

4/26/2000 1PM  
4/21/2000 1PM

# PERMIT

## SEWAGE DISPOSAL SYSTEM

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
410-313-2640

P 513400

A REPAIR

ISSUE DATE 4-20-2000

APPROVAL DATE

K&K EXCAVATING IS PERMITTED TO INSTALL ALTER

ADDRESS 14960 FREDERICK ROAD, WOODBINE, MD 21797 PHONE 410-442-1336

SUBDIVISION LOT NUMBER ADDRESS 4781 Ten Oaks Road

PROPERTY OWNER PROPERTY OWNER'S ADDRESS Same

SEPTIC TANK CAPACITY GALLONS

PUMP CHAMBER CAPACITY GALLONS

NUMBER OF BEDROOMS

SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED

cc: Cindy DeLZoppo  
14045 Jared Drive  
Glenwood, MD 21738  
410-730-1074, 410-730-8823

TRENCHES: Trenches to be feet wide. Inlet feet below original grade. Bottom maximum depth  
feet below original grade. feet of stone below distribution box.

LOCATION:

REPAIR - PURPOSE - To repair failing system and increase septic capacity for future  
addition to a total of 4 bedrooms. 4-10-00

PLANS APPROVED DATE

PERMIT VOID AFTER 2 YEARS

NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS

NOTE: TOP OF SEPTIC TANKS ARE TO BE NO DEEPER THAN 3.0 FEET BELOW FINISH GRADE

NOTE: WATERTIGHT SEPTIC TANKS REQUIRED

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS ARE NOT ACCEPTABLE

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX, DRAINFIELDS) TO BE 100 FEET FROM ANY WATER WELL UNLESS OTHERWISE SPECIFICALLY AUTHORIZED

NOTE: NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH UNLESS SPECIFICALLY AUTHORIZED

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

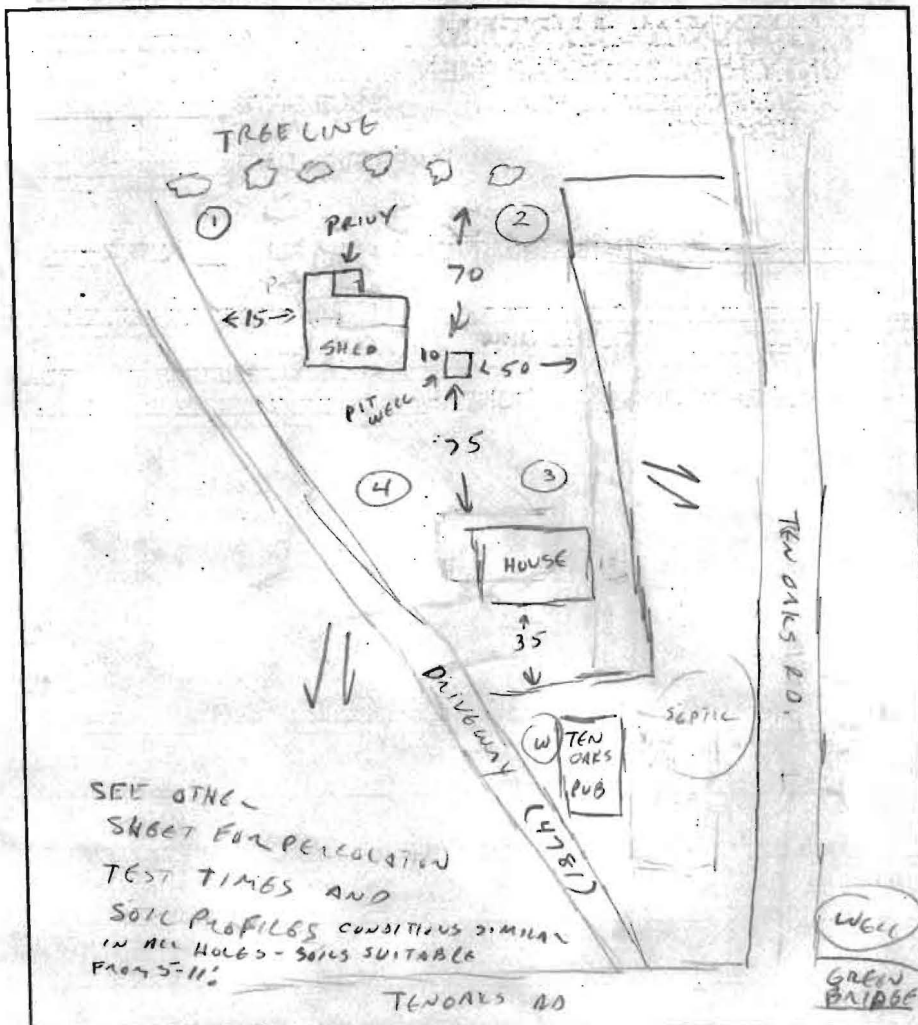
NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

NOTE: IF PUMPED SEPTIC SYSTEM REQUIRED, (1) SEPTIC PUMP DETAIL TO BE PROVIDED BY INSTALLER PRIOR TO ISSUANCE OF SEPTIC PERMIT (2) PUMP PERFORMANCE TEST IS NECESSARY PRIOR TO HEALTH DEPARTMENT APPROVAL OF SEPTIC PERMIT

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE  
SUCCESSFUL OPERATION OF ANY SYSTEM  
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT  
CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM

P 513400  
- 4781 TEN OAKS RD,

NOT TO SCALE



### TRENCH DATA

TRENCH WIDTH \_\_\_\_\_  
TRENCH INLET DEPTH \_\_\_\_\_  
TRENCH BOTTOM DEPTH \_\_\_\_\_  
DEPTH OF STONE \_\_\_\_\_  
NUMBER OF TRENCHES \_\_\_\_\_  
TOTAL TRENCH LENGTH \_\_\_\_\_  
ABSORBENT AREA \_\_\_\_\_  
DISTRIBUTION BOX LEVEL \_\_\_\_\_  
BAFFLE IN DISTRIBUTION BOX \_\_\_\_\_

### SEPTIC TANK DATA

SEPTIC TANK \_\_\_\_\_ GALLONS  
MANHOLE RISER \_\_\_\_\_  
6 INCH INSPECTION PORT \_\_\_\_\_

### PUMP CHAMBER DATA

PUMP CHAMBER \_\_\_\_\_  
GALLONS \_\_\_\_\_  
MANHOLE RISER \_\_\_\_\_  
ALARM \_\_\_\_\_  
PUMP PERFORMANCE TEST \_\_\_\_\_

PRE-CONSTRUCTION INSPECTION: PROPOSAL IS TO CONVERT/EXPAND HOUSE

TO COMMERCIAL USES. NEED TEST CERTIFICATION PLAN WITH

INSPECTION COMMENTS: "FULL DETAIL ON SURROUNDING PROPERTIES" FOR

FURTHER EVALUATION. (SOILS SUITABLE FOR TRENCH INSTALLATION

(a) 6' - INCREASING SOIL FRAGMENTS WITH DEPTH) WELL LOCATION(S) ON

THIS AND SURROUNDING PROPERTIES IS CRITICAL. 4/25/00 C.W. [Signature]

INSPECTOR \_\_\_\_\_ DATE SYSTEM APPROVED \_\_\_\_\_

LAYOUT 8/4/05 AM INSP 4 \_\_\_\_\_  
INSP 2 8/4/05 PM INSP 5 \_\_\_\_\_  
INSP 3 8/5/05 INSP 6 \_\_\_\_\_

ISSUE DATE: 7/20/05

P 522973

APPROVAL DATE: 8/5/05

A 513682

**PERMIT**  
**INDEXED**

TAX ID# 05-344271

**ON-SITE SEWAGE DISPOSAL SYSTEM**  
**HOWARD COUNTY HEALTH DEPARTMENT**  
**BUREAU OF ENVIRONMENTAL HEALTH**

K & K Excavating \_\_\_\_\_ IS PERMITTED TO INSTALL ☒ ALTER ☐

Field Superintendent:

ADDRESS: \_\_\_\_\_ PHONE NUMBER: 410-442-1336

SUBDIVISION: TM 28, Parcel 34

LOT NUMBER: \_\_\_\_\_

ADDRESS: 4781 Ten Oaks Road

PROPERTY OWNER: Selfridge Builders  
14045 Gared Drive  
Glenwood, MD 21737

Install per approved SDP02-039 dated 3/4/04 prepared by Mildenberg Boender  
SDP # \_\_\_\_\_ sig. date \_\_\_\_\_ engineer \_\_\_\_\_

Maximum Sewage Design Flow 400 gallons per day Average Percolation time 2-5 min/inch

Design Loading Rate 0.8 gallons per square foot per day

Min. Septic Tank Capacity 1000 gallon top seamed tank with

Min. Pump Tank Capacity \_\_\_\_\_ gallon top-seamed compartmented tank with dual alternating pumps

Min Trench Required 165 feet installed in 3 trenches of 55 feet each.

TRENCHES:	Trench to be 3.0 feet wide. Inlet 4.0 feet below original grade. Bottom maximum depth 6.0 feet below original grade. 2.0 feet of stone below distribution pipe.
LOCATION:	Per approved SDP and layout inspection
NOTES:	Install distribution box just downhill of limits of paving to allow future access. Install pipe to distribution box embedded in gravel due to paving. One trench will be mostly covered by paving; no additional requirements.

