

Prel

APPLICATION

A 39034

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P _____

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

P. O. BOX 473 ELLICOTT CITY, MARYLAND 21043
TELEPHONE. 992-2330

DISTRICT _____

DATE 7/15/82

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Lucy I. WARREN AND Ed. J. WARREN (UNMARRIED)

ADDRESS 606 Southmont Rd PHONE 744-4100 - office
21228 788-8606 - home

PROPERTY LOCATION: Landing Rd.

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION Landing Rd. -

SIZE OF LOT 4.902 Acres TYPE BLDG. _____
(NUMBER OF BEDROOMS) _____

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Lucy I. Warren
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

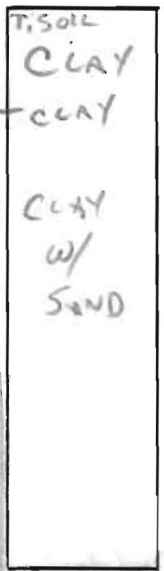
REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT

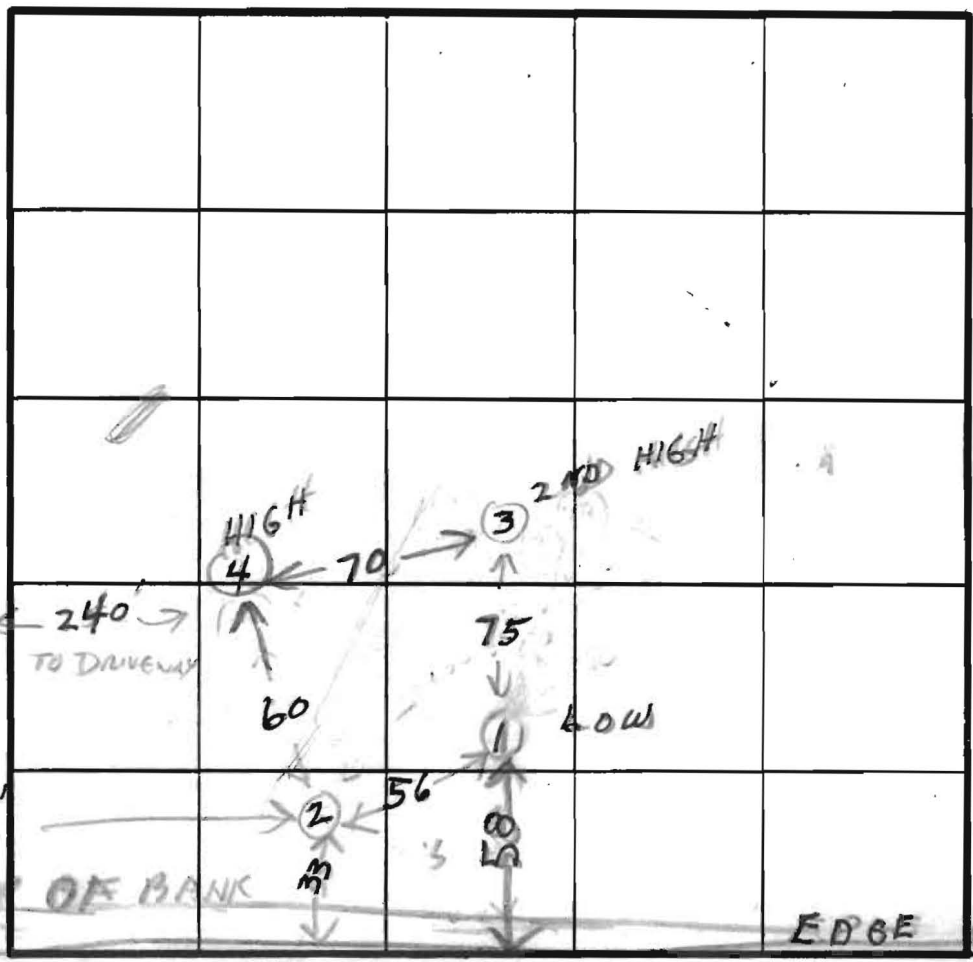
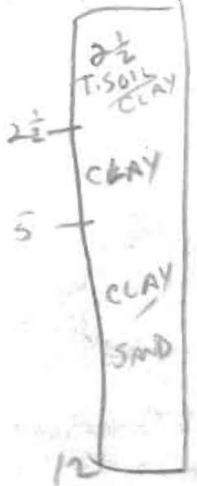
DRIVEWAY ON ADJACENT LOT

#142

SOIL PROFILE



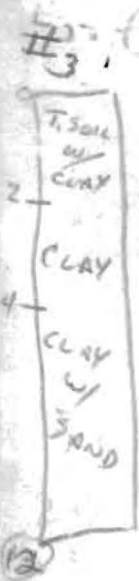
#4



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

TO MONTGOMERY RD LANDING RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
8/11/82	1S	4 1/2	1015	1026	1026	1050	14	
	1M	8 1/2	1032	1051	1051	1119	28	
	1V	13	TOP	3 FT CLAY				
	2S	4 1/2	1140	1144	1149	1215	26	
	2M	8 1/2	1126	1135	1135	1152	17	
	2V	12	TOP 3 FT CLAY	BOT 1 FT CLAYISH SAND MIX				
	3S	4 1/2	1:57	2:03	2:03	2:15	12	
	3M	8 1/2	2:06	2:20	2:20	2:48	28	
	3V	12	2 FT TOPSOIL CLAY / 2-4" W/ CLAY / 4" CLAY W/ RANGE SAND					
8/16/82	4S	4 1/2	3:01	FAILED - CLAY				
	4V	12	2 FT TOPSOIL / 2-4" CLAY / 4" CLAY W/ SAND					
	4M	5-8	3:24	FAILED - CLAY				



