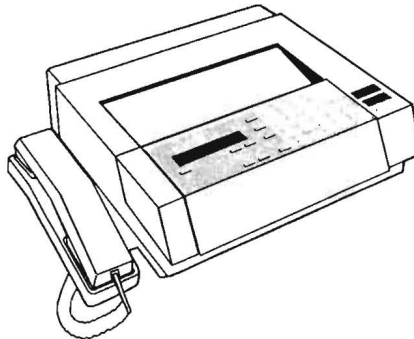


Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

F A X



Date 12/4/06
To John Carney
Department Benchmark
FAX # 410-465-6644

From Ashley Trump
Telephone 410-813-1775 FAX (410) 313-2648
Of Pages 4 (including cover page)
Comments Farside Lot 64 (F-07-90)
adjustments to septic easment

CONFIDENTIALITY NOTICE

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Howard County
Health Department

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website: www.hchealth.org

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

MEMORANDUM

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Ashley Trump *AT*
Well and Septic Program
Development Coordination Section

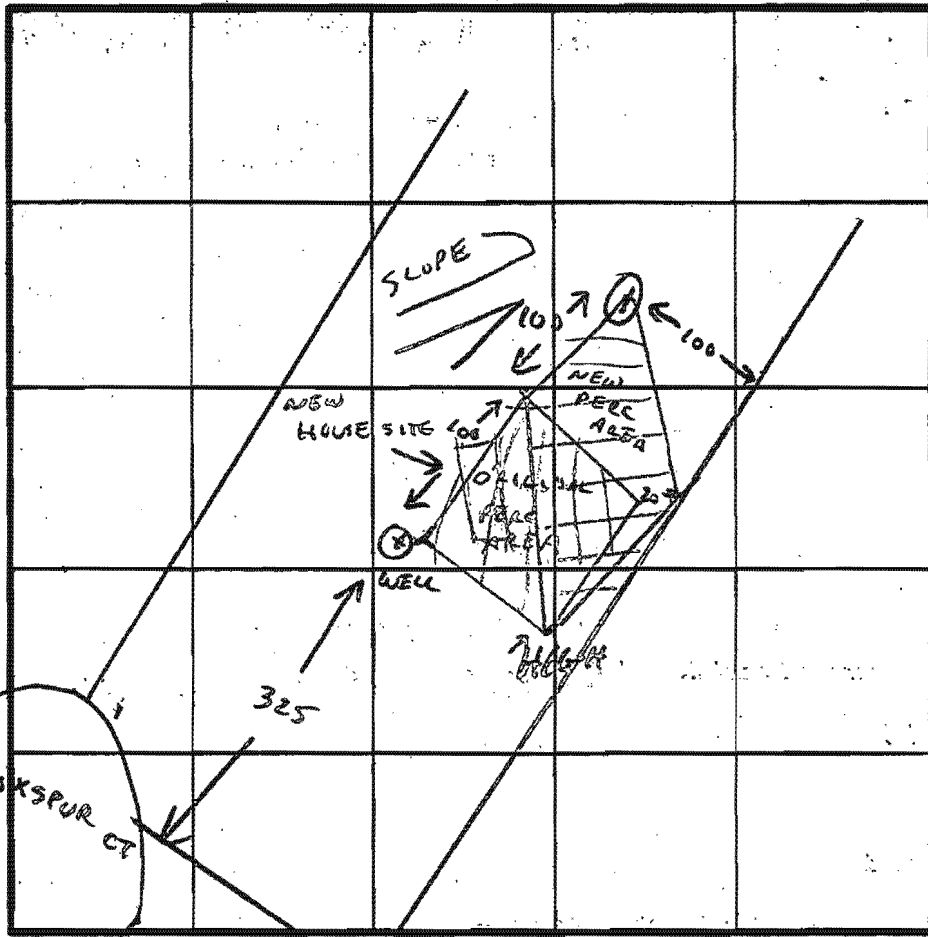
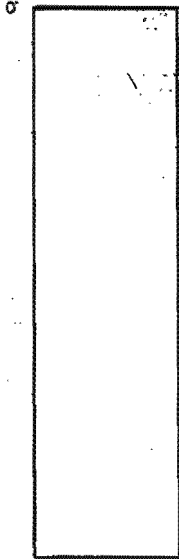
RE: File Number: F-07-90
Title: Farside Lot 64 (11722 Foxspur Ct.)