PLANS APPROVED: MER

DATE: 7/30/04

NOTES: PERMIT VOID AFTER 2 YEARS

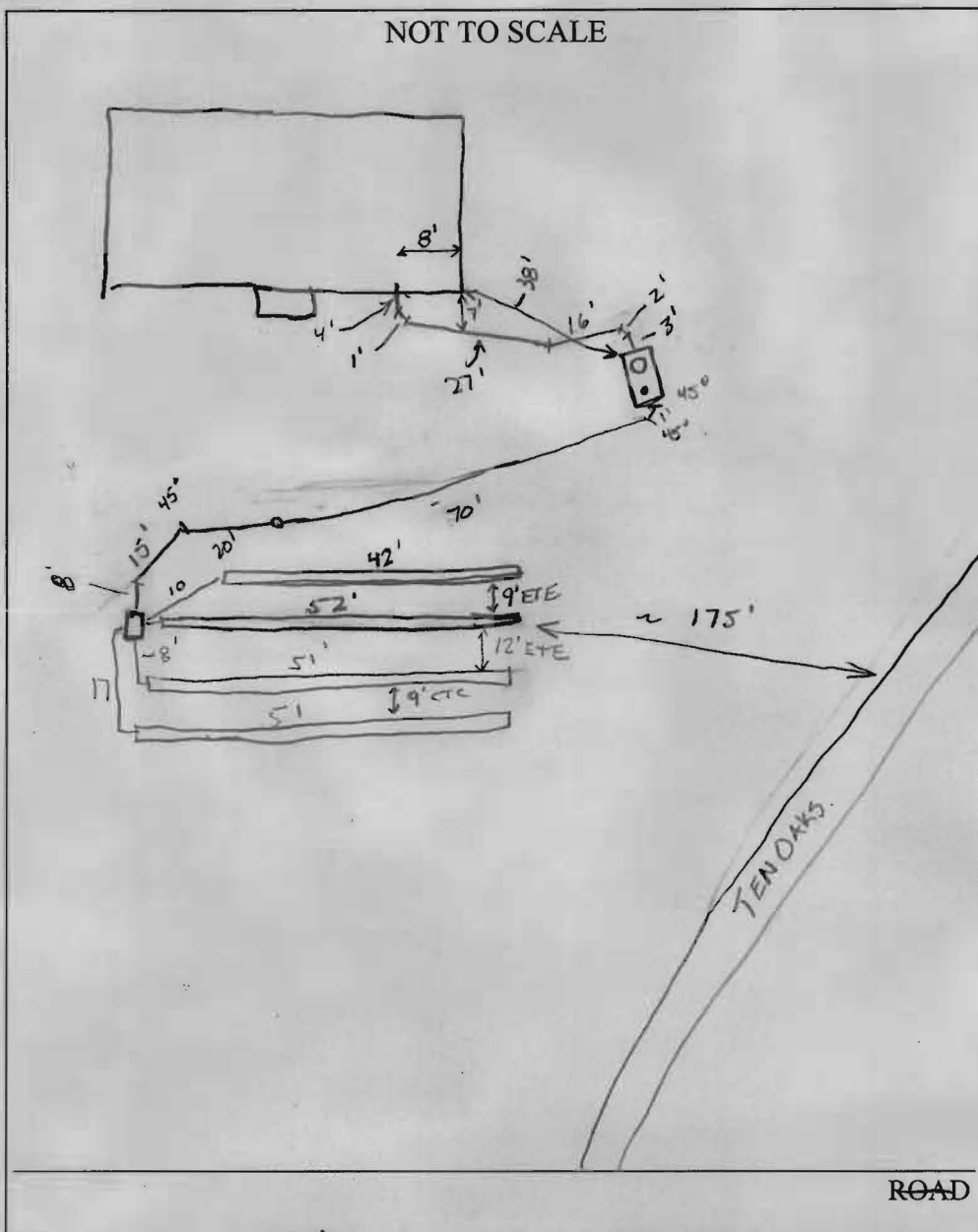
CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS  
WATERTIGHT SEPTIC TANKS REQUIRED

ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED  
MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED  
CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS  
OF THIS PERMIT

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS  
RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM  
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT  
CALL 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM**

P 522973

NOT TO SCALE



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	3'	6"
NUMBER OF TRENCHES		4
TOTAL LENGTH		195'
ABSORPTION AREA		
DISTRIBUTION BOX LEVEL		✓
DISTRIBUTION BOX BAFFLE		✓
DISTRIBUTION BOX PORT		✓

SEPTIC TANK DATA		
SEPTIC TANK 1 LEVEL		
Mayer	CAPACITY	1500 GAL
Bros	SEAM LOC	Top
TANK LID DEPTH		2'
BAFFLES		✓
BAFFLE FILTER		N/A
MANHOLE LOC		Inlet
6" PORT LOC		Outlet
WATERTIGHT TEST		N/A
SEPTIC TANK 2 LEVEL		
CAPACITY		N/A GAL
SEAM LOC		N/A
TANK LID DEPTH		
BAFFLES		
BAFFLE FILTER		
MANHOLE LOC		
6" PORT LOC		
WATERTIGHT TEST		

