

Howard County Department of Planning and Zoning  
Division of Land Development

## WAIVER PETITION APPLICATION

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number WP-05-067

### I. Site Description

Subdivision Name/Property Identification: Sand Hill Landing

Location of Property: (3) 2370, 2380, 2390 Sand Hill Road  
(Street Address and/or Road Name)

|                                      |  |
|--------------------------------------|--|
| <u>Residential</u><br>(Existing Use) | <u>Same</u><br>(Proposed Use)            |
| <u>16</u><br>(Tax Map No.)           | <u>7</u><br>(Grid/Block No.)             |
| <u>RR-DEO</u><br>(Zoning District)   | <u>426, Lots 1, 2, 3</u><br>(Parcel No.) |
|                                      | <u>third</u><br>(Election District)      |
|                                      | <u>10.89 acres</u><br>(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.).

Plat is 13696, WP-99-05, F-01-158, Plat 14816, F-99-10

### 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.

| <u>Section Reference No.</u> | <u>Summary of Regulation</u>   |
|------------------------------|--|
| 1. <u>16.120(b)(5)</u>       | <u>Requirement for noise mitigation for residential subdivisions in general, and on individual lots if the noise mitigation is not placed on open space.</u> |
| 2. _____                     | _____  |
| 3. _____                     | _____  |
| 4. _____                     | _____  |
| 5. _____                     | _____  |



**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:

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

See letter to Marsha McLaughlin dated November 6, 2003.

On Lot 1, the walls adjoining the house would be 10 feet high; on lot 2, 9.5 feet high; on lot 3, 5 to 8 feet high. It would seem that the intent of this regulation is to require, in this case, walls, so that homeowners who move in will not complain about the noise levels. All of the lots are occupied, and none of the property owners have a complaint about the noise. The proposed walls are huge and unattractive, and detract from the owners' enjoyment of their property. In this case, the remedy is worse than the supposed problem. Having walls these huge and long certainly detracts from the owners use and enjoyment of their property. These are single-family homes that, by their nature, are supposed to have open lawn area. Having these walls protruding from the house nullifies this characteristic. Further, the area adjacent to the houses, the front and side yards, have no noise barriers, although these are the areas around the house closest to Route 70.

There is no public interest served by these walls. These (see Continuation Sheet)

**V. 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" by 12".**

**B. Plan Required 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: | <u>    </u> | Information Provided | <u>    </u> | Information Not Provided, |
|         | <u>NA</u>   | Not Applicable       |             | Justification Attached    |



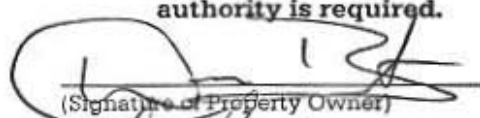
1. Vicinity map scale 1"=2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
3. North arrow and scale of plan.
4. Location, extent, 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.
9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
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).
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

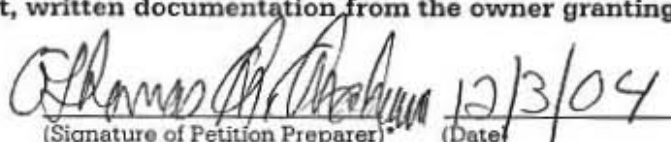
The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection 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 the owner granting authority is required.**

  
(Signature of Property Owner)

11/17/2004  
(Date)

  
(Signature of Petition Preparer) (Date)

  
(Signature of Property Owner)

11/17/2004  
(Date)

(Signature of Petition Preparer)\* (Date)

David and Lisa Benton

(Name of Property Owners)

2390 Sand Hill Road

(Address)

Ellicott City, Maryland 21042-1036

(City, State, Zip Code)

(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

(Address)

(City, State, Zip Code)

(Telephone)

(Fax)

Contact Person: Thomas M. Meachum, Esq.

(Telephone)

(Fax)

Contact Person:



  
(Signature of Property Owner)

11-17-2004  
(Date)

\_\_\_\_\_  
(Signature of Property Owner)

\_\_\_\_\_  
(Date)

John and Merki Ellsworth  
(Name of Property Owners)

2380 Sand Hill Road  
(Address)

Ellicott City, Maryland 21042-1036  
(City, State, Zip Code)

\_\_\_\_\_  
(Telephone)

\_\_\_\_\_  
(Fax)

Contact Person: Thomas M. Meachum, Esq.

\_\_\_\_\_  
(Signature of Petition Preparer)\*

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of Petition Preparer)\*

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Telephone)

\_\_\_\_\_  
(Fax)

Contact Person: \_\_\_\_\_

  
(Signature of Property Owner)

11-17-2004  
(Date)

Charmaine Sample  
(Signature of Property Owner)

11-17-04  
(Date)

Keith P. and Charmaine C. Sample  
(Name of Property Owners)

2370 Sand Hill Road  
(Address)

Ellicott City, Maryland 21042-1036  
(City, State, Zip Code)

\_\_\_\_\_  
(Telephone)

\_\_\_\_\_  
(Fax)

Contact Person: Thomas M. Meachum, Esq.

\_\_\_\_\_  
(Signature of Petition Preparer)\*

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of Petition Preparer)\*

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Telephone)

\_\_\_\_\_  
(Fax)

Contact Person: \_\_\_\_\_



Howard County Department of Planning and Zoning  
Division of Land Development

INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET  
(For DPZ Use Only)

Project Name Sand Hill Landing

DPZ File No. \_\_\_\_\_

DPZ Plan Reviewer \_\_\_\_\_

Submission Date December 9, 2004

Plan Consultant Representative \_\_\_\_\_

Time 10:30 a.m.

