

March 10, 1986

Mr. Thomas Rosewag
12755 Triadelphia Road
Ellicott City, Maryland 21043

RE: Percolation Testing
Proposed Lots R-2, R-3,
B-3, B-4
Triadelphia Road

Dear Mr. Rosewag:

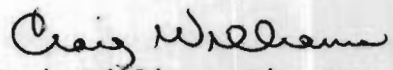
Percolation testing conducted February 26, 1986 on the above referenced lots indicated satisfactory soil conditions.

Approval of these lots is contingent upon submission by a registered engineer of a plat showing certified test hole locations and suitable house and well sites for each lot involved in the subdivision.

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,


Craig Williams, Director
Water and Sewerage Program

PLAT RECEIVED

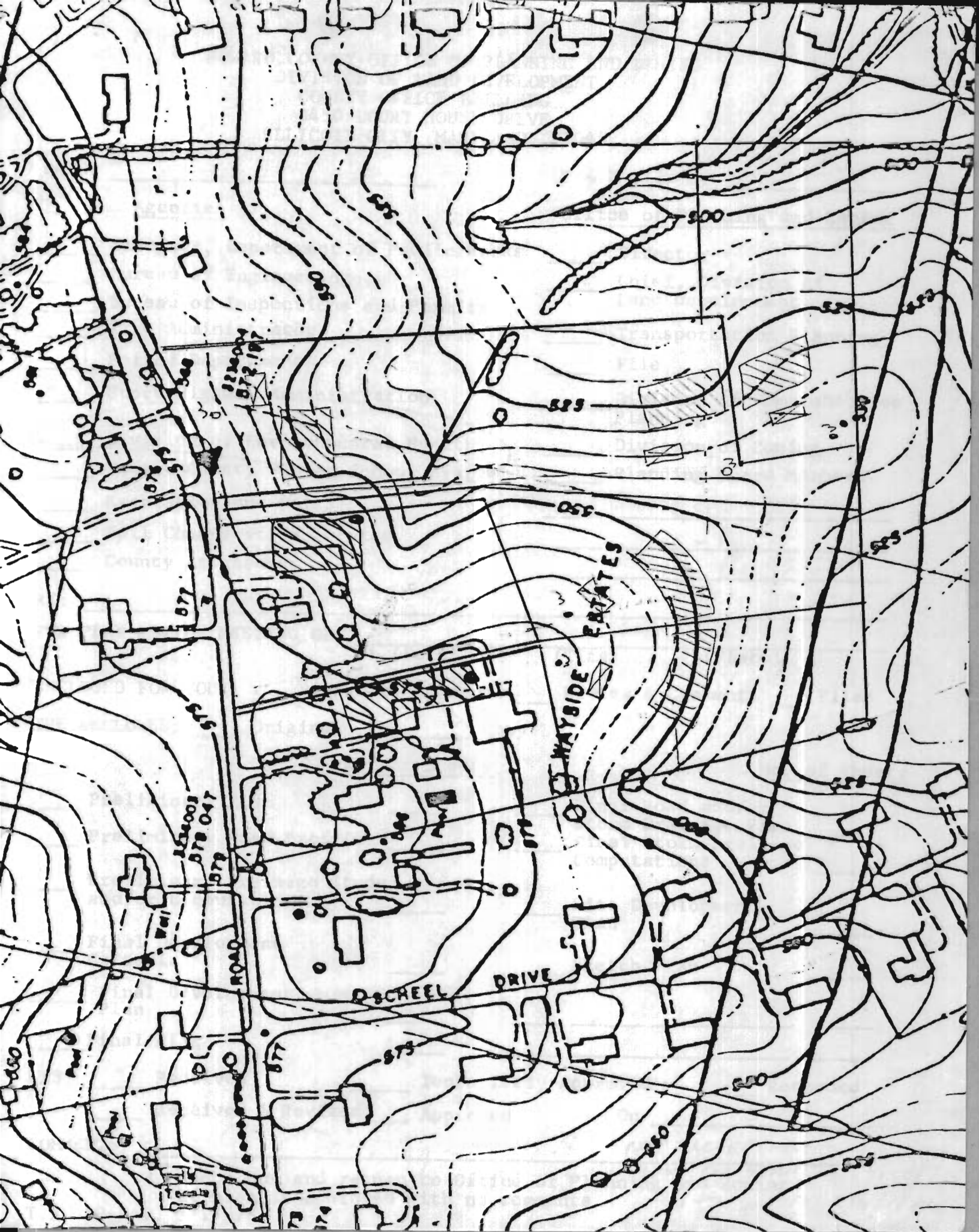
CW:JR

SENT FOR SIGNATURE 9/19/86

Hi GREG

This TOPO DRAWING shows The Two Perc PLATS ATTACHED
AND The PROPOSED SUBDIVISION OF LOTS 123 & 4
which PLAT should soon be in your OFFICE FOR REVIEW
UNDER THE NAME "WAYSIDE MANOR". The Two Lots shown
ON THE PERC PLATS WERE CREATED by ADJONDER TRANSFER Deeds
AND will NOT be PART of The SUBDIVISION, I you HAVE ANY Questions
CALL me Carl 442-2031



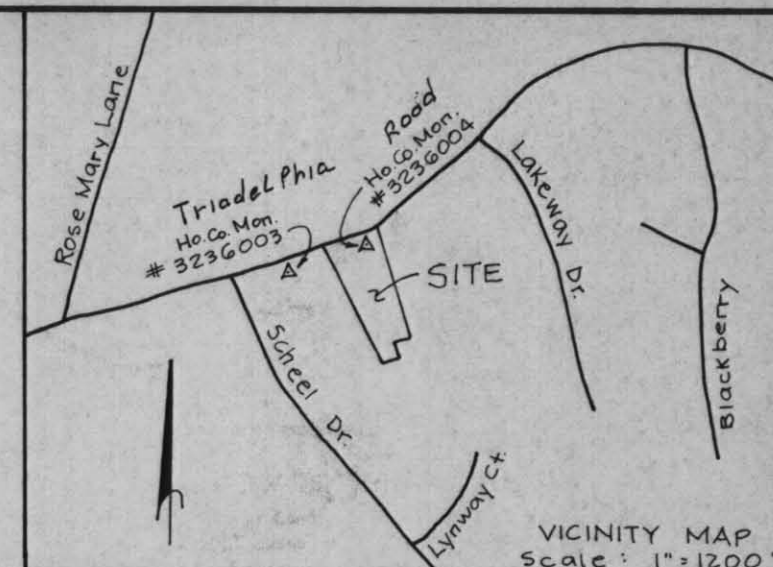
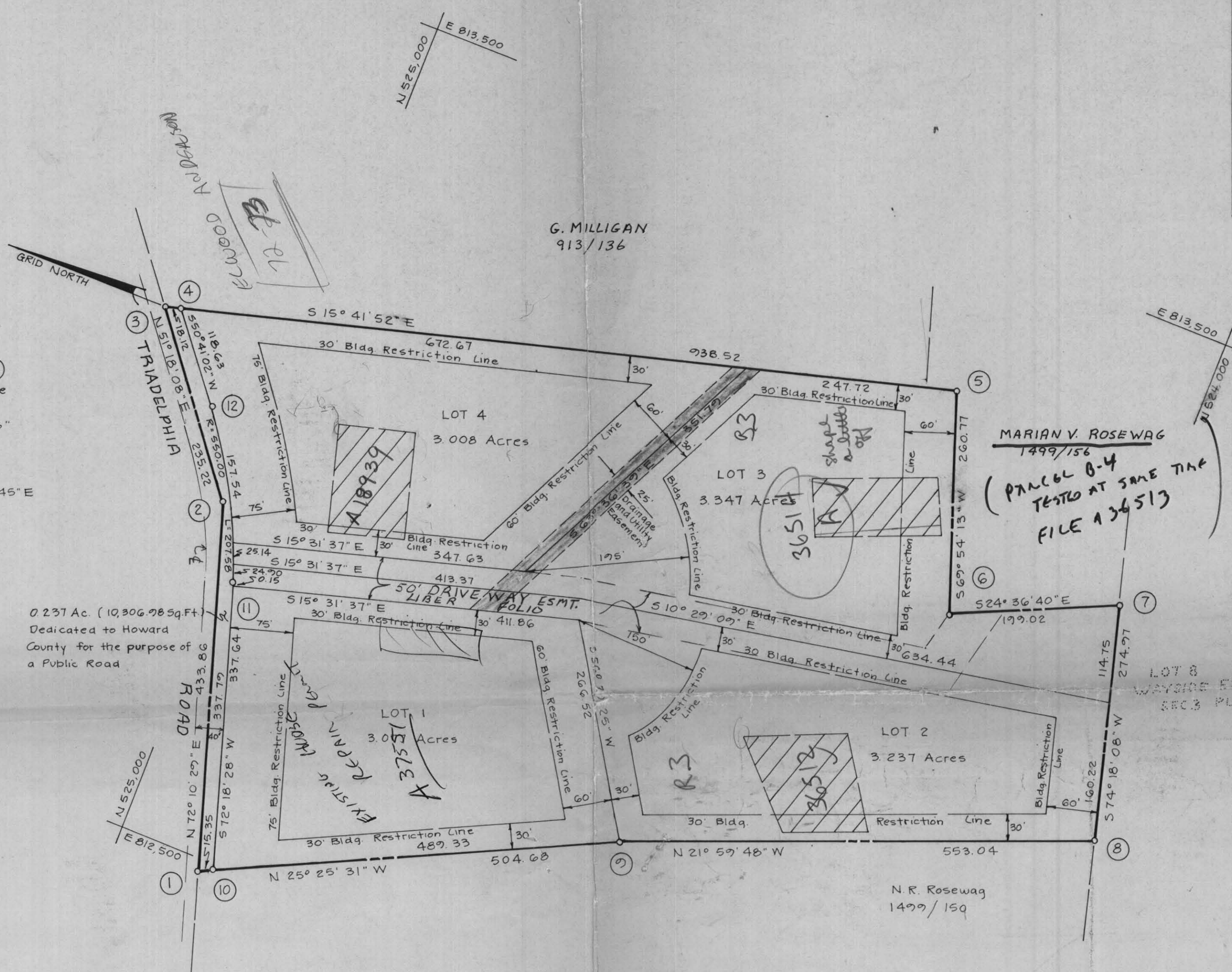


