

Real Property Data Search

Search Result for HOWARD COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration				
Tax Exempt: None				Special Tax Recapture: None							
Exempt Class: None											
Account Identifier:			District - 05 Account Number - 442745								
Owner Information											
Owner Name:			SERIO SALVATORE JOSEPH REVOCABLE TRUST				Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:			8937 CHAPLE AVE ELLICOTT CITY MD 21043-1905				Deed Reference:		/12995/ 00486		
Location & Structure Information											
Premises Address:			14265 TRIADELPHIA MILL RD DAYTON 21036-0000				Legal Description:		LOT 3 1.38 A 14265 TRIADELPHIA MILL R TRIADELPHIA MILL ROAD PR		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	18055	
0027	0024	0015	5010101.14	1001		9999	3	2020	Plat Ref:		
Special Tax Areas: None						Town:		None			
						Ad Valorem:		100			
						Tax Class:		None			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						1.3800 AC		000000			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
/											
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of 01/01/2017		As of 07/01/2019		As of 07/01/2020		
Land:			266,300		266,300						
Improvements			0		0						
Total:			266,300		266,300		266,300				
Preferential Land:			0								
Transfer Information											
Seller: SUNTRUST MORTGAGE INC				Date: 01/12/2011				Price: \$525,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /12995/ 00486				Deed2:			
Seller: HOLLIDAY DONALD M JR				Date: 04/28/2010				Price: \$918,466			
Type: NON-ARMS LENGTH OTHER				Deed1: /12428/ 00135				Deed2:			
Seller: VALENTINE EUGENE T				Date: 08/28/2007				Price: \$450,000			
Type: ARMS LENGTH VACANT				Deed1: /10861/ 00620				Deed2:			

APPLICATION

PERCOLATION TESTING

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 461-9933

LOT 2 & LOT 3

SCHEDULED FOR MAY 16th

(TRIADDELPHIA HILL ROAD
PERC TESTS)

A

P

DISTRICT

DATE

APRIL 9, 1988

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 AFFILIATE REAL ESTATE PARTNERSHIP

ADDRESS 10320 LITTLE PATUXENT PARKWAY PHONE 301-498-5107
COLUMBIA, MARYLAND 21043

PROSPECTIVE BUYER

ADDRESS PHONE

PROPERTY LOCATION:

SUBDIVISION 14269 TRIADDELPHIA HILL ROAD LOT NO. 1

ROAD AND DESCRIPTION SOUTH SIDE OF TRIADDELPHIA HILL ROAD, NORTHWEST
OF GREENBRIDGE ROAD.

TAX MAP 27 PARCEL # 15

SIZE OF LOT 5.06 ACRES

TYPE BLDG.

(SINGLE FAMILY DWELLING OR COMMERCIAL)

SYSTEM- 3BR

6BR w/ DISPOSAL

SFD

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.

Sharon H. Lea

(SIGNATURE OF APPLICANT)

APPROVED BY

Siching Abel

FOR

Depp Trucks

DATE

7-26-88

REJECTED BY

FOR

DATE

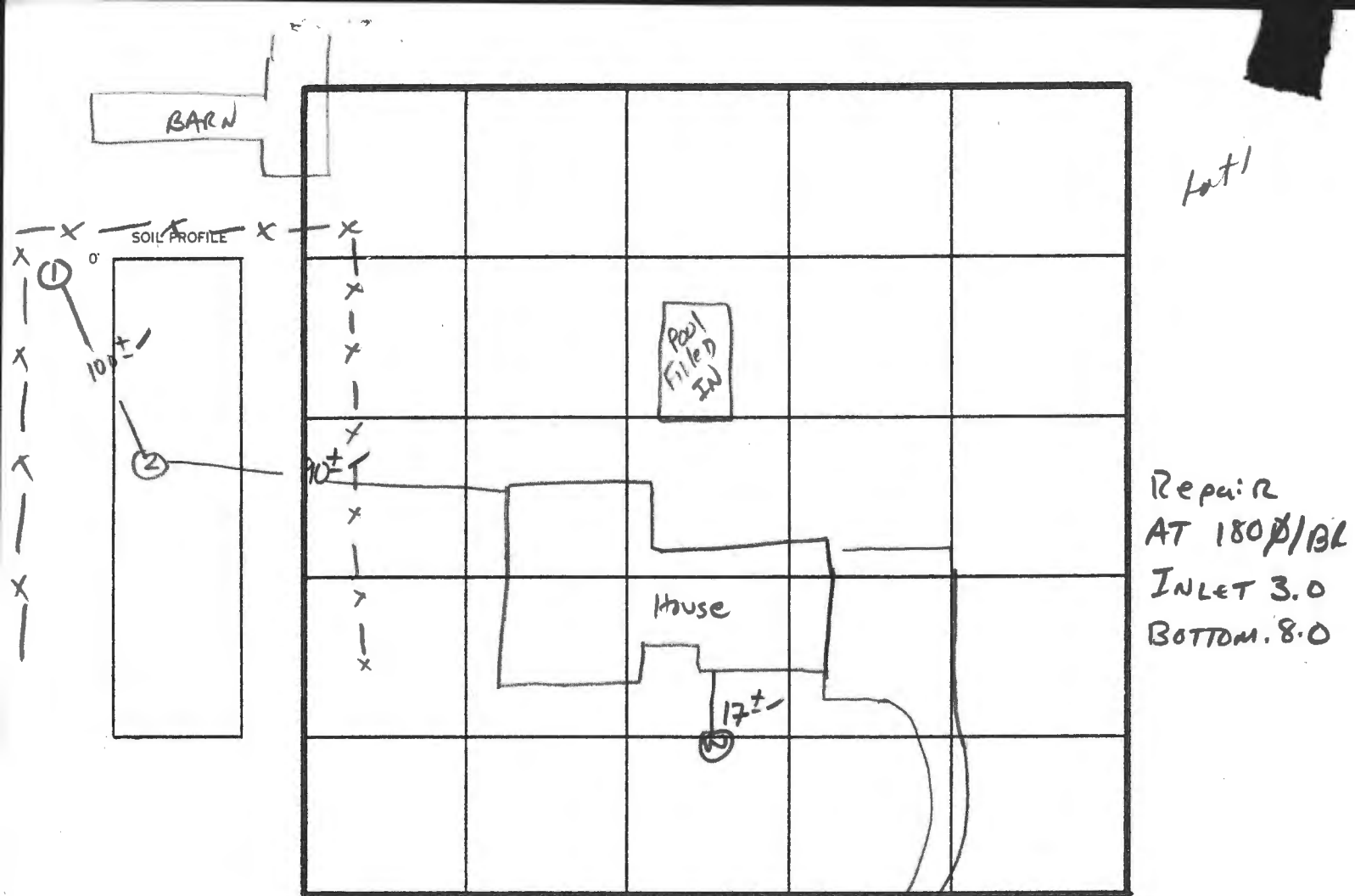
HOLD PENDING FURTHER TESTS

DATE

REASONS FOR REJECTION OR HOLDING

5-16-88 PERC SATISFACTORY - HOLD FOR PLAT S. Abel

THIS IS NOT A PERMIT



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

TRIADOLPHIA Rd

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
5/10/88	1V	13' UNIFORM	Soil below 3.5'				
	2V	13' UNIFORM	Soil below 40'				

REMARKS _____

TYPE OF SOIL #1 MASON LOAM #2 MASON GRAVELLY LO.

TESTED BY _____ ALSO PRESENT _____

Revised
May 16, 1988
9:30 AM

Revised 3/11/88

APPLICATION

PERCOLATION TESTING

A 41244

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 461-9933

DISTRICT 5TH

DATE 3/14/88

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 90 AFFILIATED REAL ESTATE PARTNERSHIP

ADDRESS 10320 LITTLE PATUXENT PARKWAY COLUMBIA PHONE 361-730-8888
MARYLAND 21044

PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION SOUTH SIDE OF TRIADELPHIA HILL ROAD LOT NO. 2
WEST OF GREEN BRIDGE ROAD.

ROAD AND DESCRIPTION _____

TAX MAP 27 PARCEL # 15

SIZE OF LOT 3.1 AC. TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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.

[Signature] Cent 21. H.C.
(SIGNATURE OF APPLICANT)

APPROVED BY [Signature] FOR Deep trenches DATE 7-26-88

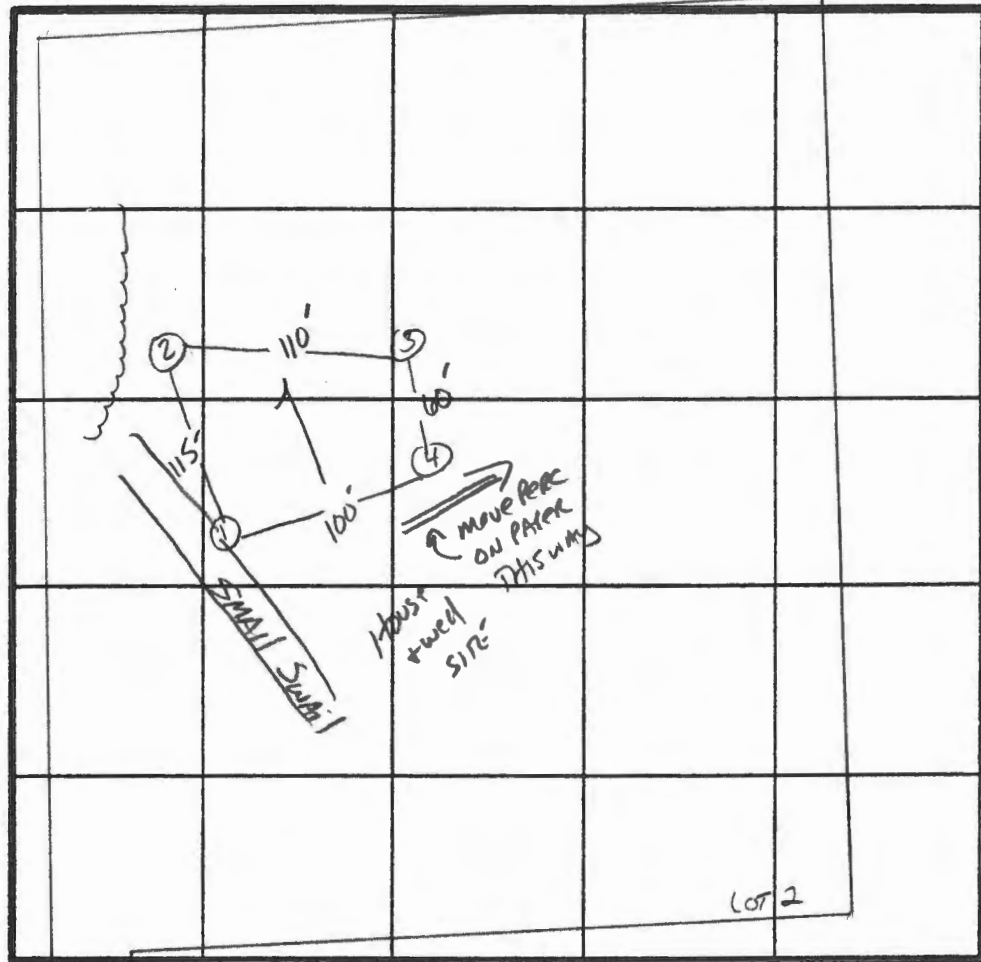
REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 5-16-88 Rec SATISFACTORY - Hold For RAT. S. Am

THIS IS NOT A PERMIT

Lot 2



X Perc 8min
175 D/BK
210
Inlet 3'
Bottom 8'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE

0'
6'
2.5-3.0'
13'

AP 14x
Yellow Red
Silty CLAY
LOAM
15-20%
FRAGS
Yellow BR
(TAN)
Silt LOAM
Highly
MICACEOUS
20-25%
FRAGS

(1)

4'
5'
13.5'

AP 14x
Yellow RED
& CLAY LOAM
20% FRAGS
Yellow BR.
(TAN)
Silt LOAM
Highly
MICACEOUS
20-30%
FRAGS

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
5/16/88	1S	4'	11:03	11:20	11:20	11:47	27min
	1V	13'	UNIFORM soil below 3.0'		Some surface soil		Hole next to swath
	2S	4.5'	11:05	11:08	11:08	11:15	7min
	2V	13.5'	UNIFORM soil below 4.5-5.0'				
	3S	4.0'	11:15	11:16	11:16	11:18	2min
	3V	13.5'	UNIFORM soil below 3'				
	4S	4.0'	11:27	11:28	11:28	11:30	2 min
	4M	8.0'	11:27	11:28	11:28	11:30	2 min
	4V	13.5'	UNIFORM soil below 2.5'				

Hole next to swath

REMARKS Hole APPROX PER PLAT - ADJUST PERC AWAY FROM SWATH

TYPE OF SOIL CLAYED; LOAM TO GRAVELLY LOAM

TESTED BY S. Abel

ALSO PRESENT SARAI & ASSOC.
CONTRACT AGENTS
+ L & F AGENTS

REVISED - 2/11/88 TRIADELPHIA HILLS

APPLICATION

PERCOLATION TESTING

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 461-9933

A 41243
P _____
DISTRICT 5TH
DATE 3/14/88

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 90 AFFILIATED REAL ESTATE PARTNERSHIP

ADDRESS 10320 LITTLE PATUXENT PARKWAY COLUMBIA PHONE 301-730-8888
MARYLAND 21044

PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION SOUTH SIDE OF TRIADELPHIA HILL ROAD
WEST OF GREENBRIDGE ROAD LOT NO. 3

ROAD AND DESCRIPTION _____

TAX MAP 27 PARCEL # 15

SIZE OF LOT 5.0 AC. TYPE BLDG. SFD.
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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.