I. **Application Requirements**

*Indicate Yes, No or N/A*

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

II. **Fee Computation**

Number of waivers requested . . . . . 1

\*Base Fee for first two waiver sections (\$450) . . . . . \$450.00

Fee for each additional waiver section (\_\_\_\_ additional waivers x \$50 each) . . . . . 0

\*(Maximum fee of \$350 for Agricultural Preservation parcels) . . . . . \_\_\_\_\_

TOTAL \$450.00

III. **Certification**

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

Check issued by Reese & Carney, LLP

\_\_\_\_ 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 \_\_\_\_\_  
\_\_\_\_\_







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# REESE & CARNEY, LLP

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*Attorneys at Law*

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DAVID A. CARNEY  
DANIEL H. SCHERR  
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P. TYSON BENNETT  
KEVIN J. KELEHAN  
THOMAS M. MEACHUM  
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ANNAPOLIS, MARYLAND 21401  
(410) 573-2001

255 N. WASHINGTON STREET  
SUITE 505  
ROCKVILLE, MARYLAND 20850  
(301) 762-6210

OF COUNSEL  
CHARLES A. REESE  
AUGUST W. STEINHILBER\*

DAVID C. HJORTSBERG  
(1941-1997)

\* ADMITTED IN WASHINGTON, D.C.  
AND OHIO

November 6, 2003

Marsha McLaughlin  
Director of Planning and Zoning  
George Howard Building  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

RE: Sand Hill Landing  
Ellicott City, Maryland

Dear Ms. McLaughlin:

Please be advised that I represent Mr. and Mrs. David Benton, Mr. and Mrs. Keith Sample, and Mr. and Mrs. James Ellsworth. These three families reside on the only three lots in the subdivision known as Sand Hill Landing.

When my clients purchased their home sites a few years ago, they were not informed at the time that "noise wing walls" were going to be attached to their homes because of the proximity of their home sites to Route 70. All of my clients are well aware of the noise on their properties from the traffic on Route 70 and have no objection to it. They have no desire to have these walls, which can be as high as ten feet, attached to their homes.

Apparently the original developer convinced the County to not require him to build the walls along the subdivision's northern perimeter along Route 70. The County accepted the



Marsha McLaughlin  
November 6, 2003  
Page Two

developer's proposal to instead construct what are apparently referred to as "wing walls," which are located as referenced before.

For reasons unknown to my clients, the eventual builder was never required to build these walls. As mentioned earlier in this letter, my clients were unaware that such walls were going to be joined to their homes. When this was brought to their attention, they had already signed contracts for their homes, and were in a position needing to move into these homes so that they had no choice to sign the First Amended Plat, which referenced these walls. (It is unclear whether Mr. and Mrs. Sample signed any documentation.) They had no choice but to sign the Amended Plat, unless they alleged that the builder was in default of his contract, hardly a prospect a potential homeowner would be desirous of jumping into, as you can imagine.

My clients have occupied their homes and have no desire to have these walls added to their homes. They have no problem with the noise levels emanating from Route 70. These walls would be solely and exclusively for each lot owner's rear yard, not serving any public purpose or function, unlike, e.g., landscaping, which benefits more than the individual homeowner where the trees might be planted.

My clients have received letters from the Public Service and Zoning Administration division of your office threatening to take my clients to court and threatening to fine them on a daily basis if these unwanted walls are not installed.

On behalf of my clients, I ask that the County remove this requirement now imposed upon my clients against their will. My clients understand certain measures that the County is requiring the builder to take for my clients' own protection, and they voluntarily and in an informed manner waive their right to insist upon such measures. They do not want to put the Department in an awkward position in later years when any of my clients sell their homes, so they are willing to sign a document that is filed in the Howard County Land Records in which they waive their right to these walls on behalf of not only themselves, but all successors and assigns. This will ensure that any future owner will not harass the Department of Planning and Zoning with requests for noise mitigation measures when their chain of title will clearly indicate they are not going to receive any.

In this unique circumstance we ask that these three property owners be allowed to waive



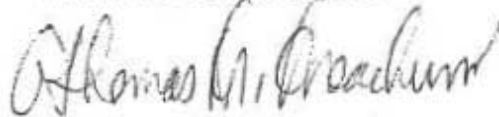
Marsha McLaughlin  
November 6, 2003  
Page Three

their rights to an amenity that is designed solely for their benefit. We can work with the Office of Law on the appropriate documents that would accomplish the binding effect on successors and assigns.

We look forward to hearing from you. Please do not hesitate to contact me if you have any questions or would like to meet on this matter.

Very truly yours,

REESE & CARNEY, LLP

A handwritten signature in dark ink, appearing to read "Thomas M. Meachum", written in a cursive style.

Thomas M. Meachum

TMM/cb

cc: Mr. and Mrs. David Benton  
Mr. and Mrs. Keith Sample  
Mr. and Mrs. James Ellsworth  
George Beisser, Department of Planning and Zoning

P:\TMM\WPDATA\SandHill.ltr.to.McLaughlin.wpd



## FAST TRACK PLAN

DataBase No. \_\_\_\_\_

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land DevelopmentDATE: 12/9/04DPZ File No. UP-05-007

## Department of Planning and Zoning

☒ Transportation Planning  
☒ Historic Preservation  
☒ Public Service and Zoning Administration  
☐ Research  
☐ Address Coordinator

1  
1  
2

Environmental and Community Planning (Ag Pres/Route 1)  
 Development Engineering Division  
 Other  
 File

## Agencies

☒ Soil Conservation District  
☒ Department of Inspections, Licenses & Permits  
☒ Department of Fire and Rescue Services  
☒ State Highway Administration  
☒ Health Department  
☒ Public School System  
☒ Recreation and Parks  
☐ WSSC  
☐ MD Aviation Administration

☐ Tax Assessment  
☐ Verizon  
☐ BGE  
☐ Cable TV  
☐ Police  
☐ MTA  
☐ Finance  
☐ DPW, Real Estate Services  
☐ DPW, Construction and Inspection  
☐ DPW, Bureau of Utilities

RE: Sand Hill Landing

ENCLOSED FOR YOUR → ☐ Signature Approval  
 THE ENCLOSED → ☐ Original

☒ Review & Comments ☐ Files  
☐ Pre-Packaged Plan Set

## Plans # of Sheets

☐ Sketch Plan  
☐ Prel Equiv Sketch Plan  
☐ Preliminary Plan  
☐ Final Plat/Plat of Easement/RE Plat  
☐ Final Constr Plans (RDS)  
☐ Final Development Plan  
☐ Site Development Plan  
☐ Landscape Plan/Supplemental Plan  
☐ Grading Plan  
☐ House Type Revision/Walk-Thru Red-Line  
☐ Water and Sewer Plan