COORDINATE SCHEDULE

No.	North	East
1	524,879.29	812,484.63
2	525,032.10	812,897.66
3	525,179.16	813,081.24
4	525,161.71	813,086.14
5	524,275.64	813,335.17
6	524,186.04	813,090.28
7	524,005.10	813,173.16
8	523,930.70	812,908.45
9	524,443.48	812,701.30
10	524,885.42	812,491.22
11	524,988.08	812,813.04
12	525,086.55	812,974.37

Maryland State Grid System
based on Ho. Co. Mons.
Sta. 3236003 and 3236004

(11) to (12)
Curve Date
Rad. = 550.00
Δ = 21° 37' 26"
Arc. = 207.58
Tan. = 105.04
Ch. = 206.35
LCB = N 61° 29' 45" E



- NOTES:
- Existing dwelling on Lot 1.
 - Subject property Zoned R as per Comprehensive Zoning Plan, 8/2/1985
 - For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem lot driveway.
 - Private Sewer Easement of approx. 10,000 Sq. Ft. as req'd by the Md. State Dept. of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This easement 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.
 - The lots shown hereon comply with the min. ownership width and lot areas as req'd. by the Md. State Dept. of Health and Mental Hygiene.

ASSOCIATES, INC.
SURVEYING & LAND DEVELOPMENT
16205 Old Frederick Road
Mt. Airy, Maryland 21171
(301) 442-2031

TABULATION:

TOTAL NO. OF LOTS and/or PARCELS to be recorded 4
TOTAL AREA OF LOTS and/or PARCELS 12.669 Acres
TOTAL AREA OF ROADWAYS incl. widening strips 0.237 Acre
TOTAL AREA OF SUBDIVISION 12.906 Acres

APPROVED: FOR Private WATER and Private SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD CO., HOWARD CO. DEPT. OF HEALTH and MENTAL HYGIENE

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Director _____ Date _____

APPROVED: FOR STORM DRAINAGE SYSTEMS, and PUBLIC ROADS, HOWARD CO. DEPT. OF PUBLIC WORKS.

Director _____ Date _____

OWNER'S DEDICATION

I, (We) THOMAS F. ROSEWAG & MARIAN V. ROSEWAG owner(s) 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 min. Bldg. Restriction Lines and grant unto Howard Co., Md., 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 rights-of-way 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, Md., to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable; (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no bldg. or similar structure of any kind shall be erected on or over the said easements and rights-of-way.
Owner Thomas F. Rosewag & Marian V. Rosewag Date 8/4/86
Witness Paul Huguenot Date 8/4/86

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of ALL the lands conveyed by Thomas F. Rosewag & Marian V. Rosewag to Thomas F. Rosewag & Marian V. Rosewag deed dated July, 3, 1986 and recorded in the Land Records of Howard County in Liber 1499 Folio 160, and that all monuments are in place, or will be in place prior to the acceptance of the streets in the subdivision by Howard Co. as shown, in accordance with the Annotated Code of Maryland, as amended.

