

## Real Property Data Search ( w1)

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 03 Account Number - 310159			
Owner Information					
Owner Name:	FITZPATRICK MICHAEL C		Use:	RESIDENTIAL	
	FITZPATRICK ALLISON J T/E		Principal Residence:	YES	
Mailing Address:	11910 EMERALD CT		Deed Reference:	/11178/ 00043	
	ELLCOTT CITY MD 21042-1000				
Location & Structure Information					
Premises Address:	11910 EMERALD CT		Legal Description:	LOT 3 3.032 A	
	ELLCOTT CITY 21043-0000			11910 EMERALD CT	
				WINSLOW PROP	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0016	0020	0228		2002	
					Block:
					3
					Lot:
					2019
					Assessment Year:
					Plat No:
					Plat Ref:
					7611
Special Tax Areas:			Town:	NONE	
			Ad Valorem:	100	
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1995	2,868 SF		3.0300 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	2 Attached
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2018	07/01/2019	
Land:	209,700	260,200			
Improvements	28,200	27,400			
Total:	237,900	287,600	237,900	254,467	
Preferential Land:	0			0	
Transfer Information					
Seller: SAPP JANE M		Date: 04/18/2008		Price: \$820,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11178/ 00043		Deed2:	
Seller: BOGGS JANE L		Date: 05/20/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /03977/ 00479		Deed2:	
Seller: KINGRY KAREN R		Date: 10/22/1996		Price: \$390,000	
Type: ARMS LENGTH IMPROVED		Deed1: /03839/ 00317		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

**Homestead Application Status:** Approved 07/22/2008

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Homeowners' Tax Credit Application Information

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**Homeowners' Tax Credit Application Status:** No Application      **Date:**

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1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



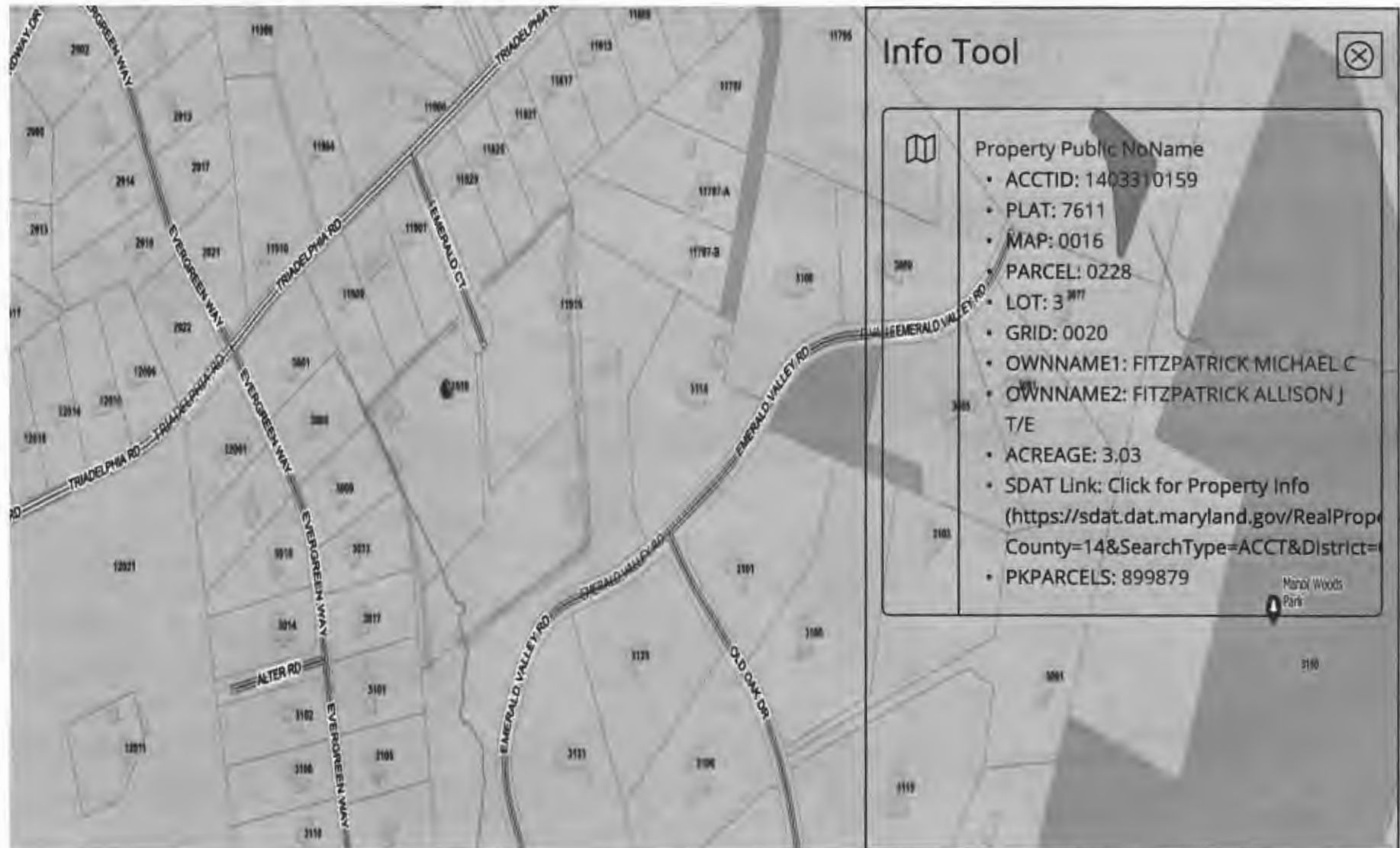
11910 EMERALD CT

## Info Tool



## Property Public NoName

- ACCTID: 1403310159
- PLAT: 7611
- MAP: 0016
- PARCEL: 0228
- LOT: 3
- GRID: 0020
- OWNNAME1: FITZPATRICK MICHAEL C
- OWNNAME2: FITZPATRICK ALLISON J  
T/E
- ACREAGE: 3.03
- SDAT Link: Click for Property Info  
(<https://sdat.dat.maryland.gov/RealProp>  
County=14&SearchType=ACCT&District=
- PKPARCELS: 899879



PRELIMINARY

# APPLICATION

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH SERVICES

P. O. BOX 476 ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 992-2330

A 33379

P \_\_\_\_\_

DISTRICT 3rd

DATE 12/9/83

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 Leonardi property

ADDRESS \_\_\_\_\_ PHONE Boender - 465-7777

PROPERTY LOCATION:

WINSLOW PROPERTY

SUBDIVISION (Evergreen Valley Estates ?) LOT NO. 1 NW LOT 3

ROAD AND DESCRIPTION Emerald Valley Road

SIZE OF LOT (?) TYPE BLDG. 3 or 4 bedrooms  
(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. /s/ Jack Boender for Mr. Leonardi

(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

REJECTED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

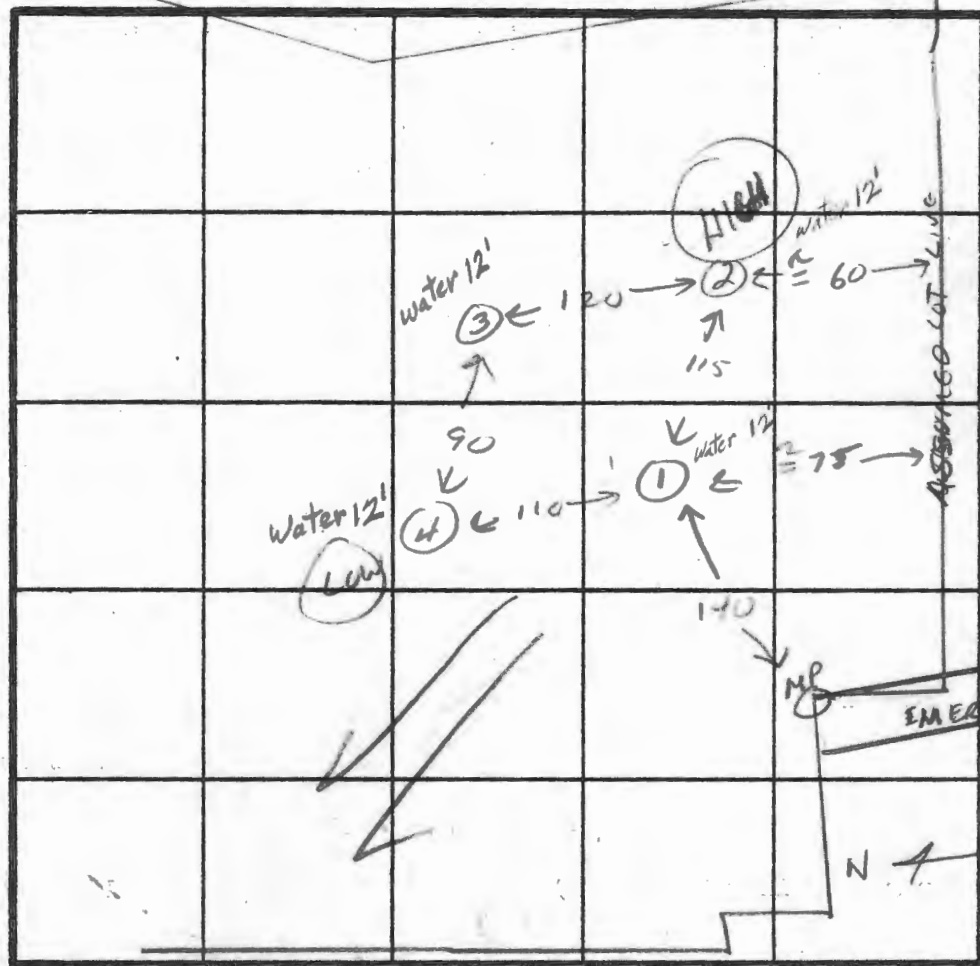
HOLD PENDING FURTHER TESTS CW DATE 1-12-84

REASONS FOR REJECTION OR HOLDING NEED WET SEASON TEST AND CERTIFIED LOCATIONS, CW

## THIS IS NOT A PERMIT

ALL HOLES

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
1-12-84	1	4'	10:57	11:18	slow		X	
		5'	11:22	11:24	11:24	11:28	4 MIN	
		8'	10:57	10:58	10:58	11:00	2 MIN	
		13'	WATER AT		12 1/2		(W) 12'	
1-12-84	2	5'	11:01	11:07	11:07	11:15	8 MIN	
		8'	11:02	11:07	11:07	11:13	6 MIN	
		12 1/2'	WATER AT		12		(W) 12'	
1-12-84	3	VISUAL SAME AS #2						
			WATER AT		12		(W) 12'	
1-12-84	4	4'	11:05	11:09	11:09	11:17	8 MIN	
		8'	11:05	11:06	11:06	11:08	2 MIN	
		12 1/2'	WATER AT		12		(W) 12'	
<hr/>								
<hr/>								
Δ ELEVATION HOLE 4 → 2 IS APPROX 10'; WATER TABLE								

Δ ELEVATION HOLE 4 → 2 IS APPROX 10'; WATER TABLE SIMILAR LEVEL

REMARKS

LOCATIONS UNCERTAIN - CERTIFIED HOLES NECESSARY

TYPE OF SOIL

CLAY-SAND LOAM WATER AT 12'

TESTED BY

C. W. J.

ALSO PRESENT

J. BENDER, SKIP

SAND HAS SPOTCHY APPEARANCE, POSSIBLE MOTTLING, HOLD FOR WET SEASON.

C.W.J.

EH-12-1079

PRELIMINARY

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A 33379

P \_\_\_\_\_

DISTRICT 3rd

DATE 12/9/83

8-4-87 PERC RESULTS  
AUG TO BE USED AS PART  
OF SUBDIVISION NAMED  
LANGUE PROP. - REQUIRE

TO: THE COUNTY HEALTH OFFICER LOW INCE  
ELLICOTT CITY, MARYLAND VISUAL. S.M.

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

PROPERTY OWNER Leonardi property

ADDRESS \_\_\_\_\_ PHONE Boender - 462-7777

PROPERTY LOCATION:

SUBDIVISION (Evergreen Valley Estates ?) LOT NO. 1

ROAD AND DESCRIPTION Emerald Valley Road

SIZE OF LOT (?) TYPE BLDG. or 4 bedrooms  
(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. /s/ Jack Boender for Mr. Leonard  
(SIGNATURE OF APPLICANT)

APPROVED BY C. Williams FOR SEWAGE DISPOSAL DATE 3/1/85

REJECTED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

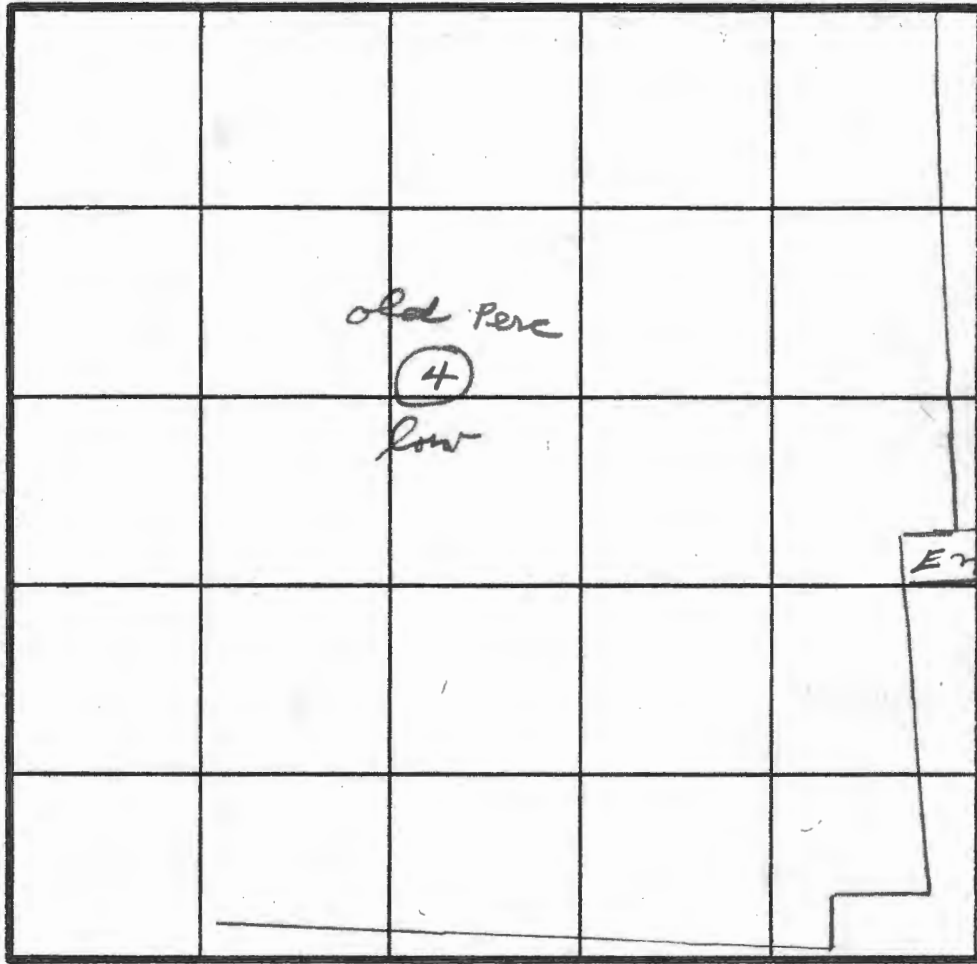
HOLD PENDING FURTHER TESTS \_\_\_\_\_ DATE \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING 2/9/84 Wet season test, low hole,  
water table same as previous test. JS

