

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration							
Tax Exempt:		Special Tax Recapture:									
Exempt Class:		NONE									
Account Identifier:		District - 04 Account Number - 361415									
Owner Information											
Owner Name:		PAGNOTTA ALEXANDER PAGNOTTA LINDA T/E		Use: RESIDENTIAL Principal Residence: YES							
Mailing Address:		1160 HOODS MILL RD COOKSVILLE MD 21723-9704		Deed Reference: /05821/ 00393							
Location & Structure Information											
Premises Address:		1160 W HOODS MILL RD COOKSVILLE 21723-0000		Legal Description: LOT 1 1.0827 A 1160 HOODS MILL RD GREENSTREET PROPERTY							
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	13318	
0008	0011	0132		0000			1	2017	Plat Ref:		
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			
2002		3,125 SF				1.0800 AC		000000			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
2	NO	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached						
Value Information											
		Base Value		Value		Phase-in Assessments					
				As of		As of		As of			
				01/01/2017		07/01/2018		07/01/2019			
Land:		200,800		180,800							
Improvements		270,900		284,200							
Total:		471,700		465,000		465,000		465,000			
Preferential Land:		0						0			
Transfer Information											
Seller: GREENSTREET LLC			Date: 12/04/2001			Price: \$77,000					
Type: NON-ARMS LENGTH OTHER			Deed1: /05821/ 00393			Deed2:					
Seller: GREENSTREET PHILIP H SR ETAL			Date: 10/22/1998			Price: \$90,000					
Type: ARMS LENGTH MULTIPLE			Deed1: /04475/ 00484			Deed2:					
Seller:			Date:			Price:					
Type:			Deed1:			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											



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
June 27, 1997

Mr. Tim Feaga
c/o Land Marketing Consultants, Inc.
3243 Bethany Lane
Ellicott City, Maryland 21042

RE: Percolation Test Results
Application Number: A58116
Proposed Use: Subdivision
Property ID: Greenstreet Property
Route 97

Dear Mr. Feaga:

Percolation testing conducted May 21, 1997 and June 12, 1997 on the above referenced property indicated limited satisfactory soil conditions. Limiting factors include shallow depth to water table and/or rock in several locations. Copies of the percolation test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations, elevations and test numbers of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic system within 100 feet of property boundaries have been shown. Wet season testing may be necessary depending on the proposed septic configuration.

This plat should be submitted within sixty (60) days to allow field verification if necessary. (If the proposal is for subdivision, a Groundwater Appropriations Permit must be approved prior to any plat approvals. If you have any questions regarding this matter, please contact me at the below address or by calling 410-313-2640.

Very truly yours,

Glen Savage, R. S.
Water and Sewerage Program

GS:jr

cc: Rob Vogel
File

DAVE MARTIN -461-5828



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

July 8, 1996

Mr. Phil Greenstreet, Jr.
12182 Triadelphia Road
Ellicott City, MD 21042

Dear Mr. Greenstreet :

This letter shall serve as permission to construct a new dwelling prior to removal of the existing dwelling. As you may be aware, the Howard County Zoning Regulations permit one single family detached dwelling unit per lot. Therefore, this temporary approval is being granted for six months or until issuance of the final use and occupancy permit, whichever may occur first. Should any delays necessitate an extension, you must contact this Department in writing prior to the deadline in order to request an extension of time.

Upon the issuance of either a temporary or final use and occupancy permit for the new dwelling the previously existing house must be removed. Failure to remove the original dwelling unit within the specified time frame will result in enforcement action by Howard County as authorized under Section 102 of the Howard County Zoning Regulations. This enforcement action may include but not be limited to Civil Fines or the removal of the house by the County at the owner's expense.

The Department of Planning and Zoning will approve a permit for the construction of a new dwelling on the subject property upon the receipt of a copy of this letter containing the signatures of all those individuals having a legal interest in this property, conditioned upon the approval of any and all necessary permits. A copy of this letter should be attached to and made part of your application for a building permit application for the construction of the new dwelling unit. A demolition permit for the existing house also must be applied for at the same time. Should you have any questions regarding this matter, please contact the Department of Planning and Zoning at 313-2393.

Sincerely,

Owner(s) Phil Greenstreet

Signature(s) _____

WFO/DB:vv _____

WFO'Brien
William F. O'Brien, Chief
Division of Comprehensive Planning
and Zoning Administration

F-98-48

RE: FINAL/
DEMO

GREENSTREET PROPERTY
2/19/98

T.C. w/ AVIS AT LICENSES + PERMITS

APPLICANT HASN'T YET COMPLIED WITH
REQUIREMENT TO DEMOLISH ORIGINAL
HOUSE - WE REQUIRE EVIDENCE OF ABANDONMENT
OF SEWER + DISCONNECTION OF WATER

