

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt: None		Special Tax Recapture: AGRICULTURAL TRANSFER TAX								
Exempt Class: None										
Account Identifier:		District - 05 Account Number - 367905								
Owner Information										
Owner Name:		GLEN HILL HOLDINGS LLC				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		PO BOX 229 FULTON MD 20759-				Deed Reference:		/13169/ 00452		
Location & Structure Information										
Premises Address:		14269 TRIADELPHIA MILL RD DAYTON 21036-0000				Legal Description:		LOT 1 3.76 A. 14269 TRIADELPHIA MILL TRIADELPHIA MILL ROAD PR		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	17187
0027	0024	0015	5010101.14	1001			1	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		
1964		3,557 SF		2400 SF		3.7600 AC				
Stories	Basement	Type		Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
1	YES	STANDARD UNIT		BRICK/	5	4 full/ 1 half				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2019		As of 07/01/2020		
Land:		263,800		263,800						
Improvements		505,400		505,400						
Total:		769,200		769,200		769,200				
Preferential Land:		0								
Transfer Information										
Seller: VALENTINE EUGENE T				Date: 04/08/2011				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /13169/ 00452				Deed2:		
Seller: CONSOLIDATED SOUTHERN INVESTMENTS				Date: 01/12/2005				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /08911/ 00298				Deed2:		
Seller: VALENTINE EUGENE				Date: 08/24/2000				Price: \$0		

# 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 16<sup>th</sup>

(TRIADDELPHIA HILL ROAD  
PERC TESTS)

A 4/14/88  
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. SYSTEM- 3 BR  
6 BR w/ DISPOSAL  
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. Sharon H. Lea  
(SIGNATURE OF APPLICANT)

APPROVED BY Sicking Abel FOR Depp Trucks DATE 7-26-88

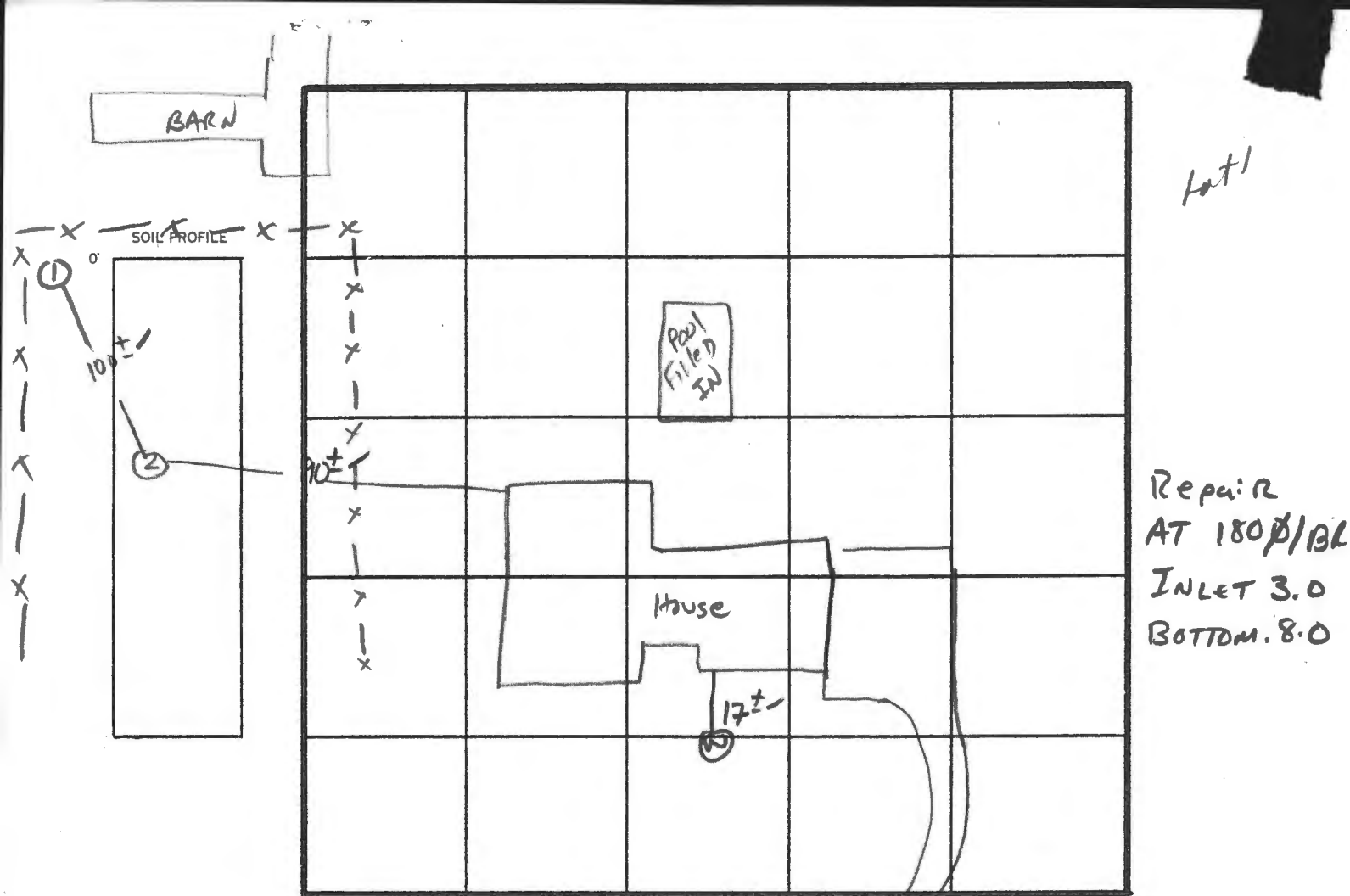
REJECTED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

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

REASONS FOR REJECTION OR HOLDING 5-16-88 PERC SATISFACTORY - HOLD FOR PLAT S. AHE

## 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 4.0'			

REMARKS \_\_\_\_\_

TYPE OF SOIL #1 MARIAN LOAM #2 MARIAN GRAVELLY Lm

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

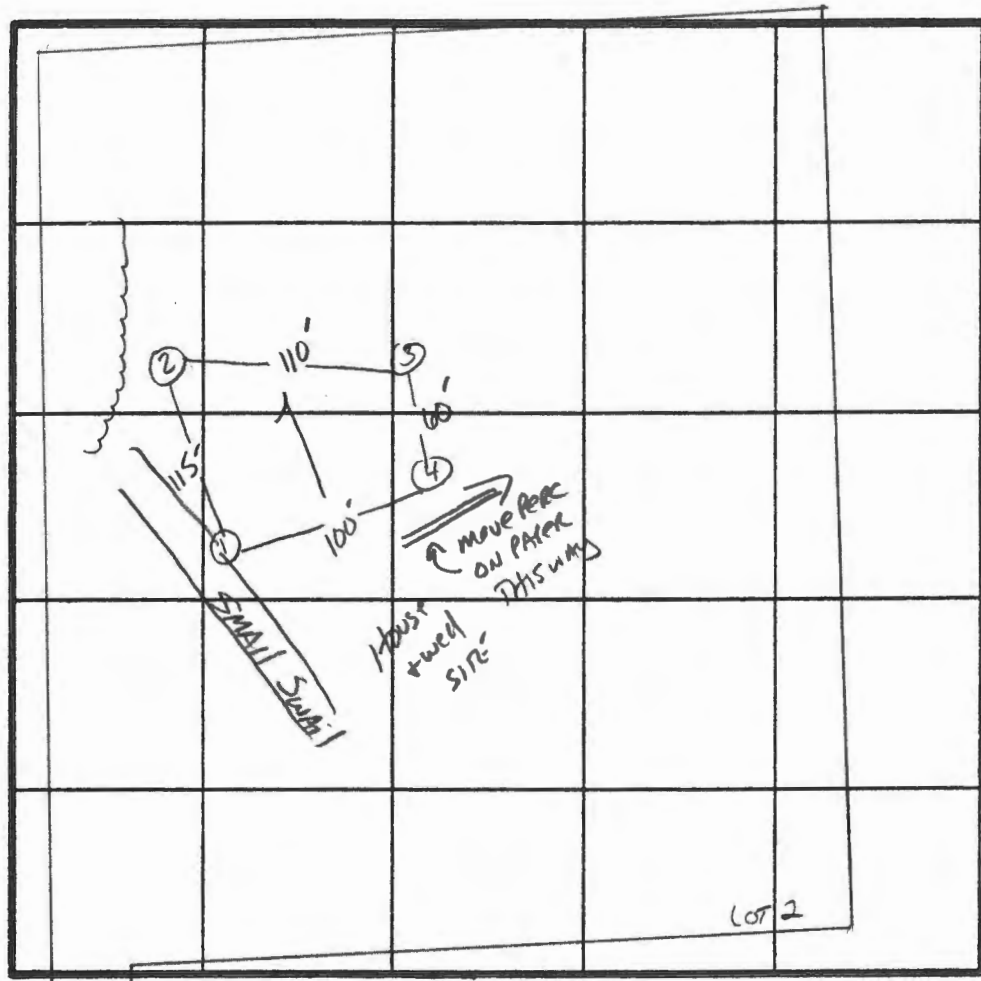
REJECTED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

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.