## THIS IS NOT A PERMIT

SOIL PROFILE

0'



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11-12-84	1	4	10:57				
		5	11:22	11:24	11:24	11:28	
		8	10:57	10:58	10:58	11:00	
		12					
	2	5	11:01	11:07	11:07	11:15	
8		11:02	11:07	11:07	11:13		
12		W-12'					
	3	VISUAL SAME AS #2					
	4	4					
		8					
		12	WATER AT 12				
2/9/84	4	12	water 12'				
	(Wet season test)						

REMARKS

Low hole #4 reading - water level same

TYPE OF SOIL

TESTED BY

ALSO PRESENT

EH-12-1079

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TELEPHONE: 992-2330

A 33380

P \_\_\_\_\_

DISTRICT 3rd

DATE 12/9/83

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 Leonardi property

ADDRESS \_\_\_\_\_ PHONE Boender - 465-7777

PROPERTY LOCATION:

SUBDIVISION (Evergreen Valley Estates ?) LOT NO. 2

ROAD AND DESCRIPTION Emerald Valley Road

SIZE OF LOT (?) TYPE BLDG. 3 or 4 bedrooms  
(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. /s/ Jack Boender for Mr. Leonardi

(SIGNATURE OF APPLICANT)

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REJECTED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

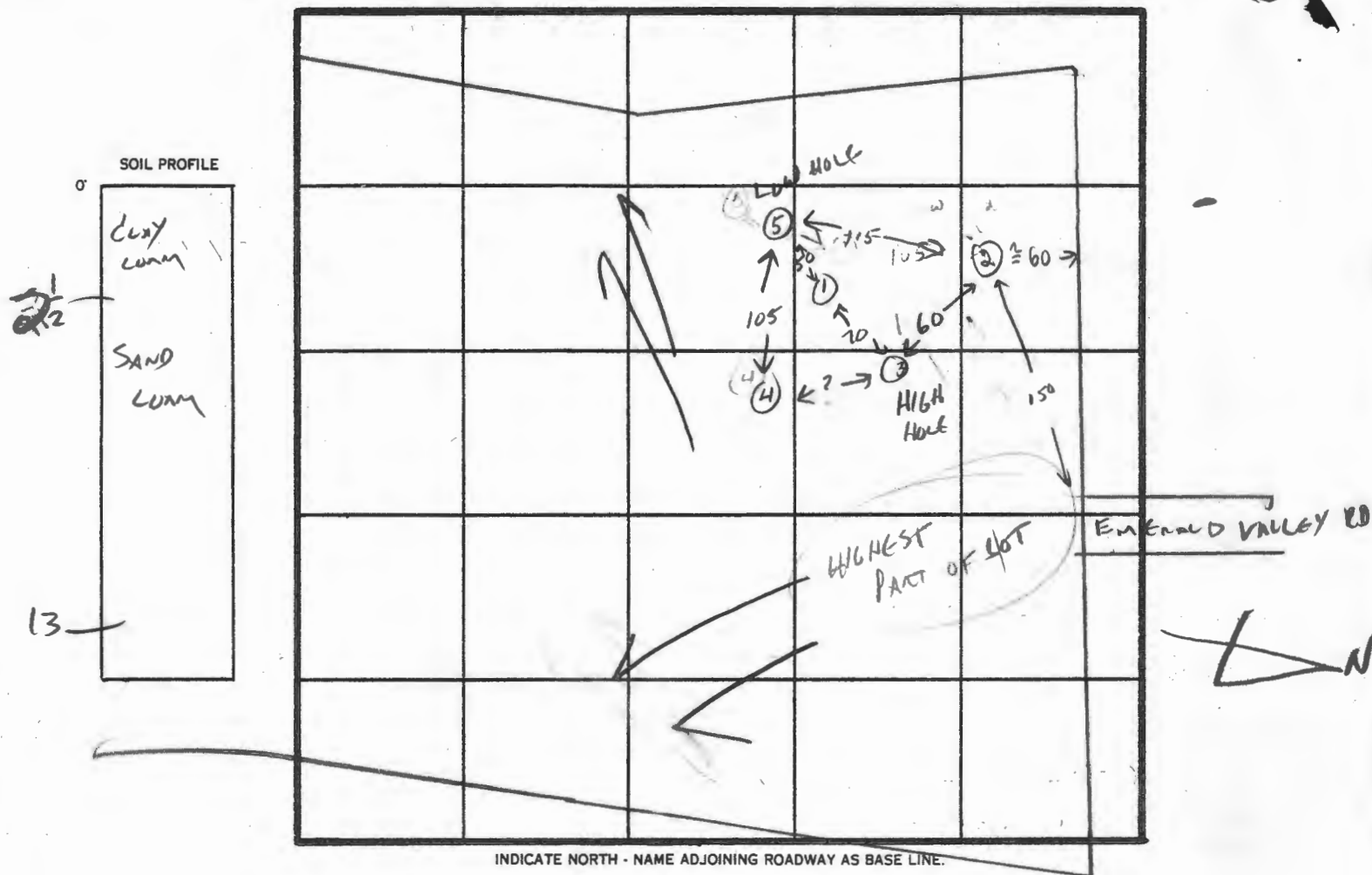
HOLD PENDING FURTHER TESTS Craig Williams DATE 1-12-84

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

NEED SURVEY PLAT & CERTIFIED LOCATIONS, CW

F-84-178 NOT ACCEPTABLE, SENT FOR REVIEW 3/5/85 CW

## THIS IS NOT A PERMIT



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1-12-84	1	2 1/2 8	12:28 12:28	12:31 12:30	12:31 12:30	12:35 12:32	4 MIN 2 MIN
		13	DAY SAND				
1-12-84	2	2 1/2 8	12:26 12:26	12:32 12:28	12:32 12:28	12:41 12:30	9 MIN 2 MIN
		13	DAY SAND				
1-12-84	3	3 8	12:46 12:46	12:49 12:48	12:49 12:48	12:54 12:51	5 MIN 3 MIN
		12	DRY SAND				
1-12-84	4	VISUAL	SAND - HAND AT 12'				
1-12-84	5	3 13	12:36 DAY	12:39 SAND	12:39 SAND	12:43	3 MIN

REMARKS BUNDRIES UNCERTAIN - NEED PLAT + CERTIFIED LOCATION

TYPE OF SOIL SAND

TESTED BY CW. [signature] ALSO PRESENT SKIP

EH-12-1079



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TELEPHONE: 992-2330

A 33380

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DISTRICT 3rd

DATE 12/9/83

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ELLICOTT CITY, MARYLAND

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(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

SOIL PROFILE

0'


INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

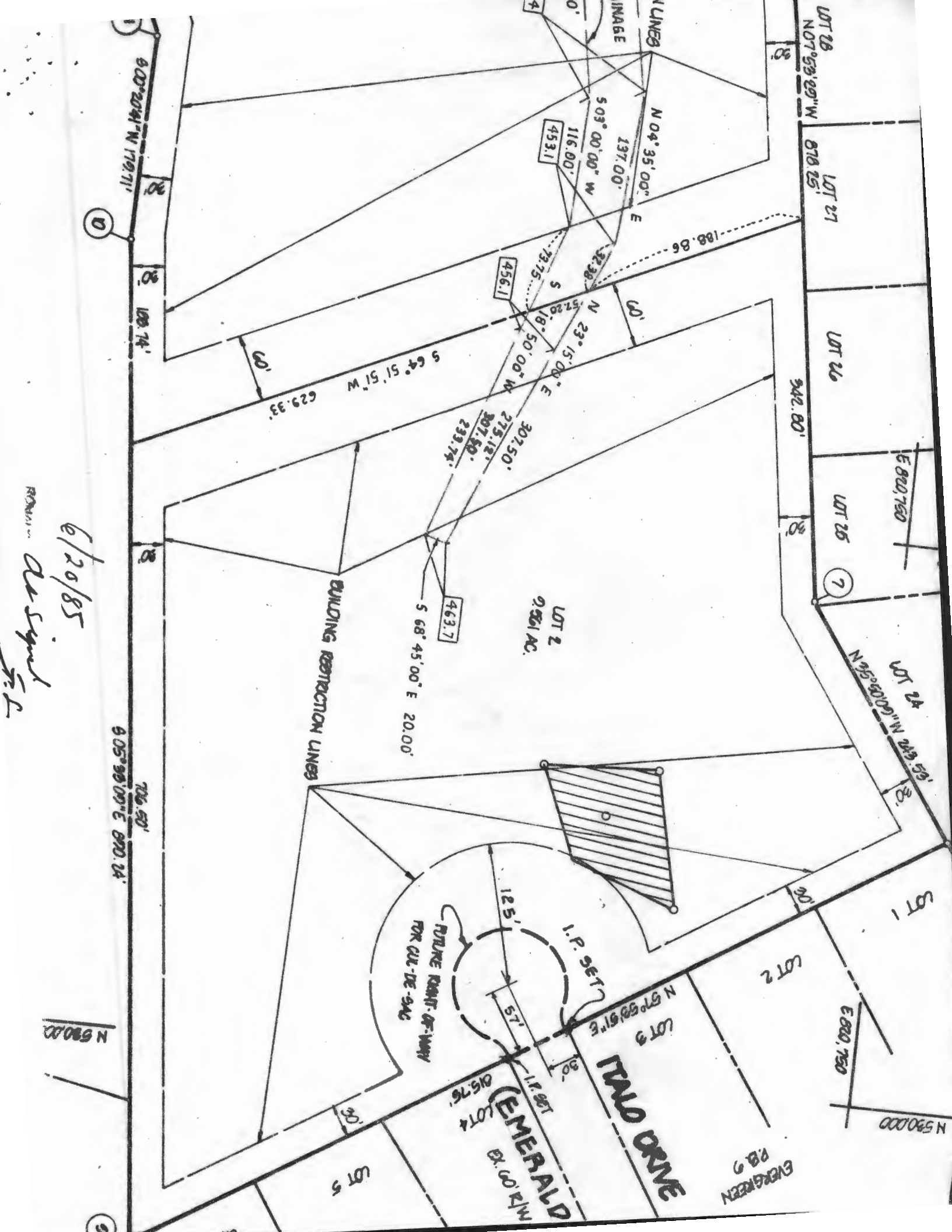
DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	

REMARKS \_\_\_\_\_

TYPE OF SOIL \_\_\_\_\_

TESTED BY \_\_\_\_\_ ALSO PRESENT \_\_\_\_\_

EH-12-1079



The image is a complex technical drawing, likely a site plan or a topographic map, oriented vertically. It depicts several land parcels, some of which are shaded with cross-hatching. A network of roads and paths is shown, including a prominent road labeled "ROAD" at the top right and another labeled "DRIVE" running horizontally across the middle. A section labeled "SECTION 9/12" is indicated on the right side, along with a reference to "PLATBOOK". Contour lines with numerical values (e.g., 480, 490, 500) are drawn across the terrain. Various symbols, including circles with numbers and rectangular boxes, are scattered throughout the plan. Handwritten annotations include "EVERGREEN" at the bottom left and "TRIAD DELPHIA" on the far right edge. Other labels include "PROPOSED UTILITY EASEMENT", "DRAINAGE", and "EXISTING PAVING". The overall appearance is that of a hand-drawn engineering or surveying document.

