



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

May 26, 2000

TO: Cindy Hamilton, Chief
Department of Public Service & Zoning Administration

FROM: Amy Mc Millen, R.S.
Water & Sewerage Program *AM*

RE: F-00-70
Patricia L. Boyer Property

COMMENTS

All of the comments from the letter dated December 2, 1999 have been resolved at this time. Both existing houses have individual wells and septic systems serving each unit.

If there are any questions I may be contacted by calling 410-313-260.

Cc:file



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

December 2, 1999

MEMORANDUM

TO: Cindy Hamilton, Chief
Department of Planning & Zoning

FROM: Amy Mc Millen, R.S.
Water & Sewerage Program *AM*

RE: F-00-70
Patricia L. Boyer Property

COMMENTS

The following comments are in response to the above referenced plan:

- The applicant has not yet complied with the requirements to provide an individual well and septic system for each of the existing houses as specified on the approved Percolation Certification Plan.

If there are any questions regarding this matter, I may be contacted at the address below or by calling (410)313-2640.

cc:File

~~1-5-77~~
Look for
1

Well/Septic for two houses

3/29/99 left message w/ engineer to call back

- No well site shown for Lot 1
 - Wells & septic for Lots 2 & Pres. Plat.
need to be addressed prior to record plat
 - SDA's no lower at all than tested
- Au

410- 549 9063 - FAXED TO ENGINEER 3/31/99

Prior to record plat approval - a well & individual septic system shall be provided for each of the existing houses on Lots 2 & 3.

P.O. Box 307
Westminster, MD 21158
410-549-2708

LETTER OF TRANSMITTAL

DATE	SEPT. 9, 1999	JOB NO.
ATTENTION	AMY McMILLEN R.S.	
RE:	PATRICIA L. BOYER PROPERTY HEALTH DEPT. PLAN	

TO HOWARD CO. HEALTH DEPT.
BUREAU ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DR.
ELLICOTT CITY, MD. 21043-4511

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
3	9/9/99	1	print of Health Dept. Plan

6/22/99
sent to signature
[Signature]

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____ 19_____
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

CRC & Assoc. Revised lots #3 & #2 to
give them more road frontage -
CRC need signed plan in order to submit
minor subdivision to How. Co. P&Z.

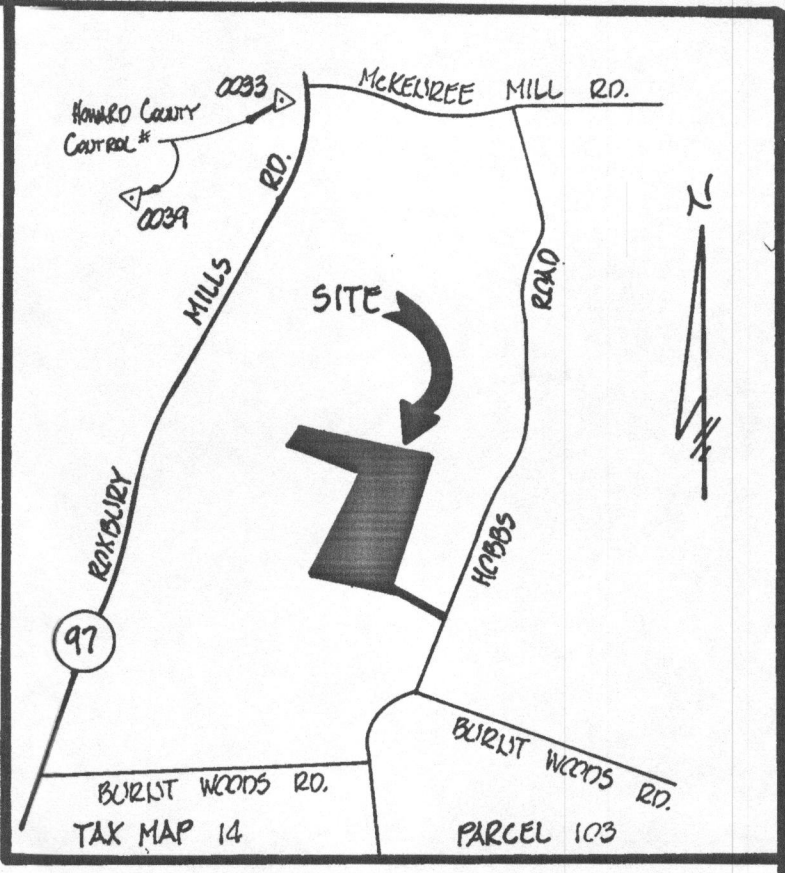
COPY TO [Signature]

