



1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
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DKS

# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 6/30/99

P&Z File No. F-99-207

### Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

### Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Glorioso Subd Lts 4-5

ENCLOSED FOR YOUR →  Signature Approval  Review & Comments  Files  
 THE ENCLOSED →  Original

Plans	# of Sheets
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/> Final Plat	<u>1</u>
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/> Landscape Plan	<u>1</u>
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>

Supplemental Documents
<input checked="" type="checkbox"/> Wetlands Report <u>2 DED 1 SC</u>
<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map <u>2 DED 2 DED SC</u>
<input type="checkbox"/> FSD/FCP/Worksheet and Application <u>RFP, SH</u>
<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Stormwater Management Comps.
<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Response Letter
<input checked="" type="checkbox"/> Perc Plat <u>DED 1LTH</u>
<input type="checkbox"/> Scenic Road Exhibits

### Applications

- Waiver Petition Applic/Exhibit
- Planning Board Applic
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 6/30/99

COMMENTS: \_\_\_\_\_ SRC/COMMENTS DUE BY: 7/26/99

DKS  
8/10/99

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



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DEPARTMENT OF PLANNING & ZONING

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*Joseph W. Rutter, Jr., Director*

December 8, 1999

James M. & Lynne K. Mangan  
16240 Frederick Road  
Woodbine, Maryland 21797-8520

RE: F-99-207  
Glorioso Subdivision, Lots 4 & 5  
Section 1, A Resub of Lot 3

Dear Mr. & Mrs. Mangan:

Please be advised that the above referenced final subdivision plat was recorded on **December 3, 1999** among the Land Records of Howard County as Plat No(s). 14034.

Prints of this final plat may be ordered at the Department of Planning and Zoning's public service desk between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. The cost for paper prints is \$0.90 per plat sheet. Please bring this letter with you when ordering prints.

Sincerely,

Kent Sheubrooks, Planning Supervisor  
Division of Land Development

CH/TW/tms

cc: Research  
DED  
SHA  
BOE  
Real Estate Services, DPW  
Environmental Health  
State Department of Assessments and Taxation  
Vanmar Associates

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: 12/16/99

P&Z File No. E-99-207

**Department of Planning and Zoning**

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

**Agencies**

- Soil Conservation District
- Department of Inspections, Licenses & Permits
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- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: GLORIOSO SUBDIVISION LOTS 4 & 5, SECTION 11

ENCLOSED FOR YOUR THE ENCLOSED →  Signature Approval  Review & Comments  Files  
 →  Original

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input checked="" type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
<u>Applications</u>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 12/13/99

COMMENTS: \_\_\_\_\_ SRC/COMMENTS DUE BY: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