PHILADELPHIA

~~SECTION 2/12 PLATBOOK~~

ROAD

Two

EXISTING PAVING DRIVE

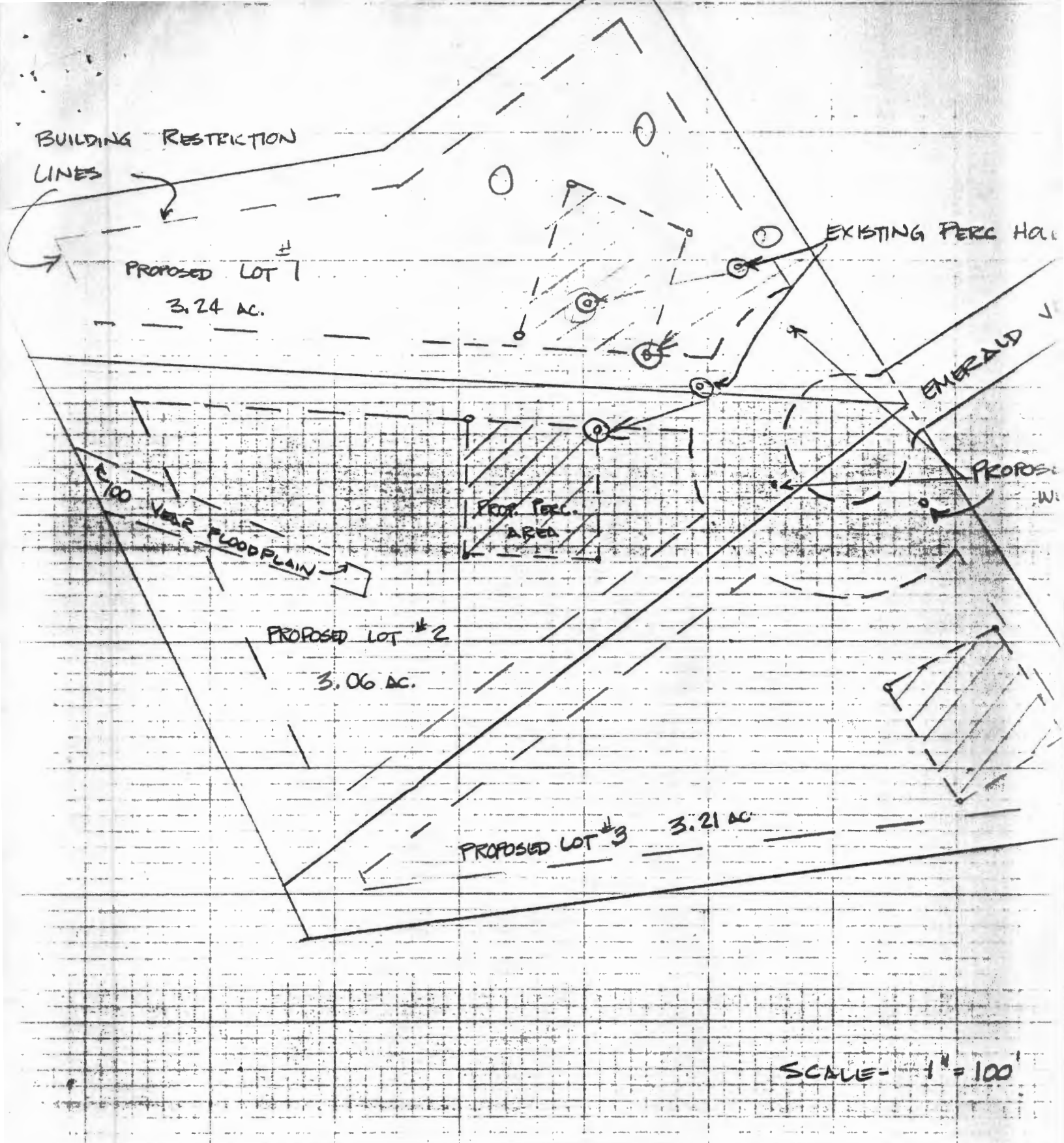
75-60-99

DRAINAGE

11/11/11

498  
496  
UTILITY  
-PROP. ID.

5502 M.00.51.12



PROPOSED PLOT PLAN

- PRIVATE SEWAGE DISPOSAL AREAS
- WATER WELLS FOR RESERVE DIVISION

STREET NAME CHANGE TO EMERALD COURT,  
LOCATED IN EVERGREEN VALLEY- SEC. 2,  
AND RESUBDIVISION OF LOT 2, LEONARDI  
PROPERTY OF PLAT 6266 OF 6-25-85.

GENERAL NOTES: (CONTD.)

8. FOR LOT 5, REFUSE COLLECTION, SNOW REMOVAL  
AND ROAD MAINTENANCE WILL BE PROVIDED  
TO THE CULDESAC AND ITS DRIVEWAY'S JUNCTION.

HEALTH OFFICER SHALL HAVE THE  
AUTHORITY TO GRANT VARIANCES FOR  
ENCROACHMENTS INTO THE PRIVATE  
SEWAGE EASEMENT. RECORDATION OF  
A MODIFIED SEWAGE EASEMENT SHALL  
NOT BE NECESSARY.

7. FINAL PLAT SUBJECT TO VP-87-54  
AND VP-87-54A1

OWNER & DEVELOPER

DONALD W. GOLDSMITH AND  
BARBARA H. GOLDSMITH  
3556 LAKEWAY DRIVE  
ELLICOTT CITY, MD. 21043

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE FINAL  
PLAT SHOWN HEREON IS CORRECT,  
THAT IT IS A SUBDIVISION OF PART  
OF THE LANDS CONVEYED BY  
MADELINE LEONARDI LANCELOTTA  
(FORMERLY KNOWN AS MADELINE  
LEONARDI) AND JOHN J. SWEENEY, JR.  
TRUSTEES OF THE CHARITABLE REMAINDER  
UNITRUST TO DONALD W. GOLDSMITH AND  
BARBARA H. GOLDSMITH BY DEED  
DATED OCTOBER 23, 1986 AND RECORDED  
IN THE LAND RECORDS OF HOWARD  
COUNTY, MARYLAND IN LIBER 1546 AT  
FOLIO III AND THAT ALL MONUMENTS  
ARE IN PLACE AS SHOWN IN ACCORDANCE  
WITH THE ANNOTED CODE OF MARYLAND, AS  
AMENDED.

*Leslie C. Hopkins* 2/2/87  
DATE

F-87-120

SIGNED

FICE COPY

WINSLOW PROPERTY  
LOTS 3, 4 AND 5

RESUBDIVISION OF LOT-2, LEONARDI PROPERTY

TAX MAP 16

EX. ZONING = R

3RD ELECTION DISTRICT

HOWARD COUNTY, MD.

SCALE: 1"=100'

DATE: JANUARY, 1987.



datta consultants, inc.

1520 RAWLINGSWELL ROAD BALTIMORE, MD. 21228

T-07 110

06527



RECORDED PL  
ON 1/28, 1988  
HOWARD

## AREA TABULATIONS

TOTAL NUMBER OF LOTS: 3  
TOTAL AREA OF LOTS: 9.366 AC.  
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.196 AC.  
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
TOTAL AREA OF PLAT: 9.562 AC.

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

Joyce Byler 5-6-87  
HOWARD COUNTY HEALTH OFFICER <sup>1st</sup> DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING  
AND ZONING

Unlabeled Signature 1-26-88  
PLANNING DIRECTOR <sup>1st</sup> DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND  
PUBLIC ROADS, HOWARD COUNTY DEPARTMENT  
OF PUBLIC WORKS.

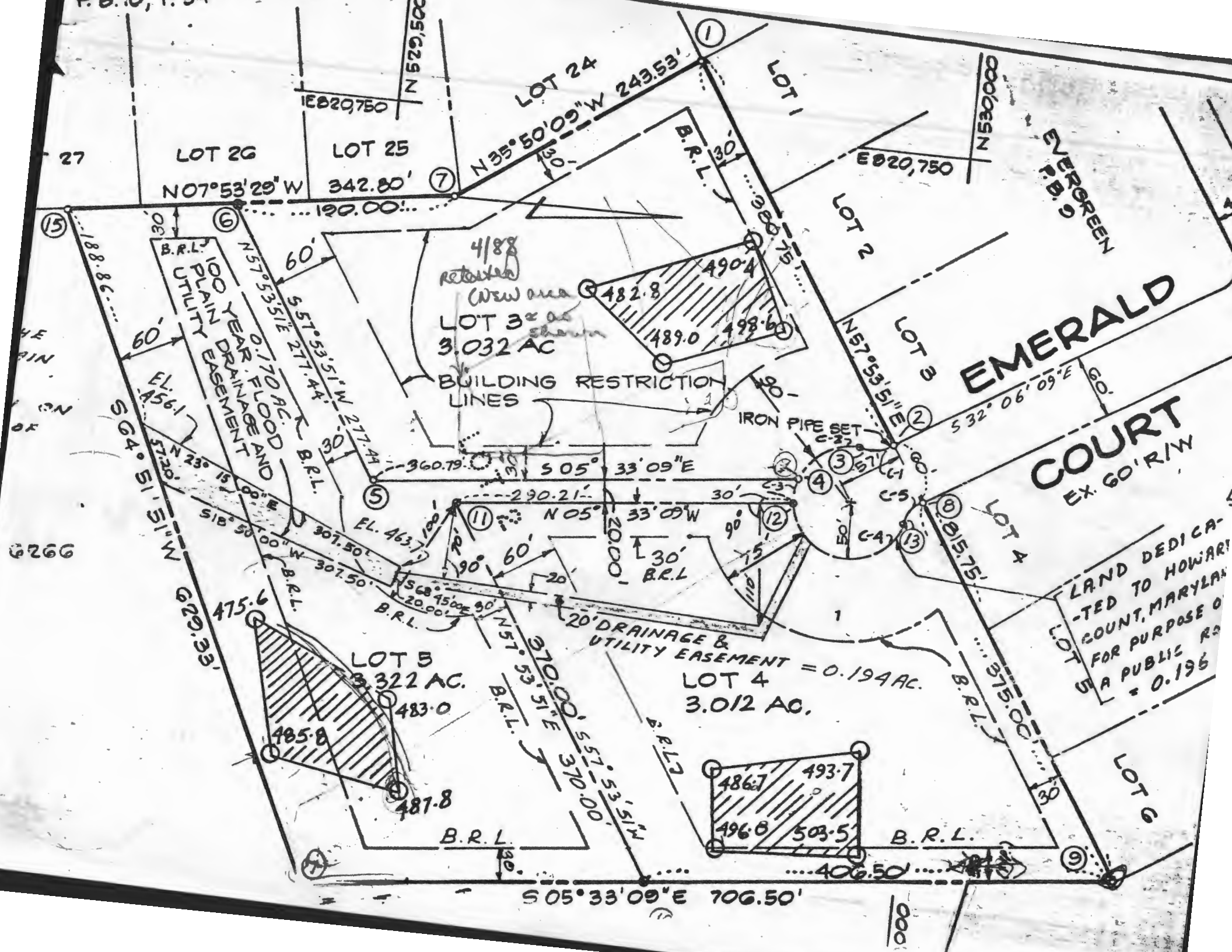
James M. Lewis 1/20/88  
DIRECTOR DATE

## OWNER'S STATEMENT:

WE DONALD GOLDSMITH AND BARBARA GOLDSMITH, THE PROPERTY SHOWN AND DESCRIBED HEREOF, THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICIALS OF HOWARD COUNTY, AND ZONING, ESTABLISH THE MINIMUM BUILDING LINES AND GRANT UNTO HOWARD COUNTY, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO AND MAINTAIN SEWERS, DRAINS, WATER AND MUNICIPAL UTILITIES AND SERVICES, IN ALL ROADS AND STREET RIGHT-OF-WAYS AREAS SHOWN HEREON; (2) THE RIGHT TO DEDICATION FOR PUBLIC USE THE BEDS OF ROADS AND/OR ROADS AND FLOODPLAINS AND OPEN AREAS APPLICABLE, AND FOR GOOD AND OTHER CONSIDERATION, HEREBY GRANT THE RIGHT TO HOWARD COUNTY TO ACQUIRE THE FEE TO THE BEDS OF THE STREETS AND/OR ROADS AND/OR FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN AREAS APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION AND DRAINAGE EASEMENTS FOR THE SPECIFIC CONSTRUCTION, REPAIR AND MAINTENANCE; AND TO BUILD OR SIMILAR STRUCTURE OF ANY KIND SHA OR OVER THE SAID EASEMENTS AND RIGHT-OF-

WITNESS OUR HANDS THIS 18<sup>th</sup> DAY OF

Donald Goldsmith Barbara Goldsmith  
1st Deft 1st Deft  
WITNESS WIT



LOT 24

LOT 26

LOT 25

LOT 1

LOT 2

LOT 3

LOT 4

LOT 6

EMERALD

COURT  
EX. 60' R/W

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PUBLIC ROAD = 0.196

4/88 Retained View area

LOT 3 = 3.032 AC

BUILDING RESTRICTION LINES

IRON PIPE SET

20' DRAINAGE & UTILITY EASEMENT = 0.194 AC.

LOT 4 = 3.012 AC.

LOT 5 = 3.322 AC.

100' YEAR DRAINAGE EASEMENT

N 07° 53' 29" W 342.80'

N 35° 50' 09" W 243.53'

E 020,750

N 57° 53' 51" E

S 32° 06' 09" E

S 05° 33' 09" E

N 51° 53' 51" E

S 05° 33' 09" E 706.50'

EL. 456.1

EL. 463.7

475.6

485.8

483.0

487.8

482.8

489.0

490.4

498.6

486.7

493.7

496.8

503.5

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LEONARDI PROPERTY  
F-84-178 REJECTED

1 HOLE MISSING  
IN THIS  
AREA →  
LOT 2  
0.561 AC.

ALSO, SOME QUESTION OF  
HOUSE SITE DUE TO  
BUILDING RESTRICTION LINES,  
3/4/85 C. W. [Signature]


FUTURE RIGHT-OF-WAY  
FOR CUL-DE-SAC

ITALO DRIVE

EVERGREEN  
P.B. 9

VALLEY - SECT. 2  
F 12

ALVIN H. HOLTER  
800/1952

1. TAX MAP: 10
2. DEED REFERENCE
3. COORDINATES  
CONTROL STATION
4. SUBJECT PROPERTY  
COMPREHENSIVE
5. THE LOTS  
OWNERSHIP  
THE MARYLAND  
MENTAL HY
6.  AS REQUIRED

**boender associates**engineers  
surveyors  
planners

INCORPORATED

SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING  
ELLCOTT CITY, MARYLAND 21043  
BALTIMORE 301-465-7777

## LETTER OF TRANSMITTAL

TO: Howard County Health Department

DATE: 11/21/83

ATTENTION: Helen Smoot

RE: Leonardi Property  
Tax Map 16, BL 19&20  
Parcel 228  
Howard County, MD  
FILE: 83234

## - GENTLEMEN:

☒ WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS:  
☐ SHOP DRAWINGS ☐ PRINTS ☐ PLANS ☐ SAMPLES ☐ SPECIFICATIONS  
☐ COPY OF LETTER ☐ \_\_\_\_\_

copies	date	description
1	11/21/83	Perc plat
1		Check in the amount of \$200.00

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RESUBMIT \_\_\_\_\_ COPIES FOR APPROVAL  
☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ SUBMIT \_\_\_\_\_ COPIES FOR DISTRIBUTION  
☐ AS REQUESTED ☐ RETURNED FOR CORRECTIONS ☐ RETURN \_\_\_\_\_ CORRECTED PRINTS  
☐ FOR REVIEW AND COMMENT ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