DATE: December 4, 2006

The following comments apply to the plan prepared by Benchmark Engineering, Inc. The revisions/corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- ❖ The septic easement for this property had been adjusted in 1983. The final Mylar needs to reflect this adjustment. I contacted John Carney from Benchmark Engineering, Inc. on December 4, 2006 to make him aware of the revision. I faxed a copy of the current septic easement to him.

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
9-23-83	1	VISUAL SAND		3-14'			
OK TO ADJUST PERC AREA AS REQUESTED BY BUILDER							

REMARKS _____

TYPE OF SOIL MICA SAND

TESTED BY C. Williams ALSO PRESENT RICH LIEBUNG

EH-12-1079

GENERAL NOTES

- This plat is based on Plat 4681 and a survey by Century Engineering, Inc. as reflected on Plats 4405 and 4408 dated June 1, 1979. Benchmark Engineering, Inc. completed additional surveying on October 31, 2006, only to show how to mark the 30' and 50' public access, drainage, and utility easements on the ground and not how to stake the whole lot.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 29CA AND NO. 29IC.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY CENTURY ENGINEERING, INC. AND SHOWN ON PLAT NUMBERS 4405 THROUGH 4414, DATED 6-1-79.
- SUBJECT PROPERTY ZONED RC-DEO PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BANK BUFFER OR FOREST RETENTION AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: F-79-182, PLAT NOS. 4408 AND 4681.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- CONSULT THE ROAD CONSTRUCTION PLANS F-79-182 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, POND LANDSCAPING AND PERIMETER LANDSCAPING.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 64 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED. THE PERCOLATION CERTIFICATION PLAN FOR THIS PROJECT WAS APPROVED ON FEBRUARY 29, 2000.
- EXACT LOCATION OF ALL EXISTING EASEMENTS WAS NOT POSSIBLE DUE TO LIMITATIONS OF EXISTING PLATS.
- THIS REVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE, THAT IT DOES NOT CREATE NEW LOTS.

SURVEYOR

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105
P:\1132 HOMEWOOD\DWG\5015 FARSSIDE.DWG