22
43
40

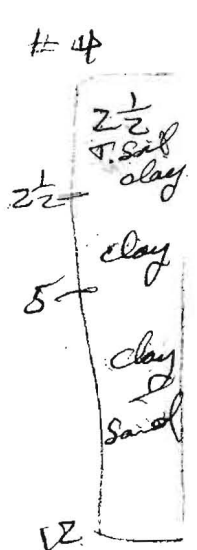
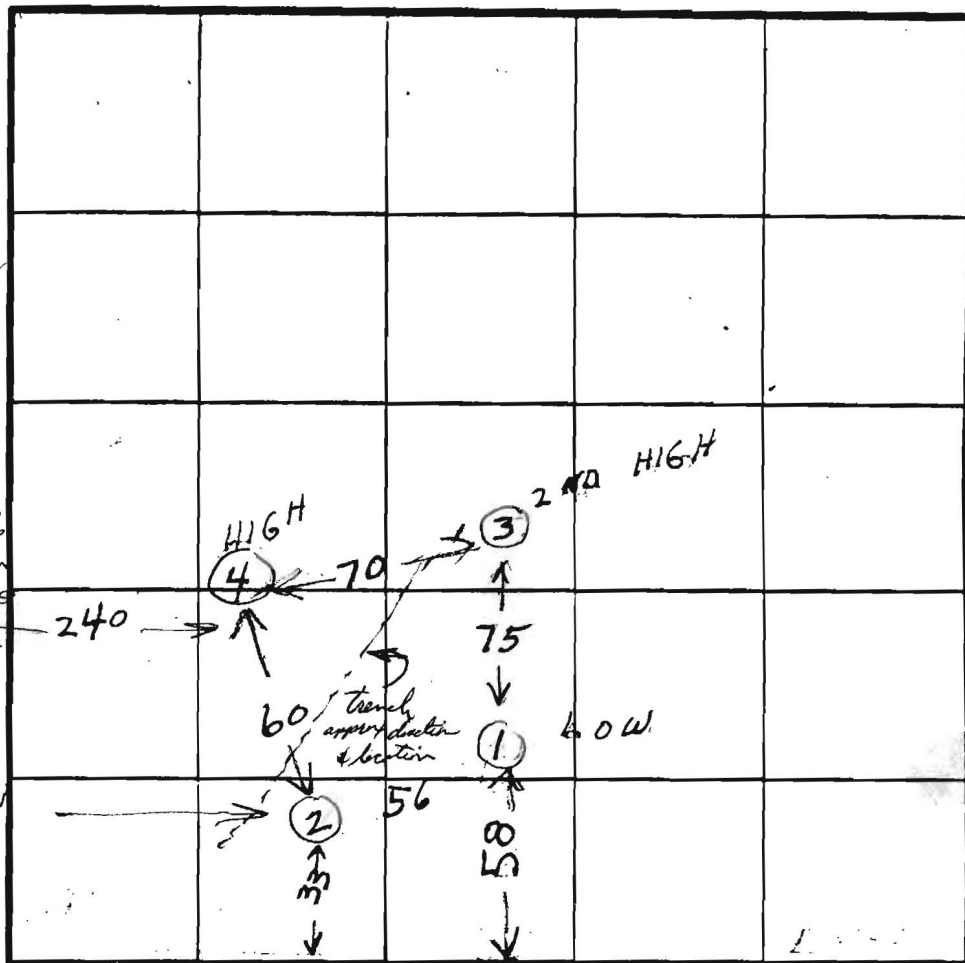
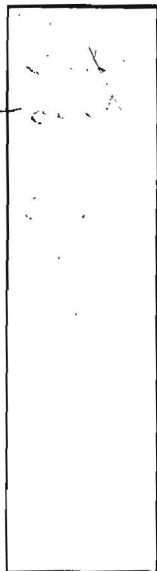
REMARKS: Hole 1 to Top of Bank 48 FT Hole 2 to top of Bank 24 FT

TESTED BY: R. HODGES / C. Wilman ALSO PRESENT: C. CRENSHAM

HOLE #4 MEASURED 95 FT TO ROAD; APPROX 240' FROM NEIGHBOOR'S DRIVEWAY

EH 12 1079

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE
LANDING RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1' DROP		TIME
			START	STOP	START	STOP	
							11:42
	IV						
	3 S	4 1/2			2:30	2:40	12
		5 1/2	2:55	3:00		2:40	28
	3 V	2	DEF. TIME 3:00 / 3:42		DEF. TIME 3:00 / 4:00		
	4 S	4 1/2	3:01	FAILED - CLAY			
	4 V	1/2					
	4 M	5 1/8	3:24	FAILED - CLAY			

REMARKS

TYPE OF SOIL

TESTED BY

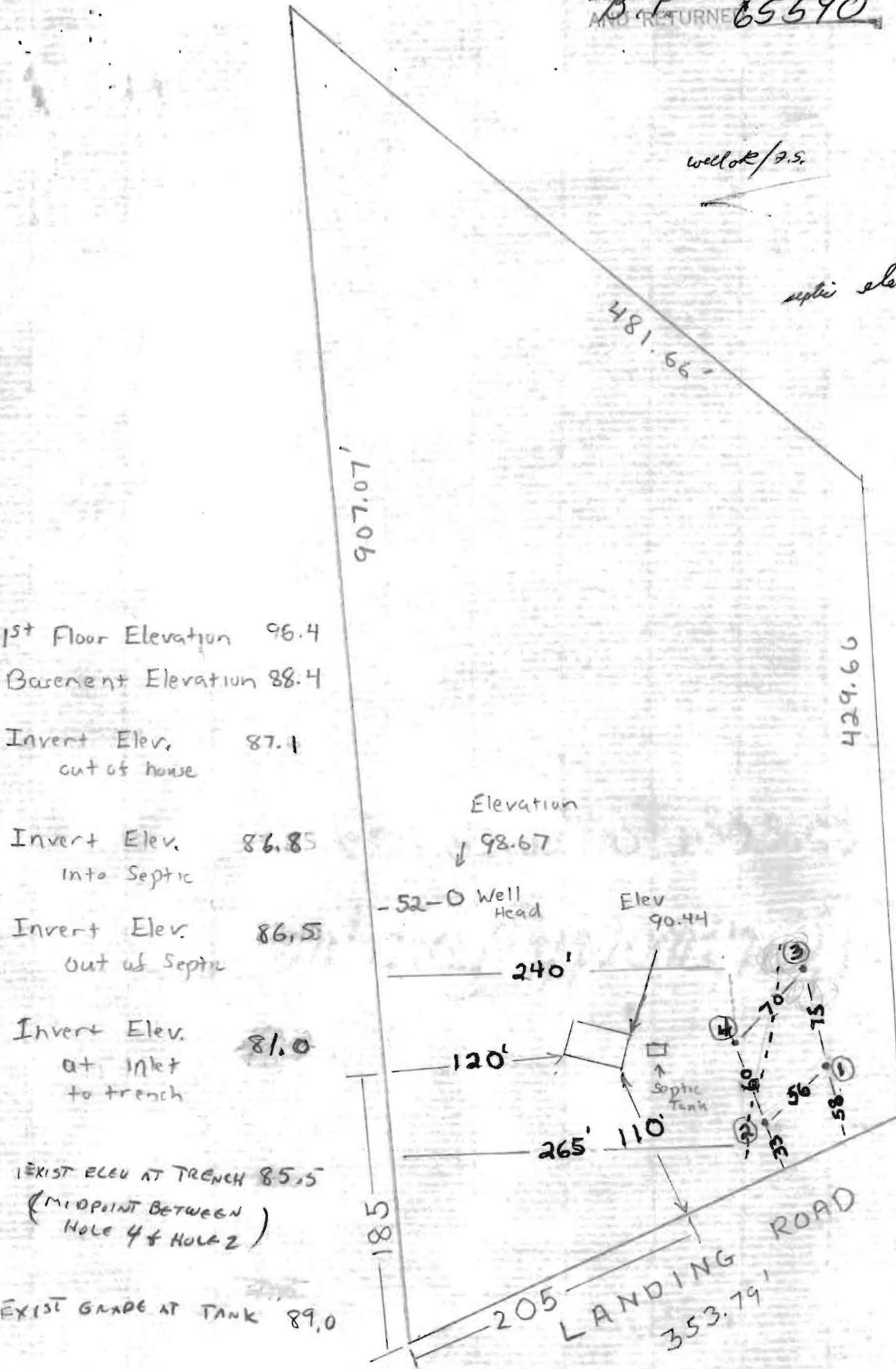
ALSO PRESENT

EH 12 1078

Handwritten notes at the bottom of the page, including '140' and other illegible scribbles.

well or s.s.

