

2024 RB 7/19/19  
 Polansky Lot 3 is now Maple View Sub

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Tax Exempt:**      **Special Tax Recapture:**  
**Exempt Class:**      NONE  
**Account Identifier:**      **District - 03 Account Number - 292509**

Owner Information

**Owner Name:**      DUTTON CHARLES S      **Use:**      RESIDENTIAL  
**Principal Residence:**      NO  
**Mailing Address:**      2790 MARRIOTTSVILLE RD      **Deed Reference:**      /04316/ 01162  
 MARRIOTTSVILLE MD 21104-1626

Location & Structure Information

**Premises Address:**      2800 MARRIOTTSVILLE RD      **Legal Description:**      LOT 4 10.817 A  
 ELLICOTT CITY 21042-0000      2800 MARRIOTTSVILLE RD  
 POLANSKY SUBDIVISION

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	13163
0016	0015	0088		2002			4	2019		

**Special Tax Areas:**      **Town:**      NONE  
**Ad Valorem:**      104  
**Tax Class:**

**Primary Structure Built**      **Above Grade Living Area**      **Finished Basement Area**      **Property Land Area**      **County Use**  
 10.8100 AC

**Stories**      **Basement**      **Type**      **Exterior**      **Full/Half Bath**      **Garage**      **Last Major Renovation**

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2018	07/01/2019
<b>Land:</b>	324,300	293,500		
<b>Improvements</b>	0	0		
<b>Total:</b>	324,300	293,500	324,300	293,500
<b>Preferential Land:</b>	0			0

Transfer Information

**Seller:** POLANSKY ERIC      **Date:** 06/08/1998      **Price:** \$725,000  
**Type:** ARMS LENGTH MULTIPLE      **Deed1:** /04316/ 01162      **Deed2:**

**Seller:** POLANSKY ERIC      **Date:** 06/08/1998      **Price:** \$0  
**Type:** NON-ARMS LENGTH OTHER      **Deed1:** /04316/ 01155      **Deed2:**

**Seller:** BEAL CHARMIE PAULINE ET AL      **Date:** 06/11/1990      **Price:** \$5,000  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /04316/ 01155      **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Tax Exempt:**      **Special Tax Recapture:**  
**Exempt Class:**      NONE

Homestead Application Information

**Homestead Application Status:** No Application

Homeowners' Tax Credit Application Information

**Homeowners' Tax Credit Application Status:** No Application      **Date:**

- 
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.
  4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.







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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

March 9, 1998

MEMORANDUM

TO: Department of Planning & Zoning  
Howard County Government

FROM: Glen Savage, R.S. *GS*  
Water and Sewerage Program  
Bureau of Environmental Health

RE: F-98-65 Revision (Polansky Subdivision)  
Engineers February 23, 1998 Response to F-98-65 Comment

COMMENT:

The engineers response partially satisfies issues raised in the Health Department memorandum of January 13, 1998.

- An acceptable sewage disposal area has been established on Lot 4.
- The new sewage disposal easement on Lot 3 can be made acceptable by amending the plan note to say "The existing shed may remain until the area is needed for septic system installation.
- The sewage disposal easement near the existing house on Lot 3 is fictitious and should be eliminated; also, show the complete installed septic system location serving the house.
- Show the well location on Lot 3.

GS:jr

cc: Phoenix Engineering  
File ✓

# PHOENIX ENGINEERING, INC.

813 Maiden Choice Lane • Suite 300 • Baltimore, MD 21228 / CONSULTING ENGINEERS

February 23, 1998

Ms. Cindy Hamilton  
Chief, Division of Land Development  
Howard County Office of Planning and Zoning  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: Polansky Subdivision Lots 3 & 4, F 98-65  
Response to Comments dated 2-10-98

Dear Ms. Hamilton:

The following is our point by point response to Howard County comments on the referenced project, dated February 10, 1998. We will distribute copies to each of the agencies with their portion highlighted.

Dept. Of Planning and Zoning - Division of Land Development

1. A waiver petition for relief from Section 16.120 (a)(1), for access onto a major collector, is not necessary because access for this development is granted under Section 16.119 (f)(3). Further, in 1995, when the county approved plat 11709, this access point was selected and approved. It is the only existing access point to Parcel 88.
2. As referenced in response #1, access is granted by County Regulations. However, a new Use In Common Access Easement document is being prepared at this time and will be recorded upon recordation. The use in common driveway will be constructed in accordance with the Design Manual.
3. A "Use in Common Driveway Maintenance Agreement" will be created and the existing driveway paving section will be widened if necessary to conform with the Design Manual requirements. Please see the Supplemental plat attached. The Easements will be recorded immediately upon recordation of the plat.
- 4a. The existing 12' ingress and egress easement on lot 2 has been relabeled to match L 3449, F 159. This easement will be abandoned and rerecorded.
- 4b. The Ex 20' Ingress and Egress Easement shown on Plat 11709 has no bearing on Lot 4 and therefore was not shown.
5. The existing easements will be abandoned and new easement documents the are being prepared at this time both will be recorded upon recordation of the plat.

# PHOENIX ENGINEERING, INC.

CONSULTING ENGINEERS

Ms. Cindy Hamilton

February 23, 1998

Page Two

6. The title block for this subdivision has been revised as per your directions.
7. All reference to Parcel 381 have been removed and replaced with Brosenne Landscaping, Inc. Property- Lot 3
8. The Purpose Statement has been revised.
- 9a. A 30' BRL has been shown.
- 9b. A 75' Arc BRL has been shown.
- 9c. The north property line of Lot 4 is not a road R/W line, but rather a property line for a tract of land owned by the State Roads Commission - See SHA plats 6797 & 6798 and Deed 211/440.
- 10a. No response necessary.
- 10b. Done.
- 10c. No. 13 has been deleted.
- 10d. A "Fee in lieu of Open Space" note has been added to plats.
- 10e. The "No new Buildings" note has been added to the plats.
- 10f. See General Note # 15. All existing dwellings/structures are to remain at this time.
- 10g. A "Non-buildable" note has been added to both plats.
11. A pipestem chart is not necessary because neither of our lots meet the description of a pipestem lot.
- 12a. The classification of all roads has been added to plats.
- 12b. Brosenne Landscaping, Inc. Lot 1 & 2 labels have been corrected.
- 12c. All structures have been removed from plats and are now shown on the Supplemental Information Plan.
- 12d. The centerline of US Route 40 has been shown and "To the median" designation has been added.

# PHOENIX ENGINEERING, INC.

CONSULTING ENGINEERS

Ms. Cindy Hamilton  
February 23, 1998  
Page Three

13. A Supplemental Information Plan has been submitted for your review.

## Development Engineering Division

1. A Supplemental Information Plan has been submitted for your review.
2. The noise analysis issue was discussed at a pre-development meeting with Chuck Dammers. It was agreed that the noise analysis on the adjacent subdivision (F 94-104) which established a 300 setback for the 65 dBA was acceptable.
3. All existing structures on this property have been labeled on the Supplemental Information Plan.
4. The classification of all roads has been added to the plats.
5. No response necessary.

## Standard Howard County Comments.

1. A "Deed for dedication strip" will be executed as part of this development.
2. This note has been added to the plats.

## Financial Guarantee

1. Understood.
2. Understood.
3. Understood.

## Howard County Health Department

1. The location of the septic easement has been revised as part of this submission.
2. The existing well and revised septic easement has been added to the Supplemental Information Plan.

## Howard Soil Conservation District

1. Soils information has been added to the Supplemental Information Plan.

# PHOENIX ENGINEERING, INC.


CONSULTING ENGINEERS

Ms. Cindy Hamilton  
February 23, 1998  
Page Four

We believe the Subdivision is ready for approval and meets all the conditions and requirements placed on the project by the County. Please contact me if you have any questions or require additional information.

Very truly yours,

PHOENIX ENGINEERING, INC.



John R. Heinrichs, P.E.  
Vice President

RJW/eah

G:97.97-018 response.wpd



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

January 13, 1998

MEMORANDUM

TO: Planning and Zoning

FROM: Craig Williams, Program Director (CW)  
Water and Sewerage Program  
Bureau of Environmental Health

RE: Polansky Subdivision, Lots 3 & 4 (F-98-65)  
Tax Map: 15 Parcel: 381 (Plat #3413)

COMMENT:

Additional Health Department review required before submittal for approval.

Septic easement on Lot 4 is not recognized from existing records, request engineer submit documentation for same.

Septic easement on Lot 3 is not known and is in conflict with "future road widening". Location of existing well and septic on this lot must be established.

If you have any questions regarding this matter, please contact me at the below address or by calling 410-313-2640.

CW:jr

cc: Phoenix Engineering, Inc.  
Mr. and Mrs. Polansky  
Mr. Nagat Alalfey  
File ✓

RECEIVED

FEB 27 1998

WARD COUNTY





Telephone: 410-247-8833

Fax: 410-247-9397

**PHOENIX ENGINEERING, INC.**  
**CONSULTING ENGINEERS**

Roland J. Wheelbarger

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813 Maiden Choice Lane • Suite 300 • Baltimore, MD 21228

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# APPLICATION

W2 Route 144 - Polansky Sub - perc App - 1998

PERCOLATION TESTING

A 59319B

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE 9-20-98

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Eric and Charmie Polansky

410-442-1491 (H)

ADDRESS 2790 Marriottsville Road PHONE 410-788-1212 (W)

AGENT OR PROSPECTIVE BUYER N/A

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION \_\_\_\_\_ LOT NO. 4

ROAD AND DESCRIPTION \_\_\_\_\_

TAX MAP 16 PARCEL # \_\_\_\_\_

SIZE OF LOT \_\_\_\_\_ 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. Charmie Polansky Eric Polansky  
(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

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

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

A59319 B

COUNTY #

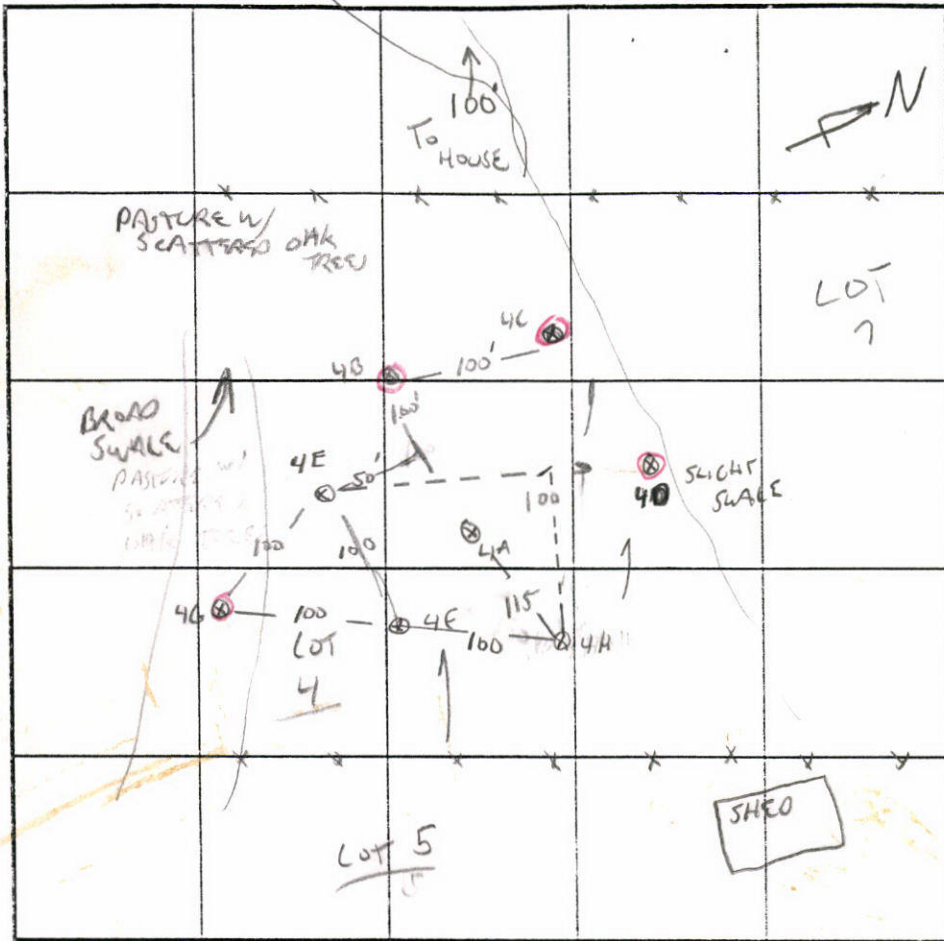
SOIL PROFILE

0'

