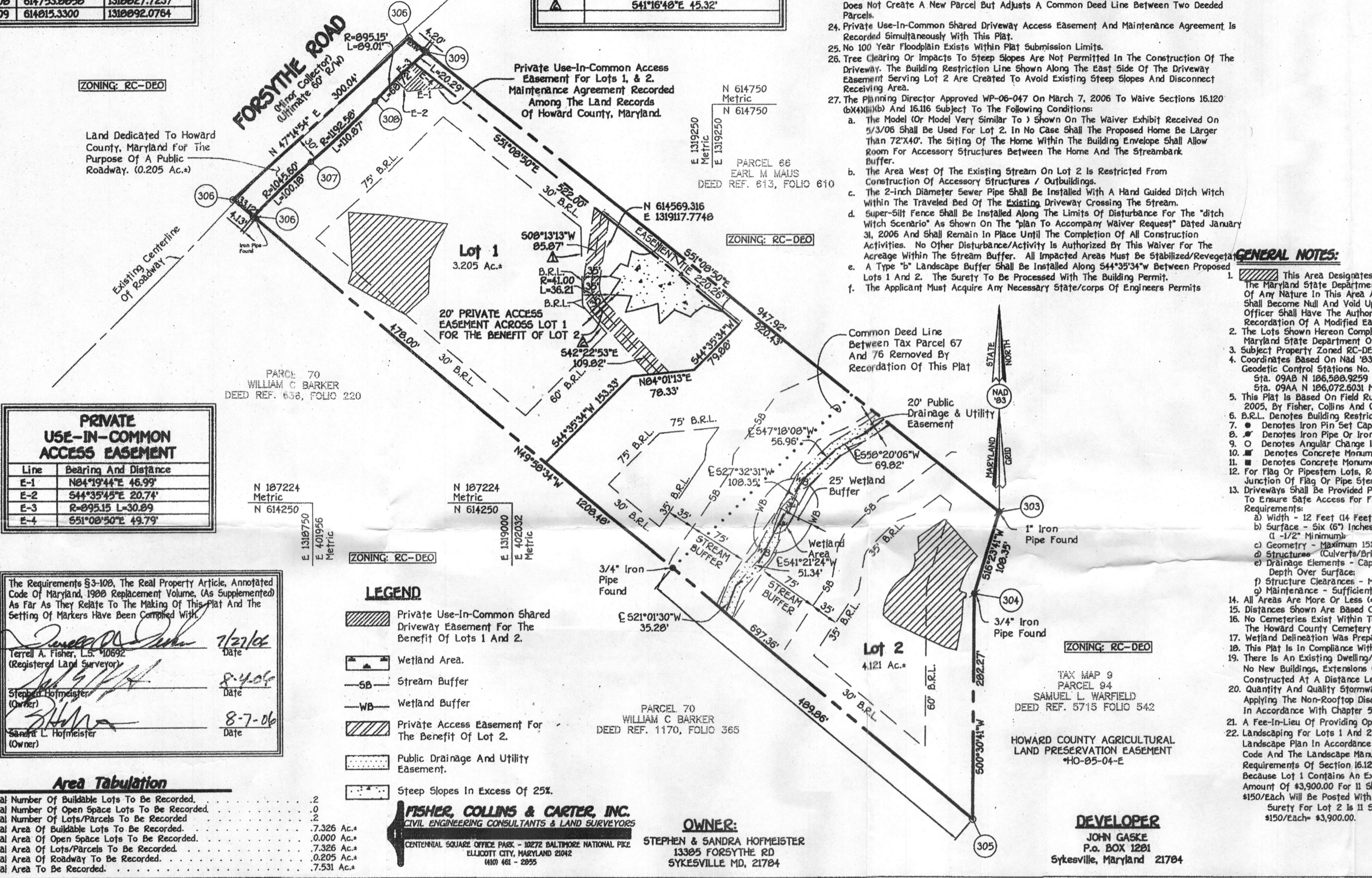
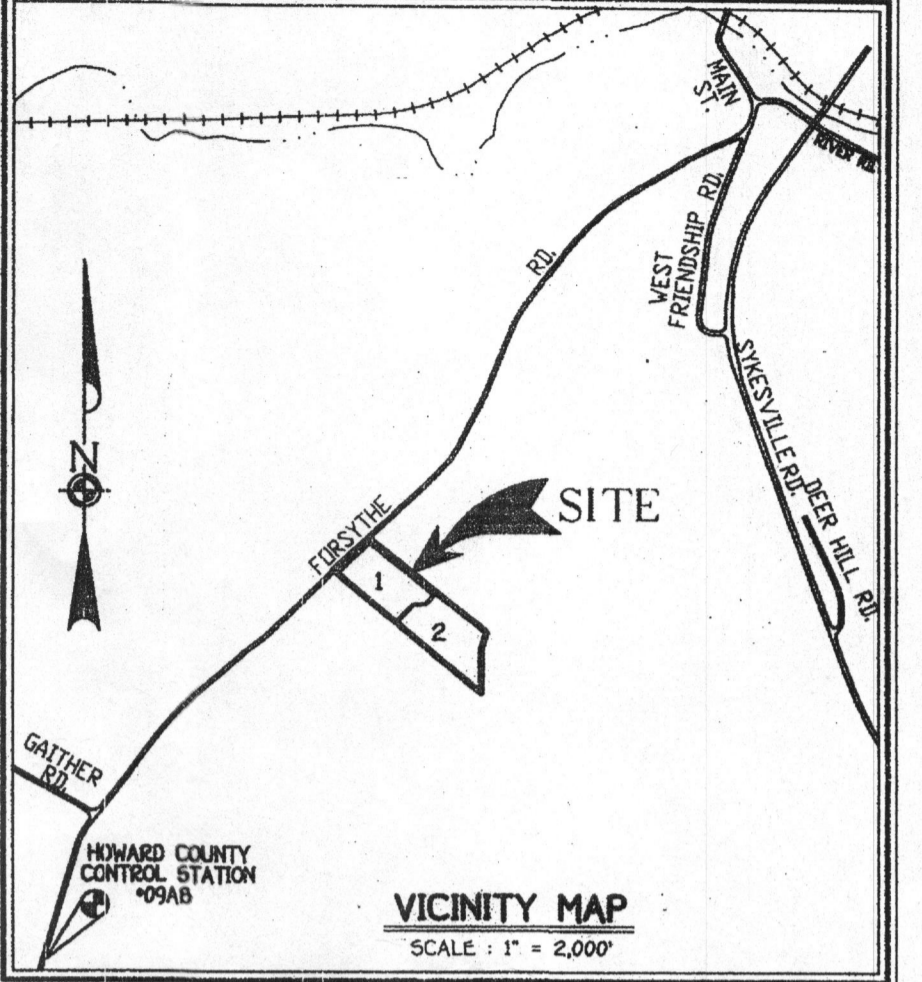
Prnt	Prnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
306-307	1045.60'	100.18'	5°29'23"	50.13'	646°03'27"W 100.14'	
307-308	1192.58'	110.87'	5°19'35"	55.47'	N46°08'20"E 110.83'	
308-309	895.15'	89.01'	5°41'51"	44.54'	S46°19'28"W 88.98'	