[Signature] Cert. 21 H.T. Brown
(SIGNATURE OF APPLICANT)

APPROVED BY [Signature] FOR Deputy Health DATE 7-26-88

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING S-16-88 PERC SATISFACTORY - HOLD FOR PLAT. S. Abul

THIS IS NOT A PERMIT

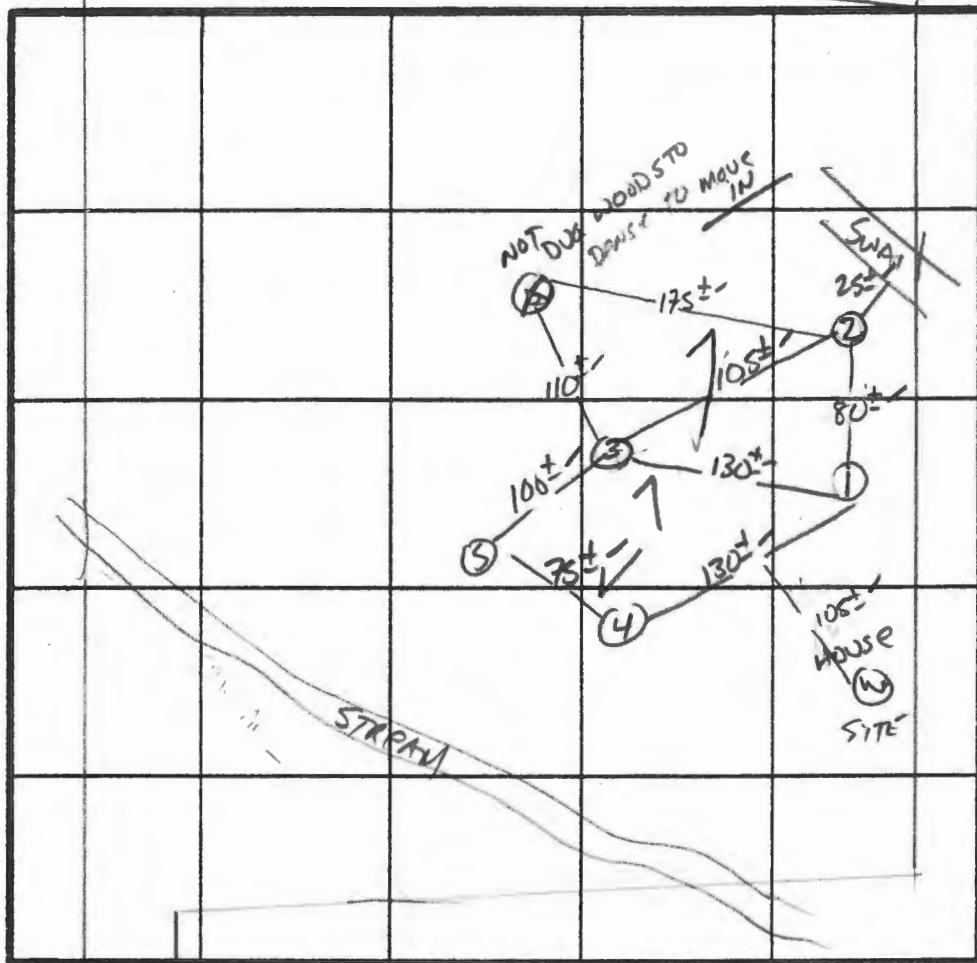
Lot 3.

③①④
SOIL PROFILE

0'
3" A1-3
Yellowed (orange)
Silt clay
LOAM
15-20%
FRAGS

2.5'
3.0' BROWN →
TAN
Highly
micaceous
Silt loam
15-20%
FRAGS

13'



2 PERC 4 MIN
160 #/BR
INLET 3"
BOTTOM 8"

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
5-16-88	4 S N	4.0 13'	12:19	12:20	12:20	12:22	2 MIN
	2 S V	WATER AT 7'	CLAY TO 5.5'±				FAILS
	3 S V	3.0' 13'	11:45	11:46	11:46	11:49	3 MIN
	1 S M	3.5' 8.0'	12:06	12:09	12:09	12:15	6 MIN
	1 V	13.5'	12:05	12:07	12:07	12:12	5 MIN
	5 S V	13.0'	12:24	12:25	12:25	12:27	2 MIN

REMARKS Holes DIFF THAN PLAT

TYPE OF SOIL MANOE LOAM

TESTED BY S. Abel ALSO PRESENT _____

HOWARD COUNTY HEALTH DEPARTMENT

JOYCE M. BOYD, M.D., M.P.H.
COUNTY HEALTH OFFICER



Bureau of Environmental Health
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Director - 461-9956
Water & Sewerage, Permits - 461-9933
Community Environmental Health - 461-9944
Technical Services - 461-9955

May 26, 1988

Mr. Stan Schwartzbalt
H. T. Brown Real Estate
5999 Harpers Farm Road
Columbia, Maryland 21044

RE: Percolation Testing
Affiliate Property
Tax Map 27 Parcel 15
Triadelphia Mill Road

Dear Mr. Schwartzbalt:

Percolation testing conducted May 16, 1988 on the above referenced property indicated satisfactory soil conditions.

Approval is contingent upon submission by a registered engineer of a plat showing certified test hole locations and a suitable house and well site.

This should be submitted within sixty (60) days to allow field verification if necessary.

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 461-9933.

Very truly yours,

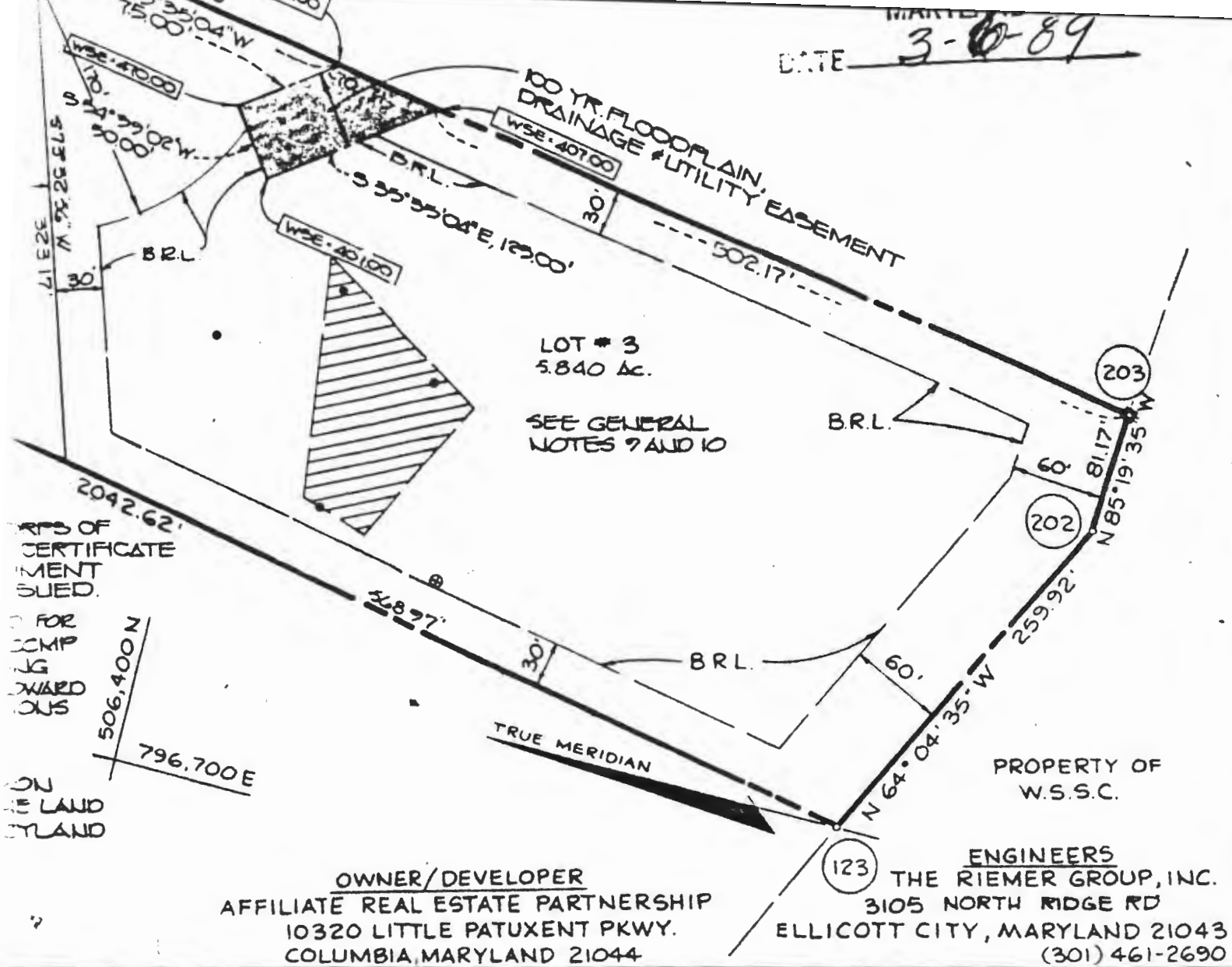
A handwritten signature in cursive script that reads "Craig Williams".

Craig Williams, Director
Water and Sewerage Program

CW:JR

cc: Tax Assessment Office

DATE 3-6-89



OWNER/DEVELOPER
AFFILIATE REAL ESTATE PARTNERSHIP
10320 LITTLE PATUXENT PKWY.
COLUMBIA, MARYLAND 21044

ENGINEERS
THE RIEMER GROUP, INC.
3105 NORTH RIDGE RD
ELLCOTT CITY, MARYLAND 21043
(301) 461-2690

STATE OF MARYLAND
I, EVELYN GOLDBURG, PRESIDENT, OWNERS OF THE TRIAD DELPHIA ACRES, HEREBY ADOPT THIS PLAN OF APPROVAL OF THIS FINAL PLAT BY WHICH I ESTABLISH THE MINIMUM BUILDING DISTRICT IN HOWARD COUNTY, MARYLAND, ITS PURPOSE TO LAY, CONSTRUCT AND MAINTAIN MUNICIPAL UTILITIES AND STREET RIGHT-OF-WAYS AND THE ERECTION: (2) THE RIGHT TO REQUIRE ERECTION OF STREETS AND/OR ROADS, AND (3) THE RIGHT AND OPTION TO HOWARD COUNTY TO THE BEDS OF THE STREETS AND DRAINAGE FACILITIES AND OPEN SPACE REQUIRE DEDICATION OF LAND FOR THE SPECIFIC PURPOSE OF ERECTION; AND (4) THAT NO BUILDING SHALL BE ERECTED ON OR OVER THE

RECORDED AS PLAT NO. _____
ON _____, 1988 AMONG THE
LAND RECORDS OF HOWARD COUNTY,
MARYLAND.