## Applications

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

## Supplemental Documents

☐ Wetlands Report  
☐ Soils/Topo Map/Drain Area Map  
☐ FSD/FCP/Worksheet and Application  
☐ Declaration of Intent (Forest Cons)  
☐ Drainage and/or Computation/Pond Safety Comps  
☐ Preliminary Road Profiles  
☐ APFO Roads Test/Mitigation Plan/Traffic Study  
☐ Noise Study  
☐ Sight Distance Analysis/Speed Flow Study  
☐ Floodplain Study  
☐ Stormwater Management Comps/Geo-Tech Report  
☐ Industrial Waste Survey (DPW)  
☐ Road Poster Form Letter  
☐ Response Letter  
☐ Perc Plat  
☐ Scenic Road Exhibits  
☐ Deeds  
☐ Photographs  
☐ Retaining Wall Comps/Details  
☐ Poster/Community or HDC Meeting Information  
☐ Route 1 Details/Summary

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

Recorded  
 On 12/9/04

## COMMENTS:

SRC/Comments Due By: 1/6/05

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

DPZ STAFF INITIALS DN



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 7-23-98

P&Z File No. F99-10

## 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: Sand Hill Landing

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

## Plans # of Sheets

- ☐ Sketch Plan
- ☐ Prel Equiv Sketch Plan
- ☒ Preliminary Plan
- ☐ Final Plat
- ☐ Final Constr Plans (RDS)
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- ☐ House Type Revision Plan
- ☐ Water and Sewer Plan

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- ☐ 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

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

Recorded 7-23  
On 8-17

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

SRC/COMMENTS DUE BY: 8-17

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



DRAW WELLS  
Prior to FINAL

WP9905 - OK  
no comment

✓ F - 99-10

8/3

GS

RECEIVED  
HOWARD COUNTY HEALTH DEPT  
ENVIRONMENTAL HEALTH  
1998 JUL 23 PM 3:31



157 JARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATA

037 F-5 No.

WP99-05

Larino



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 7-23-98

P&Z File No. WP99-05

## Department of Planning and Zoning

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

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

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- ☒ 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
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- ☐ DPW, Construction and Inspection
- ☐ DPW, Bureau of Utilities

RE: Sand Hill Landing (F99-10)

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☐ Recorded On 7-23

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

SRC/COMMENTS DUE BY: 8-20

88 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: 10-20-98

P&Z File No. F 99-10

## Department of Planning and Zoning

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- ☐ DPW, Bureau of Utilities

RE: Sand Hill Landing

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- ☐ Landscape Plan
- ☐ Grading Plan
- ☐ House Type Revision Plan
- ☐ Water and Sewer Plan

## # of Sheets

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

## Supplemental Documents

- ☐ 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 Health
- ☐ 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  
☐ Received and Revised

☐ Tentatively Approved  
☐ Approved

☐ Recorded On 10-20

COMMENTS: Revision for improved well site is required,  
have engineer contact the health department  
to schedule a review conference. 11-6-98

SRC/COMMENTS DUE BY: 11-05

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: 10-20-98

P&Z File No.

F 99-10

## Department of Planning and Zoning

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

WP 99-05

- ☒ 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:

Sand Hill Landing

ENCLOSED FOR YOUR →  
THE ENCLOSED →

☐ Signature Approval  
☐ Original

☒ Review & Comments ☐ Files

## Plans

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

## # of Sheets

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

## Supplemental Documents

- ☐ Wetlands Report
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- ☐ DED Application/Checklist
- ☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☒ Received  
☒ Received and Revised

☐ Tentatively Approved  
☐ Approved

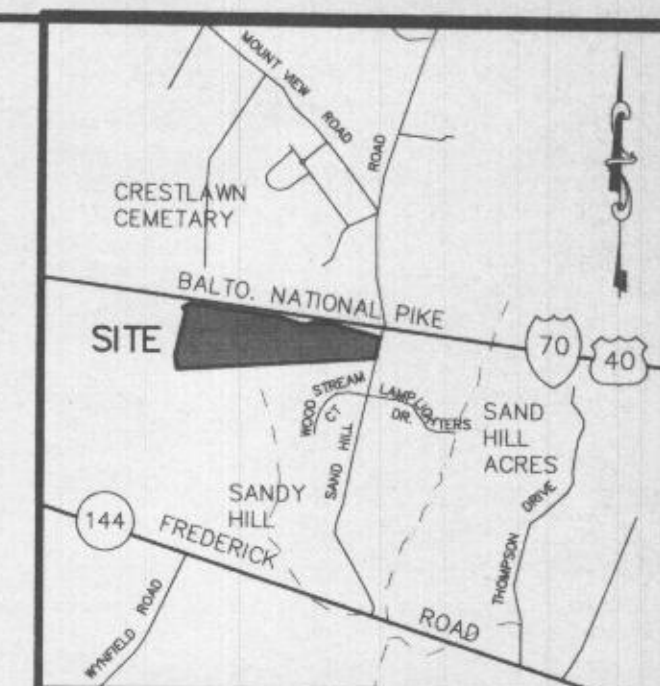
☐ Recorded  
On 10-20

COMMENTS:

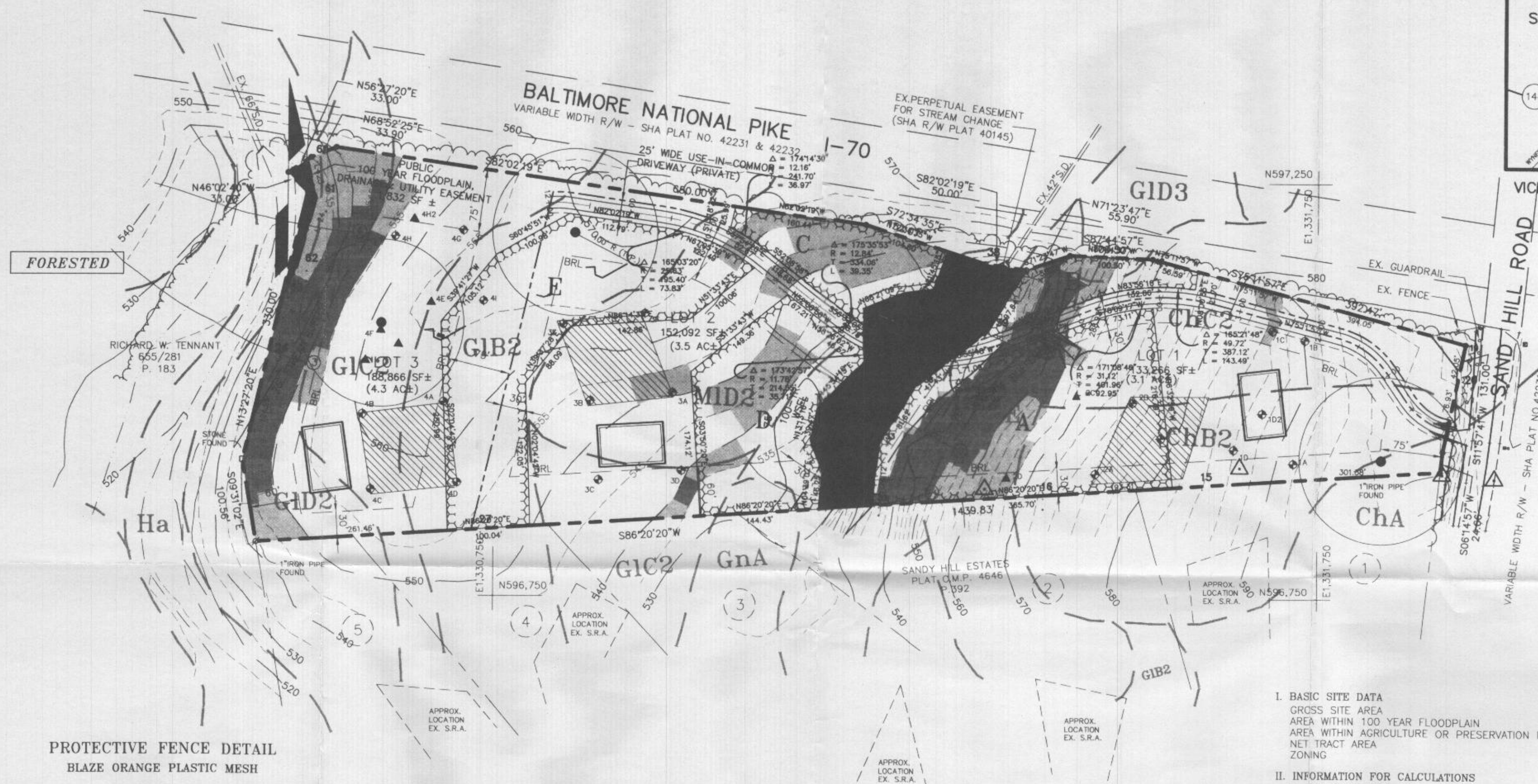
SRC/COMMENTS DUE BY: 11-05

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

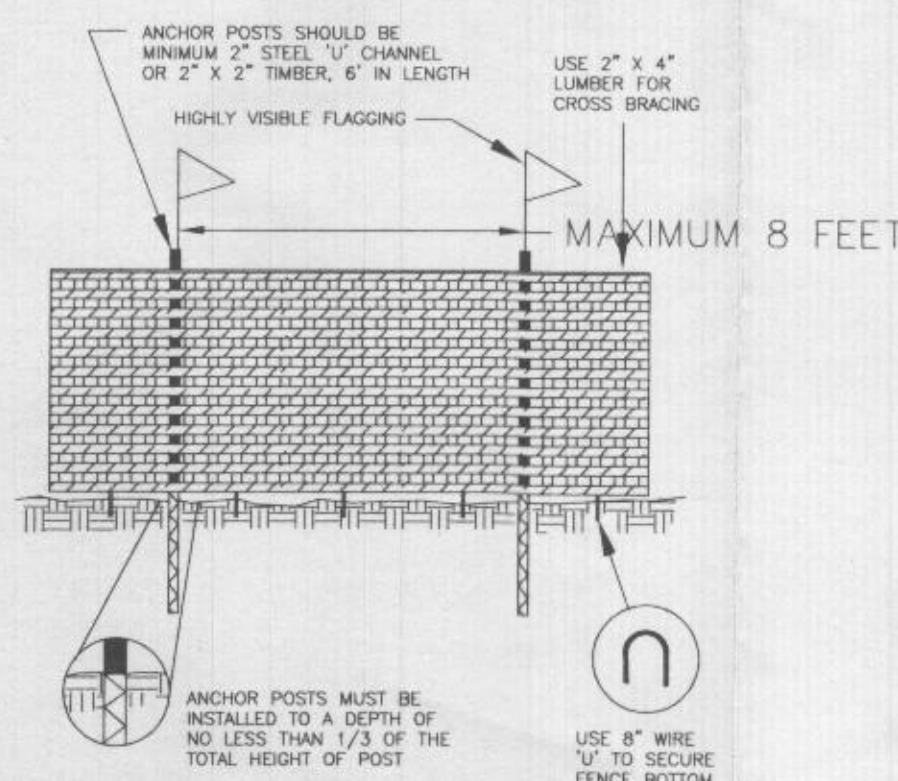




VICINITY MAP  
SCALE: 1"=2000'