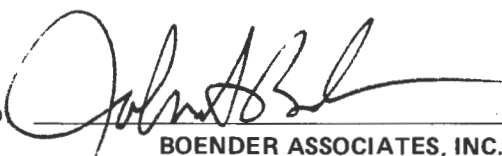
REMARKS:

Received: *Helen C. Smoot* Date: 12/2/83

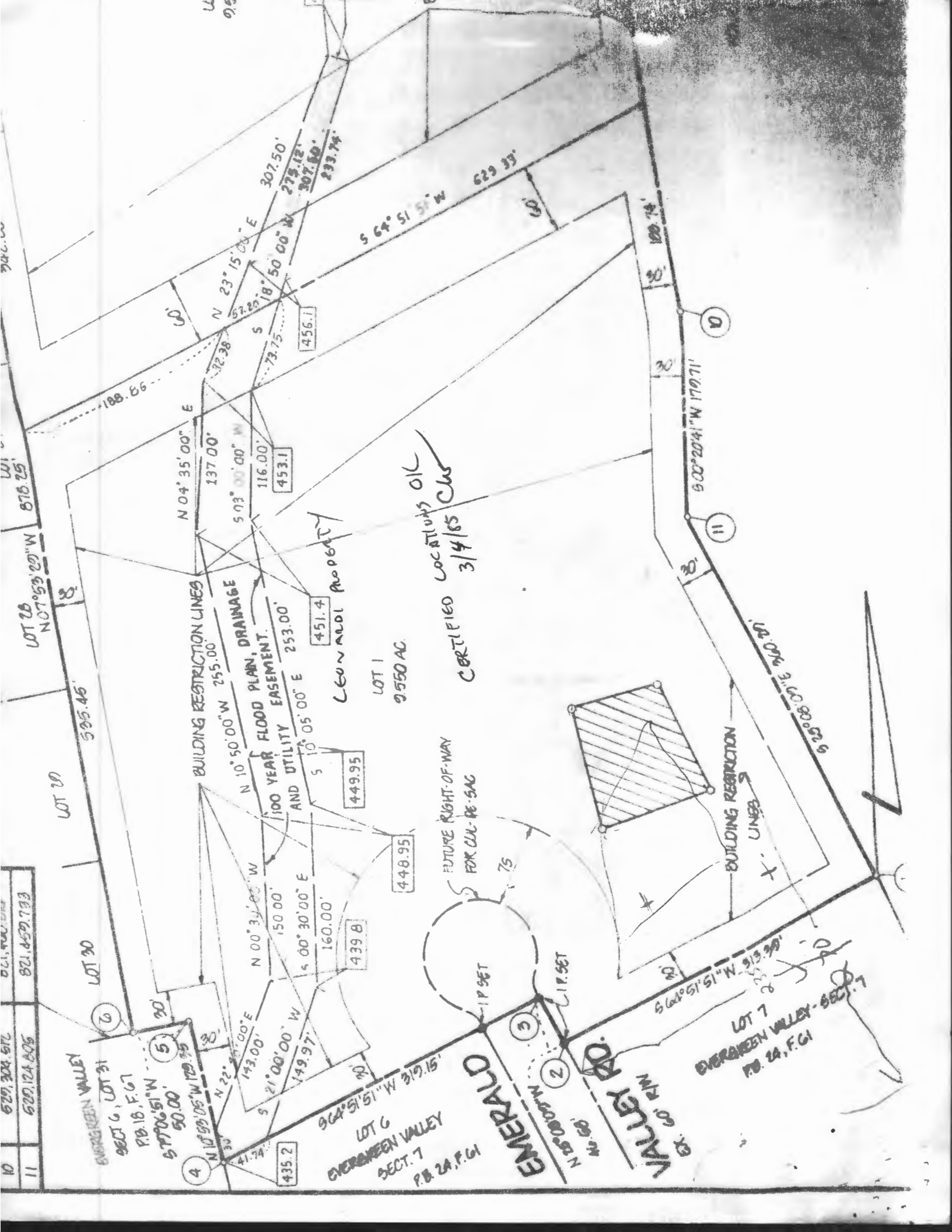
COPIES:

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

SIGNED

  
BOENDER ASSOCIATES, INC.

10	620.304.517	021.400.014
11	620.124.806	821.450.733



LOCATIONS OIL  
CERTIFIED  
3/4/85  
CW

LEONARDI PROPERTY

LOT 1  
2.550 AC.

FUTURE RIGHT-OF-WAY  
FOR CUL-DE-SAC

BUILDING RESTRICTION  
LINES

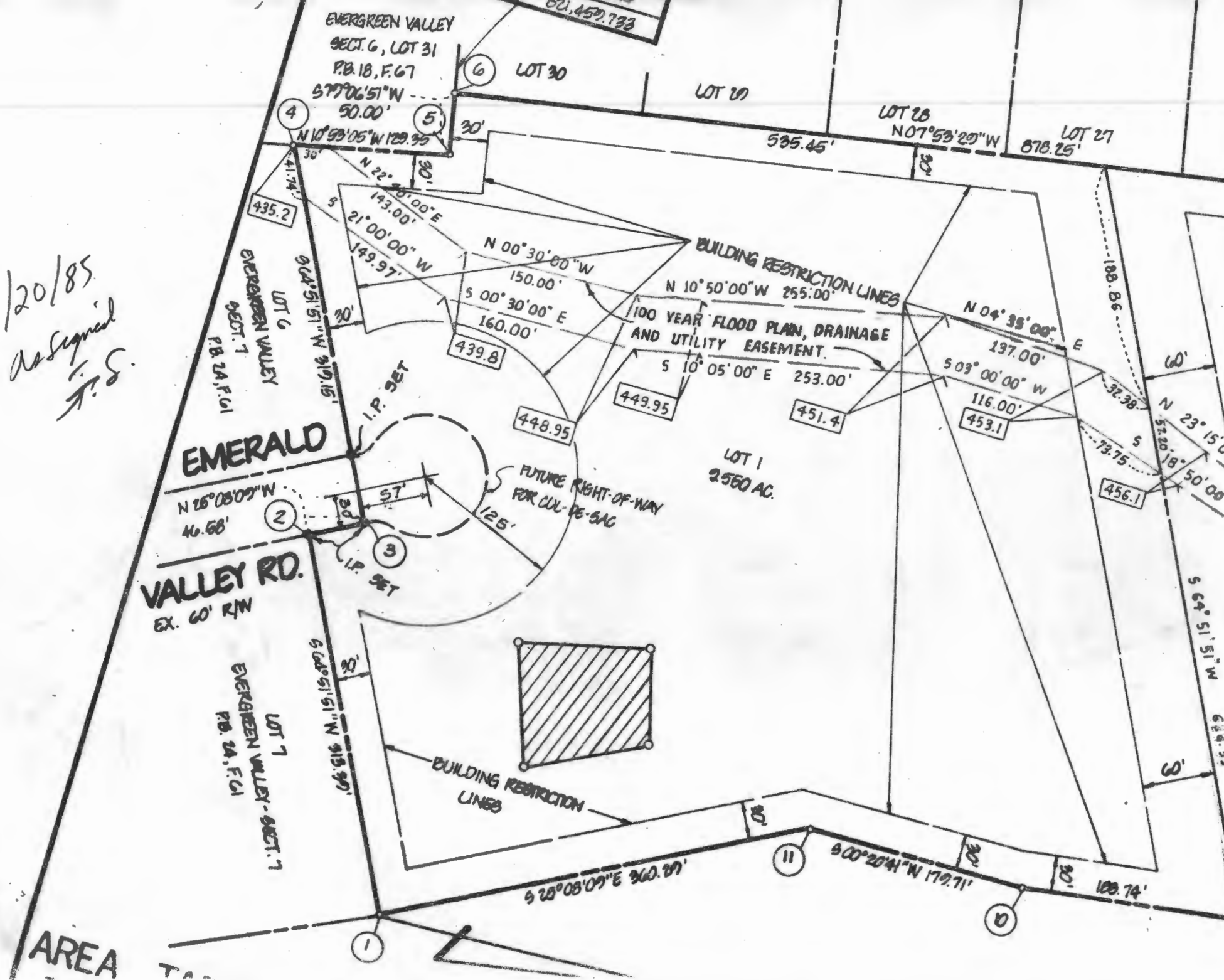
LOT 7  
EMERALD VALLEY - SECT. 7  
P.B. 24, F.G.1

LOT 6  
EMERALD VALLEY  
SECT. 7  
P.B. 24, F.G.1

EMERALD VALLEY

EMERALD VALLEY

6/20/85.  
Assigned  
J.S.



OFFICE OF PLANNING AND ZONING

FINAL PLAT/ORIGINAL

SIGNATURE APPROVAL

File No. F-84-178

Lawrence Property  
(Name)

Lot 1 & 2 wellington

This form is for the processing of final plat originals for signature approvals. If it is found necessary for any corrections or additions to be made on the original, the corrections needed must be stated and forwarded to the next agency, minus the signature, and then returned to the Office of Planning and Zoning for processing. All or any revisions required to the final plat original will be compiled and forwarded to the owner to enable the owner's engineer to make the revisions at one time or to contact the appropriate County agency on questions concerning such revisions.

OPZ

Date Received

Date Forwarded

Reviewing Agent

6-5-85

6-6-85

Rejected For: \_\_\_\_\_

DPW/HEALTH

Date In

Date Forwarded

Reviewing Agent

Rejected For: \_\_\_\_\_

HEALTH/DPW

Date In

Date Forwarded

Reviewing Agent

6/7/85

6/1/85

Rejected For: \_\_\_\_\_

OPZ

Date Received

Owner/Engineer  
Notified

Reviewing Agent

Actions or Revisions Needed: \_\_\_\_\_

OFFICE OF PLANNING & ZONING

File No. F-87-120

FINAL PLAT/ORIGINAL

Wendy Pappas  
(Name)

SIGNATURE APPROVAL

This form is for the processing of final plat originals for signature approvals. If it is found necessary for any corrections or additions to be made on the original, the corrections needed must be stated and forwarded to the next agency, minus the signature, and then returned to the Office of Planning and Zoning for processing. All or any revisions required to the final plat original will be compiled and forwarded to the owner to enable the owner's engineer to make the revisions at one time or to contact the appropriate County agency on questions concerning such revisions.

OPZ

Date Received

Date Forwarded

Brown  
Reviewing Agent

4-29-87

4-21-87

Rejected For: \_\_\_\_\_

DPW/HEALTH

Date In

Date Forwarded

\_\_\_\_\_  
Reviewing Agent

Rejected For: \_\_\_\_\_

HEALTH/DPW

Date In

Date Forwarded

Thompson  
Reviewing Agent

4-30

5-5-87

Rejected For: \_\_\_\_\_

OPZ

Date Received

Owner/Engineer  
Notified

\_\_\_\_\_  
Reviewing Agent

Actions or Revisions Needed: \_\_\_\_\_

**Boender associates**

engineers  
surveyors  
planners

INCORPORATED

SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING  
ELLCOTT CITY, MARYLAND 21043  
BALTIMORE 301-465-7777

**LETTER OF TRANSMITTAL**

TO:

Howard County Health Department

DATE: March 12, 1985

ATTENTION: Craig Williams

RE: Leonardi Property

FILE: 83234

- GENTLEMEN:

☒ WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS:  
☐ SHOP DRAWINGS ☐ PRINTS ☐ PLANS ☐ SAMPLES ☐ SPECIFICATIONS  
☐ COPY OF LETTER ☐ \_\_\_\_\_

copies	date	description
1		Revised record plat

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RESUBMIT \_\_\_\_\_ COPIES FOR APPROVAL  
☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ SUBMIT \_\_\_\_\_ COPIES FOR DISTRIBUTION  
☒ AS REQUESTED ☐ RETURNED FOR CORRECTIONS ☐ RETURN \_\_\_\_\_ CORRECTED PRINTS  
☐ FOR REVIEW AND COMMENT ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPIES:

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

SIGNED: \_\_\_\_\_

**BOENDER ASSOCIATES, INC.**



SUBDIVISION:

LEONARDI PROPERTY  
EMERALD COURT

LOT NUMBER: 3

DRY WELL OR DRY WELL AND TRENCH

		_____ sq. ft./bedroom
	<u>Septic Tank</u>	<u>Minimum Total square Feet</u>
3 bedroom	1000 gallon	_____
4 bedroom	1250 gallon	_____
5 bedroom	1500 gallon	_____

Inlet \_\_\_\_\_ feet below original grade.

Bottom maximum depth \_\_\_\_\_ feet below original grade.

Effective area begins at \_\_\_\_\_ feet below original grade.

NOTE: If trench is used to make up absorbent area, run the trench on level ground and leave a 5 foot earth buffer between dry well and trench.  
No trench is to exceed 100 feet in length. Trench inlet to be same as dry well, with \_\_\_\_\_ feet of stone below distribution pipe.

TRENCHES187 sq. ft./bedroomTrench to be 2 wide.Inlet 2 1/2 feet below original grade.Bottom maximum depth 7 1/2 feet below original grade.Effective area begins at 2 1/2 feet below original grade.5 feet of stone below distribution pipe.