septic elev's & location ok
 f.f. 7-15-85



Elevations

pt	Elevation
①	79.30
②	82.16
③	82.66
④	87.70

Trench -----

- 1st Floor Elevation 96.4
- Basement Elevation 88.4
- Invert Elev. out of house 87.4
- Invert Elev. into Septic 86.85
- Invert Elev. out of Septic 86.5
- Invert Elev. at inlet to trench 81.0

EXIST ELEV AT TRENCH 85.5
 (MIDPOINT BETWEEN HOLE 4 & HOLE 2)

EXIST GRADE AT TANK 89.0

I CERTIFY THAT THESE LOCATIONS AND ELEVATIONS
 ARE ACTUAL AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 Steven D. Bellman 7-12-85 747 3111

APPLICATION

A 16326

P _____

SEWAGE DISPOSAL TESTING

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 1

DATE 9/22/71

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TESTS IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Edward J. Warren & Wife (Contract Purchasers William O. Bennet)
Chas. Wehland
ADDRESS _____ PHONE HO 5-8755

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. A

ROAD AND DESCRIPTION Larding Road

OCCUPANT _____ PHONE _____

PERSON TO CONSTRUCT SYSTEM _____

ADDRESS _____ PHONE _____

SIZE OF LOT 5.098 acres TYPE BLDG. 3 or 4

NUMBER OF BEDROOMS

IF NOT SINGLE RESIDENCE DESCRIBE _____ (Single Fmly. Dwllg.)

SIGNATURE OF APPLICANT Charles E. Wehland per GP

APPROVED BY _____ FOR _____ DATE _____

(KIND OF SYSTEM)

REJECTED BY _____ FOR _____ DATE _____

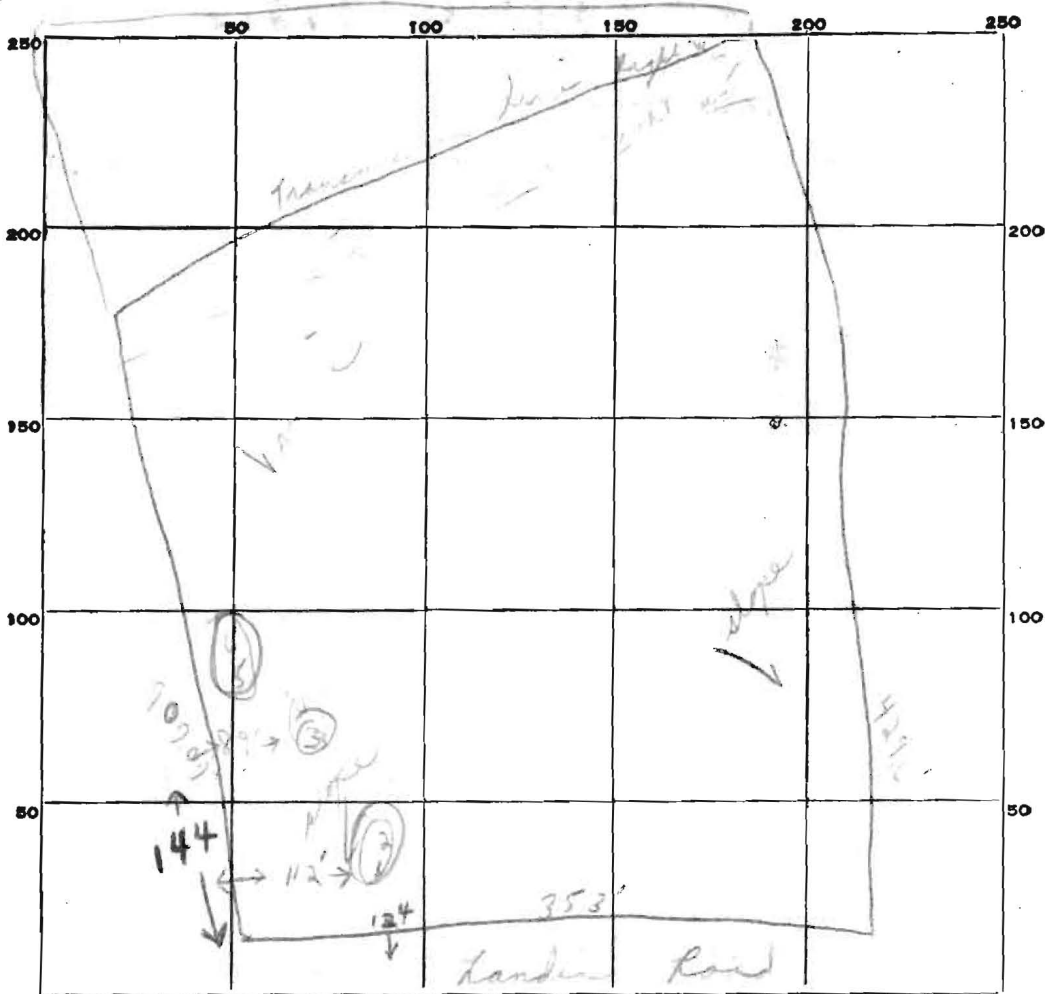
(KIND OF SYSTEM)

HOLD PENDING FURTHER TESTS C. V. Stecker DATE 10/5/71

REASONS FOR REJECTION OR HOLDING Soil wet when tested - some

probed should have been used for perc.

THIS IS NOT A PERMIT



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
10/3/21	①	3 1/2'	2:33	Too little			
	②	10'	2:40	Too little			
	③	10 1/2'	3:08	Too little			
	4	4 1/2'	2:59	3:12	3:12	3:40	28 mm
	⑤	Wet sand + water					
	⑥						

SOIL AUGER FINDING

TESTED BY: B.C. Held for further tests

REMARKS: Wet soil

APPLICATION

A 16326

SEWAGE DISPOSAL TESTING

P _____

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 1

DATE 9/22/71

10/5/71
9:30

* Schedule retest only in wet season unless else
6'-10' higher than original tests

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TESTS IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Edward J. Warren & Wife (Contract Purchasers William O. Bennet)
Chas. Wehland
ADDRESS _____ PHONE HO 5-8755

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. A

ROAD AND DESCRIPTION Landing Road
tax map 31 par. 555

OCCUPANT _____ PHONE _____

PERSON TO CONSTRUCT SYSTEM _____
ADDRESS _____ PHONE _____

SIZE OF LOT 5.098 acres TYPE BLDG. 3 or 4

NUMBER OF BEDROOMS
(Single Fmly. Dwllg.)