YBR  
CL

25YR 4/6  
RED  
SC  
MICACEOUS

4E



SOIL PROFILE

0'

DARK/RED  
BROWN  
CL

4  
DARK RED  
COARSE  
MICACEOUS  
LOAM

A

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

0+A

10YR 5/6  
CL LOAM

10'

PERCHED  
H2O TABLE

3'

5YR 6/8

CLAM SAND

5/6 5-108

MICA SAND

LAYERED W

5YR 8/1

SIL SAND W

FE ACCUMULATION

BETWEEN RECS

SAME QUARTZITE

SAND

↓

BOTTOM OF THIS

MULTI COLORED

ORANGE BROWN

BLUE GREY

BLACK

WATER

TABLE

INDICATED

H2 INDICATED

5041

CLIPPING

IN POCKETS

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
1/29/98	4A	7/12V	12:03	12:07		12:21		
		4	12:06	12:07	1	12:14	7MIN	
X	4B	7/12V	12:14	12:25	102		37MIN	
		4	12:17	12:25	12:55		30MIN	
X	4C	4.5	12:23	12:54	1/2 inch		F	
		4H	3:28	3:32		3:40	5MIN	
		4I	12'	NOT TESTED H2O INDICATED				
		4E	6.5'/12V	2:56	3:00		3:09	9MIN
		4F	6/12V	2:45	2:48		2:53	5MIN
X	4G	HEAVY CL TO 6'	HEAVY L/SIL TO 12'	OR REAR INDICATED				X

REMARKS PROFILE A TYPICAL MICA CONTENT VARIES, DESIGN AWAY FROM SWALE

TYPE OF SOIL SHEET 2; LOT 4

TESTED BY G. SAVAGE ALSO PRESENT S. CARROLL, ROBERTO FENCINER

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME TRENCH WIDTH

INLET DEPTH MAXIMUM BOTTOM DEPTH SQ. FT./BEDROOM

X F

X

NOT USED

# APPLICATION

PERCOLATION TESTING

A 59319 A

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE 1-20-98

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Eric and Charmie Polansky 410-442-1491 (H)

ADDRESS 2790 Marriottsville Road PHONE 410-442-1221 (W)

AGENT OR PROSPECTIVE BUYER N/A

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION \_\_\_\_\_ LOT NO. 5

ROAD AND DESCRIPTION \_\_\_\_\_

TAX MAP 16 PARCEL # \_\_\_\_\_

SIZE OF LOT \_\_\_\_\_ 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.

Charmie Polansky Eric Polansky  
(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

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

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

A59319-A

COUNTY #

SOIL PROFILE

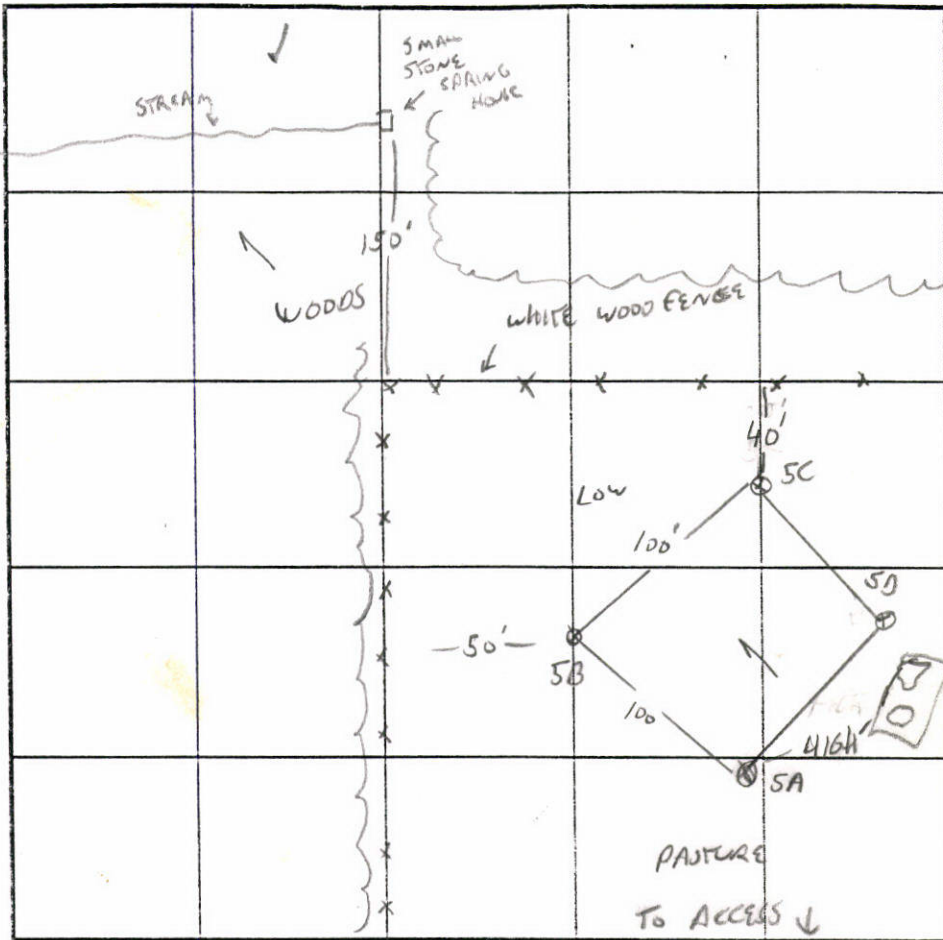
0'

SA

25424/8  
CL

25424/8  
MICALED  
LOAM

58 QUARTZ  
Rock  
FRAGS  
w/mw  
FILAS,  
SET SAMPLES  
SAME



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE

0'

7.5 4A5/8  
LOAM  
STRONG SOIL

2.5

104A 7/2 +  
54A 5/8  
S.L.  
50g EMB  
CHARRY  
(MICA)

12

AGES  
W FENCE  
ACROSS

N ↓

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1/29/98	SB	4.5 /nw	11:05	11:12		11:20	8 MW
		7.5	11:05	11:12		11:26	14 MW
	SC	7 /nw	11:09	11:11	11:16	11:16	5 MW
		4.5	11:18	11:25		11:34	9 MW
	SA	7 /nw	11:29	11:31		11:38	7 MW
		4	11:30	11:39		11:56	17 MW
	SO	12 ✓					ok

REMARKS SHEET 1; LOTS, HOLD FOR COMPLETION OF TESTING

TYPE OF SOIL \_\_\_\_\_

TESTED BY G. SAVAGE

ALSO PRESENT Rollno w/wheel BARCEL S. CAROLINA

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME \_\_\_\_\_ TRENCH WIDTH \_\_\_\_\_

INLET DEPTH \_\_\_\_\_ MAXIMUM BOTTOM DEPTH \_\_\_\_\_ SQ. FT./BEDROOM \_\_\_\_\_

1-28-98  
10:00 a.m.

# APPLICATION

PERCOLATION TESTING

A 59319C

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2540

*1/16/97  
Subdivision  
in 2 phases -  
Preview OK  
ALM*

DISTRICT \_\_\_\_\_

DATE 1-20-98

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Eric and Charmie Polansky

ADDRESS 2790 Marriottsville Road PHONE 410-442-1491 (H)  
410-788-1212 (W)

AGENT OR PROSPECTIVE BUYER N/A

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION Polansky Subdivision LOT NO. 7

ROAD AND DESCRIPTION Marriottsville Road

TAX MAP 16 PARCEL # 84

SIZE OF LOT \_\_\_\_\_ 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.

Charmie Polansky Eric Polansky  
(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

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

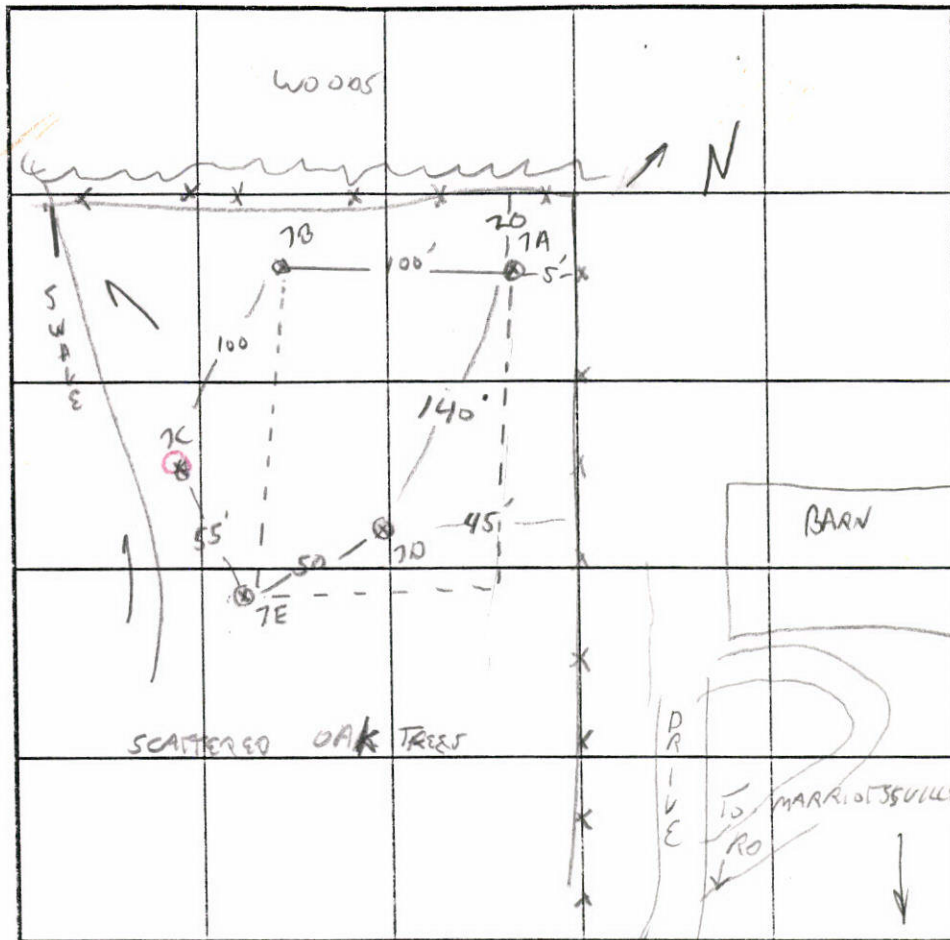
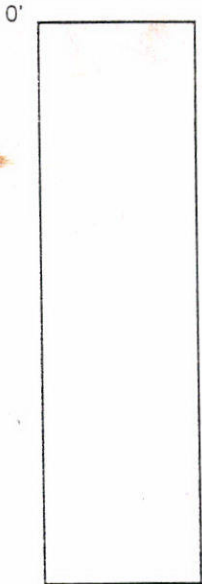
REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

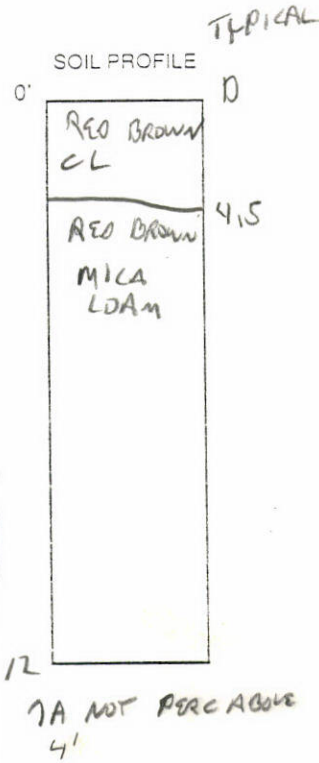
SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