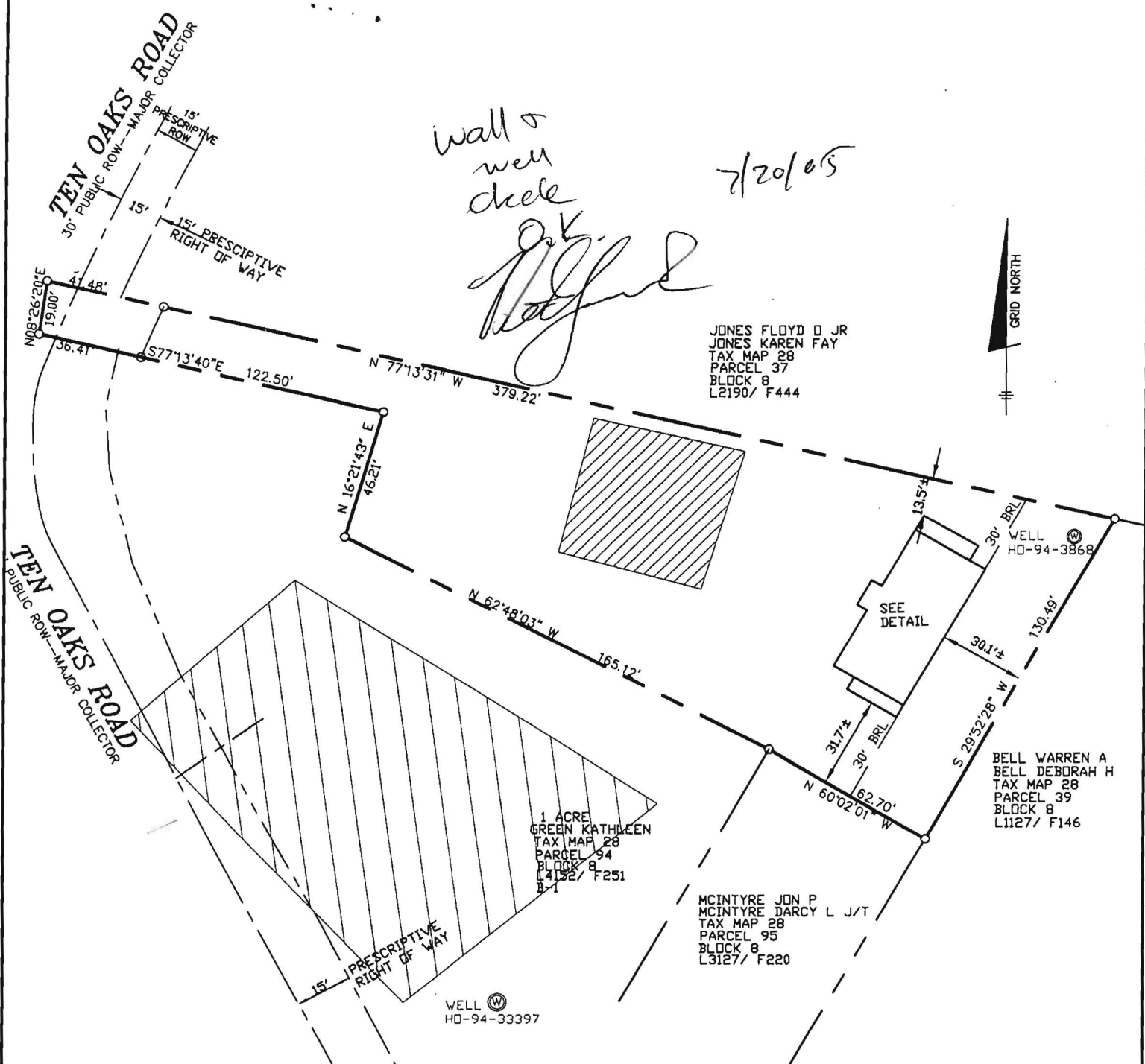
PRE-CONSTRUCTION <sup>8/4/05 am</sup> 4 trenches on contour across the easement. Top two trenches to be filled w/ crush & run - paved over w/ parking lot. Trenches to be ~ 10'.

INSTALLATION CTC to make up for small easement area (GAC)

8/4/05 pm OK to cover 1st 2 trenches. (GAC) 8/5/05 OK to cover everything. GAC

FINAL INSPECTOR Gerald A. Cragg DATE OF APPROVAL 8/5/05





TOP OF FOUNDATION WALL ELEVATION = 597.1'  
OFFSET DIMENSIONS TO PROPERTY LINES ARE  $\pm 0.1'$

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 07/11/05; AND THAT THE PROPERTY OUTLINE SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBURG, BOENDER AND ASSOCIATES, INC. ON OR ABOUT APRIL, 2001.

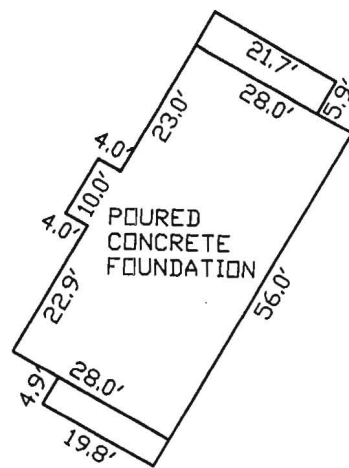
*David M. Harris*  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD REG. No. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD REG. No. 351  
BOUNDARY SHOWN HEREON IS BASED  
ON A FIELD RUN & MONUMENTED  
SURVEY BY MILDENBURG, BOENDER  
AND ASSOCIATES, INC. ON OR ABOUT  
APRIL 2001.  
FEMA FIRM No. 240044 0026 B  
ZONE: C  
DATED: 12/04/86

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE • SUITE 418  
ELLICOTT CITY, MARYLAND 21043

phone: 410-485-8105 • fax: 410-485-8844

P:\1874 TEN OAKS ROAD.dwg (5688\_046-SDP-gradingplanrevised.redlinedwg1.dwg, 7/15/2005 4:06:16 PM



FOUNDATION DETAIL

SCALE: 1" = 30'

#### WALL CHECK

**4781 TEN OAKS ROAD PROPERTY**  
**TAX MAP 28**  
**PARCEL 34 AND PART OF PARCEL 94**

4781 TEN OAKS ROAD

5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DATE: 07/11/05

Howard County Department of Planning and Zoning  
Division of Land Development

# WAIVER PETITION APPLICATION

Date Submitted/Accepted 1/10/03 DPZ File Number WP-03-076

## I. Site Description

Subdivision Name/Property Identification: 4781 Ten oaks Road Property.  
Location of property: 4781 Ten oaks Road  
(Street Address and/or Road Name)

Commercial  
(Existing Use)

28 8  
(Tax Map No.) (Grid/Block No.)