Surveyor _____

Date 8/4/86

WAYSIDE MANOR

LOTS 1 thru 4

Parcel 218
Tax Map 22
Zoned R

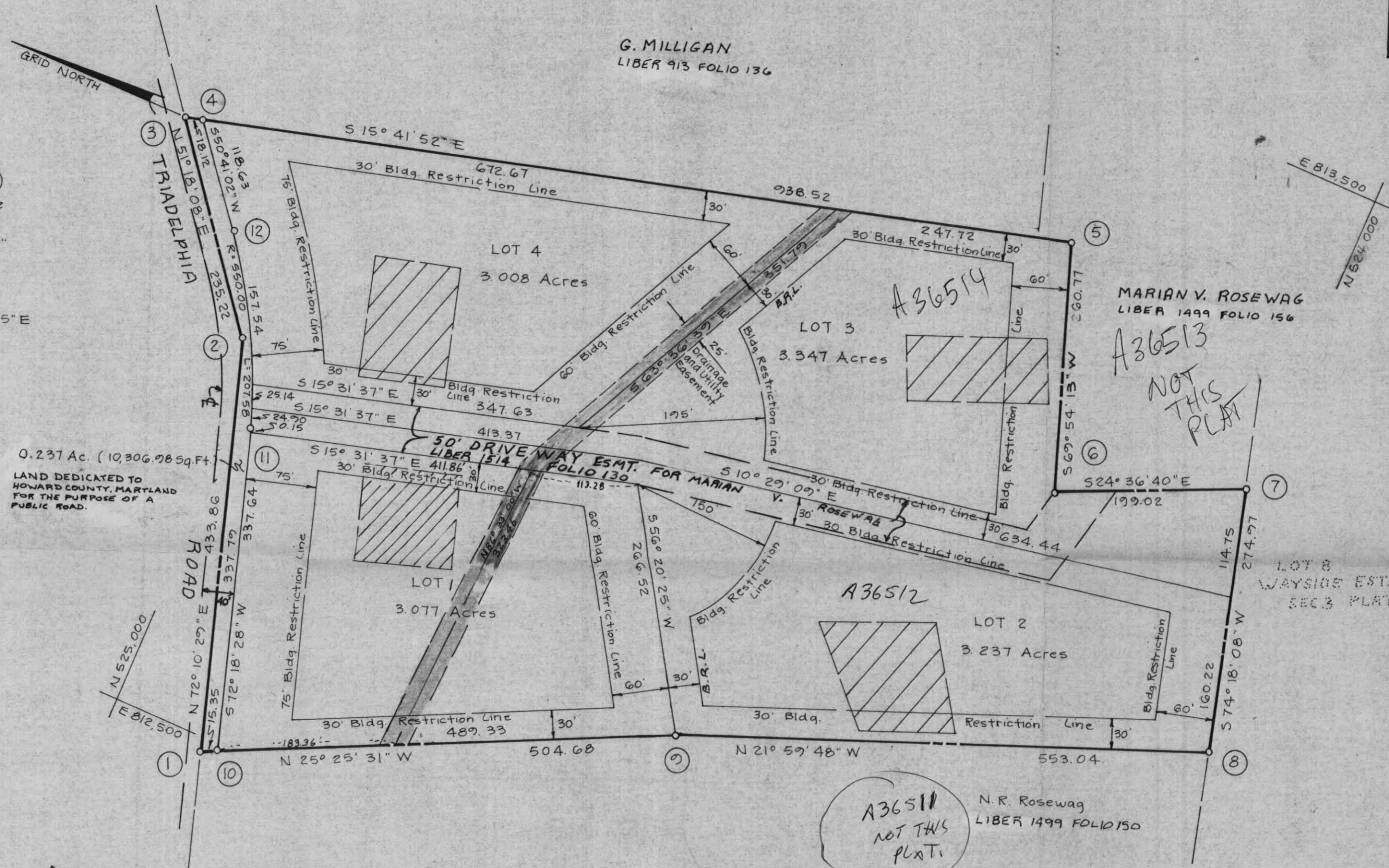
3rd Election District, Howard County, Md.
Scale: 1"=100' Date: August, 1986

