

Lot-Land

RUPP ROAD 21102, MD 21102

**STATUS: ACTIVE**

Ownership: Fee Simple, Sale

LIST PRICE: \$250,000

Legal Sub:

Classification: Lot-Land

List Type: Excl. Right

Adv Sub: FOREST KNOLL

Lot-SF: 285,318

HOA Fee: /mo pd

Old Map: 6J8

Lot Acres: 6.55

Other Fee: /mo pd

TBM Map:

Tax Map #:

Lot/Block/Square: /

Area:

Zoning: AG

Parcel:

Tax ID Num: NO TAX RECORD

Zoning: AG

Liber/Folio: /

TAXES:

Zoning: AG

**Road Frontage:**

Roads:

Developmental Status: Engineer Drawings, Finished Lots, Plat Approved, Plat Recorded, Utilities at Site

Building Permits: Cost to Obtain

Present Use: Other

Potential Use: Agriculture, Recreation, Residential

Perc Type: Approved Perc

Heat: None

Cool: None

Water: Well

Sewer/Septic: Septic

EXTERIOR: (Cleared, Farnette, Pond, Stream/creek)

#Perc Sites:

#Bedrooms Perc:

**REMARKS:** Absolutely gorgeous 6.5 acre lot in established small community of custom homes. Perc testing complete, water well is installed, and utilities are at the site. Panoramic northern exposure + a large 1+/- acre stocked pond. No recorded covenants/restrictions...good location for small equestrian facility. Buyer to pay all transfer/recordation taxes.

**DIRECTIONS:** RT30 north towards Manchester to first right (first light in town) York St, changes to Water Tank Rd to right on Rupp Rd to property on right. OR Falls road north to end, left at Hoffmanville Rd (changes to Alesia Lineboro) to Left on Rupp

Broker: REMAX AMBASSADORS

Listing Agent: PAT PITRONE

Agent Email: ppitrone@qjs.net

Alt Agent ID:

Broker Code: REAM1

Agent Office: (800) 929-7653

Pager:

Agent Office Fax: (410) 876-3982

Brkr Office: (410) 876-5500

Brkr Fax: (410) 876-3982

Home: (410) 876-5500

Cell: (410) 984-9486

**Show Instructions: Show Anytime**

Owner: PITRONE

Home:

List Date: 06-Aug-2007

DOM-MLS: 56

Update Date: 06-Sep-2007

DOM-PROP: 56

Update Type: MEDIA

Disclosures: Agt/Rel to Own

Water Y/N: No

Vacation Y/N: No

Office:

Dual: Yes

DesR: Yes

VarC: No

SubComp: 2.5

BuyComp: 2.5

Add'l:

Possession: Negotiable



**DRILLER: REMOVE COPY AND RETAIN FOR YOUR RECORDS. RETURN COUNTY COPY TO COUNTY ENVIRONMENTAL AGENCY. SUBMIT COPY TO OWNER. RETURN ALL OTHER PARTS TO DEPARTMENT OF ENVIRONMENT, 2500 BROENING HIGHWAY, BALTIMORE, MARYLAND 21224.**

SEQUENCE NO. (MDE USE ONLY) **C1 6591**

THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.

COUNTY NUMBER **11**

PERMIT NO. FROM "PERMIT TO DRILL WELL" **11-11-11**

DATE WELL COMPLETED (MDE USE ONLY) **09 25 13**

DATE RECEIVED **09 25 13**

DEPTH OF WELL **22** (TO NEAREST FOOT)

NO. OF BAGS **45**

NO. OF POUNDS **135**

DEPTH OF GROUT SEAL (to nearest foot) **13**

NO. OF BAGS **13**

NO. OF POUNDS **39**

DEPTH OF GROUT SEAL (to nearest foot) **13**

NO. OF BAGS **13**

NO. OF POUNDS **39**

OWNER **Shelton**

STREET OR RFD **11111**

SUBDIVISION **11111**

TOWN **11111**

SECTION **11111**

LOT **11111**

WELL LOG

Not required for driven wells

STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING

FEET	FROM	TO	check if water bearing
0	0	4	
4	4	73	
73	73	111	
111	111	113	
113	113	142	
142	142	143	
143	143	213	
213	213	214	
214	214	216	