## THIS IS NOT A PERMIT

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1/29/98	7D	4.3'/12V	1:49	2:13	1/8" INCH OK	AT 4.5	
		7'	1:52	1:57		2:12	15MIN
	X 7C	HEAVY CLAY LOAM	ENTIRE PROFILE NOT TESTED				X
	7A	4.5'/12V	2:06	2:18		2:35	17MIN
	7B	5.1	2:21	2:38	1/2" INCH OK AT 6.5'		
	7E	5.5'/12V	2:33	2:36		2:43	7MIN

SHEET 3; LOT 7, STAY ABOVE 7E CONTOUR

REMARKS \_\_\_\_\_

TYPE OF SOIL \_\_\_\_\_

TESTED BY G. SAVAGE ALSO PRESENT \_\_\_\_\_

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME \_\_\_\_\_ TRENCH WIDTH \_\_\_\_\_

INLET DEPTH \_\_\_\_\_ MAXIMUM BOTTOM DEPTH \_\_\_\_\_ SQ. FT./BEDROOM \_\_\_\_\_

# APPLICATION

PERCOLATION TESTING

A 59319

REPAIR  
SQA

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE 1-20-99

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER ERIC & CHARMIE POLANSKY

ADDRESS 2790 MARRIOTTVILLE RD PHONE 410-442-1491 #  
410 788-1212 W

AGENT OR PROSPECTIVE BUYER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION POLANSKY LOT NO. \_\_\_\_\_

ROAD AND DESCRIPTION 11464 MARRIOTTVILLE ROAD (HIDDEN VALLEY FARM)

TAX MAP 16 PARCEL # 84

SIZE OF LOT \_\_\_\_\_ TYPE BLDG. \_\_\_\_\_  
(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 OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

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

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

## THIS IS NOT A PERMIT

A593/90  
COUNTY #

SOIL PROFILE

0'

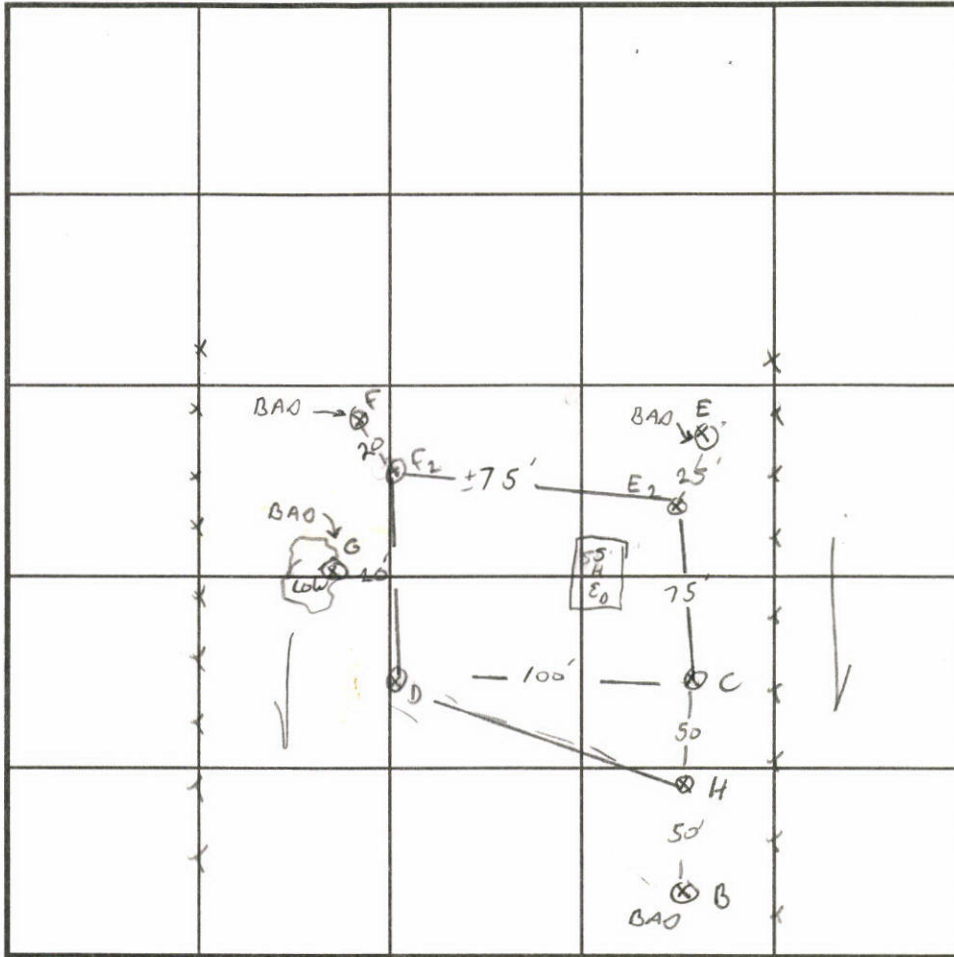
SOIL PROFILE

0'  
3'  
12'

BROWN  
LOAM

RED BR/  
TAN  
MICA  
LOAM

8H



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
2/9/98	G	3'	TRASH HOLE DO NOT USE				F
	8H	6/12V	12:57	1:00	→	1:04	4 MIN
		4	12:59	1:04	→	1:14	10 MIN
	E2	12V OK					OK

REMARKS EXISTING HOUSE 30x3

TYPE OF SOIL \_\_\_\_\_

TESTED BY G. SAVAGE ALSO PRESENT S. CARROW ROLLAND WHEELBARREN

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME \_\_\_\_\_ TRENCH WIDTH \_\_\_\_\_

INLET DEPTH \_\_\_\_\_ MAXIMUM BOTTOM DEPTH \_\_\_\_\_ SQ. FT./BEDROOM \_\_\_\_\_

2/9/98 10AM

# APPLICATION

PERCOLATION TESTING

REPAIR  
SOA

A 59319

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE 1-20-98

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Nagat Alalfey

ADDRESS 11404 Frederick Road PHONE 301 677 3799 (W)  
410 290 - 6564 (H)

AGENT OR PROSPECTIVE BUYER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION \_\_\_\_\_ LOT NO. \_\_\_\_\_

ROAD AND DESCRIPTION 11464 Frederick Road  
HIDDEN VALLEY FARM - HORSES BARBED SIGN

TAX MAP 16 PARCEL # P/O 286

SIZE OF LOT \_\_\_\_\_ 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. Nagat Alalfey  
(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

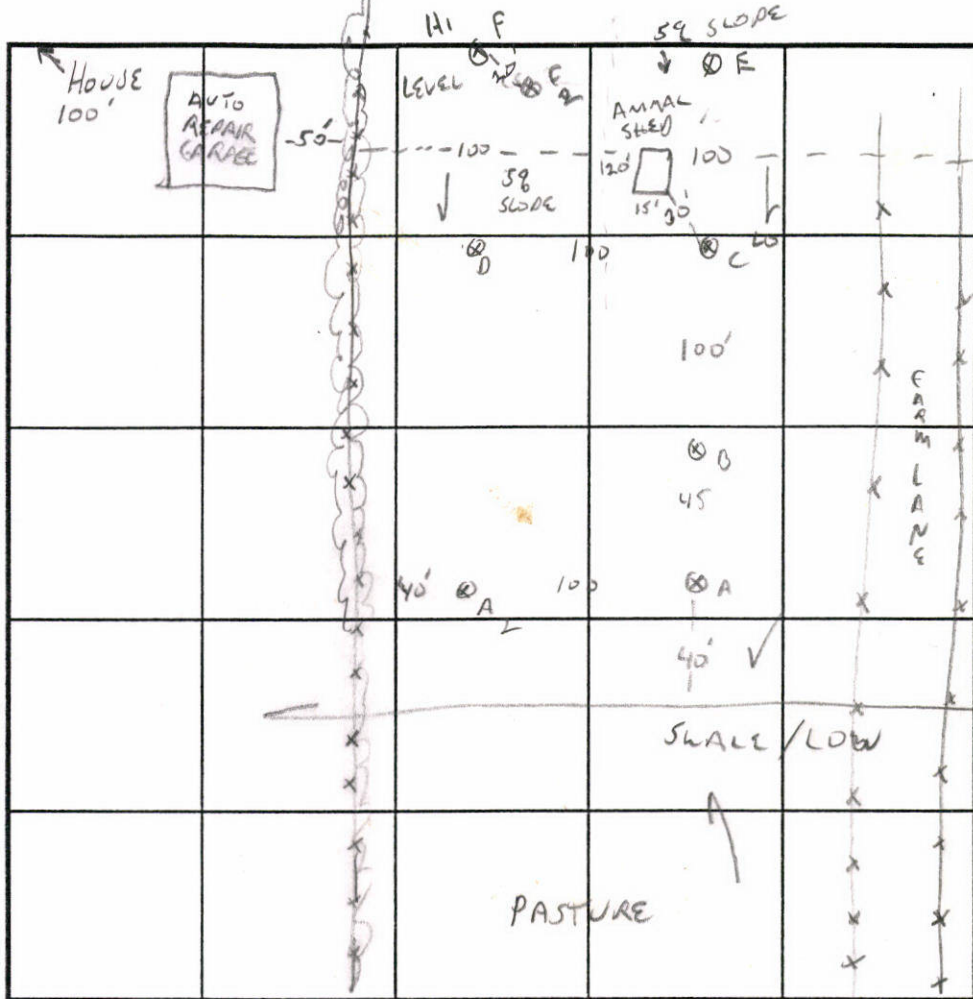
HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT



SOIL PROFILE 8 C+D  
0' 1S4R 4/6 C, SBK  
2' 54R 5/8 L, CA MICACEOUS  
4' 2S4R 3/4 MICA LOAM PLATY ER 20% SOFT PRESENT ROCK  
12

SOIL PROFILE 8 F  
0' FILL + TRASH, MOSTLY METAL  
6' 8F2 LOAM-CL MICA LOAM

+300' HOME TO LOW PORTION OF SWALE TO RT ↓ ↓ 144

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
2/9/98	8B	5.5/12	10:28	11:00±	1 inch	PULL - SLOW	ABANDONED BY APPLICANT
X	8A	12 WCT @ 11'	DUE TO BR. BY REDUCING PERCENTAGE PROBLE		ABANDONED BY APPLICANT		
X	8A2	11 - H <sub>2</sub> O	SIMILAR TO A, ABANDONED BY APPLICANT				
	8C	4' / 12	10:51	10:53	→	11:00	7 MIN
		7.5 / 12	10:51	10:53	→	10:57	4 MIN
	8D	7 / 12	11:13	11:15	→	11:20	5 MIN
		3.5	11:14	11:30	1/4 INCH	SLOW, OK @ 4.5-5'	
	F2	6.5 / 12	11:38	11:45	→	11:57	12 MIN
X	E	1 / 12	ROCK DIFFICULT TO DIG TRAU NOT USED				

12  
IS BREAK TO SLOPE

E  
SIMILAR TO E2  
30%  
6"-2' ROCKS  
± 6-9'

REMARKS ANIMAL SHED IS CONCRETE, NO FLOOR, HAS 15-18" FOOTER  
TYPE OF SOIL EXISTING HOUSE, 2 OF 3  
TESTED BY G. SAUGE ALSO PRESENT KENNY ROLLAND WHEELBARREN  
TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME \_\_\_\_\_ TRENCH WIDTH \_\_\_\_\_  
INLET DEPTH \_\_\_\_\_ MAXIMUM BOTTOM DEPTH \_\_\_\_\_ SQ. FT./BEDROOM \_\_\_\_\_



---

## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*  
February 19, 1998

Eric and Charmie Polanski  
2790 Marriottsville Road  
Sykesville, Maryland 21784

RE: Percolation Test Results Application #: A-59319 A-D  
Proposed Use: Subdivision  
Property ID: Polanski Property, 3 lots and residual  
Tax Map 16, Parcel 84

Dear Mr. & Mrs. Polanski:

Percolation testing was conducted on January 29 and February 9, 1998 on the above referenced property indicated limited satisfactory soil conditions. Several test holes failed for water table, slow Perc times and/or shallow depth to rock. Copies of the percolation test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevation of all excavated test holes and a suitable house and well site (if wells are proposed). The plat should also include the location of all existing wells and septic systems on the property as well as the location of any relevant features such as streams, swales or existing structures. A note must be included certifying that all wells and septic systems within 100' of the property boundaries have been shown.