B-1  
(Zoning District)

Commercial  
(Proposed Use)

34 5<sup>th</sup>  
(Parcel No.) (Election District)

0.58 Ac.  
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

A Site Development Plan has been Submitted (SDP-02-39)  
Proposing improvements on this Parcel.

## II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations** if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.155.(a)(1)</u>	<u>an SDP is required for new or expanded Non-Residential Development.</u>
2. <u>      </u>	<u>      </u>
3. <u>16.1202.(b)(2)(i)</u>	<u>It is a Forest Conservation exemption allowing the filing of a Declaration of intent for Development on an existing Single Lot.</u>
4. <u>      </u>	<u>      </u>
5. <u>      </u>	<u>      </u>

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- Substantiate that approval of the waiver will not be detrimental to the public interests.
- Confirm that approval of the waiver will not nullify the intent of the Regulations.

Please see attached Sheet.

IV. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only **2** sets of plans are required along with **14** or **18** copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12"**.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<input checked="" type="checkbox"/>	Information Provided	<input type="checkbox"/>	Information Not Provided,
	NA	Not Applicable	X	Justification Attached

Howard County Department of Planning and Zoning  
Division of Land Development

**INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET**  
(For DPZ Use Only)

Project Name \_\_\_\_\_ DPZ File No. \_\_\_\_\_  
DPZ Plan Reviewer \_\_\_\_\_ Submission Date \_\_\_\_\_  
Plan Consultant Representative \_\_\_\_\_ Time \_\_\_\_\_

**I. Application Requirements**

*Indicate Yes, No or N/A*

- a. Application is complete .....  
b. Required number of plans and applications are provided .....  
    \_\_\_ Plans (14 sets on County Road or  
    \_\_\_ Applications 18 sets on State Road)  
c. Supplemental Information is provided .....

**II. Fee Computation**

**Fee**

- Number of waivers requested .....  
\* Base Fee for first two waiver sections (\$450) .....  
Fee for each additional waiver section (\_\_\_ additional waivers x \$50 each) .....  
\* (Maximum fee of \$350 for Agricultural Preservation parcels)

**TOTAL**

**III. Certification**

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

Check issued by \_\_\_\_\_

\_\_\_ Waiver petition application is accepted for processing.

\_\_\_ Scheduled SRC meeting date.

\_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_

\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_



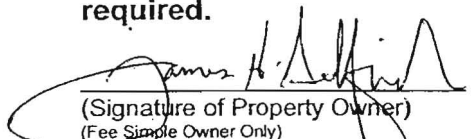
- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ 3. North arrow and scale of plan.
- ✓ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ 6. Delineation of building setback lines.
- ✓ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- NA 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- NA 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- ✓ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- NA 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).

#### V. Fees

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

#### VI. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

 1/9/03  
(Signature of Property Owner) (Date)  
(Fee Simple Owner Only)

T.O. LLC  
(Name of Property Owner)

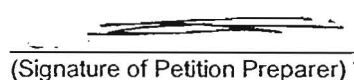
14045 Gared Drive  
(Address)

Glenwood, MD 21738  
(City, State, Zip Code)

(E-mail) \_\_\_\_\_

410-531-8930 410-531-8939  
(Telephone) (Fax)

Contact Person: James Selfridge

 1/9/03  
(Signature of Petition Preparer) \* (Date)

Samer Alomer / Milderberg Boender and Assoc.  
(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

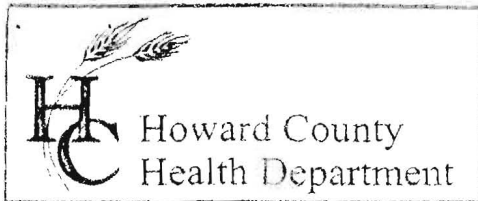
5072 Dorseyhall Drive, Suite 202  
(Address)

Ellicott City, MD 21045  
(City, State, Zip Code)

(E-mail) salomer@Mba-Eng.com

410 947 0296 410 947 0298  
(Telephone) (Fax)

Contact Person: Samer Alomer



3525 H Ellicott Mills Drive, Ellicott City, MD 21043  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

February 4, 2003

TO: Cindy Hamilton, Chief  
Division of Land Development

FROM: Mark Rifkin (MR)  
Water and Sewerage Program

RE: File Number: WP-03-076  
Title: 4781 Ten Oaks Road

While the Health Department acknowledges traffic safety issues exist relative to the referenced property, the Health Department recommends postponing a decision on the requested waiver.

The proposed driveway access appears to be in the immediate vicinity of the existing septic system serving Crossroads Pub and would present some risk of damage to the system and surrounding soils. Since the septic system repair capacity available to the Pub is extremely limited, any damage to the existing system could present extreme difficulties for providing sufficient sewage capacity to the Pub.

In addition, the applicant is advised that other Health Department approval issues exist relative to the referenced property, including potential impacts from the proposed paving to the onsite septic reserve area, an expired well permit, absence of an approved percolation certification plan and absence of documentation regarding proper filling of an existing well.

Since a high-flow replacement well was recently drilled on the Pub property, any waiver approval should also include a requirement to fill in an older standby well located behind the Pub. This older well is directly downslope of the anticipated septic reserve area on Parcel 34.

A meeting with the engineer could resolve issues surrounding the requested waiver as well as the other approval issues listed.