WELL HAS BEEN GROUTED (Circle Appropriate Box)

TYPE OF GROUTING MATERIAL (Circle one) **B** BENTONITE CLAY **C** CEMENT **D** GROUT

NO. OF BAGS **45** NO. OF POUNDS **135**

GALLONS OF WATER **13**

DEPTH OF GROUT SEAL (to nearest foot) **13**

from 48 TOP 52 to 54 BOTTOM 56 ft.

CASING RECORD

screen types or open hole insert appropriate code below

**S** STEEL **P** PLASTIC **C** CONCRETE **O** OTHER

MAIN CASING TYPE **P** Nominal diameter of main casing (nearest inch) **6** Total depth of main casing (nearest foot) **78**

OTHER CASING (if used) diameter (inch) depth (feet) from to

**6** **3** **56** **70**

GROUTING RECORD

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OTHER CASING (if used) diameter (inch) depth (feet) from to

**6** **3** **56** **70**

NUMBER OF UNSUCCESSFUL WELLS: **2**

WELL HYDROFRACTURED **Y**

CIRCLE APPROPRIATE LETTER

**A** A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED

**E** ELECTRIC LOG OBTAINED

**P** TEST WELL CONVERTED TO PRODUCTION WELL

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 26.02 AND 26.03 AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

DRILLERS LIC. NO. **1 M D 4521**

DRILLERS SIGNATURE **M D 4521**

MUST MATCH SIGNATURE ON APPLICATION

LIC. NO. **1 D**

SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)

DRILLER INSTALLED PUMP YES  NO

IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS.

TYPE OF PUMP INSTALLED IN BOX 28 **28**

CAPACITY: GALLONS PER MINUTE (to nearest gallon) **31**

PUMP HORSE POWER **37**

PUMP COLUMN LENGTH (nearest ft.) **41**

CASING HEIGHT (circle appropriate box and enter casing height)

**X** above **3** (nearest foot)

**-** below **50** **51**

LAND SURFACE

LOCATION OF WELL ON LOT

SHOW PERMANENT STRUCTURE SUCH AS BUILDING, SEPTIC TANKS, AND /OR LANDMARKS AND INDICATE NOT LESS THAN TWO DISTANCES (MEASUREMENTS TO WELL)

**X** **15'**

CARROLL COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH

LARRY L. LEITCH, M.A., M.P.A.  
HEALTH OFFICER, CARROLL COUNTY

ELIZABETH M. RUFF, M.D.  
DEPUTY HEALTH OFFICER



290 SOUTH CENTER STREET  
P.O. BOX 845  
WESTMINSTER, MARYLAND 21158  
TELEPHONES: 410 887-5009  
410 876-1884  
410 876-3394  
800 566-3877  
410 876-4773  
410 876-4430  
TTY  
FAX

October 1, 2002

Mr. Julius Pitrone  
3822 Wine Road  
Westminster, Maryland 21158

RE: CCHD File P-02-120  
Forest Knoll, Section 5, Lot 1  
Tax Map 15-Block 9-Parcel 453  
Acreage 6.5

Dear Mr. Pitrone:

The percolation tests conducted September 23, 2002, on the property referenced above yielded the following results:

