

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 04 Account Number - 355334								
Owner Information										
Owner Name:		MCINTYRE RUSSELL MCINTYRE DIANE			Use:		RESIDENTIAL			
Mailing Address:		14002 OLD FREDERICK RD SYKESVILLE MD 21784-5711			Principal Residence:		YES			
					Deed Reference:		/18129/ 00034			
Location & Structure Information										
Premises Address:		14002 OLD FREDERICK RD SYKESVILLE 21784-0000			Legal Description:		LOT 2 4 736 A 14002 OLD FREDERICK RD N CRANE PROPERTY			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	10651
0009	0008	0331		1001			2	2020	Plat Ref:	
Special Tax Areas:				Town:		NONE				
				Ad Valorem:		100				
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1999		1,914 SF				4.7300 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	BRICK	2 full						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2019		07/01/2020		
Land:		212,900		212,900						
Improvements		234,800		234,800						
Total:		447,700		447,700		447,700				
Preferential Land:		0								
Transfer Information										
Seller: MCINTYRE DIANE				Date: 04/12/2018				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /18129/ 00034				Deed2:		
Seller: CRANE DIANE M				Date: 10/21/2013				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /15292/ 00159				Deed2:		
Seller: CRANE THOMAS SCOTT				Date: 08/25/1999				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /04858/ 00672				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00		0.00		0.00		
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										

4/10/86
1130

APPLICATION

PERCOLATION TESTING

4/10/86
Approval
pending certified
plot

A 36709

P _____

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

DISTRICT 4

DATE 3/25/86

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 BRUCE CRANE

ADDRESS 1150 UNDERWOOD RD PHONE 442-2247

PROSPECTIVE BUYER BRUCE CRANE

ADDRESS 1150 UNDERWOOD RD PHONE 442-2247

PROPERTY LOCATION:

SUBDIVISION NONE CHAS GERBER PROP LOT NO. 300

ROAD AND DESCRIPTION 14006 OLD FREDRICK RD

TAX MAP 9 PARCEL # 295

SIZE OF LOT 13.465 TYPE BLDG. SINGLE FAMILY DWELLING
(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. Bruce Crane
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING HOLD FOR FIELD LOCATED/CERTIFIED PLOT.
SHALLOW SYSTEM ONLY

3/14/88 VISUAL PERC WATER TABLE 8'-9' MOVE PERC AREA UP HILL MINIMUM 50'-60' TO AVOID H2O TABLE AND MAINTAIN SHALLOW SYST. SAW

THIS IS NOT A PERMIT

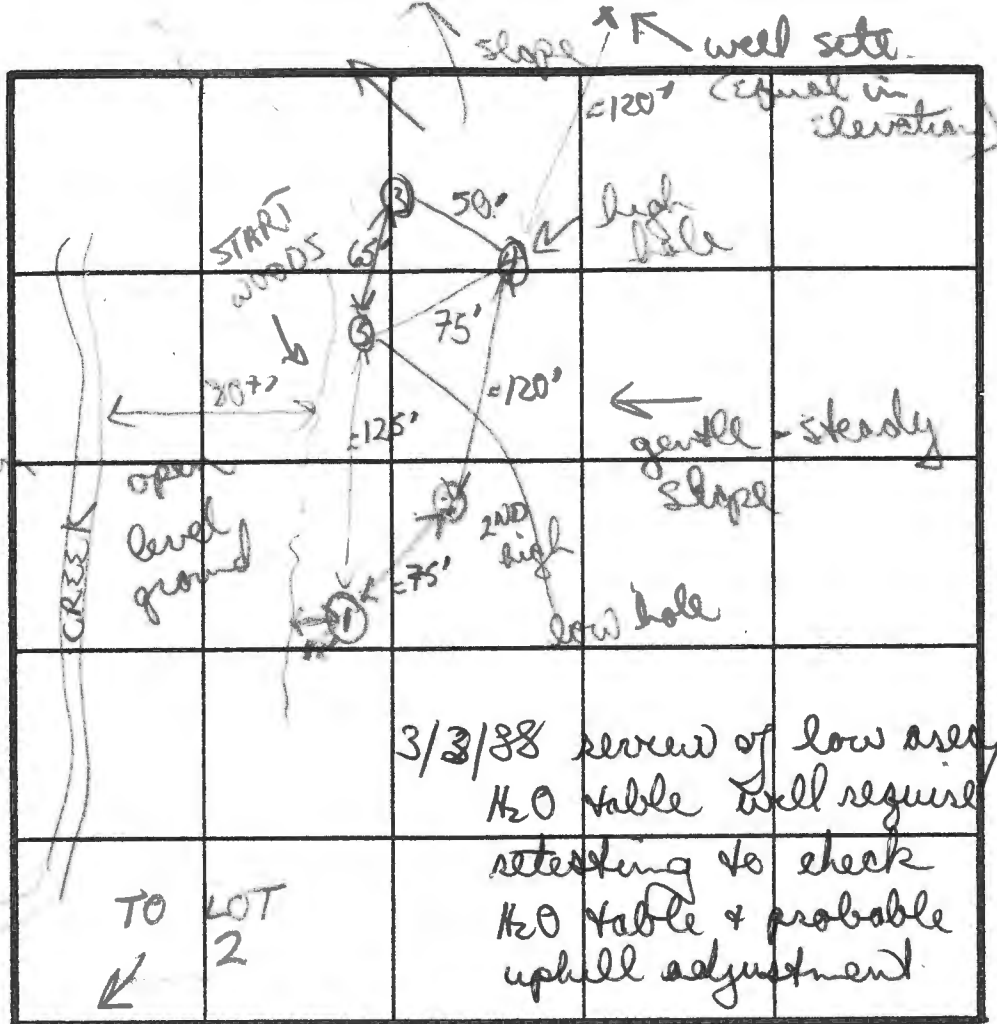
SOIL PROFILE (P)