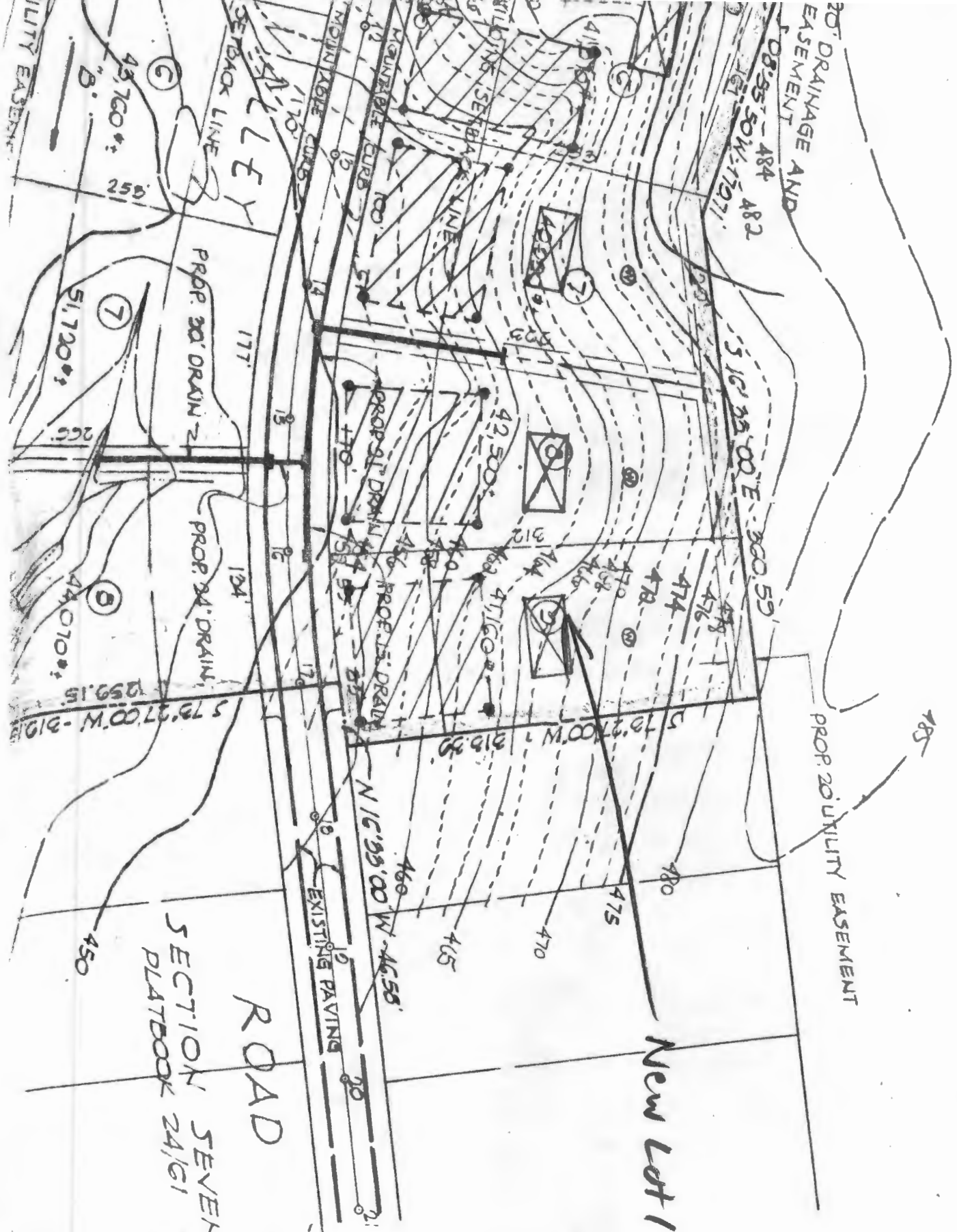
- NOTE:
- (1) No trench to exceed 100 feet in length.
  - (2) If more than one trench used, a distribution box is required.
  - (3) Trenches to be installed on level ground.
  - (4) Call for inspection of trench before gravel is installed.
  - (5) Provide 6"-8" diameter cleanout and cap to grade or above on septic tank and drywell.
  - (6) If a Garbage disposal is used, increase septic tank capacity by 50% and increase absorbant sidewall area by 22%.

LOCATION:

START THE FIRST TRENCH 130' FROM THE  
FRONT LOT LINE AND 300' FROM THE RIGHT 24' 1/2' IN  
LOT LINE AS SEEN WHEN FACING THE PROPERTY  
FROM THE END OF ITALO DRIVE.

4/23/86 Craig Williams

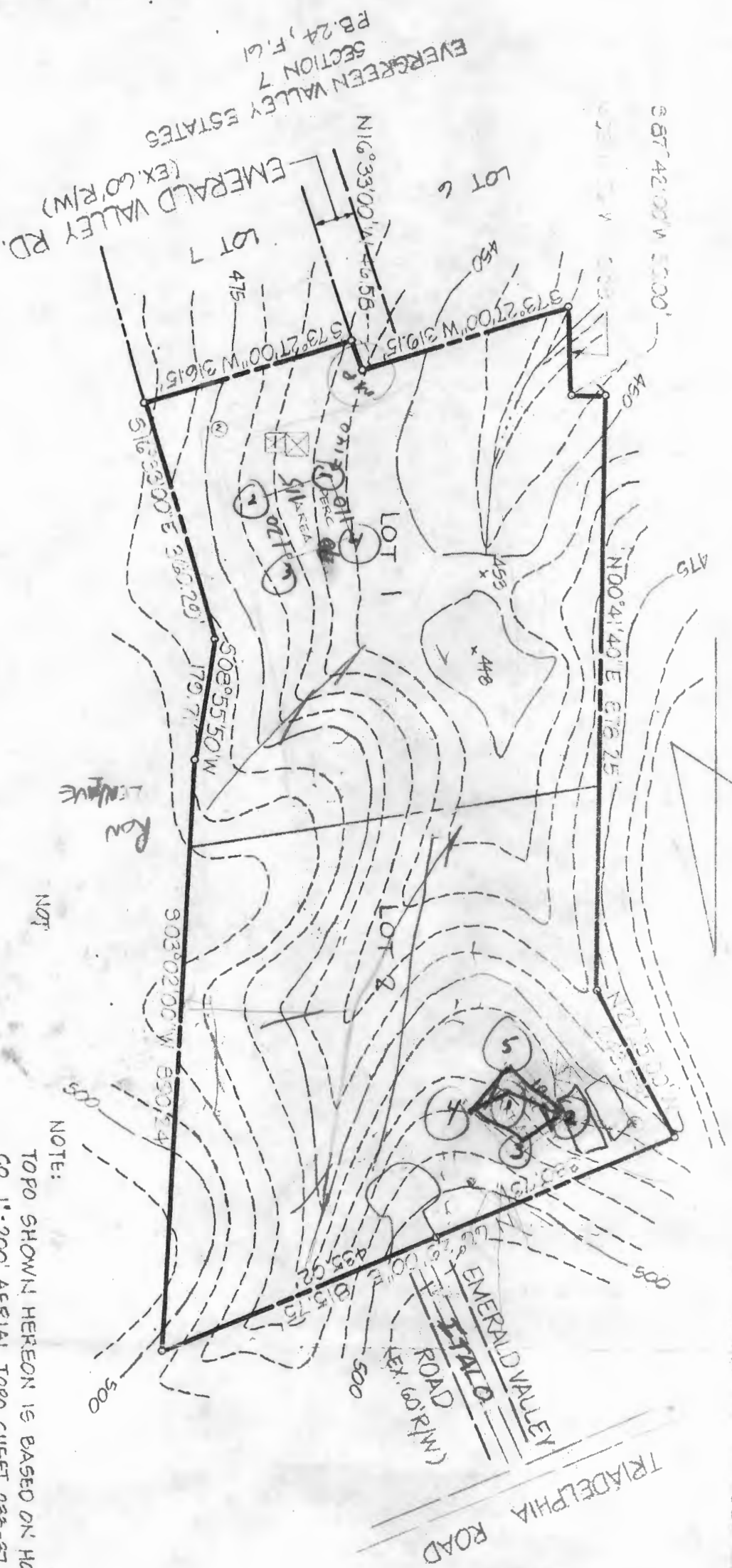




LEGEND

- 4G8---SECOND
- ⊗ DENOTES TWO FOOT CONTAINERS
- ⊗ DENOTES LOCATION OF WELL
- ||||| DENOTES APPROXIMATE LOCATION OF WELL
- DENOTES 10,000' SEWAGE EASEMENT
- PERCOLATION TEST HOLE

NOTES:  
1. TYPED IN



NOTE:  
TOPO SHOWN HEREON IS BASED ON HOWARD  
CO. 1"=200' AERIAL TOPO SHEET 233-37

TITLE <b>PERC PLAT</b>		DATE: <b>NOV, 1983</b>	<b>boender associates</b> SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING ELLICOTT CITY, MARYLAND 21043 301-466-7777  engineers surveyors planners
PROJECT <b>LEONARDI PROPERTY</b>		SCALE: 1"=200'	
LOCATION SRD E SECTION D DISTRICT HOWARD COUNTY, M.C.	JOB NO.: 83234	DRAWN BY: D.M.P. <i>gds</i>	



# COORDINATE SCHEDULE

NO.	NORTH	SOUTH
1	529757.06	820683.66
2	529959.40	821006.19
3	529932.78	821012.22
4	529877.96	821052.43
5	529518.87	821087.34
6	529371.43	820852.32
7	529559.63	820826.24
8	529991.29	821057.02
9	530190.58	821374.68
10	529785.98	821414.01
11	529588.35	821100.58
12	529878.20	821072.50
13	529974.27	821078.36
14	529487.39	821443.04
15	529220.07	820873.30

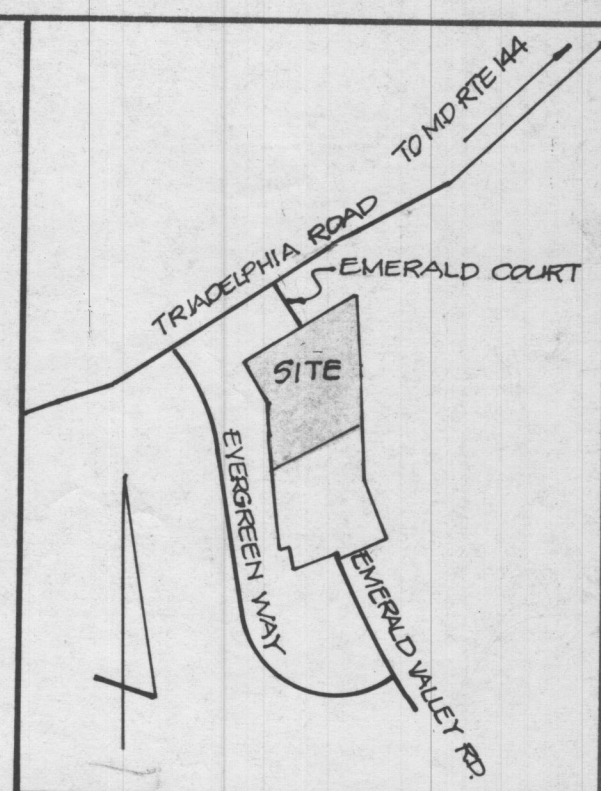
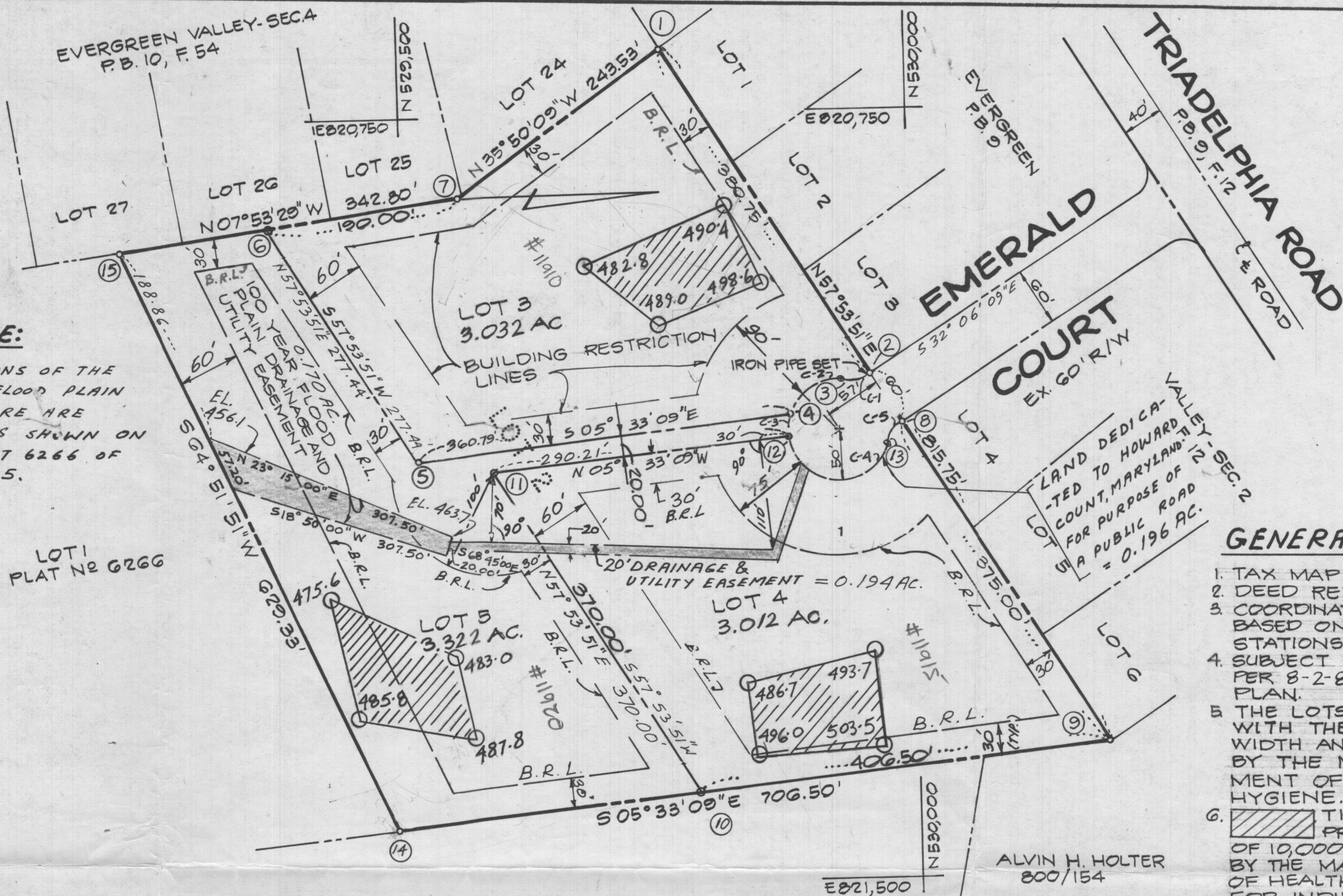
## NOTE:

ELEVATIONS OF THE 100 YR. FLOOD PLAIN USED HERE ARE SAME AS SHOWN ON THE PLAT 6266 OF 6-25-85.