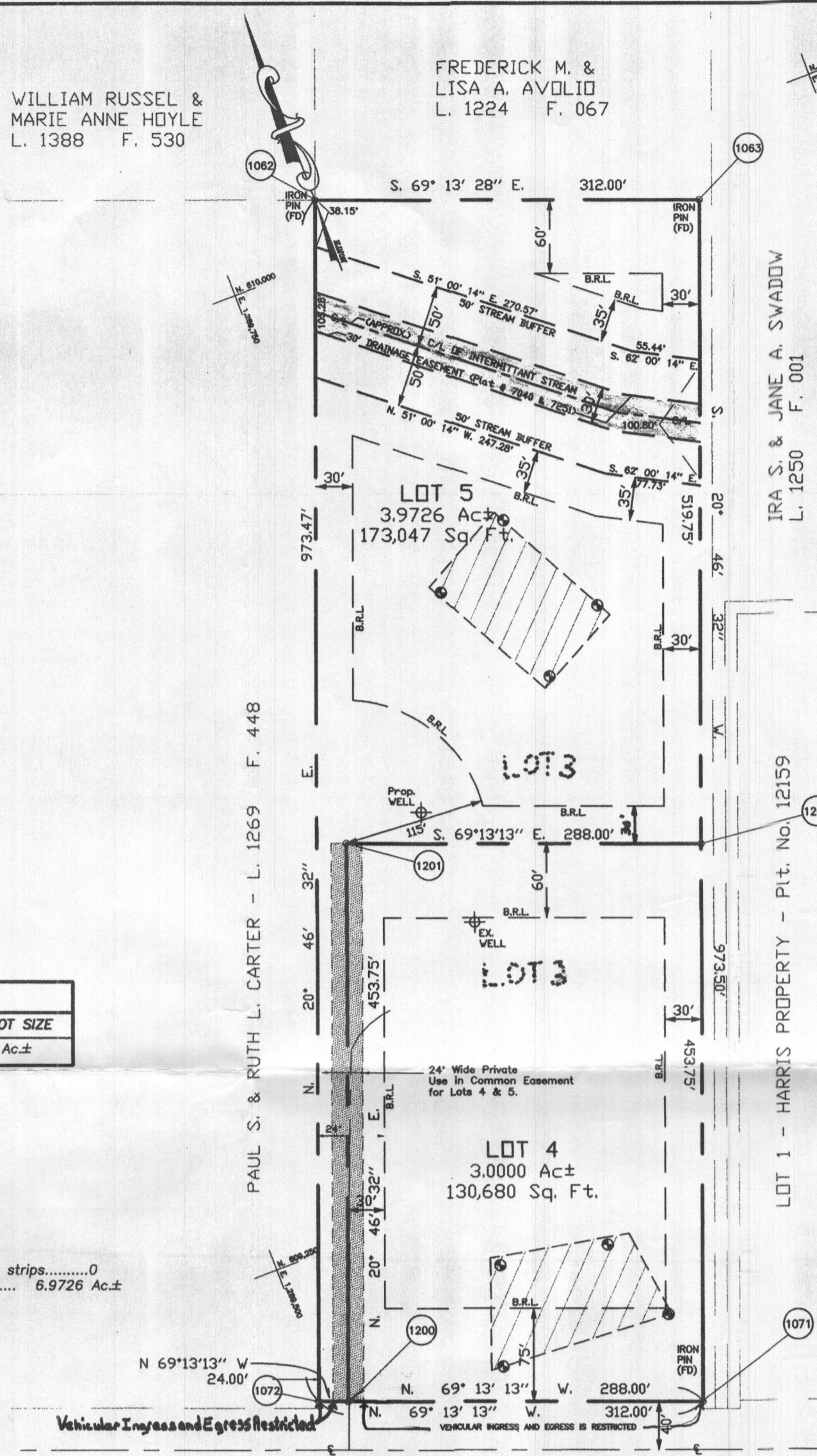
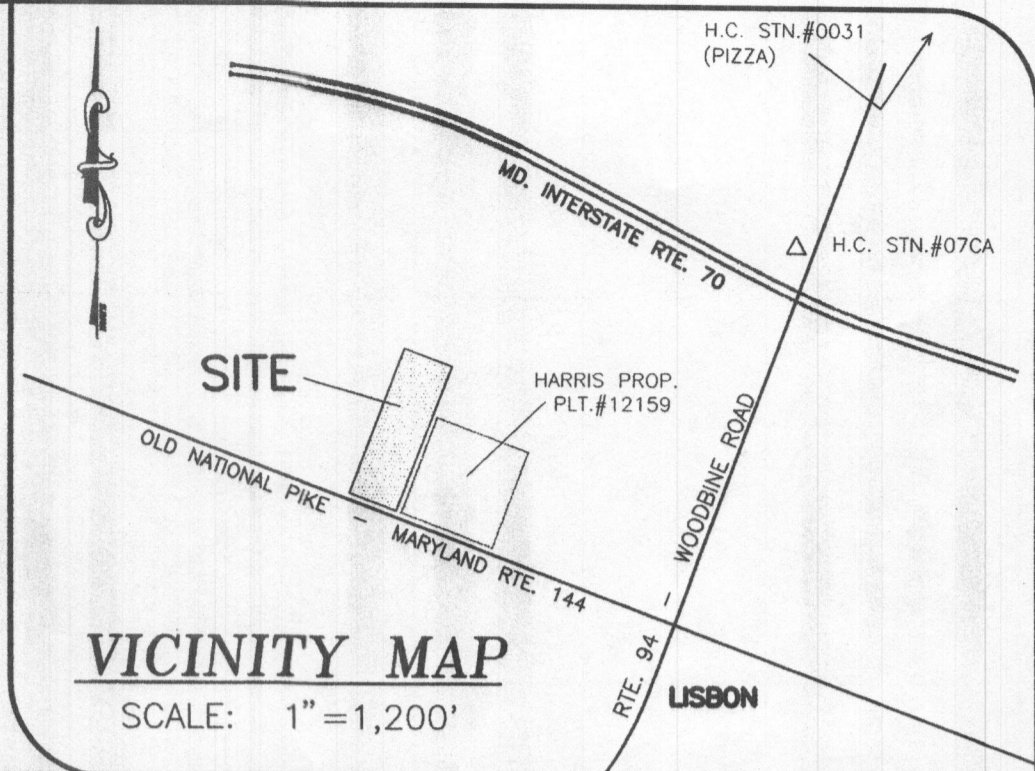
Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