0' Red/brown clay

3 1/2' changes to red/brown to white brown sandy loam

6' patches of hard rock

10' H₂O



(4) light to fine/coarse sandy loam

uniform

10' bottom

(5)

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4/10/86	(1)	3 1/2' S	4:30	4:48	4:48	5:08	20 MIN
		10' bottom (H ₂ O - see profile)					
	(2)	4'	4:35	4:44	4:44	4:51	7 MIN
		10' bottom (see profile)					
	(3)	2 1/2'	5:34	5:39	5:39	5:45	6 MIN
		5 M	5:18	5:27	5:21	5:27	6 MIN
		10' D bottom (see profile)					
	(4)	4' S	5:09	5:11	5:11	5:13	2 MIN
		10' D bottom (see profile)					
SEE OTHER PAGE	(5)	2 1/2' X (H ₂ O)	4:52	5:00	5:00	5:07	7 MIN

(2) Red/brown clay

fine to coarse grain red/brown clay/sandy loam

10'

(3) Red/brown clay

changing to red/brown fine-coarse grain sandy/clay loam

EH-21079

fine grain sandy clay

patches of hard rock 6'

H₂O at 58'

blow at 2' stopped + shelved down

SHALLOW SYSTEM ONLY/ DUE TO high H₂O table (in some of lower holes)

REMARKS Red/brown clays to = 2-3 1/2' (depending on hole) below rock by sandy loams (owner) Buyer + brother

TESTED BY B. Wilson ALSO PRESENT

APPLICATION

PERCOLATION TESTING

A 36709

P _____

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

DISTRICT 4

DATE 3/25/86

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 BRUCE CRANE

ADDRESS 1150 UNDERWOOD RD. PHONE 442-2247

PROSPECTIVE BUYER BRUCE CRANE

ADDRESS 1150 UNDERWOOD RD PHONE 442-2247

PROPERTY LOCATION:

SUBDIVISION NONE LOT NO. #3

ROAD AND DESCRIPTION 14006 OLD FREDRICK RD.

TAX MAP 9 PARCEL # 295

SIZE OF LOT 13.465 TYPE BLDG. SINGLE FAMILY DWELLING
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

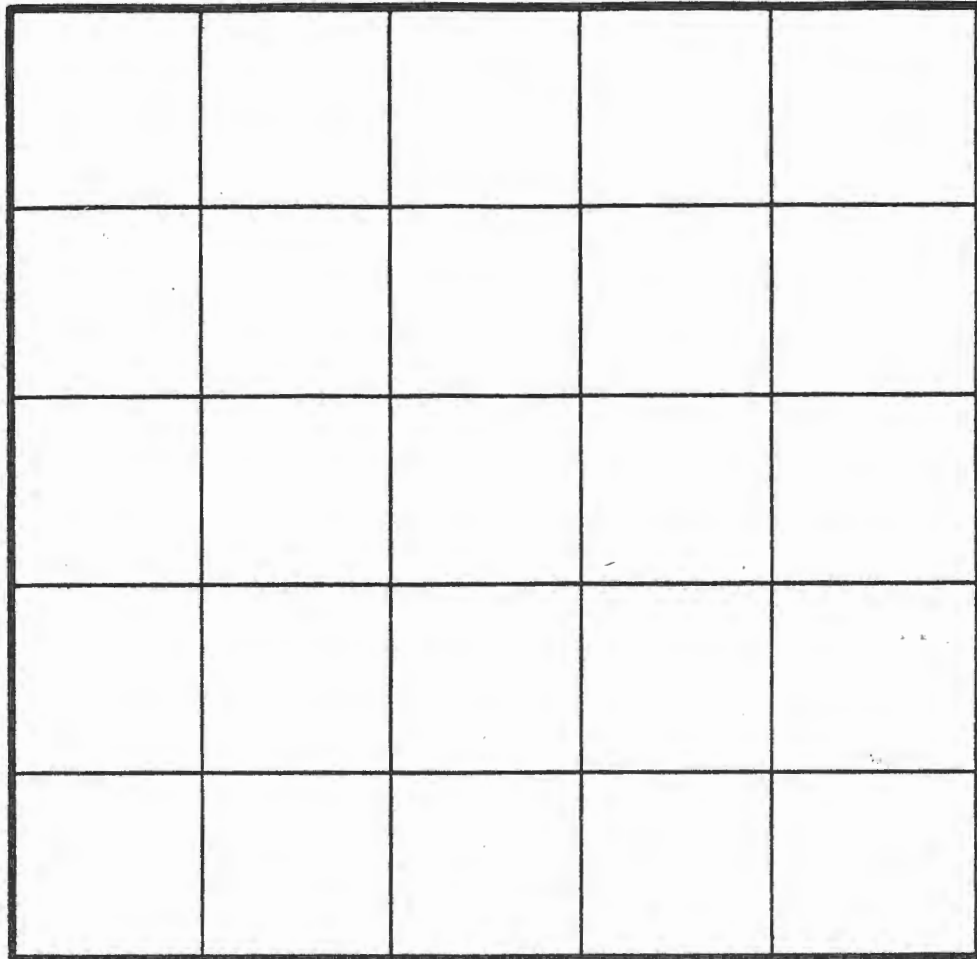
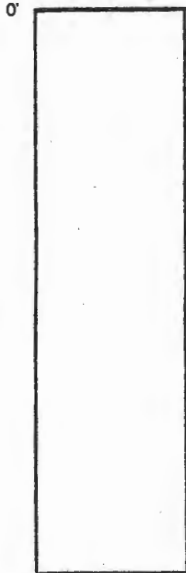
REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT

SOIL PROFILE



Hole 1



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
3/14/88	1V	Reinsp. of H ₂ O table-	H ₂ O AT 9.0" X				
	2V	13" dry-					S. Stahl

180 φ / bedroom

X-bar = 8 MIN

REMARKS: hole #5 somewhat borderline because H₂O at ≈ 8+'. However, per times at shallow depth (2 1/2') were good + would still give 4" of soil (using shallow system) vs H₂O table. In addition higher holes no problem with soils or H₂O.

TYPE OF SOIL: _____

TESTED BY: _____

RETEST

APPLICATION

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

A 31846

P _____

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
P. O. BOX 473 ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 992-2330

DISTRICT 4th

DATE 3/23/82

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 Charles T. Gerber and Wife
1398 Underwood Road
ADDRESS ~~XXXXXXXXXXXXXXXXXXXX~~, Sykesville, Md. 21784 PHONE 442-2141

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION Old Frederick Road N.W.S. - off Route 32 onto Old Frederick Road - near Forsythe Road - bridge over stream - past Leister's house

SIZE OF LOT 21.325 acres TYPE BLDG. 3 bedrooms
(NUMBER OF BEDROOMS)

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. /s/ Olen Ketterman for Charles T. Gerber
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

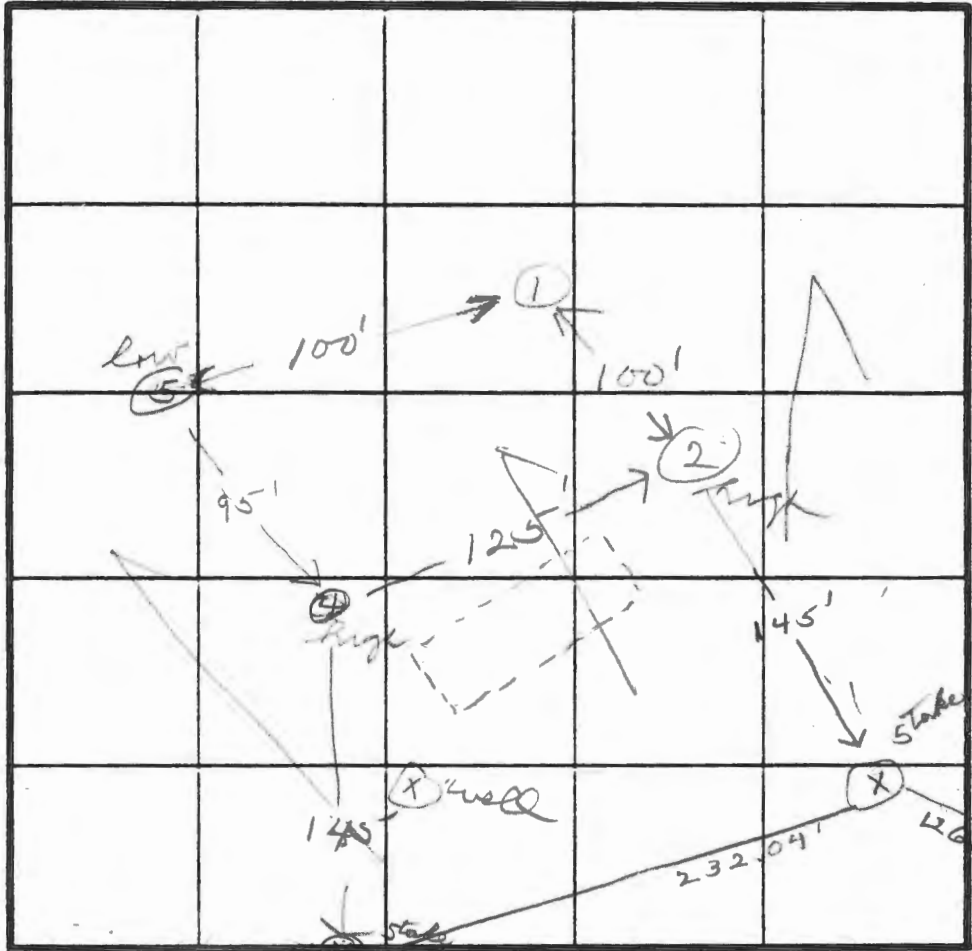
HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT

5
SOIL PROFILE

0	clay
2'	sand, mica loam
12'	



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
5/3/82	55	3	2:05	2:10	2:10	2:17	7	
	5D	12	- did not perc - poured bucket of water in hole - fast perc					

REMARKS Would like to start system in Hole # 2
Holes #1, # 2, #4 are old perc.

TYPE OF SOIL _____
 TESTED BY [Signature] ALSO PRESENT Mr. Gerber
O. Ketterman Sr.

EHP 12 10 9

APPLICATION

A 22657

SEWAGE DISPOSAL TESTING

P _____

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
P. O. BOX 476, ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 465-5000, EXT. 356

DISTRICT 4th
DATE 12/9/75
12/30/75

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 Charles J. Gerber & wife

ADDRESS Old Frederick Road N.W.S. PHONE 442-2141
1398 Underwood Road

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION Old Frederick Road N.W.S.

SIZE OF LOT 21.325 Acres TYPE BLDG. Ranch - 3 bedrooms
NUMBER OF BEDROOMS

IF NOT SINGLE RESIDENCE DESCRIBE _____

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE.

SIGNATURE OF APPLICANT Charles J. Gerber

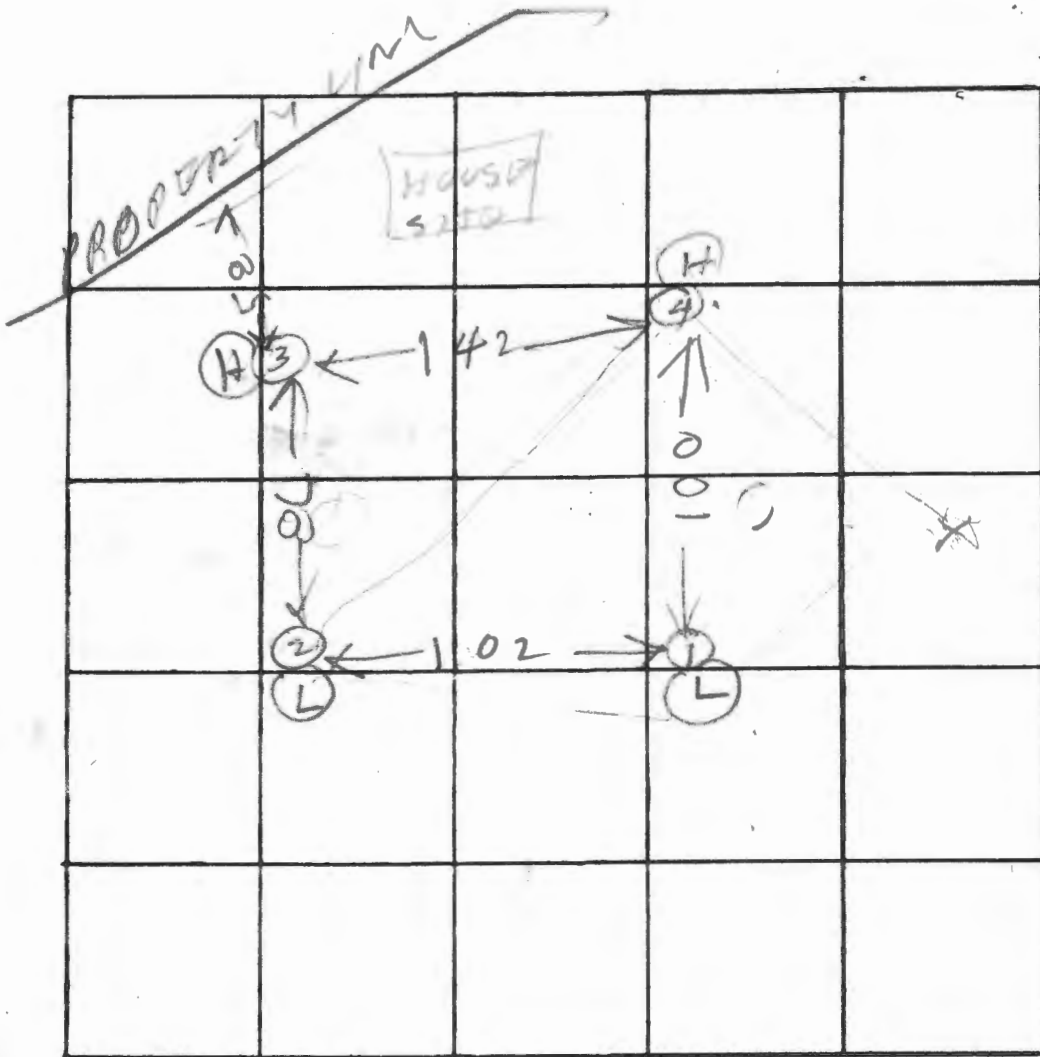
APPROVED BY _____ FOR _____ DATE _____
(KIND OF SYSTEM)