TRIAD DELPHIA ACRES

LOTS 1, 2 & 3

Revised Plan 3-6-89

5th ELECTION DISTRICT
TAX MAP # 27
SHEET 1 OF 1

WP-89-18
HOWARD COUNTY, MARYLAND
PARCEL #15
DATE: 3-1-89

SCALE 1"=100'

WITNESSES
DAY OF August 1988
Triad Delphia West

F-89-24

Triadelphia Mill Road Subdivision

Lots 1-3

Affiliated Real Estate Partnership

Tax Map 27 Parcel 15 A 41243, A 41244

14269 Triadelphia Mill Road, owner: Richard G. Newhouse

12-6-90 Received a request from a realtor to determine if percolation tests had been performed and if the three lots were recorded.

12-11-90 Reviewed property file and determined that the property was within the 200 ft buffer to streambed restriction ^{area} Sewage disposal areas for Lots 2 and 3 extended closer to the stream than 200 feet.

A final plat had been sent for the Health Officer's signature ^{on} about Aug 12, 1988.

12-12-90 Discussed this issue with Mr. C. Williams (supervisor). He suggested a minor modification to the sewage disposal easement could be made for Lot-2 with no impact to the proposed house and well site. I agreed and proposed to extend the SDA uphill by about 15 feet.

Lot-3 contains a sewage disposal easement that is substantially impacted

by the 200 foot stream restriction.
Approximately one half of the SDA
is closer than 200 feet to the stream.

An adjustment to the sewage disposal
easement was proposed which would expand
the SDA toward the right and rear lot
lines (as seen when facing the lot from
the pipestem).

I proposed the possibility of testing
additional area to confirm the soils,
as one hole tested in that general area
had failed in ~~May~~ of 1988 due to a high
water table and thick clay at the surface.

Mr. Williams suggested that additional
testing could lead to a lack of confidence
by others, in Health Department decisions
and approvals. He felt that additional
testing would not benefit the situation
and any future repairs could be made
in the recorded sewage disposal easement
if necessary.

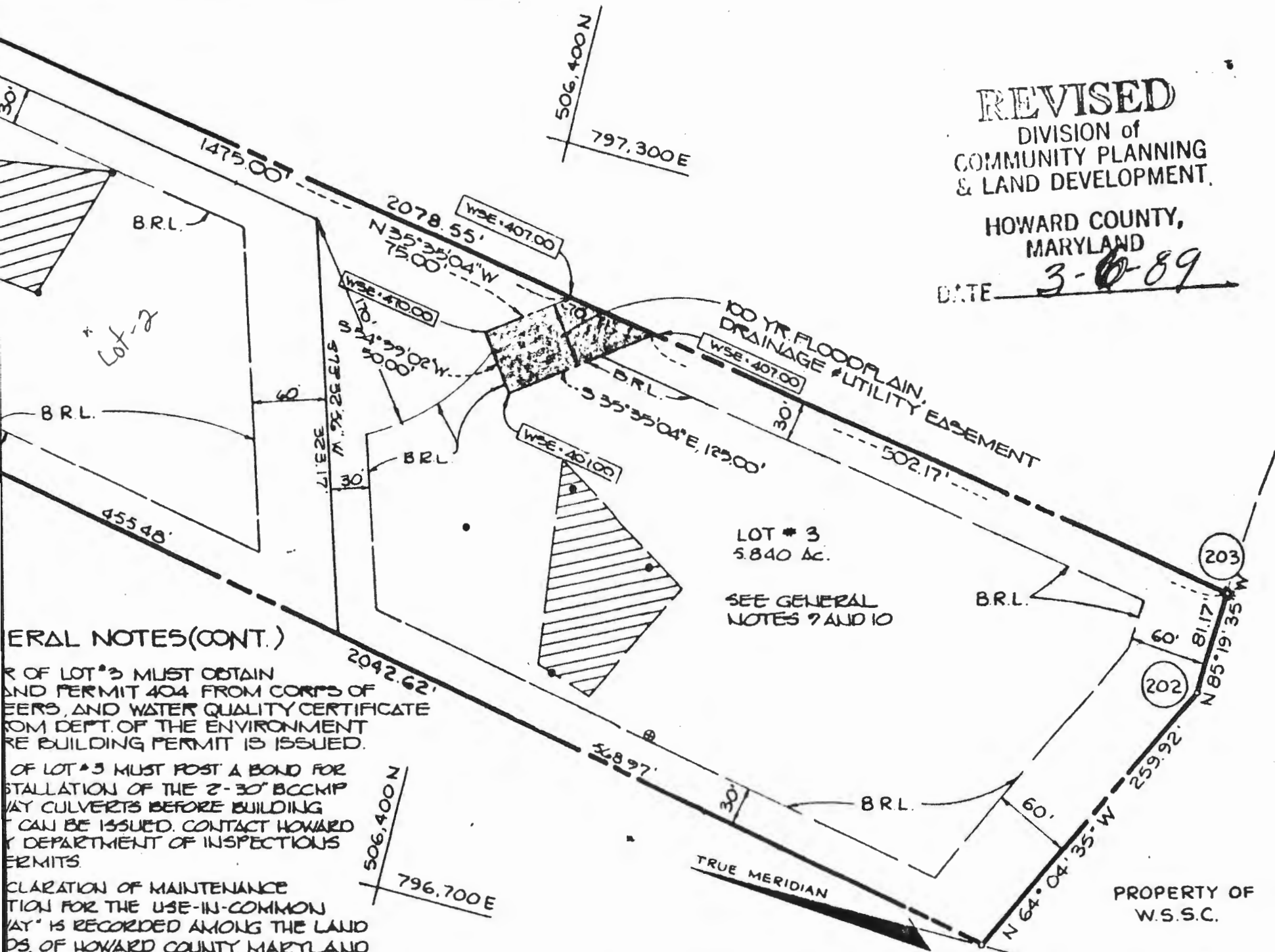
I still have some reservations with
installing septic trenches closer than the
200 foot restriction to the stream bed.
This area would only be ^{necessary} ~~used~~ if unacceptable
soils were encountered in the proposed
adjustment to the SDA easement.

Lane E. Nadeau 12-12-90

REVISED
DIVISION of
COMMUNITY PLANNING
& LAND DEVELOPMENT.

HOWARD COUNTY,
MARYLAND

DATE 3-6-89



GENERAL NOTES (CONT.)

OWNER OF LOT #3 MUST OBTAIN PERMIT 404 FROM CORPS OF ENGINEERS, AND WATER QUALITY CERTIFICATE FROM DEPT. OF THE ENVIRONMENT BEFORE BUILDING PERMIT IS ISSUED.

OWNER OF LOT #3 MUST POST A BOND FOR INSTALLATION OF THE 2'-30" BCCMP DAY CULVERTS BEFORE BUILDING PERMIT CAN BE ISSUED. CONTACT HOWARD COUNTY DEPARTMENT OF INSPECTIONS FOR PERMITS.

DECLARATION OF MAINTENANCE EASEMENT FOR THE USE-IN-COMMON "DAY" IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN 1961, FOLIO 652.

6" CONCRETE MONUMENT

OWNER/DEVELOPER
AFFILIATE REAL ESTATE PARTNERSHIP

ENGINEERS
THE RIEMER GROUP, INC.
3105 NORTH RIDGE RD

PIPE-STEM TABULATION			
LOT	PIPE-STEM	NET	GR.
1	0.470 AC	3.000 AC	3.470 AC
2	0.729 AC	5.111 AC	5.840 AC
3			

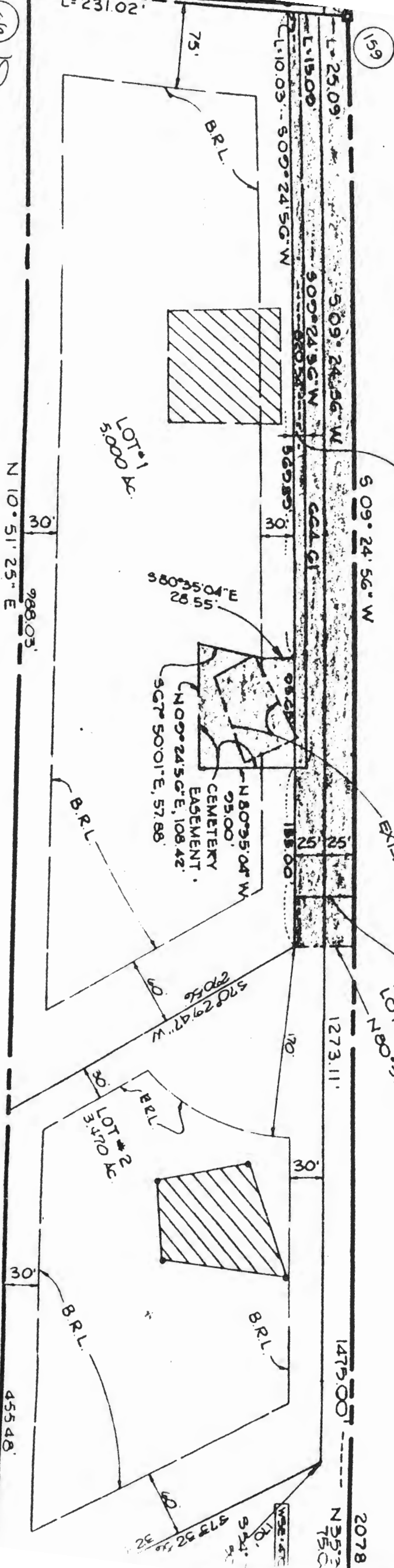
PROPERTY OF
DONALD E. SOUTHER, ET AL.
L. 908, 714

PRIVATE EASEMENT FOR INGRESS & EGRESS TO EXISTING CEMETERY

EXISTING CEMETERY EASEMENT

15'-IN. COMMON EASEMENT FOR INGRESS AND EGRESS TO LOT 3

180° 35' 04" W. 30.00'



156
Philadelphia
Mill Road
↑

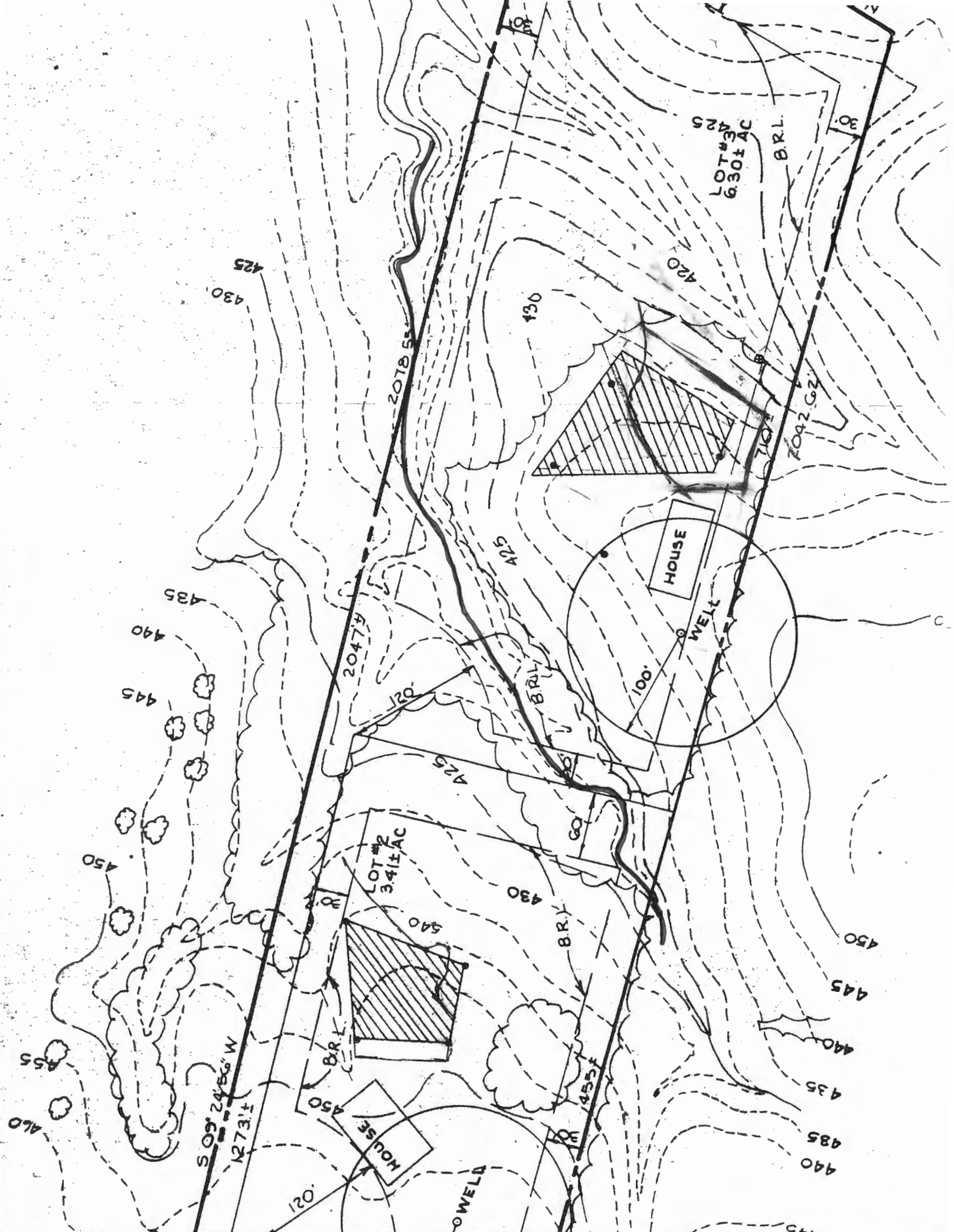
PROPERTY OF
A. THOMPSON AND ET. UX.
L. 570

GENERAL NOTES

THIS AREA DESIGNATES A PRIVATE SEWERAGE REQUIRED SET AS AND RESTRICTED SQUARE FEET WITH SALTS SHALL BE REQUIRED. THE AREA IS A PRIVATE EASEMENT FOR INGRESS AND EGRESS TO EXISTING CEMETERY. THE AREA IS A PRIVATE EASEMENT FOR INGRESS AND EGRESS TO EXISTING CEMETERY. THE AREA IS A PRIVATE EASEMENT FOR INGRESS AND EGRESS TO EXISTING CEMETERY.

