



Maryland Department of Assessments and Taxation
HOWARD COUNTY
Real Property Data Search (2007 vw2.3d)

[Go Back](#)
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Account Identifier: District - 02 **Account Number -** 229579

Owner Information

Owner Name:	SEIFERT JOHN D SEIFERT IRENE C	Use:	RESIDENTIAL
Mailing Address:	10133 GREEN CLOVER DR ELLICOTT CITY MD 21042-1640	Principal Residence:	YES
		Deed Reference:	1) / 4428/ 427 2)

Location & Structure Information

Premises Address	Legal Description
10133 GREEN CLOVER DR ELLICOTT CITY 21042-1640	LOT 5 BL G 41948 SQ' 10133 GREEN CLOVER DR ALLENFORD, SEC 7

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
17	2	610					5	1	Plat Ref:

Special Tax Areas	Town	
	Ad Valorem	A/V, METRO FIRE TAX
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1973	1,479 SF	41,948.00 SF	
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	299,290	241,200		
Improvements:	286,680	155,300		
Total:	585,970	396,500	585,970	396,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: SYBOR JAMES K	Date: 07/30/1998	Price: \$197,600
Type: IMPROVED ARMS-LENGTH	Deed1: / 4428/ 427	Deed2:
Seller: MCMURTRAY LAWRENCE C & WF	Date: 08/22/1990	Price: \$190,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 2219/ 400	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Howard County
Health Department

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

Peter L. Beilenson, M.D., M.P.H., Health Officer

October 13, 2009

Irene Seifert
10133 Green Clover Drive
Ellicott City, MD 21042

RE: **Variance Approval**
10133 Green Clover Drive
Ellicott City, MD 21042

Dear Madam:

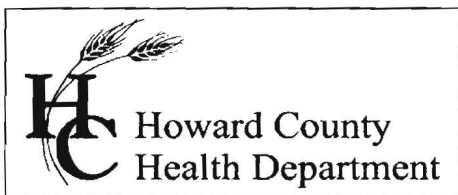
This letter is being issued as follow up to the Health Department's verbal approval of your waiver request. The Department of Health received your variance request dated September 17, 2009 for the above referenced property. This agency will grant **approval** of the waiver to waive the required connection to public sewer as required by the *Howard County Code, Subtitle 8, Section 3.802*. The waiver has been approved on the basis that the proposed garage and portico does not increase the wastewater flow from the single family residence and the proposed garage does not impact future sewage disposal area in the event that public sewer is not available when the existing on-site sewage disposal system fails.

Any future addition that increases living space will require connection to public sewer. Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis, R.S.
Assistant Director
Bureau of Environmental Health

c: File



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

Peter L. Beilenson, M.D., M.P.H., Health Officer

April 6, 2010

RE: 10133 Green Clover Drive
Ellicott, Maryland 21042

Dear Mr. John Seifert:

A site visit was scheduled on March 24, 2010 for a final plat revision, to revise the building restriction line at 10133 Green Clover Drive. During the site visit it was discovered that your pool is located within the septic area on top of the septic system. The required setback distance for a pool to the septic easement is 20 feet.

This letter is to inform you that your final revision plan will be approved through our office for the revision, but if we receive any building permits regarding this property we will have to address the current situation regarding the pool and the septic easement.

Respectfully,

Dana L. Bernard, Environmental Sanitarian
Bureau of Environmental Health
Well and Septic Program
Development and Coordination
Phone (410) 313-2775
E-mail: dbernard@howardcountymd.gov

DLB

Enclosures

cc: Well & Septic program file

PAGE 1 OF 2
2:12 PM

WATER APPLICATION #	1 74 113	SEWER APPLICATION #	
WATER APPLICATION DATE	10/10/1973	SEWER APPLICATION DATE	00/00/0000
APPLICATION FEE PAID \$	NONE	APPLICATION FEE PAID \$	NONE
WATER CONNECT DATE	00/00/0000	SEWER CONNECT DATE	00/00/0000
ADO #		WALKING PATTERN #	4535
WHC		SHC	

F3=MENU F4=CONSUMPTION HISTORY F5=FINANCIAL INQ F6=BILL INQ
F7=MOVE BETWEEN FIRST AND SECOND PAGE F9=METER INFO F10=EXIT F11=NOTES

FILE INQUIRY NOTES

[illegible]

-76°51'87"

39°18'42"



39°18'42"

-76°51'87"

Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this report or the information contained herein or derived therefrom. The user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this information. There are no oral agreements or warranties relating to the use of this report.

Howard County

9/1/68

PERMIT

SEWAGE DISPOSAL SYSTEM

P 13941

A 12280

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

INDEXED

ELLICOTT CITY

DISTRICT 2

DATE 9/6/68

Emerson Feaga IS PERMITTED TO INSTALL X ALTER

ADDRESS Old Frederick Rd., Woodstock, Md. PHONE DA 8-2481

A SEWAGE DISPOSAL SYSTEM LOCATED AT _____

SUBDIVISION Allenford ROAD Green Clover Dr. LOT 5, Blk. C,
Sec. 1

PROPERTY OWNER Douglas Lichliter

ADDRESS _____

SPECIFICATIONS - 3 bedrooms

DRAIN FIELD _____ DEPTH _____ FEET, BOTTOM AREA _____ SQ. FT.

SEEPAGE PITS _____ ABSORBENT SIDE-WALL AREA _____ SQ. FT.

SEPTIC TANK CAPACITY 750 GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 22% & TANK CAPACITY 50%.

OTHER Dry well - 100 sq. ft. absorbent sidewall area below inlet pipe.

Inlet pipe 4 ft. below original grade. Max. depth permitted for dry well

12 ft. below original grade. Place dry well about 95 ft. from front lot

line and about center of lot.

PERMIT VOID AFTER THREE YEARS.

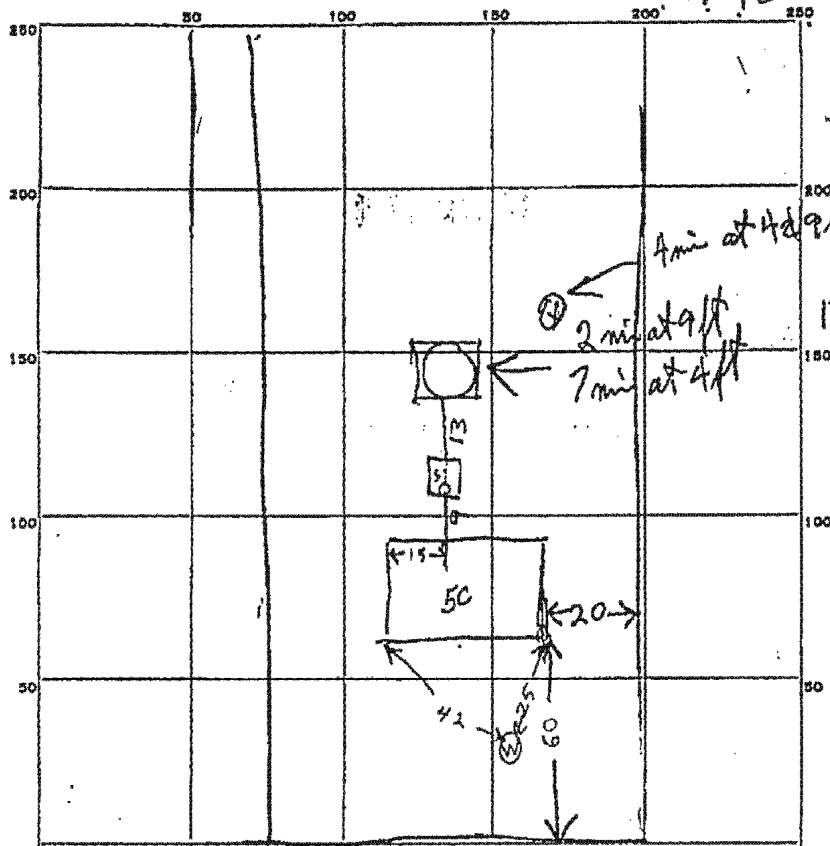
PLANS APPROVED BY D. W. Monaghan DATE 4/25/67

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

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

**NOTIFY THE HEALTH DEPARTMENT 48 HOURS
BEFORE EXCAVATIONS ARE TO BE BACK FILLED.**

12280



PERMIT CARD yes

SEPTIC TANK, LEVEL OK concrete 1000
Top in 2 FT below grade
 DISTRIBUTION BOX, LEVEL _____

CLEANOUTS 215

TILE FIELD, DEPTH _____ FT. TRENCH WIDTH _____ FT.