Test C - Too Rocky

No Test

Disapproved

Test D

3 minutes @ 3 feet

>2 minutes @ 7 feet

Test E - Disapproved

<2 minutes @ 3 feet

<2 minutes @ 7 feet

Test F

3 minutes @ 3 feet

>2 minutes @ 7 feet


Test G

12 minutes @ 3 feet

>2 minutes @ 7 feet

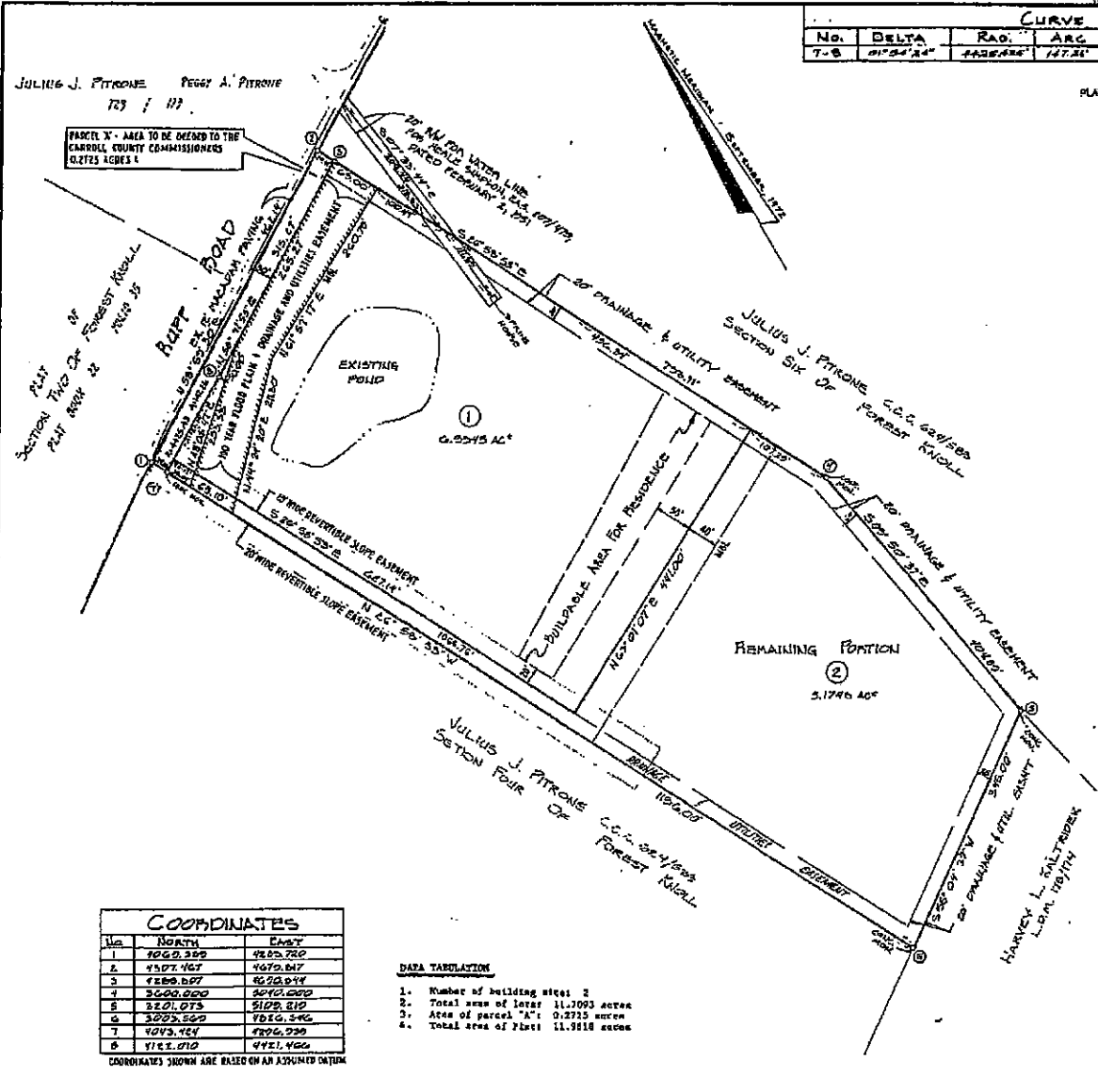
If there are any questions, feel free to contact me at (410) 876-1884.