IF NOT SINGLE RESIDENCE DESCRIBE _____

SIGNATURE OF APPLICANT Charles H. Wehland per AP

APPROVED BY _____ FOR _____ DATE _____
(KIND OF SYSTEM)

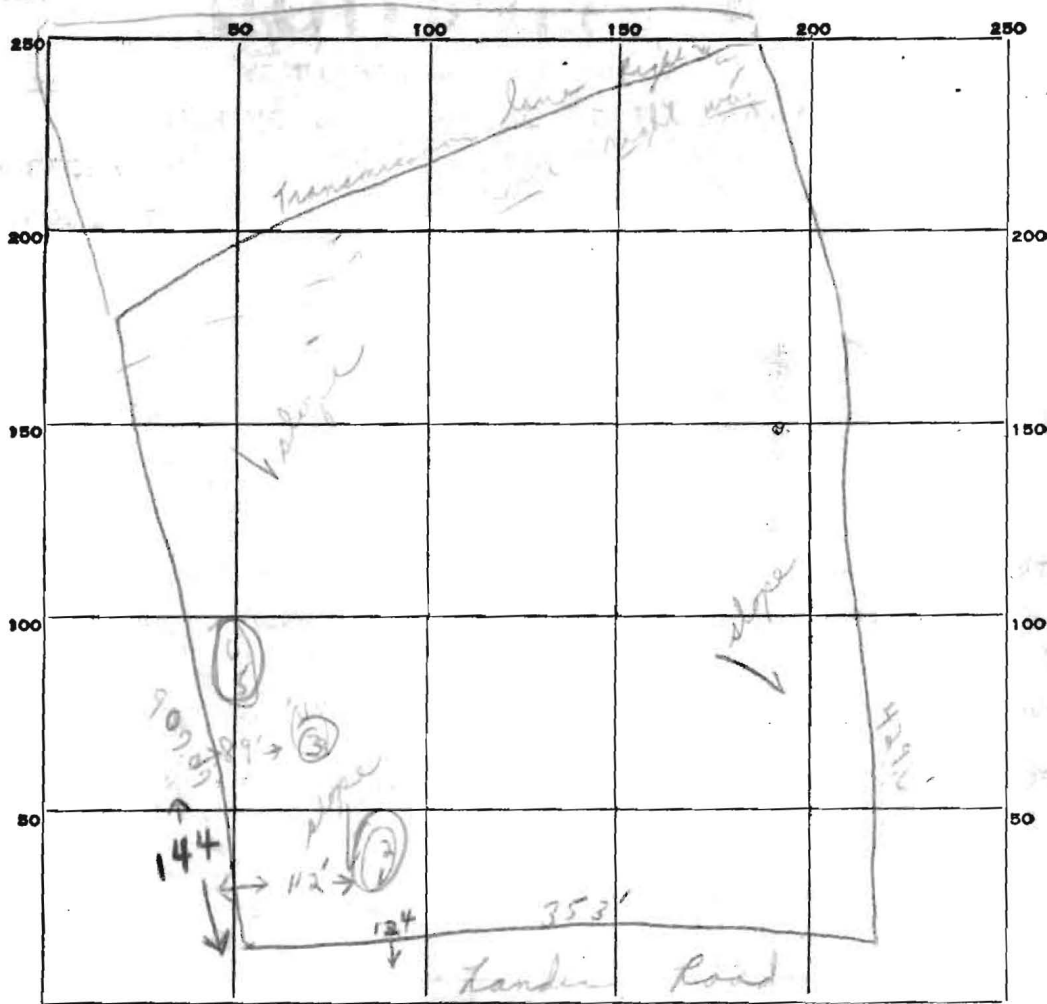
REJECTED BY _____ FOR _____ DATE _____
(KIND OF SYSTEM)

HOLD PENDING FURTHER TESTS C. Stricker DATE 10/5/71

REASONS FOR REJECTION OR HOLDING Soil wet when tested - same parcel should have some area for perc.

THIS IS NOT A PERMIT

504
9689



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

48
3
144

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
10/3/71	①	3 1/2'	2:33	Too little	1st 30 min only		
	②	10'	2:40	Too little	1st 30 min only		
	③	10 1/2'	3:08	Too little	1st 30 min only		
	✓	4 1/2'	2:59	3:12	3:12	3:40	28 min
	④	Hit sand + water					
	⑤						

SOIL AUGER FINDING _____

TESTED BY B.C. Held for further test.

REMARKS Wet soil

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 9/15/04

DPZ File No. F-04-192

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: Kessler Property

ENCLOSED FOR YOUR → Signature Approval
 THE ENCLOSED → Original

Review & Comments Files
 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 _____
- Site Development Plan _____
- Landscape Plan/Supplemental Plan _____
- Grading Plan _____
- House Type Revision/Walk-Thru Red-Line _____
- Water and Sewer Plan _____

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
- Perc Plat
- Scenic Road Exhibits
- Deeds
- Photographs
- Retaining Wall Comps/Details
- Poster/Community or HDC Meeting Information
- Route 1 Details/Summary

REVISED
9/15/04

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 9/15/04

COMMENTS: _____ SRC/Comments Due By: 10/1/04

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

DPZ STAFF INITIALS JW

2:57PM Ho. Co. DPZ 410-313-3467 Fax

No. 9734 P. 8

TRACK PLAN

DataBase No. _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: March 23, 2009

DPZ File No. SDP-09-046

- Department of Planning and Zoning
- 1 Transportation Planning
- 2 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- 1 Address Coordinator

- 1 Comprehensive & Community Planning
- 4 Development Engineering Division
- Other
- 2 File

See: F-04-192 &
F-08-007

- Agencies**
- 1 Soil Conservation District
 - 1 Department of Inspections, Licenses & Permits
 - 2 Department of Fire and Rescue Services
 - 1 State Highway Administration
 - Public School System
 - 1 Public School System
 - 1 Recreation and Parks
 - WSSC (Non-Residential Only)
 - MD Aviation Administration

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

RE: Kessler Property, Lots 2, 3 & 4

ENCLOSED FOR YOUR = Signature Approval Review & Comments Files

THE ENCLOSED = Original Pre-Packaged Plan Set

Plans	# of Sheets
Sketch Plan	_____
Prel Equiv Sketch Plan	_____
Preliminary Plan	_____
Final Plat/Plat of Easement/RE Plat	_____
Final Const Plans (RDS)	_____
Final Development Plan	_____
23 Site Development Plan	3
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	QR#5922
Overall Scaled Composite SDP	_____
Water & Sewer	_____

Supplemental Documents
Wetlands Report
Soils/Topo Map/Drain Area Map
F&D/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 Compe/Geo-Tech Report
Industrial Waste Survey (DPW)
Road Poster Form Letter
Response Letter
Perc Plat
Scenic Road Exhibits
Deeds
Photographs
Retaining Wall Comps/Details
Poster/Community or HDC Meeting Information
Route 1 Details/Summary

See: F-04-192

WAS: Received Tentatively Approved Recorded

Received and Revised Approved On March 23, 2009

COMMENTS: F-04-192 received tentative allocations on 12/18/09- plat needs to be submitted for recordation by 6/18/09

BRC/Comments Due By: April 16, 2009

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

Awaiting submission of well & sept.c abandonment documentation. Must receive before submission of originals.

DPZ STAFF INITIALS: JB

MIKE DAVIS



**SPEED MEMO
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
DEVELOPMENT ENGINEERING DIVISION
(410) 313-2420**

To:	<u>Fisher, Collins, and Carter</u>	Date:	<u>June 22, 2009</u>
	<u>10272 Baltimore National Pike</u>	Reviewer:	<u>Maury Gogolski</u>
	<u>Ellicott City, Maryland 21042</u>	Revision #:	<u>1</u>
	<u>Attn: Paul W. Kriebel, P.E.</u>	# of sheets revised:	<u>1</u>

**PROPOSED WATER & SEWER CONSTRUCTION PLAN
RED-LINE REVISION**

**PROJECT: KESSLER PROPERTY, LOT 1 AND NON-BUILDABLE PARCEL A
CONTRACT #: 14-4256-D
DPZ FILE #: SDP-09-046 (REF. ONLY)**

This division has reviewed and approved the red-lined water and sewer construction plans sheet(s) 1 of 6 for the referenced development submitted with your letter dated May 18, 2009. These changes and our comments are outlined below.