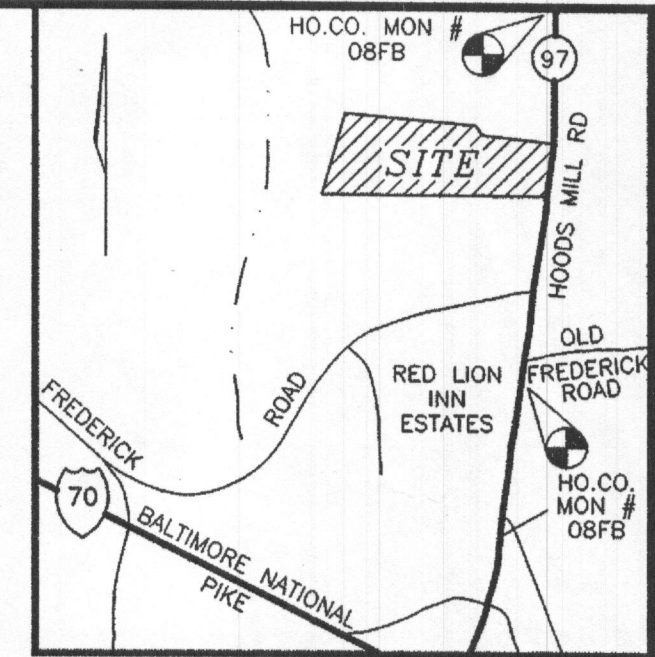
FINAL BEING DELAYED FOR COMPLIANCE,
I DISCUSSED THIS w/ PHIL GREENSTREET, HE
SAID THAT HE CAN'T AGREE TO ARRANGE ABANDONMENT
PRIOR TO ACTUAL DEMOLITION, BUT AGREED TO
DOING SEWER ABANDONMENT 1ST w/ OUR PRESENCE
IF WE WOULD RELEASE PERMIT NOW, + THAT
PLUMBING WAS ALREADY DISCONNECTED. I REQUESTED
THAT WE HAVE A THIS IN WRITING FOR RELEASE
of DEMO PERMIT, HE AGREED, + SAID HE WOULD STOP
BY OUR OFFICE NEXT WEEK. THIS INFO WAS
DISCUSSED w/ AVIS AND SHE AGREES.

SP

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	47,163 S.F.	0 S.F.	47,163 S.F.
2	47,543 S.F.	3,002 S.F.	44,541 S.F.
3	55,939 S.F.	8,287 S.F.	47,652 S.F.

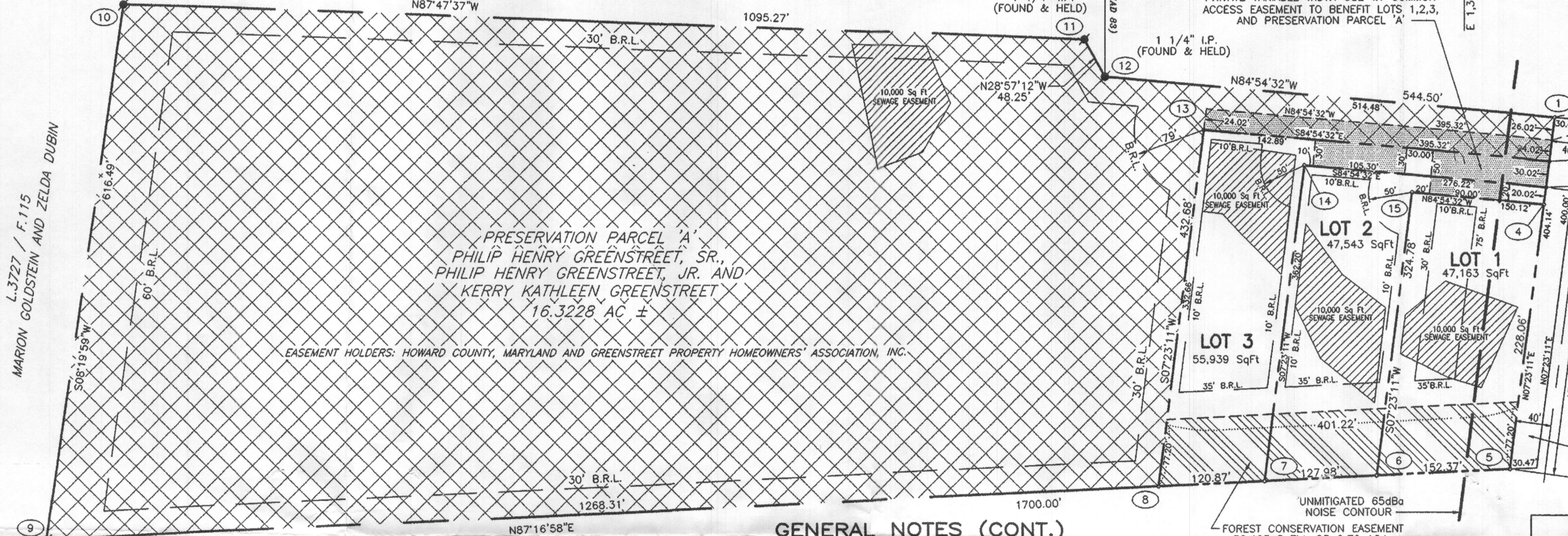
OWNERS
 PHILIP HENRY GREENSTREET, SR.
 PHILIP HENRY GREENSTREET, JR.
 KERRY KATHLEEN GREENSTREET
 1126 HOODS MILL ROAD
 COOKSVILLE, MD. 21723

DEVELOPER
 HERITAGE LAND DEVELOPMENT
 3243 BETHANY LANE
 ELLICOTT CITY, MARYLAND 21042



VICINITY MAP
SCALE: 1"=2000'

1 1/4" I.P.
(FOUND & HELD)



MARION GOLDSTEIN AND ZELDA DUBIN
L.3727 / F.115

PRESERVATION PARCEL 'A'
 PHILIP HENRY GREENSTREET, SR.,
 PHILIP HENRY GREENSTREET, JR. AND
 KERRY KATHLEEN GREENSTREET
 16.3228 AC ±
 EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND GREENSTREET PROPERTY HOMEOWNERS' ASSOCIATION, INC.