Sincerely,

  
Penny R. Wasner  
Sanitarian

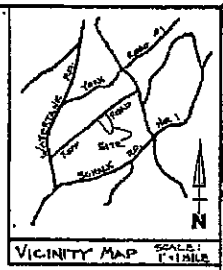
PRW:hh  
Enclosure

Maryland State Archives



CURVE DATA						
No.	DELTA	RAD.	ARC	TAN.	CHORD	BEARING
7-B	0°24'24"	448.646'	17.21'	79.04'	142.88'	137°44'24"

PLAT BOOK L.W.S. No. 31 Page 156



JULIUS J. PITRONE PEGGY A. PITRONE  
793 / 117

PARCEL "A" - AREA TO BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS  
0.2725 ACRES ±

COORDINATES		
Sta	NORTH	EAST
1	7060.280	9820.780
2	4507.467	4670.847
3	4880.657	4670.847
4	3500.000	6070.000
5	3201.073	5120.210
6	3003.520	7810.546
7	4043.464	4806.020
8	5112.010	4421.466

COORDINATES SHOWN ARE BASED ON AN ASSUMED DATUM

- DATA TABULATION**
- Number of building sites 3
  - Total area of lots 11.7093 acres
  - Area of parcel "A" 0.2725 acres
  - Total area of Plat 11.9818 acres

**CORREL NOTES:**

- Current title references  
Owner - Julius J. and Peggy A. Pitrone  
Deed Reference - LIBER G.C.C. 515, FOLIO 471 & LIBER C.C.C. 414, FOLIO 283  
Date - February 9, 1976 & May 11, 1976, respectively.  
Grantor - Julius J. and Peggy A. Pitrone
- No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easements as shown hereon.
- Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
- Nothing shown or stated on this plat shall create a covenant or restriction of title.
- If and when public/community water and/or sewerage facilities become available to the lots in this subdivision, the owner(s) shall be required to connect to the system in accordance with applicable law.
- The "buildable areas for residences" as shown hereon are a requirement of the Carroll County Health Department and are subject to change upon approval of the Carroll County Health Department.
- Agriculture is the preferred use in the AGRICULTURAL District. All AGRICULTURAL operations shall be permitted at any time, including the operation of farm machinery and no AGRICULTURAL use shall be subject to restriction because it interferes with other uses permitted in the District.
- Remaining Parcel - 3.1746 acres. Recorded in deed G.C.C. 415/471
- This entire parcel is located within the AGRICULTURAL District established by the Carroll County Zoning Ordinance. The regulations for the AGRICULTURAL District prohibit further subdivision of the area designated on this plat as "Homeless Parcels" and the lots shown hereon, for the purpose of creating additional lots for residential use.
- The area shown as Parcel "A", containing 0.2725 acres, is to be conveyed to the Carroll County Commissioners by deed intended to be recorded simultaneously herewith.
- There are 20 feet wide drainage and utility easements centered on all road frontage lot lines and other easements as specifically shown hereon.

PLAT OF  
SECTION FIVE  
OF

**FOREST KNOLL**

ON BAPT ROAD DISTRICT LINE ALEXIA  
2<sup>ND</sup> SECTION DISTRICT CARROLL COUNTY, MARYLAND

OWNER & DEVELOPER  
**JULIUS J. & PEGGY A. PITRONE**

3022 WINE ROAD, WESTMINSTER, MARYLAND, 21157

CARROLL COUNTY PLANNING AND ZONING COMMISSION  
BY: Edward L. Williams DATE: 6-8-89  
CARROLL COUNTY HEALTH DEPARTMENT  
BY: [Signature] DATE: 6/8/89  
CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS FOR BUREAU OF UTILITIES  
BY: [Signature] DATE: 6/8/89

**CERTIFICATE**

THE OWNER(S), TO THE BEST OF HIS (THEIR) KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAIN OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1971), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