GRAVEL DEPTH _____ IN. TOTAL LENGTH _____ FT.

NUMBER OF TRENCHES _____ TOTAL BOTTOM AREA _____

SEEPAGE PITS, INSIDE DIAMETER 10 FT. DEPTH BELOW INLET 10 FT.

ABSORBENT AREA 480 SQ. FT. counting stone
310 SQ. FT. not counting stone

REMARKS 9/17/68 - 4 Bedrooms - 400 SQ FT sidewalk area regional

Inlet of Day Well in 4 FT below grade Perimeter of Day Well
= 48 FT 48x10 = 480 sq ft sidewalk area counting stone

DATE SYSTEM APPROVED 9/17/68

INSPECTOR Raymond Holger

WR-W-4
4-66

State Office Building
ANNAPOLIS, MARYLAND 21401

STATE OF MARYLAND
DEPARTMENT OF
WATER RESOURCES

THIS REPORT
MUST BE SUBMITTED
WITHIN 30 DAYS
AFTER COMPLETION
OF THE WELL

WELL COMPLETION REPORT **A 12280**

WELL DESCRIPTION

5C

WELL LOG

State the kind of formations penetrated, their color, their depth, their thickness, and if water-bearing

DIRT
Sand Stone
BLUE SHALE

CASING AND SCREEN RECORD

State the kind and size and position of casing, liner, shoe, screen, and other accessories (if no casing used, give diameter of well).

STEEL

DIAM.
(inches)
6 7/8

FEET
from **1 1/2**

FEET
from **1 1/2**
40-55
55-85

Permit Number **110 69 WTH**
Owner **MONROE LBS CO**
Address **2620 PINE RD**
Subdivision **12280 TOWN**
Section **1** Lot **5C**

PUMPING TEST

Hours Pumped **1**
Type of Pump Used **BAILEY**
Pumping Rate
Gallons per Minute **5**

WATER LEVEL

(Distance from land surface to water)

Before Pumping **40** Ft.
When Pumping **55** Ft.

APPEARANCE OF WATER

Clear ☒ Cloudy ☐

Taste **None**

Odor **None**

Height of Casing Above Land

Surface **1** Ft.

PUMP INSTALLED

Type _____

Capacity

Gallons per Minute _____

Gallons per Hour _____

Pump Column Length _____ Ft.

LOCATION OF WELL ON LOT

Show permanent structures such as building(s), septic tank, and/or other landmarks and indicate not less than 2 distances (measurements) to well.

#99

NORTH

GREEN CLOVER DRIVE

600 **APPRX** **30 FT**
← **→** **WELL**
20

DATE
WELL WAS
COMPLETED

I hereby affirm that this report contains no willful misrepresentations or falsifications and that information given in this report is true, accurate and complete to the best of my knowledge and belief.

Aug 14/68

[Signature], Well Driller

Well Driller License No.:

96

HEALTH

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING Division of Land Development

DATE: 11-30-06DPZ File No. SDP-07-050

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

(See voided F-05-152)

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: Allenford 5.7 Lot 7

ENCLOSED FOR YOUR ☒ Signature Approval
 THE ENCLOSED ☒ Original

☒ Review & Comments
☒ Pre-Packaged Plan Set

Plans # of Sheets

☐ Sketch Plan
☐ Prel Equiv Sketch Plan
☐ Preliminary Plan
☐ Final Plat/Plat of Easement/RE Plat
☐ Final Constr Plans (RDS)
☐ Final Development Plan
☒ 25 Site Development Plan
☐ Landscape Plan/Supplemental Plan
☐ Grading Plan
☐ House Type Revision/Walk-Thru Red-Line
☐ Water and Sewer Plan

Applications

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

Supplemental Documents

☒ Wetlands Report
☒ Soils/Topo Map/Drain Area Map
☐ FSD/FCP/Worksheet and Application
☐ Declaration of Intent (Forest Cons)
☐ Drainage and/or Computation/Pond Safety Comps
☐ Preliminary Road Profiles
☐ APFO Roads Test/Mitigation Plan/Traffic Study
☒ Noise Study
☒ Sight Distance Analysis/Speed Flow Study
☒ Floodplain Study
☒ Stormwater Management Comps/Geo-Tech Report
☐ Industrial Waste Survey (DPW)
☒ Road Poster Form Letter
☒ Response Letter W+S
☐ Perc Plat
☒ Scenic Road Exhibits
☒ Deeds
☒ Photographs
☐ Retaining Wall Comps/Details
☐ Poster/Community or HDC Meeting Information
☐ Route 1 Details/Summary

WAS: ☒ Received
☐ Received and Revised
☐ Tentatively Approved
☐ Approved

☐ Recorded
 On 11-30-06

COMMENTS: _____

SRC/Comments Due By: 12-28-06

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

DPZ STAFF INITIALS MAH

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING Division of Land Development

DATE: 8-22-05DPZ File No. F-5-152**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
☐ 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: Unimproved lot 11, Block 17

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

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of Sheets

☐
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☐

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WAS: ☒ Received ☐ Tentatively Approved
☒ Received and Revised ☐ Approved

Recorded
 On 8-22-05

COMMENTS: _____

SRC/Comments Due By: 10-5

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

SE
8/30/05

DPZ STAFF INITIALS 8/30/05

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS • SURVEYORS • PLANNERS

August 19, 2005

Ms. Cindy Hamilton, Chief
Division of Land Development
Howard County Department of
Planning & Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Allenford, Lots 90 & 91
F-05-152

Revised

AUG 22 2005

DPZ - Land Dev

Dear Ms. Hamilton,

The purpose of this letter is to respond to your comments dated July 8, 2005 for the above referenced project and to submit revised plans. The following is a point by point response.

Division of Land Development

1. The lot numbers have been corrected as requested.
2. The forest conservation worksheet is provided on the supplemental plan. A fee-in-lieu afforestation will be provided.
3. Open space is not required for this site since it is a resubdivision of existing Allenford, Lot 7. A note is provided on the plan and the plat indicating that the existing house is to be removed.
4. Proof of the removal of the existing house will be forwarded.
5. The dimension is provided from the centerline of the road and the right-of-way line. No right-of-way dedication is required.
6. The owner's name has been corrected on the plans.
7. The original plat of 'Allenford, Section 7' is in error. The dimension has been corrected with this plat.

Supplemental/Landscape Plan:

1. The use-in-common driveway has been removed. Two proposed entrances are now provided.
2. General Notes 6 and 13 have been corrected.
3. The landscape surety note has been corrected as requested.
4. The lots numbers in the title block have been corrected.
5. Note 12 has been removed.
6. The owner's name is now provided on the plans.

Development Engineering Division

Comments:

The raingarden outfall pipes are now shown and are 25' from the property lines.

Real Estate Services

There is no right-of-way dedication required.

The private use-in-common driveway has been removed. No easement is required.

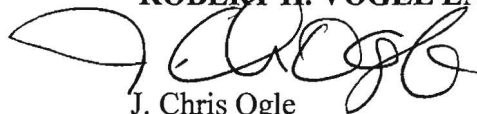
Health Department

A note has been added to the plans indicating that if a well and/or septic system is encountered during excavation the contractor is to contact the Health Department for proper abandonment procedures.

Should you have any questions or concerns please contact our office.

Sincerely,

ROBERT H. VOGEL ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'J. Chris Ogle', is written over the printed name.