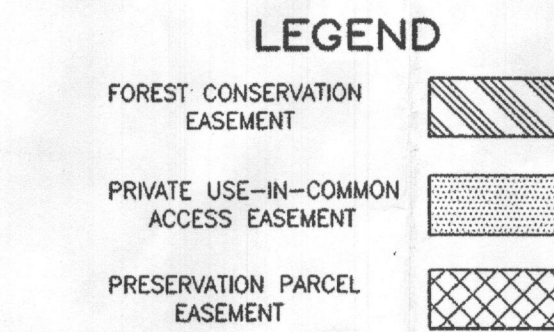
1 1/4" I.P.
(FOUND & HELD)

L.3727 / F.115
MARION GOLDSTEIN AND ZELDA DUBIN

GENERAL NOTES (CONT.)

- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 14 FEET
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2O-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 INSURE ALL WEATHER USE.
- THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR RESPECTIVE BUFFERS.
- NO WETLANDS EXIST ON LOTS 1-3.
- NO 100 YEAR FLOODPLAIN EXISTS ON LOTS 1-3.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN HOWARD COUNTY, MARYLAND AND GREENSTREET PROPERTY HOMEOWNERS' ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ONE EXISTING HOUSE AND ACCESSORY STRUCTURE ON PRESERVATION PARCEL 'A' TO REMAIN.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MAY 14, 1998.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING OR OTHER STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS, AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOTS 1 THRU 3, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED. (SEE ABOVE)

22a. (CONT.)... WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS, DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY.



COORDINATE TABLE

POINT	NORTHING	EASTING
1	N 609572.8012	E 1308602.4296
2	N 609523.1763	E 1308595.9964
3	N 609493.4014	E 1308592.1365
4	N 609473.5514	E 1308589.5632
5	N 609172.0116	E 1308550.4723
6	N 609164.7883	E 1308398.2807
7	N 609158.7207	E 1308270.4397
8	N 609152.9902	E 1308149.7011
9	N 609092.8613	E 1306882.8222
10	N 609702.8488	E 1306972.1702
11	N 609660.6773	E 1308066.6238
12	N 609618.4547	E 1308089.9833
13	N 609558.2559	E 1308202.2387
14	N 609517.9127	E 1308317.0045
15	N 609486.8728	E 1308440.0349

AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL AREA OF LOTS TO BE RECORDED:	3.4583 AC
TOTAL AREA OF PRESERVATION PARCEL TO BE RECORDED:	16.3228 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.4583 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.2769 AC
TOTAL AREA TO BE RECORDED:	20.0580 AC

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 7/16/98
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR # 10884
Philip Henry Greenstreet Jr. 7/17/98
 PHILIP HENRY GREENSTREET, JR. DATE

Philip Henry Greenstreet Jr. 7/17/98
 PHILIP HENRY GREENSTREET, JR. DATE

Kerry Kathleen Greenstreet 7/17/98
 KERRY KATHLEEN GREENSTREET DATE



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3966

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

James M. Zedler 8-31-98
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David J. Smith 8/6/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David J. Smith 9/24/98
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR. AND, KERRY GREENSTREET, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17th DAY OF JULY 1998.

Philip Henry Greenstreet
 PHILIP HENRY GREENSTREET, SR.
Philip Henry Greenstreet Jr.
 PHILIP HENRY GREENSTREET, JR.
Kerry Kathleen Greenstreet
 KERRY KATHLEEN GREENSTREET

Michael D. Martin
 WITNESS
Michael D. Martin
 WITNESS
Michael D. Martin
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PHILIP HENRY GREENSTREET, SR. TO PHILIP HENRY GREENSTREET, JR. AND KERRY KATHLEEN GREENSTREET BY DEED DATED JANUARY 17, 1997 AND RECORDED AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3897 AT FOLIO 564.

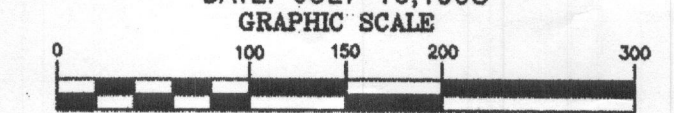
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE AND WELL PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN ACCORDANCE WITH THE HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884 DATE

RECORDED AS PLAT NO. 13318 ON 9/24/98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GREENSTREET PROPERTY
 LOTS 1, 2, 3, AND
 PRESERVATION PARCEL 'A'

ZONED: RC-DEO
 TAX MAP NO:8 BLOCK:11 PARCEL NO:132
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JULY 10, 1998

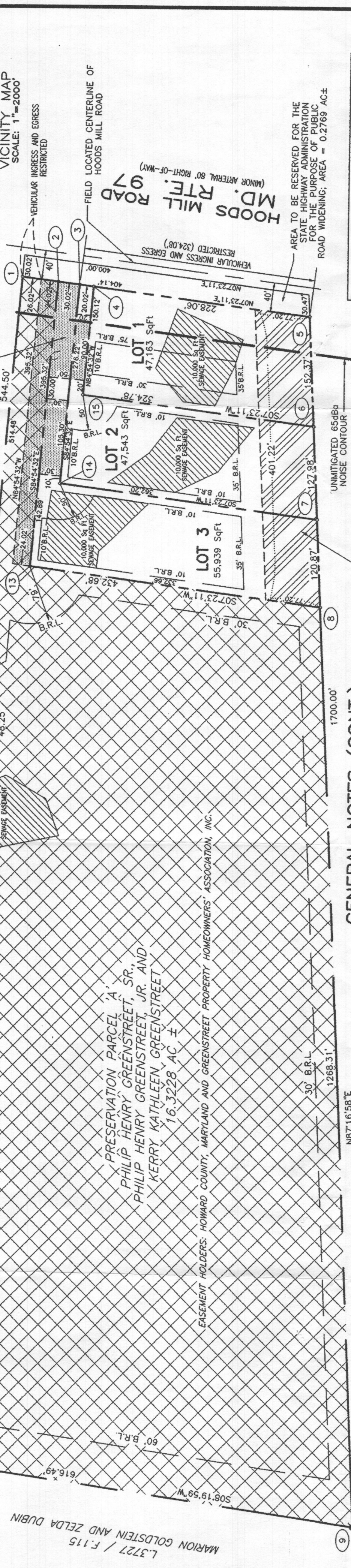
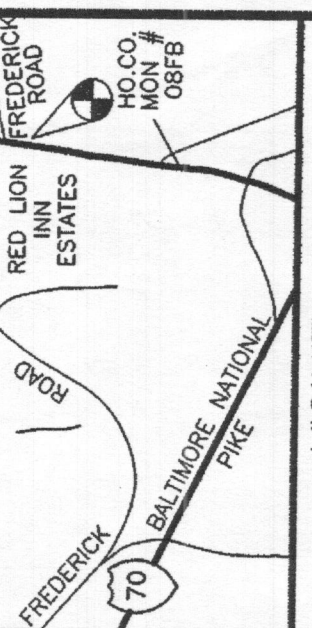