# CURVE SCHEDULE

NO.	L	R	CH'D BEARING	L	Δ
C1	27.82	41.23	S12°46'04"E	27.30	38°40'11"
C2	74.75	50.00	S36°15'42"E	67.98	85°39'28"
C3	20.21	50.00	N89°19'47"E	20.07	23°09'33"
C4	123.61	50.00	N03°20'20"E	96.25	148°31'20"
C5	27.82	41.23	N51°26'14"W	27.30	38°40'11"

LOT 1  
PLAT NO 6266



## GENERAL NOTES:

- TAX MAP 16 PLAT NO. 2
- DEED REFERENCE 1546/III
- COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL STATIONS 333703 AND 333702.
- SUBJECT PROPERTY ZONED R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENT OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- FINAL PLAT SUBJECT TO VP-87-54 AND VP-87-54A1

## PURPOSE OF RESUBDIVISION:

STREET NAME CHANGE TO EMERALD COURT, LOCATED IN EVERGREEN VALLEY-SEC. 2, AND RESUBDIVISION OF LOT 2, LEONARDI PROPERTY OF PLAT 6266 OF 6-25-85.

## GENERAL NOTES: (CONTD.)

- FOR LOT 5, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE WILL BE PROVIDED TO THE CULDESAC AND ITS DRIVEWAY'S JUNCTION.

## OWNER & DEVELOPER

DONALD W. GOLDSMITH AND BARBARA H. GOLDSMITH  
3556 LAKEWAY DRIVE  
ELLICOTT CITY, MD. 21043

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MADELINE LEONARDI LANCELOTTA (FORMERLY KNOWN AS MADELINE LEONARDI) AND JOHN J. SWEENEY, JR., TRUSTEES OF THE CHARITABLE REMAINDER TRUST TO DONALD W. GOLDSMITH AND BARBARA H. GOLDSMITH BY DEED DATED OCTOBER 23, 1986 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1546 AT FOLIO III AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTED CODE OF MARYLAND, AS AMENDED.

*Leslie C. Hopkins* 2/2/87  
DATE

## OWNER'S STATEMENT:

WE DONALD GOLDSMITH AND BARBARA GOLDSMITH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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 AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18<sup>TH</sup> DAY OF MARCH, 1987.

*Donald W. Goldsmith* *Barbara Goldsmith*  
WITNESS WITNESS

## AREA TABULATIONS

TOTAL NUMBER OF LOTS: 3  
TOTAL AREA OF LOTS: 9.366 AC.  
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.196 AC.  
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
TOTAL AREA OF PLAT: 9.562 AC.

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

*Joyen Byde* 5-6-87  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*Unlabeled Signature* 1-26-87  
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*James P. Chwin* 1/20/88  
DIRECTOR DATE

F-87-120

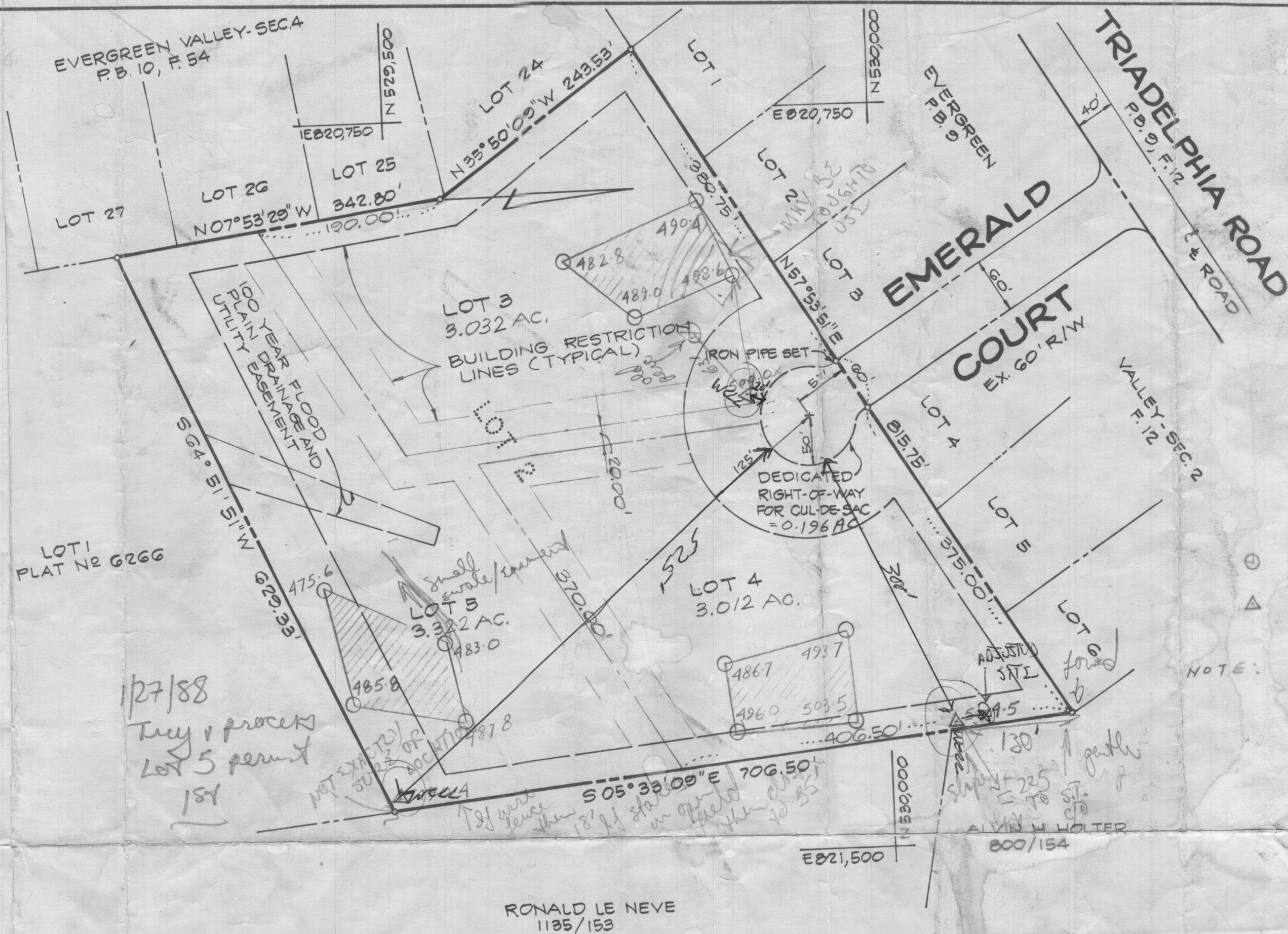
SIGNED FILE COPY  
WINSLOW PROPERTY  
LOTS 3, 4 AND 5

RESUBDIVISION OF LOT-2, LEONARDI PROPERTY

TAX MAP 16 EX. ZONING = R  
3RD ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1"=100' DATE: JANUARY, 1987.

**dc** datta consultants, inc.  
1520 RAWLINGSWELL ROAD BALTIMORE, MD. 21228





WINSLOW  
~~GOLDSMITH~~ PROPERTY  
LOTS 3, 4 AND 5

STREET NAME CHANGE TO  
EMERALD COURT LOCATED  
IN EVERGREEN VALLEY-SEC. 2

RESUB. OF LEONARDI PROPERTY  
TAX MAP 16 EX. ZONING = R

3RD ELECTION DISTRICT

HOWARD COUNTY, MD.

SCALE: 1"=100'

DATE: NOVEMBER, 1986

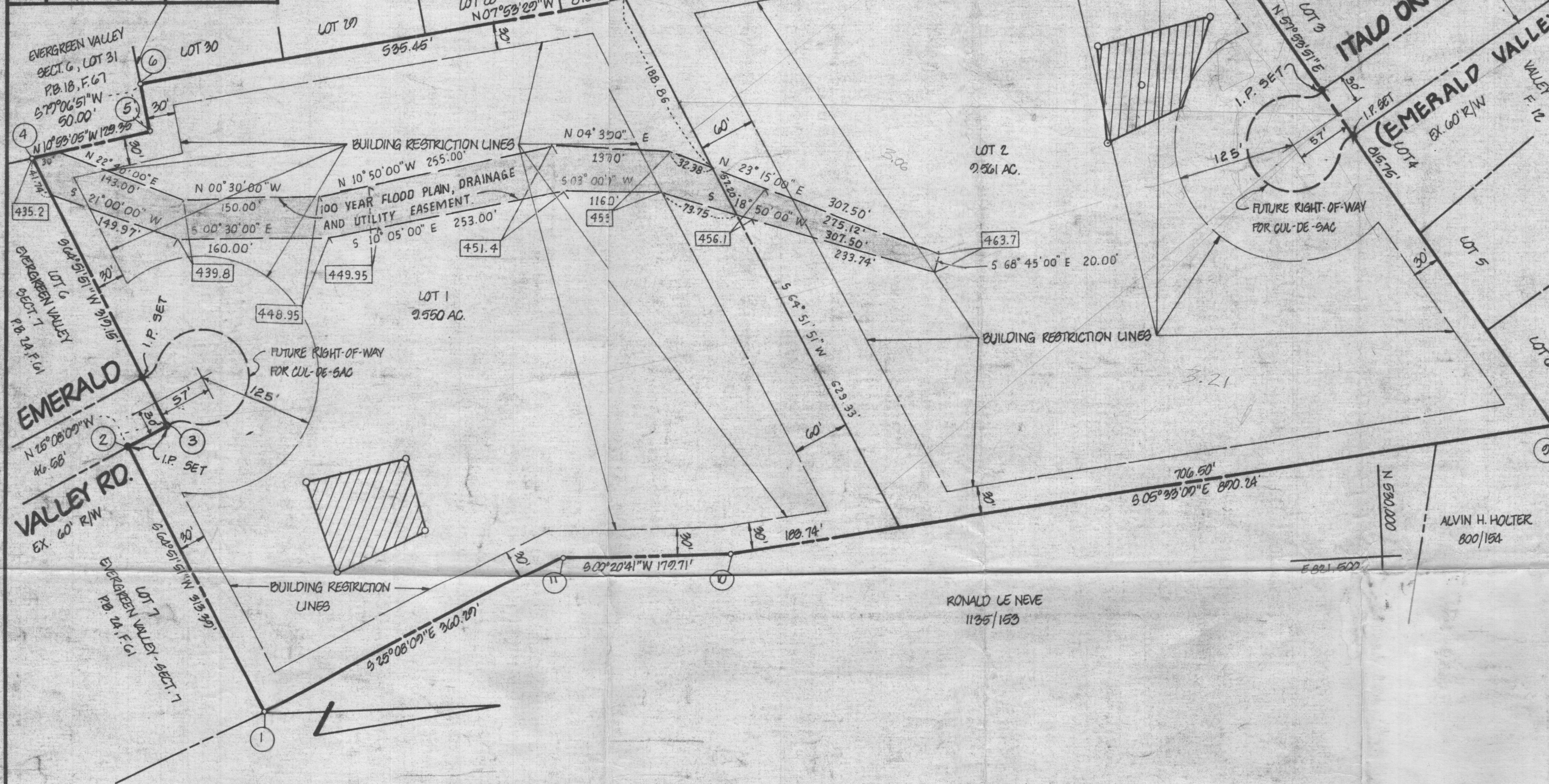
REV: DECEMBER 4, 1986

→ NOT SENT TO THE COUNTY

**dc** datta consultants, inc.  
1520 RAWLINGSWELL ROAD BALTIMORE, MD. 21228



COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	528,798.624	821,612.768
2	528,643.506	821,309.095
3	528,707.675	821,309.269
4	528,572.112	821,020.342
5	528,679.125	820,995.717
6	528,689.672	820,946.816
7	529,559.626	820,826.237
8	529,757.057	820,689.687
9	530,190.575	821,374.677
10	529,304.512	821,460.814
11	529,124.805	821,459.793



VICINITY MAP  
SCALE: 1"=1200'

### GENERAL NOTES

- TAX MAP: 16, PARCEL NO. 228
- DEED REFERENCE: 709/536 (THIRD PARCEL)
- COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL STATIONS 393723 AND 393702
- SUBJECT PROPERTY ZONED R, PER 10-3-77 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN THUS (o).
- DESIGNATES IRON PIN TO BE SET.

### OWNER & DEVELOPER

MADLINE LEONARDI LANCELOTTA AND JOHN J. SWEENEY, JR.  
TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST  
c/o O'CONNOR & SWEENEY  
1513 FIDELITY BUILDING  
BALTIMORE, MD. 21201

### AREA TABULATIONS

TOTAL NUMBER OF LOTS: 2  
TOTAL AREA OF LOTS: 12.111 AC.  
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: NONE  
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
TOTAL AREA OF PLAT: 12.111 AC

### OWNERS STATEMENT

WE, MADLINE LEONARDI LANCELOTTA AND JOHN J. SWEENEY, JR. TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY ARE IN PLAN OF SUBDIVISION.