② ③ ④  
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 water
	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	2min
	4M	8.0'	11:27	11:28	11:28	11:30	2min
	4V	13.5'	UNIFORM soil below 2.5'				

Hole next to swail

REMARKS Hole APPROX PER PLAT - ADJUST PERC AWAY FROM SWAIL

TYPE OF SOIL CLAYED; LOAM TO GRAVELLY LOAM

TESTED BY S. Abel

ALSO PRESENT SARAI & ASSOC. CIVIL ENGRS + L&F AGENTS

REVISED - 2/1/88 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 Officer 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. Abner

## THIS IS NOT A PERMIT

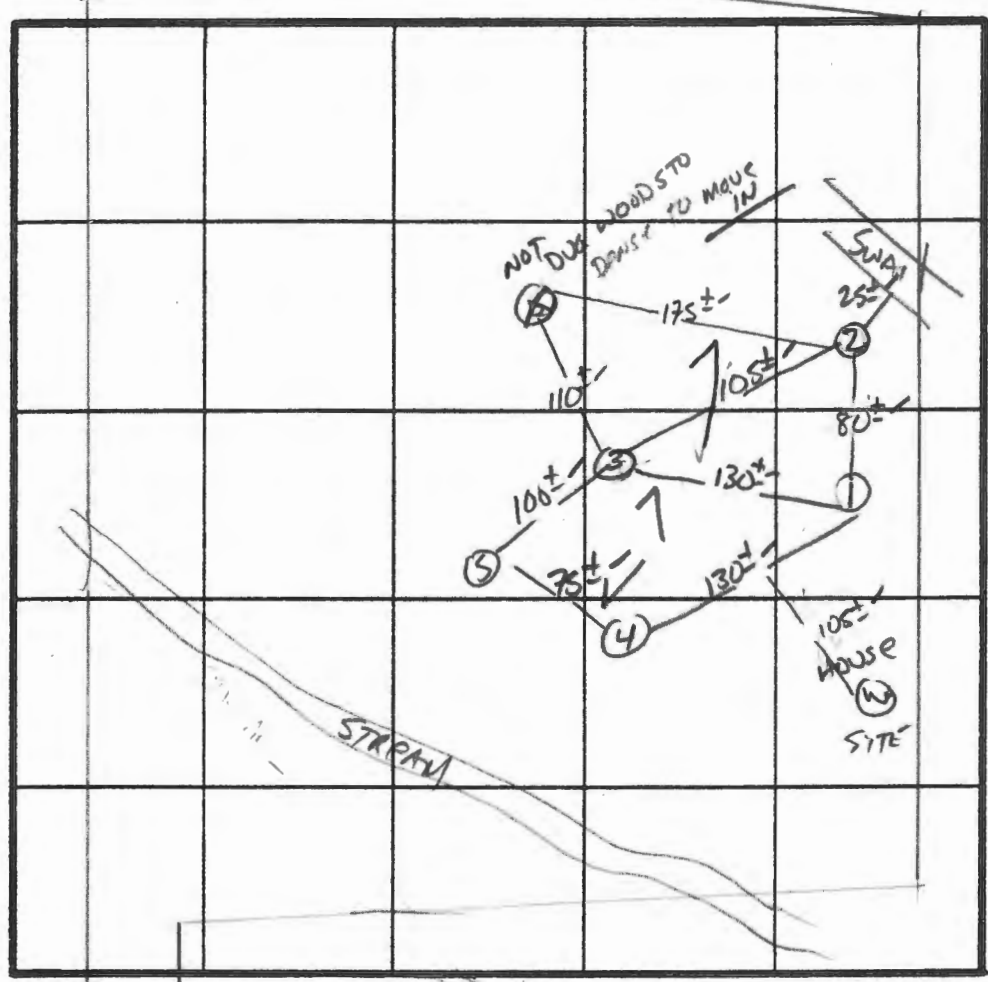
Lot 3.

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	1.0 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,

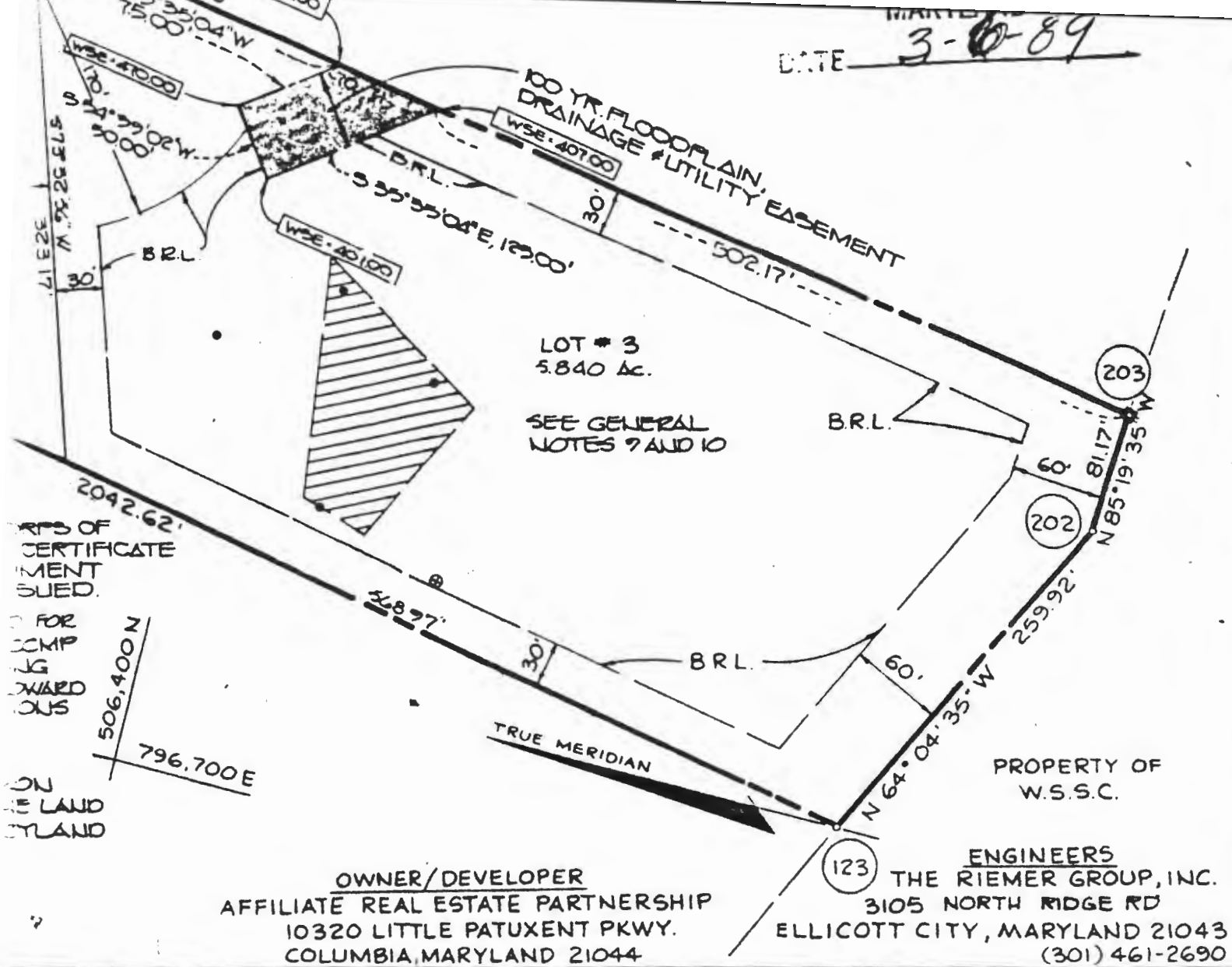
A handwritten signature in cursive script that reads "Craig Williams".

Craig Williams, Director  
Water and Sewerage Program

CW:JR

cc: Tax Assessment Office

DATE 3-6-89



DATE August 1988  
I, Goldburg, West  
WITNESS

ATE  
EVE GOLDBURG, PRESIDENT, OWNERS  
LEON, HEREBY ADOPT THIS PLAN OF  
APPROVAL OF THIS FINAL PLAT BY  
ABLISH THE MINIMUM BUILDING  
D COUNTY, MARYLAND, ITS  
TO LAY, CONSTRUCT AND MAINTAIN  
R MUNICIPAL UTILITIES AND  
STREET RIGHT-OF-WAYS AND THE  
EREON: (2) THE RIGHT TO REQUIRE  
E STREETS AND/OR ROADS, AND  
PLICABLE AND FOR GOOD AND OTHER  
THE RIGHT AND OPTION TO HOWARD  
TO THE BEDS OF THE STREETS AND/  
NAGE FACILITIES AND OPEN SPACE  
REQUIRE DEDICATION OF  
OR THE SPECIFIC PURPOSE OF  
NANCE; AND (4) THAT NO BUILDING  
LL BE ERECTED ON OR OVER THE

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

**TRIADDELPHIA ACRES**  
**LOTS 1, 2 & 3**  
*Revised Plan 3-6-89*

WP-89-18  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP # 27 PARCEL # 15  
SHEET 1 OF 1 DATE: 3-1-89

SCALE 1"=100'



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 <sup>area</sup> 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 <sup>on</sup> 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.

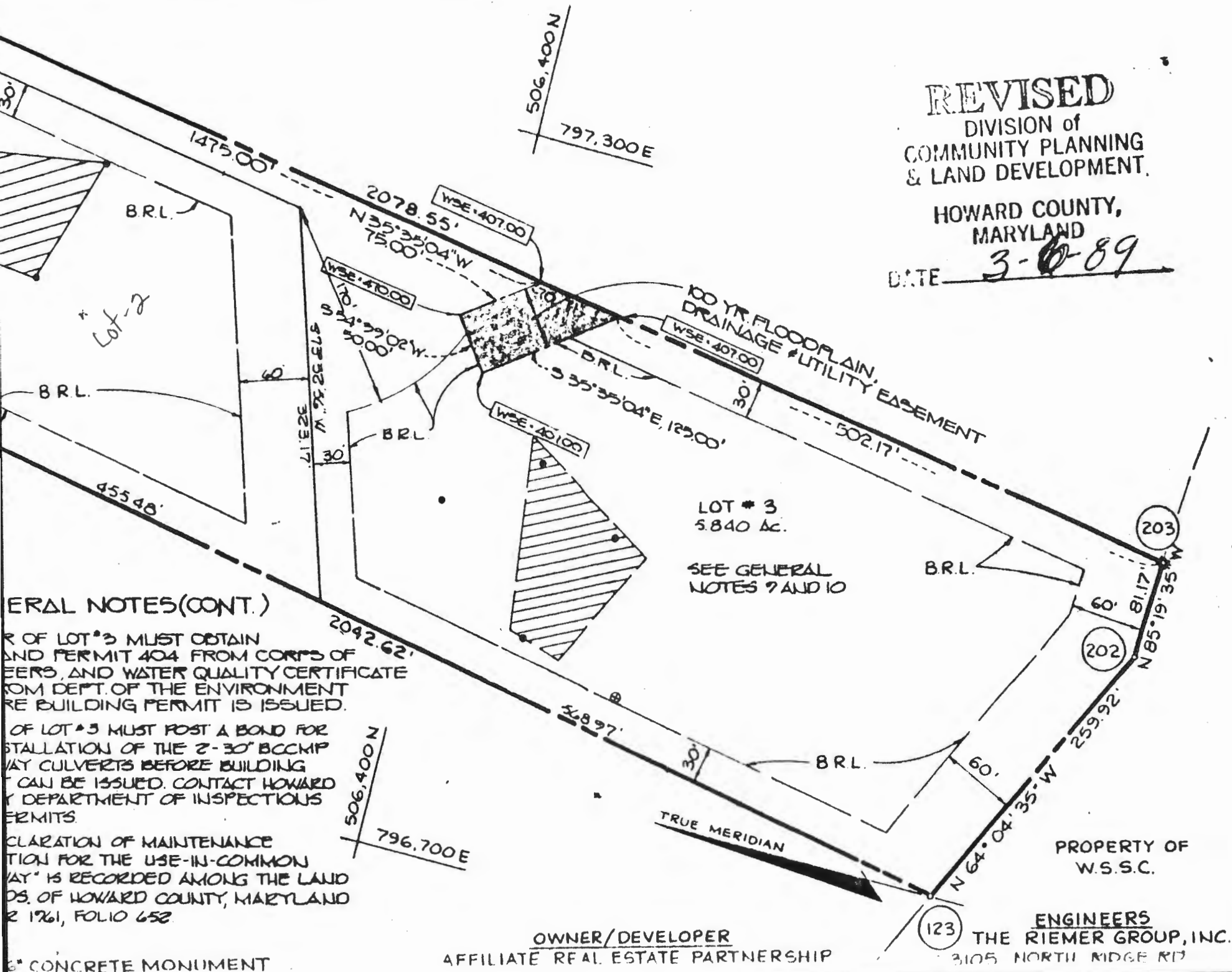
I still have some reservations with  
installing septic trenches closer than the  
200 foot restriction to the stream bed.  
This area would only be <sup>necessary</sup> ~~used~~ if unacceptable  
soils were encountered in the proposed  
adjustment to the SDA easement.