Red-line Revision

- Abandon Well and Septic for Parcel 555.

Howard County Comments:

1. Identify abandonment on plan view.
2. Identify future lot(s), if applicable.

YOU ARE REQUIRED TO INCORPORATE THIS REVISION ON THE WATER AND SEWER CONSTRUCTION DRAWINGS (MYLARS), AND PROVIDE A REPLACEMENT MYLAR FOR SHEET 2, along with the validated service request order form. **A DATED NOTE MUST BE MADE ON THE PLAN IDENTIFYING THIS REVISION.** Arrangements to make these changes can be made by contacting the Print Room at (410) 313-2073. A distribution charge of \$7.00 (\$10 FOR REPLACEMENT MYLAR) per plan sheet is required at the time these changes are made to the originals. **THE REPLACEMENT MYLAR IS TO BE CIRCULATED FOR SIGNATURES.** Checks should be made payable to the **Director of Finance, Howard County.** (Distribution as follows: 3-Construction Inspection Division; 1-Bureau of Utilities; 2-Office of Finance; and 1-Development Engineering Division).

cc: CID/plan attached
File/plan attached


Charles F. Dammers, Chief
Development Engineering Division

"SELF CERTIFICATION"

(To be filled out at the time originals are updated to reflect these approved changes)

"On _____, _____, representing the
(Date) (Employee Name)

firm of _____, certify that I have
(Firm Name)

met all the conditions of approval noted above, and I have made only those revisions approved."

FAST TRACK PLAN

DataBase No. _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 1/5/05

DPZ File No. F-04-192

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research RETURN → 2
- 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

REVISED
1/5/05

RE: KESSLER Prop. LOTS 1-4

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

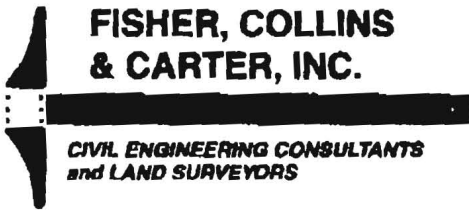
Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	_____	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	_____	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	_____	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> 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"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	_____	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	_____	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	_____	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	_____	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	_____	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	_____	<input checked="" type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	_____	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	_____	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	_____	<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 1/5/05

COMMENTS: _____ SRC/Comments Due By: 1/24/05

[Signature]
 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.
1/19/05

DPZ STAFF INITIALS DJ



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.

MEMO TO: Mrs. Sara Sappington
MEMO FROM: Terry Fisher
DATE: August 18, 2009 (Tuesday)
SUBJECT: Kessler Property Site Development Plan (SDP-09-046)

Our office has been in contact with both Mr. Michael Davis and Mr. Thomas Butler to discuss the methodology for abandonment of existing well and septic for Tax Parcel #555 being the Kessler Property as shown on Site Development Plan, SDP-09-046.

It was agreed by Mr. Davis and Mr. Butler that the public water and sewer Contract No. 14-4256-D be amended to include a condition of acceptance that prior to acceptance of those public utilities by the Department of Public Works that the private well and septic systems be properly abandoned for Tax Parcel #55, Kessler Property.

This red-line revision was submitted and approved by the Department of Planning and Zoning and a copy of that approval is enclosed with this memo.

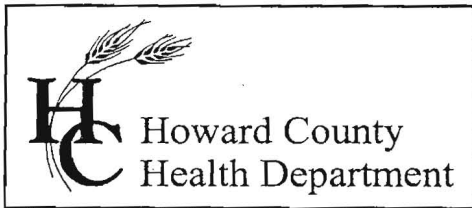
We trust that this information will satisfy your present requirements listed in your Department's Review Memo dated March 23, 2009 (Copy enclosed).

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

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

WO #08052-3001
c.c. Mr. Derrick Jones

*OK to submit
originals 8/18/09
Terry said septic
is going to be
reworked plan
through review 55*




3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(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

October 5, 2004

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: John A. Boris, Jr., R.S. 
Well and Septic Program
Development Coordination Section

RE: File Number: F-04-192
Title: Kessler Property

The following comments apply to the plan prepared by Mildenberg, Boender & Assoc., 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.

- Provide a General Note to detail abandonment timeline of the existing well and septic system and subsequent connection to the public utilities.

FIVE

JAB



December 23, 2004

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

RE : Kessler Property (F-04-192)
Revised Submission of Minor Subdivision



Dear Ms. Hamilton:

On behalf of our client, Kessler Property, LLC, we are submitting the following revised Minor Subdivision Plan package for your review and approval:

Division of Land Development

1. Two (2) copies of the revised Record Plat.
2. Two (2) copies of the revised Landscape and Supplemental Plan.
3. The applicable fee payable to Howard County Director of Finance.
4. Point by point response to comments.

Development Engineering Division:

1. Four (4) copies of the revised Landscape and Supplemental Plan.
2. Four (4) copies of the revised Record Plat.
3. Point by point response to comments.

Health Department:

1. One copy of the revised Landscape and Supplemental Plan.
2. One (1) copy of the revised plat.
3. Point by point response to comments.

The following is a point by point response to the comments of your letter dated November 23 2004:

Division of Land Development point by point response, dated November 23, 2004:

Plat:

1. Note No.16 will be completed once the information is known and before the submission of original mylars.
2. Note No.27 has been modified to include "A site development plan will be required for Lots 1, 3, & 4."
3. "Maintenance" has been removed from the Public Sewer & Utility Easement note in the Legend.

Supplemental/Landscape Plan:

1. The diagonal lines off of the wood deck are hatching showing the part of the deck to be removed. This hatch has been added to the legend. Proof of removal will be provided with the plat original.

Development Engineering Division point by point response, dated December 16, 2004:

Water and Sewer Plans have been submitted to Paul DiMarco for review. Written verification of approval will be provided when available.

Real Estate Services Comments

1. The sewer easement has been labeled "20' Public Sewer & Utility Easement".
2. A complete title report shall be provided with originals submittal.
3. A copy of the record plat shall be forwarded to Real Estate Services Division to begin the Developer's Agreement process.
4. Understood.
5. Understood.

General Comments:

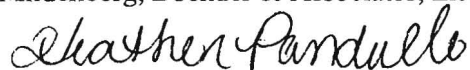
1. Note No.28 has been added to the Plat stating "The water and sewer plans may have to be modified based on the actual as-built drawings for the Landing Road Water & Sewer Capital Project.
2. It is understood that any deviation from what is shown on this supplemental plan with respect to storm water management shall require reevaluation of the system.
3. Note No.16 will be completed once the information is known and before the submission of original mylars.
4. A point-by-point response letter has been provided.
5. Understood.

Health Department

1. Note No.20 has been added to the supplemental plan and Note No. 29 to the plat detailing abandonment timeline of the existing well and septic system and subsequent connection to the public utilities.

Thank you for your time and consideration. If you should have any questions or comments, please feel free to contact either myself or John Mildenberg.

Very truly yours,
Mildenberg, Boender & Associates, Inc.



Heather Pandullo
Project Manager

cc : DED w/enc.
Health Department w/enc.
Donald Reuwer w/enc.