GENERAL NOTES (C)

OWNER OF LOT 3 MUST...
OWNER OF LOT 3 MUST...
OWNER OF LOT 3 MUST...



**HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION**

DATE:

8/04/88

P & Z File No.

F89-24AgenciesOffice of Planning and Zoning

5 Bureau of Engineering, DPW
 Bureau of Inspections & Permits

2 Fire Administrator
1 State Highway Administration

 Finance
1 Division of Environmental Health
1 Public School System
1 Recreation and Parks
1 Soil Conservation Service
1 County Assessment
1 C & P
1 B. G. & E.

 Director
 Chief, Land Development
and Zoning Administration
 Special Projects
1 Division of Comprehensive &
Transportation Planning
1 ~~Division of Zoning~~ Sharon
 Planning Board Members
2 File
1 Ag. Preserv.

RE:

Triadelphia Mill Road, lots 1-3

FOR PLAN REVIEW MEETING OF

(Date)

(Time)

(Place)

ENCLOSED FOR YOUR: Signature Approval X Review & Comments FilesTHE ENCLOSED: Original X CopyNo. of SheetsNo. of Sheets

 Sketch Plan
 Preliminary Plan
 Preliminary Road Profile
 Preliminary Drainage
and/or Computations
 Final Development Plan
X Final Plat

 Final Construction Plans
 Final Storm Drainage
Computations
 Soils Map
 Traffic Study
 Storm Water Management
 Site Development Plan

WAS: X Received Tentatively Approved Recorded Received & Revised Approved

On

8/04

COMMENTS:

DUE BY:

8/30/88✓ Sid

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



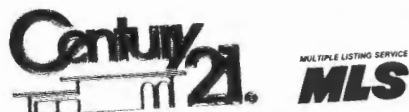
DICK WOOLLEY
REALTOR®
The former voice
of Pimlico and Laurel



ERA® CATON REALTY CO.

9339 Baltimore National Pike
Ellicott City, MD 21043
Office: 301-465-8300
FAX: 301-465-1447
Home: 301-461-3130

ERA® REAL ESTATE
Each office independently owned and operated.



H.T. BROWN REAL ESTATE

5999 Harpers Farm Road
Columbia, Maryland 21044
Business (301) 730-8888
Business (301) 596-5000
Residence (301) 596-4740



STAN and KAREN SCHWARTZBART
REALTORS®
Million Dollar Sales

Each Office Is Independently Owned And Operated

Peggy Ryman

was 3 Bedrooms

14269 Irvin Mill Rd

6 Bedroom

4 1/2 bath's

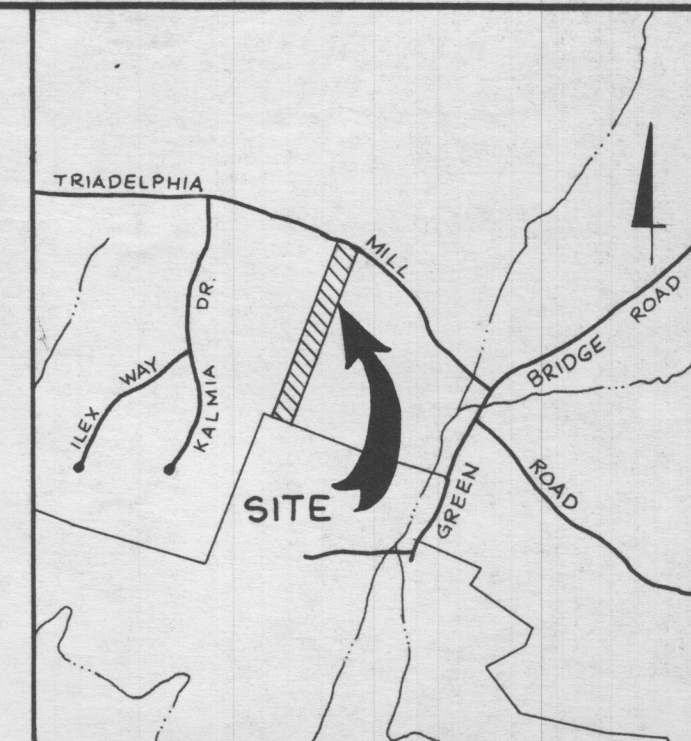
2 Gar. drs.

to be paid - May. 16

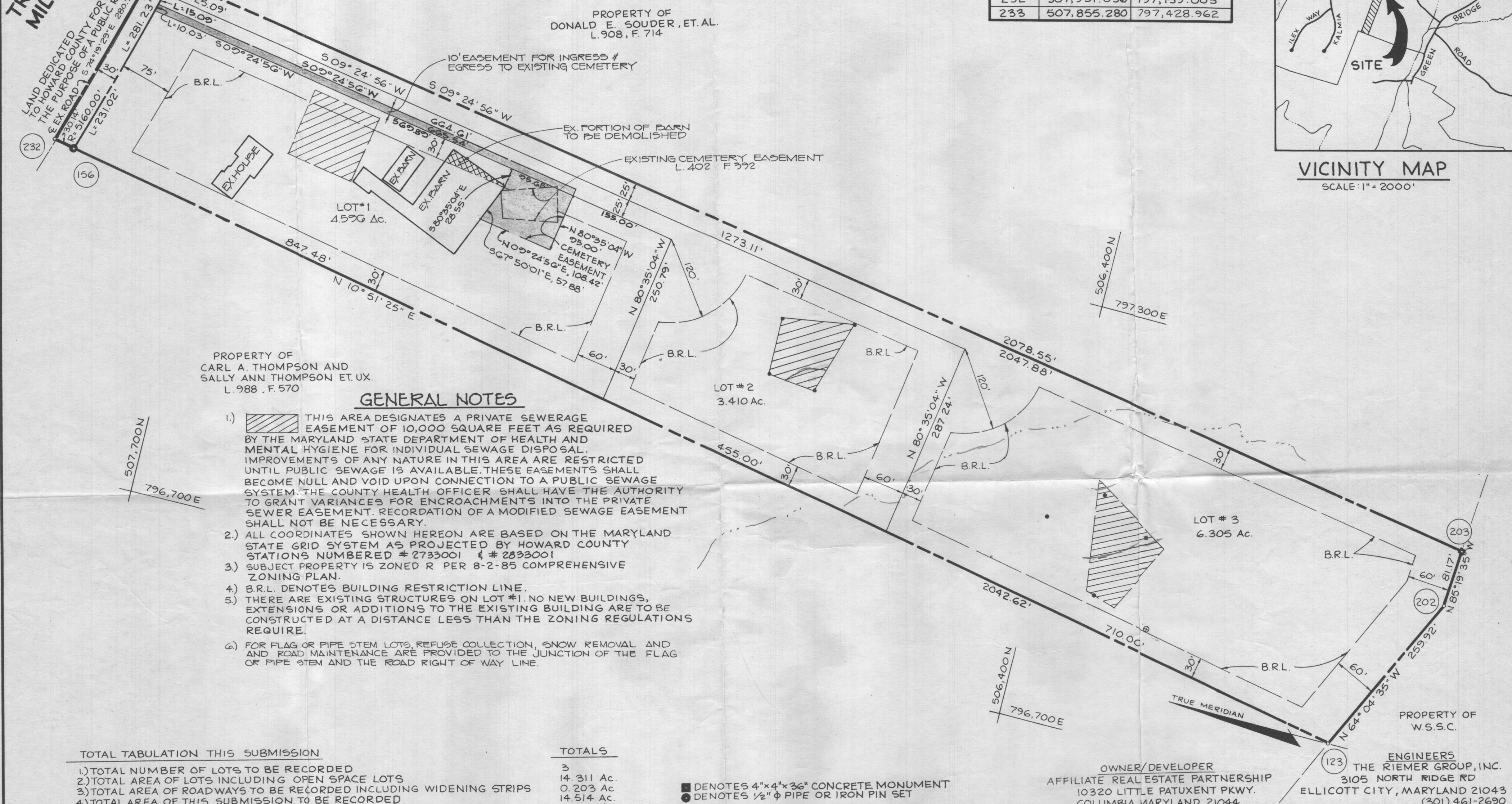
TRIADDELPHIA
MILL ROAD

Nº	RAD.	Δ	TAN.	ARC	CHD.	L.C.B.
159-156	5160.00'	03°07'22"	140.65'	281.23'	281.20'	N47°13'58"W

Nº	NORTH	EAST
123	505,924.979	796,774.258
156	507,901.434	797,153.326
159	507,825.024	797,423.945
202	505,811.349	797,008.024
203	505,804.735	797,088.924
232	507,931.036	797,159.003
233	507,855.280	797,428.962



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET 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. 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 SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER EASEMENT SHALL NOT BE NECESSARY.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AS PROJECTED BY HOWARD COUNTY STATIONS NUMBERED #2733001 & #2833001
- SUBJECT PROPERTY IS ZONED R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- THERE ARE EXISTING STRUCTURES ON LOT #1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT OF WAY LINE.

TOTAL TABULATION THIS SUBMISSION

- TOTAL NUMBER OF LOTS TO BE RECORDED
- TOTAL AREA OF LOTS INCLUDING OPEN SPACE LOTS
- TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS
- TOTAL AREA OF THIS SUBMISSION TO BE RECORDED

TOTALS

3
14.311 Ac.
0.203 Ac.
14.514 Ac.

- DENOTES 4"x4"x36" CONCRETE MONUMENT
- DENOTES 1/2" Φ PIPE OR IRON PIN SET

OWNER/DEVELOPER
AFFILIATE REAL ESTATE PARTNERSHIP
10320 LITTLE PATUXENT PKWY.
COLUMBIA, MARYLAND 21044

ENGINEERS
THE RIEMER GROUP, INC.
3105 NORTH RIDGE RD
ELLICOTT CITY, MARYLAND 21043
(301) 461-2690

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

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DIRECTOR DATE

APPROVED: STORM DRAINAGE SYSTEM AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

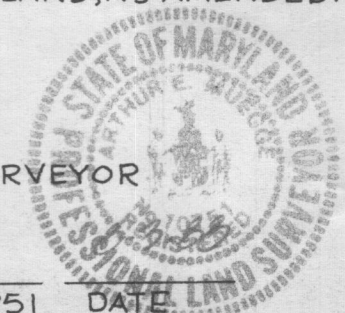
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RICHARD G. NEWHOUSE TO AFFILIATE REAL ESTATE PARTNERSHIP, BY DEED DATE APRIL 19, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1809 AT FOLIO 350, 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.