SIGNED: [Signature]

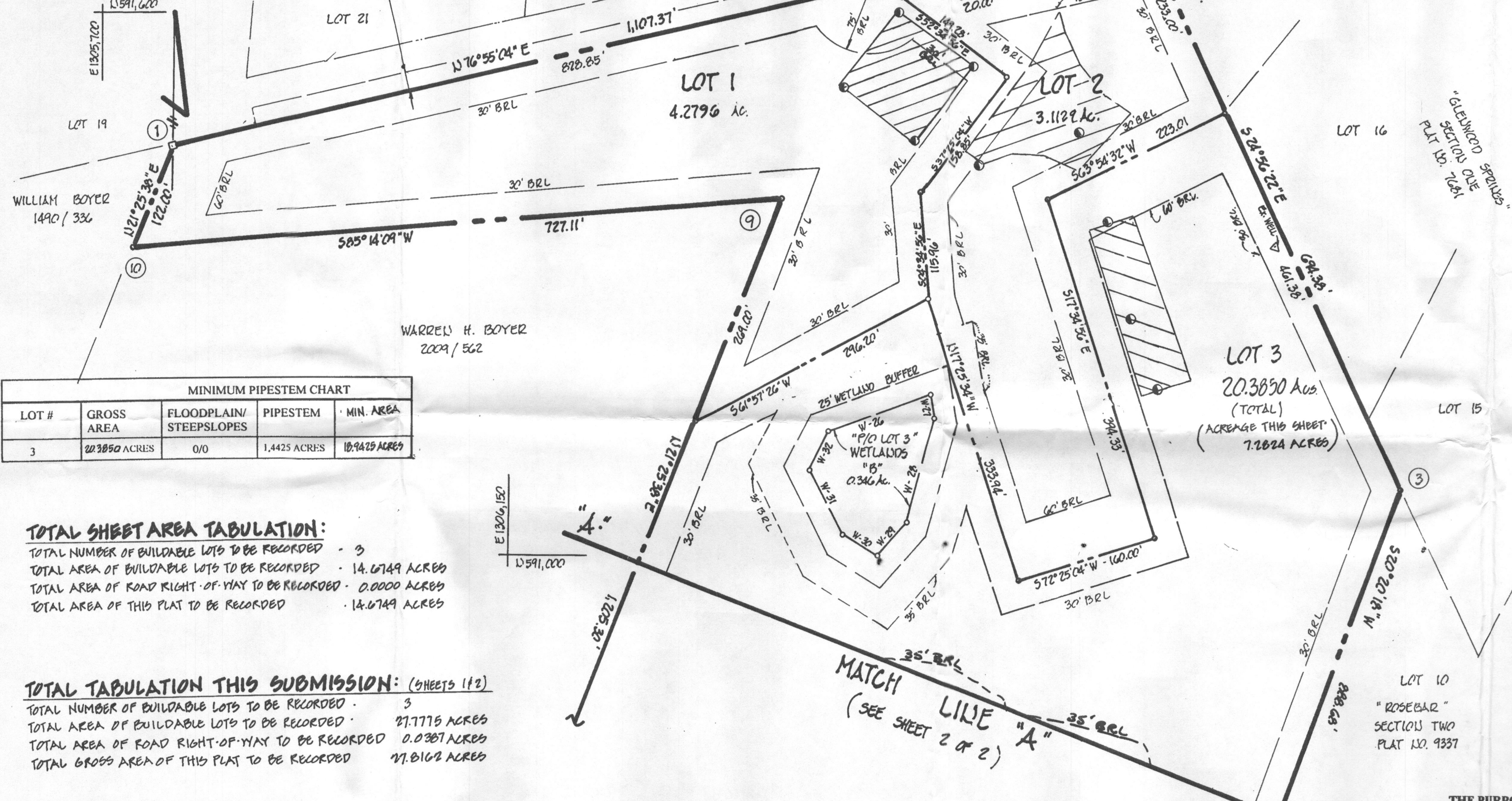
COORDINATE TABLE		
NO.	NORTH	EAST
1	591455.7721	1305776.2869
2	591706.4214	1306854.9126
3	591076.7897	1307147.7037
4	590243.5603	1306838.8477
5	589838.1767	1307932.4885
6	589791.2190	1307915.0826
7	590196.1466	1306822.6719
8	590280.5993	1306015.9893
9	591402.5945	1306456.3108
10	591342.2045	1305731.7179
11	591636.5004	1306554.0198
12	591647.9061	1306603.1020