COORDINATES		
PT. #	NORTH	EAST
1062	610049.2835	1289839.3710
1063	609938.6142	1290131.0837
1071	609028.4198	1289785.7760
1072	609139.1096	1289494.0711
1200	609130.5950	1289516.5099
1201	609554.8406	1289677.4594
1202	609452.6654	1289946.7255

WILLIAM RUSSEL &  
MARIE ANNE HOYLE  
L. 1388 F. 530

FREDERICK M. &  
LISA A. AVOLIO  
L. 1224 F. 067

**OWNER**  
JAMES M. & LYNNE K. MANGAN  
16240 FREDERICK ROAD  
WOODBINE, MD. 21797-8520



MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	3.9726 Ac ±	0.2500 Ac ±	3.7226 Ac ±

**TABULATION OF FINAL PLAT:**

- A. Total number of lots and/or parcels to be recorded:  
Buildable.....2  
Open Space.....0
- B. Total area of lots and/or parcels:  
Buildable..... 6.9726 Ac ±  
Total Open Space.....0  
Area of recreation open space.....0  
Total area of 100 year floodplain.....0
- C. Total area of road right-of-way to be recorded, including widening strips.....0
- D. Total gross area of subdivision to be recorded..... 6.9726 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.

*Sourabh Munshi* 10/19/99  
Sourabh G. Munshi, Prof. Land Surveyor DATE

*James M. Mangan* 10/22/99  
James M. Mangan, DATE

*Lynne K. Mangan* 10/28/99  
Lynne K. Mangan, DATE

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

*Dina M. [Signature]* 4/16/99  
HOWARD COUNTY HEALTH DEPARTMENT DATE  
D.K. MADE

**APPROVED**  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cindy Hamilton* 09/11/99  
PLANNING DIRECTOR sb DATE

*[Signature]* 11/22/99  
CHIEF, DEVELOPMENT ENGINEERING DATE

WE JAMES M. MANGAN, AND LYNNE K. MANGAN 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 DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 22nd DAY OF October, 1999.

*James M. Mangan* 10/22/99 DATE  
JAMES M. MANGAN DATE

*Lynne K. Mangan* 10/28/99 DATE  
LYNNE K. MANGAN DATE

*Ch. K. Allen* 10/22/99 DATE  
WITNESS DATE

*Krista Noma* 10/28/99 DATE  
WITNESS DATE

**OWNER'S CERTIFICATE**

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY KIMBERLY A. BRADY AND RONALD R. BRADY TO JAMES M. MANGAN & LYNNE K. MANGAN BY DEED DATED JULY 28, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4845 FOLIO 0480 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.