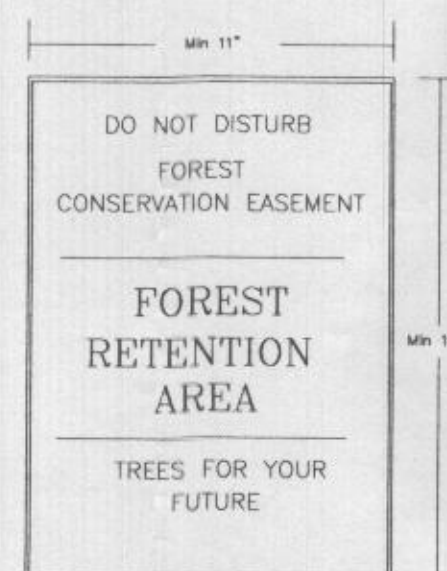


PROTECTIVE FENCE DETAIL  
BLAZE ORANGE PLASTIC MESH



LEGEND

- SLOPES 15%-24.9%
- SLOPES GREATER THAN 25%
- FOREST STAND DELINEATION LINE
- PROTECTIVE FENCE W/ SIGNAGE



SIGNAGE DETAIL  
NOT TO SCALE

|  |            |
|--|------------|
| <b>I. BASIC SITE DATA</b>  |            |
| GROSS SITE AREA  | 11.49 Ac.± |
| AREA WITHIN 100 YEAR FLOODPLAIN  | 0.74 Ac.±  |
| AREA WITHIN AGRICULTURE OR PRESERVATION PARCEL   | N/A        |
| NET TRACT AREA   | 10.75 Ac.± |
| ZONING   | RR         |
| <b>II. INFORMATION FOR CALCULATIONS</b>  |            |
| A. NET TRACT AREA  | 10.75 Ac.± |
| B. FOREST CONSERVATION THRESHOLD (FCT) (25%xA)   | 2.69 Ac.±  |
| C. AFFORESTATION THRESHOLD (15%xA)   | N/A        |
| D. EXISTING FOREST ON NET TRACT AREA   | 10.75 Ac.± |
| E. EXISTING FOREST ABOVE FCT   | 8.06 Ac.±  |
| F. BREAK EVEN POINT (the amount of forest to be retained w/o mitigation) - {(E x 0.2) + B} | 4.30 Ac.±  |
| G. FOREST TO BE RETAINED   | 4.30 Ac.±  |
| H. FOREST TO BE CLEARED AND/OR NOT IN AN EASEMENT  | 6.45 Ac.±  |
| <b>III. REFORESTATION CALCULATIONS</b>   |            |
| A. NET TRACT AREA  | 10.75 Ac.± |
| B. FOREST CONSERVATION THRESHOLD (FCT) (25%xA)   | 2.69 Ac.±  |
| C. EXISTING FOREST ON NET TRACT AREA   | 10.75 Ac.± |
| D. EXISTING FOREST ABOVE FCT   | 8.06 Ac.±  |
| E. FOREST AREAS TO BE CLEARED AND/OR NOT IN EASEMENT                                       | 6.45 Ac.±  |
| F. FOREST AREAS TO BE RETAINED IN EASEMENT   | 4.30 Ac.±  |
| G. FOREST AREAS CLEARED ABOVE FCT  | 6.45 Ac.±  |
| H. FOREST AREAS CLEARED BELOW FCT  | 0.00 Ac.±  |
| I. FOREST AREAS RETAINED ABOVE FCT   | 1.61 Ac.±  |
| J. REFORESTATION FOR CLEARED ABOVE FCT (I x 1/4)   | 1.61 Ac.±  |
| K. CREDIT FOR FOREST RETAINED ABOVE FCT (K)  | 1.61 Ac.±  |
| L. TOTAL REFORESTATION REQUIRED (I x 1/4) - K  | 0.00 Ac.±  |

FOREST STAND DELINEATION  
AND FOREST CONSERVATION PLAN

# SAND HILL LANDING

Tax Map 16, Parcel 66, Zoning RR-DEO  
3rd Election District, Howard County, Maryland  
Scale: 1"=100' Date: October, 1998

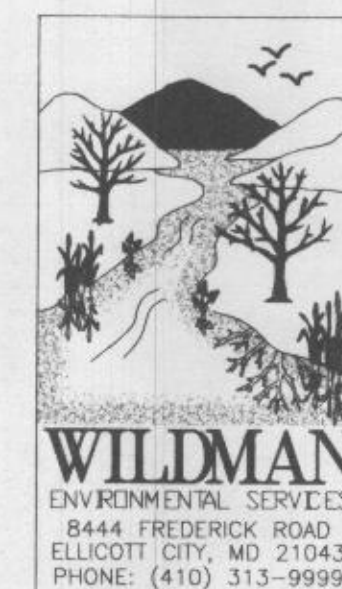
APPROVED: Howard County Office of Planning and Zoning

Director \_\_\_\_\_ Date \_\_\_\_\_

**D.S. THALER & ASSOC., INC.**  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
7115 Ambassador Road  
Baltimore, Maryland 21244  
(410)944-ENGR, (410)944-3647

SURVEYORS  
LAND PLANNERS


**OWNER/DEVELOPER**  
C.A.B. Properties, LLC  
2701 Woodridge Court  
West Friendship MD 21794  
Duane E. Zentgraf, Gen. Manager









*David B. Wildman* 10/15/98  
QUALIFIED PROFESSIONAL DATE:

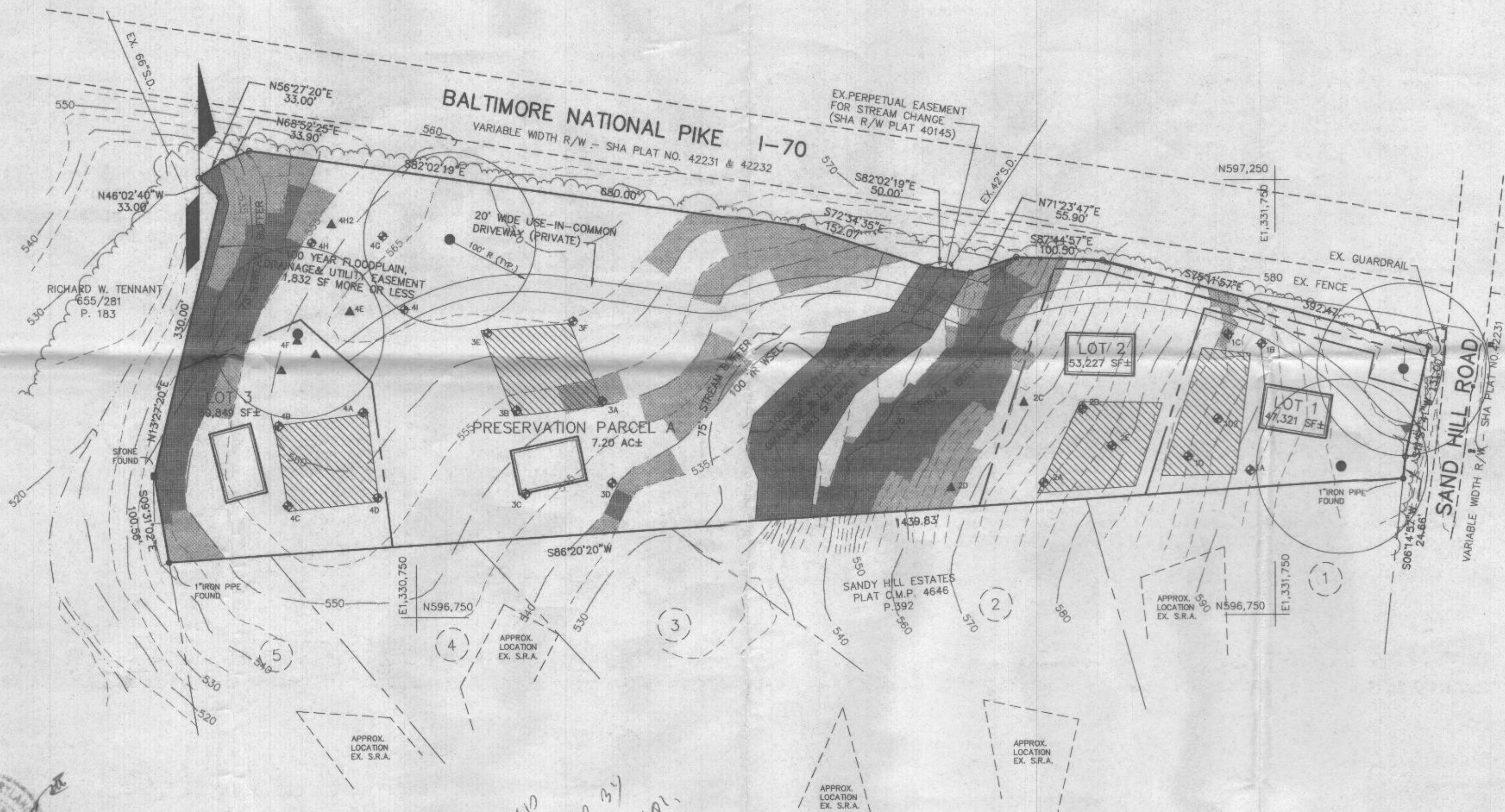
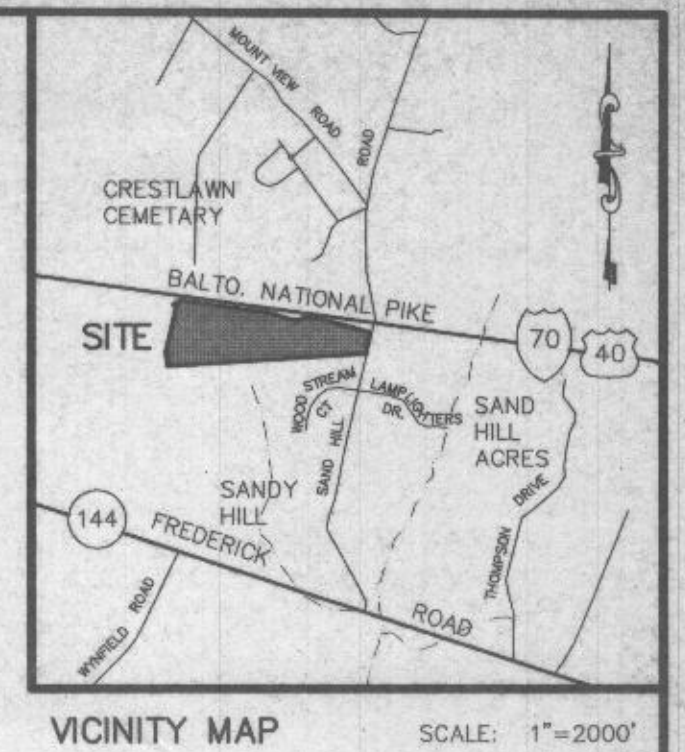


# NOTE

- Topography shown east of stream, including the stream itself, was field run by Thaler & Associates on January 13, 1998, and is shown at 2' contour intervals. Topography to the west of the stream was taken from Howard County 200 scale maps, and is shown at 5' contour intervals.
-  This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null & void upon connection to a public utility system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic systems within 100' of property boundaries have been shown.
- All wells to be drilled prior to record plat.

## LEGEND

-  SLOPES 15%-24.9%
-  SLOPES GREATER THAN 25%
-  PROP. HOUSE LOCATION
-  PERC TEST LOCATIONS (PASSING)
-  PERC TEST LOCATIONS (FAILING)
-  PROP. WELL LOCATION



**D.S. THALER & ASSOC., INC.**  
 CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS  
 7115 Ambassador Road  
 Baltimore, Maryland 21244  
 (410)944-ENGR, (410)944-3647

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS HAVE BEEN SHOWN WHERE PERTINENT.

APPROVED: For Private Water and Private Sewage Systems.

*Jogalub...*  
 COUNTY HEALTH OFFICER

7-20-95  
 DATE

## OWNER/DEVELOPER

C.A.B. Properties, LLC  
 2701 Woodridge Court  
 West Friendship MD 21794  
 Duane E. Zentgraf, Gen. Manager

## PERCOLATION CERTIFICATION PLAT SAND HILL LANDING

Tax Map 16, Parcel 66, Zoning RR-DEO  
 3rd Election District, Howard County, Maryland  
 Scale: 1"=100' Date: July 1998