**B.R.L. ACROSS PART OF LOT 1**

COURSE	Bearing And Distance
1	S01°15'33"E 97.52'
2	S41°16'48"E 45.32'

**GENERAL NOTES (Continued):**

- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(viii) Of The Howard County Code And Forest Conservation Manual For Minor Subdivisions That Create One (1) Additional Lot And Have No Further Subdivision Potential, Since It Is A Subdivision That Does Not Create A New Parcel But Adjusts A Common Deed Line Between Two Deeded Parcels.
- Private Use-In-Common Shared Driveway Access Easement And Maintenance Agreement Is Recorded Simultaneously With This Plat.
- No 100 Year Floodplain Exists Within Plat Submission Limits.
- Tree Clearing Or Impacts To Steep Slopes Are Not Permitted In The Construction Of The Driveway. The Building Restriction Line Shown Along The East Side Of The Driveway Easement Serving Lot 2 Are Created To Avoid Existing Steep Slopes And Disconnect Receiving Area.
- The Planning Director Approved WP-06-047 On March 7, 2006 To Waive Sections 16.120 (b)(4)(ii)(b) And 16.116 Subject To The Following Conditions:
  - The Model (Or Model Very Similar To) Shown On The Waiver Exhibit Received On 5/3/06 Shall Be Used For Lot 2. In No Case Shall The Proposed Home Be Larger Than 72'x40'. The Siting Of The Home Within The Building Envelope Shall Allow Room For Accessory Structures Between The Home And The Streambank Buffer.
  - The Area West Of The Existing Stream On Lot 2 Is Restricted From Construction Of Accessory Structures / Outbuildings.
  - The 2-inch Diameter Sewer Pipe Shall Be Installed With A Hand Guided Ditch Witch Within The Traveled Bed Of The Existing Driveway Crossing The Stream.
  - Super-Silt Fence Shall Be Installed Along The Limits Of Disturbance For The "ditch Witch Scenario" As Shown On The "plan To Accompany Waiver Request" Dated January 31, 2006 And Shall Remain In Place Until The Completion Of All Construction Activities. No Other Disturbance/Activity Is Authorized By This Waiver For The Acreage Within The Stream Buffer. All Impacted Areas Must Be Stabilized/Revegetated.
  - A Type "b" Landscape Buffer Shall Be Installed Along S44°35'34"W Between Proposed Lots 1 And 2. The Surety To Be Processed With The Building Permit.
  - The Applicant Must Acquire Any Necessary State/corps Of Engineers Permits



**PRIVATE USE-IN-COMMON ACCESS EASEMENT**

Line	Bearing And Distance
E-1	N84°19'44"E 46.99'
E-2	S44°35'45"E 20.74'
E-3	R=895.15 L=30.89
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The Requirements S3-108, 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.

Terrill A. Fisher, L.S. 10692 (Registered Land Surveyor) 7/27/06  
 Stephen Hofmeister (Owner) 8-4-06  
 Sandra L. Hofmeister (Owner) 8-7-06

- LEGEND**
- Private Use-In-Common Shared Driveway Easement For The Benefit Of Lots 1 And 2.
  - Wetland Area.
  - Stream Buffer
  - Wetland Buffer
  - Private Access Easement For The Benefit Of Lot 2.
  - Public Drainage And Utility Easement.
  - Steep Slopes In Excess Of 25%.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2995

**OWNER:**  
 STEPHEN & SANDRA HOFMEISTER  
 13305 FORSYTHE RD  
 SYKESVILLE MD, 21784

**DEVELOPER:**  
 JOHN GASKE  
 P.O. BOX 1281  
 Sykesville, Maryland 21784

**Area Tabulation**

Total Number Of Buildable Lots To Be Recorded.	2
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Total Number Of Lots/Parcels To Be Recorded.	2
Total Area Of Buildable Lots To Be Recorded.	7.326 Ac.*
Total Area Of Open Space Lots To Be Recorded.	0.000 Ac.*
Total Area Of Lots/Parcels To Be Recorded.	7.326 Ac.*
Total Area Of Roadway To Be Recorded.	0.205 Ac.*
Total Area To Be Recorded.	7.531 Ac.*