AT  
NG  
THIS

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HUDSON CONSTRUCTION COMPANY TO MADLINE LEONARDI AND JOHN J. SWEENEY, JR. TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST BY DEED DATED JUNE 21, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 703 AT FOLIO 536 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 5-2-84  
WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

RECORDED AS PLAT 6266 ON 6-25-85  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

### LEONARDI PROPERTY

LOTS 1 AND 2, AND  
STREET NAME CHANGE TO  
EMERALD VALLEY ROAD LOCATED  
IN EVERGREEN VALLEY - SECTION 2

TAX MAP: 16 EX. ZONING: R  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=1200 DATE: MAY, 1984

boender associates engineers  
surveyors  
planners  
3565 ELLICOTT MILLS DRIVE  
ELLICOTT CITY, MARYLAND 21043  
BALTIMORE 301-465-7777 SALISBURY 301-749-1286

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
Howard M. Boyd M.D. 6/21/85  
HOWARD COUNTY HEALTH OFFICER DATE

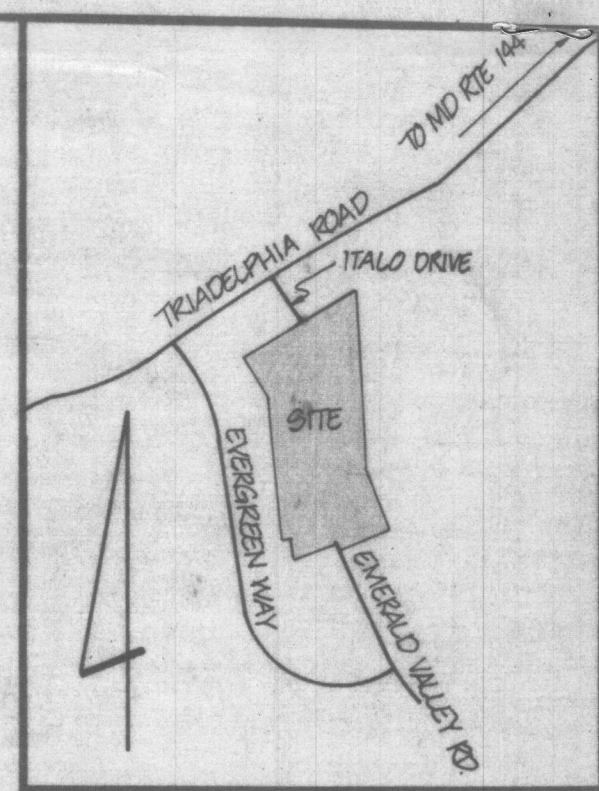
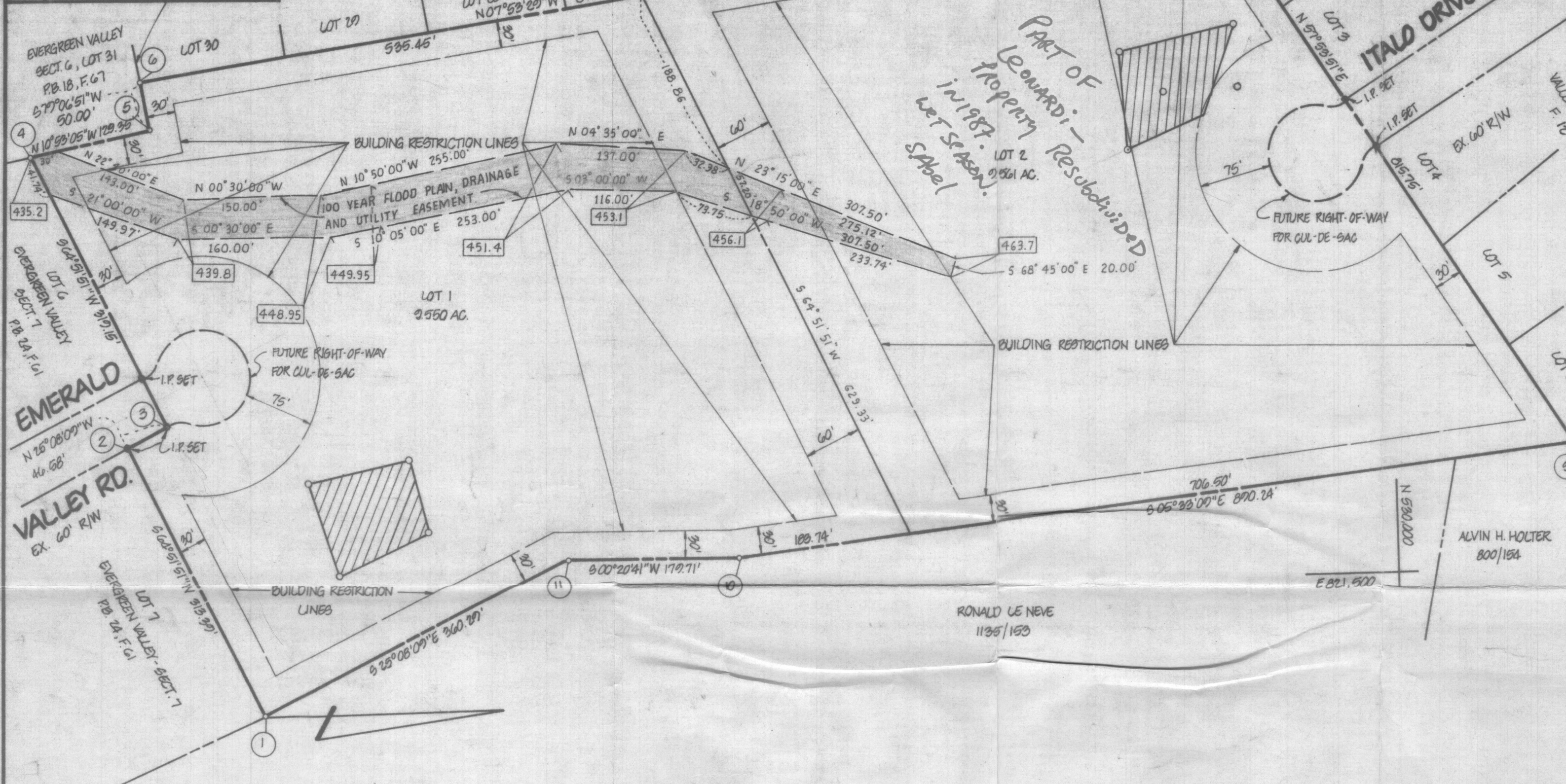
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
Thomas L. Homing 6-25-85  
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
Gary F. Nemy 6-24-85  
DIRECTOR DATE

WITNESS OUR HANDS THIS 9th DAY OF MAY, 1984  
Madeline Leonard Lancelotta John J. Sweeney Jr. Trustee  
WITNESS WITNESS



COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	523,728.624	821,612.768
2	523,645.506	821,309.095
3	523,707.675	821,309.210
4	523,672.112	821,020.342
5	523,679.195	820,995.917
6	523,689.072	820,946.816
7	523,559.624	820,826.237
8	523,757.057	820,683.687
9	523,190.576	821,374.677
10	523,304.512	821,440.814
11	523,124.805	821,459.793



## GENERAL NOTES

- TAX MAP: 16, PARCEL NO. 228
- DEED REFERENCE: 703/536 (THIRD PARCEL)
- COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL STATIONS 998703 AND 999702
- SUBJECT PROPERTY ZONED R, PER 10-3-77 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN THUS (•).
- DESIGNATES IRON PIN TO BE SET.

## OWNER & DEVELOPER

MADELINE LEONARDI LANCELOTTA AND JOHN J. SWEENEY, JR.  
TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST  
c/o O'CONNOR & SWEENEY  
1513 FIDELITY BUILDING  
BALTIMORE, MD. 21201

## AREA TABULATIONS

TOTAL NUMBER OF LOTS: 2  
TOTAL AREA OF LOTS: 12.111 AC.  
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: NONE  
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
TOTAL AREA OF PLAT: 12.111 AC

## OWNERS STATEMENT

WE, MADELINE LEONARDI LANCELOTTA AND JOHN J. SWEENEY, JR. TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

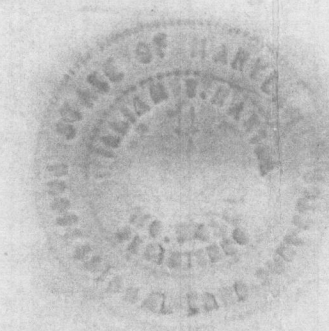
WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF MAY, 1984

*Madeline Leonard Lancelotta*  
*John J. Sweeney, Jr.*  
WITNESS

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HUDSON CONSTRUCTION COMPANY TO MADELINE LEONARDI AND JOHN J. SWEENEY, JR. TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST BY DEED DATED JUNE 27, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 703 AT FOLIO 536 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*William G. Hartel* 5-2-84  
WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE



RECORDED AS PLAT \_\_\_\_\_ ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

## LEONARDI PROPERTY LOTS 1 AND 2

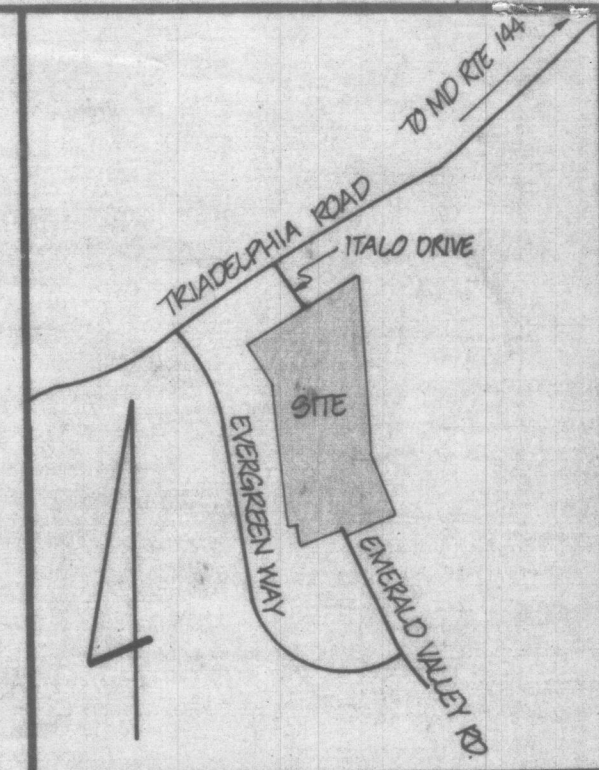
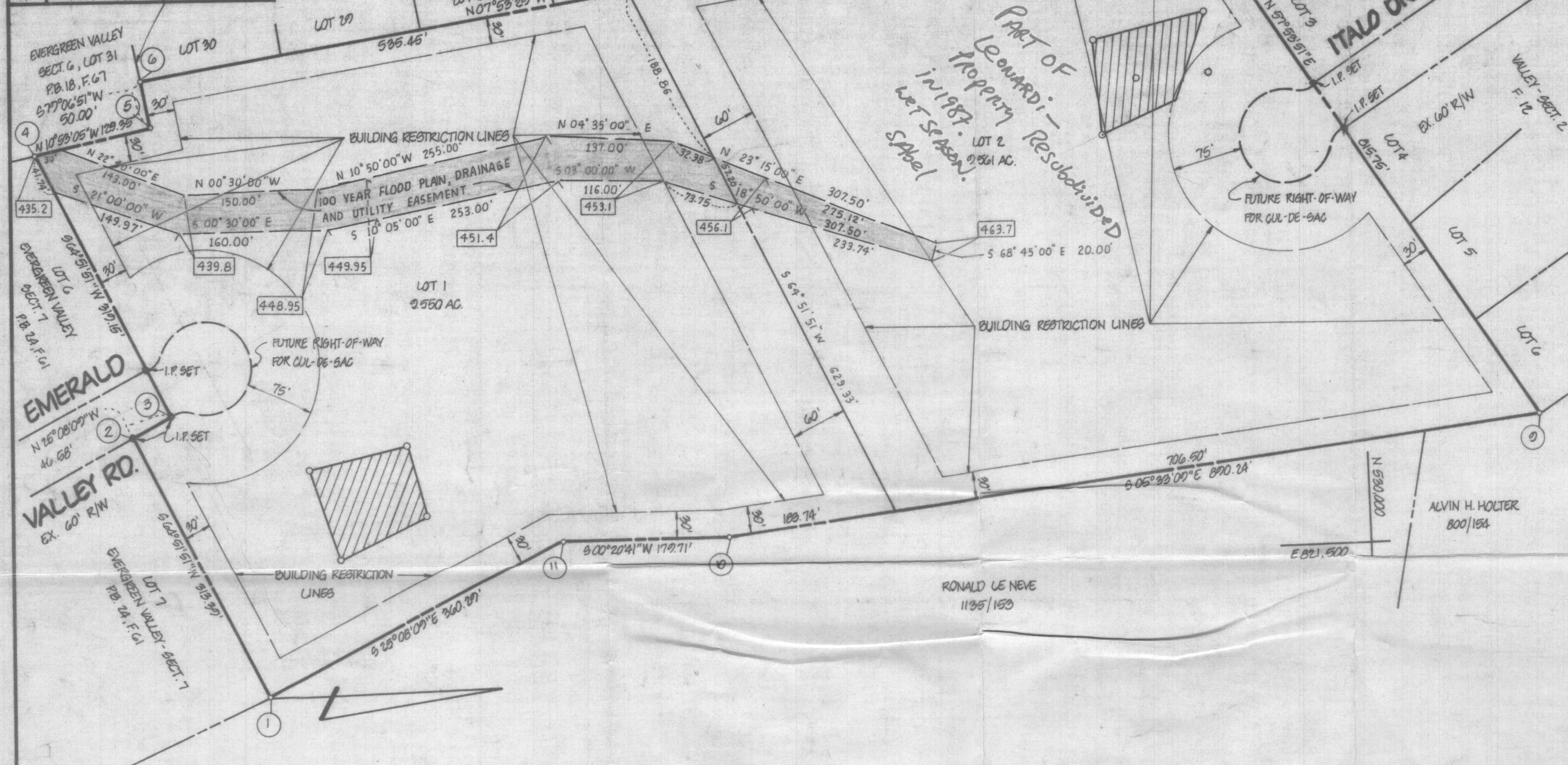
app. sent to P&Z  
3-14-85

TAX MAP: 16 EX. ZONING: R  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 120 DATE: MAY, 1984

boender associates engineers  
surveyors  
planners  
3545 ELLICOTT MILLS DRIVE  
ELLICOTT CITY, MARYLAND 21043  
BALTIMORE 301-465-7777 SALISBURY 301-749-1286



COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	523,723.624	821,12.760
2	523,663.506	821,380.055
3	523,707.675	821,309.247
4	523,672.112	821,020.342
5	523,072.135	820,975.017
6	523,689.072	820,046.816
7	523,559.626	820,826.237
8	523,757.057	820,683.657
9	530,190.576	821,374.677
10	529,304.512	821,460.814
11	529,124.805	821,459.733



VICINITY MAP  
SCALE: 1"=1200'

### GENERAL NOTES

1. TAX MAP: 16, PARCEL NO. 228
2. DEED REFERENCE: 73/536 (THIRD PARCEL)
3. COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL STATIONS 999708 AND 999702
4. SUBJECT PROPERTY ZONED R, PER 10-3-77 COMPREHENSIVE ZONING PLAN
5. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE
6. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
7. ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN THUS (e).
8. • DESIGNATES IRON PIN TO BE SET.