Lane E. Nadeau 12-12-90

HOWARD COUNTY,  
MARYLAND  
DATE 3-6-89

HOWARD COUNTY,  
MARYLAND

DATE 3-6-89



PIPE-STEM TABULATION			
LOT	PIPE-STEM	NET	GR.
1	0.470 AC	3000 AC	3.470 AC
2	0.729 AC	5.111 AC	5.840 AC
3			

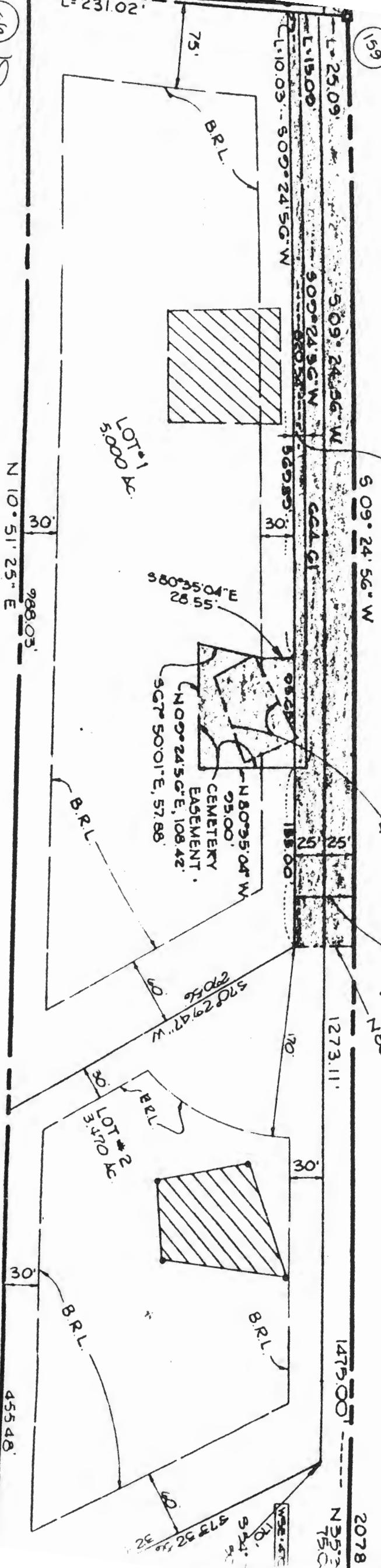
PROPERTY OF  
DONALD E. SOUTHER, ET AL.  
L. 908.714

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'



Philadelphia  
Mill Road  
↑

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

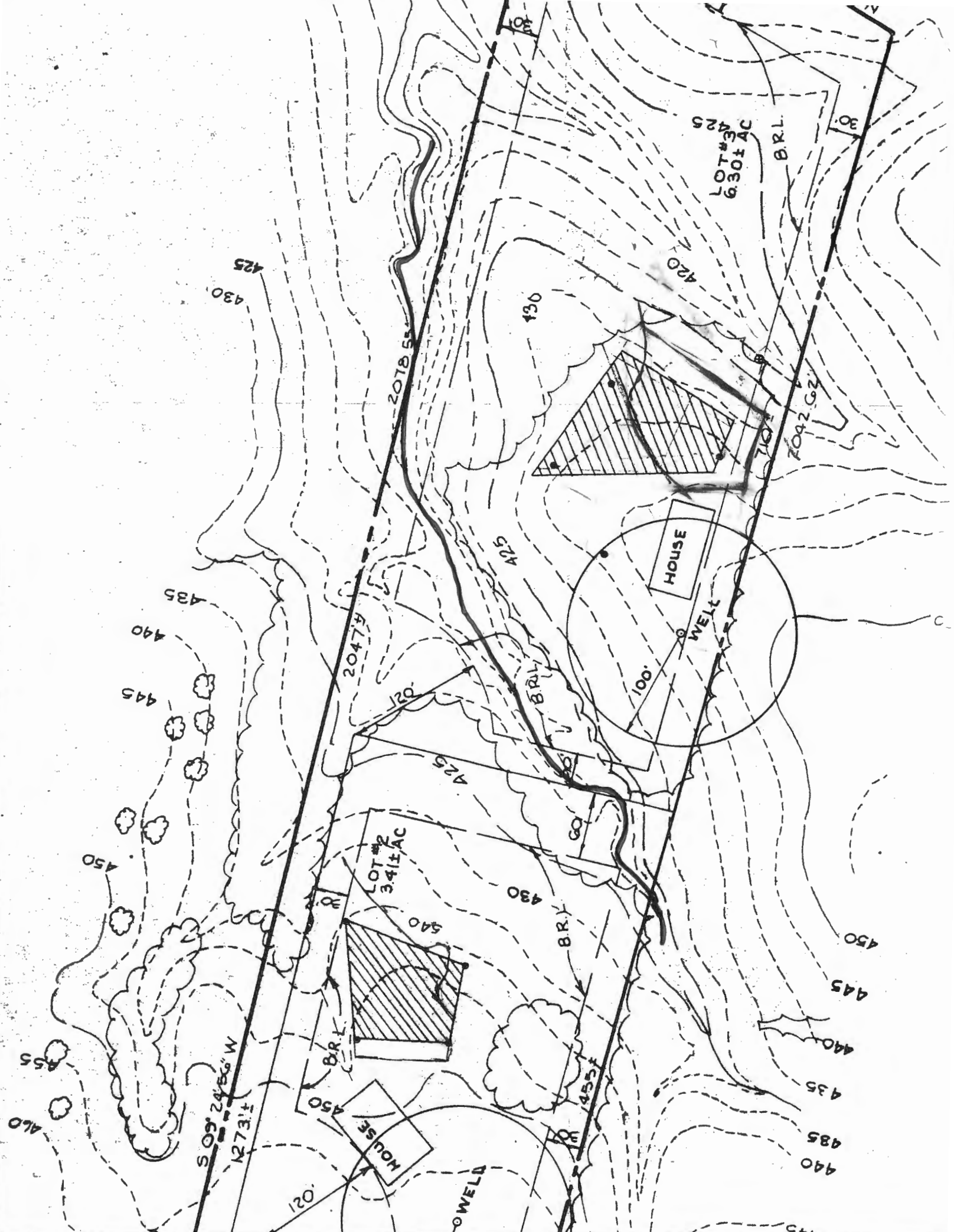
GENERAL NOTES

THIS AREA DESIGNATES A PRIVATE SEWERAGE REQUIRED SET AS AND RESTRICTED SQUAT OF EASEMENTS SHALLOVE RITY

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

GENERAL NOTES (C)

OWNER OF LOT 3 MUST  
BE RESPONSIBLE FOR  
MAINTENANCE OF  
SEWERAGE SYSTEM  
BEFORE LOT 3 IS  
REDEVELOPED



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

DATE:

8/04/88

P &amp; 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:        OriginalX 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.*