SCALE: 1"=100'
 SHEET 1 OF 1
 F 98-48

F-98-48

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	47,163 S.F.	0 S.F.	47,163 S.F.
2	47,543 S.F.	3,002 S.F.	44,541 S.F.
3	55,939 S.F.	8,287 S.F.	47,652 S.F.

L.3727 / F.115
MARION GOLDSTEIN AND ZELDA DUBIN



GENERAL NOTES (CONT.)

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 14 FEET
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH 1.5% GRADE
 - GEOMETRY - MAXIMUM 10% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
 - TONS (HOT LADING/OVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (HOT LADING/OVERTS)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD FLOW WITH NO MORE THAN 18 INCHES OF WATER OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE IS TO BE DETERMINED BY THE HOWARD COUNTY HEALTH DEPARTMENT. BUILDERS AND FUTURE RESIDENTS THAT BEAR BOUNDARY ADJACENT TO THIS DRIVEWAY SHALL ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR OTHER RESPECTIVE BUFFERS.
- NO WETLANDS EXIST ON LOTS 1-3.
- NO 100 YEAR FLOODPLAIN EXISTS ON LOTS 1-3.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN HOWARD COUNTY, MARYLAND AND GREENSTREET PROPERTY HOMEOWNERS' ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION PERMITTED ON THE PROPERTY.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS' ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MAY 14, 1998.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING OR OTHER STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- SECTION 14.020 OF THE HOWARD COUNTY ZONING REGULATIONS HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT.
- THE DEVELOPER RESERVES UNTO ITSELF ITS SUCCESSORS, AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOTS 1 THRU 3, AND SHOWS ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE ABOVE SAID LOTS SHALL BE SUBJECT TO THE FOREST CONSERVATION AREA. (SEE ABOVE)

GENERAL NOTES

- DEED REFERENCE: L.3887 / F.584
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT PROPERTY ZONING ORDINANCE PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1983.
- THIS PLAN IS BASED ON A SURVEY CONDUCTED BY PHILIP HENRY GREENSTREET, SR. AND KERRY KATHLEEN GREENSTREET, JR. ON OR ABOUT AUGUST 1997.
- THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (MAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:

OBCA	(N) 610,521,212	(E) 1,308,742,115
OBFB	(N) 607,697,301	(E) 1,308,424,249
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS PLAN IS DESIGNATED PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED TO PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES TO THIS SYSTEM.
- FOR LOTS 1, 2, 3, AND PRESERVATION PARCEL 'A', THE PRIVATE SEWAGE EASEMENT ROAD MAINTENANCE IS TO BE PROVIDED ON HOODS MILL ROAD.
- ROAD MAINTENANCE IS EXEMPT FROM STORM WATER MANAGEMENT.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 THRU 3 AND PRESERVATION PARCEL 'A' IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY.

COORDINATE TABLE

POINT	NORTHING	EASTING
1	N 609572.8012	E 1308602.4296
2	N 609523.1763	E 1308595.9964
3	N 609493.4014	E 1308592.1365
4	N 609473.5514	E 1308589.5632
5	N 609172.0116	E 1308550.4723
6	N 609164.7883	E 1308598.2807
7	N 609158.7207	E 1308270.4397
8	N 609152.9902	E 1308149.7011
9	N 609092.8613	E 1308682.8222
10	N 609702.8468	E 1308972.1702
11	N 609660.6773	E 1308066.6238
12	N 609558.2559	E 1308089.9833
13	N 609517.9127	E 1308202.2387
14	N 609486.8728	E 1308317.0045
15	N 609440.0349	E 1308440.0349

AREA TABULATION

DESCRIPTION	AREA (AC)
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED:	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	149,645 AC
TOTAL AREA OF PRESERVATION PARCEL TO BE RECORDED:	16,322 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	163,323 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.2769 AC
TOTAL AREA TO BE RECORDED:	163,600 AC

RECORDED AS PLAT NO. 13318 ON 9/28/98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GREENSTREET PROPERTY
LOTS 1, 2, 3, AND
PRESERVATION PARCEL 'A'

ZONED: RC-DEO
 TAX MAP NO: 8 BLOCK: 11 PARCEL NO: 132
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JULY 10, 1998

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND GREENSTREET PROPERTY GREENSTREET, SR. TO PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR., AND KERRY KATHLEEN GREENSTREET, JR. (BEING DATED JANUARY 17, 1997 AND RECORDED AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND IN UBER 3887 AT FOLIO 564.)