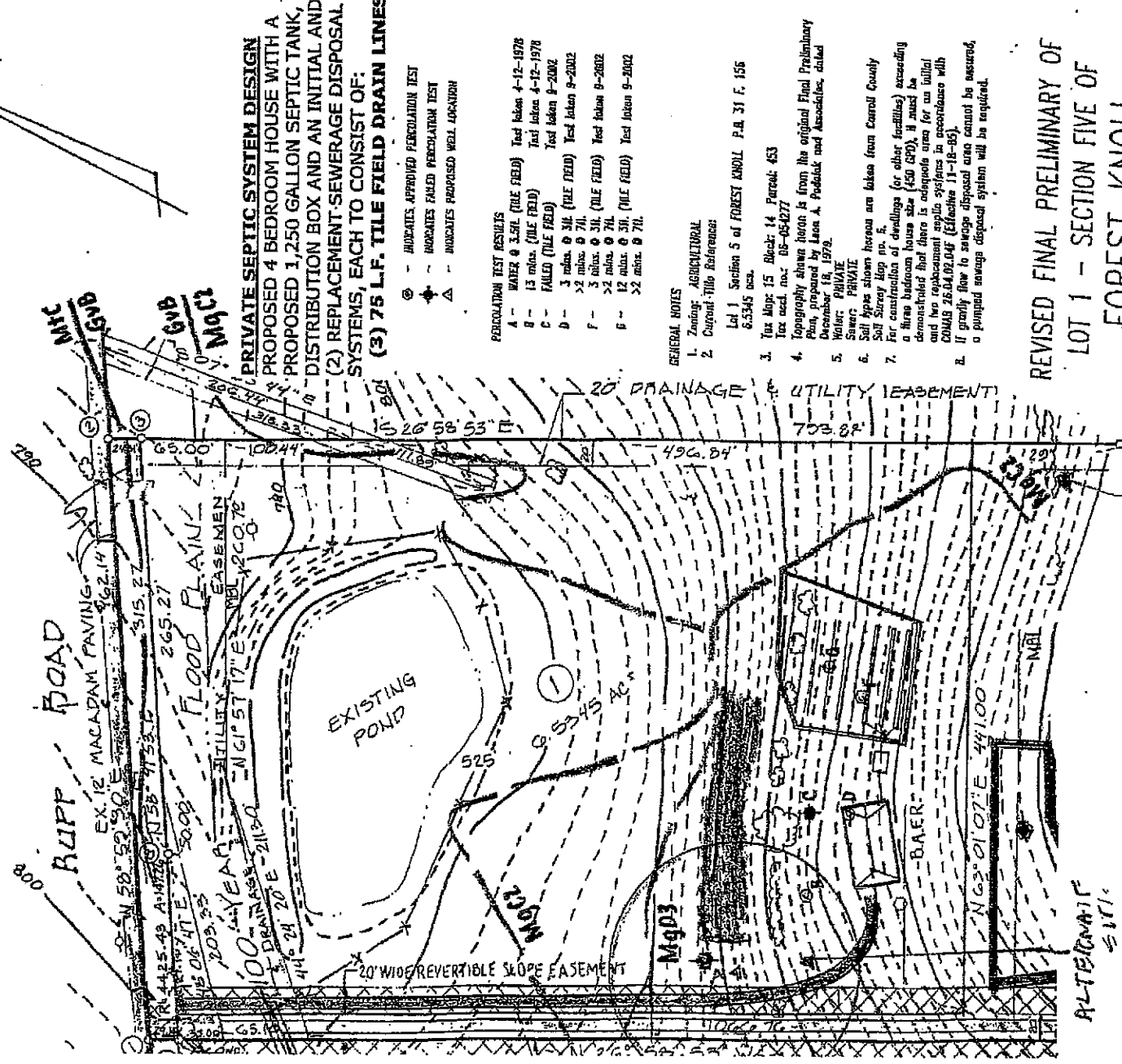
OWNER'S SIGNATURE: Julius J. Pitrone DATE: 6-21-89  
OWNER'S SIGNATURE: Peggy A. Pitrone DATE: 6-21-89  
SURVEYOR'S SIGNATURE AND REG. NO.: Leon A. Podolak DATE: 6-21-89