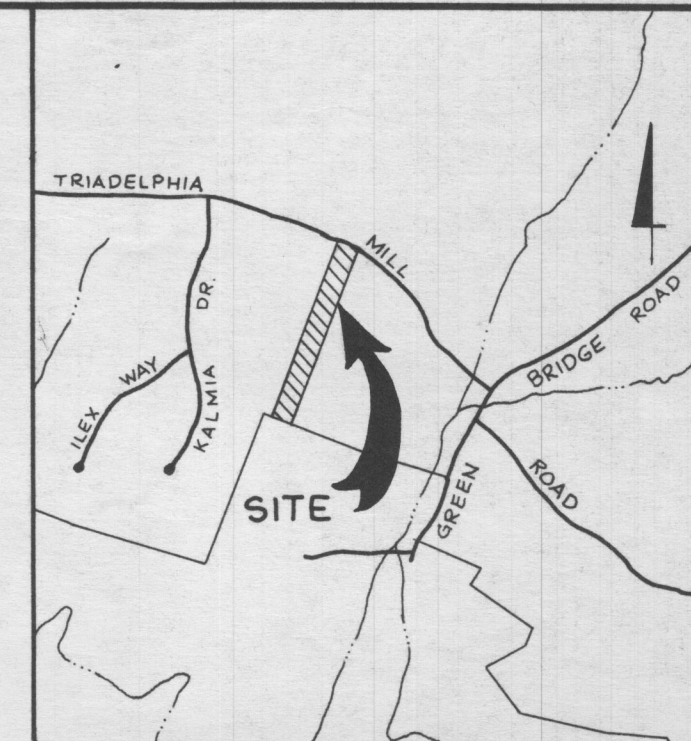
*to be paid - May. 16*



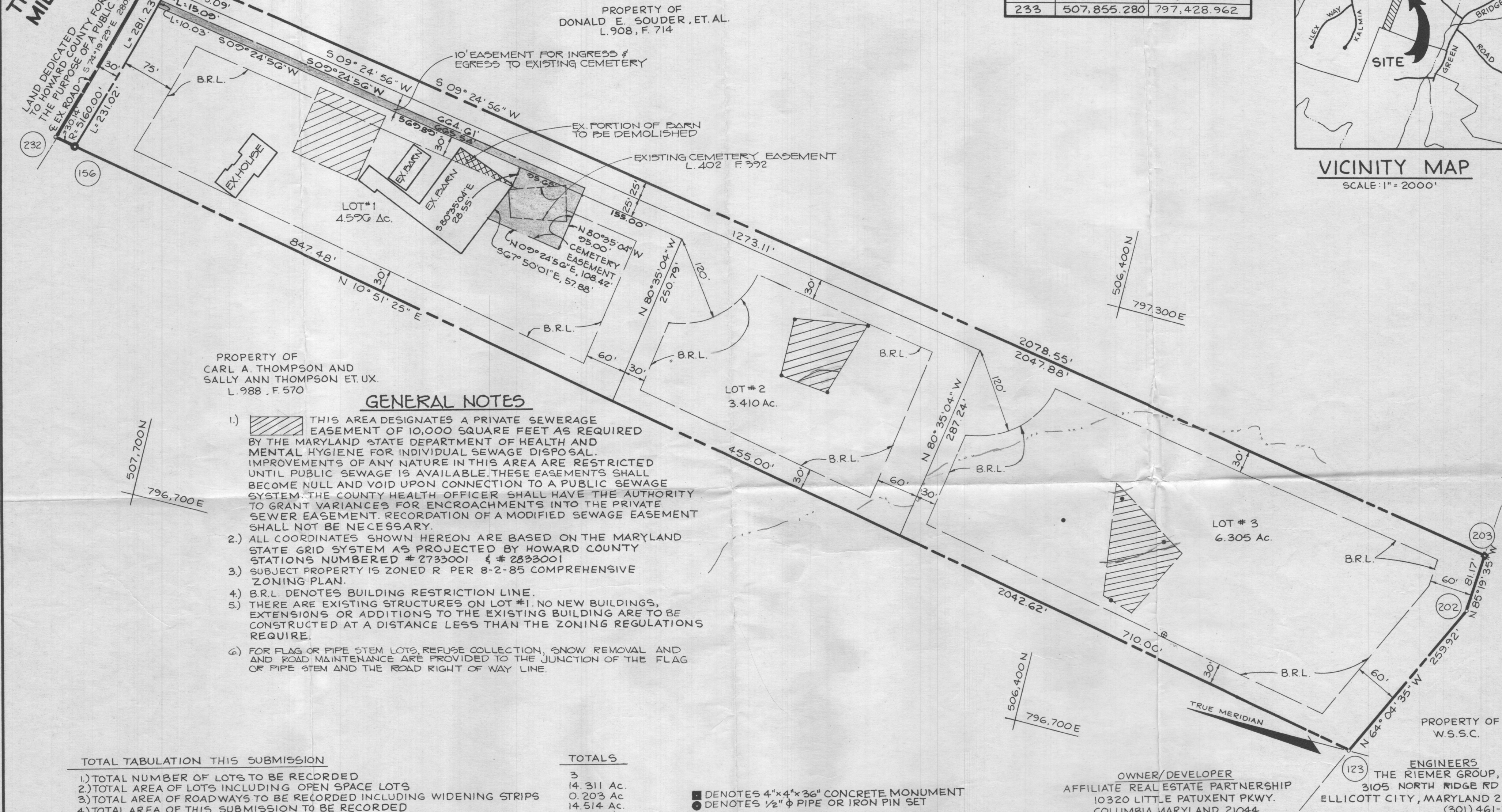
TRIADELPHIA  
MILL ROAD

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'



PROPERTY OF  
CARL A. THOMPSON AND  
SALLY ANN THOMPSON ET. UX.  
L. 988, F. 570

### 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" Ø 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, President  
Witness: [Signature]

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

TRIADELPHIA MILL ROAD  
LOTS 1, 2 & 3

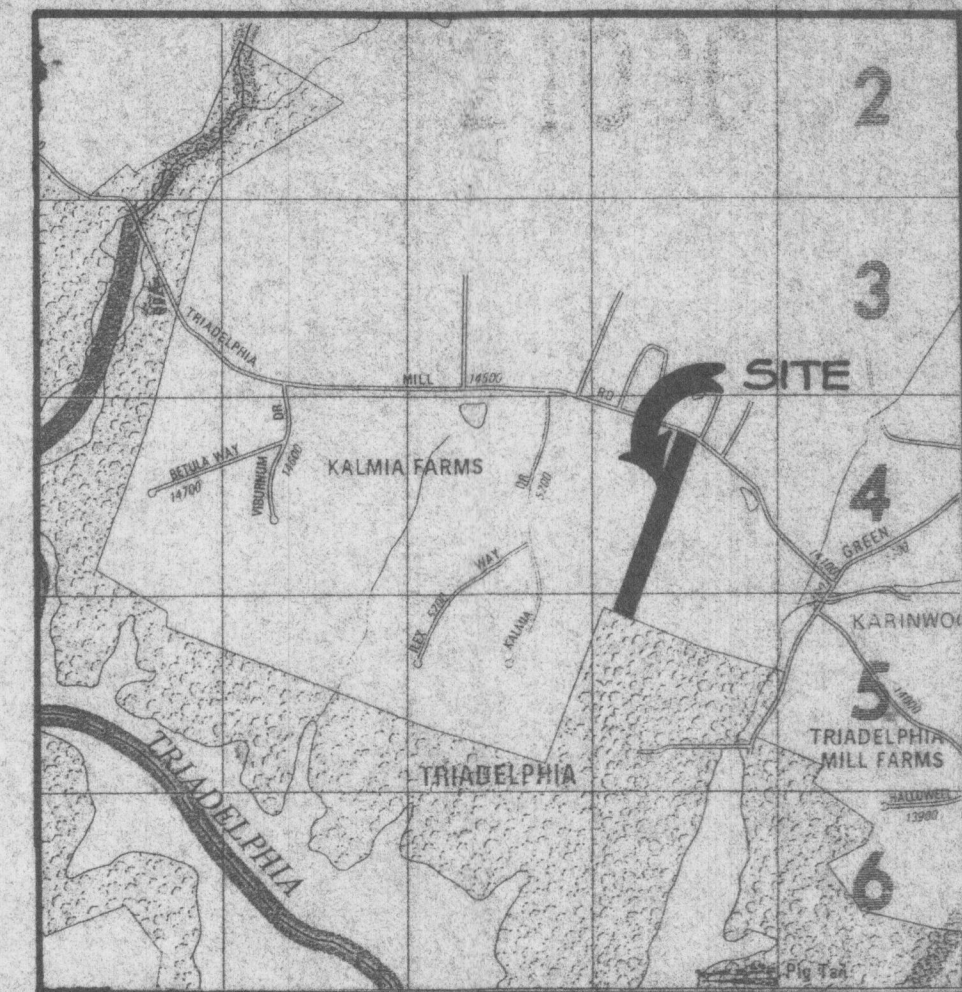
F-89-24

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

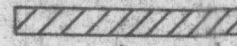
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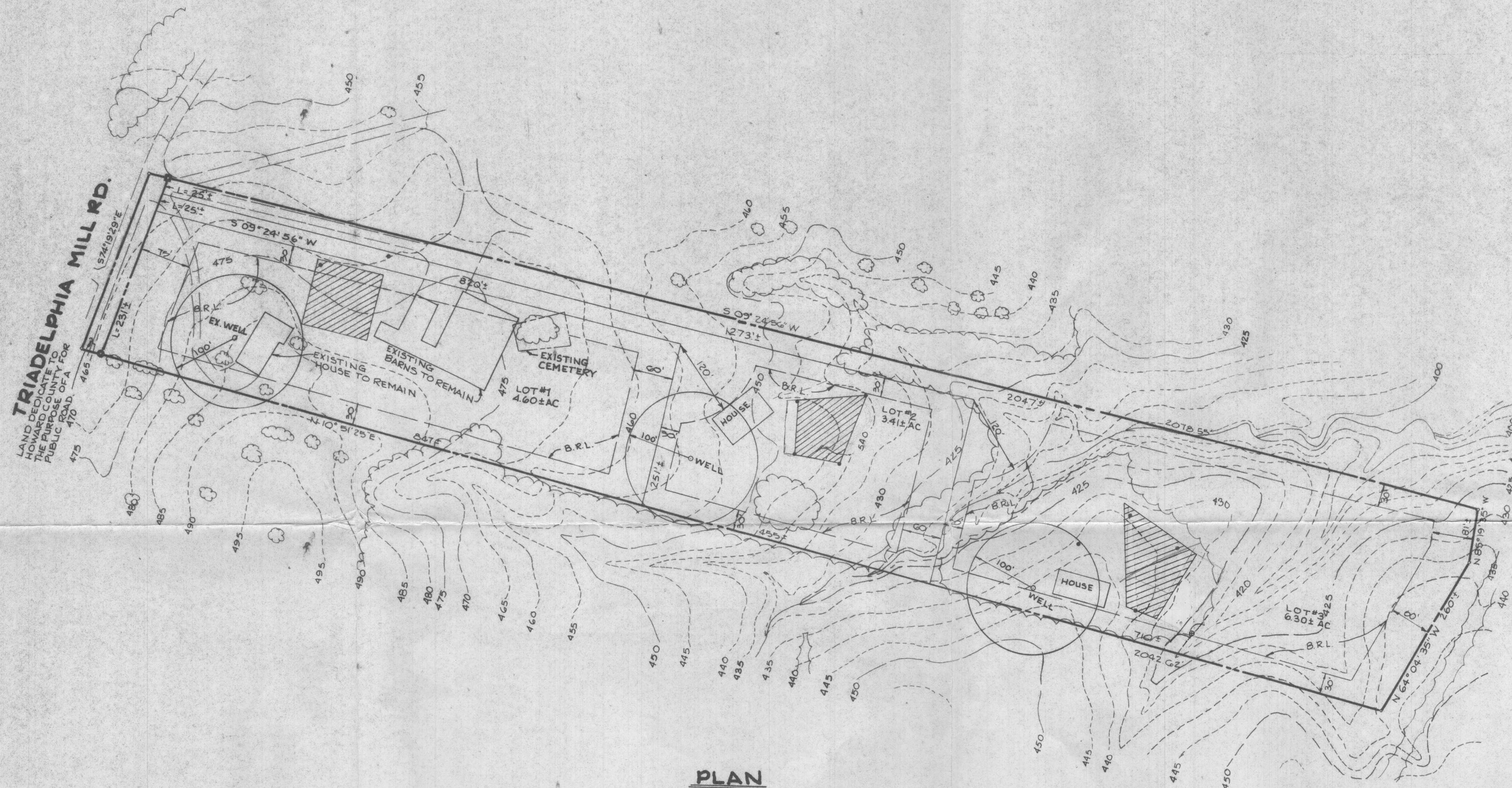




VICINITY MAP  
SCALE: 1"=2000'

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.