J. Chris Ogle
Project Manager



Howard County
Health Department

7178 Columbia Gateway Drive, Columbia MD 21046

(410) 313-2640 Fax (410) 313-2648

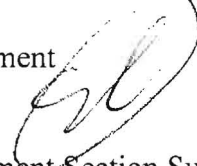
TDD (410) 313-2323 Toll Free 1-866-313-6300

website: www.hchealth.org

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

MEMORANDUM

TO: Cindy Hamilton
Div. of Land Development

FROM: Stuart Oster, R.S. 
Groundwater Management Section Supervisor
Well and Septic Program

DATE: May 4, 2005

RE: File Number: F-05-152
Title: Allenford Lots 7A & 7B

This dwelling was built in 1973. Although public water and sewer records indicate the house is currently connected, the dates of connection are not clear. No Health Dept. records are available. A well and septic system may remain. Submittal of documentation of locations of existing well and septic systems will be required prior to submittal of originals for signature. Engineer to submit suitable schedule for proper abandonment/sealing of the well/septic system(s) that once served this property. Also, Health Dept. review of the future demolition application is required.

File

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 4-12-05DPZ File No. F-05-152**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
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☒ DPW, Construction and Inspection
☒ DPW, Bureau of Utilities

RE:

Allenford L. 7 Lots 7A + 7B a parcel Lot 7

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WAS: ☒ Received ☐ Tentatively Approved
☐ Received and Revised ☐ Approved

Recorded
 On 4-12-05

COMMENTS: _____

SRC/Comments Due By: 5-5-05

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

DPZ STAFF INITIALS mjh

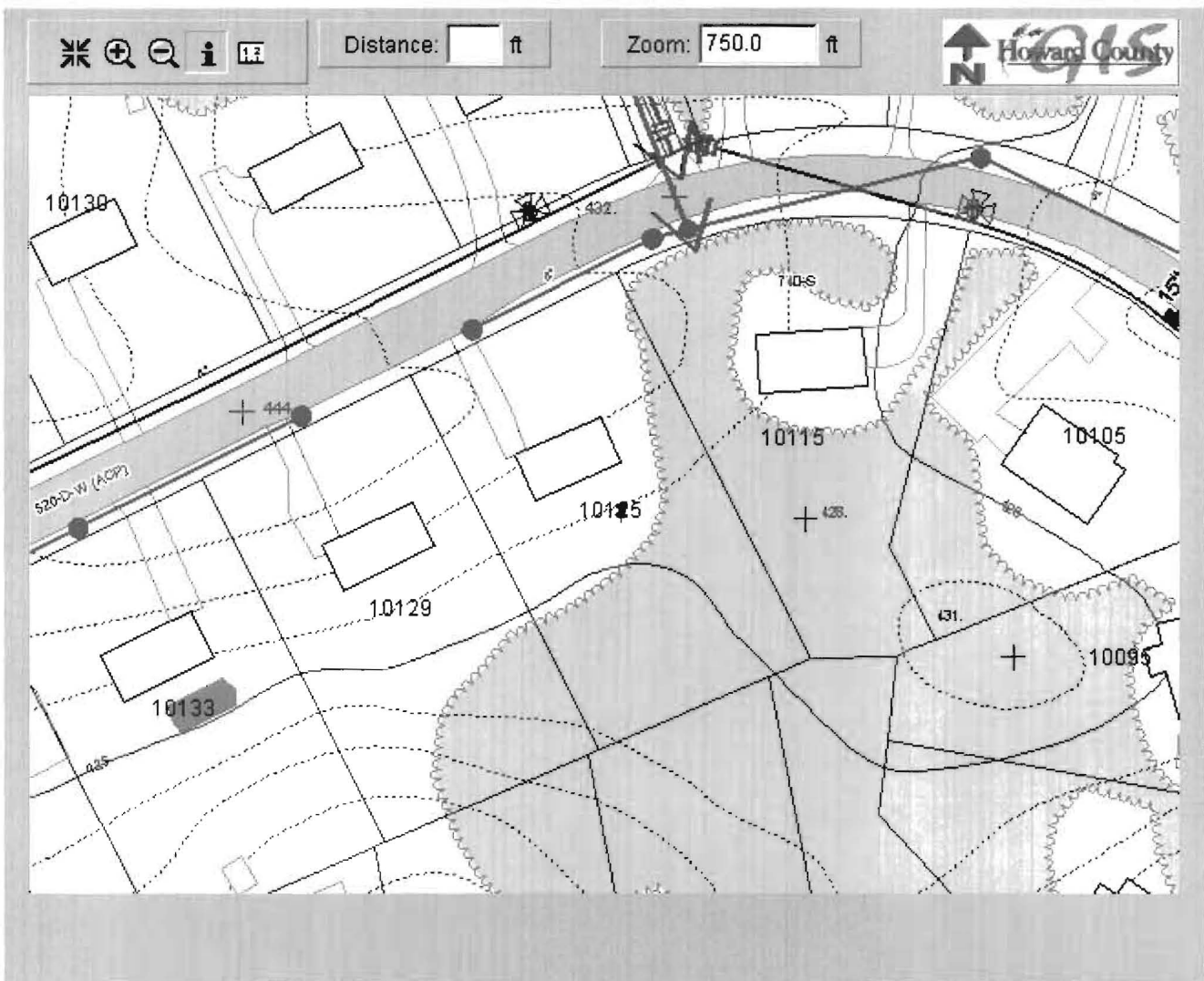
METER MANUFACTURER B = BADGER

METER SIZE APPLIED FOR =

=

SEWER APPLICATION #	2-85-2605
SEWER APPLICATION DATE	07/05/1985
APPLICATION FEE PAID \$	NONE
SEWER CONNECT DATE	00/00/0000
WALKING PATTERN #	4542
SHC	

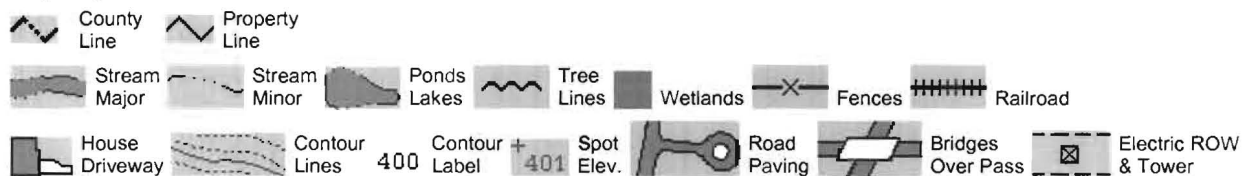
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Wednesday, May 04 2005 | 2:26:51 PM | @810