- GENERAL NOTES:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
  - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 09AB And No. 09AA.  
 Sta. 09AB N 126,588.9259 M E 401,379.8812 M  
 Sta. 09AA N 126,072.6031 M E 401,077.8895 M (Outside Limits Of Vicinity Map)
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2005, By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road R/W Line And Not Onto The Flag Or Pipe Stem Lot Driveway.
  - Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    - Width - 12 Feet (4 Feet Serving More Than One Residence);
    - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
(1 - 1/2" Minimum);
    - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
    - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    - Structure Clearances - Minimum 12 Feet;
    - Maintenance - Sufficient To Ensure All Weather Use.
  - All Areas Are More Or Less (a).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
  - No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
  - Wetland Delineation Was Prepared By Eco-Science Professionals, Inc., Dated September, 2005.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
  - There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain.  
 No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
  - Quantity And Quality Stormwater Management Requirements Are Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
  - A Fee-In-Lieu Of Providing Open Space Is Paid In The Amount Of \$1500.00.
  - Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain. Landscape Surety Provided In The Amount Of \$3,900.00 For 11 Shade Trees At \$300/Each And 4 Evergreen Trees At \$150/Each Will Be Posted With Building/Grading Permit Application.  
 Surety For Lot 2 Is 11 Shade Trees At \$300/Each And 4 Evergreen Trees At \$150/Each= \$3,900.00.

**Purpose Note**  
 The Purpose Of This Subdivision Is To Relocate The Common Deed Line Between Parcels 67 And 76 And To Provided Parcel 76 With Fee Simple Access Onto A Public Road (Forsythe Road).

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

Robert J. Weber, Howard County Health Officer, 9/12/06

Approved: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division, 9/16/06

Director, 9/13/06

**OWNER'S CERTIFICATE**

Stephen Hofmeister And Sandra L. Hofmeister, 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 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 Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of August, 2006.

Stephen Hofmeister  
 Sandra L. Hofmeister

John M. Gaske  
 John M. Gaske

**SURVEYORS CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Home Savings Of America, F.A. To Stephen Hofmeister And Sandra L. Hofmeister By Deed Dated November 7, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 3387 At Folio 539; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrill A. Fisher, Professional Land Surveyor No. 10692, 7/27/06

RECORDED AS PLAT No. 18540 ON 9/14/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Property Of Hofmeister Property Lots 1 And 2**

Zoning: "RC-DEO"  
 Tax Map No.: 4, Parcel Nos.: 67 & 76, Grid No.: 21  
 Third Election District  
 Howard County, Maryland

Scale: 1" = 100'  
 Date: July 27, 2006  
 Sheet 1 Of 1

F-06-080

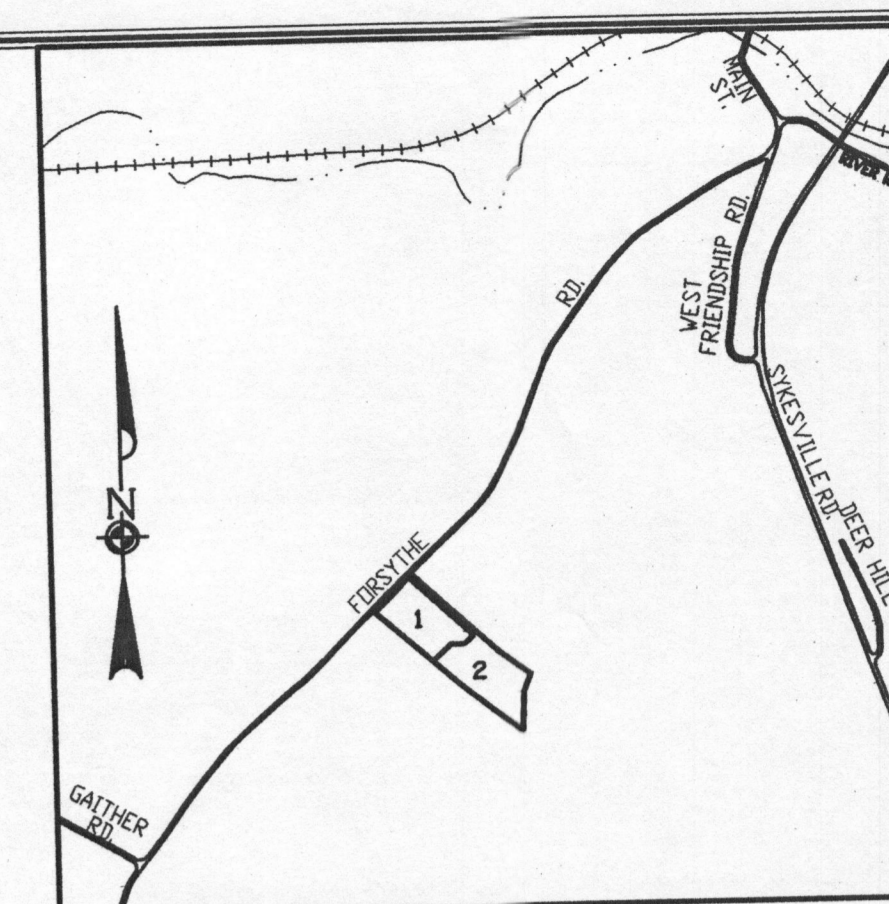
**LEGEND**

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- - - EXISTING TREE LINE
- SOIL LINES AND TYPES
- ⊙ DENOTES PROPOSED WELL
- ⊙ DENOTES FAILED PERC
- ⊙ DENOTES PASSED PERC
- ⊙ DENOTES PROPOSED HOUSE
- ⊙ DENOTES 25% AND GREATER SLOPE
- ⊙ DENOTES 1500 SQ.FT. ALTERNATE WELL SITE