PLAN  
SCALE: 1"=100'

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, 1986

SCALE AS SHOWN

DRAWING NO 1 OF 1

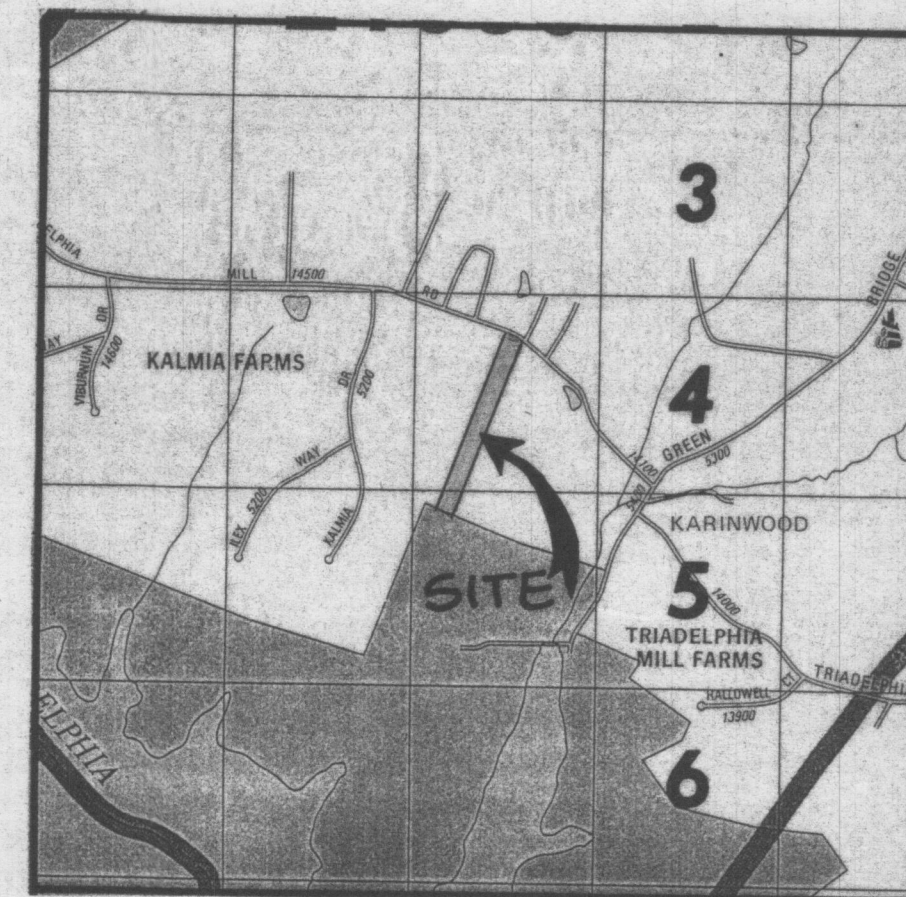
APPROVED: For private water and private sewerage systems

*Joyce M. Boyd, MD*  
COUNTY HEALTH OFFICER

7/26/86  
DATE

*Arthur E. Muegge*  
ARTHUR E. MUEGGE #8707

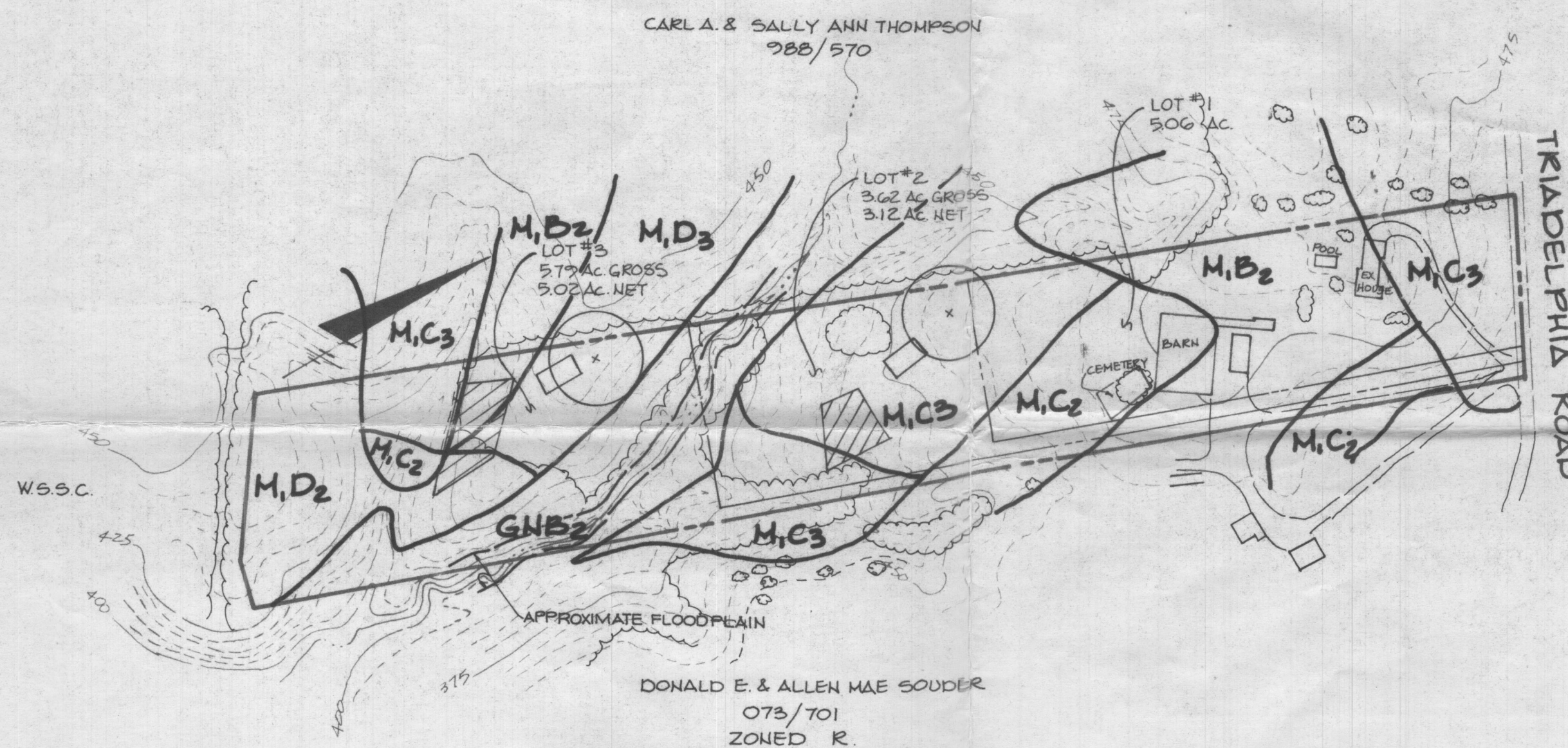




**VICINITY MAP**  
SCALE: 1"=2000'

**TABULATION**

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



**SOILS CLASSIFICATION**

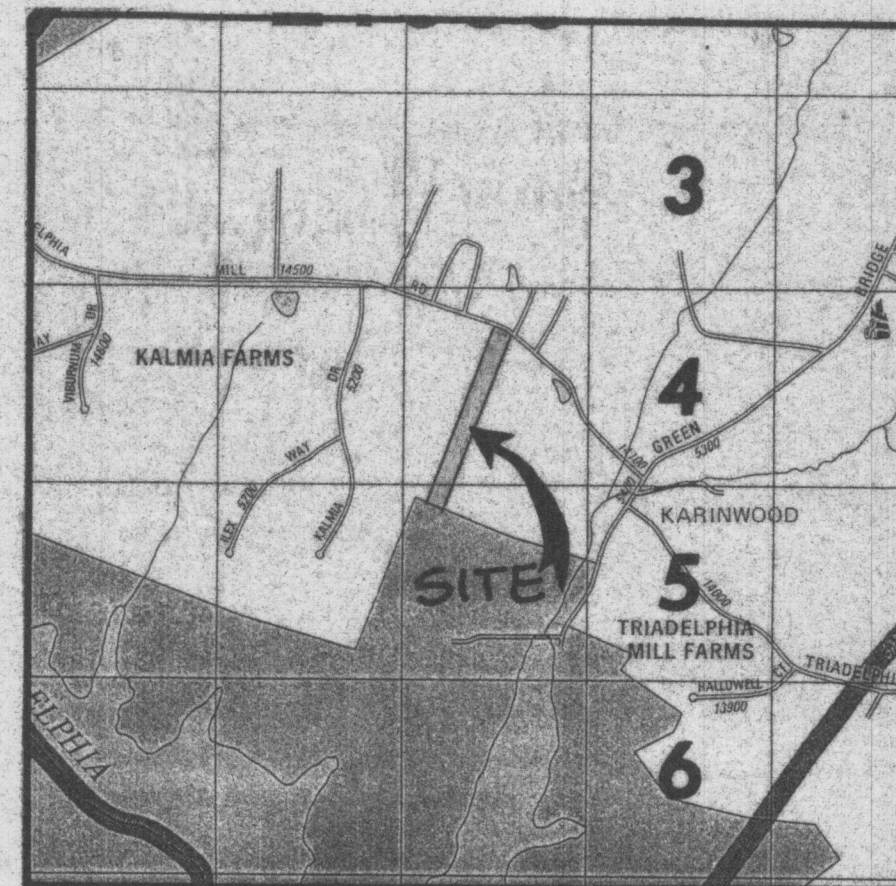
GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
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M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