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE AND ACCORDANCE WITH THE ACCEPTANCE OF THE STREETS IN PLACE BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE CODE OF MARYLAND, AS AMENDED, AND THIS PLAN IS WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884
 DATE

OWNER'S CERTIFICATE

WE, PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR., AND KERRY GREENSTREET, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

MUNICIPAL UTILITIES AND SERVICES (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER UTILITIES AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO BE REPAIRED AND MAINTAINED BY THE HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (3) THE FLOOD PLAINS AND OPEN SPACE WHERE EASEMENTS ARE SHOWN TO ACQUIRE THE USE AND ALIABLE CONSIDERATION; (4) THE RIGHT TO ACQUIRE THE USE AND ALIABLE CONSIDERATION OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (5) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR ANY KIND SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (6) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY; WITNESS OUR HANDS THIS 17th DAY OF JULY 1998.

Philip Henry Greenstreet, Sr.
 Philip Henry Greenstreet, Jr.
 Kerry Kathleen Greenstreet

Witness:
 Michael D. Martin
 Michael D. Martin

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Howard County Health Officer: *James J. Beck* DATE: 8-31-98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division: *John J. Smith* DATE: 8/10/98

Director: *John J. Smith* DATE: 8/24/98

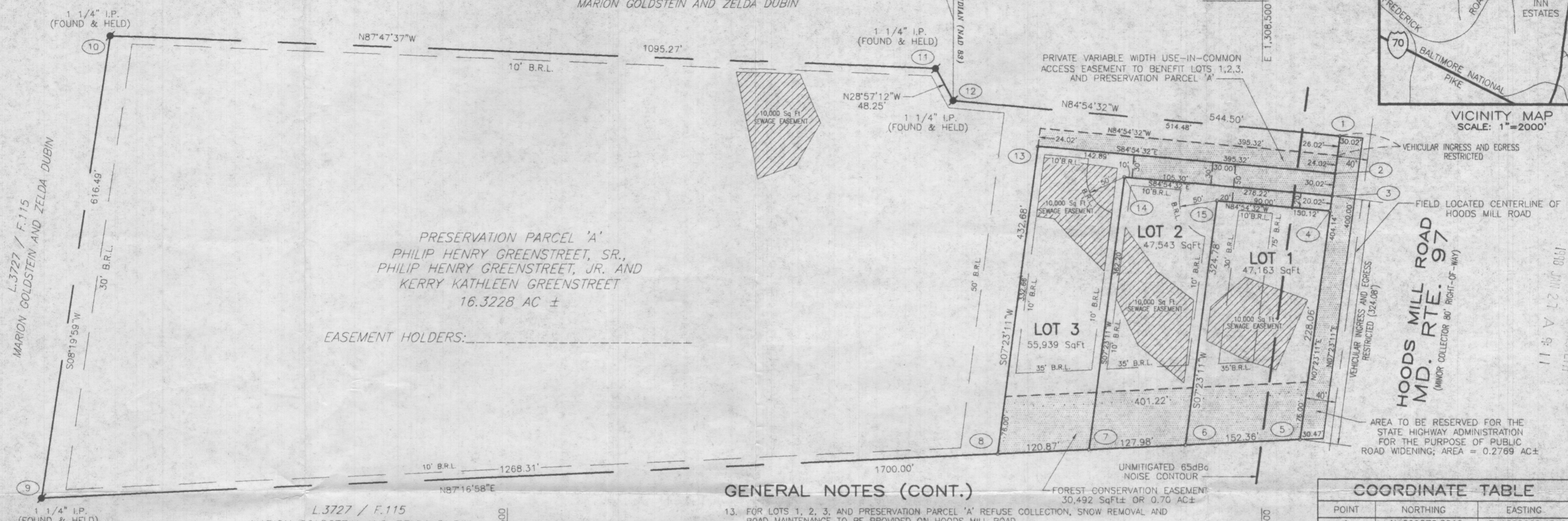
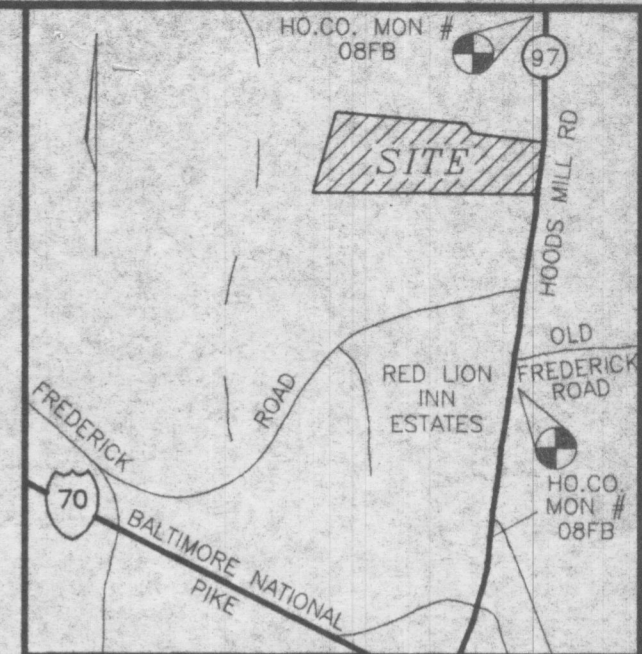
VOGEL & ASSOCIATES
 ENGINEERING SURVEYING PLANNING

3881 Park Avenue, Suite 101 • Blacitt City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3868

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	47,163 S.F.	0 S.F.	47,163 S.F.
2	47,543 S.F.	3,002 S.F.	44,541 S.F.
3	55,939 S.F.	8,287 S.F.	47,652 S.F.