REJECTED BY _____ FOR _____ DATE _____
(KIND OF SYSTEM)

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
4/4/79	1D	12 1/2	1015	1034	1034	1100	26	
4/4/79	1S	3 1/2	1015	1020	1020	1030	10	
	2S	4	1027	1034	1034	1043	9	
	2D	13	1027	1034	1034	1047	13	
	3D	11	1043	1045	1045	1049	3	
	3'S	3 1/2	1113	1115	1115	1119	4	
	4S	3	1124	1128	1128	1132	4	
4/4/79	4V	11	SMALL ROCKS & SAND					

REMARKS CERTIFY HOLE BOUNDARY PLAT RETURNED

TYPE OF SOIL TO GERBER

TESTED BY B. HODGES

ALSO PRESENT: BETTERMAN
GERBER

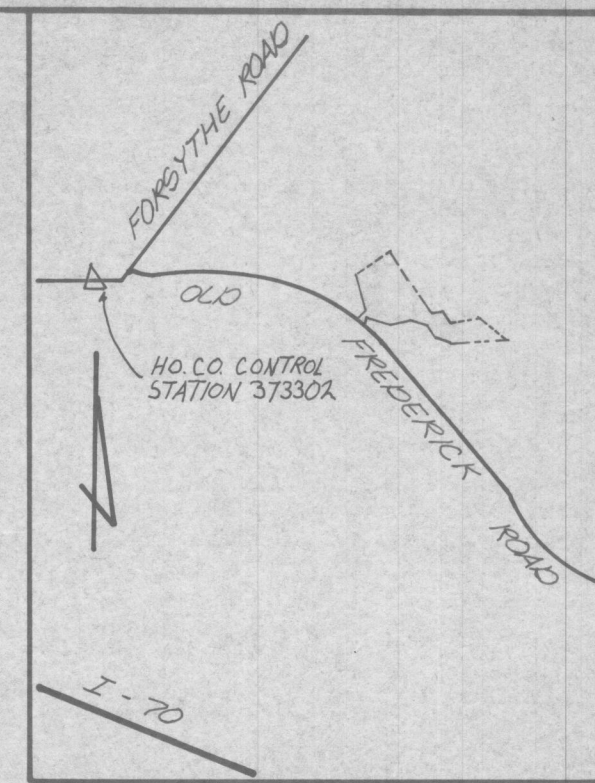
COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	546794.71	801826.02
2	546760.73	801215.33
3	546818.29	801068.63
4	546976.6	800950.2
5	547011.43	800828.90
6	546205.05	800608.81
7	547020.31	800337.25
8	546254.04	800308.02
9	547015.92	800229.47
10	547109.80	800329.37
11	547496.82	800241.15
12	547741.02	800616.75

NO.	NORTH	EAST
13	547331.30	800923.71
14	546976.18	801215.77
15	547033.94	801537.19

NOTE: DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MIN. REQUIREMENTS:

- WIDTH - 12', 16' SERVING MORE THAN 1 RESIDENCE;
- SURFACE - 6" COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
- GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- STRUCTURES - (CULVERT) CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADS);
- DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YR. FLOOD WITH NO MORE THAN 1" DEPTH OVER DRIVEWAY SURFACE;
- STRUCTURE CLEARANCE - MIN. 12';
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

LOT AREA TABULATIONS		
LOT NO.	FLOODPLAIN/66.	NET AREA
1	3.110 AC.	3.062 AC.
2	2.682 AC.	3.030 AC.
3	0.976 AC.	2.984 AC.



100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

WETLAND CHART

- N 72°56'25" W - 39.14'
- N 61°35'06" W - 57.51'
- N 34°27'38" W - 61.68'
- N 56°16'30" W - 75.81'
- N 35°07'04" W - 22.41'
- S 17°49'17" W - 37.51'
- S 07°22'31" W - 72.09'
- S 77°25'14" W - 81.15'
- S 47°36'23" W - 33.33'

LEGEND:

- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- & STREAM
- 75' STREAM BUFFER

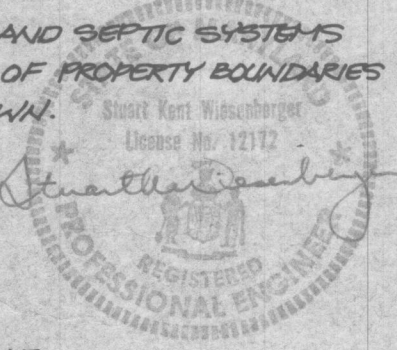
THE REQUIREMENTS SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WILLIAM G. HARTSEL, P.L.S. NO. 9436 _____ DATE
 BRUCE CRANE _____ DATE