**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	

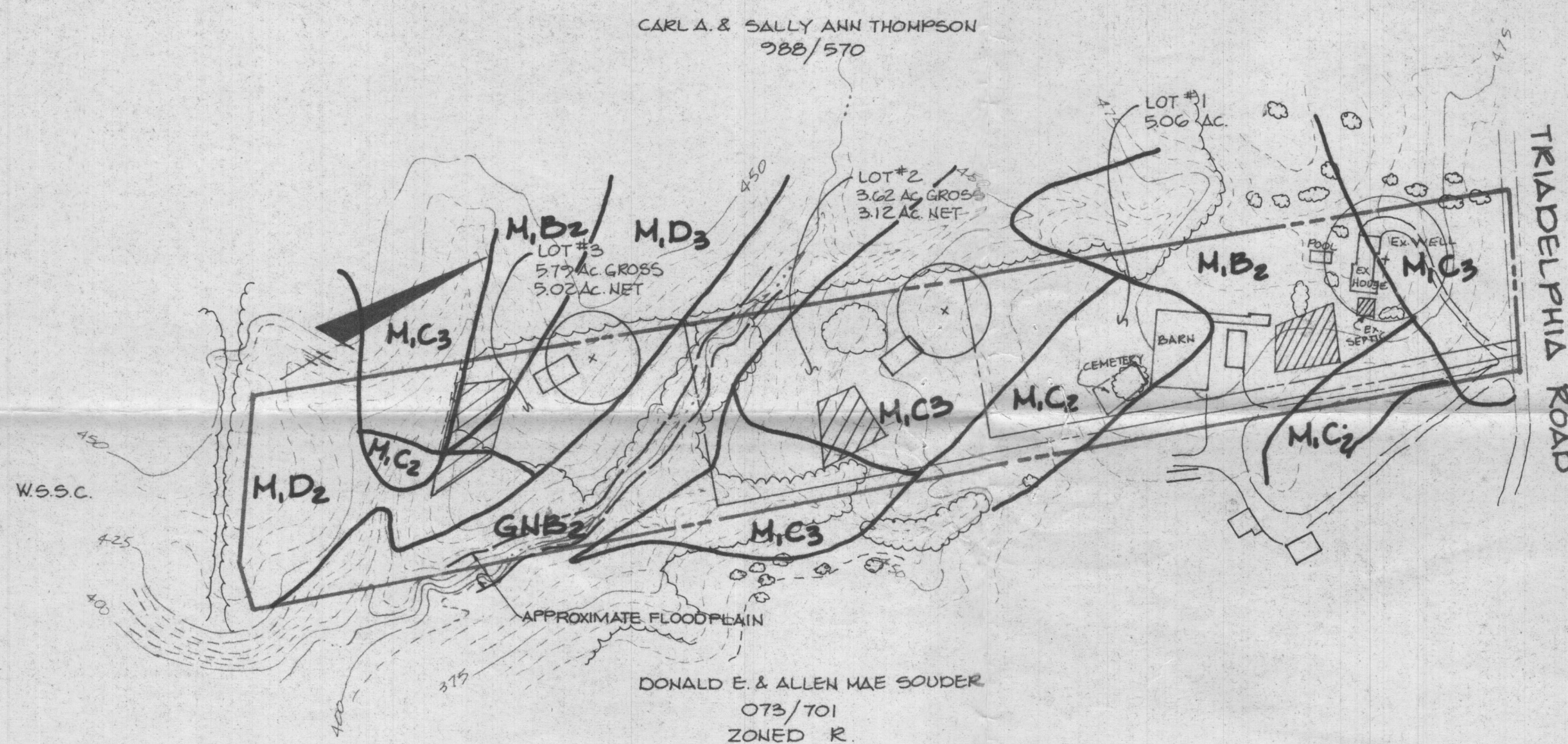




**VICINITY MAP**  
SCALE: 1"=2000'

**TABULATION**

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



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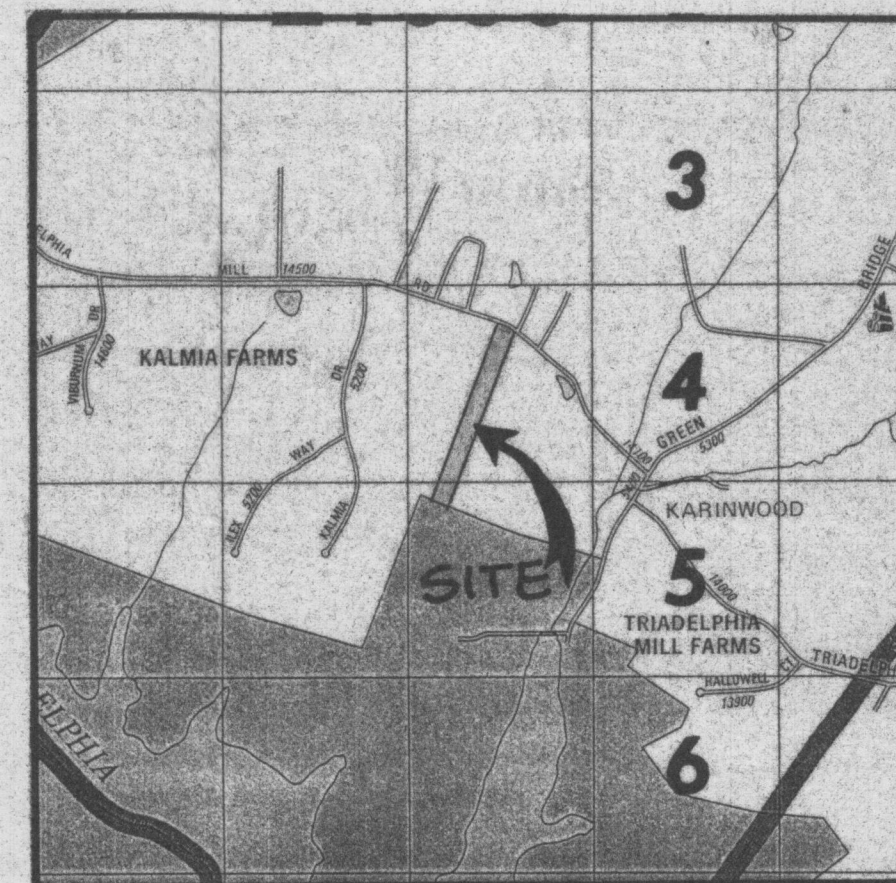
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**LEGEND**

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- PROPOSED WELL
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- FLOOD PLAIN

DATE	NO.	REVISION
OWNER/DEVELOPER		
AFFILIATE REAL ESTATE PARTNERSHIP 10320 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21043		
PROJECT		
<b>TRIADELPHIA MILL ROAD</b>		
AREA TAX MAP 27	PARCEL 15	
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
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	DRAWING NO 1 OF 1	



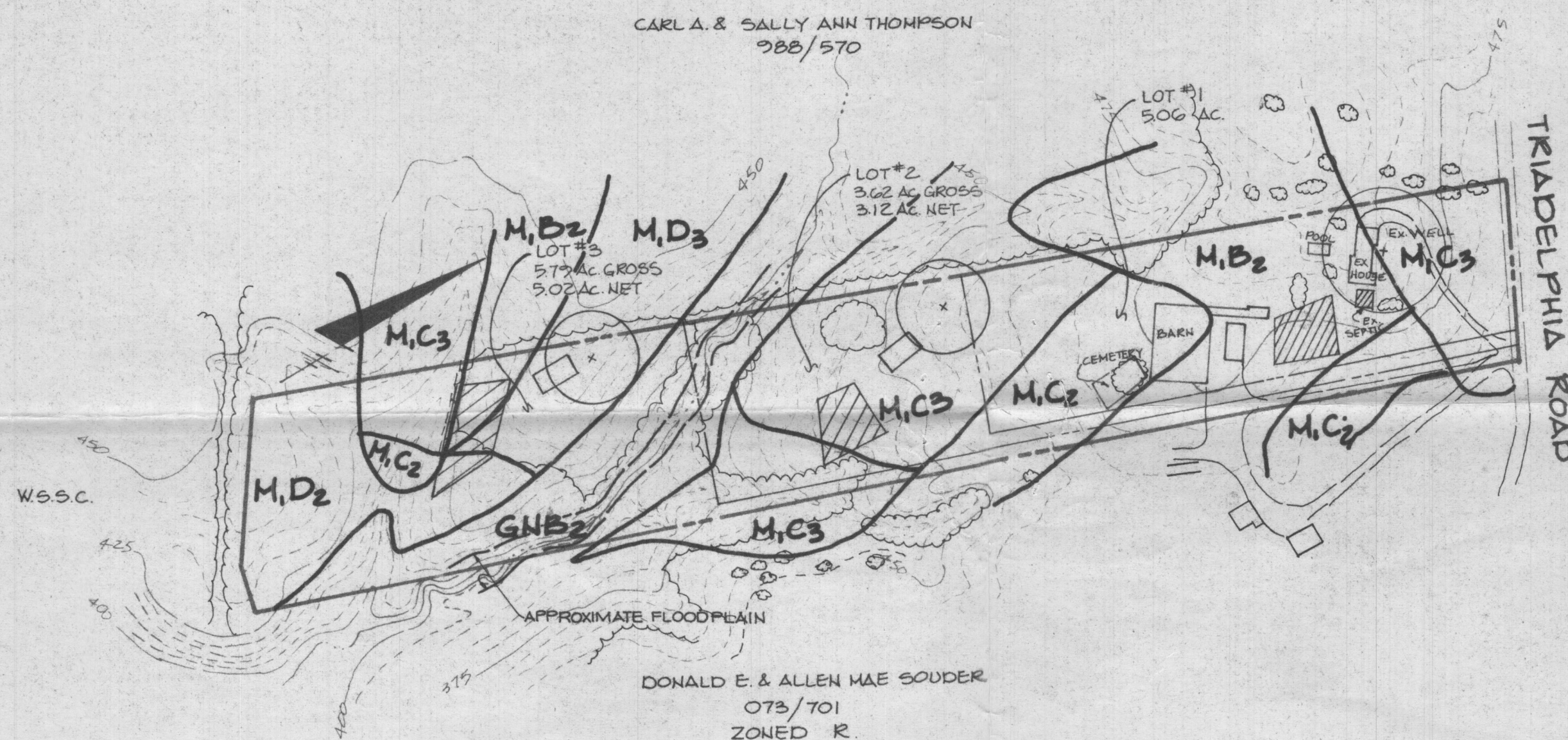


### VICINITY MAP

SCALE: 1"=2000'