**SOILS LEGEND**

SOIL	NAME	CLASS
MID3	Minor loam, 15 to 25 percent slopes, severely eroded	B
* GrB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GC2	Glenelig loam, 8 to 15 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
MIC3	Minor loam, 8 to 15 percent slopes, severely eroded	B
MnD	Minor very stony loam, 3 to 25 percent slopes	B

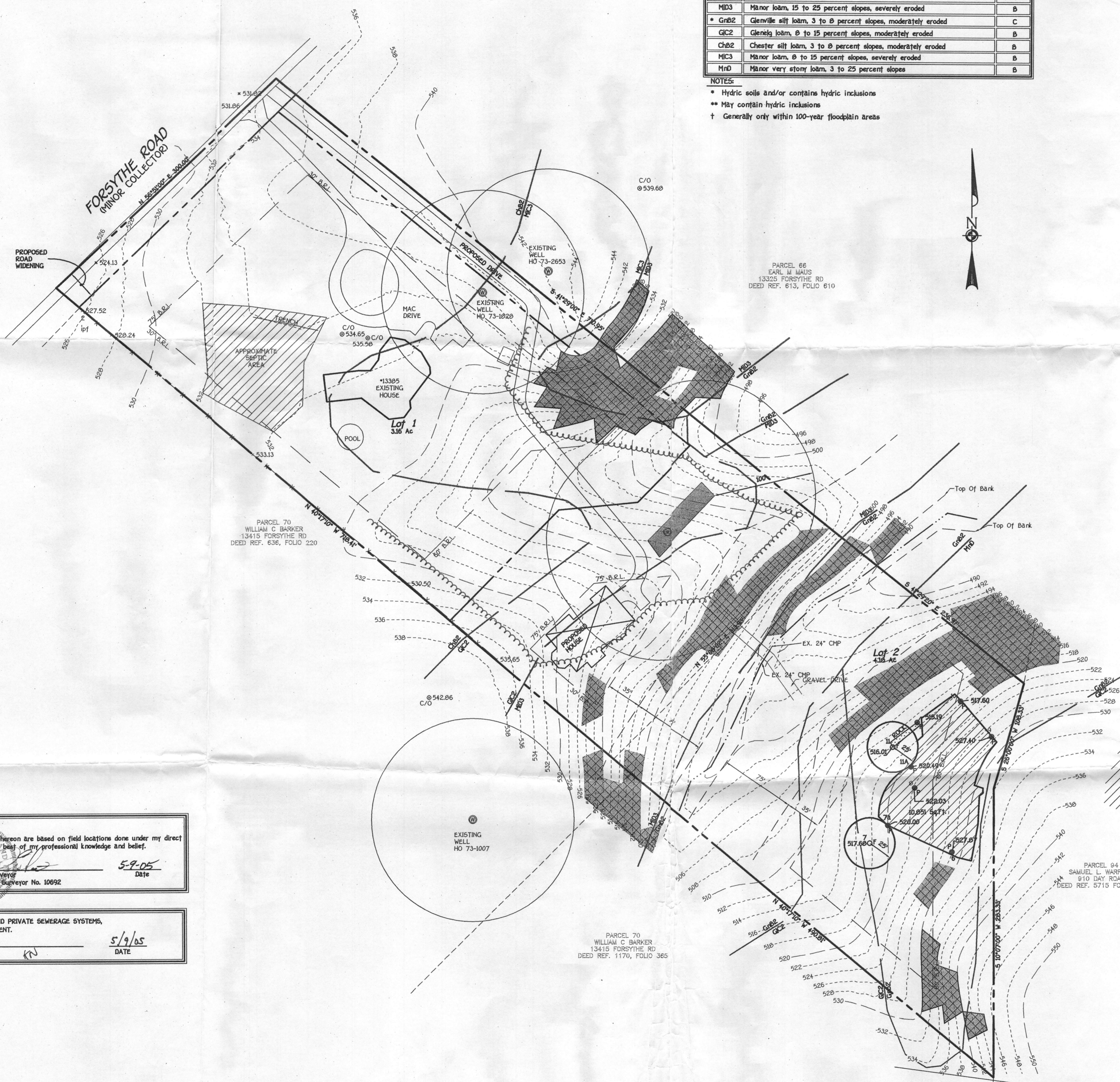
- NOTES:**
- \* Hydric soils and/or contains hydric inclusions
  - \*\* May contain hydric inclusions
  - † Generally only within 100-year floodplain areas



**VICINITY MAP**  
SCALE: 1" = 1,200'

**GENERAL NOTES:**

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
5. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
6. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
7. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL.
8. BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
9. DEED REFERENCE LIBER 3078 FOLIO 613



**OWNER:**  
STEPHEN & SANDRA HOFMEISTER  
13395 FORSYTHE RD  
SYKESVILLE, MD, 21784

**DEVELOPER:**  
JOHN GASKE  
P.O. BOX 1281  
SYKESVILLE, MARYLAND 21784

**PERC CERTIFICATION**  
I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.  
*Terrel A. Fisher*  
Signature of Professional Land Surveyor  
Terrel A. Fisher, Professional Land Surveyor No. 10692  
5-9-05  
Date

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Robert J. Walker*  
Signature of County Health Officer  
COUNTY HEALTH OFFICER  
5/9/05  
DATE

**PERCOLATION CERTIFICATION PLAT**  
**HOFMEISTER PROPERTY**  
\*13395 FORSYTHE ROAD  
TAX MAP #4    GRID: 21    PARCEL: 67  
THIRD ELECTION DISTRICT    HOWARD COUNTY, MARYLAND  
SCALE: 1"=50'    DATE: April 26, 2005  
ZONED: RC-DEO