This should be submitted within sixty (60) days to allow field verification if necessary. If the proposal is for subdivision use, a Groundwater Appropriations Permit must be approved prior to any plat approvals.

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 410-313-2640.

Very truly yours,

Glen Savage, R.S.  
Water and Sewerage Program

GS:tl

cc: Phoenix Engineering, Inc.  
File  
Enclosures



HOWARD COUNTY HEALTH DEPARTMENT

A59319

DATE 01 / 30 / 98

Received From Phoenix Engineering Inc

813 Maiden Choice LN Suite 300, Baltimore, MD 21228

For 3 Perc & 1 repair

CASH  
 CHECK  
NO. 4442

Polansky Subdivision Lots 3, 4 & 5 - NEW

Repair - 11424 Frederick Rd.

Seven Hundred and NO/100 Dollars

\$ 700 to

Received By M. Jane Kline

HOWARD COUNTY HEALTH DEPARTMENT

Date 4-24-98

To: AMY

From: GLEN

- |  |  |
|--|--|
| <input type="checkbox"/> For your information                          | <input type="checkbox"/> Please handle     |
| <input type="checkbox"/> Please note & file                            | <input type="checkbox"/> Please circulate  |
| <input type="checkbox"/> Please note & return                          | <input type="checkbox"/> Please distribute |
| <input type="checkbox"/> Please comment                                | <input type="checkbox"/> Please see me     |
| <input type="checkbox"/> Please sign & return                          | <input type="checkbox"/> As requested      |
| <input type="checkbox"/> Please prepare reply for my signature         |  |
| <input type="checkbox"/> Please answer, sending me copy of your letter |  |

REMARKS: I THINK YOU HAVE THE REST OF THIS FILE. THIS PERCENT SHOULD BE CLOSE TO WHAT WE REQUESTED

THANKS

4/24/98  
GLEN  
I think it looks OK  
AM

**PHOENIX ENGINEERING, INC.**

813 Maider-Choice Lane, Suite 300

Baltimore, Maryland 21228

410-247-8833 FAX: 410-247-9397

**LETTER OF TRANSMITTAL**

TO: H.C. Health Dept  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE: 4-17-98 JOB# \_\_\_\_\_  
 ATTN: Glen Savage  
 RE: Polansky Subd.  
F 98-65

**WE ARE SENDING YOU:**  Attached  Under separate cover via \_\_\_\_\_

The following items:

Shop Dwgs.  Prints  Plans  Samples  Specifications  Copy of letter  Change Order # \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2			Revised Prints of Perc Cert. Plan
			SENT FOR SIGNATURE 4-29-98
			RETURNED SAME DAY ALB F-9865
			WILL BE SENT TO OME 4/30/98
			ENGINEER NOTICED <i>W</i>

**TRANSMITTED AS CHECKED BELOW:**

- For approval  Approved as submitted  Resubmit  
 For your use  Approved as noted  As requested  
 Return for corrections  For review and comment

FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Roland Wheelbarger

COPY TO:

revisions to come

RECEIVED  
HOWARD CO. HEALTH DEPT.  
MUNICIPAL HEALTH  
APR 16 5 21

File No. F.98-65  
Folankey lots 3 & 4

### DEPARTMENT OF PLANNING AND ZONING FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL

This form is for the processing of originals for signature approvals. If corrections or additions must be made to the original, the corrections needed must be identified in the space provided and the plans must be returned unsigned to the Department of Planning and Zoning. DPZ will notify the owner of the required revisions and request that the owner's engineer make the corrections or contact the appropriate County agency with questions concerning such revisions.

**DPZ** J Anders **Date Received** 15 Ap 98 **Date Forwarded** 16 Ap 98  
 \_\_\_\_\_  
 Reviewing Agent

Rejected For: \_\_\_\_\_  
 \_\_\_\_\_

**HEALTH** [Signature] **Date Received** 4/16/98 **Date Forwarded** 4/30/98  
 \_\_\_\_\_  
 Reviewing Agent

Rejected For: \_\_\_\_\_  
 \_\_\_\_\_

**DPW** \_\_\_\_\_ **Date Received** \_\_\_\_\_ **Date Forwarded** \_\_\_\_\_  
 \_\_\_\_\_  
 Reviewing Agent

Rejected For: \_\_\_\_\_  
 \_\_\_\_\_

**Chief, DLD** \_\_\_\_\_ **Date Received** \_\_\_\_\_ **Date Forwarded** \_\_\_\_\_  
 \_\_\_\_\_  
 Reviewing Agent

Rejected For: \_\_\_\_\_  
 \_\_\_\_\_

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 5/8/98

P&Z File No. F-9865

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

1408 MAY 11 10:33
EMERGENCY HEALTH
HOWARD COUNTY HEALTH DEPT

RE: Palau Key Subd.

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

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents and their counts.

WAS: Received Received and Revised Tentatively Approved Approved Recorded On 5/6/98

COMMENTS: SRC/COMMENTS DUE BY:

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

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 2/26/98

P&Z File No. F-98-65

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research see yantla
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: Polansky Subdivision

ENCLOSED FOR YOUR -> Signature Approval Review & Comments Files
THE ENCLOSED -> Original

Table with 2 columns: Plans, # of Sheets. Includes items like Sketch Plan, Prel Equiv Sketch Plan, Preliminary Plan, Final Plat (2), Final Constr Plans (RDS), Final Development Plan, Site Development Plan, Landscape Plan, Grading Plan, House Type Revision Plan, Water and Sewer Plan.

Table with 1 column: Supplemental Documents. Includes items like Wetlands Report, Soils/Topo Map/Drain Area Map, FSD/FCP/Worksheet and Application, Declaration of Intent, Drainage and/or Computation/Pond Safety Comps, Preliminary Road Profiles, APFO Roads Test/Mitigation Plan, Traffic Study/Noise Study, Sight Distance Analysis, Floodplain Study, Stormwater Management Comps, Industrial Waste Survey (DPW), Road Poster Form Letter, Response Letter, Perc Plat, 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
Received and Revised Approved

Recorded 2/26/98
On 3/16/98

COMMENTS: See Attachment

SRC/COMMENTS DUE BY: 3/16/98

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

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 12-12-97

P&Z File No. F 98-65

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: Polansky Sub., lots 3+4

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

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents and their associated sheets and supplemental reports.

WAS: Received Received and Revised Tentatively Approved Approved Recorded On 12-12-98

COMMENTS: See Attachment 12 MEMO OF 1/13/98 SRC/COMMENTS DUE BY: 1-10-98

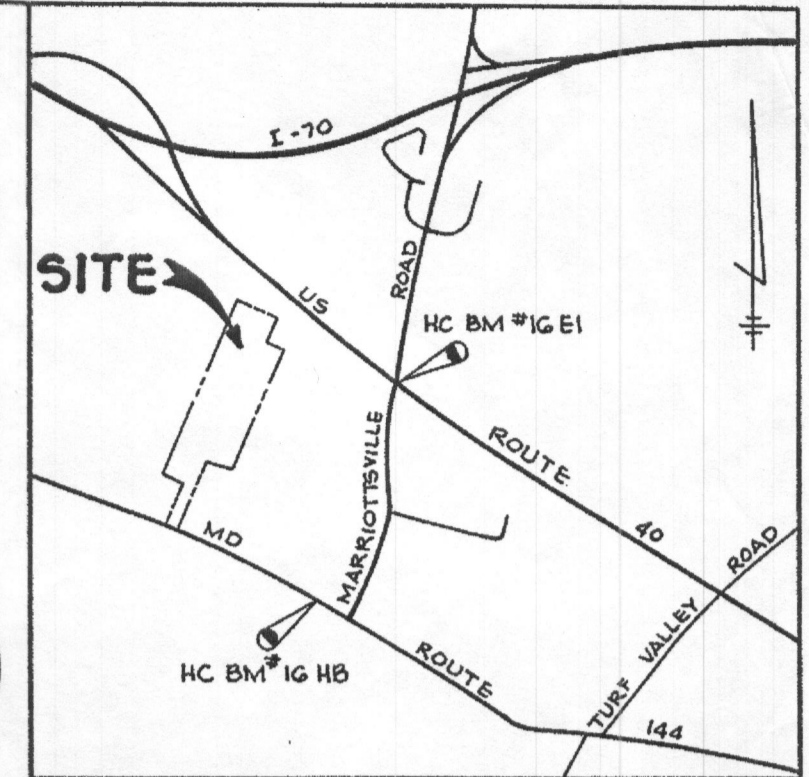
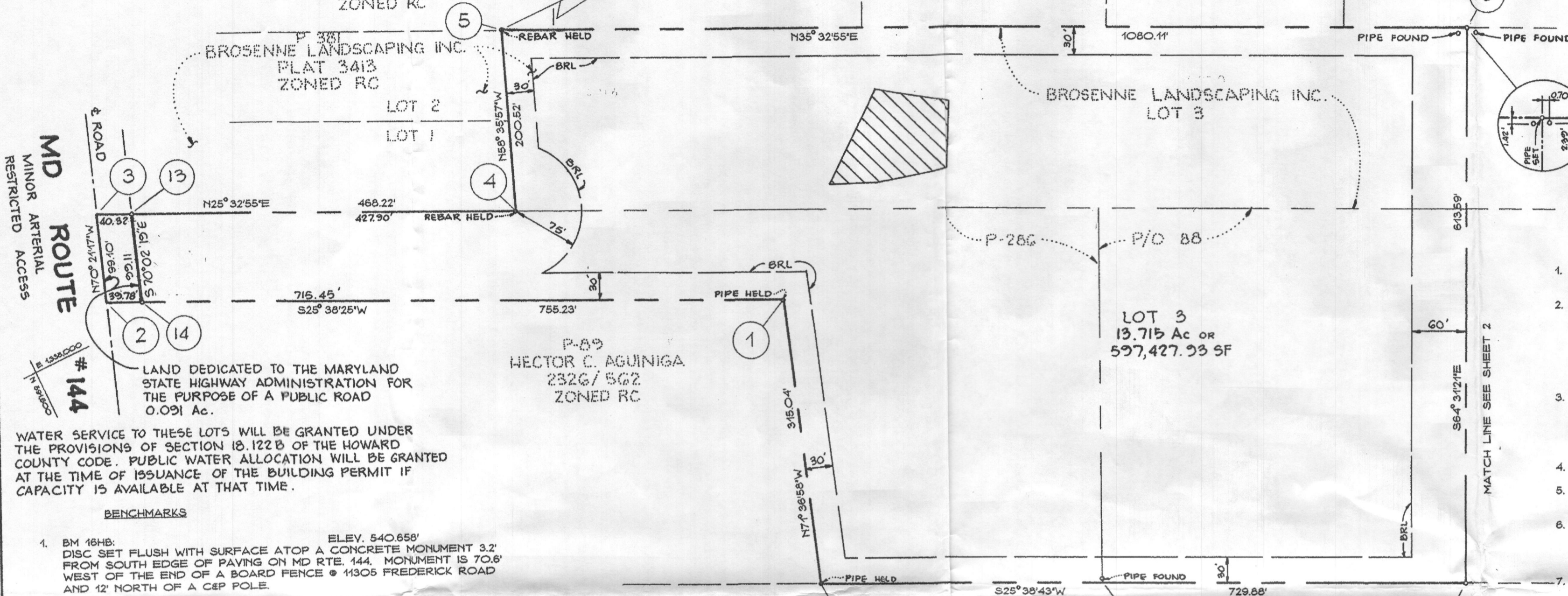
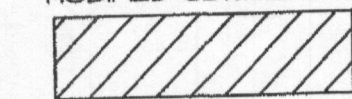
Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

01/21/98 10:10:19 MSB Dec 03 12:35:00 1997

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 UNLESS PUBLIC SEWERAGE BECOMES AVAILABLE. 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

SYMBOL LEGEND  
O IRON PIN OR IRON PIPE  
■ CONCRETE MONUMENT

NOTE: BROSENNE LANDSCAPING INC. LOT 3 WAS IDENTIFIED ON PLAT 3413 AS NON-BUILDABLE UNTIL APPROVED FOR CONSTRUCTION BY THE HOWARD COUNTY HEALTH DEPT.