OWNER

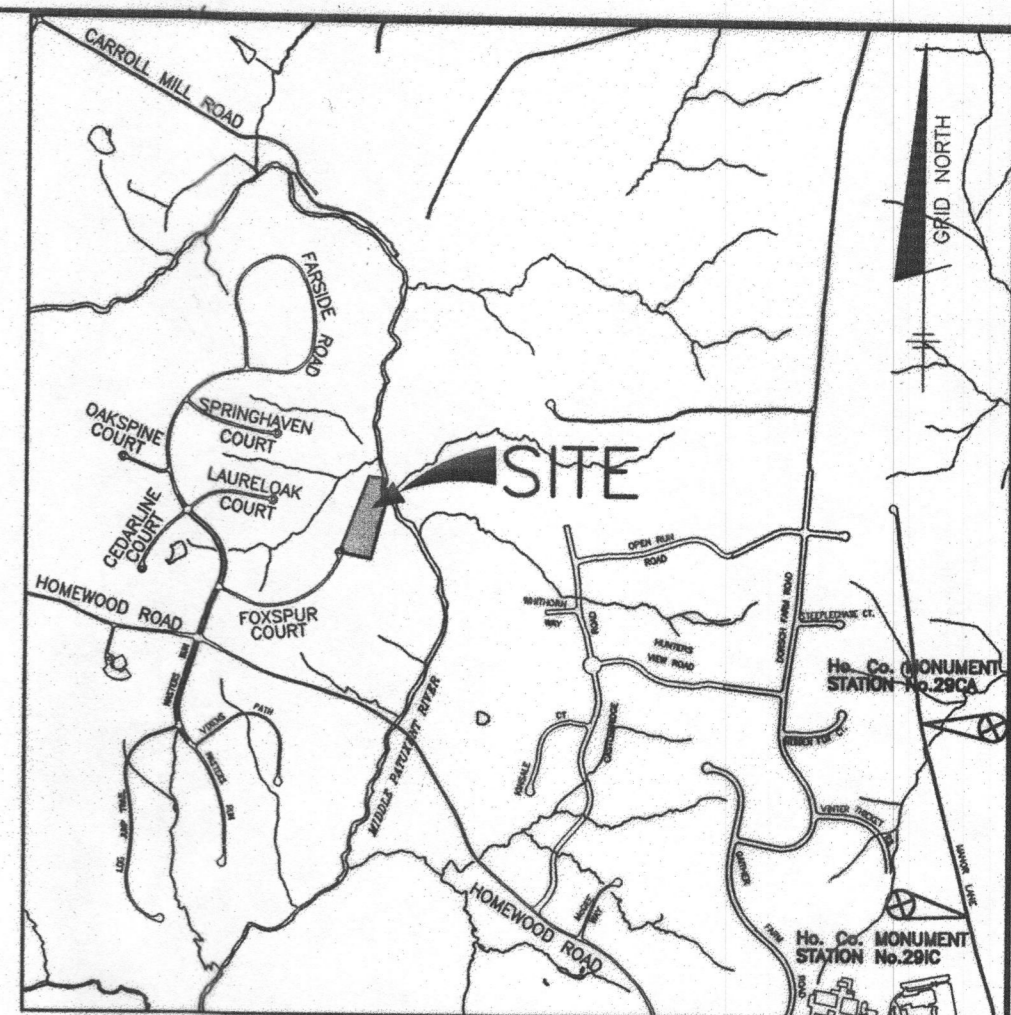
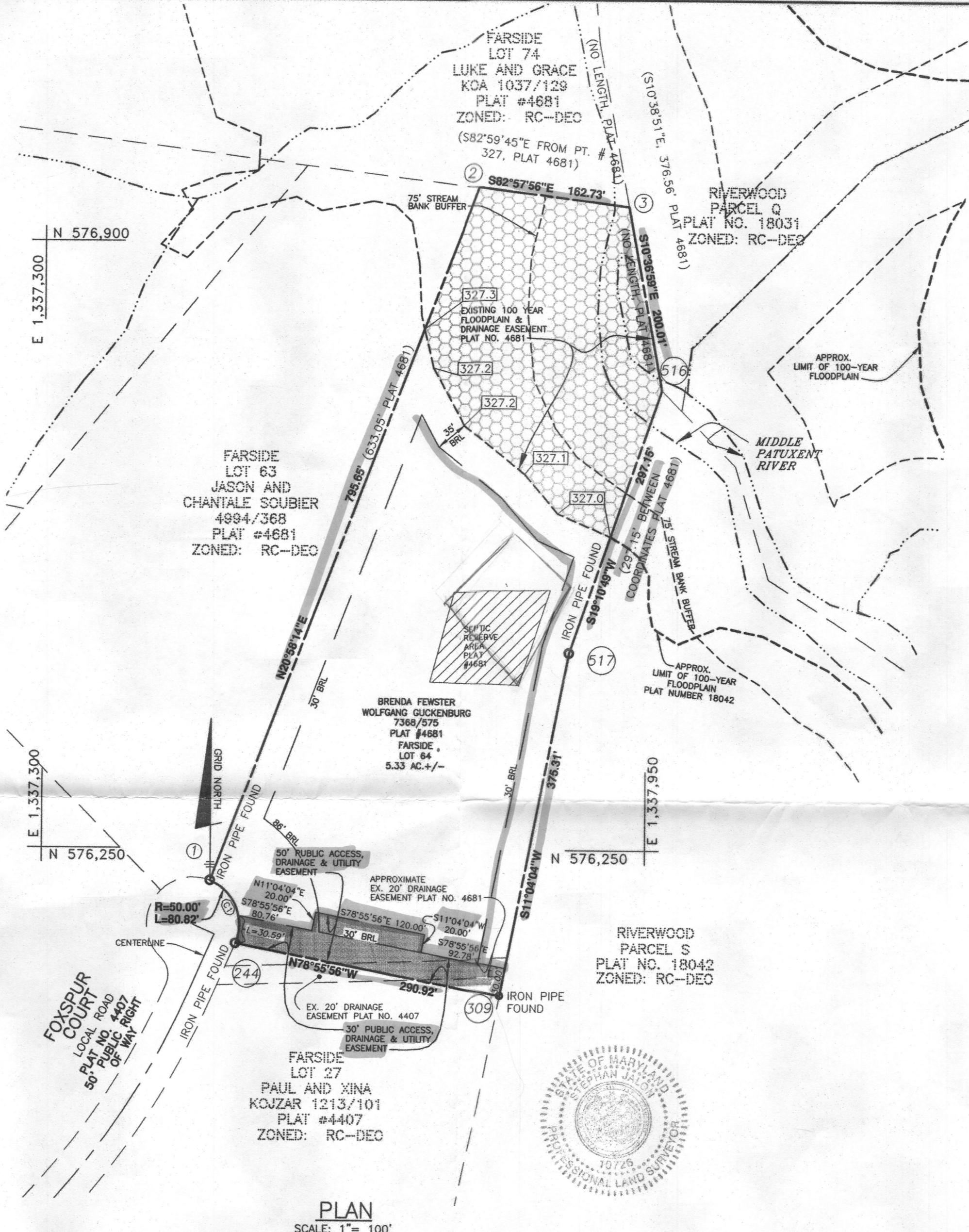
**BRENDA FEWSTER
WOLFGANG GUCKENBURG**
11722 FOXSPUR COURT
ELLCOTT CITY, MD 21042