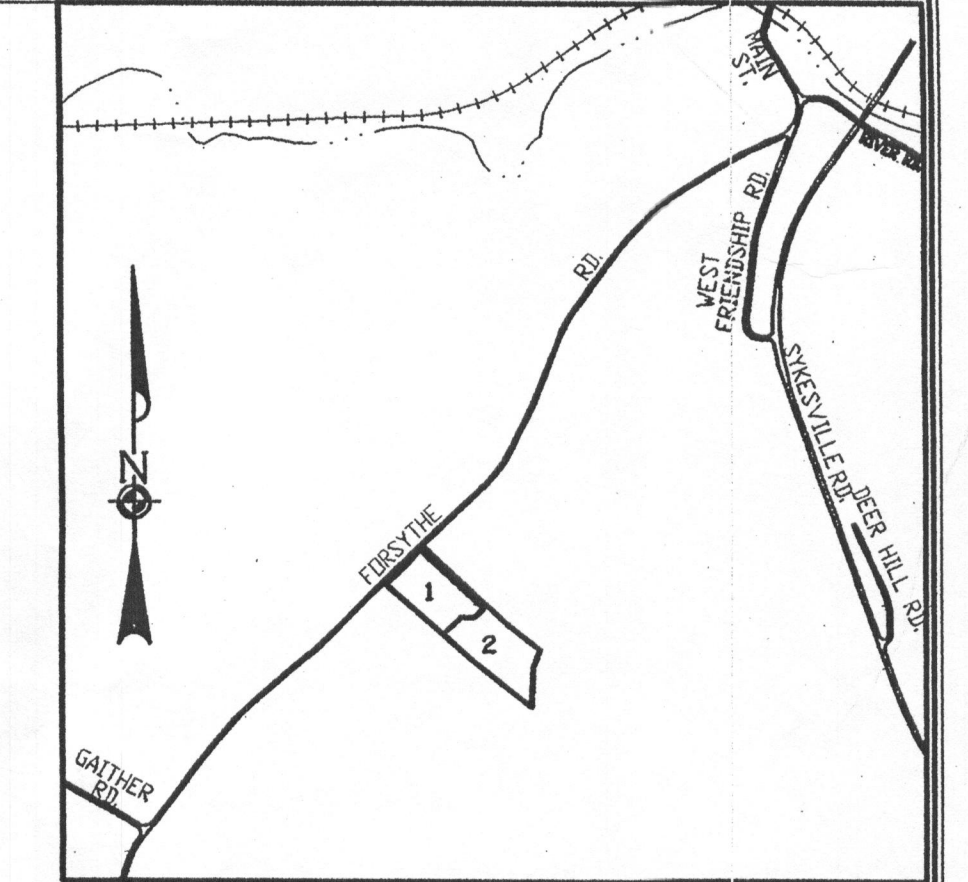
**LEGEND**

- EXISTING 2' CONTOURS
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- SOIL LINES AND TYPES
- DENOTES PROPOSED WELL
- OF DENOTES FAILED PERC
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- DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE

**SOILS LEGEND**

SOIL	NAME	CLASS
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ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
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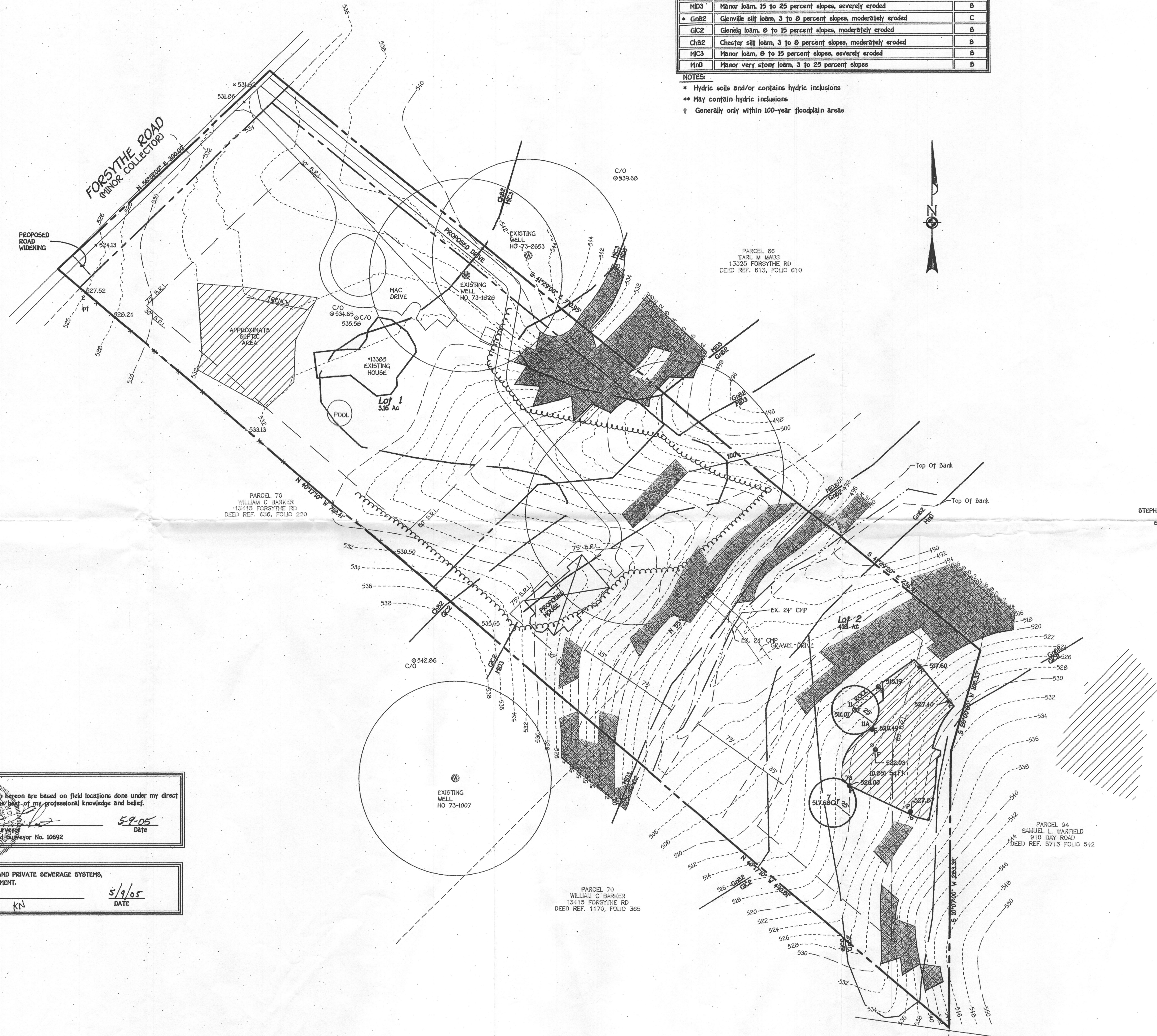
**NOTES:**  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