**OWNER & DEVELOPER**  
MADELINE LEONARDI LANCELOTTA AND JOHN J. SWEENEY, JR.  
TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST  
c/o O'CONNOR & SWEENEY  
1513 FIDELITY BUILDING  
BALTIMORE, MD. 21201

**AREA TABULATIONS**  
TOTAL NUMBER OF LOTS: 2  
TOTAL AREA OF LOTS: 12.111 AC.  
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: NONE  
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
TOTAL AREA OF PLAT: 12.111 AC

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

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS STATEMENT**

WE, MADELINE LEONARDI LANCELOTTA AND JOHN J. SWEENEY, JR. TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF MAY, 1984

*Madeline Leonard Lancelotta* *John J. Sweeney, Jr.*  
\_\_\_\_\_  
WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HUDSON CONSTRUCTION COMPANY TO MADELINE LEONARDI AND JOHN J. SWEENEY, JR. TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST BY DEED DATED JUNE 21, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 703 AT FOLIO 596 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*William G. Hartel* 5-2-84  
\_\_\_\_\_  
WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

RECORDED AS PLAT \_\_\_\_\_ ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**LEONARDI PROPERTY**  
**LOTS 1 AND 2**

app. sent to P&Z  
3-14-85

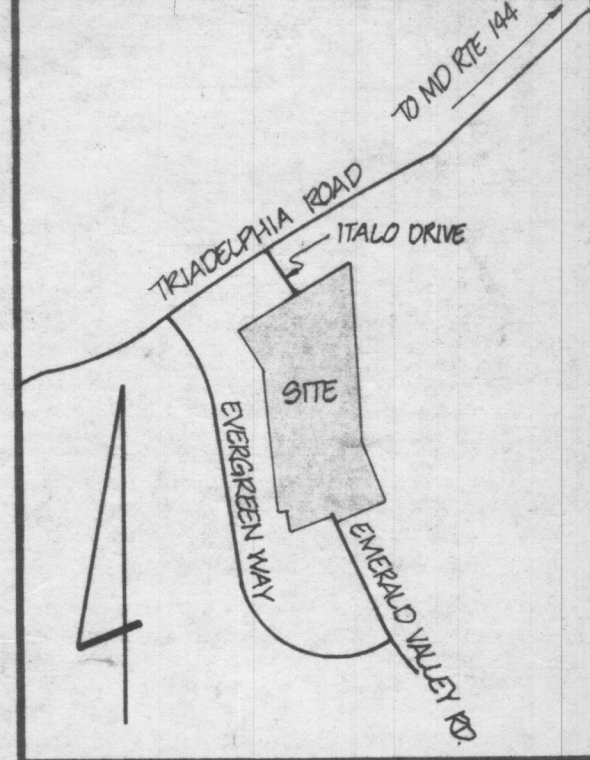
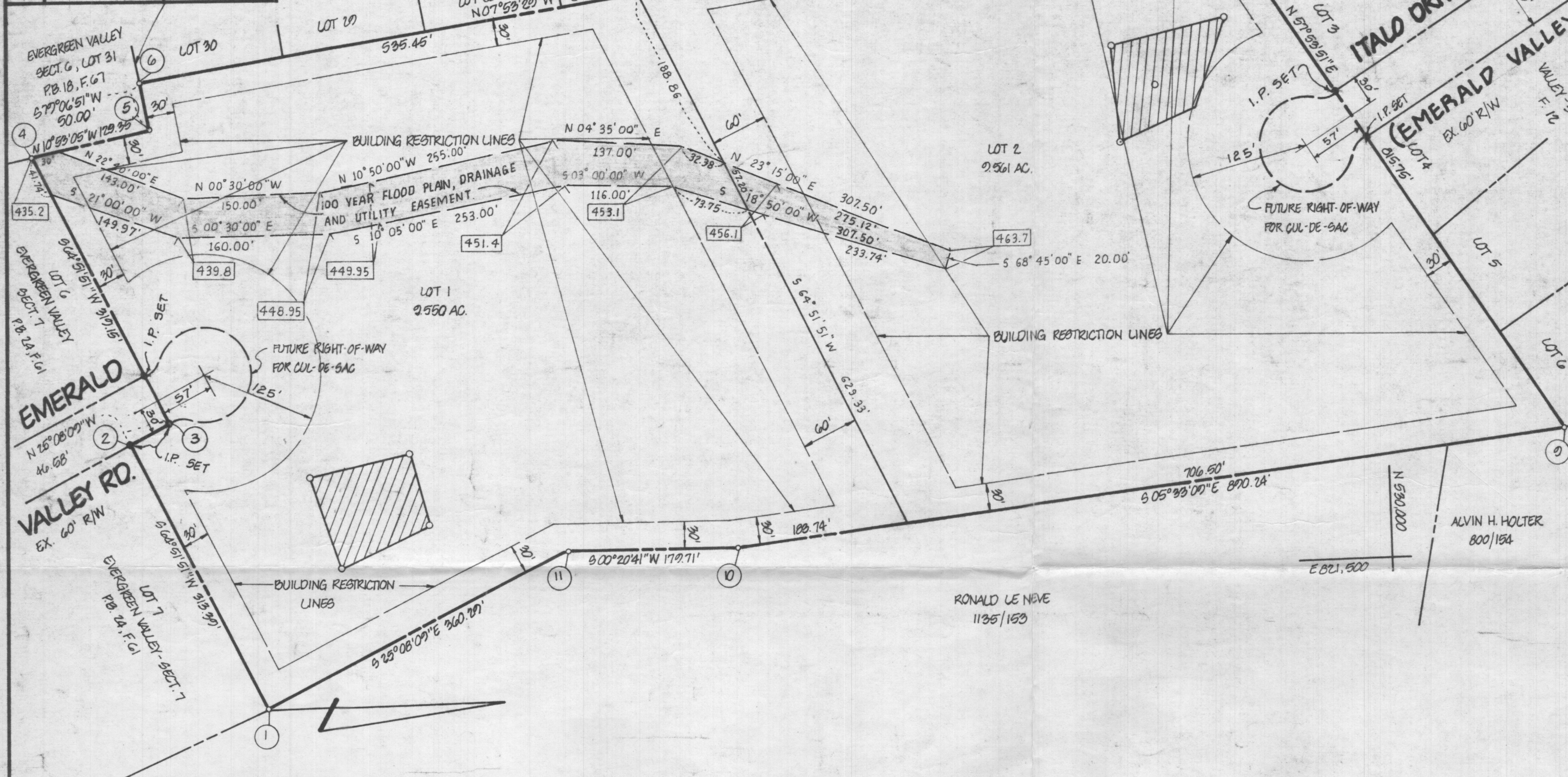
TAX MAP: 16 EX. ZONING: R  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=1200 DATE: MAY, 1984

**boender associates** engineers  
surveyors  
planners  
9515 ELLICOTT MILLS DRIVE  
ELLICOTT CITY, MARYLAND 21043  
BALTIMORE 301-455-7777 SALISBURY 301-749-1286

MAR 12 1985



COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	528,728.624	821,612.768
2	528,665.506	821,389.055
3	528,707.475	821,307.260
4	528,572.112	821,020.342
5	528,679.135	820,975.717
6	528,689.672	820,946.816
7	529,559.626	820,826.237
8	529,757.057	820,689.687
9	530,170.575	821,374.677
10	529,304.512	821,460.814
11	607,124.805	821,459.793



VICINITY MAP  
SCALE: 1" = 1200'

### GENERAL NOTES

- TAX MAP: 16, PARCEL NO. 228
- DEED REFERENCE: 703/536 (THIRD PARCEL)
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- DESIGNATES IRON PIN TO BE SET.

### OWNER & DEVELOPER

MADELINE LEONARDI LANCELOTTA AND JOHN J. SWEENEY, JR.  
TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST  
c/o O'DONOR & SWEENEY  
1513 FIDELITY BUILDING  
BALTIMORE, MD. 21201

### AREA TABULATIONS

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TOTAL AREA OF LOTS: 12.111 AC.  
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TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
TOTAL AREA OF PLAT: 12.111 AC

### OWNERS STATEMENT

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### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HUDSON CONSTRUCTION COMPANY TO MADELINE LEONARDI AND JOHN J. SWEENEY, JR. TRUSTEE OF THE CHARITABLE REMAINDER UNITRUST BY DEED DATED JUNE 27, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 703 AT-FOLIO 536 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 5-2-84  
WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE



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

Joyce M. Boyd M.D. 6/21/85  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas L. Hammig 6-25-85  
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Henry F. Nemej 6-24-85  
DIRECTOR DATE

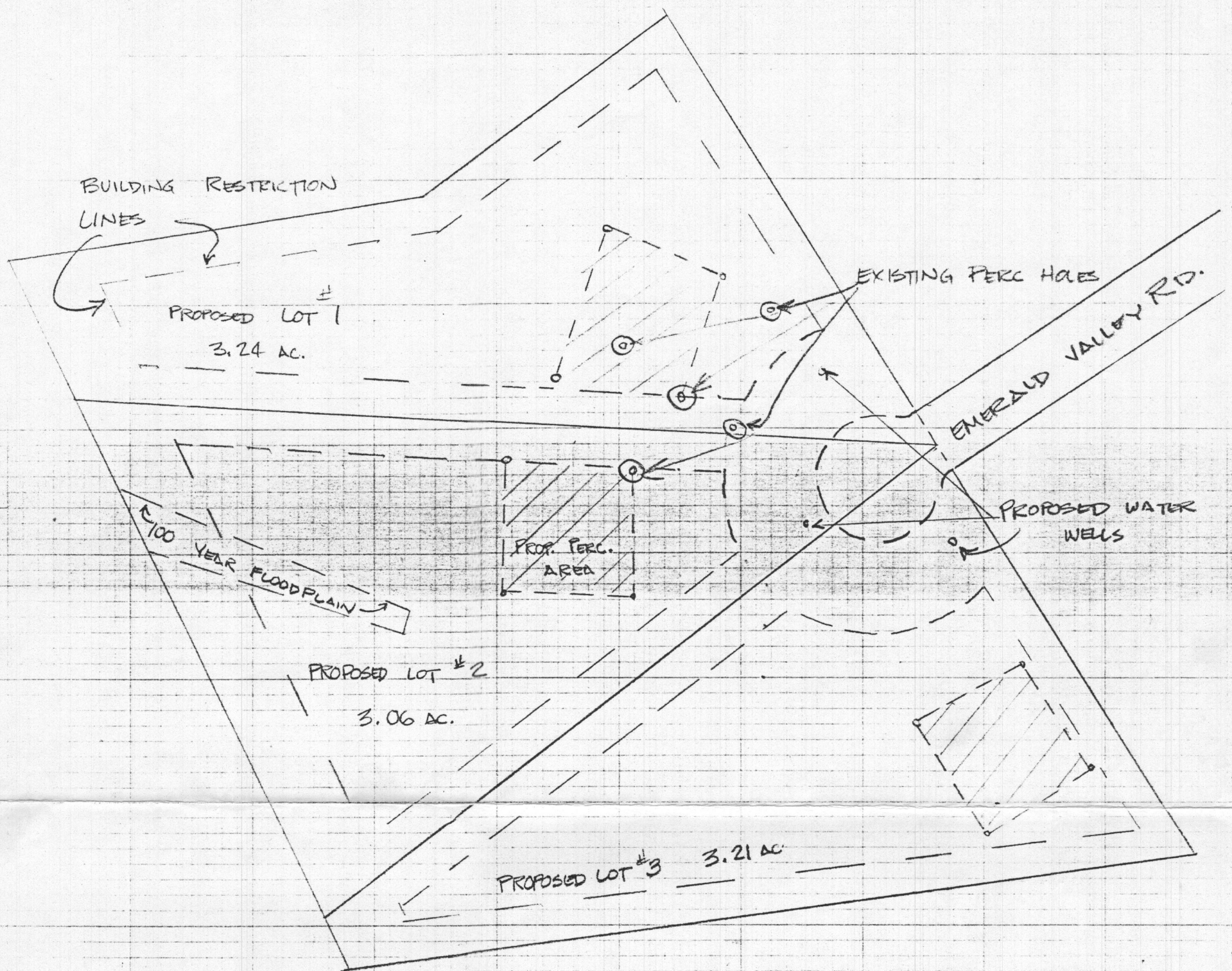
WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF MAY, 1984  
Madelaine Leonard Lancelotta John J. Sweeney Jr.  
WITNESS WITNESS

RECORDED AS PLAT 6266 ON 6-25-85 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FILE COPY  
LEONARDI PROPERTY  
LOTS 1 AND 2, AND  
STREET NAME CHANGE TO  
EMERALD VALLEY ROAD LOCATED  
IN EVERGREEN VALLEY - SECTION 2  
F-84-178  
TAX MAP: 16 EX. ZONING: R  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' DATE: MAY, 1984

boender associates engineers  
surveyors planners  
3525 ELLICOTT MILLS DRIVE 83234  
ELLICOTT CITY, MARYLAND 21043  
BALTIMORE 301-465-7777 SALISBURY 301-749-1286





SCALE - 1" = 100'

### PROPOSED PLOT PLAN

FOR PRIVATE SEWAGE DISPOSAL AREAS  
AND WATER WELLS FOR RESUBDIVISION  
OF LOT 2, LEONARDI PROPERTY

TAX MAP 16 ELECTION DISTRICT 3

EXISTING ZONING - R L.B. 703 F. 536

PLAT 6266, REC. 6-25-85