**LEON A. PODOLAK AND ASSOCIATES**

SURVEYING AND CIVIL ENGINEERING  
45 EAST MAIN ST. WESTMINSTER, MD 21157 444-2220  
P.O. BOX 3048 444-9270

State of Maryland Seal  
Date: DECEMBER 16, 1989 Scale: 1" = 100'  
Drawing No. 2130

Date	Reviewer
6-16-89	APR
6-16-89	APPROVED
	RECORDED



**PRIVATE SEPTIC SYSTEM DESIGN**  
 PROPOSED 4 BEDROOM HOUSE WITH A  
 PROPOSED 1,250 GALLON SEPTIC TANK,  
 DISTRIBUTION BOX AND AN INITIAL AND  
 (2) REPLACEMENT SEWERAGE DISPOSAL  
 SYSTEMS, EACH TO CONSIST OF:  
**(3) 75 L.F. TILE FIELD DRAIN LINES**

- ⊖ - INDICATES APPROVED PERCOLATION TEST
- ⊕ - INDICATES FAILED PERCOLATION TEST
- △ - INDICATES PROPOSED WELL LOCATION

PERCOLATION TEST RESULTS

WATER @ 3.5L (TILE FIELD)	Test taken 4-12-1978
A - 13 mins. (TILE FIELD)	Test taken 4-12-1978
C - FAILED (TILE FIELD)	Test taken 9-2002
D - 3 mins. @ 3M. (TILE FIELD)	Test taken 9-2002
F - >2 mins. @ 7M. (TILE FIELD)	Test taken 9-2002
F - >2 mins. @ 7M. (TILE FIELD)	Test taken 9-2002
F - 12 mins. @ 3M. (TILE FIELD)	Test taken 9-2002
F - >2 mins. @ 7M. (TILE FIELD)	Test taken 9-2002

**GENERAL NOTES**

1. Zoning: AGRICULTURAL
2. Current Title References: Lot 1 Section 5 of FOREST KNOLL P.B. 31 F. 155 6.5345 acc.
3. Tax Map: 15 Block: 14 Parcel: 453 Tax rec. no. 08-094277
4. Topography shown herein is from the original Final Preliminary Plan, prepared by Lisa A. Podolski and Associates, dated December 18, 1979.
5. Water: PRIVATE
6. Sewer: PRIVATE
7. Soil types shown herein are taken from Carroll County Soil Survey Map no. 5. For construction of dwellings (or other facilities) according to a three bedroom house size (450 SQF), it must be demonstrated that there is adequate area for an initial and two replacement septic systems in accordance with COMAS 26.04.02.04F (Effective 11-18-05).
8. If ground flow to sewage disposal area cannot be assured, a pumped sewage disposal system will be required.

**REVISED FINAL PRELIMINARY OF  
 LOT 1 - SECTION FIVE OF  
 FOREST KNOLL**

ON RUPP ROAD  
 6-TH ELECTION DISTRICT  
 NEAR ALESIA  
 CARROLL COUNTY, MD.  
 OCTOBER 1, 2002  
 SCALE 1"=100'



I hereby certify that:  
 1. The percolation tests and observation holes shown herein have been accurately field located.  
 2. There are no additional, existing or proposed, private wells or septic systems located within 100' of this property other than those shown hereon.

*Peter L. Podolski*  
 Peter L. Podolski, P.E.  
 Reg. no. 19861  
 Date 10-1-02

PREPARED FOR:  
 MR. JULIUS J. PIOTRONE  
 3822 WANE ROAD  
 WESTMINSTER, MD. 21158