**VICINITY MAP**  
SCALE: 1" = 1,200'

**GENERAL NOTES:**

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
5. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
6. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
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8. BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
9. DEED REFERENCE LIBER 3078 FOLIO 613



PARCEL 70  
WILLIAM C BARKER  
13415 FORSYTHE RD  
DEED REF. 636, FOLIO 220

PARCEL 66  
EARL M HAUS  
13325 FORSYTHE RD  
DEED REF. 613, FOLIO 610

PARCEL 70  
WILLIAM C BARKER  
13415 FORSYTHE RD  
DEED REF. 1170, FOLIO 365

PARCEL 94  
SAMUEL L WARFIELD  
910 DAY ROAD  
DEED REF. 5715 FOLIO 542

**OWNER:**  
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13395 FORSYTHE RD  
SYKESVILLE, MD 21784

**DEVELOPER:**  
JOHN GASKEL  
P.O. BOX 1281  
Sykesville, Maryland 21784

**PERC CERTIFICATION**  
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Signature of Professional Land Surveyor: Terrell A. Fisher, Professional Land Surveyor No. 10692  
Date: 5/9/05

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
Signature of County Health Officer: Robert J. Wade  
Date: 5/9/05

**PERCOLATION CERTIFICATION PLAT**  
**HOFMEISTER PROPERTY**  
\*13395 FORSYTHE ROAD

TAX MAP \*4 GRID: 21 PARCEL: 67  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' DATE: April 26, 2005  
ZONED: RC-DEO

**SOILS LEGEND**

SOIL	NAME	CLASS
MID3	Minor loam, 15 to 25 percent slopes, severely eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
MC3	Minor loam, 8 to 15 percent slopes, severely eroded	B
MnD	Minor very stony loam, 3 to 25 percent slopes	B

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

**B.R.L. ACROSS PART OF LOT 1**

COURSE	Bearing And Distance
1	50°19'33"E 97.52'
2	54°18'48"E 45.32'

**SCHEDULE A - PERIMETER LANDSCAPE EDGE**

PERIMETER	P-1	P-2	P-3	P-4	P-5	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	N/A	A	A	A	B (SEE NOTE NO. D)	
LINEAR FEET OF PERIMETER	20.29 L.F.	920.43 L.F.	390.62 L.F.	697.36 L.F.	153.33 L.F.	
NUMBER OF PLANTS REQUIRED	N/A	(920.43/60' = 15)	282.27 + 108.35 = 390.62 (390.62/60' = 7)	(697.36/60' = 12)	153.33/50' = 3 153.33/40' = 4	37 4
CREDIT FOR EXISTING VEGETATION		0	0	0	0	
SHADE TREES	N/A	290*275 = 525 525/60' = 9	282.27 + 108.35 = 390.62 390.62/60' = 7	70 + 500 = 600 600/60' = 10	0	26
EVERGREEN TREES		0	0	0	0	0
NUMBER OF PLANTS PROVIDED	N/A	REQUIRED - CREDIT = PROVIDED 15 - 9 = 6	REQUIRED - CREDIT = PROVIDED 7 - 7 = 0	REQUIRED - CREDIT = PROVIDED 12 - 10 = 2	3 4	11 4