3/25/03 MTG W/ENG'R: HE WILL TRY TO PUSH DRIVE TO SE  
AGAINST HILL  
NO P.C. REQ'D BEFORE SDP (SDP=P.C.)  
~~P.C. BEFORE SDP~~  
MODIFY SDA AS SHOWN  
WELL AB. OF OLD PUB WELL + ONSITE  
WELL BEFORE SDP, WELL TO BE  
DRILLED BEFORE SDP; S.S. AB BY SDP  
MINIMAL GRADING TO ONSITE SDA

MR  
cc: File SHOW  
NEW WELL  
@ PUB

See Mark or Ron

# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 1/10/03

P&Z File No. WP-03-076

## Department of Planning and Zoning

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

1 Agricultural Preservation  
1 Development Engineering Division  
1 Forest Conservation Planner  
2 File

## Agencies

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

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

RE: 4781 TEN OAKS ROAD PROPERTY

ENCLOSED FOR YOUR THE ENCLOSED → 1 Signature Approval 1 Review & Comments 1 Files  
→ 1 Original

## Plans

1 Sketch Plan  
1 Prel Equiv Sketch Plan  
1 Preliminary Plan  
1 Final Plat  
1 Final Constr Plans (RDS)  
1 Final Development Plan  
1 Site Development Plan  
1 Landscape Plan  
1 Grading Plan  
1 House Type Revision Plan  
1 Water and Sewer Plan

## # of Sheets

1  
1  
1  
1  
1  
1  
1  
1  
1  
1  
1  
1

## Supplemental Documents

1 Wetlands Report  
1 Soils/Topo Map/Drain Area Map  
1 FSD/FCP/Worksheet and Application  
1 Declaration of Intent  
1 Drainage and/or Computation/Pond Safety Comps  
1 Preliminary Road Profiles  
1 APFO Roads Test/Mitigation Plan  
1 Traffic Study/Noise Study  
1 Sight Distance Analysis  
1 Floodplain Study  
1 Stormwater Management Comps.  
1 Industrial Waste Survey (DPW)  
1 Road Poster Form Letter  
1 Response Letter  
1 Perc Plat  
1 Scenic Road Exhibits

## Applications

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

WAS: 1 Received 1 Tentatively Approved  
1 Received and Revised 1 Approved

1 Recorded  
On 1/10/03

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SRC/COMMENTS DUE BY: 2/6/03

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

January 10, 2003

#### Ten Oaks Road Property & Parcel 94

The purpose of this waiver is to allow the development of an existing parcel zoned B-1 and the creation of one general office building. The existing parcel has access and frontage on Ten Oaks road. This access has the following safety problems:

- The sight distance for this parcel is not adequate and will cause a disruption of the traffic flow on Ten Oaks road.
- In order for vehicles to turn from the parcel onto Ten Oaks road they will need to cross the centerline of road causing safety issues.

We are proposing access from the neighboring parcel (parcel 94). This proposal raised the need to ask for a waiver to the following sections:

- Section 16.155(a) (1), which states that a new SDP is required for new or expanded non-residential developments.
  - The only purpose for using the adjacent parcel is for access only. No new development or improvements are proposed. Waiving this section will support our efforts in trying to provide the safest access point possible for this parcel.
- Section 16.1202(b) (2) (i), It is a forest conservation exemption allowing the filing of a declaration of intent for development on an existing single lot.
  - Waiver to this section is being requested to allow the inclusion of off-site disturbance in the filing of a Declaration of Intent for clearing less than 40,000 square feet on a single lot. No forest is being disturbed with the proposed development.
  - An access drive is being extended across Parcel 94 to the property line of Parcel 34, in order to provide a safer access point to the proposed general office building. This request is to include the 730 square feet of off-site disturbance on Tax Map 28, Parcel 94, for the access drive, with the 22,651 square feet of on-site disturbance on a Declaration of Intent. The proposed development is creating a total of 23,381 square feet of disturbance, of which there is no forest being disturbed.

The approval of this waiver will not be detrimental to the public interest because it will not adversely impact the adjacent properties.

The approval of the waiver will be beneficial to the public interest based on the fact that the granting of the waiver will in no way nullify the intent of the regulations. In fact, it will promote the health, safety and general welfare of the residents of Howard County by using the safest access point available.

The approval of the waiver will insure the safety of the community and will help maintain safer traffic flow along Ten Oaks road and the nearby intersection.