*Sourabh Munshi* 10/19/99  
Sourabh G. Munshi, Prof. L.S. #10770

- GENERAL NOTES**
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
  - Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 07CA and 0031.
  - This area designates a private sewage easement of 10,000 square feet as 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 elements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
  - B.R.L. - Represents building restriction line
  - Represents concrete monument set (unless otherwise noted)
  - Represents proposed well
  - Represents iron rebar set (unless otherwise noted)
  - Percolation test holes shown hereon have been field located and shown thus ⊙
  - Public water and sewer are not available to this site. Project is located within the no planned services area.
  - Subject property zoned 'RCDEO' per 10/18/93 comprehensive zoning plan.
  - Plan subject to VP-87-28 in which a waiver from Section 16.113.F.7 and Section 16.115.C.4 was granted on October 7, 1986 to allow direct driveway access into a minor arterial highway for two (2) proposed lots; DPZ File No. F-87-78 & F-87-179.
  - 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.
  - Driveways 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 wide use-in-common.  
B. Surface - 6 inches of compacted crusher run base with a tar and chip coating  
C. Geometry - Maximum 15% grade, maximum 8% grade change and minimum 45 foot turning radius  
D. Maintenance - Sufficient to insure all weather use
  - This plat is based on a field run monumented boundary survey performed on or about May 20, 1999 by Sourabh G. Munshi, Vanmar Associates, Inc.
  - Areas as stated on this plat are to be taken as more or less, unless otherwise noted
  - No clearing, grading, or construction is permitted within the required wetland, wetland buffers, stream or stream buffers.
  - Structures exist on Lot 4. No new buildings or addition to existing structures located on Lot 4 will be constructed at a distance greater than the Zoning Regulations will allow.
  - This project is exempt from the Forest Conservation Requirements of Section 16.1200 of the Howard County Code. Subdivision of only 1 lot with no further subdivision potential.
  - The Use-in-Common Driveway Maintenance Agreement for Lots 4 and 5 has been recorded in the Land Records Office of Howard County, MD., simultaneously with this plat.
  - Perimeter landscaping for Lot 5 has been provided in accordance with Section 16.124 of the Howard County Code and Landscape Manual. A certified Landscape Plan is on file with this plat. Lot 4 is exempt since an existing house is located on this lot which is to remain.
  - There are no wetlands located on this site per a field investigation by VANMAR Associates, Inc., conducted on June 28, 1999.
  - If the limits of disturbance on Lot 5 exceeds 5,000 square feet in accordance with the Design Manual, Volume 1, stormwater management will be required/provided for when applying for a Building Permit.
  - Surety in the amount of \$3,300.00 for perimeter landscaping of Lot 5 will be paid at time of grading permit application.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 INTO 2 LOTS.

RECORDED AS PLAT NO. 14034 ON 12-3-99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