THE RIEMER GROUP INC.
3105 NORTH RIDGE ROAD
ELLICOTT CITY, MD. 21043

PROFESSIONAL LAND SURVEYOR

Arthur E. Muegge

ARTHUR E. MUEGGE #10751



OWNERS CERTIFICATE
WE, AFFILIATE REAL ESTATE PARTNERSHIP, STEVE GOLDBURG, PRESIDENT, 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 EASEMENT 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; AND (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 OR RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 3 DAY OF August 1988

Steve Goldberg
STEVE GOLDBURG, PRESIDENT

Theresa West
WITNESS

RECORDED AS PLAT NO. _____
ON _____, 1988 AMONG THE
LAND RECORDS OF HOWARD COUNTY,
MARYLAND.

TRIADDELPHIA MILL ROAD
LOTS 1, 2 & 3

F-89-24

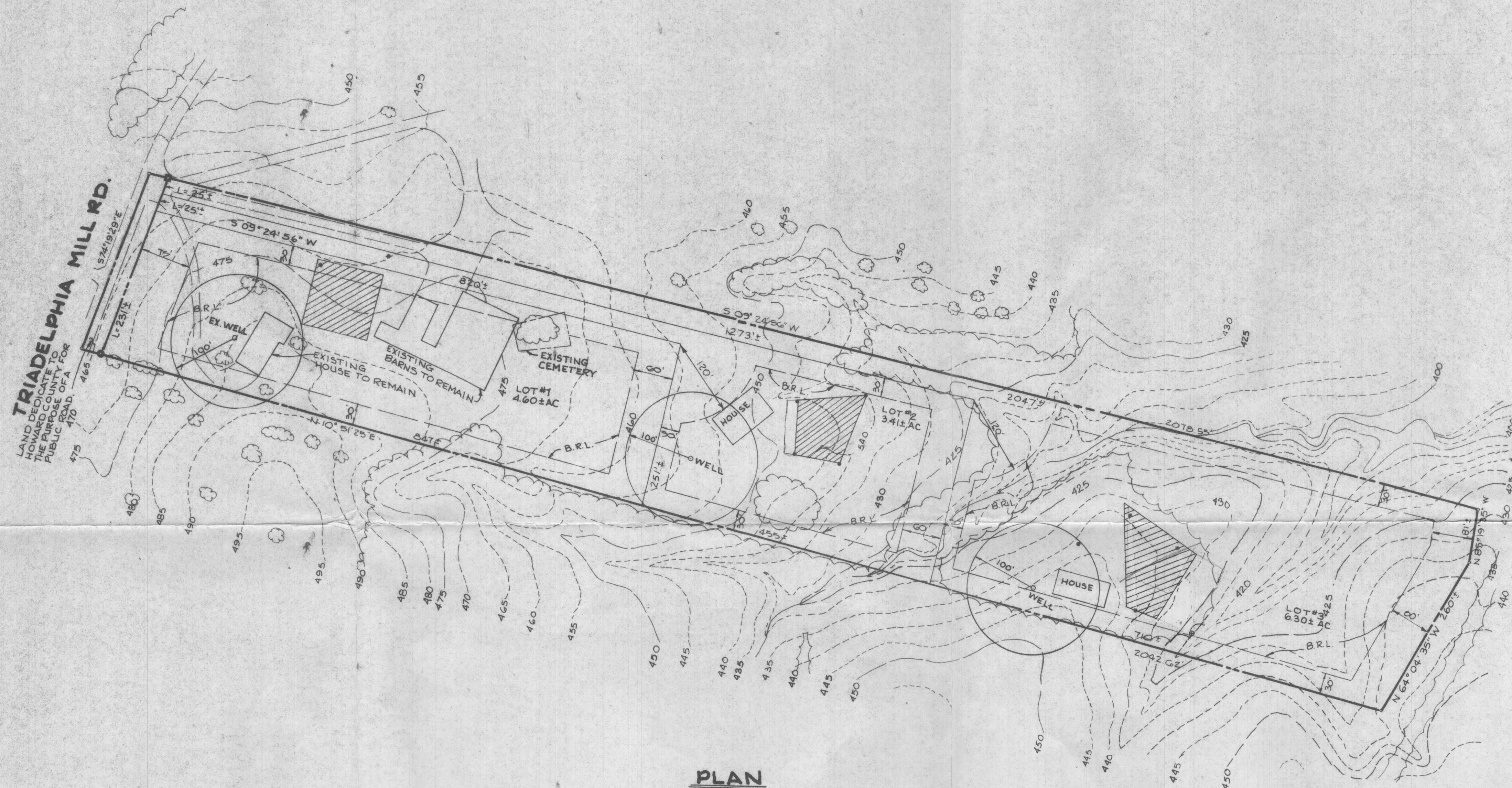
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP #27 PARCEL #15
SHEET 1 OF 1 8/12 DATE: 7-15-88

SCALE 1"=100' RAT OK - COMMENTS SHEET

F-89



VICINITY MAP
SCALE: 1"=2000'

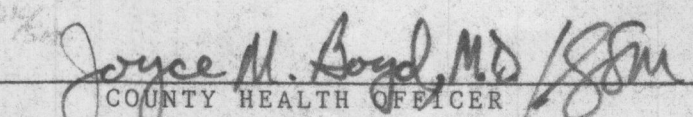


PLAN
SCALE: 1"=100'

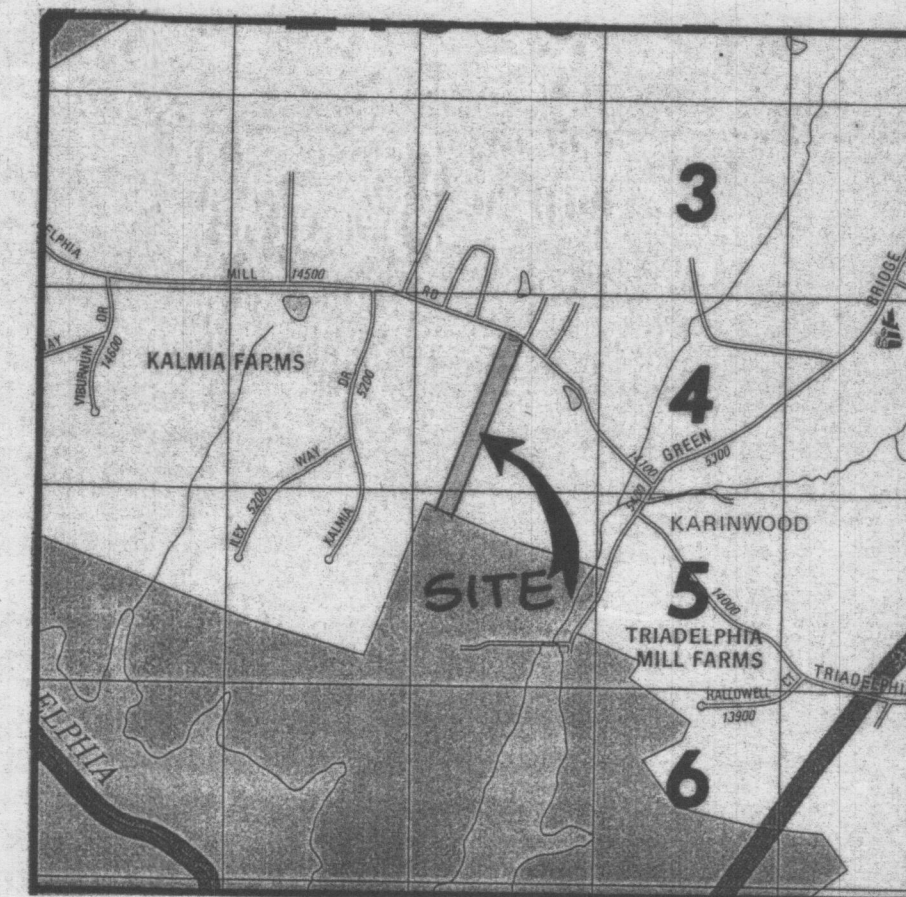
NOTES:

1. The area shown thus  indicates a private sewage easement of approximately 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for individual disposal. Improvements of any kind in this area are restricted until public sewage is available and servicing any residential structures on this site. This easement shall become null and void upon connection to a public sewage. 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.
2. Percolation test holes shown hereon have been field located as shown.  DARK DOT - PASSING TEST  FAILED TEST
3. 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.
4. Percolation areas and water wells for adjoining lots are shown where pertinent.
5. See Office of Planning and Zoning file.
6. For flag or pipestem lots: refuse collection, snow removal and road maintenance are provided to the junction of flag or pipestem lot driveway.

DATE	NO.	REVISION
OWNER / DEVELOPER AFFILIATED REAL ESTATE PARTNERSHIP 10320 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
PROJECT TRIADELPHIA MILL RD (MINOR SUBDIVISION)		
AREA	TAX MAP	PARCEL 5th ELECTION DISTRICT HOWARD COUNTY MARYLAND
TITLE: PERC TEST PLAN		
THE RIEMER GROUP, INC. The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
7-22-85 DATE		
DESIGNED BY D.B.S.		
DRAWN BY A.P.F.		
PROJECT NO: 51501		
DATE JULY 22, 1985		
SCALE AS SHOWN		
DRAWING NO 1 OF 1		

APPROVED: For private water and private sewerage systems

JOYCE M. BOYD, MD 1/88M
COUNTY HEALTH OFFICER
7/26/85
DATE

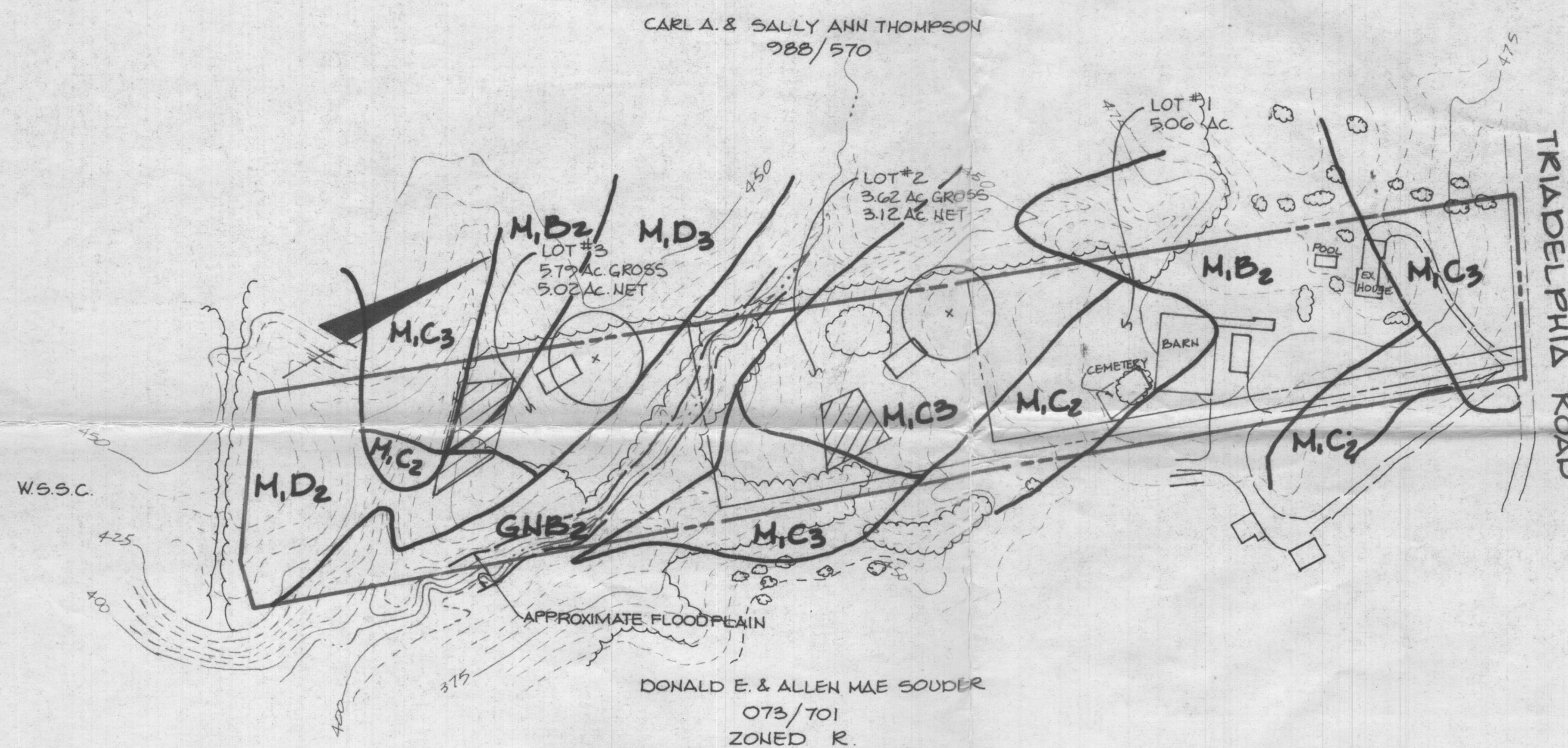




VICINITY MAP
SCALE: 1"=2000'