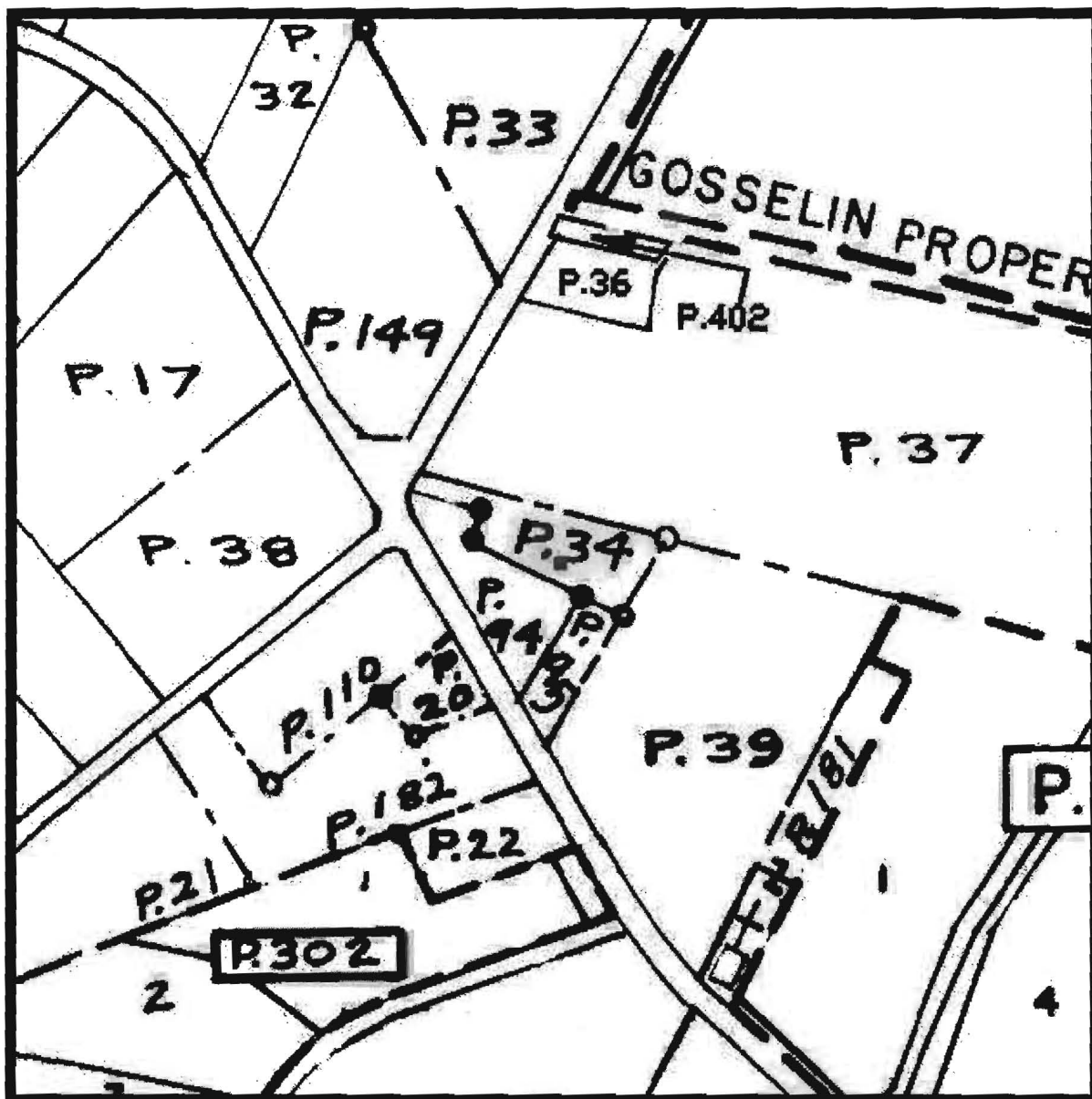




Maryland Department of Assessments and Taxation  
HOWARD COUNTY  
Real Property Data Search

[Go Back](#)  
[View Map](#)  
[New Search](#)

District - 05 Account Number - 344271



Property maps provided courtesy of the Maryland Department of Planning ©2002.  
For more information on electronic mapping applications, visit the Maryland Department of Planning  
web site at [www.mdp.state.md.us](http://www.mdp.state.md.us)

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Maryland Department of Assessments and Taxation  
HOWARD COUNTY  
Real Property Data Search

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Account Identifier: District - 05 Account Number - 344271

#### Owner Information

Owner Name: T O LLC Use: RESIDENTIAL  
Principal Residence: NO  
Mailing Address: 4781 TEN OAKS RD Deed Reference: 1) / 5247/ 604  
DAYTON MD 21036-1124 2)

#### Location & Structure Information

Premises Address Zoning Legal Description  
4781 TEN OAKS RD B1 1 LOT .59 ACRE  
DAYTON 21036 4781 TEN OAKS RD  
DAYTON

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
28	8	34						81	Plat Ref:

Special Tax Areas Town Ad Valorem Tax Class NO A/V, NO M/P, RURAL FIRE TAX

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		.58 AC	

Stories	Basement	Type	Exterior

#### Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	102,800	102,800		
Improvements:	48,300	1,000		
Total:	151,100	103,800	103,800	103,800
Preferential Land:	0	0	0	0

#### Transfer Information

Seller: BROWN MARION L	Date: 11/02/2000	Price: \$105,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5247/ 604	Deed2:
Seller: BROWN ALTON R	Date: 09/25/1987	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 1731/ 19	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

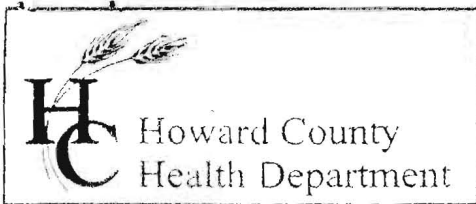
#### Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*



3525 H Ellicott Mills Drive, Ellicott City, MD 21043  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)


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Penny E. Borenstein, M.D., M.P.H., Health Officer

December 18, 2003

MEMORANDUM

TO: Nancy Boone  
Selfridge Builders  
Clarksville, MD 21029

FROM: Mark Rifkin, R.S.   
Well & Septic Program  
Bureau of Environmental Health

RE: 4781 Ten Oaks Road  
Tax Map 28, Parcel 34

This is to advise that the Howard County Health Department recommends issuance of the requested demolition permit for the referenced property.