WETLAND 'B' DESCRIPTION		
LINE	BEARING	DISTANCE
W26	N 69° 21' 04" E	122.49'
W27	S 03° 41' 19" E	29.65'
W28	S 14° 33' 07" W	117.80'
W29	S 41° 59' 37" W	51.82'
W30	N 56° 48' 00" W	41.80'
W31	N 28° 22' 36" W	82.71'
W32	N 26° 58' 09" E	48.57'

- 12.) DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
- WIDTH - 12' (14' SERVING MORE THAN ONE LOT)
 - SURFACE - 6" COMPACTED CRUSHED RUN W/TAKE AND CHIP COATING.
 - GEOMETRY - MAX. 10% GRADE, MAX. 10% GRADE CHANGE, AND MIN. 45' RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 20' CROSS TONG (HOB LANDING)
 - DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1' FEET OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 10' FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



- GENERAL NOTES: SCALE: 1" = 2,000'
- PROPERTY ZONED: RR/DEO PER 10-18-93 COMPREHENSIVE ZONING PLAN
 - ALL COORDINATES SHOWN ARE BASED UPON THE MARYLAND STATE GRID SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 - 0033 N 59352.245 FT. E 304825.835 FT. ELEV = 594.589 FT.
 - 0039 N 59572.834 FT. E 1306481.672 FT. ELEV = 620.189 FT.
 - DENOTES CONCRETE MONUMENT TO BE SET.
 - DENOTES IRON PIN TO BE SET.
 5. BRL INDICATES BUILDING RESTRICTION LINE.
 4. 1111111111 THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM AREA OF 10,000 S.F. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. FOR INDIVIDUAL SEWAGE DISPOSAL, IMPROVEMENTS OF ANY NATURE IN THIS AREA IS PROHIBITED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THIS:
 - PASSED HOLE
 - FAILED HOLE
 - FOR FLAG OR PIPESTEM LOTS REFUSE COLLECTION SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY AND NOT ONTO THE FLAG OR PIPESTEM.
 - DRIVEWAYS WHICH SERVE TWO OR MORE LOTS MUST MEET THE REQUIREMENTS OF THE HOWARD COUNTY DESIGN CRITERIA
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON JUNE 1, 1999 BY CHARLES R. CROCKEN AND ASSOCIATES, INC. LEONARD T. BOHAGER # 10859
 - APFAS SHOWN ARE MORE OR LESS
 - SEE NOTE #12 ABOVE



MINIMUM PIPESTEM CHART				
LOT #	GROSS AREA	FLOODPLAIN/STEEPSLOPES	PIPESTEM	MIN. AREA
3	20.3850 ACRES	0/0	1,4425 ACRES	10.9425 ACRES

TOTAL SHEET AREA TABULATION:

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED - 3
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED - 14.6749 ACRES
 TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED - 0.0000 ACRES
 TOTAL AREA OF THIS PLAT TO BE RECORDED - 14.6749 ACRES

TOTAL TABULATION THIS SUBMISSION: (SHEETS 1 & 2)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED - 3
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED - 27.7775 ACRES
 TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED - 0.0367 ACRES
 TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED - 27.8142 ACRES

THE REQUIREMENTS 3-108 THE REAL PROPERTY ARTICLE ANNOTATED 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

Patricia L. Boyer 5/22/00
 PATRICIA L. BOYER OWNER DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY, HEALTH DEPARTMENT
Dina M. ... 6/12/00
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
... 6/16/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
... 6/21/00
 DIRECTOR DATE

OWNER'S DEDICATION

PATRICIA L. BOYER, OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPTS 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 STREETS RIGHTS OF WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND OR ROADS, FLOOD PLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS WHERE APPLICABLE AND; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS OF WAY.