OWNERS
 PHILIP HENRY GREENSTREET, SR.
 PHILIP HENRY GREENSTREET, JR.
 KERRY KATHLEEN GREENSTREET
 1126 HOODS MILL ROAD
 COOKSVILLE, MD. 21784

DEVELOPER
 HERITAGE LAND DEVELOPMENT
 3243 BETHANY LANE
 ELLICOTT CITY, MARYLAND 21042



GENERAL NOTES

- DEED REFERENCE: L.3897 / F.564
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES INC., ON OR ABOUT AUGUST 29, 1997.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 OBCA (N) 610,521.212 (E) 1,308,742.115
 O8FB (N) 607,697.301 (E) 1,308,424.249
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS 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 SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.

GENERAL NOTES (CONT.)

- FOR LOTS 1, 2, 3, AND PRESERVATION PARCEL 'A' REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED ON HOODS MILL ROAD.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 14 FEET
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 D) STRUCTURES (BRIDGES/CULVERTS) - 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 INSURE ALL WEATHER USE.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM BUFFERS, OR FOREST CONSERVATION AREAS.
- NO WETLANDS EXIST ON LOTS 1-3.
- NO 100 YEAR FLOODPLAIN EXISTS ON LOTS 1-3.
- PRESERVATION PARCEL 'A' CANNOT BE FURTHER SUBDIVIDED.
- ONE EXISTING HOUSE AND ACCESSORY STRUCTURE ON PRESERVATION PARCEL 'A' TO REMAIN.

COORDINATE TABLE

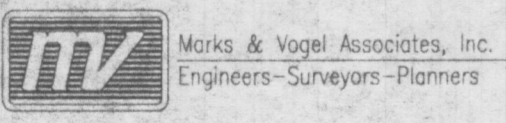
POINT	NORTHING	EASTING
1	N 609572.8012	E 1308602.4296
2	N 609523.1763	E 1308595.9964
3	N 609493.4014	E 1308592.1365
4	N 609473.5514	E 1308589.5632
5	N 609172.0116	E 1308550.4723
6	N 609164.7883	E 1308398.2807
7	N 609158.7207	E 1308270.4397
8	N 609152.9902	E 1308149.7011
9	N 609092.8613	E 1306882.8222
10	N 609702.8468	E 1306972.1702
11	N 609660.6773	E 1308066.6238
12	N 609618.4547	E 1308089.9833
13	N 609558.2559	E 1308202.2387
14	N 609517.9127	E 1308317.0045
15	N 609486.8728	E 1308440.0349

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	19.7811 AC
TOTAL AREA OF LOTS TO BE RECORDED:	19.7811 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.2769 AC
TOTAL AREA TO BE RECORDED:	20.0580 AC

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR # 10884
 DATE _____
 PHILIP HENRY GREENSTREET, SR.
 DATE _____
 PHILIP HENRY GREENSTREET, JR.
 DATE _____
 KERRY KATHLEEN GREENSTREET
 DATE _____



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY
 HOWARD COUNTY HEALTH OFFICER
 DATE _____
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE _____
 DIRECTOR
 DATE _____

OWNER'S CERTIFICATE

WE, PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR. AND, KERRY GREENSTREET, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS _____ DAY OF _____, 1998.

PHILIP HENRY GREENSTREET, SR. _____ WITNESS
 PHILIP HENRY GREENSTREET, JR. _____ WITNESS
 KERRY KATHLEEN GREENSTREET _____ WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PHILIP HENRY GREENSTREET, SR. TO PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR. AND KERRY KATHLEEN GREENSTREET BY DEED DATED JANUARY 17, 1997 AND RECORDED AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3897 AT FOLIO 564.

I FURTHER CERTIFY 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 THIS PLAT IS ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

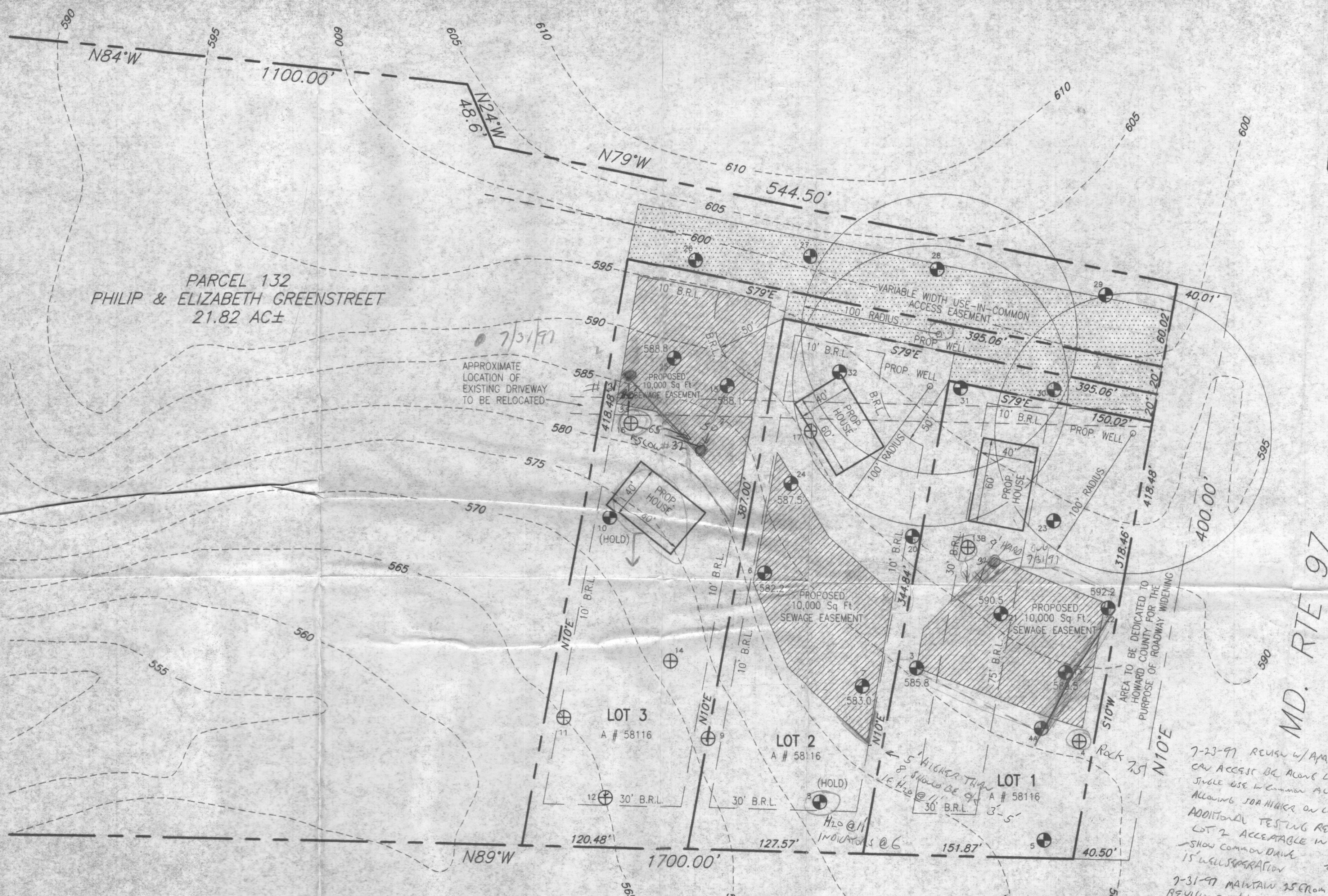
Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR # 10884
 DATE 2/4/98