You have advised that the existing well will be properly filled and sealed by a licensed well driller prior to submittal of the pending SDP for signature. You have also advised that the existing septic system will be properly abandoned prior to submittal of the pending SDP for signature.

MR



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DEPARTMENT OF PLANNING & ZONING

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May 9, 2003

James Selfridge  
T.O. LLC  
14045 Gared Drive  
Glenwood, MD 21738

RE: WP-03-76, 4781 Ten Oaks Road Property,  
Parcel 34, Proposed Office Bldg. (SDP-02-39),  
Submission of 4/3/03 for Reconsideration

Dear Mr. Selfridge:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive Sections 16.156(f), 16.157 and ~~16.1~~1202(a) [see the enclosed DLD comments regarding 'waiver request'].

Approval is subject to the following conditions:

1. See the enclosed DLD comments of May 2, 2003 regarding "conditions of approval".

Indicate this waiver petition file number, requests, sections of the regulations, action, conditions of approval, and date on the site development plan. This requested waiver will remain valid for 45 days from the date of this letter (**until 6/23/03**).

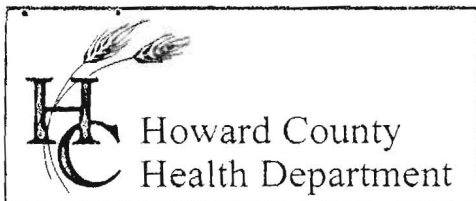
If you have any questions, please contact Mike Antol at (410) 313-2350.

Sincerely,

*Cindy Hamilton*  
Cindy Hamilton, Chief  
Division of Land Development

CH/MA/cs/wp0376  
cc: Research  
DED  
DILP  
Health  
SDP-02-39  
WP-01-61  
Mildenberg, Boender






3525 H Ellicott Mills Drive, Ellicott City, MD 21043  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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Penny E. Borenstein, M.D., M.P.H., Health Officer

April 30, 2003

TO: Cindy Hamilton, Chief  
Division of Land Development

FROM: Mark Rifkin   
Water and Sewerage Program

RE: File Number: WP-03-076  
Title: 4781 Ten Oaks Road

The Health Department has no objections to approval of the referenced waiver.

However, the submitted plan does not address prior written comments or comments expressed in discussions with the engineer and the owner. The Health Department's concerns about the impact of the proposed driveway on current and future septic systems serving the Crossroads Pub remain.

The applicant is also advised that other Health Department issues regarding existing and proposed wells and septic systems on Parcel 34 also remain.

MR

# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 4-03-04

P&Z File No. WP 03-76

## 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: 4781 Ten Oaks Rd. Prop.

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

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

WAS: ☒ Received ☐ Tentatively Approved ☐ Recorded  
☒ Received and Revised ☐ Approved On 4-03  
 COMMENTS: SRC/COMMENTS DUE BY: 4-22

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

Amy/Craig

> PC 513400  
WP-01-001

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 10-25-01

P&Z File No. SOP-02-039

Department of Planning and Zoning

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

- 1 Agricultural Preservation
- 4 Development Engineering Division
- 2 Forest Conservation Planner
- 2 File

Agencies

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

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

RE: 4781 Ten Oaks Road Property

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

Plans # of Sheets

- Sketch Plan
- Prel Equiv Sketch Plan
- Preliminary Plan
- Final Plat
- Final Constr Plans (RDS)
- Final Development Plan
- 25 Site Development Plan 3
- Landscape Plan
- Grading Plan
- House Type Revision Plan
- Water and Sewer Plan

Supplemental Documents

- 3 Wetlands Report DLD<sup>2</sup>/SCD
- 4 Soils/Topo Map/Drain Area Map DLD/DED/SCD
- 4 FSD/FCP/Worksheet and Application DLD/SCD/R+P
- Declaration of Intent
- Drainage and/or Computation/Pond Safety Comps
- Preliminary Road Profiles DLD/DED<sup>3</sup>/TRANSP
- 5 APFO Roads Test/Mitigation Plan
- Traffic Study/Noise Study
- Sight Distance Analysis
- Floodplain Study DLD/DED/SCD
- 3 Stormwater Management Comps.
- Industrial Waste Survey (DPW)
- Road Poster Form Letter
- Response Letter
- Perc Plat
- Scenic Road Exhibits

Applications

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

WAS: Received Tentatively Approved Approved

Recorded On 10-25-01

COMMENTS: SRC/COMMENTS DUE BY: 11-22-01

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



WP-01-61

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## HOWARD COUNTY HEALTH DEPARTMENT

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*Diane L. Matuszak, M.D., M.P.H., County Health Officer*

December 7, 2000

TO: Cindy Hamilton, Chief  
Department of Planning & Zoning

FROM: Amy Mc Millen, R.S.  
Water & Sewerage Program *AM*

RE: 4781 Ten Oaks Road  
James Selfridge

While there is no objection to the waiver of SDP requirements, the applicant should be advised of the following:

- The proposed shed must meet the setback requirements of 30' to the well and 20' to the septic easement
- The property is currently approved by the Health Department for residential purposes only, the approved sewage disposal area may not have sufficient capacity to support a commercial use.

Alm

Cc: File

*Selfridge*