MD ROUTE 144  
MINOR ARTERIAL  
RESTRICTED ACCESS

WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

BENCHMARKS

- 1. BM 16HB: ELEV. 540.658' DISC SET FLUSH WITH SURFACE ATOP A CONCRETE MONUMENT 3.2' FROM SOUTH EDGE OF PAVING ON MD RTE. 144. MONUMENT IS 70.8' WEST OF THE END OF A BOARD FENCE @ 11305 FREDERICK ROAD AND 12' NORTH OF A CEP POLE.
- 2. BM 16E1: ELEV. 464.600 DISC SET 0.6' BELOW SURFACE ATOP A CONCRETE MONUMENT 9.0' FROM EAST EDGE OF PAVING ON MARRIOTTVILLE ROAD @ RTE. 40. MONUMENT IS 69.7' AND 67.3' FROM TRAFFIC SIGNAL POLES ALONG EASTBOUND LANE OF RTE. 40.

THE REQUIREMENTS 23-106, 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.

SURVEYOR: C. BROOKE MILLER, P.L.S. #135  
OWNER: CHARMIE POLANSKY  
OWNER: ERIC POLANSKY  
OWNER: NAGAT ALALFEY

COORDINATE SCHEDULE

NO	NORTH	EAST	NO	NORTH	EAST
1	N 592385.2679	E 1338291.6638	7	N 59291.8996	E 1338906.4159
2	N 591704.4083	E 1337964.7601	8	N 592289096	E 1338590.5248
3	N 591737.7251	E 1337671.4294	9	N 59340.9037	E 1339154.6303
4	N 592160.1653	E 1338073.3629	10	N 59354.1907	E 1338994.8043
5	N 592233.3329	E 1337886.6679	11	N 59378.9308	E 1339114.5111
6	N 593207.8298	E 1338352.4935	12	N 59380.0294	E 1338715.8815
13	N 591774.1038	E 1337888.8191	14	N 59170.0298	E 1337981.9792

AREA TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	24.57 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC.
TOTAL AREA OF LOTS TO BE RECORDED	24.57 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0 AC.
TOTAL AREA TO BE RECORDED	24.57 AC.

THE PURPOSE OF THIS PLAT IS TO EXCHANGE EQUAL PORTIONS OF LAND BETWEEN PARCELS 88 AND BROSENNE LANDSCAPING INC. LOT 3 AND TO CREATE 2 NEW LOTS OUT OF 2 EXISTING PARCELS AND 1 EXISTING LOT

OWNERS:  
NAGAT ALALFEY 11464 FREDERICK ROAD ELLICOTT CITY, MARYLAND 21042  
CHARMIE POLANSKY ERIC POLANSKY 2790 MARRIOTTVILLE ROAD MARRIOTTVILLE, MARYLAND 21104

- GENERAL NOTES:
- SUBJECT PROPERTY IS ZONED RC AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83 THE MARYLAND COORDINATE SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:  
16E1 N 593250.98900 E 1340192.70000  
16HB N 590962.16500 E 1339485.02800
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - ALL AREAS ARE MORE OR LESS, UNLESS NOTED OTHERWISE.
  - THIS PLAT IS IN COMPLIANCE WITH THE ALTERNATIVE COMPLIANCE PROVISION OF SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
  - A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD CO.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON 9/14/97 BY C. BROOKE MILLER.
  - LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
  - THE 65 DBA NOISE CONTOUR HAS BEEN ESTABLISHED FOR THE YEAR 2010. IT IS APPROXIMATELY 300 FEET FROM THE MEDIAN OF U.S. 40.
  - PART OF LOT 4 IS IN A NOISE SENSITIVE AREA AND PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.
  - ANY PROPOSED PRINCIPAL DWELLING CONSTRUCTED ON LOT 4 SHALL BE OF ARCHITECTURAL DESIGN TO REDUCE EXTERIOR NOISE LEVELS TO A MAXIMUM OF 45 DBA WITHIN THE DWELLING.
  - THIS PROJECT IS NOT SUBJECT TO OPEN SPACE REQUIREMENTS or to forest conservation obligations.

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.  
*Joseph Beale* 4-29-98  
COUNTY HEALTH OFFICER DATE  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Mr. [Signature]* 5/14/98  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Joseph Beale* 5/16/98  
DIRECTOR DATE

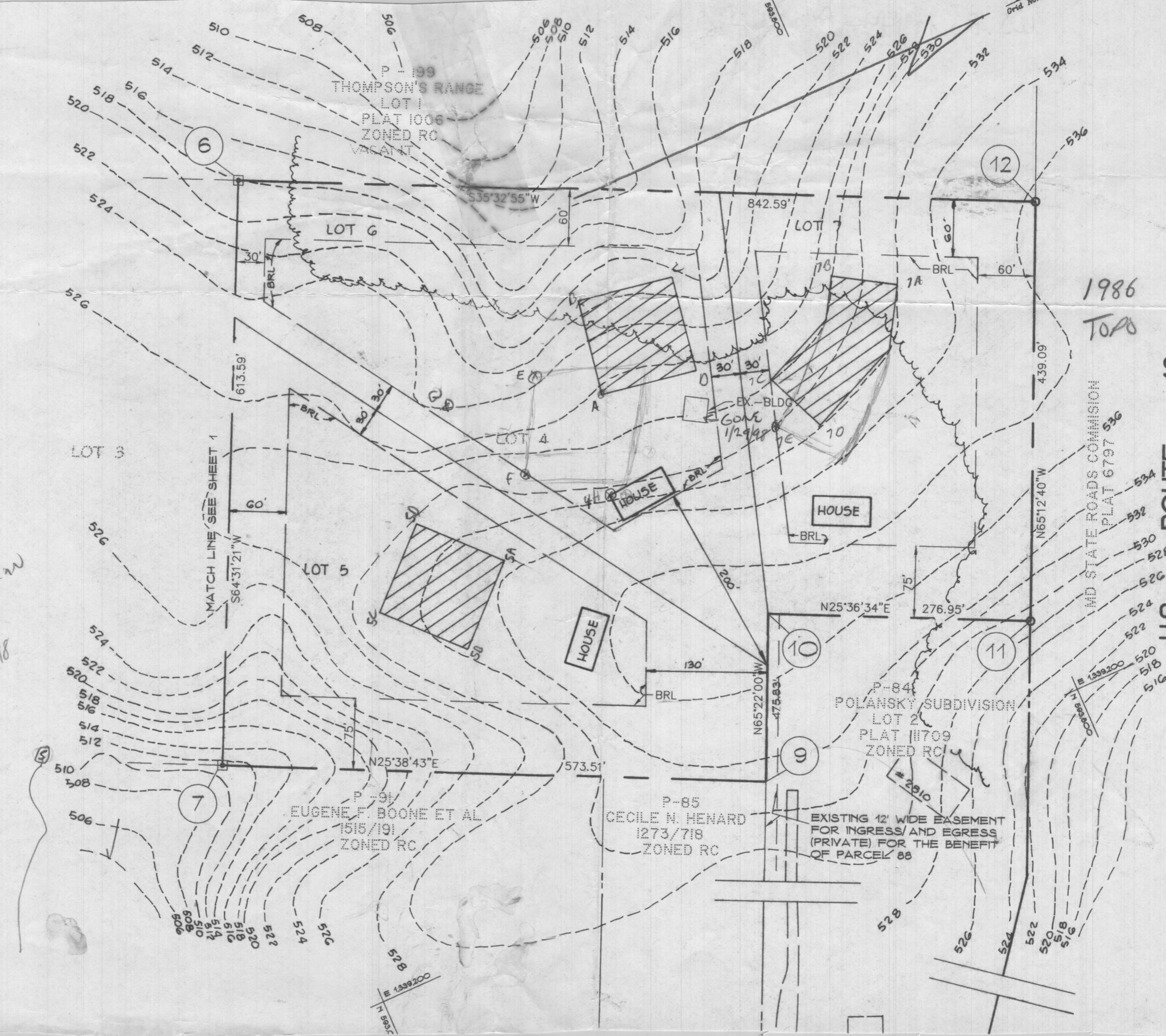
SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHARMIE PAULINE BEALE TO NAGAT ALALFEY BY DEED DATED JUNE 28, 1991 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2350 AT FOLIO 465, AND A PART OF THE LAND CONVEYED BY ROSALIE JANE CHERNOCK, CHARMIE PAULINE BEALE, TO ROSALIE JANE CHERNOCK, CHARMIE PAULINE BEALE AND ERIC POLANSKY, BY DEED DATED MARCH 13, 1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2183 AT FOLIO 148; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*C. Brooke Miller*  
STATE OF MARYLAND  
C. BROOKE MILLER  
PROPERTY LINE SURVEYOR  
135  
12/11/97  
DATE  
C. BROOKE MILLER, PROPERTY LINE SURVEYOR #135

OWNER'S CERTIFICATE  
WE, CHARMIE POLANSKY, ERIC POLANSKY AND NAGAT ALALFEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO DURE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES WHERE APPLICABLE AND FOR GOOD AND 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. 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.  
WITSS OUR HANDS THIS 10 DAY OF DECEMBER, 1997  
*Charmie Polansky*  
CHARMIE POLANSKY  
*Eric Polansky*  
ERIC POLANSKY  
*Nagat Alalfe*  
NAGAT ALALFEY

RECORDED AS PLAT NUMBER 13163 ON MAY 6, 1998, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
POLANSKY SUBDIVISION  
A SUBDIVISION OF PARCELS 88 & 286, AND A RESUBDIVISION OF BROSENNE LANDSCAPING, INC. LOT 3  
LOTS 3 & 4  
SHEET 1 OF 2  
TAX MAP 16 PARCELS 88 286 & P/O 381 ZONED RC  
3<sup>RD</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: DECEMBER, 1997

F.98.65

CURRENT PLAN  
AS OF  
1/29/98



P-199  
THOMPSON'S RANGE  
LOT 1  
PLAT 1006  
ZONED RC  
VACANT

P-91  
EUGENE F. BOONE ET AL  
1515/191  
ZONED RC

P-85  
CECILE N. HENARD  
1273/718  
ZONED RC

P-84  
POLANSKY SUBDIVISION  
LOT 2  
PLAT 11709  
ZONED RC

MD STATE ROADS COMMISSION  
PLAT 6797 526

1986  
TOPO

ROUTE 40  
U.S.