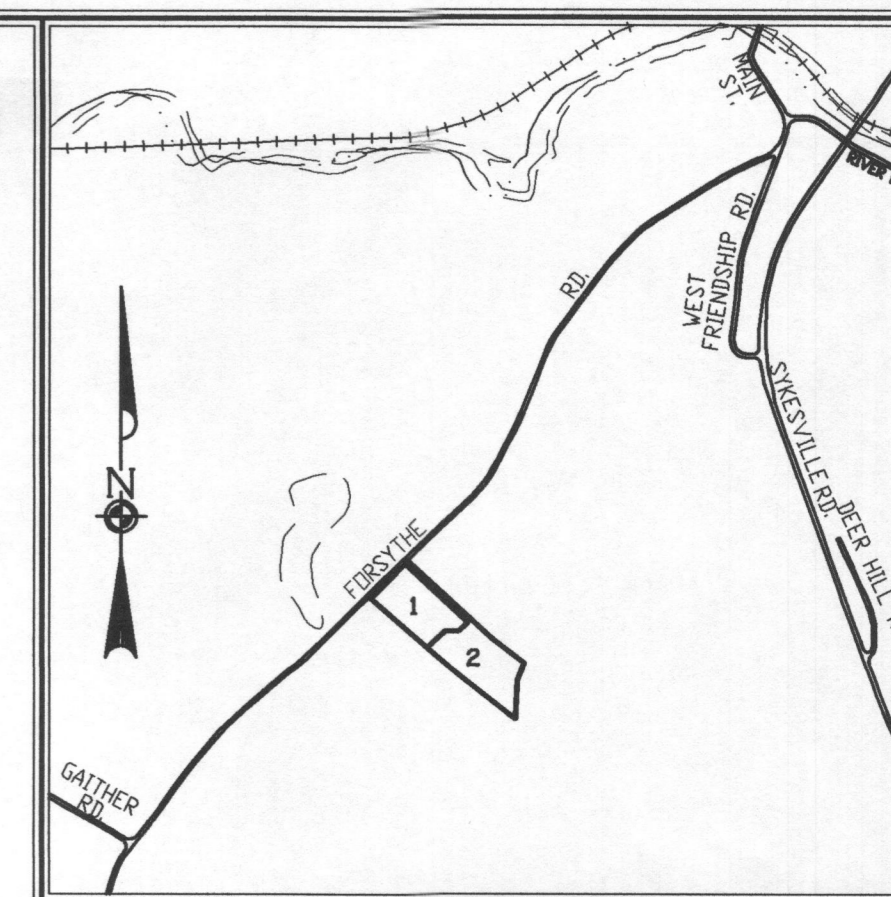
**NOTE NO. 1**  
 At Request Of DPZ Staff Type 'D' Landscape Buffer Placing 3 Shade Trees And 4 Evergreen Trees Have Been Added To Minimize Infringement On The Privacy Of Adjoining Residential Properties Between The Front Of Lot 2 And The Rear Of Lot 1.

**Developer's/Builder's Certificate**

I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

JOHN GASKE

Date



**VICINITY MAP**  
 SCALE: 1" = 1200'

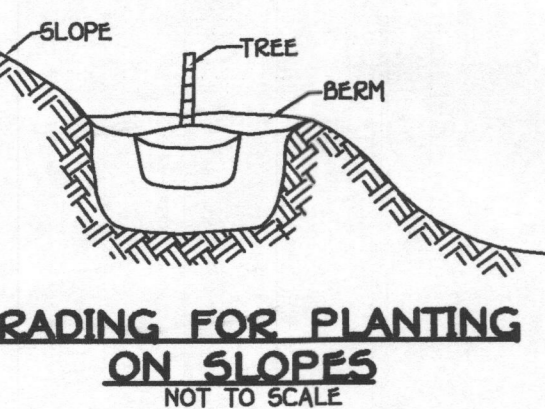
**GENERAL NOTES:**

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 09AB And No. 09AA.
- Sta. 09AB N 106.500+2259 M E 401.379+6282 M
- Sta. 09AA N 106.072+0203 M E 401.077+6995 M Outside Limits Of Vicinity Map
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2005, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "T.C.C. 106".
- ▲ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "T.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road R/W Line And Not Onto The Flag Or Pipe Stem Lot. Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
 a) Width - 12 Feet (14 Feet Serving More Than One Residence);  
 b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1 - 1/2" Minimum);  
 c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
 d) Structures (Culverts/Drains) - Capable Of Supporting 25 Gross Tons (MS-Load);  
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.  
 f) Structure Clearances - Minimum 12 Feet;  
 g) Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less 60.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Property Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc., Dated September, 2005.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- There Is An Existing Dwelling/Structure Located On Lot-1-As Shown.
- No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Non-Rooftop Disconnection And Roofing Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- A Fee-In-Lieu Of Providing Open Space Is Paid In The Amount Of \$1500.00.
- Landscaping For Lots 1 And 2 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain. Landscape Surety Provided In The Amount Of \$3,900.00 For 11 Shade Trees At \$300/Each And 4 Evergreen Trees At \$150/Each Will Be Posted With Building/Grading Permit Application.  
 Surety For Lot 2 Is 11 Shade Trees At \$300/Each And 4 Evergreen Trees At \$150/Each = \$3,900.00.
- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(iv)(iii) Of The Howard County Code And Forest Conservation Manual For Minor Subdivisions That Create One (1) Additional Lot And Have No Further Subdivision Potential, Since It Is A Subdivision That Does Not Create A New Parcel But Adjusts A Common Deed Line Between Two Deeded Parcels.
- Private Use-In-Common Shared Driveway Access Easement And Maintenance Agreement Is Recorded Simultaneously With This Plat.
- No 100 Year Floodplain Exists Within P01 Submission Limits.
- The Clearing Or Impacts To Steep Slopes Are Not Permitted In The Construction Of The Driveway. The Building Restriction Line Shown Along The East Side Of The Driveway Easement Serving Lot 2 Are Created To Avoid Existing Steep Slopes And Disconnect Receiving Area.
- The Planning Director Approved WP-06-047 On March 7, 2006 To Waive Sections 16.120 (b)(4)(iii)(b) And 16.116 Subject To The Following Conditions:  
 a. In No Case Shall The Proposed Home Be Larger Than 72'x40'. The Siting Of The Home Within The Building Envelope Shall Allow Room For Accessory Structures Between The Home And The Streambank Buffer.  
 b. The Area West Of The Existing Stream On Lot 2 Is Restricted From Construction Of Accessory Structures / Outbuildings.  
 c. The 2-inch Diameter Sewer Pipe Shall Be Installed With A Hand Gained Ditch Within The Traveled Bed Of The Existing Driveway Crossing The Stream.  
 d. Super-Silt Fence Shall Be Installed Along The Limits Of Disturbance For The "Atch With Scenario" As Shown On The "Plan To Accompany Waiver Request" Dated January 31, 2006 And Shall Remain In Place Until The Completion Of All Construction Activities. No Other Disturbance/Activity Is Authorized By This Waiver For The Acreage Within The Stream Buffer. All Impacted Areas Must Be Stabilized/Revegetated.  
 e. A Type "D" Landscape Buffer Shall Be Installed Along 544'35.94' Between Proposed Lots 1 And 2. The Surety To Be Processed With The Building Permit.  
 f. The Applicant Must Acquire Any Necessary State/County Of Engineers Permits For The Proposed Disturbance Within The Stream And/Or Stream Buffer.  
 The Topography Has Been Field Surveyed By Fisher, Collins And Carter, Inc. On December, 29, 2005 And Supplemented With Howard County GIS Aerial Contour Mapping.