Map Legends

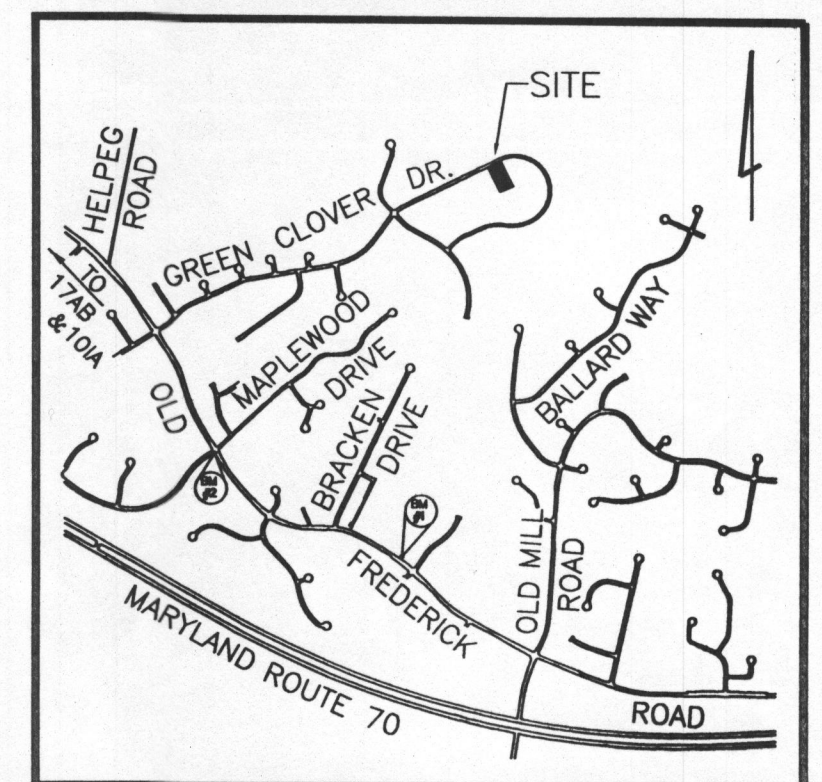
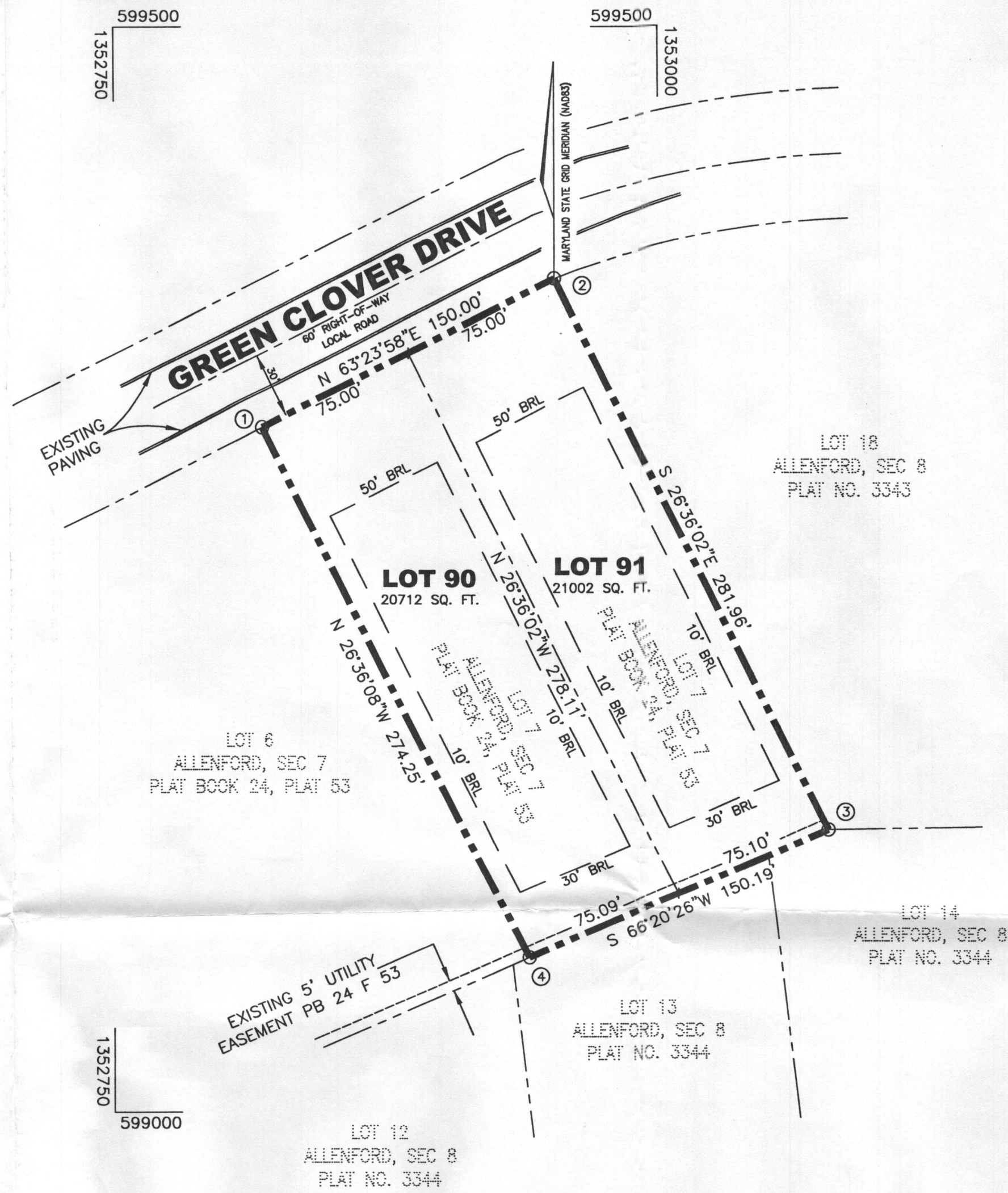


Property Information



Sanitary Sewer

COORDINATE LIST		
POINT	NORTH	EAST
1	599316.9024	1352817.9683
2	599384.0677	1352952.0907
3	599131.9534	1353078.3437
4	599071.6820	1352940.7777



VICINITY MAP
1" = 2000'

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-20 PER 02/04/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA AND 17AB.
BM#1 17DA N 595410.785 E 1351641.140
BM#2 17AB N 598435.2660 E 1348615.2780
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT VOGEL ENGINEERING, INC., JANUARY, 2005.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE.
- THE EXISTING HOUSE IS TO BE REMOVED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FOREST CONSERVATION FOR THIS SITE IS PROVIDED BY A FEE-IN-LIEU OF FOR THE 0.14AC. OF REQUIRED AFFORESTATION IN THE AMOUNT OF \$3,049.20.
- STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQv AND Rev FOR THE IMPERVIOUS AREAS. Cpv IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 2 CFS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(14' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE IS NOT REQUIRED SINCE THIS IS A RESUBDIVISION OF EXISTING LOT 7 ALLENFORD.

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.

Mark C. Martin 8/19/05
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

CHRISTOPHER L. BROWN
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 TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.9576 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 ACREA
TOTAL AREA OF LOTS TO BE RECORDED.....	0.9576 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0 ACREA
TOTAL AREA TO BE RECORDED.....	0.9576 AC.

ROBERT H. VOGEL, ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND
21043
410-461-7666

OWNER/DEVELOPER
HARMONY BUILDERS, INC.
ATT:CHRISTOPHER L. BROWN
4228 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND
21042

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 7 SHOWN ON THE PLAT OF ALLENFORD, SECTION 7, RECORDED IN PLAT BOOK 24 FOLIO 53 INTO TWO LOTS.

Revised
AUG 22 2005
DPZ - Land Dev

APPROVED: FOR PUBLIC WATER AND PUBLIC 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

OWNER'S CERTIFICATE

I, CHRISTOPHER L. BROWN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS DAY OF , 2005

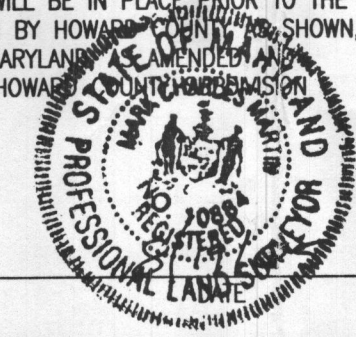
CHRISTOPHER L. BROWN
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY WILLIAM H. LINK AND DOROTHY G. LINK TO CHRISTOPHER L. BROWN DEED DATED OCTOBER 29, 2004 AND RECORDED IN LIBER 8778 FOLIO 73 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, ARTICLE 28, § 2-101. BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884



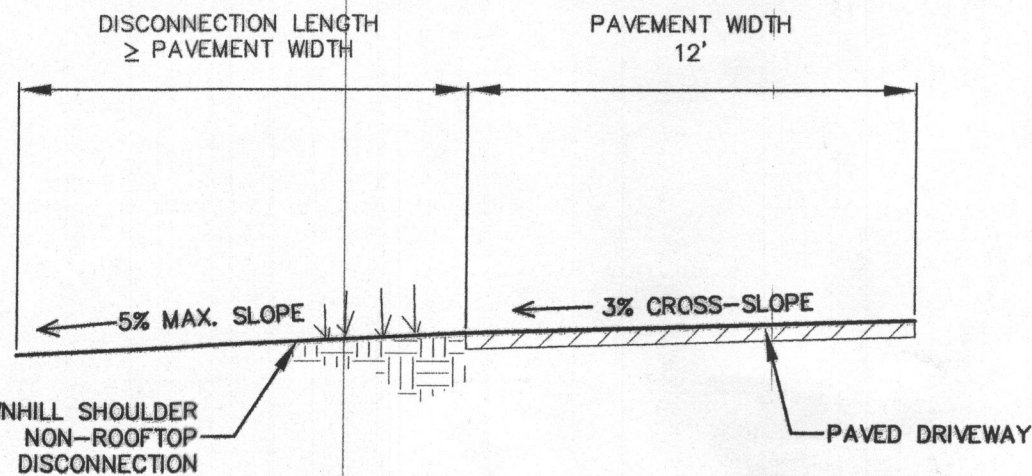
RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ALLENFORD
LOT 90 AND LOT 91
A RESUBDIVISION OF LOT 7, SECTION 7
AS SHOWN ON THE PLAT OF ALLENFORD
RECORDED IN PLAT BOOK 24 FOLIO 53
ZONED R-20
TAX MAP 17, GRID 2, PARCEL 610
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