HEALTH

September 15, 2004

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

RE : Kessler Property (F-04-192)
Revised Submission of Minor Subdivision

Dear Ms. Hamilton:

On behalf of our client, Reuwer Long Term Holdings, LLC, we are submitting the following revised Minor Subdivision Plan package for your review and approval:

Division of Land Development

1. Two (2) copies of the revised Record Plat.
2. Two (2) copies of the revised Landscape and Supplemental Plan.
3. Two (2) copies of the revised Scenic Road Exhibit.
4. Point by point response to comments.

Development Engineering Division:

1. Four (4) copies of the revised Landscape and Supplemental Plan.
2. Four (4) copies of the revised Record Plat.
3. One (1) copy of the revised Sight Distance Analysis.
4. One (1) copy of the revised Stormwater Management Report.
5. Point by point response to comments.

Health Department:

1. One copy of the revised Landscape and Supplemental Plan.
2. One (1) copy of the revised plat.
3. Point by point response to comments.

Recreation & Parks:

4. One copy of the revised Landscape and Supplemental Plan.
5. One (1) copy of the revised plat.
6. Point by point response to comments.

REVISED
9/15/04

The following is a point by point response to the comments of your letter dated August 4, 2004:

Division of Land Development point by point response, dated August 4, 2004:

Plat:

1. The lots lines have been adjusted to be in conformance with Section 16.120(b)(4) (i) and (ii) of the Subdivision Regulations.
2. Section 16.120(c) of the Subdivision Regulations has been addressed; however, no redesign is necessary since the resulting resubdivision of Parcel 584, added to this subdivision, would contain more than 6 lots.
3. The vicinity map has been revised to include Montgomery Road and Rockburn Branch Park.
4. Note No. 2 has been revised to include "Amended".
5. The date in Note 3 has been corrected to read "2/02/04."
6. Note No. 19 has been removed.
7. Note 22, now Note No. 21, has been revised as requested.
8. Note No. 23, now Note No. 22, has been corrected.
9. Note No.25, now Note No. 24, has been corrected.
10. Note No.7 has been added stating "A fee-in-lieu" of open space in the amount of \$4,500.00 has been provided.
11. The Purpose Note has been removed.
12. The duplicated Tax Map information has been removed from the title block and the title block has been corrected.
13. The Surveyor's Certificate has been corrected.
14. The address for the owner/developer has been provided.
15. The acreage has been added to all of the lots.
16. The UIC Access Easement has been modified to be only on Lots 2 to 4. The word "utility" has been added to the label as well.
17. The zoning designation to the surrounding properties has been added.
18. Proof of removal of any structures removed shall be provided at the time of submission of the final plat original.
19. The ROW has been increased to 60' per DPW..
20. The dashed line which looks like a stream has been corrected.
21. Note 27 has been added stating that "The SDP will be subject to all Regulations in effect at the time of its submission/approval."

Landscape Plan:

1. Section 16.120(c) of the Subdivision Regulations has been addressed; however, no redesign is necessary since the resulting resubdivision of Parcel 584, added to this subdivision, would contain more than 6 lots.
2. Note 1 has been revised as requested.
3. Note No.3.G has been revised as requested.
4. Note No.4 has been revised as requested.
5. Note No.15 has been revised as requested.
6. The Parcel Number in the title block has been corrected.
7. The satellite dish has been labeled "to be removed."

8. The existing retaining wall is a 2 foot railroad tie, non-structural wall and therefore will be removed.
9. The southern portion of the deck has been labeled "to be removed" and dimensions have been added as requested.
10. The existing house has been labeled "to remain."
11. As discussed with Brenda Barth of your office yesterday, every attempt to save specimen trees on-site is usually made. In this particular case, the driveway would have to be relocated at least 20 feet in order to maintain most of the root system, which would reduce the buildable area on the lots. This tree is located somewhat uphill of the houses and since it is a tulip poplar, which is weak wooded and susceptible to lightening strikes, we feel that there would be a potential hazard to the future homeowners, therefore, we show the tree to be removed.
12. The distance between the proposed UIC driveway and the southern property line has been dimensioned.

Scenic Road Exhibit:

1. The Vicinity Map has been corrected.

Development Engineering Division point by point response, dated July 20, 2004:

Checklist Items:

- II.7. There are no Stormwater management facilities on this site. General Note 14 has been modified.
- III.1. Understood.
- III.4. The sight distance analysis has been provided for both access points.
- III.5. General Note 17 has been modified as requested.
- III.8. General Note 16 has been modified as requested. The proposed public water and sewer has been shown. The public water shall be connected to Capitol Project W-8698. The public sewer shall be a low pressure force main connected to Capitol Project S-6217. Both of these Capitol Projects are under review. The public water and sewer contract for this project shall be completed as soon as the Capitol Project has been completed.

Real Estate Services Comments

1. The Owner's Name has been corrected and the Surveyor's Certificate has been completed.
2. The title block has been corrected. The purpose note has been removed.
3. The labels for the road widening area have been revised. Note 19 has been removed per Division of Land Development.
4. The legend has been revised as requested.
5. A complete title report shall be provided with originals submittal.
6. A copy of the record plat shall be forwarded to Real Estate Services Division to begin the Developer's Agreement process.
7. Understood.

General Comments:

1. The Stormwater Management Report has been revised to meet the requirements of the Stormwater Management Manual. The contours along the road have been modified to allow sheet flow within the disconnection area. Spot grades have been given at the within the rain gardens and at the outfalls.
2. A point-by-point response letter has been provided.
3. Understood.

Health Department

need time line

1. The well and septic system will be abandoned and documentation shall be provided to the Health Department.

Thank you for ~~your time and consideration.~~ If you should have any questions or comments, please feel free to contact either myself or John Mildenberg.

Very truly yours,
Mildenberg, Boender & Associates, Inc.

Heather Pandullo

Heather Pandullo
Project Manager

cc : DED w/enc.
Recreation and Parks w/enc.
Health Department w/enc.
Donald Reuwer w/enc.

8. The existing retaining wall is a 2 foot railroad tie, non-structural wall and therefore will be removed.
9. The southern portion of the deck has been labeled "to be removed" and dimensions have been added as requested.
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4. The legend has been revised as requested.
5. A complete title report shall be provided with originals submittal.
6. A copy of the record plat shall be forwarded to Real Estate Services Division to begin the Developer's Agreement process.
7. Understood.