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

GREENSTREET PROPERTY
 LOTS 1, 2, 3, AND
 PRESERVATION PARCEL 'A'

ZONED: RC-DEO
 TAX MAP NO:8 BLOCK:11 PARCEL NO:132
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: JANUARY 23, 1998
 GRAPHIC SCALE
 SCALE: 1"=100'
 SHEET 1 OF 1
 F 98-48

ACAD FILE:C:\ACAD\JOBS\GREENST.PLAT.DWG



PARCEL 132
PHILIP & ELIZABETH GREENSTREET
21.82 AC±

7/31/97

APPROXIMATE LOCATION OF EXISTING DRIVEWAY TO BE RELOCATED

LOT 3
A # 58116

LOT 2
A # 58116

LOT 1
A # 58116

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS . PERCOLATION AREAS AND WATER WELLS WITHIN 100 FEET OF PROPERTY LINES ARE SHOWN ON THIS PLAT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

COUNTY HEALTH OFFICER _____ DATE _____

- PASSED PERC TEST HOLE
- FAILED PERC TEST HOLE

7-23-97 REVISION W/AMA - CAN ACCESS BE ALONG LOWA EDGE OR SINGLE USE IN COMMON ALONG HIGH EDGE ALONG 50A HIGHWAY ON LOT 1E NOT ADDITIONAL TESTING REQ'D., LOW EDGE LOT 2 ACCEPTABLE IN PRESENT CONFIGURATION SHOW COMMON DRIVE 15' WALL SEPARATION

7-31-97 MAINTAIN 25' FROM BAD HOLES REVISIONS OK'D IN GREEN DISCUSSED W/TIM FEAGA IN FIELD - NEW PERC TESTS OK HE WILL CONVEY TO ENGINEER NO PERC LETTER NEEDED AT THIS TIME. *JA*

- NOTES: 1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON 200 SCALE TOPOGRAPHY PROVIDED BY HOWARD COUNTY.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A DEED DATED JULY 27, 1956 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 285 AT FOLIO 537.
3. THIS PLAT IS NOT TO BE USED TO DETERMINE BOUNDARY LIMITS.



SIGNED 8/14/97

RECORD REFERENCES	
TAX MAP	8
PARCEL	132
REF. NO.	L.285 / F.537
SCALE	1"=50'
DATE	7-9-97

PERCOLATION TEST PLAT
GREENSTREET PROPERTY
LOTS 1, 2, AND 3
ROUTE 97
HOWARD COUNTY
MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
CONSULTING ENGINEERS-SURVEYORS-PLANNERS
3891 PARK AVE. #101 ELLICOTT CITY, MD 21043
TELEPHONE (410)461-5828 FAX (410)465-3966



PARCEL 132
 PHILIP & ELIZABETH GREENSTREET
 21.82 AC±

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS PASSED PERC TEST HOLE
 FAILED PERC TEST HOLE
 PERCOLATION AREAS AND WATER WELLS WITHIN 100 FEET OF PROPERTY LINES ARE SHOWN ON THIS PLAT.