6

12

LOT 3

LOT 5

LOT 4

LOT 7

7

10

11

9

30'

613.59'

60'

S64°31'21"W

75'

N25°38'43"E

573.51'

528

E 1399200

N 59500

LOT 6

S35°32'55"W

60'

30'

80'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

842.59'

60'

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30'

30'

30'

30'

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30'

30'

30'

30'

30'

60'

60'

60'

75'

276.95'

130'

475.83'

N65°22'00"W

N25°36'34"E

N65°12'40"W

439.09'

526

528

524

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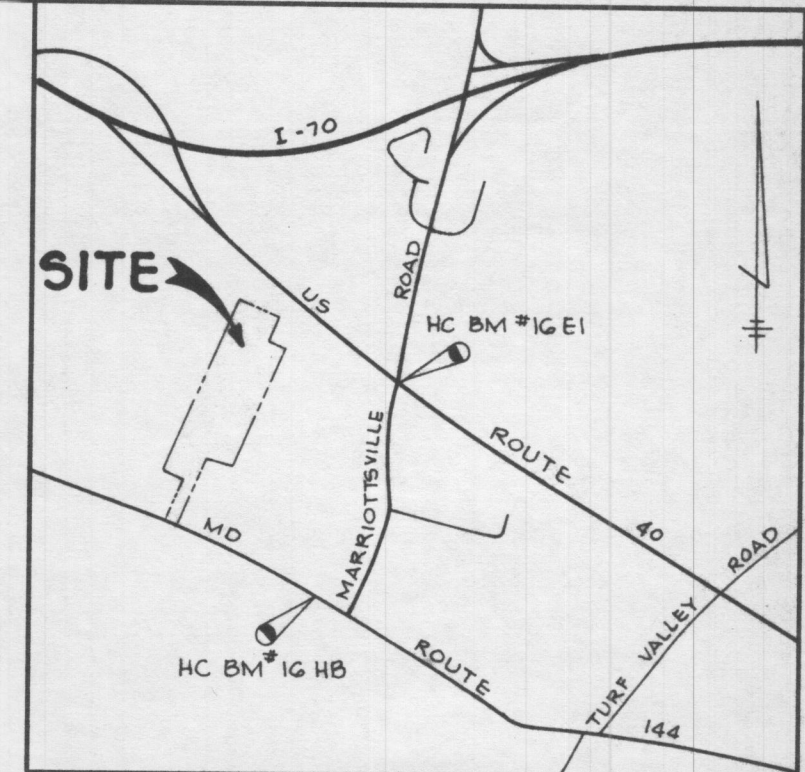
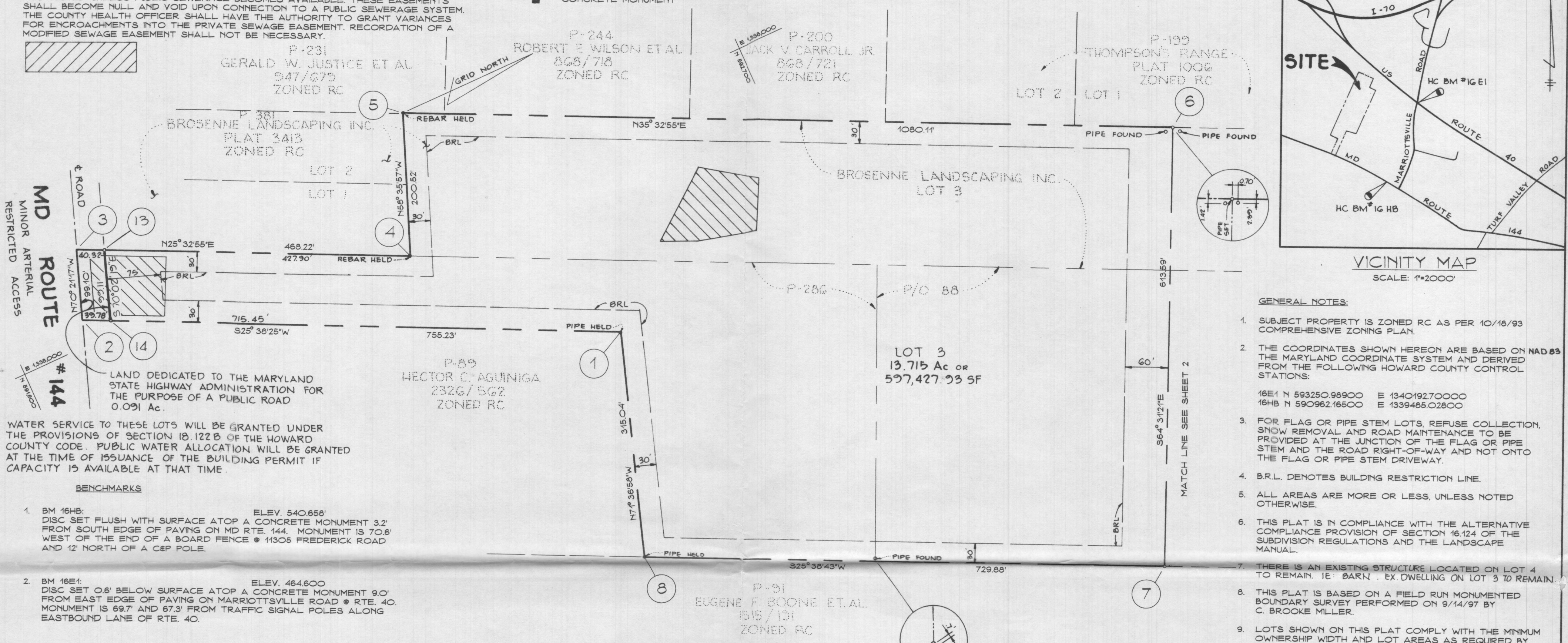


0:73/73-018/0195 M&D Dec 03 12:35:00 1997

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SYMBOL LEGEND  
O IRON PIN OR IRON PIPE  
■ CONCRETE MONUMENT

NOTE: BROSENNE LANDSCAPING INC. LOT 3 WAS IDENTIFIED ON PLAT 3413 AS NON-BUILDABLE UNTIL APPROVED FOR CONSTRUCTION BY THE HOWARD COUNTY HEALTH DEPT.



VICINITY MAP  
SCALE: 1"=2000'

- GENERAL NOTES:
- SUBJECT PROPERTY IS ZONED RC AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83 THE MARYLAND COORDINATE SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:  
16E1 N 593250.98900 E 1340192.70000  
16HB N 590962.16500 E 1339485.02800
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - ALL AREAS ARE MORE OR LESS, UNLESS NOTED OTHERWISE.
  - THIS PLAT IS IN COMPLIANCE WITH THE ALTERNATIVE COMPLIANCE PROVISION OF SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
  - THERE IS AN EXISTING STRUCTURE LOCATED ON LOT 4 TO REMAIN. IE BARN. EX DWELLING ON LOT 3 TO REMAIN.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON 9/14/97 BY C. BROOKE MILLER.
  - LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
  - THE 65 DBA NOISE CONTOUR FOR THE EXISTING BARN ON LOT 4 HAS BEEN ESTABLISHED FOR THE YEAR 2010. IT IS APPROXIMATELY 300 FEET FROM THE MEDIAN OF U.S. 40.
  - PART OF LOT 4 IS IN A NOISE SENSITIVE AREA AND PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.
  - ANY PROPOSED PRINCIPAL DWELLING CONSTRUCTED ON LOT 4 SHALL BE OF ARCHITECTURAL DESIGN TO REDUCE EXTERIOR NOISE LEVELS TO A MAXIMUM OF 45 DBA WITHIN THE DWELLING.
- GENERAL NOTES CONTINUED ON SHEET 2

WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

- BENCHMARKS
- BM 16HB: ELEV. 540.658'  
DISC SET FLUSH WITH SURFACE ATOP A CONCRETE MONUMENT 3.2' FROM SOUTH EDGE OF PAVING ON MD RTE. 144. MONUMENT IS 70.8' WEST OF THE END OF A BOARD FENCE @ 11305 FREDERICK ROAD AND 12' NORTH OF A C&P POLE.
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THE REQUIREMENTS 93-108, 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.

*C. Brooke Miller*  
SURVEYOR  
C. BROOKE MILLER, P.L.S. #135

*Charmie Polansky*  
OWNER  
CHARMIE POLANSKY

*Eric Polansky*  
OWNER  
ERIC POLANSKY

*Nagat Alalfe*  
OWNER  
NAGAT ALALFEY

COORDINATE SCHEDULE

NO.	NORTH	EAST	NO.	NORTH	EAST
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3	N 591737.7251	E 1337871.4294	9	N 593460.9037	E 1339154.6303
4	N 592160.1653	E 1338073.3629	10	N 593534.1907	E 1338994.6043
5	N 592233.3329	E 1337886.6679	11	N 593783.9308	E 1339114.5111
6	N 593207.8298	E 1338352.4935	12	N 593968.0294	E 1338715.8815
13	N 591774.1038	E 1337888.8191	14	N 591740.0298	E 1337981.9737

AREA TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	24.532 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC.
TOTAL AREA OF LOTS TO BE RECORDED	24.532 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.091 AC.
TOTAL AREA TO BE RECORDED (68033)	24.623 AC.

THE PURPOSE OF THIS PLAT IS TO EXCHANGE EQUAL PORTIONS OF LAND BETWEEN PARCELS 88 AND BROSENNE LANDSCAPING INC. LOT 3 AND TO CREATE 2 NEW LOTS OUT OF 2 EXISTING PARCELS AND 1 EXISTING LOT

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ELLICOTT CITY, MARYLAND 21042

CHARMIE POLANSKY  
ERIC POLANSKY  
2790 MARRIOTTSTVILLE ROAD  
MARRIOTTSTVILLE, MARYLAND 21104

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CONSULTING ENGINEERS  
813 MAIDEN CHOICE LANE, SUITE 300  
BALTIMORE, MARYLAND 21228  
(410) 247-8833 FAX 247-9397

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHARMIE PAULINE BEALE TO NAGAT ALALFEY BY DEED DATED JUNE 29, 1991 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2358 AT FOLIO 465, AND A PART OF THE LAND CONVEYED BY ROSALIE JANE CHERNOCK, CHARMIE PAULINE BEALE, TO ROSALIE JANE CHERNOCK, CHARMIE PAULINE BEALE AND ERIC POLANSKY, BY DEED DATED MARCH 13, 1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2183 AT FOLIO 148; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*C. Brooke Miller*  
C. BROOKE MILLER, PROPERTY LINE SURVEYOR #135  
12/11/97

**OWNER'S CERTIFICATE**

WE, CHARMIE POLANSKY, ERIC POLANSKY AND NAGAT ALALFEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 PLANS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 10 DAY OF DECEMBER 1997

*Charmie Polansky*  
CHARMIE POLANSKY

*Eric Polansky*  
ERIC POLANSKY

*Nagat Alalfe*  
NAGAT ALALFEY

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_, 1998, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**POLANSKY SUBDIVISION**  
A SUBDIVISION OF PARCELS 88 # 286,  
AND A RESUBDIVISION OF BROSENNE  
LANDSCAPING, INC. LOT 3  
LOTS 3 # 4