**LANDSCAPING PLANT LIST**

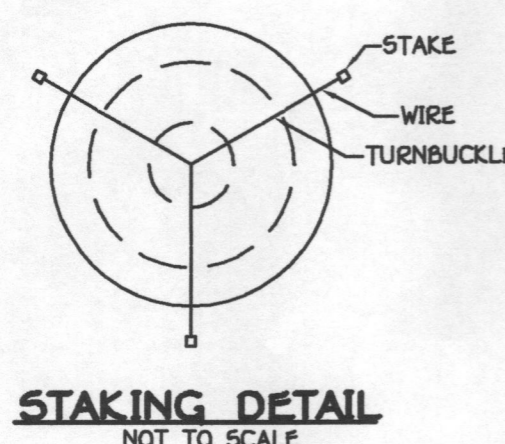
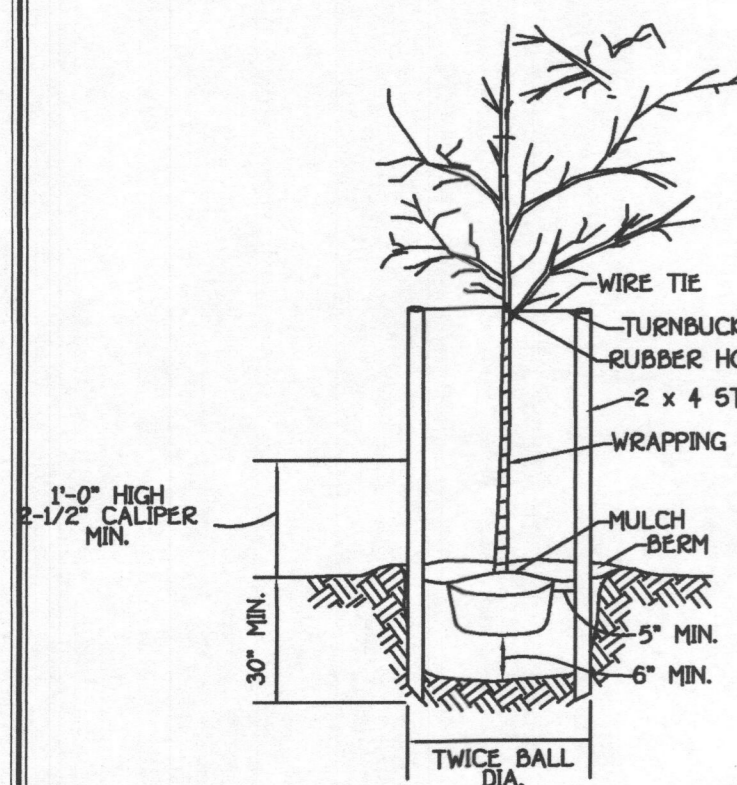
QTY.	KEY	NAME	SIZE
11		ACER RUBRUM "OCTOBER GLORY" (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, BAB
4		PINUS STROBUS/ EASTERN WHITE PINE	6'-8" HT

**NOTE:**  
 LANDSCAPING FOR LOT 2 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND AS SHOWN ON THIS PLAN FILED WITH HOWARD COUNTY. THE LANDSCAPE OBLIGATION FOR LOT 2 WILL BE FULFILLED BY PROVIDING 11 SHADE TREES AND 4 EVERGREEN TREES. LANDSCAPE SURETY IN THE AMOUNT OF \$3,900.00 (11 SHADE TREE x 11 SHADE TREES AND \$150 / EVERGREEN TREES x 4 EVERGREEN TREES) WILL BE PROVIDED AT THE TIME OF THE BUILDING / PERMIT APPLICATION.



- LEGEND**
- EXISTING 2' CONTOURS
  - EXISTING 10' CONTOURS
  - EXISTING TREE LINE
  - GLB2 MIC2
  - SOIL LINES AND TYPES
  - ⊗ DENOTES PROPOSED WELL
  - ⊗ DENOTES PROPOSED HOUSE
  - ⊗ DENOTES 25% AND GREATER SLOPE
  - ⊗ DENOTES 1500 SQ.FT. ALTERNATE WELL SITE
  - ⊗ DENOTES 15%-24.9% SLOPES

- LEGEND**
- ▨ PRIVATE USE-IN-COMMON SHARED DRIVEWAY EASEMENT, FOR THE BENEFIT OF LOTS 1 AND 2.
  - ▨ WETLAND AREA.
  - SB STREAM BUFFER
  - WB WETLAND BUFFER
  - ▨ AREA CONSIDERED AS DISCONNECTION CREDIT FOR STORMWATER MANAGEMENT.
  - ▨ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 2.



**OWNER:**  
 STEPHEN & SANDRA HOFMEISTER  
 13395 FORSYTHE RD  
 SYKESVILLE MD, 21784

**DEVELOPER:**  
 JOHN GASKE  
 P.O. BOX 12981  
 Sykesville, Maryland 21784



**SUPPLEMENTAL PLAN**  
**LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS**  
**HOFMEISTER PROPERTY**  
 LOTS 1 AND 2  
 TAX MAP #4 GRID #21 PARCEL #67 AND 76  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: RC-DEO  
 SCALE: 1" = 50' DATE: JULY 13, 2006