TABULATION

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



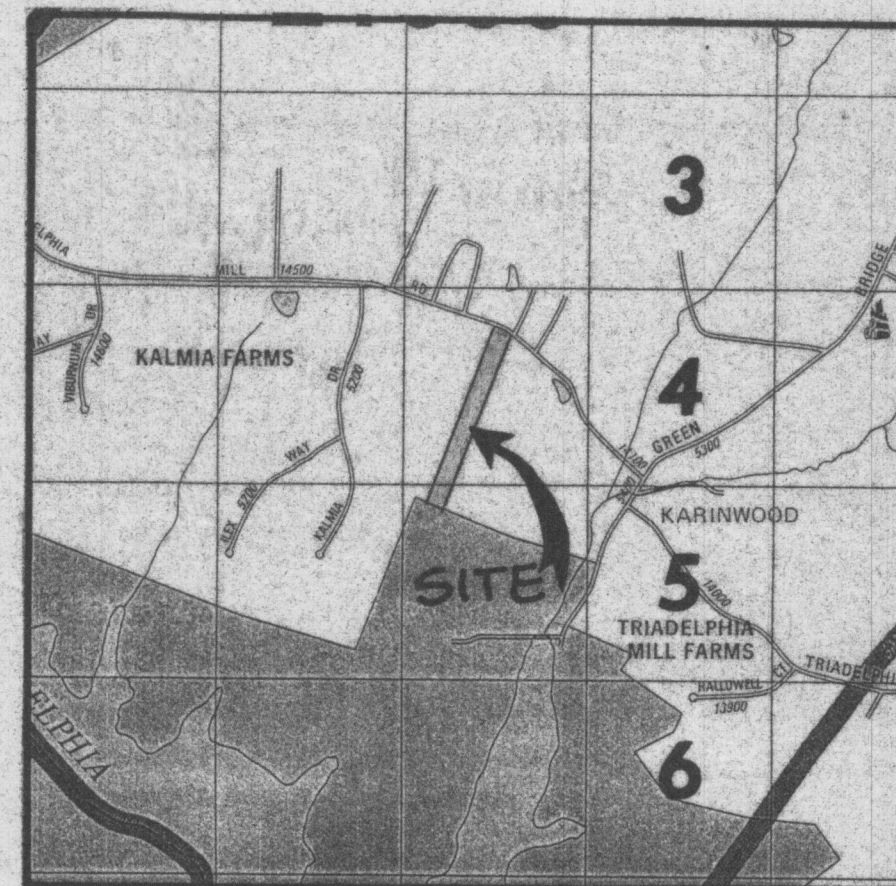
SOILS CLASSIFICATION

GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
M1D2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

LEGEND

	PROPOSED 10,000 SQ. FT. SEPTIC AREA
	PROPOSED WELL
	PROPOSED HOUSE
	FLOOD PLAIN

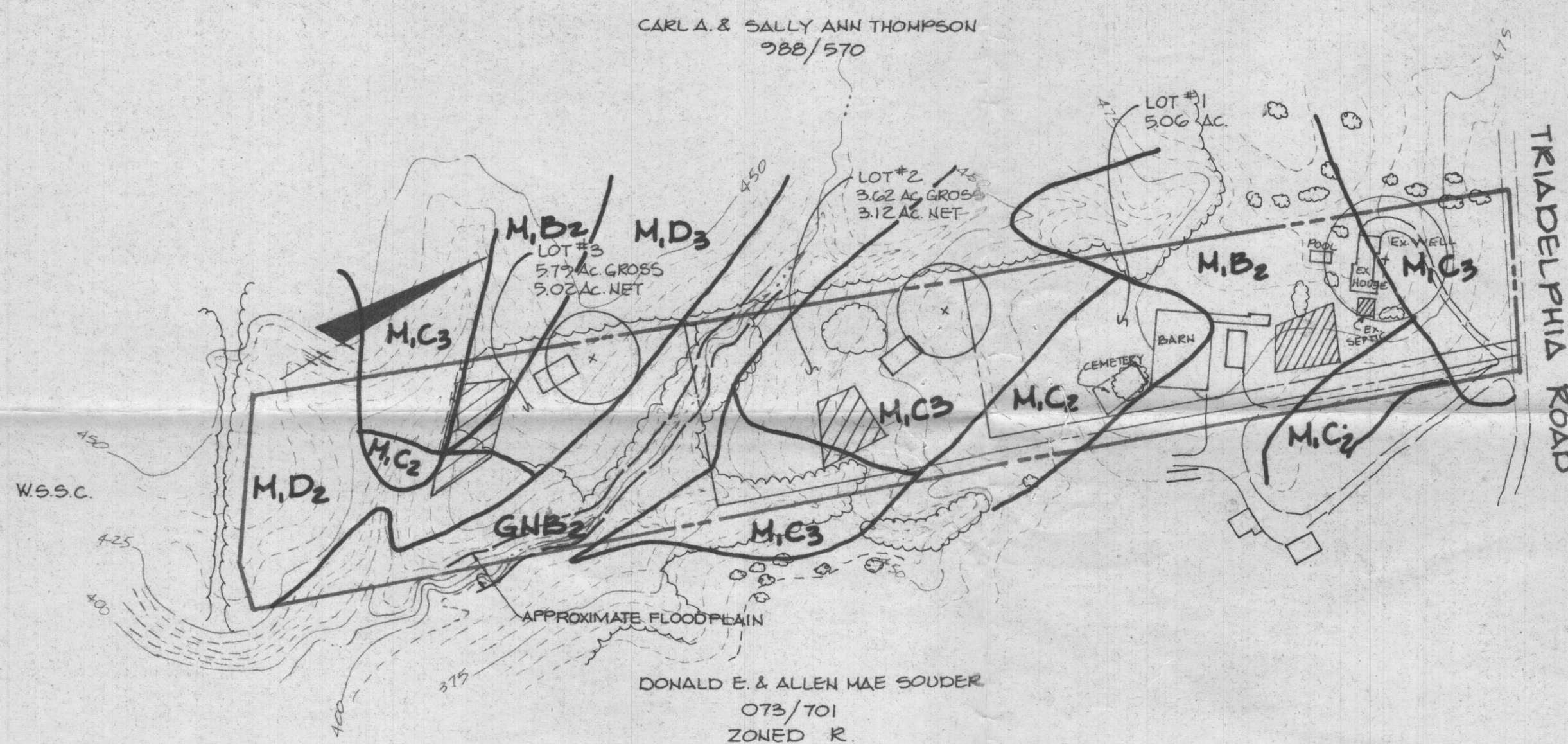
DATE	NO.	REVISION
OWNER / DEVELOPER		
AFFILIATE REAL ESTATE PARTNERSHIP 10920 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21043		
PROJECT		
TRIADELPHIA MILL ROAD		
AREA TAX MAP 27	PARCEL 15	
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SEPTIC PLAN		
THE RIEMER GROUP, INC.		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
DATE	DESIGNED BY J.J.D.	
	DRAWN BY K.J.B.	
	PROJECT NO 51501	
	DATE MARCH 10, 1988	
	SCALE 1"=200'	
	DRAWING NO 1 OF 1	



VICINITY MAP
SCALE: 1"=2000'

TABULATION

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



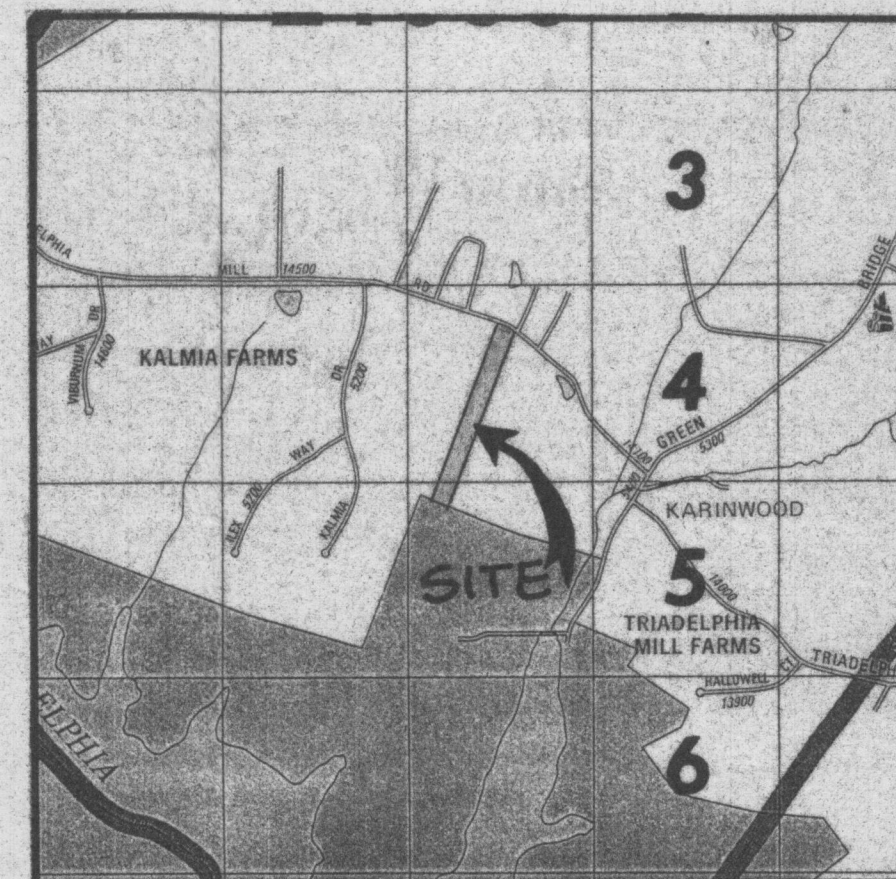
SOILS CLASSIFICATION

GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
M1D2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

LEGEND

- PROPOSED 10,000 SQ. FT. SEPTIC AREA
- PROPOSED WELL
- PROPOSED HOUSE
- FLOOD PLAIN

DATE	NO.	REVISION
OWNER/DEVELOPER		
AFFILIATE REAL ESTATE PARTNERSHIP 10320 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21043		
PROJECT		
TRIADELPHIA MILL ROAD		
AREA TAX MAP 27		PARCEL 15
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SEPTIC PLAN		
THE RIEMER GROUP, INC.		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
DATE	DESIGNED BY J.J.D.	
	DRAWN BY K.J.B.	
	PROJECT NO 51501	
	DATE MARCH 10, 1988	
	SCALE 1"=200'	
	DRAWING NO 1 OF 1	