### TABULATION

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



### SOILS CLASSIFICATION

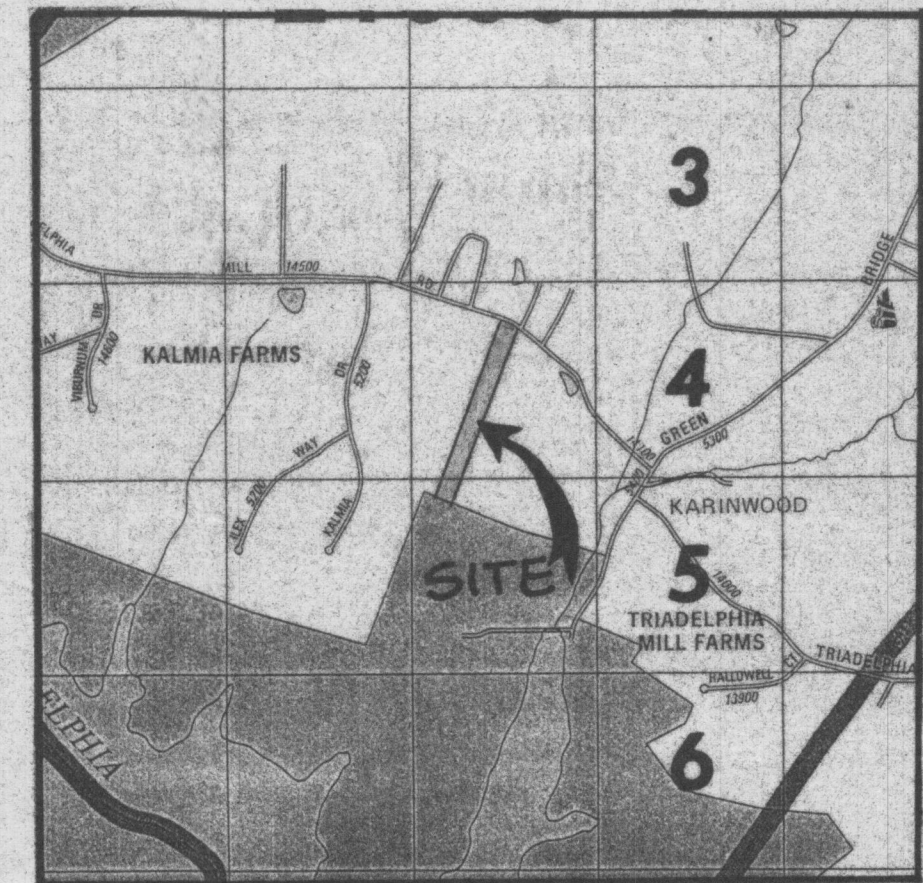
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	PROPOSED WELL
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DATE	NO	REVISION
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AFFILIATE REAL ESTATE PARTNERSHIP 10920 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21043		
PROJECT		
TRIADDELPHIA MILL ROAD		
AREA TAX MAP 27	PARCEL 15	
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
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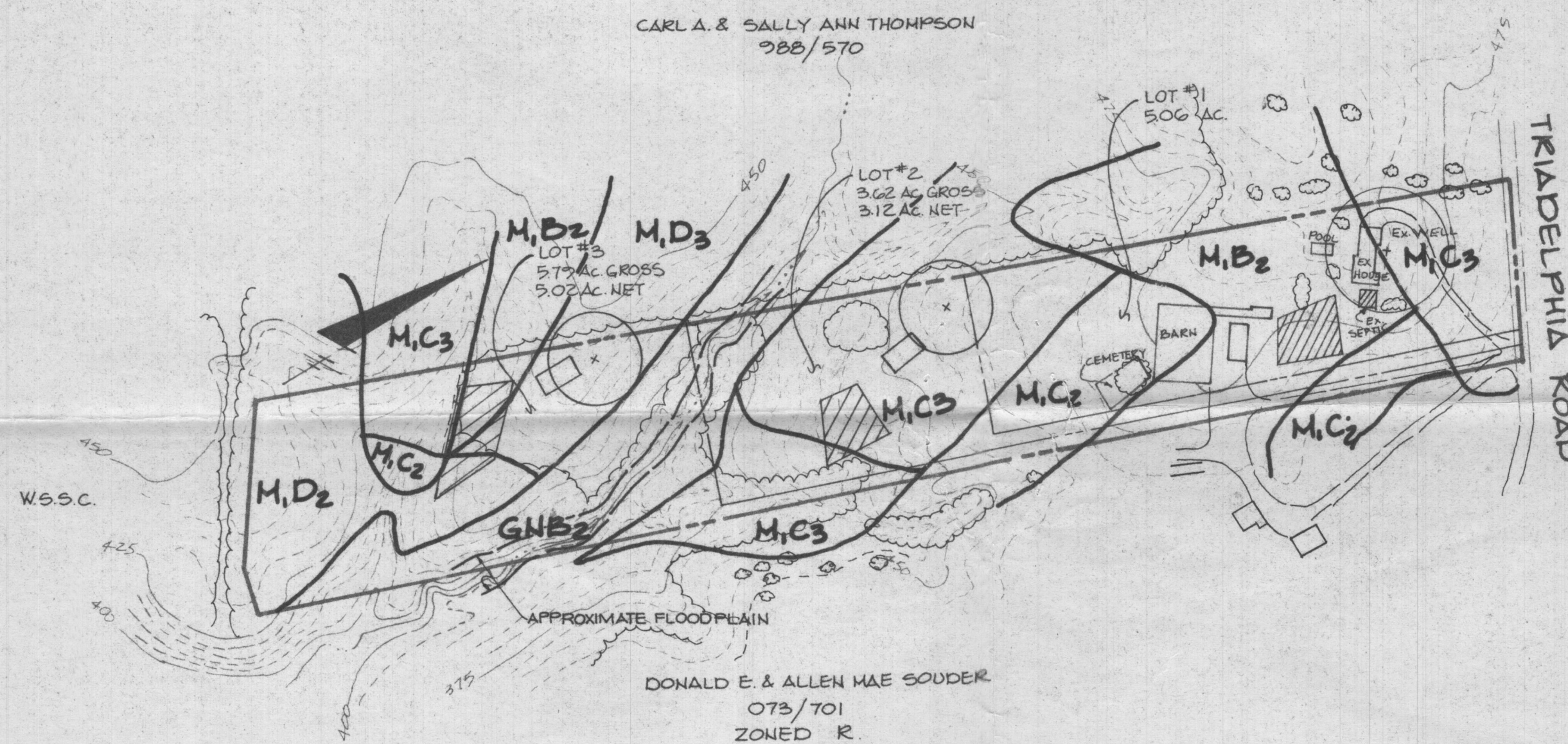




**VICINITY MAP**  
SCALE: 1"=2000'

**TABULATION**

TOTAL NO. OF LOTS	3
TOTAL AREA	14.47 AC.