WITNESS MY HANDS 25 DAY OF May, 2000
Patricia L. Boyer 5/25/00 PATRICIA L. BOYER DATE
... 5/25/00 WITNESS DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED, BY WARREN H. BOYER AND PATRICIA L. BOYER TO PATRICIA L. BOYER, BY DEED DATED MAY 4, 1989 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2005, FOLIO 128, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED

Leonard T. Bohager 5.30.00
 LEONARD T. BOHAGER, MD. REG. NO. 10859 DATE

THE PURPOSE OF THIS PLAT: IS TO CREATE ONE NEW BUILDABLE LOT (#1) AND A LOT EACH FOR THE EXISTING HOUSES (THAT ARE TO BE RETAINED) ON LOTS 2 AND 3 AS SHOWN HEREON

RECORDED AS 14283 ON 6-23-00
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

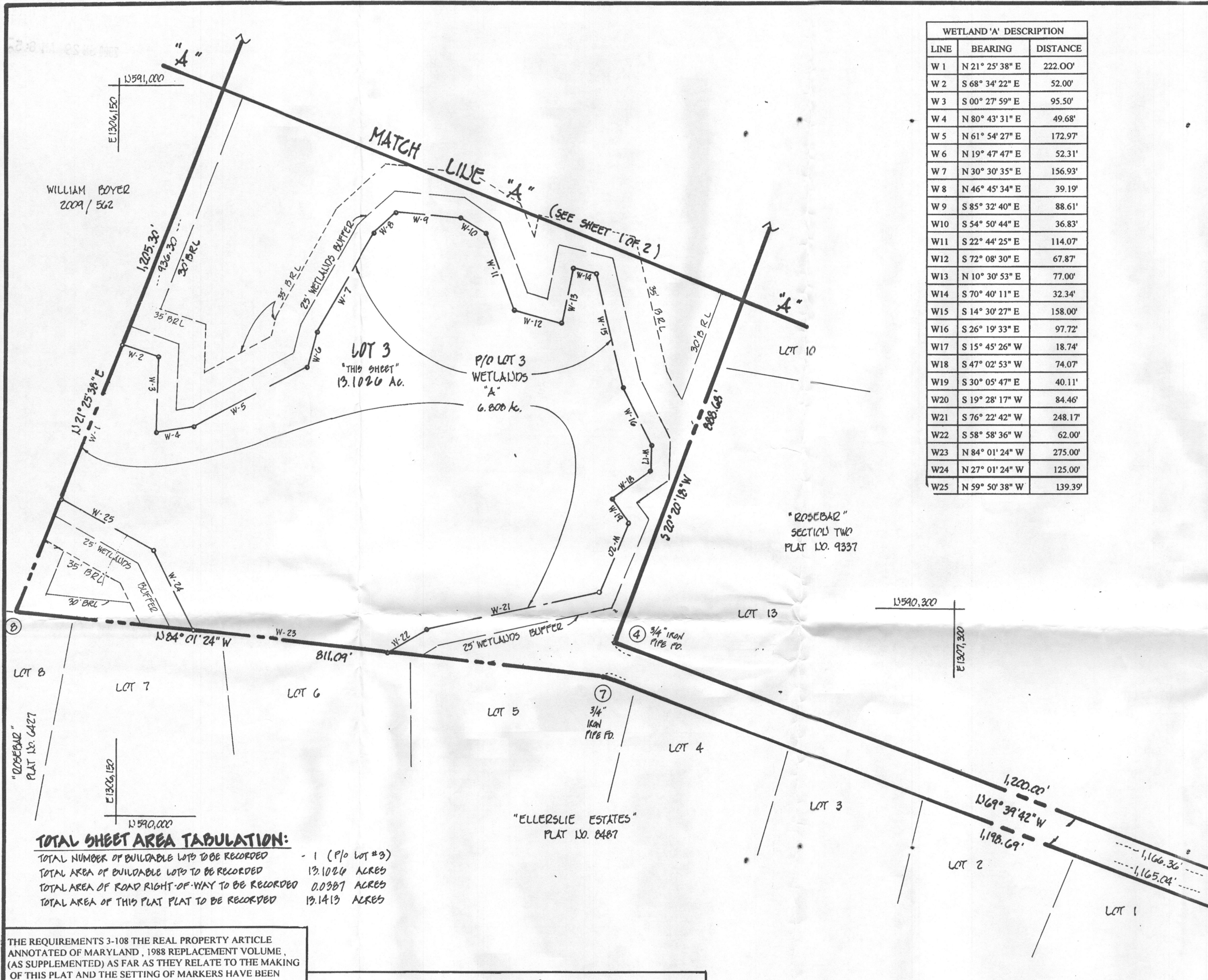
LOTS 1 THRU 3
PATRICIA L. BOYER PROPERTY
 A SUBDIVISION OF PARCEL 103
 4TH ELECTION DISTRICT TAX MAP # 14
 HOWARD COUNTY, MARYLAND