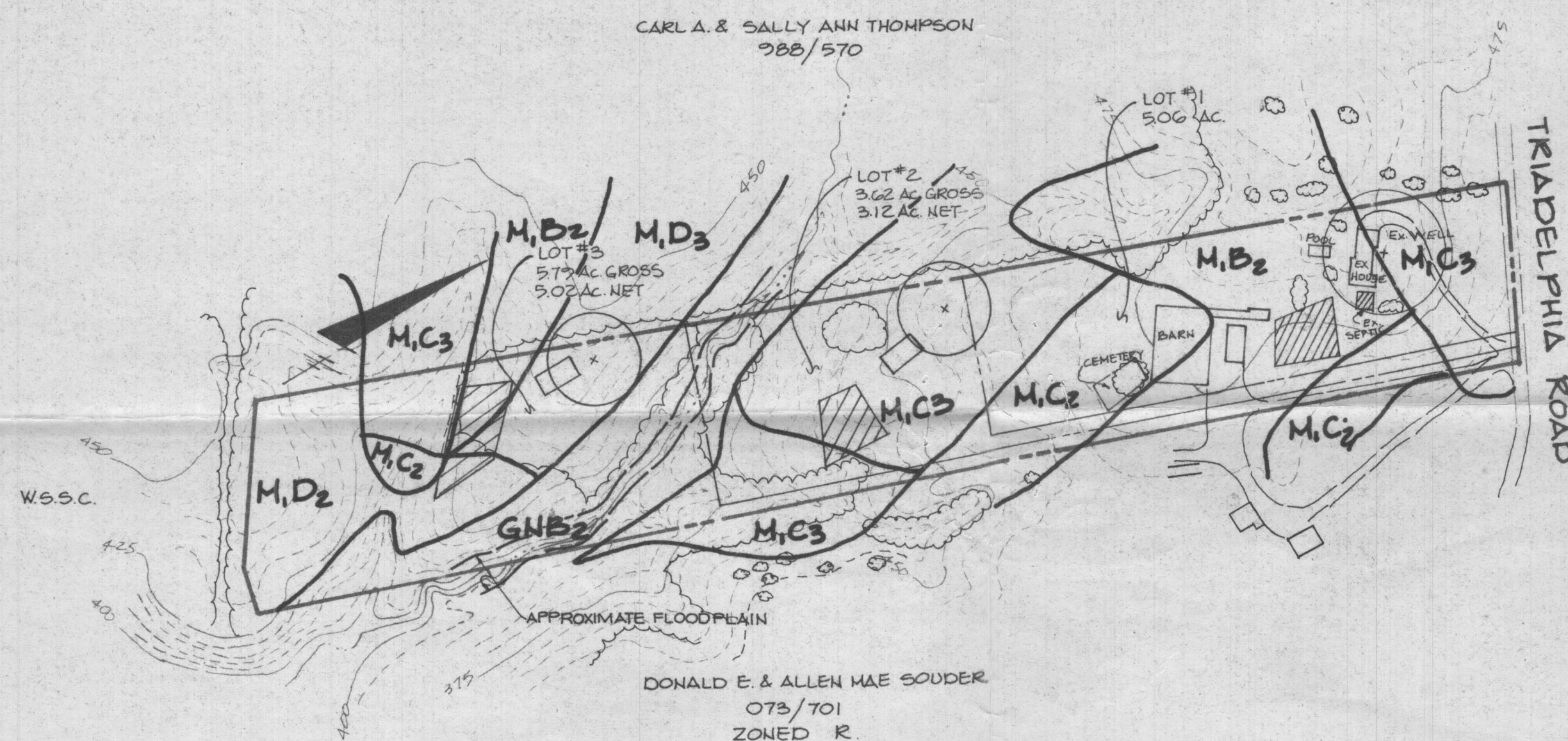


VICINITY MAP

SCALE: 1"=2000'

TABULATION

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



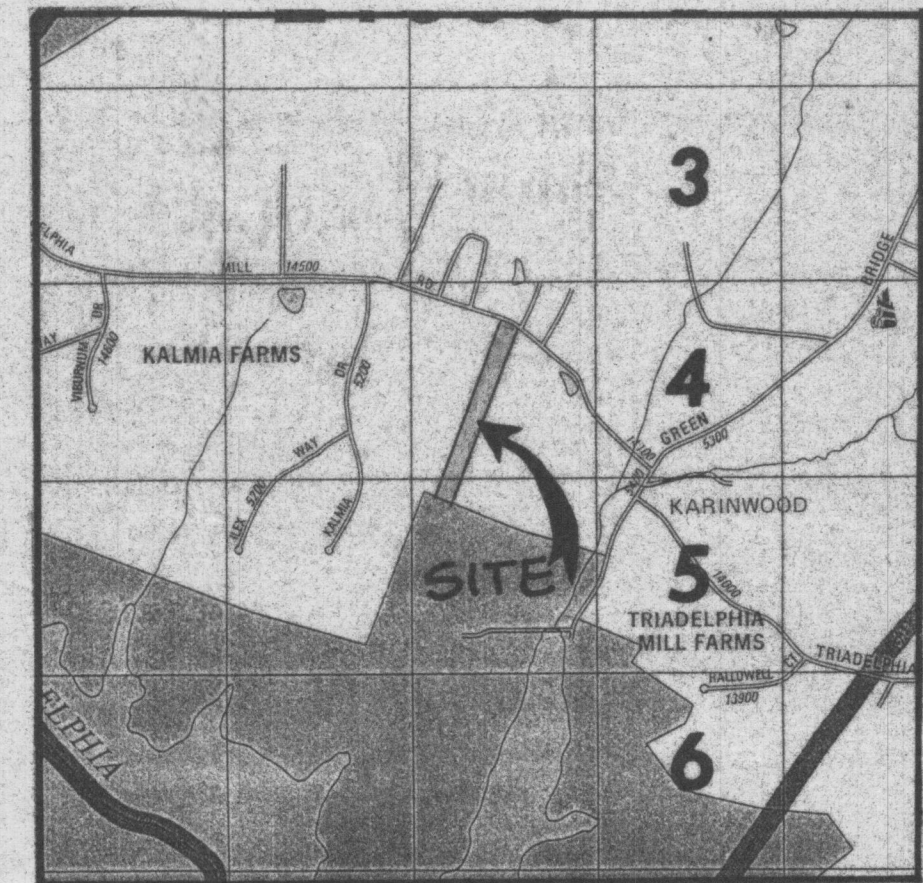
SOILS CLASSIFICATION

GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
M1D2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

LEGEND

- PROPOSED 10,000 SQ. FT. SEPTIC AREA
- PROPOSED WELL
- PROPOSED HOUSE
- FLOOD PLAIN

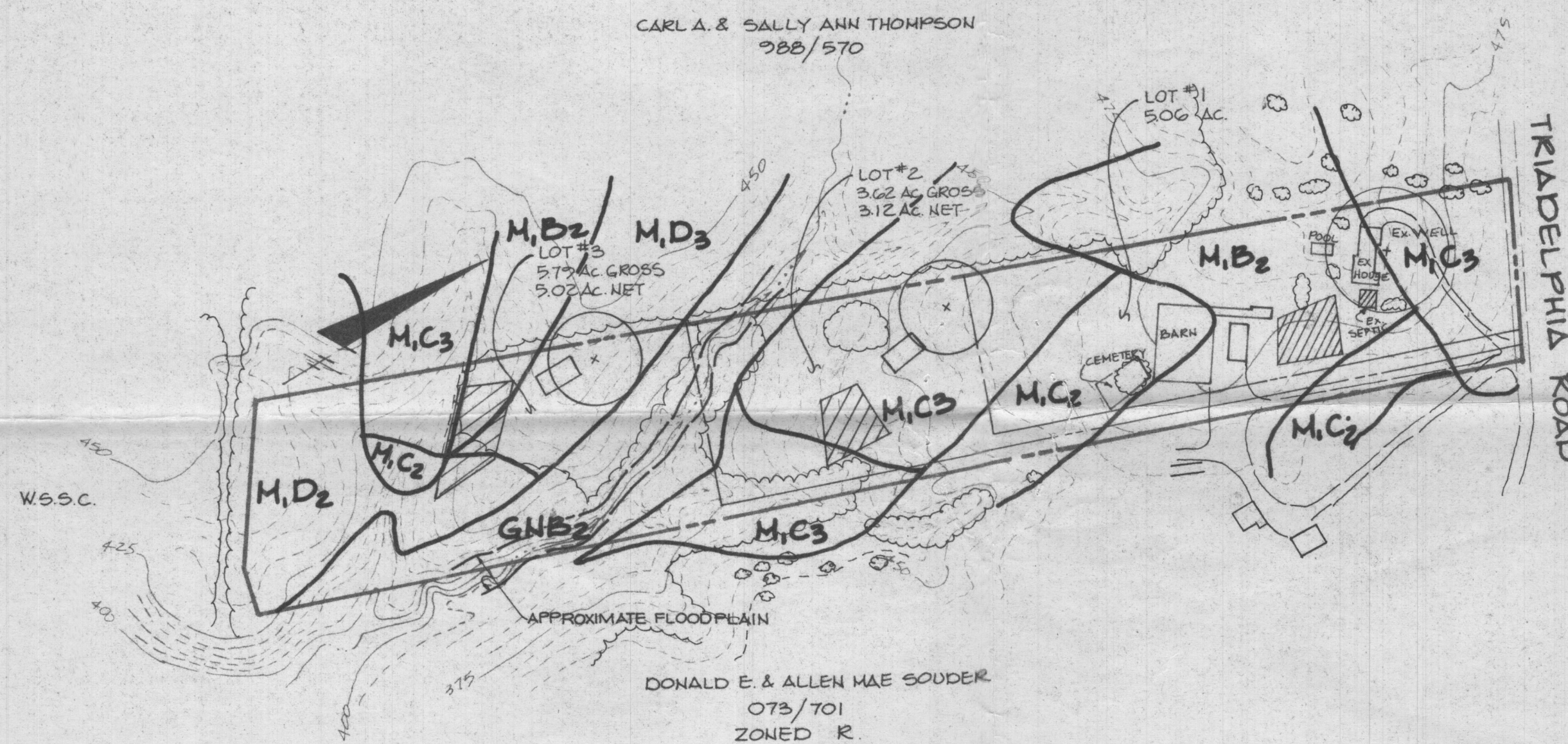
DATE	NO.	REVISION
OWNER/DEVELOPER		
AFFILIATE REAL ESTATE PARTNERSHIP 10320 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21043		
PROJECT		
TRIADDELPHIA MILL ROAD		
AREA TAX MAP 27	PARCEL 15	
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SEPTIC PLAN		
THE RIEMER GROUP, INC.		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
DATE	DESIGNED BY J.J.D.	
	DRAWN BY K.J.B.	
	PROJECT NO 51501	
	DATE MARCH 10, 1988	
	SCALE 1"=200'	
	DRAWING NO 1 OF 1	



VICINITY MAP
SCALE: 1"=2000'

TABULATION

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



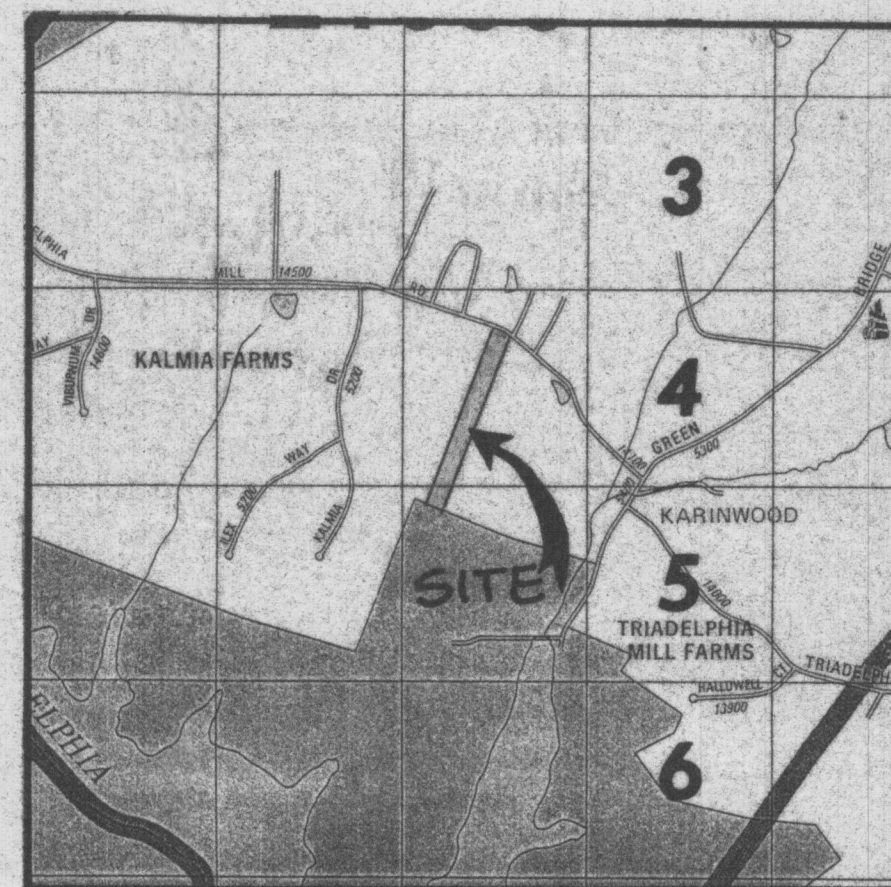
SOILS CLASSIFICATION

GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
M1D2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