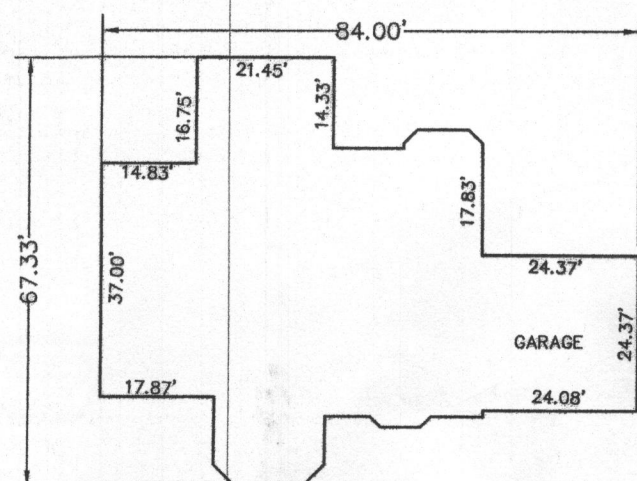
SCALE 1" = 50' MARCH 10, 2005

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

MDS MANOR LOAM, 15 TO 25 PERCENT SLOPES, (B)
MgB2 MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, (B)
MgC3 MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, (B)



NON-ROOFTOP DISCONNECT DETAIL
NTS



LOT 7
SCALE 1"=30'

DEVELOPER'S/OWNER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME _____ DATE _____

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER _____ DATE _____

PRINTED NAME OF DEVELOPER _____

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER _____ DATE _____

R. JACOB HIKMAT

PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

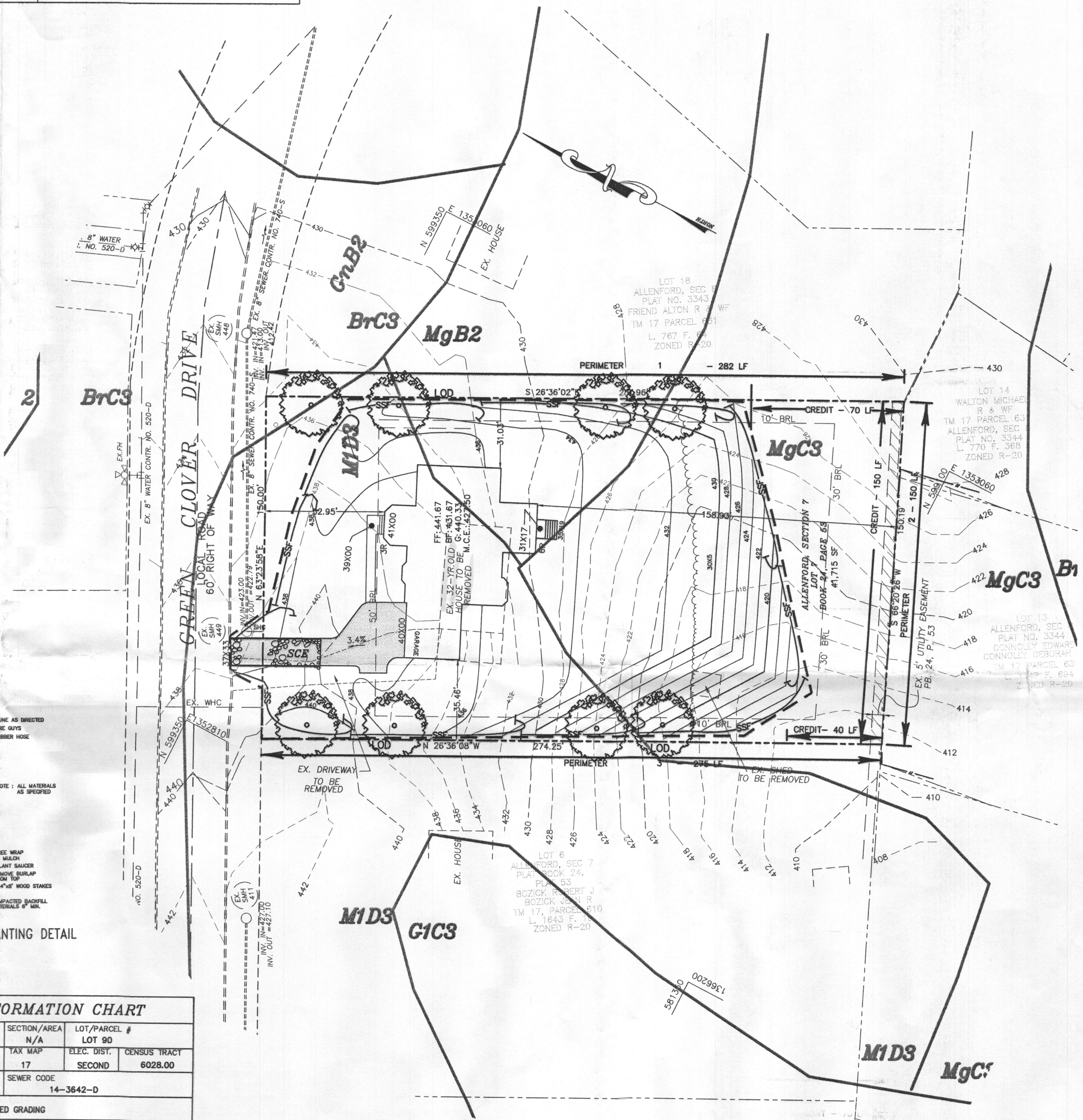
CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 7	10125 GREEN CLOVER DRIVE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
ALLENFORD	N/A	LOT 90
PLAT # OR L/F	BLOCK #	ZONE
24/53	2	R-20
TAX MAP	ELEC. DIST.	CENSUS TRACT
17	SECOND	6028.00
WATER CODE	SEWER CODE	
F-04	14-3642-D	
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING		

SCHEDULE A : PERIMETER LANDSCAPED EDGE

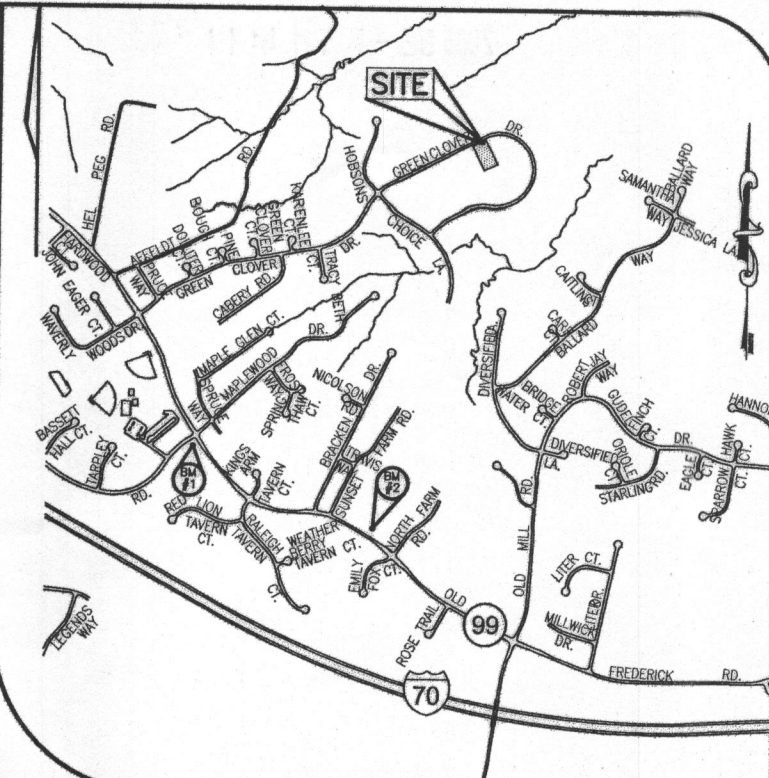
CATEGORY	ADJ TO PERIMETER PROPERTIES	ADJ TO PERIMETER PROPERTIES	ADJ TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	N/A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	
LINEAR FEET OF PERIMETER	282' LF	150' LF	275' LF	707 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 70' LF OF EX. TREES TO REMAIN	YES, 150' LF OF EX. TREES TO REMAIN	YES, 40' LF OF EX. TREES TO REMAIN	328 LF
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4 SHADE TREES	0 SHADE TREES	4 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING VEGETATION				
SHADE TREES	0 SHADE TREE	0 SHADE TREES	0 SHADE TREES	0 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4 SHADE TREES	0 SHADE TREES	4 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES(2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
TOTAL				
8 SHADE TREES				