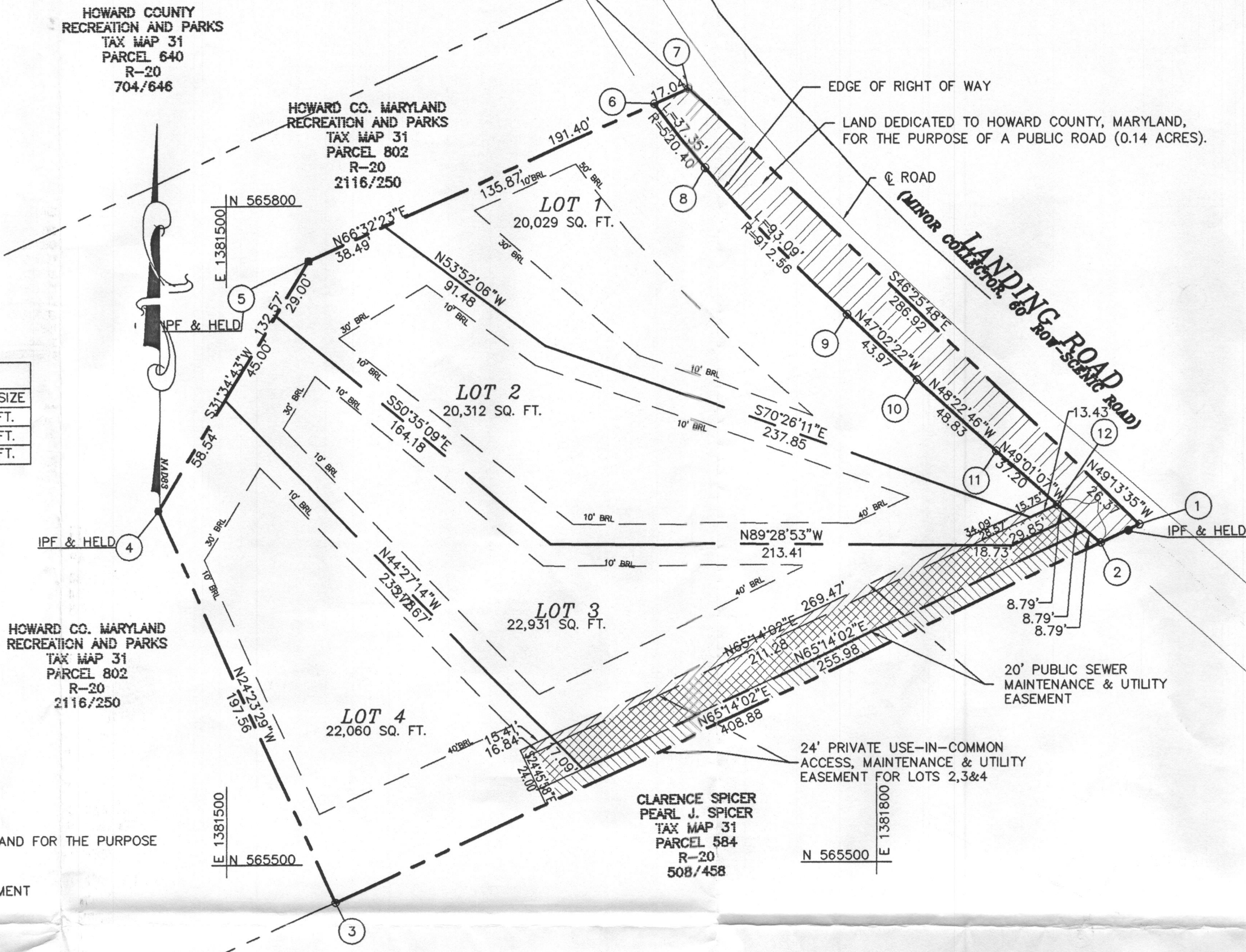
COORDINATE TABLE		
NO.	NORTHING	EASTING
1	565653.7942	1381921.4749
2	565645.5049	1381903.4859
3	565482.5155	1381550.1942
4	565662.4182	1381468.5904
5	565758.7771	1381506.9083
6	565844.7733	1381697.9563
7	565851.5564	1381713.5860
8	565815.5641	1381721.2090
9	565749.5120	1381786.7607
10	565719.5582	1381818.9995
11	565687.1131	1381855.4431
12	565662.7241	1381883.5186

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	20,312 SQ. FT.	122 SQ. FT.	20,190 SQ. FT.
3	22,931 SQ. FT.	253 SQ. FT.	22,678 SQ. FT.
4	22,060 SQ. FT.	60 SQ. FT.	20,000 SQ. FT.

LEGEND

- PRIVATE USE IN COMMON ACCESS & MAINTENANCE EASEMENT
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD
- PUBLIC SEWER MAINTENANCE & UTILITY EASEMENT



GENERAL NOTES

- TAX MAP: 31, PARCEL: 555, BLOCK: 24.
- THIS SUBDIVISION CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2004.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 3111 & 37CA.
 STA. No. 3111 N 565,004.672 ELEV. 306.74
 E 1,381,586.910
 STA. No. 37CA N 564,321.638 ELEV. 257.69
 E 1,382,742.840
- REQUIRED OPEN SPACE = 2.10 AC X 6% = 0.13 ACRES (20,000 SF LOTS)
 OPEN SPACE PROVIDED = 0.00 AC ±
 OPEN SPACE CREDITED = 0.00 AC ±
 A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500 HAS BEEN PROVIDED.
- DENOTES A CONCRETE MONUMENT FOUND.
 DENOTES IRON PIPE OR REBAR FOUND.
 DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- THE DRIVEWAY APRON SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.04.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO FLOODPLAIN, WETLANDS, OR STEEP SLOPES EXIST ON SITE.
- THE SUBJECT PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- STORMWATER MANAGEMENT IS PROVIDED THRU STORMWATER MANAGEMENT CREDITS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE XXXXX, ON WHICH DATE DEVELOPER AGREEMENT #XXXX WAS FILED AND ACCEPTED.
- 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 ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 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 DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

THE REQUIREMENTS OF §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.

[Signature] 9/14/04
 JOHN B. MILDENBERG, SURVEYOR
 DONALD REUWER, PRESIDENT DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.96 ±
AREA OF DEDICATION	0.14 ±
TOTAL AREA	2.10 ±

OWNER AND DEVELOPER
 KESSLER PROPERTY, LLC
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-480-9105

- THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 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.
- 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.
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$2,400.00 FOR THE 15 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT AND IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU OF AFFORESTATION OF 0.32 ACRES (13,939.2 SQ. FT) IN THE AMOUNT OF \$6,969.60.
- THE FINAL LANDSCAPE DESIGN WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF HOUSES ON THESE LOTS.
- THE PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 2 TO 4 WILL BE RECORDED SIMULTANEOUSLY WITH THIS RECORD PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD.
- NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY MILDENBERG BOENDER AND ASSOCIATES INC. ON 05/18/2004.
- NO FOREST EXIST ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 05/11/2004.
- THE SDP WILL BE SUBJECT TO ALL REGULATIONS IN EFFECT AT THE TIME OF ITS SUBMISSION/APPROVAL.

OWNER'S CERTIFICATE

WE, KESSLER PROPERTY, LLC, OWNER 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF _____
 DONALD REUWER, PRESIDENT _____
 _____ WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY LARRY L. KESSLER AND JOHN A. KESSLER TO KESSLER PROPERTY, LLC BY DEED DATED AUGUST 3, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 8534 AT FOLIO 92 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 9/14/04
 JOHN B. MILDENBERG, SURVEYOR
 STATE OF MARYLAND
 JOHN B. MILDENBERG, SURVEYOR

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

KESSLER PROPERTY
 LOTS 1 THRU 4

TAX MAP 31 1st ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 555 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2004
 BLOCK 24 EX. ZONING R-20 DPZ FILE NOS.: N/A

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

COORDINATE TABLE

NO.	NORTHING	EASTING
1	565653.7942	1381921.4749
2	565645.5049	1381903.4859
3	565482.5155	1381550.1942
4	565662.4182	1381468.5904
5	565758.7771	1381506.9083
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8	565815.5641	1381721.2090
9	565749.5120	1381786.7607
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12	565662.7241	1381883.5186

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.