COORDINATE SCHEDULE

No.	North	East
1	524,877.27	812,484.63
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3	525,177.16	813,081.24
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Maryland State Grid System
based on Ho. Co. Mons.
Sta. 3236003 and 3236004

Curve Date
Rad. = 550.00
Δ = 21° 37' 26"
Arc. = 207.58
Tan. = 105.04
Ch. = 206.95
LCB = N 61° 27' 45" E



- There is an existing structure on Lot 1. No new building extensions or additions to the existing building are to be constructed at a distance of less than the Zoning Regulations allows.
- Subject property Zoned R as per Comprehensive Zoning Plan, 8/2/1985
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem lot driveway.
- Private Sewer Easement of approx. 10,000 Sq. Ft. as req'd. by the Md. State Dept. of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This easement 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.
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James F. Nummy 2-19-87
County Health Officer Date

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas L. Hermsdorf 2-25-87
Director Date

APPROVED: FOR STORM DRAINAGE SYSTEMS, and PUBLIC ROADS, HOWARD CO. DEPT. OF PUBLIC WORKS.
James F. Nummy 2-25-87
Director Date

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Surveyor

Date

OWNER
THOMAS F. ROSEWAG
12755 Triadelphia Road
Ellicott City, Md. 21093

RECORDED PLAT # 7076
ON 2/26, 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

WAYSIDE MANOR

LOTS 1 thru 4

SIGNED FILE COPY

Parcel 218
Tax Map 22
Zoned R

F-87-25

3rd Election District, Howard County, Md.
Scale: 1" = 100' Date: August

HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIVISION OF LAND DEVELOPMENT
COUNTY OFFICE BUILDING
3450 COURT HOUSE DRIVE
ELLICOTT CITY, MARYLAND 21043

DATE: 8-6-86

P & Z File No. F-37-25

Agencies

Office of Planning and Zoning

5 Director, Department of Public Works
2 Bureau of Engineering
1 Bureau of Inspections and Permits
1 Fire Administrator
1 Police Department
1 State Highway Administration
1 Division of Environmental Health
1 Howard County Public School System
1 Recreation and Parks
1 Soil Conservation Service
1 County Assessment

1 Director
1 Chief, Division of Land Development
1 Transportation Planning
2 File
1 Division of Comprehensive Planning
1 Division of Zoning
1 Planning Board Members
1 BGE
1 CWP
1 Ag. Presentation

RE: Wayne Manor

FOR PLAN REVIEW MEETING OF _____
(Date) (Time) (Place)

ENCLOSED FOR YOUR: _____ Signature Approval X Review & Comments _____ Files

THE ENCLOSED: _____ Original X Copy

	<u>No. of Sheets</u>		<u>No. of Sheets</u>
<u>1</u> Preliminary Plan	<u>1</u>	<u>1</u> Final Road and/or Storm Drainage Plan	<u>1</u>
<u>1</u> Preliminary Road Profile	<u>1</u>	<u>1</u> Final Storm Drainage Computations	<u>1</u>
<u>1</u> Preliminary Drainage Study and/or Computations	<u>1</u>	<u>1</u> Site Development Plan	<u>1</u>
<u>1</u> Final Development Criteria	<u>1</u>	<u>1</u> Sketch Plan	<u>1</u>
<u>1</u> Final Development Plan	<u>1</u>	<u>X</u> <u>Soil map</u>	<u>1</u>
<u>1</u> Final Plat	<u>1</u>		

WAS: X Received _____ Tentatively Approved _____ Recorded _____
Received & Revised _____ Approved _____ On 8-5-86

COMMENTS: Draw by 8-28-86 NOT ACCEPTABLE -
☐ Check box and return to Office of Planning and Zoning if plan is approved with no comments. MUST ADD SEPTIC AREA TO LOT 1
P+Z NOTIFIED 8/25/86 C.W.

OFFICE OF PLANNING & ZONING

FINAL PLAT/ORIGINAL

SIGNATURE APPROVAL

File No. F-87-25

Warrick Manor
(Name)

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

OPZ

Date Received

Date Forwarded

Kim Borum
Reviewing Agent

2-11-87

2-13-87

Rejected For: _____

DPW/HEALTH

Date In

Date Forwarded

Reviewing Agent _____

Rejected For: _____

HEALTH/DPW

Date In

Date Forwarded

L. Lorum
Reviewing Agent

2-17

2-17-87

Rejected For: orig & C

OPZ

Date Received

Owner/Engineer
Notified

Reviewing Agent _____

Actions or Revisions Needed: _____