DEVELOPER

ELIOAK, LLC
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4244

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.33± Ac.
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0 Ac.
TOTAL AREA OF 100-YEAR FLOODPLAIN TO BE RECORDED	1.51± Ac.
TOTAL AREA ROAD DEDICATION TO BE RECORDED	0 Ac.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.33± Ac.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 10, BLOCK K13

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #29CA 3/4" REBAR W/ CAP N 5744526.138' E 1343533.820' ELEV.=423.53
HO. CO. #29IC STAMPED ALUMINUM DISK SET ON 3/4" IRON ROD N 572323.559' E 1344112.295' ELEV.=468.79

LEGEND

- (3) DESIGNATES COORDINATE
- (C1) DESIGNATES CURVE
- [Symbol] EASEMENTS
- [Symbol] EASEMENTS

COORDINATE CHART NAD 83

POINT	NORTHING	EASTING
1	576215.705	1337481.959
2	576958.654	1337766.713
3	576938.727	1337928.205
516	576742.143	1337965.053
517	576461.488	1337867.428
309	576093.158	1337795.380
244	576149.005	1337509.871

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	80.82'	52.33'	72.30'	N22°42'28"W	92°36'46"

THE SOLE AND ONLY PURPOSES OF THIS REVISION PLAT ARE TO CREATE A VARYING WIDTH PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT ON FARSSIDE LOT 64 (PLAT 4681) TO ACCESS THE ADJOINING SHARED SEPTIC SYSTEM FOR THE RIVERWOOD SUBDIVISION, F-06-134; REVISED PROPERTY LINE DISTANCES; ADDITION OF THE STREAM AND BUFFER; AND THE ADDITION OF THE 35' ENVIRONMENTAL FEATURE BUILDING RESTRICTION LINE.

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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY HARVEY O. PATRICK AND VERA D. PATRICK TO BRENDA FEWSTER AND WOLFGANG GUCKENBURG BY DEED DATED JULY 11, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7368 AT FOLIO 575 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED. 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.

STEPHAN JALON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 10726
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

4/13/06 DATE:

OWNER'S DEDICATION

WE, BRENDA FEWSTER AND WOLFGANG GUCKENBURG, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS REVISION PLAT AND IN CONSIDERATION OF APPROVAL OF THIS REVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14th DAY OF NOVEMBER, 2006. 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.

Brenda Fewster 11/15/06 DATE:
Wolfgang Guckenburger 11-14-06 DATE:

Witness: Maria Rydstedt 11-14-06 DATE:

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

FARSSIDE

LOT 64

A REVISION OF LOT 64 AS SHOWN ON PLAT NO. 4681
11722 FOXSPUR COURT
ELLCOTT CITY, MARYLAND 21042

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 23, GRID NO. 21 SCALE: 1" = 100'
PARCEL NO. 126 DATE: NOVEMBER, 2006
ZONED: RC-DEO SHEET: 1 OF 1

Only Health F-07-090