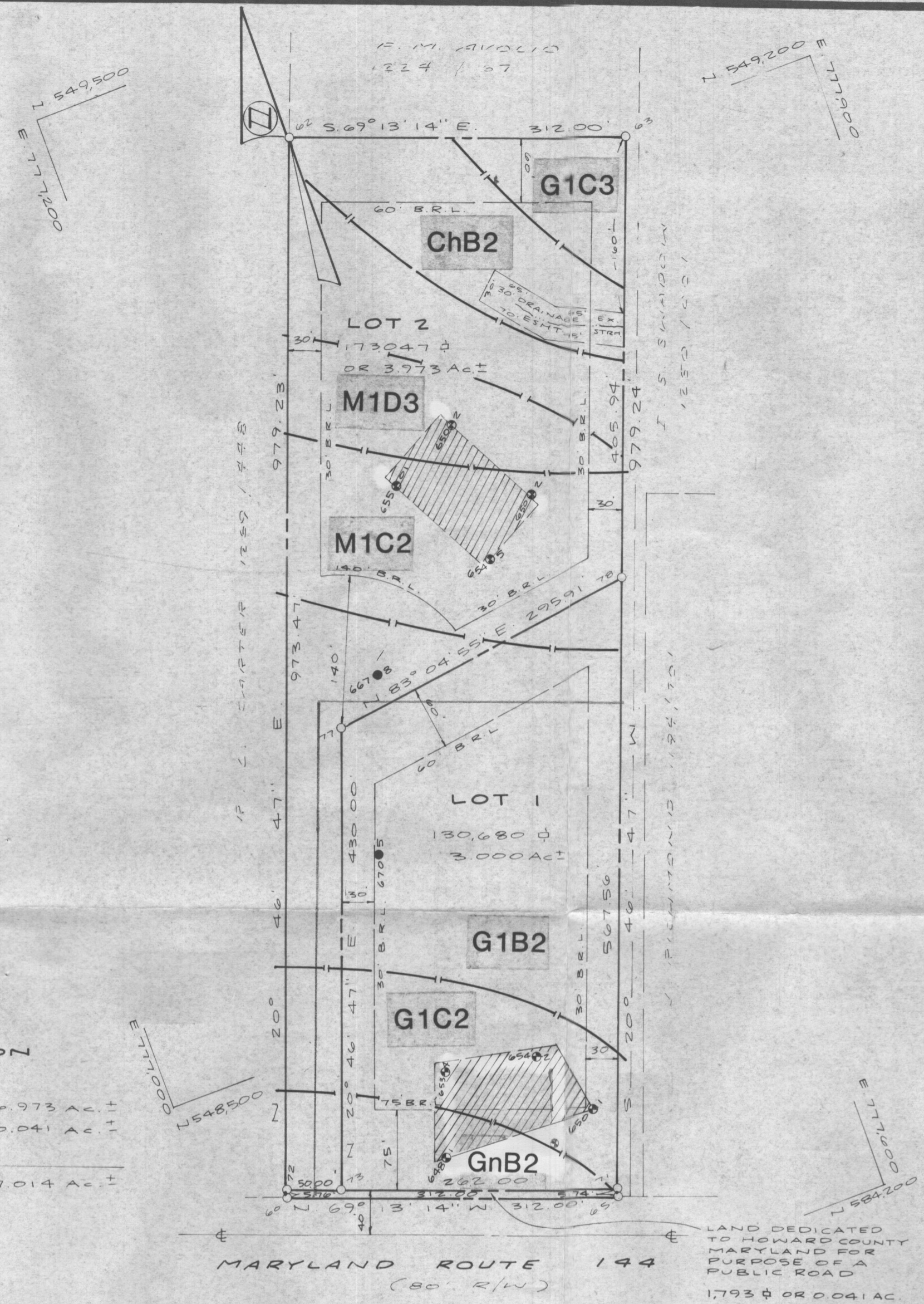
MINOR SUBDIVISION PLAT  
LOTS 4 & 5, SECTION 1  
(A RESUBDIVISION OF LOT 3, SECTION ONE  
GLORIOSO SUBDIVISION, Plat No. 7251)

**GLORIOSO SUBDIVISION**

TAX MAP: 7 ELECTION DISTRICT: FOURTH SCALE: 1"=100'  
GRID NO: 5 HOWARD COUNTY, MARYLAND DATE: OCT., 1999  
PARCEL NO: 422 EX. ZONING: RCDEO

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street P.O. box 328  
Mount Airy, Maryland 21771  
(301) 829 2890 (301)831 5015 (410) 549 2751

COORDINATE DATA		
STA	NORTH	EAST
60	548385.391	777072.235
62	549300.925	777419.640
63	549190.235	777711.345
65	548274.702	777363.740
71	548280.065	777365.975
72	548390.774	777074.278
73	548373.032	777121.024
77	548775.062	777273.577
78	548810.703	777567.329