RECEIVED  
 JUL 15 1998  
 HOWARD COUNTY HEALTH DEPARTMENT  
 DEPT. OF ENVIRONMENTAL HEALTH

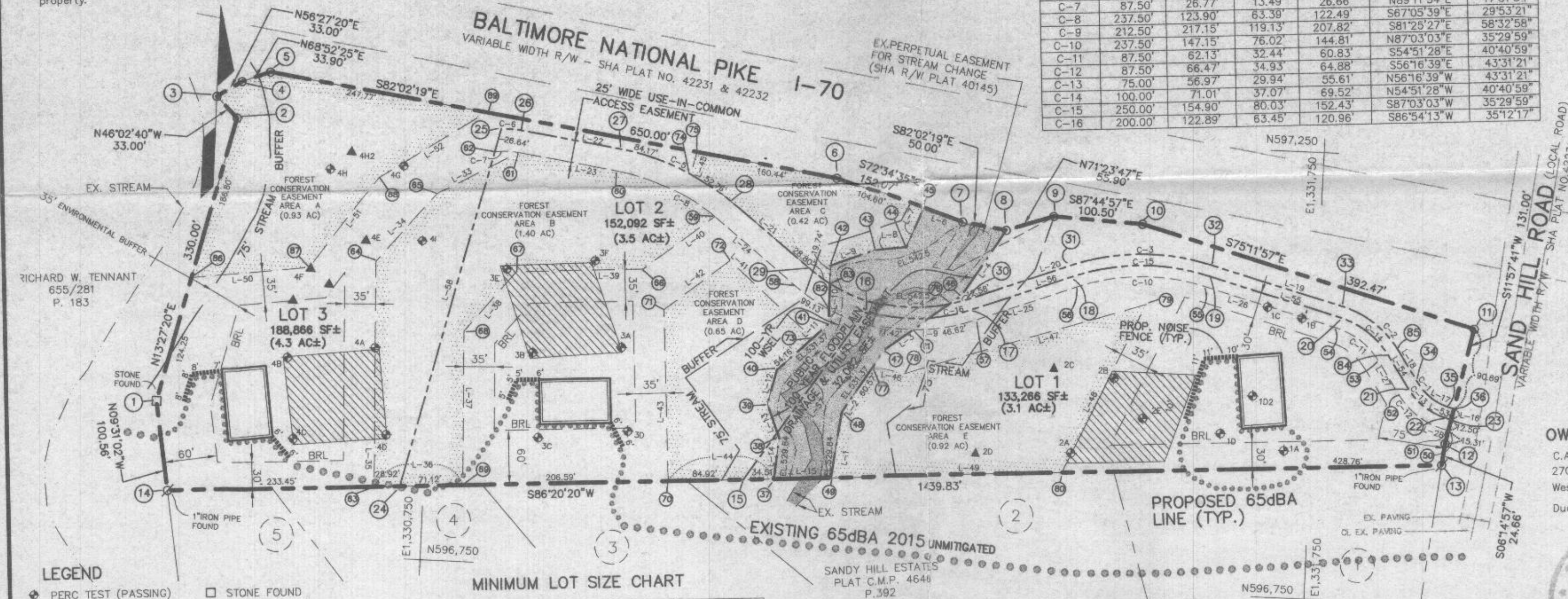


# LINE TABLE

| LINE | DIRECTION   | DISTANCE | LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L-1  | N06°57'57"E | 74.12'   | L-33 | S60°45'51"W | 100.98'  |
| L-2  | N32°30'50"E | 81.61'   | L-34 | S39°41'27"W | 105.12'  |
| L-3  | N52°55'14"E | 108.90'  | L-35 | S02°04'42"E | 250.99'  |
| L-4  | N31°59'34"E | 88.57'   | L-36 | N86°20'20"E | 100.04'  |
| L-6  | N72°34'35"W | 47.47'   | L-37 | N02°04'42"W | 172.05'  |
| L-7  | S21°45'15"W | 48.36'   | L-38 | N39°37'28"E | 88.09'   |
| L-8  | S82°46'06"W | 36.62'   | L-39 | N86°14'37"E | 142.86'  |
| L-9  | S68°21'09"W | 51.93'   | L-40 | N51°33'43"E | 100.06'  |
| L-10 | S00°34'23"E | 64.05'   | L-41 | N50°06'30"W | 126.69'  |
| L-11 | S45°54'15"W | 78.13'   | L-42 | S51°33'43"W | 91.48'   |
| L-12 | S13°13'16"W | 39.47'   | L-43 | S03°50'20"E | 191.44'  |
| L-13 | N21°56'06"W | 39.66'   | L-44 | N86°20'20"E | 119.43'  |
| L-14 | S04°39'02"W | 46.25'   | L-45 | S13°18'32"W | 25.99'   |
| L-15 | N86°20'20"E | 64.25'   | L-46 | N80°07'08"W | 37.43'   |
| L-16 | N11°57'41"E | 12.50'   | L-47 | S71°37'41"W | 284.57'  |
| L-17 | N78°02'19"W | 3.37'    | L-48 | N24°23'34"E | 209.91'  |
| L-18 | N34°30'58"W | 43.76'   | L-49 | N86°20'20"E | 262.33'  |
| L-19 | N75°11'57"W | 155.62'  | L-50 | N82°32'33"E | 133.45'  |
| L-20 | S69°18'04"W | 118.68'  | L-51 | N35°12'35"E | 128.87'  |
| L-21 | N52°08'58"W | 112.79'  | L-52 | N56°24'32"E | 141.16'  |
| L-22 | N82°02'19"W | 112.79'  | L-53 | N78°02'19"W | 3.37'    |
| L-23 | S82°02'19"E | 112.79'  | L-54 | N34°30'58"W | 43.76'   |
| L-24 | S52°08'58"E | 118.68'  | L-55 | N75°11'57"W | 155.62'  |
| L-25 | N69°18'04"E | 120.79'  | L-56 | S69°18'04"W | 120.79'  |
| L-26 | S75°11'57"E | 155.62'  | L-57 | S33°49'49"W | 231.72'  |
| L-27 | S34°30'58"E | 43.76'   | L-58 | S13°27'20"W | 416.15'  |
| L-28 | S78°02'19"E | 3.37'    |      |             |          |

## NOTES

- Coordinates based on NAD'83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No.16DA & No.16DC.
- There are no scenic roads abutting the site.
- No clearing, grading or construction is permitted within wetlands & stream buffers or forest conservation areas, except as allowed by waiver WP-99-05.
- There are no known burial grounds or cemetery sites on the subject property.