**SOILS CLASSIFICATION**

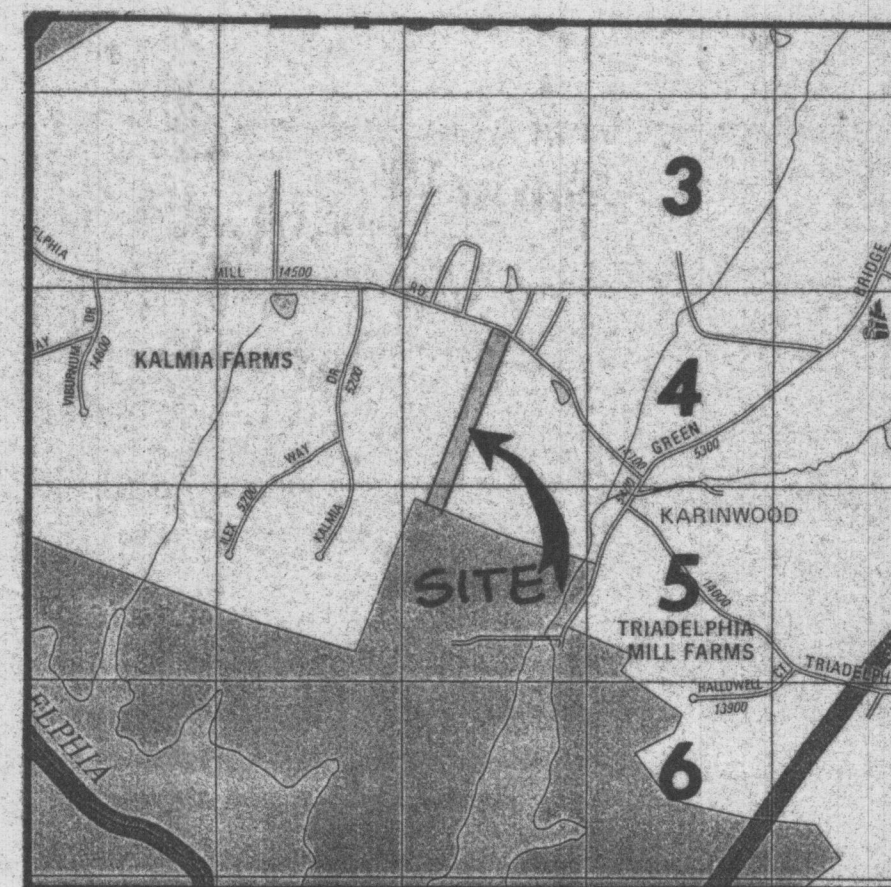
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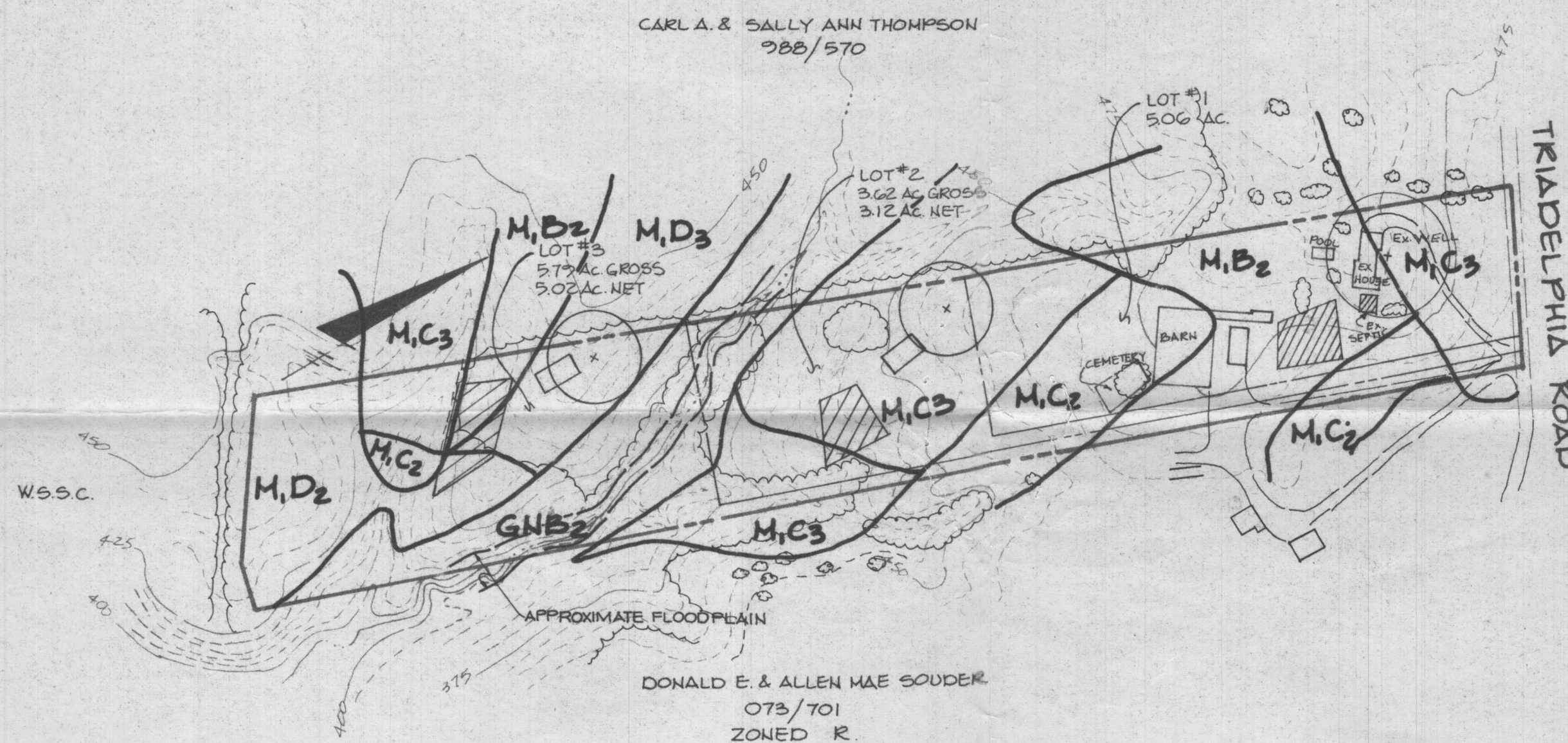




**VICINITY MAP**  
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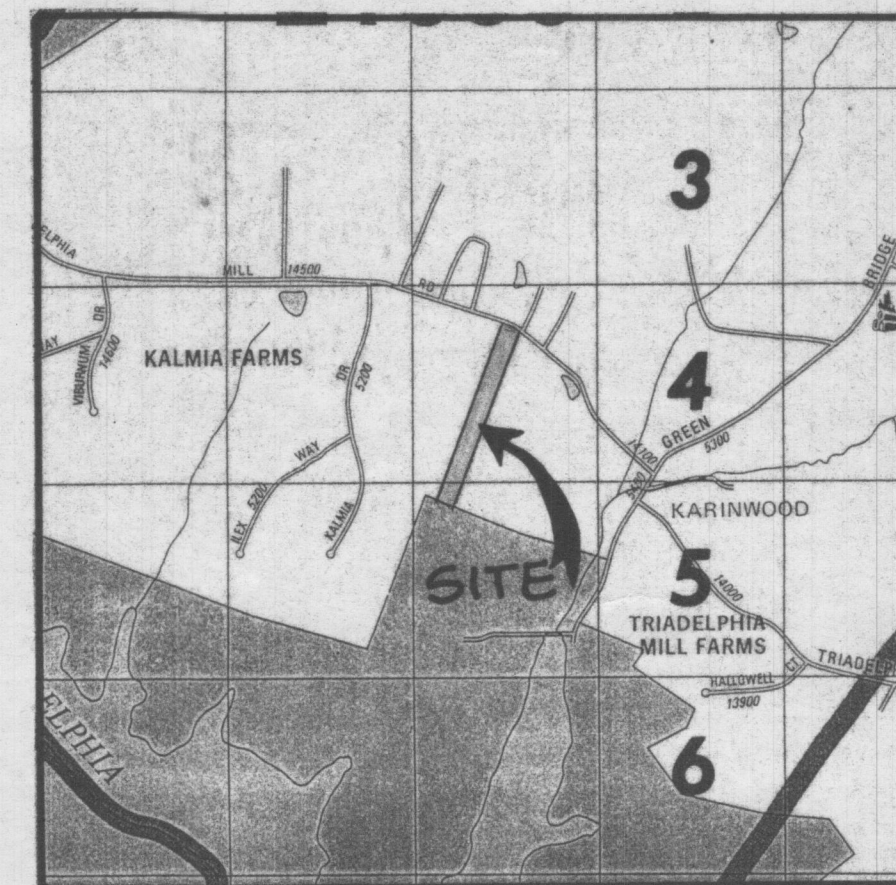
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DATE		NO.		REVISION					
OWNER/DEVELOPER									
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PROJECT									
<b>TRIADDELPHIA MILL ROAD</b>									
AREA TAX MAP 27				PARCEL 15					
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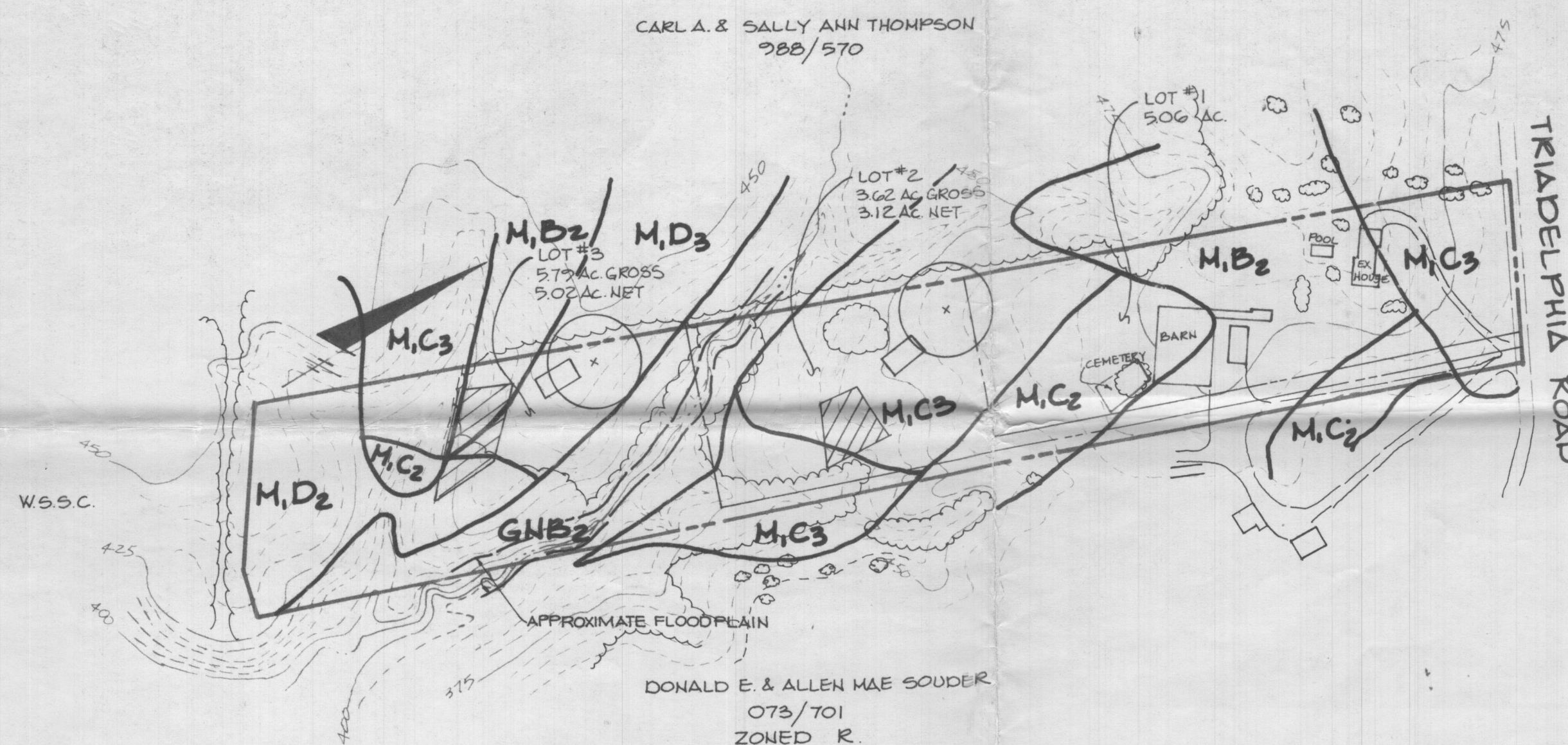




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PROJECT		
<b>TRIADDELPHIA MILL ROAD</b> AREA TAX MAP 27 PARCEL 15 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
<b>SEPTIC PLAN</b> <b>THE RIEMER GROUP, INC.</b> The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 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	