GENERAL NOTES

- Tax Map - 9 Parcel - 331
- Deed Reference - 1489/45
- Coordinates shown hereon are based on Maryland State Plane coordinate system, Howard County control stations 3735003 & 3733002
- Subject property zoned R per 8-02-85 Comprehensive Zoning Plan
- O - Designates iron pin set
- The lots shown hereon comply with the minimum ownership width and lots required by the Maryland State Department of THE ENVIRONMENT
- This area designated a private sewage easement of A MIN. OF 10,000 sq. ft. 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 sewerage is available and servicing any residential structures constructed on these building sites. 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 sewage easement shall not be necessary.
- All percolation test holes shown hereon have been field located and shown thus (o).
- 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 onto the flag or pipestem lot driveway.
- Flag or pipestem lots shall not be further subdivided into lots accommodating additional residences unless a public road can be constructed according to county standards on a minimum fifty (50) foot right-of-way to be deeded to the County.
- THERE IS AN EXISTING DWELLING ON LOT 1.
- THIS PLAT IS SUBJECT TO WP-88-129 WHICH ALLOWS THREE ADJOINING PIPESTEMS AND ALLOWS FOR DIRECT ACCESS TO A MAJOR COLLECTOR ROADWAY.

NOTE: ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY BOUNDARIES HAVE BEEN SHOWN.



OWNER
 BRUCE CRANE
 1150 UNDERWOOD ROAD
 SYKESVILLE, MARYLAND 21784

PLAT SUBJECT TO DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON ACCESS FOR LOTS 1, 2 & 3, RECORDED IN LIBER 2406 AT FOLIO 51.

MARY M. LEISTER
 821176
 EXISTING ZONING: R 546.65011

NOTE: NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS EXCEPT FOR THE CONSTRUCTION OF THE USE IN COMMON DRIVEWAY TO SERVICE LOTS 1-3.

AREA TABULATIONS

- TOTAL NUMBER OF LOTS TO BE RECORDED: 3
- TOTAL AREA OF LOTS TO BE RECORDED: 13.369 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.064 AC.
- TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
- TOTAL AREA OF FLOODPLAIN TO BE RECORDED: 6.690 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 13.433 AC.
- TOTAL BUILDABLE AREA TO BE RECORDED: 9.272 AC.

APPROVED: DEPARTMENT OF HEALTH AND ~~MENTAL HYGIENE~~, PRIVATE WELL & SEPTIC, HOWARD COUNTY HEALTH DEPARTMENT

Gregory E. Crane 10-5-92
 HOWARD COUNTY HEALTH OFFICER CW DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

PLANNING DIRECTOR _____ DATE _____

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

DIRECTOR _____ DATE _____

OWNER'S STATEMENT

We, BRUCE D. CRANE, GREGORY E. CRANE & THOMAS S. CRANE, 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 DEPT. 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 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 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 waterway 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 and rights-of-way.

WITNESS MY/OUR HANDS THIS 9 DAY OF AUGUST, 1989

Bruce D. Crane _____ WITNESS _____
Gregory E. Crane _____ WITNESS _____
Thomas S. Crane _____ WITNESS _____

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 BRUCE D. CRANE TO BRUCE D. CRANE, GREGORY E. CRANE AND THOMAS S. CRANE by deed dated JUNE 26, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1489 at Folio 45 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended.

William G. Hartsel 8-1-89
 William G. Hartsel, Professional Land Surveyor, MD. No. 9436 Date

RECORDED AS PLAT ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PERCOLATION CERTIFICATION PLAT
CRANE PROPERTY
 LOTS 1-3 *Signed*

TAX MAP - 9
 TAX MAP PARCEL NO. - 295
 EX. ZONING - R
 ELECTION DISTRICT - 4TH.
 HOWARD COUNTY, MARYLAND
 SCALE - 1"=100'
 DATE - JANUARY, 1989
 O. P. & Z. FILE NOS. - WP-88-129

boender associates inc.
 consulting engineers
 land surveyors
 land planners

3230 BETHANY LANE
 ELLICOTT CITY, MD. 21043
 (301) 465-7777

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	546794.71	801826.02
2	546760.73	801215.33
3	546818.29	801068.63
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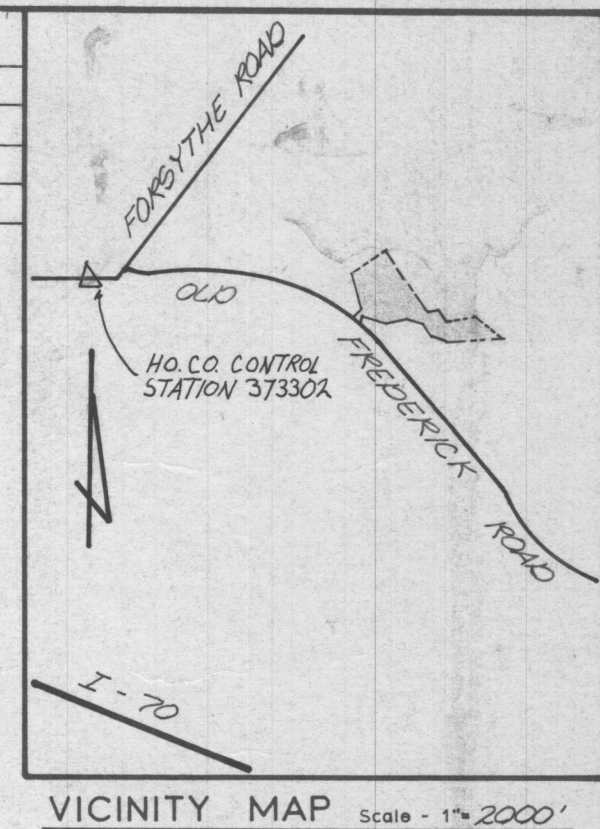
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NOTE: DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MIN. REQUIREMENTS:

- A. WIDTH - 12', 16' SERVING MORE THAN 1 RESIDENCE;
- B. SURFACE - 6" COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
- C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- D. STRUCTURES - (CULVERT) CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADING);
- E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YR. FLOOD WITH NO MORE THAN 1" DEPTH OVER DRIVEWAY SURFACE;
- F. STRUCTURE CLEARANCE - MIN. 12';
- G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

LOT AREA TABULATIONS					
LOT NO.	GROSS AREA (AC)	PIPESTEM AREA (AC)	REMAINING AREA (AC)	FLOODPLAIN (FEET/PERCENT)	MINIMUM LOT SIZE (AC)
1	4.673	0.086	4.617	3.227	1.390 *
2	4.736	0.261	4.475	2.811	1.664 *
3	3.960	0.431	3.529	0.956	2.573 *

*NOTE: IN THE R-C DISTRICT, UP TO 50% OF THE MINIMUM LOT SIZE MAY BE LAND IN THE 100 YEAR FLOODPLAIN OR STEEP SLOPES 25% OR GREATER.



100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

WETLAND CHART

①	N 72°56'25" W - 39.14'
②	N 61°35'06" W - 57.51'
③	N 34°27'38" W - 61.68'
④	N 56°16'30" W - 75.81'
⑤	N 35°07'04" W - 221.41'
⑥	S 17°49'17" W - 37.51'
⑦	S 07°22'31" W - 72.09'
⑧	S 77°25'14" W - 81.15'
⑨	S 47°36'23" W - 33.38'

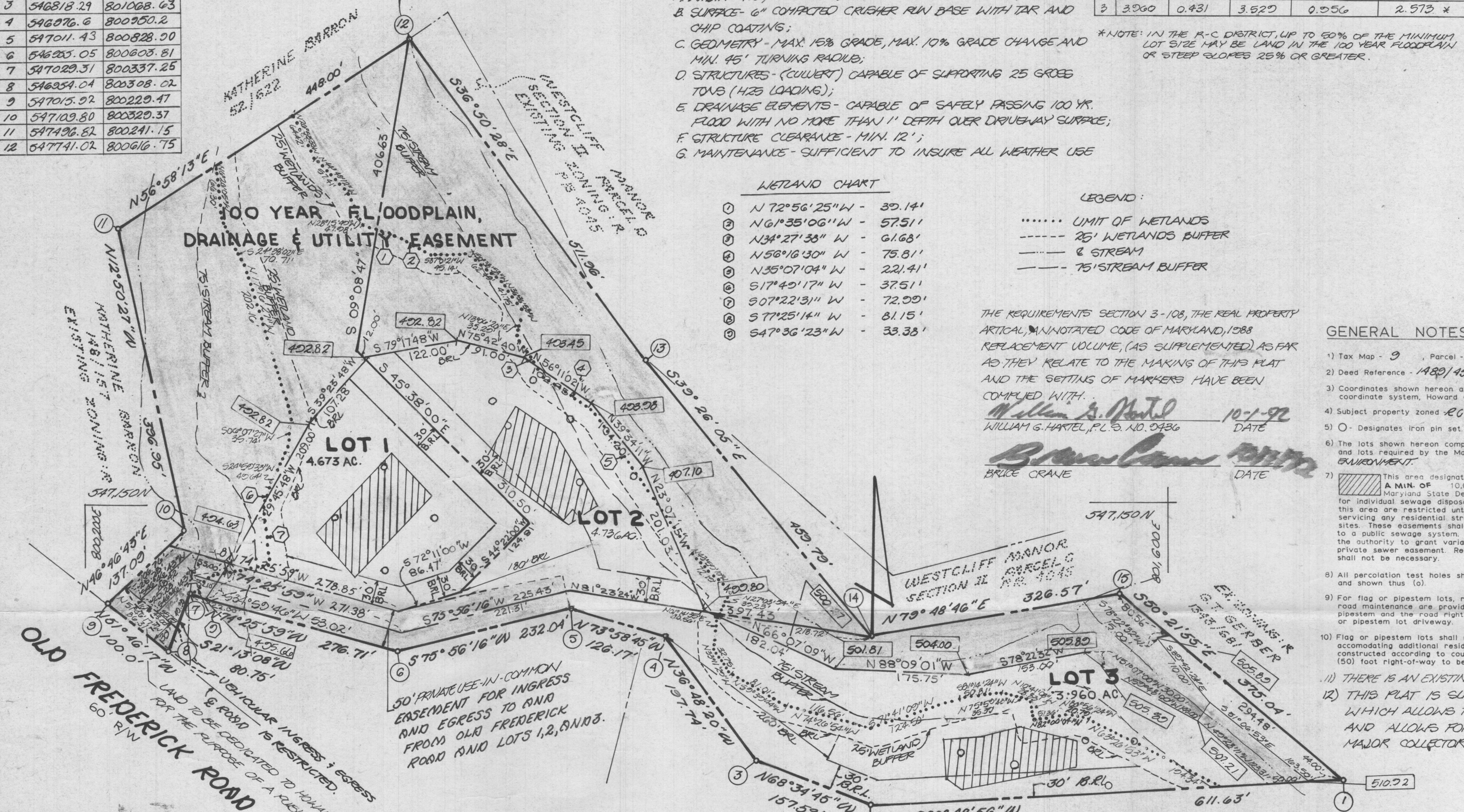
- LEGEND:
- LIMIT OF WETLANDS
 - 25' WETLANDS BUFFER
 - & STREAM
 - 75' STREAM BUFFER