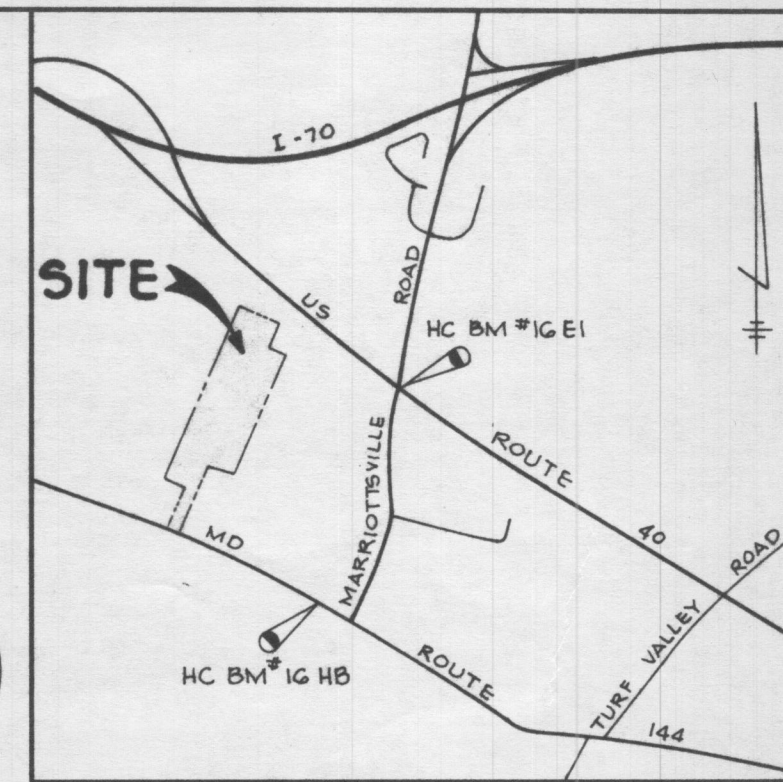
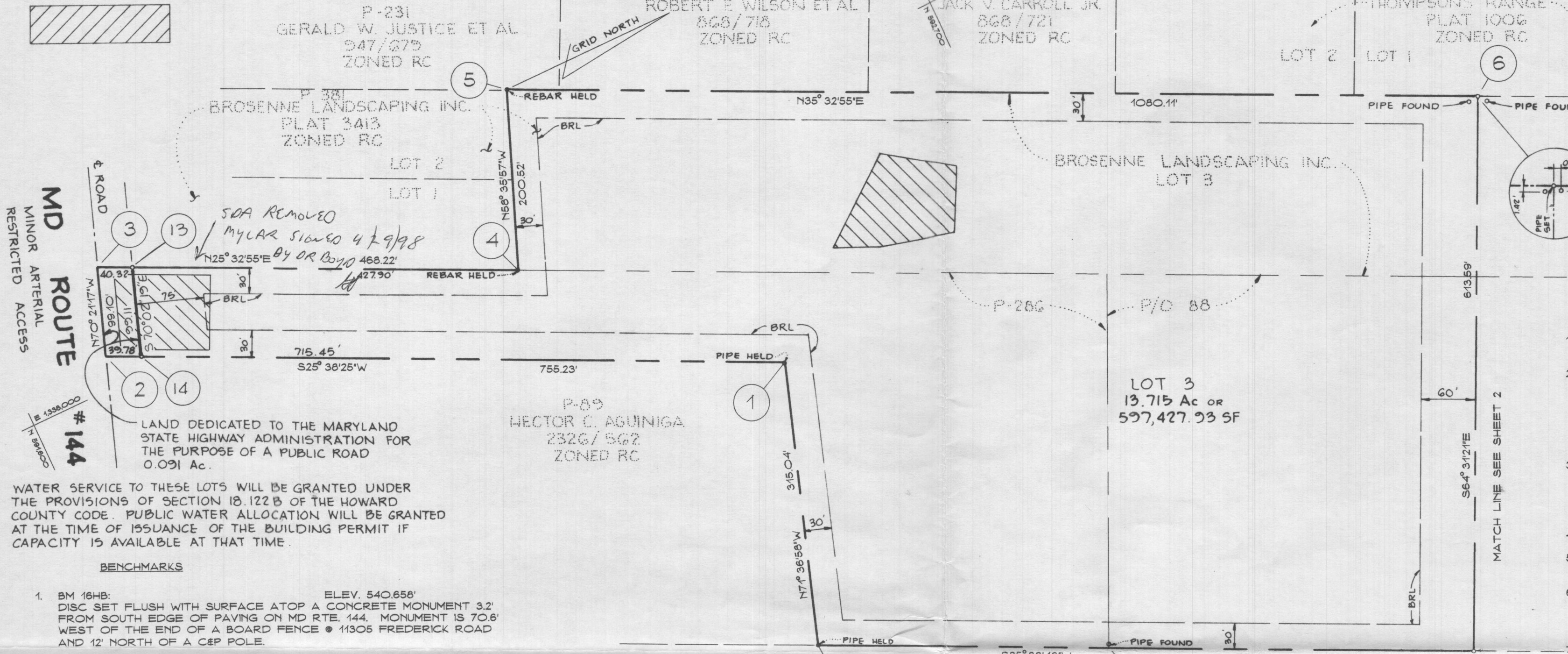
SHEET 1 OF 2  
TAX MAP 16 PARCELS 88 286 & P/O 381 ZONED RC  
3<sup>RD</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' DATE: DECEMBER, 1997



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SYMBOL LEGEND  
 ○ IRON PIN OR IRON PIPE  
 ■ CONCRETE MONUMENT

NOTE: BROSENNE LANDSCAPING INC. LOT 3 WAS IDENTIFIED ON PLAT 3413 AS NON-BUILDABLE UNTIL APPROVED FOR CONSTRUCTION BY THE HOWARD COUNTY HEALTH DEPT.



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*C. Brooke Miller*  
 SURVEYOR  
 C. BROOKE MILLER, P.L.S. #135

*Charmie Polansky*  
 OWNER  
 CHARMIE POLANSKY

*Eric Polansky*  
 OWNER  
 ERIC POLANSKY

*Nagat Alalfe*  
 OWNER  
 NAGAT ALALFEY

**COORDINATE SCHEDULE**

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Similar to Plan 51650 F-98-65

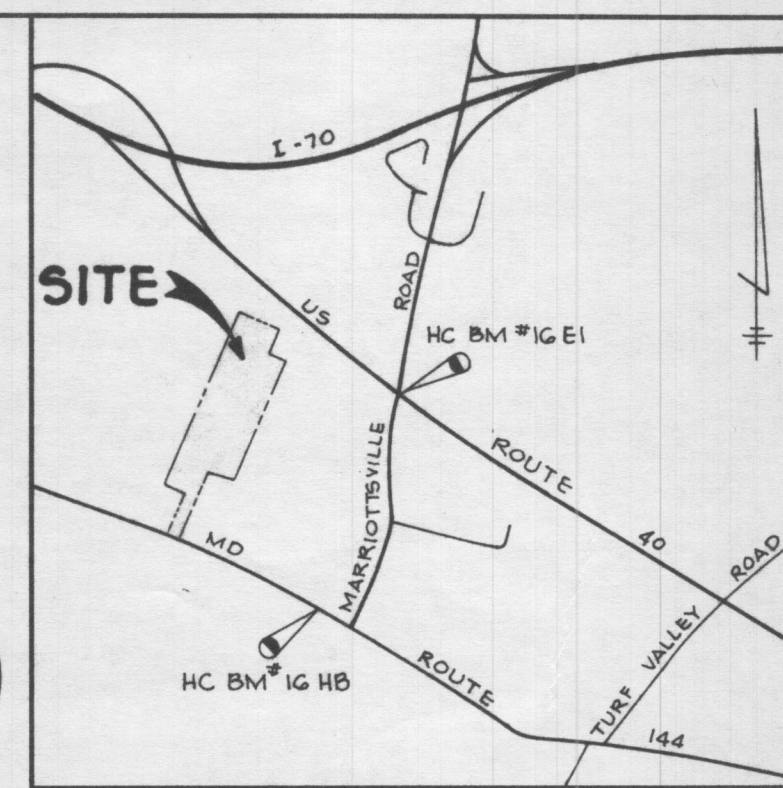
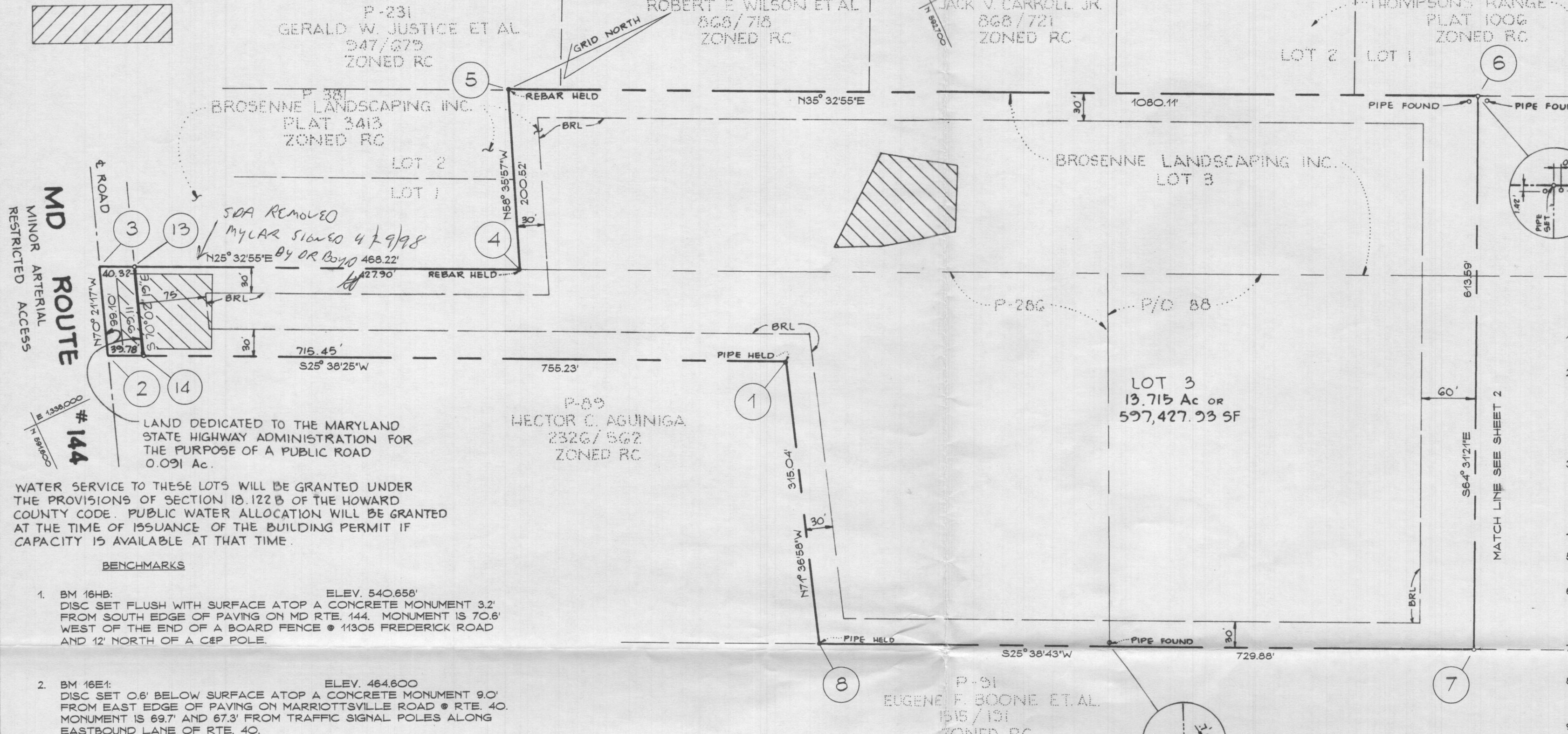
**POLANSKY SUBDIVISION**  
 A SUBDIVISION OF PARCELS 88 & 286, AND A RESUBDIVISION OF BROSENNE LANDSCAPING, INC. LOT 3  
 LOTS 3 #4

SHEET 1 OF 2  
 TAX MAP 16 PARCELS 88 286 & P/O 381 ZONED RC  
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	24,532 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	24,532 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.091 AC.
TOTAL AREA TO BE RECORDED.....(68095)	24,623 AC.