LEGEND

PROPOSED 10,000 SQ. FT. SEPTIC AREA
 PROPOSED WELL
 PROPOSED HOUSE
 FLOOD PLAIN

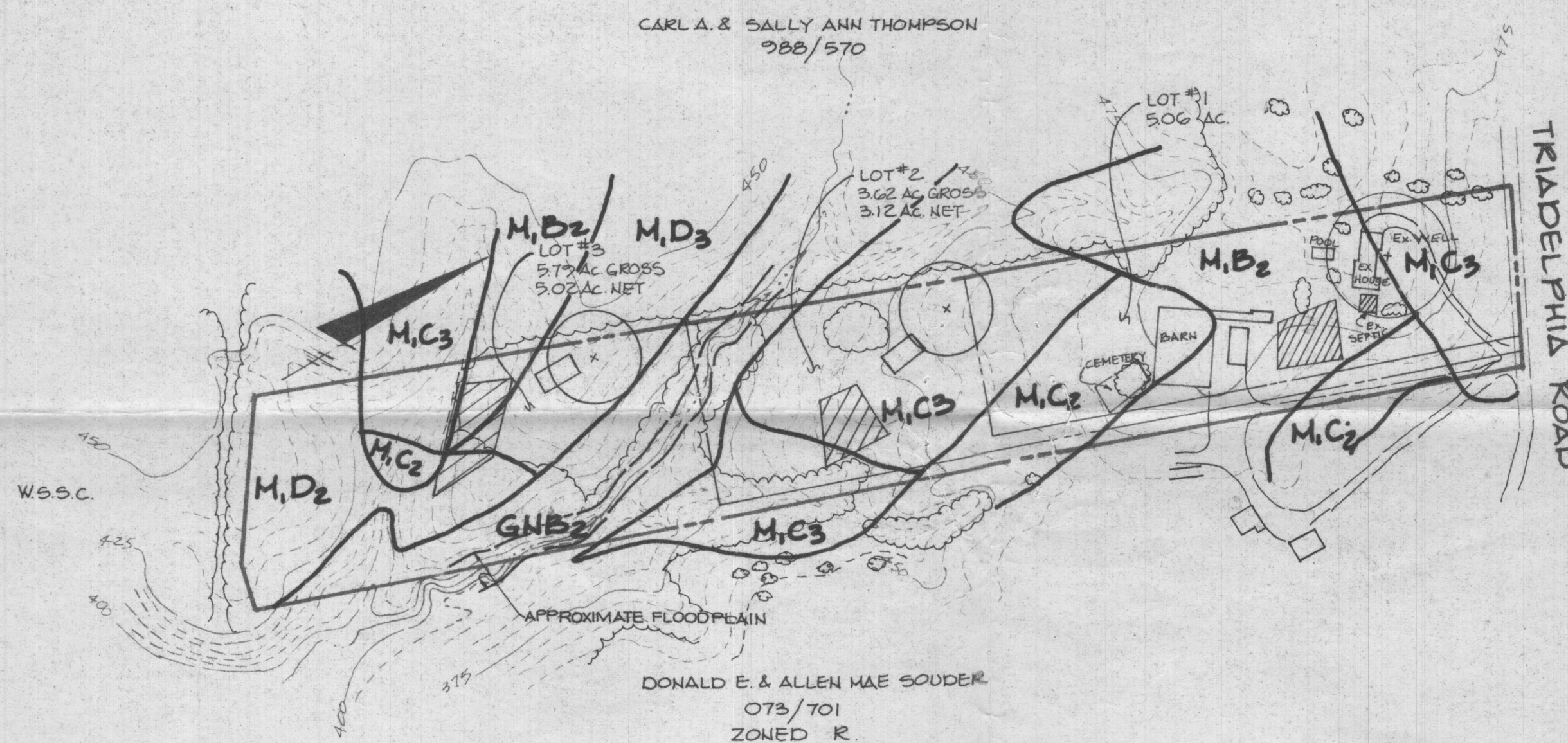
DATE	NO.	REVISION
OWNER/DEVELOPER		
AFFILIATE REAL ESTATE PARTNERSHIP 10320 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21043		
PROJECT		
TRIADELPHIA MILL ROAD		
AREA TAX MAP 27	PARCEL 15	
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SEPTIC PLAN		
THE RIEMER GROUP, INC.		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
DATE	DESIGNED BY J.J.D.	
	DRAWN BY K.J.B.	
	PROJECT NO 51501	
	DATE MARCH 10, 1988	
	SCALE 1"=200'	
	DRAWING NO 1 OF 1	



VICINITY MAP
SCALE: 1"=2000'

TABULATION

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



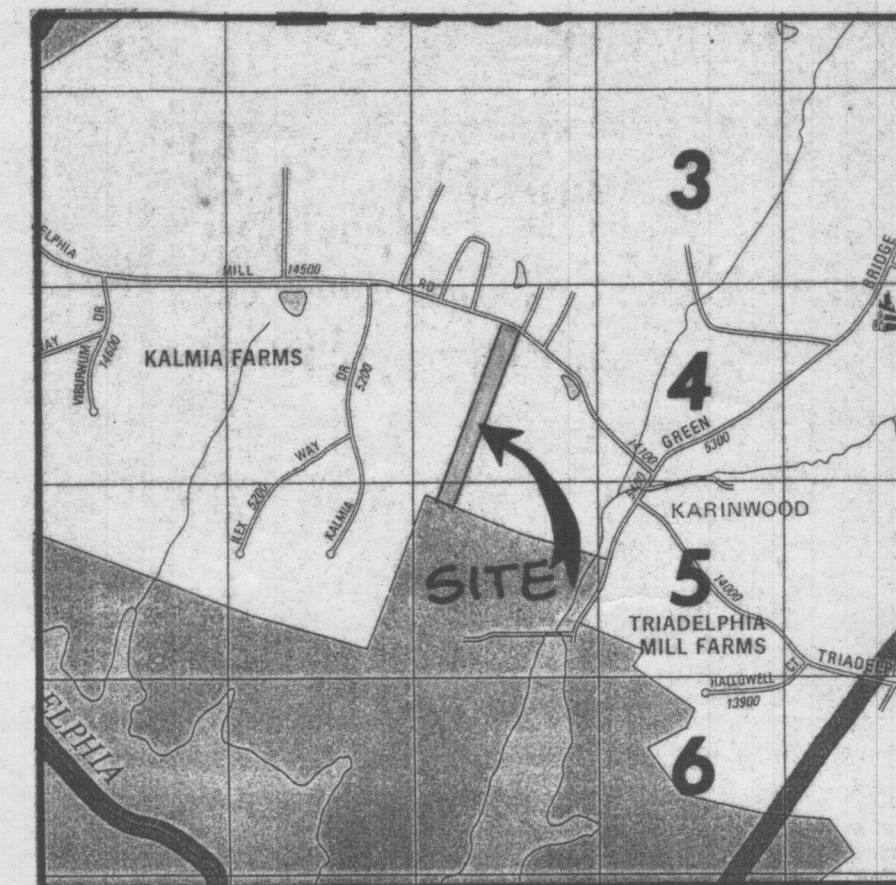
SOILS CLASSIFICATION

GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
M1D2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

LEGEND

- PROPOSED 10,000 SQ. FT. SEPTIC AREA
- PROPOSED WELL
- PROPOSED HOUSE
- FLOOD PLAIN

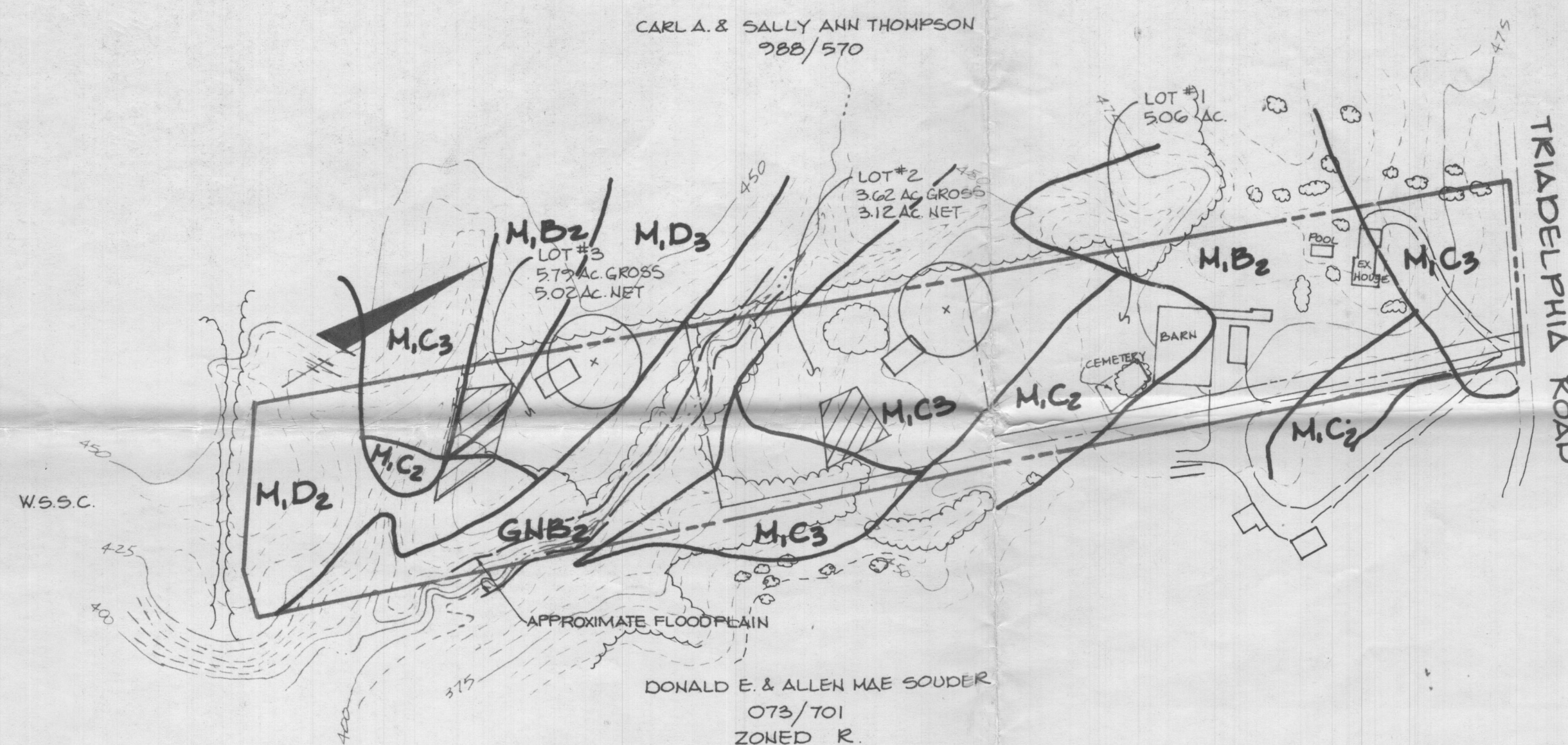
DATE	NO.	REVISION
OWNER/DEVELOPER		
AFFILIATE REAL ESTATE PARTNERSHIP 10320 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21043		
PROJECT TRIADDELPHIA MILL ROAD		
AREA TAX MAP 27		PARCEL 15
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE SEPTIC PLAN		
THE RIEMER GROUP, INC.		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
DATE	DESIGNED BY J.J.D.	
	DRAWN BY K.J.B.	
	PROJECT NO 51501	
	DATE MARCH 10, 1988	
	SCALE 1"=200'	
	DRAWING NO 1 OF 1	



VICINITY MAP
SCALE: 1"=200'

TABULATION

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



SOILS CLASSIFICATION

GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
M1D2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

LEGEND

- PROPOSED 10,000 SQ. FT. SEPTIC AREA
- PROPOSED WELL
- PROPOSED HOUSE
- FLOOD PLAIN

DATE	NO.	REVISION
OWNER/DEVELOPER		
AFFILIATE REAL ESTATE PARTNERSHIP 10320 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21043		
PROJECT		
TRIADELPHIA MILL ROAD		
AREA TAX MAP 27	PARCEL 15	
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SEPTIC PLAN		
THE RIEMER GROUP, INC.		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
DATE	DESIGNED BY J.J.D.	
	DRAWN BY K.J.B.	
	PROJECT NO 51501	
	DATE MARCH 10, 1988	
	SCALE 1"=200'	
	DRAWING NO 1 OF 1	