THE REQUIREMENTS SECTION 3-108, THE REAL PROPERTY ARTICAL, 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.

William G. Hartel 10-1-92
WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE
Bruce Crane
BRUCE CRANE DATE

GENERAL NOTES

- 1) Tax Map - 9 Parcel - 331
- 2) Deed Reference - 1489/45
- 3) Coordinates shown hereon are based on Maryland State Plane coordinate system, Howard County control stations 3735003 & 3733002
- 4) Subject property zoned RC per 2-18-92 Comprehensive Zoning Plan.
- 5) O - Designates iron pin set.
- 6) The lots shown hereon comply with the minimum ownership width and lots required by the Maryland State Department of THE ENVIRONMENT.
- 7) This area designated a private sewage easement of a MIN. OF 10,000 sq. ft. 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 sewerage is available and servicing any residential structures constructed on these building sites. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewer easement. Recordation of a modified sewage easement shall not be necessary.
- 8) All percolation test holes shown hereon have been field located and shown thus (o).
- 9) 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 onto the flag or pipestem lot driveway.
- 10) Flag or pipestem lots shall not be further subdivided into lots accommodating additional residences unless a public road can be constructed according to county standards on a minimum fifty (50) foot right-of-way to be deeded to the County.
- 11) THERE IS AN EXISTING DWELLING ON LOT 1 TO REMAIN.
- 12) THIS PLAT IS SUBJECT TO WP-88-129 WHICH ALLOWS THREE ADJOINING PIPESTEMS AND ALLOWS FOR DIRECT ACCESS TO A MAJOR COLLECTOR ROADWAY.



AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF LOTS TO BE RECORDED:	13.369 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS:	0.064 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	NONE
TOTAL AREA OF FLOODPLAIN TO BE RECORDED:	6.690 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	13.433 AC.
TOTAL BUILDABLE AREA TO BE RECORDED:	9.272 AC.

NOTE: NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS EXCEPT FOR THE CONSTRUCTION OF THE USE IN COMMON DRIVEWAY TO SERVICE LOTS 1-3.

MARY M. LEISTER
821/176
EXISTING ZONING: R
546,650 AC

PLAT SUBJECT TO DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON ACCESS FOR LOTS 1, 2 & 3, RECORDED IN LIBER 2896 AT FOLIO 51.

OWNER
BRUCE CRANE
1150 UNDERWOOD ROAD
SPYKESVILLE, MARYLAND 21784

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyle 11-24-92
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

James R. Smith 12/15/92
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Linn 12/7/92
DIRECTOR DATE

OWNER'S STATEMENT

We, BRUCE D. CRANE, GREGORY E. CRANE & THOMAS S. CRANE, 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 DEPT. 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 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 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 waterway 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 and rights-of-way.

WITNESS MY OWN HANDS THIS 9TH DAY OF AUGUST, 1992

Bruce D. Crane _____
Gregory E. Crane _____
Thomas S. Crane _____

Connie M. Linn _____
WITNESS

Connie M. Linn _____
WITNESS

Connie M. Linn _____
WITNESS

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 BRUCE D. CRANE TO BRUCE D. CRANE, GREGORY E. CRANE AND THOMAS S. CRANE by deed dated JUNE 26, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1489 at Folio 45 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended.

William G. Hartel 8-1-89
William G. Hartel, Professional Land Surveyor, MD. No. 9436 Date

RECORDED AS PLAT 10651 ON 12/18/92 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

Signatures
CRANE PROPERTY
LOTS 1-3

TAX MAP - 9
TAX MAP PARCEL NO. - 205
EX. ZONING - R
ELECTION DISTRICT - 4 TH.
HOWARD COUNTY, MARYLAND
SCALE - 1" = 100'
DATE - JANUARY, 1989
O. P. & Z. FILE NOS. - WP-88-129

boender associates inc.
consulting engineers
land surveyors
land planners

3230 BETHANY LANE
ELLCOTT CITY, MD. 21043
13011 465-7777