LEGEND

LOD LIMIT OF DISTURBANCE



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
TAX MAP: 17, PARCEL: 610 GRID: 2
ELECTION DISTRICT: SECOND.
ZONING: R-20
DEED REFERENCE: 10232/486
PROPOSED USE: SINGLE FAMILY DETACHED.
- AREA TABULATION**
A. TOTAL TRACT AREA: 0.96 AC.±
B. NUMBER OF PROPOSED BUILDABLE LOTS: 1
C. MINIMUM LOT AREA: 41,715 SQ.FT.
D. AREA OF BUILDABLE LOTS: 0.96 AC. ±
E. TOTAL AREA DISTURBED: 0.75 AC. ±
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORIZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 25A1 & 25A2.
STA. No. 25A1 N 586,557.508 ELEV. 396.416
STA. No. 25A2 N 587,502.689 ELEV. 348.217
E 1,366,556.40
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NOT WETLANDS EXIST ON SITE.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- 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 RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY (410) 725-8976
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS & ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- PUBLIC WATER AND WILL BE PROVIDED VIA THE EXISTING WATER AND SEWER HOUSE CONNECTIONS SEWER CONTRACT NO. 740-S, WATER CONTRACT NO. 520-D.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- DRIVEWAY INTERSECTION FOR LOT 7 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06.
- LANDSCAPING FOR LOT 7 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 8 SHADE TREES IN THE AMOUNT OF \$2,400.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOT 90.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS IN ACCORDANCE WITH THE 2000 MADE STORMWATER MANAGEMENT MANUAL.
- THIS PROPERTY IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION BECAUSE THE TOTAL AREA OF OF FOREST TO BE CLEARED IS LESS THAN 40,000 SQUARE FEET IN AREA.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR BUFFER.

OWNER

CHRISTOPHER L. BROWN
4228 COLUMBIA RD., ELLICOTT CITY, MD 21042
(410) 461-0833

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

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

ALLENFORD, SECTION 7

LOT 7

TAX MAP 17- PARCEL 610- GRID 2

SECOND ELECTION DISTRICT

SITE DEVELOPMENT PLAN

project	date	illustration	engineering	approval
08-082	OCT 2006	MMT	MMT	RJH

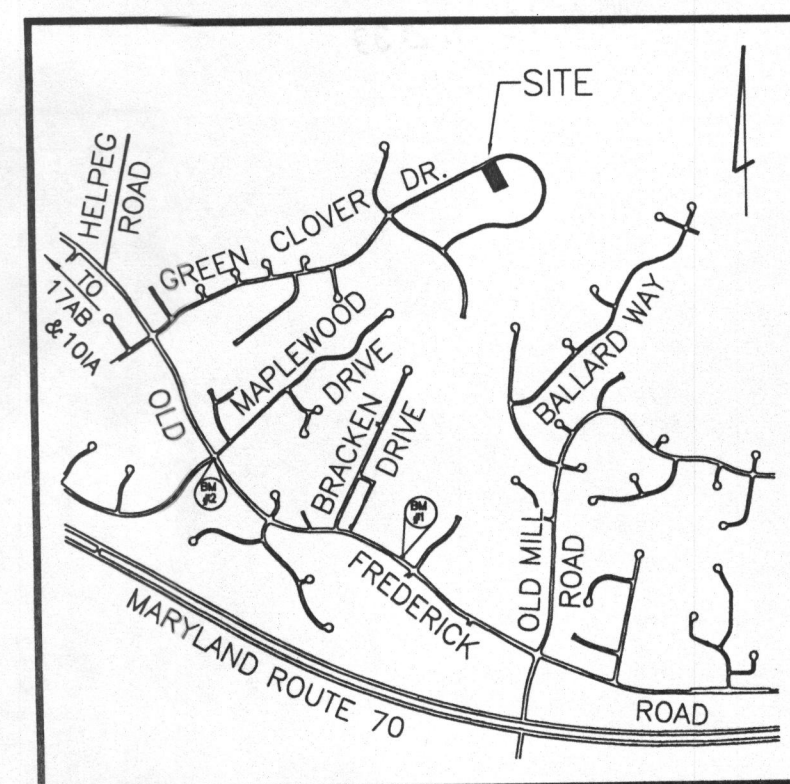
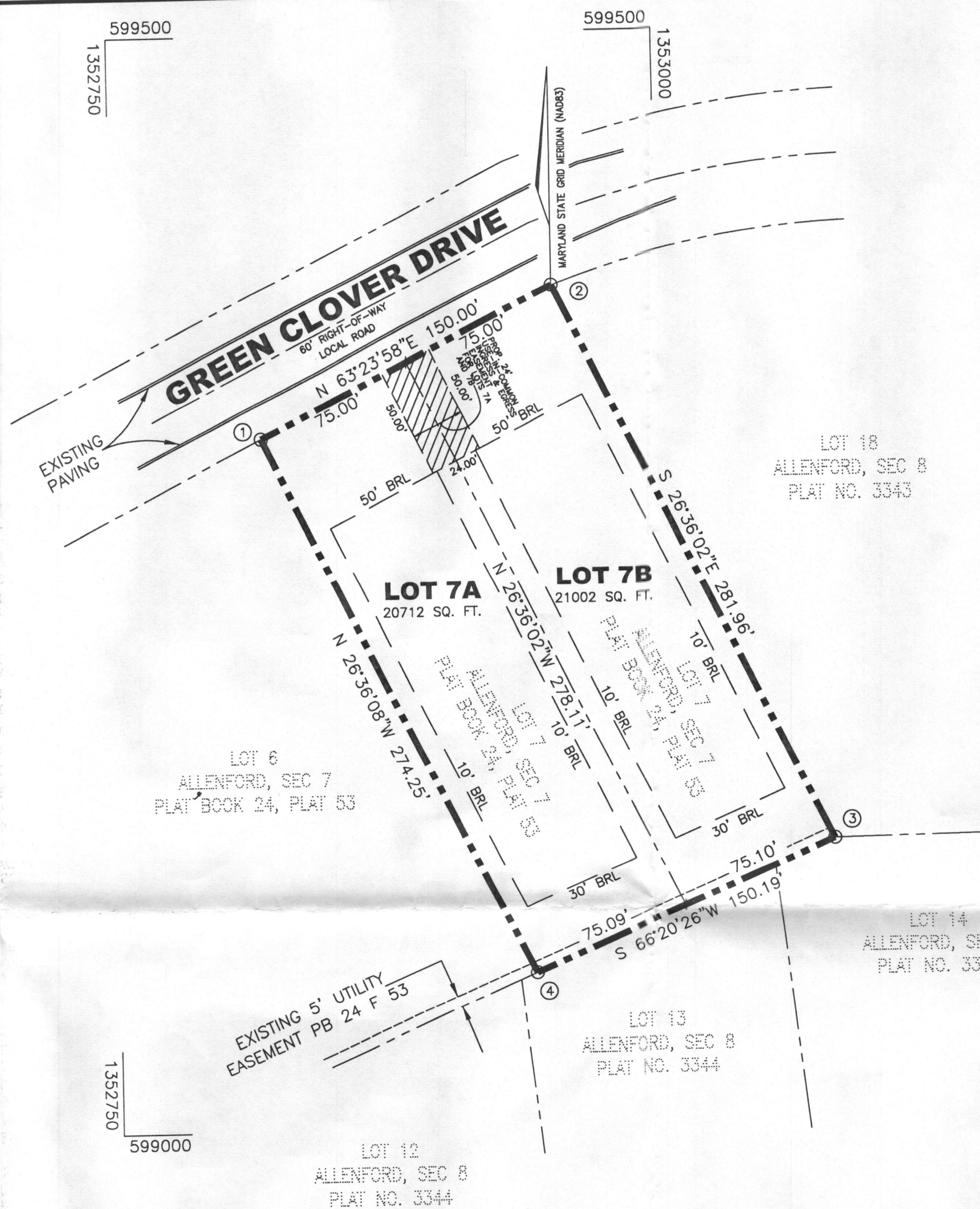
no.	description	revisions

no.	description	revisions

MILDENBERG, BOENDER & ASSOC., INC.
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5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0296 Fax.