THE PURPOSE OF THIS PLAT IS TO EXCHANGE EQUAL PORTIONS OF LAND BETWEEN PARCELS 88 AND BROSENNE LANDSCAPING INC. LOT 3 AND TO CREATE 2 NEW LOTS OUT OF 2 EXISTING PARCELS AND 1 EXISTING LOT

OWNERS:  
 NAGAT ALALFEY  
 11464 FREDERICK ROAD  
 ELLICOTT CITY, MARYLAND 21042  
 CHARMIE POLANSKY  
 ERIC POLANSKY  
 2790 MARRIOTTSTVILLE ROAD  
 MARRIOTTSTVILLE, MARYLAND 21104

PHOENIX ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 813 MAIDEN CHOICE LANE, SUITE 300  
 BALTIMORE, MARYLAND 21228  
 (410) 247-8833 FAX 247-9397

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.  
 COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHARMIE PAULINE BEALE TO NAGAT ALALFEY BY DEED DATED JUNE 29, 1991 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2358 AT FOLIO 465, AND A PART OF THE LAND CONVEYED BY ROSALIE JANE CHERNOCK, CHARMIE PAULINE BEALE, TO ROSALIE JANE CHERNOCK, CHARMIE PAULINE BEALE AND ERIC POLANSKY, BY DEED DATED MARCH 13, 1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2183 AT FOLIO 148; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.  
 12/11/97  
 C. BROOKE MILLER, PROPERTY LINE SURVEYOR #135

OWNER'S CERTIFICATE  
 WE, CHARMIE POLANSKY, ERIC POLANSKY AND NAGAT ALALFEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 AND GRANT INTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.  
 WITNESS OUR HANDS THIS 10 DAY OF DECEMBER, 1997  
 CHARMIE POLANSKY  
 ERIC POLANSKY  
 NAGAT ALALFEY

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_, 1998, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
 SIMILAR TO PLAN 51650 F-98-65  
 POLANSKY SUBDIVISION  
 A SUBDIVISION OF PARCELS 88 & 286, AND A RESUBDIVISION OF BROSENNE LANDSCAPING, INC. LOT 3  
 LOTS 3 #4  
 SHEET 1 OF 2  
 TAX MAP 16 PARCELS 88 286 & P/O 381 ZONED RC  
 3<sup>RD</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' DATE: DECEMBER, 1997



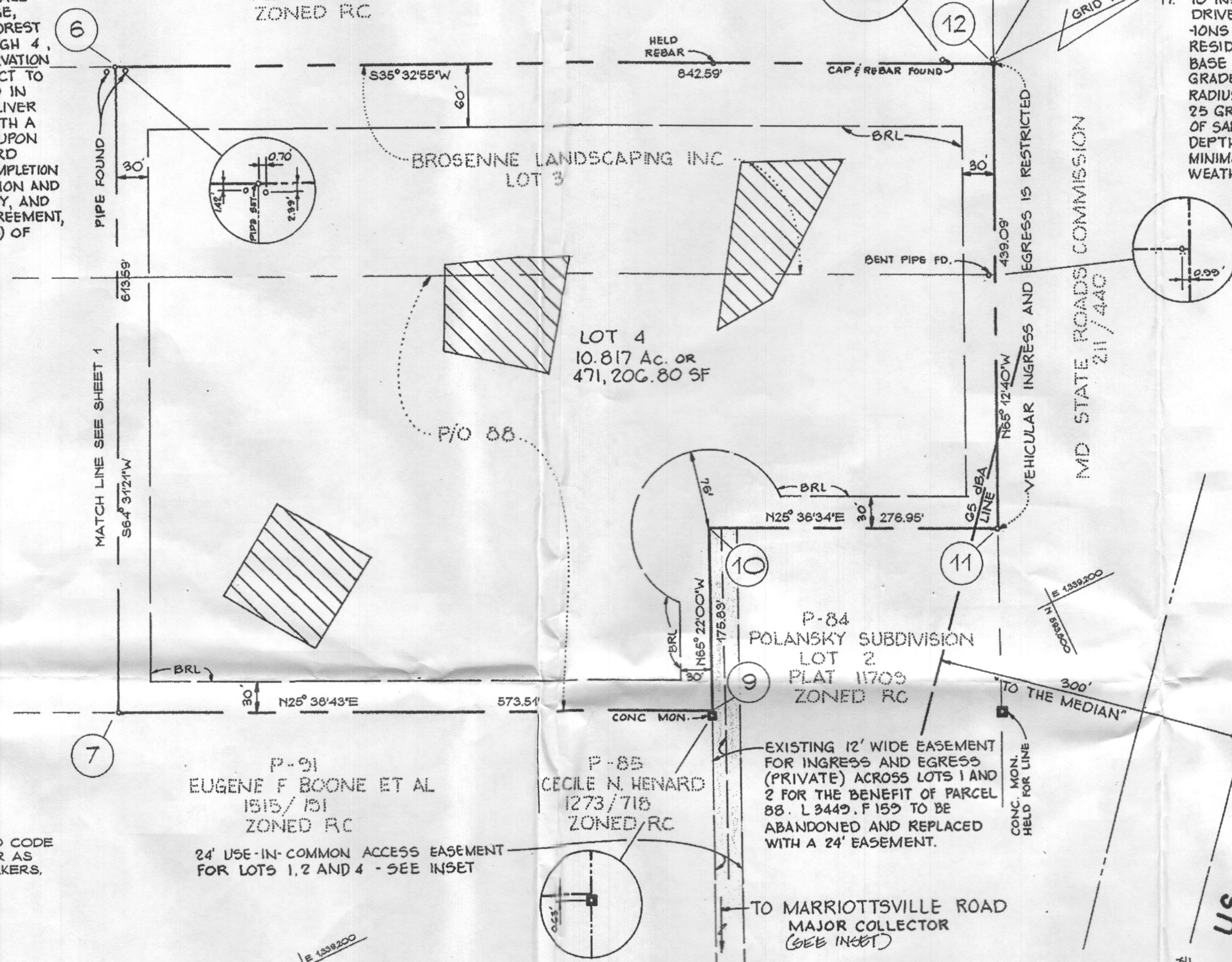
THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS PUBLIC SEWERAGE BECOMES AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

NOTE: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 3 THROUGH 4, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT, UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

SYMBOL LEGEND

- IRON PIN OR IRON PIPE
- CONCRETE MONUMENT

P-155  
THOMPSON'S RANGE  
LOT 1  
PLAT 1002  
ZONED RC



14. THERE IS AN EXISTING STRUCTURE, IE: BARN, LOCATED ON LOT 4 TO REMAIN. EXISTING DWELLING ON LOT 3 TO REMAIN.
15. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. ONE EXISTING DWELLING, ONE GARAGE, ONE BARN AND FIVE SHEDS ARE TO REMAIN AS NON-CONFORMING USES ON LOT 3. SIMILARLY, ONE BARN AND ONE SHED ARE TO REMAIN AS NON-CONFORMING USES ON LOT 4.
16. EXISTING DWELLING/STRUCTURES ARE LOCATED ON LOTS 3 AND 4 ALL EXISTING DWELLING/STRUCTURES ARE TO REMAIN.
17. TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES THE DRIVEWAY SHALL BE BUILT TO THE FOLLOWING SPECIFICATIONS: A) WIDTH - 12 FEET (10 FEET SERVING MORE THAN ONE RESIDENCE) B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. C) GEOMETRY - MAXIMUM 15% GRADE, MINIMUM 10% GRADE CHANGE AND MINIMUM 45 FOOT TURNING RADIUS D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING) E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE F) STRUCTURE CLEARANCES - MINIMUM 12 FEET G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

THE REQUIREMENTS 93-108, 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.

*C. Brooke Miller*  
SURVEYOR  
C. BROOKE MILLER, P.L.S. #135

*Charmie Polansky*  
OWNER  
CHARMIE POLANSKY

*Eric Polansky*  
OWNER  
ERIC POLANSKY

*Nagat Alalfe*  
OWNER  
NAGAT ALALFEY

AREA TABULATION THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	10.817 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC.
TOTAL AREA OF LOTS TO BE RECORDED	10.817 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED (GR022)	10.817 AC.

NOTE: BROSENNE LANDSCAPING INC. LOT 3 WAS IDENTIFIED ON PLAT 3413 AS NON-BUILDABLE UNTIL APPROVED FOR CONSTRUCTION BY THE HOWARD COUNTY HEALTH DEPT.

OWNERS:  
NAGAT ALALFEY  
14464 FREDERICK ROAD  
ELLICOTT CITY, MARYLAND 21042

CHARMIE POLANSKY  
ERIC POLANSKY  
2790 MARIOTTVILLE ROAD  
MARIOTTVILLE, MARYLAND 21104

PHOENIX ENGINEERING, INC.  
CONSULTING ENGINEERS  
813 MAIDEN CHOICE LANE, SUITE 300  
BALTIMORE, MARYLAND 21228  
(410) 247-8833 FAX 247-9397

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

*Joselyn Badm*  
COUNTY HEALTH OFFICER  
DATE: 4-29-98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*W.D. Damm*  
CHIEF DEVELOPMENT ENGINEERING DIVISION  
DATE: 5/4/98

*James Rutter*  
DIRECTOR  
DATE: 5/6/98

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHARMIE PAULINE BEALE TO NAGAT ALALFEY BY DEED DATED JUNE 29, 1991 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2358 AT FOLIO 465, AND A PART OF THE LAND CONVEYED BY ROSALIE JANE CHERNOCK, CHARMIE PAULINE BEALE, TO ROSALIE JANE CHERNOCK, CHARMIE PAULINE BEALE AND ERIC POLANSKY, BY DEED DATED MARCH 13, 1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2163 AT FOLIO 148 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*C. Brooke Miller*  
STATE OF MARYLAND  
C. BROOKE MILLER  
PROPERTY LINE SURVEYOR #135  
DATE: 12/11/97

OWNER'S CERTIFICATE

WE, CHARMIE POLANSKY, ERIC POLANSKY AND NAGAT ALALFEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 PLANS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 10 DAY OF DECEMBER, 1997

*Charmie Polansky*  
CHARMIE POLANSKY

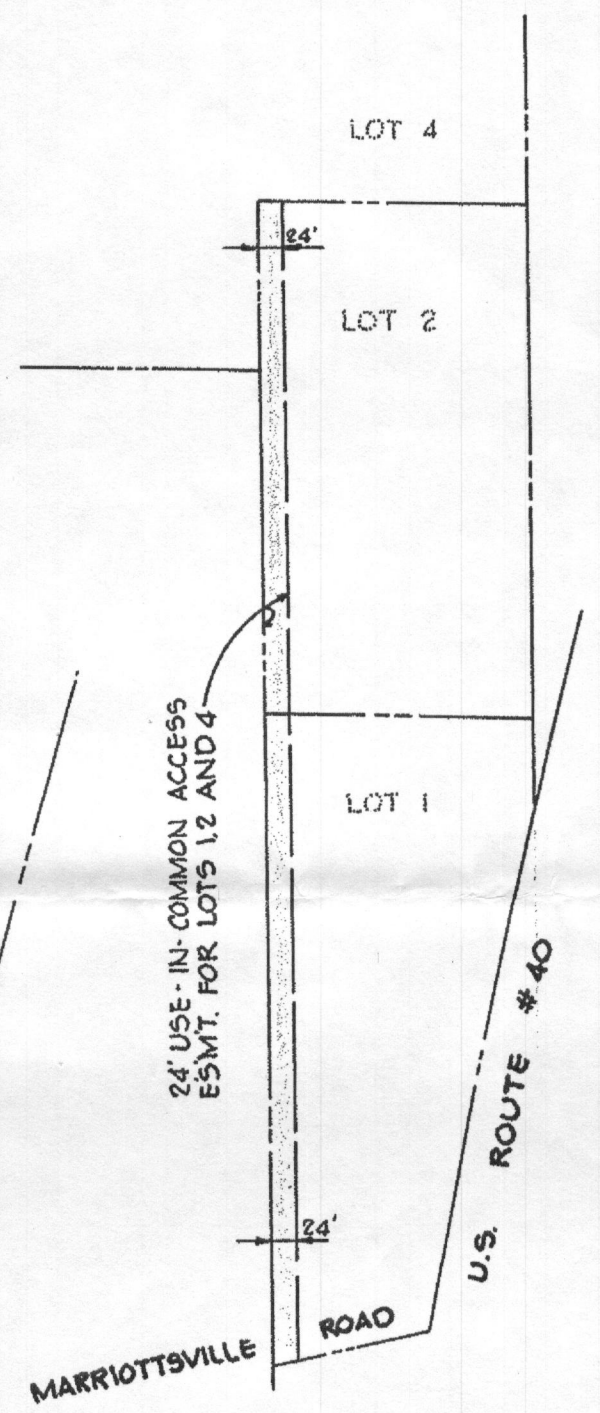
*Eric Polansky*  
ERIC POLANSKY

*Nagat Alalfe*  
NAGAT ALALFEY

RECORDED AS PLAT NUMBER 13167  
ON 11/16, 1998, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

POLANSKY SUBDIVISION  
A SUBDIVISION OF PARCELS 88 & 286,  
AND A RESUBDIVISION OF BROSENNE  
LANDSCAPING, INC. LOT 3  
LOTS 3 & 4

SHEET 2 OF 2  
TAX MAP 16 PARCELS 88 286 & P/O 381 ZONED RC  
3RD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' DATE: DECEMBER, 1997



INSET  
SCALE: 1" = 200'