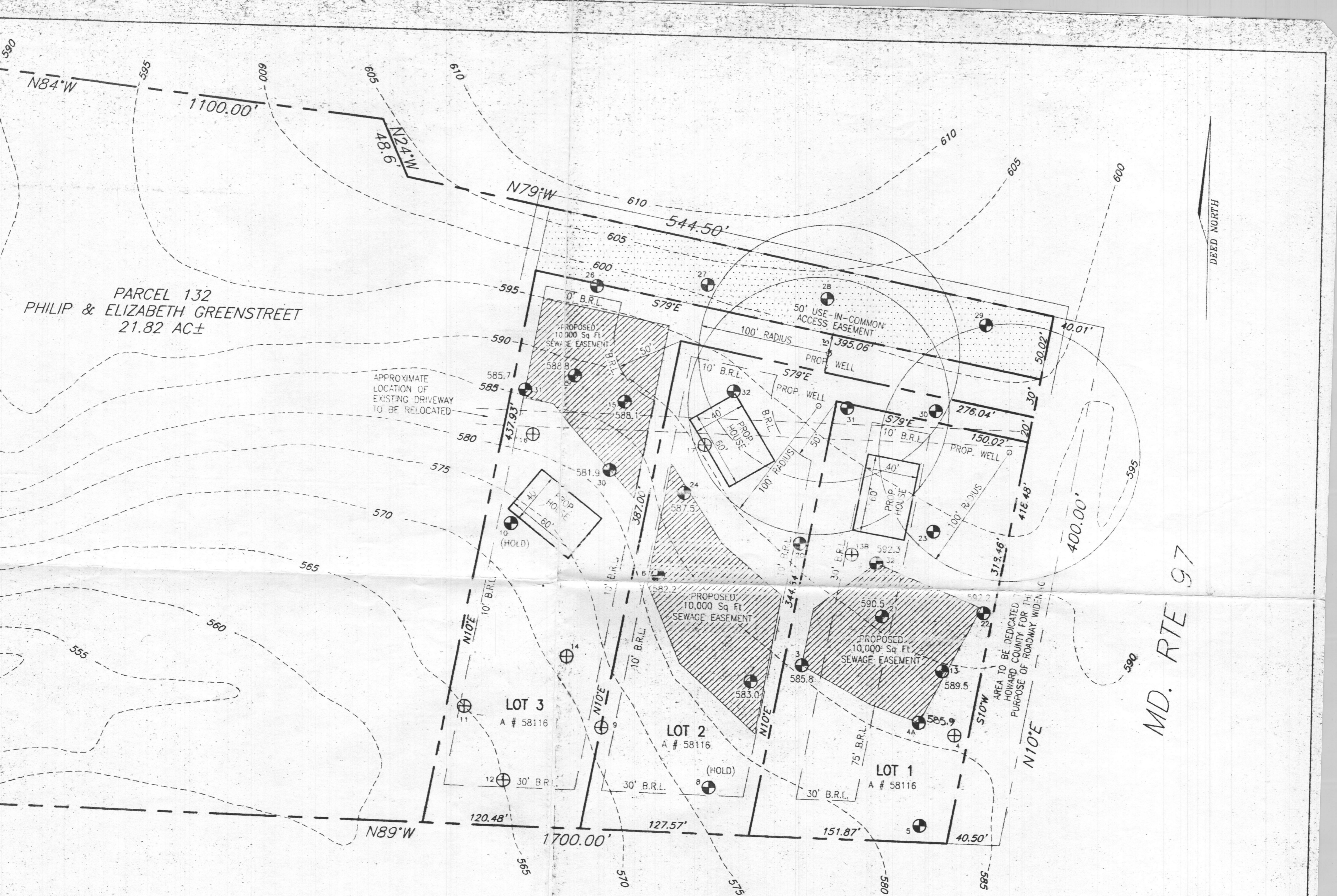
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
George M. Boyd and *per John* 8/14/97
 COUNTY HEALTH OFFICER DATE

- NOTES: 1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON 200 SCALE TOPOGRAPHY PROVIDED BY HOWARD COUNTY.
 2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A DEED DATED JULY 27, 1956 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 285 AT FOLIO 537.
 3. THIS PLAT IS NOT TO BE USED TO DETERMINE BOUNDARY LIMITS.
 4. Lot #2's well must be dug prior to recordation.

	RECORD REFERENCES TAX MAP 8 PARCEL 132 REF. NO. L.285 / F.537	PERCOLATION TEST PLAT GREENSTREET PROPERTY LOTS 1, 2, AND 3 ROUTE 97 HOWARD COUNTY MARYLAND	MARKS & VOGEL ASSOCIATES, INC. CONSULTING ENGINEERS-SURVEYORS-PLANNERS 3691 PARK AVE. #101 ELLICOTT CITY, MD 21043 TELEPHONE (410)461-5828 FAX (410)465-3968
	SCALE 1"=50' DATE 8-6-97		

ADD FILE C:\MVG\005\MSP\PC97.DWG

PARCEL 132
 PHILIP & ELIZABETH GREENSTREET
 21.82 AC±



MD. RTE 97

REQUIREMENTS A MINIMUM 10,000 SQ FT PRIVATE SEWAGE TREATMENT SYSTEM AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL CONTROL. ALL SEWAGE TREATMENT SYSTEMS OR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE TREATMENT FACILITIES SHALL BE NULL AND VOID UPON CONNECTION TO THE PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO ENFORCE ENFORCEMENT OF THE PRIVATE SEWAGE TREATMENT SYSTEM OR A MODIFIED SEWAGE EASEMENT SHALL NOT BE VALID.

- NOTES: 1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON 200 SCALE TOPOGRAPHY PROVIDED BY HOWARD COUNTY.
 2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A DEED DATED JULY 27, 1956 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 285 AT FOLIO 537.
 3. THIS PLAT IS NOT TO BE USED TO DETERMINE BOUNDARY LIMITS.
 4. Lot #2's well must be dug prior to recordation.

AS SHOWN HEREON HAVE BEEN FIELD LOCATED
 WATER WELLS WITHIN 100 FEET OF PROPERTY LINES
 WATER AND PRIVATE SEWAGE SYSTEMS
 signed and per *[Signature]* 8/14/97
 DATE

- 14 ⊕ PASSED PERC TEST HOLE
- 14 ⊕ FAILED PERC TEST HOLE



RECORD REFERENCES	
TAX MAP	8
PARCEL	132
REF. NO.	L.285 / F.537
SCALE	1"=50'
DATE	8-6-97

PERCOLATION TEST PLAT
GREENSTREET PROPERTY
LOTS 1, 2, AND 3
ROUTE 97
HOWARD COUNTY
MARYLAND

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