COORDINATE LIST		
POINT	NORTH	EAST
1	599316.9024	1352817.9683
2	599384.0677	1352952.0907
3	599131.9534	1353078.3437
4	599071.6820	1352940.7777



VICINITY MAP
1" = 2000'

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-20 PER 02/04/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA AND 17AB.
BM#1 17DA N 595410.785 E 1351641.140
BM#2 17AB N 598435.2660 E 1348615.2780
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT VOGEL ENGINEERING, INC., JANUARY, 2005.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- ⦿ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE.
- THE EXISTING HOUSE IS TO BE REMOVED.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7A AND 7B WILL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THIS RESUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQv AND Rev FOR THE IMPERVIOUS AREAS. Cpv IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 2 CFS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.

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.

Mark C. Martin 4/11/05
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884 DATE

CHRISTOPHER L. BROWN 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 TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.9576 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 ACRES
TOTAL AREA OF LOTS TO BE RECORDED.....	0.9576 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0 ACRES
TOTAL AREA TO BE RECORDED.....	0.9576 AC.

ROBERT H. VOGEL, ENGINEERING, INC.

8407 MAIN STREET
ELLICOTT CITY, MARYLAND
21043
410-461-7666

OWNER
CHRISTOPHER L. BROWN
10125 GREEN CLOVER DR.
ELLICOTT CITY, MARYLAND
21042

DEVELOPER
HARMONY BUILDERS, INC.
4228 COLUMBIA ROAD
ELLICOTT CITY, MARYLAND
21042

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 7 SHOWN ON THE PLAT OF ALLENFORD, SECTION 7, RECORDED IN PLAT BOOK 24 FOLIO 53 INTO TWO LOTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC 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

OWNER'S CERTIFICATE

I, CHRISTOPHER L. BROWN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS DAY OF , 2005

CHRISTOPHER L. BROWN

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY WILLIAM H. LINK AND DOROTHY G. LINK TO CHRISTOPHER L. BROWN DEED DATED OCTOBER 29, 2004 AND RECORDED IN LIBER 8778 FOLIO 73 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 4/11/05
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884 DATE

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

ALLENFORD LOT 7A AND LOT 7B

A RESUBDIVISION OF LOT 7, SECTION 7
AS SHOWN ON THE PLAT OF ALLENFORD
RECORDED IN PLAT BOOK 24 FOLIO 53

ZONED R-20
TAX MAP 17, GRID 2, PARCEL 610
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
50' 0 50' 100' 150'
SCALE 1" = 50' MARCH 10, 2005

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	B
MgC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES	B

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

SCHEDULE A: PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
PERIMETER/FRONTAGE DESIGNATION	1	2	3
LANDSCAPE TYPE	A	A	A
LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE	282'	150'	275'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES* 95'	YES* 150'	YES* 83'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	-	-	-
NUMBER OF PLANTS REQUIRED (LF REMAINING)	187'	-	192'
SHADE TREES	1:60 4	-	1:60 4
EVERGREEN TREES	-	-	-
SHRUBS	-	-	-
NUMBER OF PLANTS PROVIDED	-	-	-
SHADE TREES	-	-	-
EVERGREEN TREES	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-

*EXISTING WOODS TO REMAIN

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	6	ACER RUBRUM "OCTOBER GLORY" OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B

GENERAL NOTES

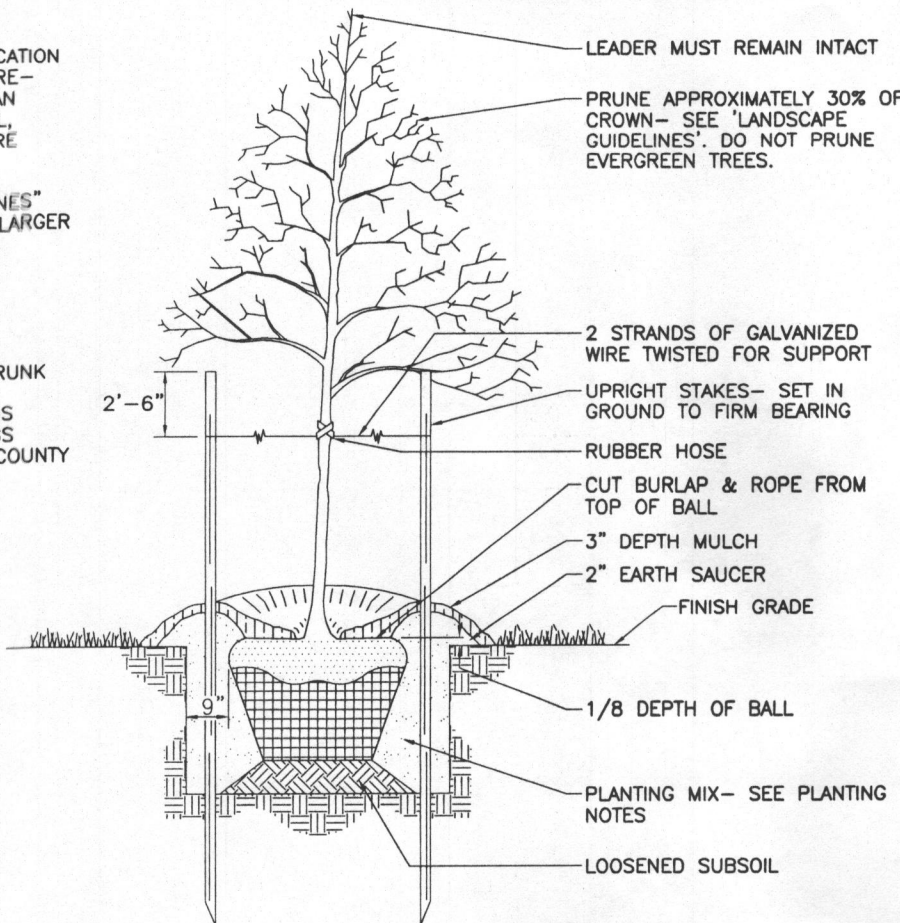
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT

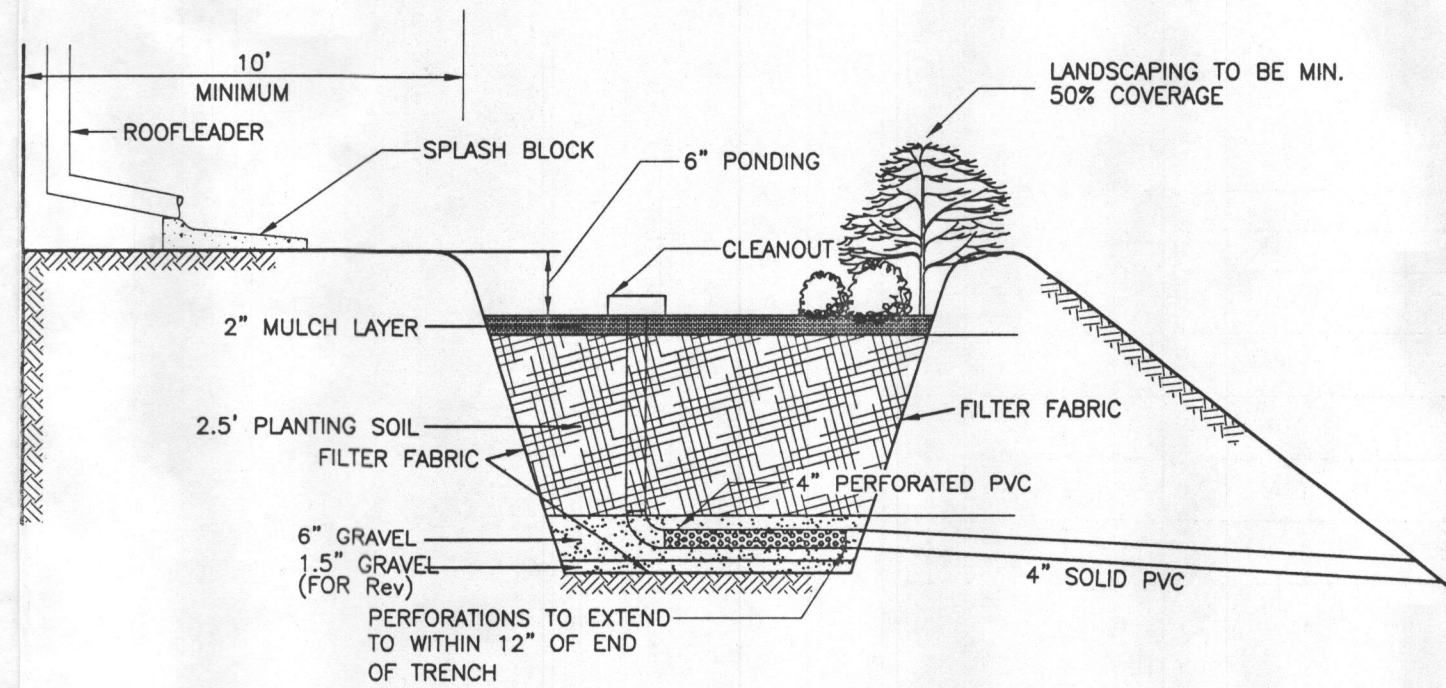
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$24,000.00 FOR THE REQUIRED 8 SHADE TREES.

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TYPICAL RAIN GARDEN CROSS SECTION
NOT TO SCALE

PLAN VIEW
SCALE: 1"=30'

RAINGARDEN PLANT LIST			
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2 1/2"-3" Cal.
1	ILEX GLABRA	INK BERRY	2 '-3' HT.
6	LOBELEA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL. CONTAINER
4	DRYOPTERIS SP.	WOOD FERN	1 GAL. CONTAINER
3	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

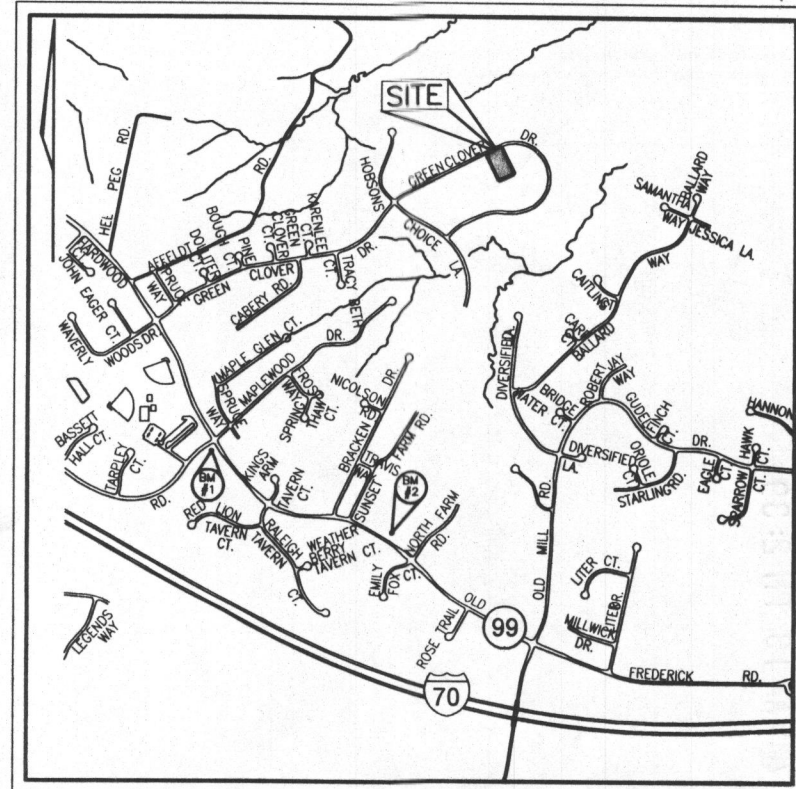
"I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

SIGNATURE OF DEVELOPER DATE

BENCHMARKS

BENCHMARK NO. 1:
HOWARD COUNTY CONTROL STA. 17AB
N. 598435.266 E. 1348615.278
ELEV. = 506.66

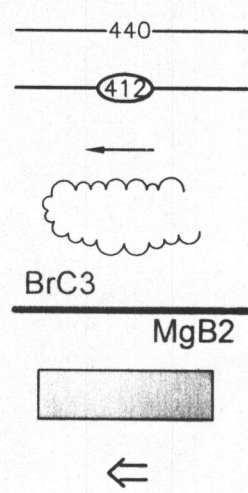
BENCHMARK NO. 2:
HOWARD COUNTY CONTROL STA. 17DA
N. 595410.785, E. 1351641.140
ELEV. = 482.019



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF FLOW
- EXISTING TREELINE
- SOILS
- AREA OF 15 TO 24.9 PERCENT SLOPES
- ROOFTOP LEADER



GENERAL NOTES

- THE PROPERTY BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., ON OR ABOUT JANUARY 2005.
- THE EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON TOPO SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., ON OR ABOUT JANUARY 2005.
- THERE ARE NO WETLANDS EXIST ON-SITE.
- NO 100-YR FLOODPLAIN EXISTS ON-SITE.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, NO CEMETERY OR BURIAL SITES ARE LOCATED ON-SITE.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM BECAUSE IT IS A MINOR SUBDIVISION THAT CREATES ONLY ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS, THE COMPREHENSIVE ZONING PLAN AND THE APRIL 13, 2004 ZONING REGULATIONS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$2400.00 FOR THE REQUIRED 8 PERIMETER SHADE TREES TO BE PAID AT THE TIME OF THE DEVELOPER'S AGREEMENT.
- THE EXISTING HOUSE ON LOT WILL BE REMOVED.
- STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQV AND Rev. Cpv IS NOT REQUIRED SINCE THE 1-YR RUNOFF IS LESS THAN 2 CFS.
- LOTS 7A AND 7B TO BE SERVED BY PUBLIC WATER AND SEWER.
- THE MINIMUM LOT SIZE AREA REQUIREMENT FOR THIS SUBDIVISION OF 20,000 SF IS SATISFIED ACCORDING TO SECTION 16.120(b)(2)(i) WHICH STATES LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENTS.

LOT AREA SUMMARY	
NET LOT AREA	
LOT 7A	20,712 SQ. FT.
LOT 7B	21,003 SQ. FT.

- THIS DEVELOPMENT IS EXEMPT FROM OPEN SPACE REQUIREMENTS BECAUSE IT IS AN R-20 INFILL DEVELOPMENT WITH LOTS GREATER THAN 20,000 SF.

SUPPLEMENTAL INFORMATION PLAN AND LANDSCAPE PLAN

ALLENFORD LOTS 7A AND 7B A RESUBDIVISION OF LOT 7, ALLENFORD SECTION 7

TAX MAP 17 BLOCK 2
2ND ELECTION DISTRICT

PARCEL 610'
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961



DESIGN BY: RJ
DRAWN BY: RJ/CMH
CHECKED BY: RHV
DATE: APRIL 2005
SCALE: AS SHOWN
W.O. NO.: 04-128.00

1 SHEET
OF 1

DEVELOPER
HARMONY BUILDERS, INC.
4228 COLUMBIA ROAD
ELICOTT CITY, MARYLAND 21042
(410) 461-0833

Heath