ZONED: RR/DEO
 ELECTION DISTRICT NO. 4
 TAX MAP 14 GRID/BLOCK 12
 DATE: 6-7-1999
 HOWARD COUNTY

OWNER:
 PATRICIA L. BOYER
 P.O. BOX 332
 BROOKVILLE, MARYLAND

CHARLES R. CROCKEN & ASSOC., INC.
 Civil Engineering & Land Planning
 P.O. Box 307
 Westminster, Maryland 21157
 Tel. (410) 549-2708

SCALE: 1" = 100'
 DATE: A.C.G. 1999
 SHT. NO. 1042



WETLAND 'A' DESCRIPTION		
LINE	BEARING	DISTANCE
W 1	N 21° 25' 38" E	222.00'
W 2	S 68° 34' 22" E	52.00'
W 3	S 00° 27' 59" E	95.50'
W 4	N 80° 43' 31" E	49.68'
W 5	N 61° 54' 27" E	172.97'
W 6	N 19° 47' 47" E	52.31'
W 7	N 30° 30' 35" E	156.93'
W 8	N 46° 45' 34" E	39.19'
W 9	S 85° 32' 40" E	88.61'
W 10	S 54° 50' 44" E	36.83'
W 11	S 22° 44' 25" E	114.07'
W 12	S 72° 08' 30" E	67.87'
W 13	N 10° 30' 53" E	77.00'
W 14	S 70° 40' 11" E	32.34'
W 15	S 14° 30' 27" E	158.00'
W 16	S 26° 19' 33" E	97.72'
W 17	S 15° 45' 26" W	18.74'
W 18	S 47° 02' 53" W	74.07'
W 19	S 30° 05' 47" E	40.11'
W 20	S 19° 28' 17" W	84.46'
W 21	S 76° 22' 42" W	248.17'
W 22	S 58° 58' 36" W	62.00'
W 23	N 84° 01' 24" W	275.00'
W 24	N 27° 01' 24" W	125.00'
W 25	N 59° 50' 38" W	139.39'

TOTAL SHEET AREA TABULATION:

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED - 1 (P/O LOT #3)
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 13.1026 ACRES
 TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED 0.0387 ACRES
 TOTAL AREA OF THIS PLAT PLAT TO BE RECORDED 13.1413 ACRES

THE REQUIREMENTS 3-108 THE REAL PROPERTY ARTICLE ANNOTATED 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

Patricia L. Boyer 5/25/00
 PATRICIA L. BOYER OWNER DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY, HEALTH DEPARTMENT
Donna Williams 6/2/00
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Charles R. Crocken 6/16/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Patricia L. Boyer 6/2/00
 DIRECTOR DATE

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Patricia L. Boyer 5/25/00
 PATRICIA L. BOYER DATE
Charles R. Crocken 5/25/00
 WITNESS DATE

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Leonard T. Bohager 5-30-00
 LEONARD T. BOHAGER, MD. REG. NO. 10859 DATE



RECORDED AS 14284 ON 6-23-00
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LOTS 1 THRU 3
PATRICIA L. BOYER PROPERTY
 A SUBDIVISION OF PARCEL 103
 4TH ELECTION DISTRICT TAX MAP # 14
 HOWARD COUNTY, MARYLAND

ZONED: RR/060
 ELECTION DISTRICT NO. 4
 TAX MAP 14 GRID/BLOCK 12
 DATE: 6-7-1999
 HOWARD COUNTY,
 OWNER:
 PATRICIA L. BOYER
 P.O. BOX 332
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 20833

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 Tel. (410) 549-2708
 SCALE: 1" = 100'
 DATE: AUG. '99

F00-70