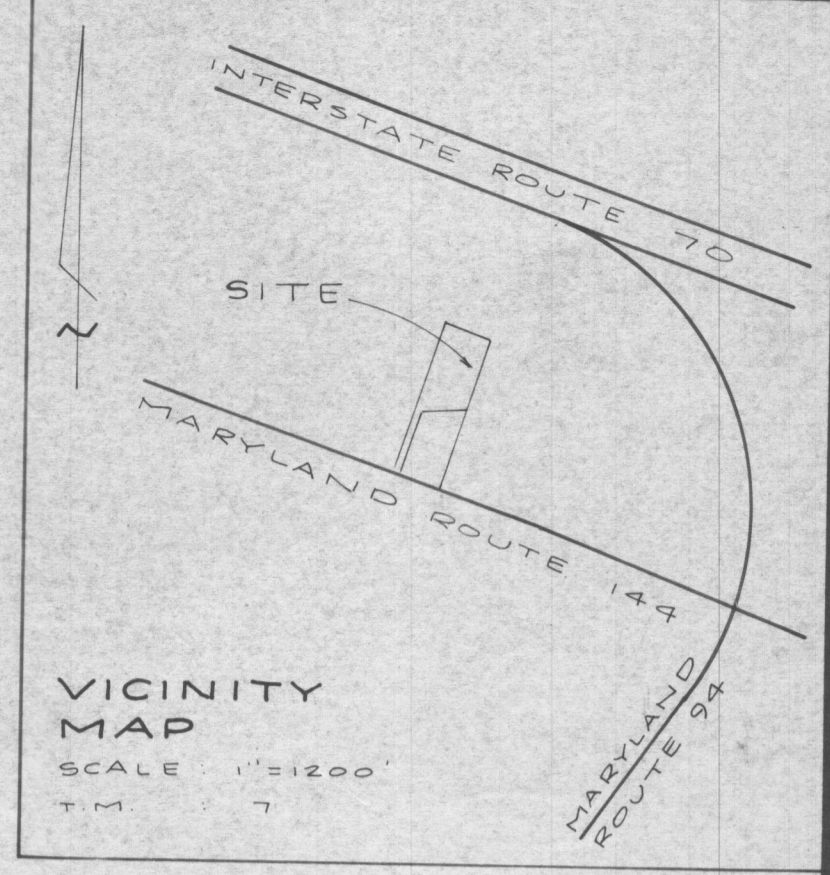


**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF LOTS 1 THRU 2	303,727 $\pm$ OR 6.973 AC. $\pm$
TOTAL AREA ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1,793 $\pm$ OR 0.041 AC. $\pm$
TOTAL AREA THIS SUBMISSION	305,520 $\pm$ OR 7.014 AC. $\pm$

**NOTES:**

- THE LOTS SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE REGULATIONS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 19000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE 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 SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
- - REPRESENTS CONCRETE MONUMENTS
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ○
- - REPRESENTS PROPOSED WELL
- SUBJECT PROPERTY IS ZONED "R" PER B 2.85 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE IN MARYLAND STATE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STA. 383003
- FOR FLAG OR PIPESTEM LOTS REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE AND NOT INTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- - REPRESENTS IRON BAR OR IRON PIPE SET (UNLESS OTHERWISE NOTED).



**APPROVED : FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**

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

**APPROVED : HOWARD COUNTY OFFICE OF PLANNING AND ZONING**

\_\_\_\_\_  
DIRECTOR      DATE

**APPROVED : FOR PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS**

\_\_\_\_\_  
DIRECTOR      DATE

**OWNERS DEDICATION**

WE, SALVATORE E. GLORIOSO AND MARIA GLORIOSO 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, 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS 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 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1986.

DATE \_\_\_\_\_ SALVATORE E. GLORIOSO      OWNER

DATE \_\_\_\_\_ MARIA GLORIOSO      OWNER

DATE \_\_\_\_\_ WITNESS

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY HOWARD ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP TO SALVATORE E. GLORIOSO AND MARIA GLORIOSO BY DEED DATED JANUARY 27 1983 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1116 FOLIO 168, 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.

DATE 9/5/86

*Sourabh Munshi*

SOURABH G. MUNSHI  
PROF. L. S. NO 10770

REVISED :  
10/3/86, FIELD LOCATE PERC TEST HOLES  
11/4/86, SOIL TYPES

PERCOLATION TEST PLAT  
LOTS 1, 2, SECTION ONE  
**GLORIOSO PROPERTY**  
TAX MAP NO 7, PARCEL 422, PART OF PARCEL 423  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE : 1" = 100'      AUGUST 1986

**SRI** SHELDIA Associates, Inc.  
CONSULTING ENGINEERS  
310 A South Main Street, Mt. Airy MD. 21771  
(301) 823-2890

*Health*