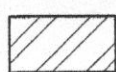

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	520.40'	37.35'	18.68'	4°06'45"	S38°31'28"E 37.34'
C2	912.56'	93.09'	46.59'	5°50'41"	S44°46'55"E 93.05'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	22,931 SQ. FT.	2,831 SQ. FT.	20,100 SQ. FT.
4	22,060 SQ. FT.	2,060 SQ. FT.	20,000 SQ. FT.

LEGEND

-  PRIVATE USE IN COMMON ACCESS, MAINTENANCE & UTILITY EASEMENT FOR LOTS 2, 3, & 4
-  LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD
-  20' PUBLIC SEWER & UTILITY EASEMENT

THE REQUIREMENTS OF §§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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John B. Mildeberg
JOHN B. MILDENBERG, SURVEYOR
DATE: **JAN 3, 05**

DONALD REUWER, PRESIDENT
DATE: _____

AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.96 ±
AREA OF DEDICATION	0.14 ±
TOTAL AREA	2.10 ±

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: _____

HOWARD COUNTY RECREATION AND PARKS
TAX MAP 31
PARCEL 640
R-20
704/646

HOWARD CO. MARYLAND RECREATION AND PARKS
TAX MAP 31
PARCEL 802
R-20
2116/250

HOWARD CO. MARYLAND RECREATION AND PARKS
TAX MAP 31
PARCEL 802
R-20
2116/250

CLARENCE SPICER
PEARL J. SPICER
TAX MAP 31
PARCEL 584
R-20
508/458

OWNER AND DEVELOPER
KESSLER PROPERTY, LLC
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-450-9105

OWNER'S CERTIFICATE

WE, KESSLER PROPERTY, LLC, OWNER 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

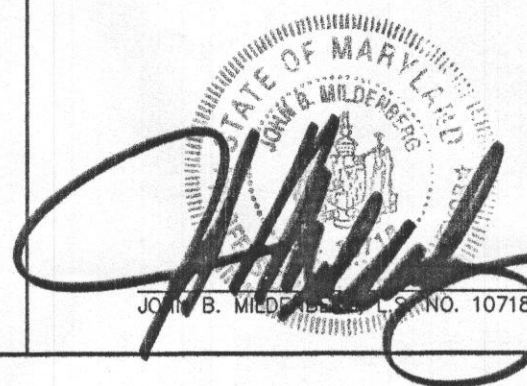
WITNESS MY HAND THIS _____ DAY OF _____

DONALD REUWER, PRESIDENT

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF LAND CONVEYED BY LARRY L. KESSLER AND JOHN A. KESSLER TO KESSLER PROPERTY, LLC BY DEED DATED AUGUST 3, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 8534 AT FOLIO 92 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



John B. Mildeberg
DATE: **JAN 3, 05**

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

KESSLER PROPERTY
LOTS 1 THRU 4

REVISED
1/3/05

SHEET 1 OF 1

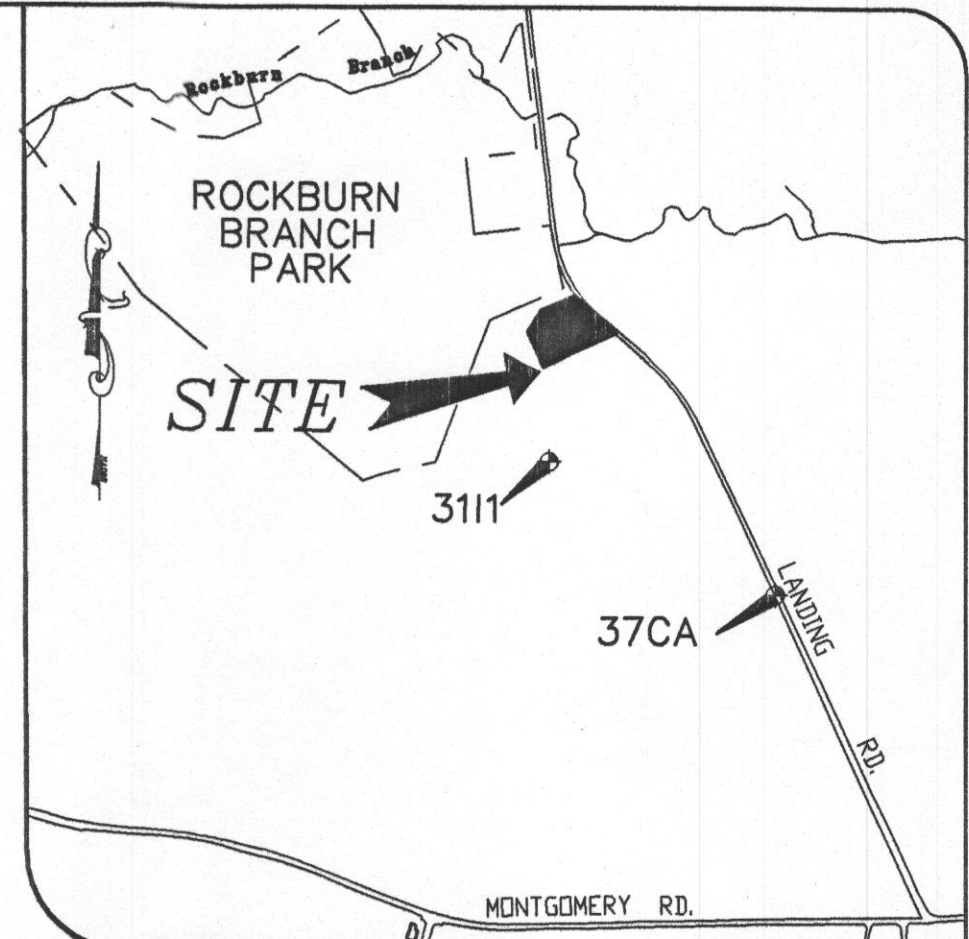
TAX MAP 31 1st ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 555 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2004
BLOCK 24 EX. ZONING R-20 DPZ FILE NOS.: N/A

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

- GENERAL NOTES**
- TAX MAP: 31, PARCEL: 555, BLOCK: 24.
 - THIS SUBDIVISION CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
 - SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
 - BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2004.
 - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 3111 & 37CA.
STA. No. 3111 N 565,004.672 ELEV. 306.74
E 1,381,586.910
STA. No. 37CA N 564,321.638 ELEV. 257.69
E 1,382,742.840
 - REQUIRED OPEN SPACE = 2.10 AC X 6% = 0.13 ACRES (20,000 SF LOTS)
OPEN SPACE PROVIDED = 0.00 AC ±
OPEN SPACE CREDITED = 0.00 AC ±
A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500 HAS BEEN PROVIDED.
 - DENOTES A CONCRETE MONUMENT FOUND.
 DENOTES IRON PIPE OR REBAR FOUND.
 DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
 - ALL AREAS ARE MORE OR LESS.
 - THE DRIVEWAY APRON SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.04.
 - NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
 - NO FLOODPLAIN, WETLANDS, OR STEEP SLOPES EXIST ON SITE.
 - THE SUBJECT PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
 - STORMWATER MANAGEMENT IS PROVIDED THRU STORMWATER MANAGEMENT CREDITS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE XXXXX, ON WHICH DATE DEVELOPER AGREEMENT #XXXX WAS FILED AND ACCEPTED.
 - 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 ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT 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 - 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 (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 DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

VICINITY MAP



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