## SITE TABULATION

- Total number of lots to be recorded:  
Buildable: 3  
Open Space: -0-
- Total area of lots:  
Buildable: 474,224 SF or 10.89 AC  
Total Open Space: -0-  
Area of recreation open space: -0-  
Total area of 100 year floodplain: 32,062 SF or 0.73 AC
- Total area of road R/W to be recorded including widening strips: -0-
- Total gross area of subdivision to be recorded: 474,224 SF or 10.89 AC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division

Director

## OWNER'S CERTIFICATION

I, Duane E. Zentgraf, Member, C.A.B. Properties, Inc., owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning establish the minimum building restriction lines. All Easements of rights-of-way affecting the property are included in this plan of subdivision.

Witness my hand this 17th day of MARCH, 1999.

*Duane E. Zentgraf - MEMBER*

**D.S. THALER & ASSOC., INC.**  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
SURVEYORS  
LAND PLANNERS  
7115 Ambassador Road  
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## CURVE DATA

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|---------|-------------|-----------|
| C-1   | 62.50'  | 47.48'  | 24.95'  | 46.34'  | N56°16'39"W | 43°31'21" |
| C-2   | 112.50' | 79.88'  | 41.71'  | 78.21'  | N54°51'28"W | 40°40'59" |
| C-3   | 262.50' | 162.64' | 84.03'  | 160.05' | S87°03'03"W | 35°29'59" |
| C-4   | 187.50' | 191.60' | 105.11' | 183.37' | N81°25'27"W | 58°32'58" |
| C-5   | 262.50' | 136.94' | 70.06'  | 135.39' | N67°05'39"W | 29°53'21" |
| C-6   | 112.50' | 23.98'  | 12.04'  | 23.93'  | N88°08'43"W | 12°12'47" |
| C-7   | 87.50'  | 26.77'  | 13.49'  | 26.66'  | N89°11'54"E | 17°31'34" |
| C-8   | 237.50' | 123.90' | 63.39'  | 122.49' | S67°05'39"E | 29°53'21" |
| C-9   | 212.50' | 217.15' | 119.13' | 207.82' | S81°25'27"E | 58°32'58" |
| C-10  | 237.50' | 147.15' | 76.02'  | 144.81' | N87°03'03"E | 35°29'59" |
| C-11  | 87.50'  | 62.13'  | 32.44'  | 60.83'  | S54°51'28"E | 40°40'59" |
| C-12  | 87.50'  | 66.47'  | 34.93'  | 64.88'  | S56°16'39"E | 43°31'21" |
| C-13  | 75.00'  | 56.97'  | 29.94'  | 55.61'  | N56°16'39"W | 43°31'21" |
| C-14  | 100.00' | 71.01'  | 37.07'  | 69.52'  | N54°51'28"W | 40°40'59" |
| C-15  | 250.00' | 154.90' | 80.03'  | 152.43' | S87°03'03"W | 35°29'59" |
| C-16  | 200.00' | 122.89' | 63.45'  | 120.96' | S86°54'13"W | 35°12'17" |

## SURVEYOR'S CERTIFICATION

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Nick E. Plakatoris to C.A.B. Properties, LLC by deed dated May 22, 1998, as recorded in the Land Records of Howard County in Liber 4332, Folio 404, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

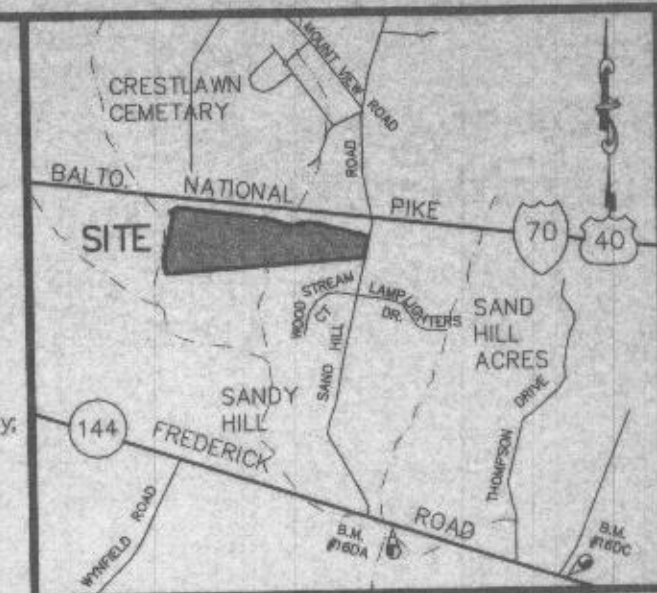
3/17/99  
Date

*Bernard F. Linsenmeyer III*  
Bernard F. Linsenmeyer III, Property Line Surveyor #503

The requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

3/17/99  
Date

*Duane E. Zentgraf - MEMBER*  
Duane E. Zentgraf, Member  
C.A.B. Properties, LLC



## COORDINATES

| Point | Northing  | Easting    |
|-------|-----------|------------|
| 1     | 596913.45 | 1330445.00 |
| 2     | 597234.31 | 1330521.79 |
| 3     | 597257.26 | 1330498.03 |
| 4     | 597275.49 | 1330525.53 |
| 5     | 597287.71 | 1330557.16 |
| 6     | 597197.68 | 1331200.89 |
| 7     | 597152.15 | 1331345.98 |
| 8     | 597145.22 | 1331395.50 |
| 9     | 597163.05 | 1331448.48 |
| 10    | 597159.11 | 1331548.90 |
| 11    | 597058.85 | 1331928.35 |
| 12    | 596930.69 | 1331901.20 |
| 13    | 596906.18 | 1331898.52 |
| 14    | 596814.24 | 1330461.63 |
| 15    | 596855.74 | 1331110.30 |
| 16    | 597048.23 | 1331239.31 |
| 17    | 597054.76 | 1331360.09 |
| 18    | 597097.46 | 1331473.09 |
| 19    | 59705.30  | 1331625.32 |
| 20    | 597065.55 | 1331755.77 |
| 21    | 596989.47 | 1331857.42 |
| 22    | 596958.60 | 1331903.67 |
| 23    | 596957.90 | 1331906.97 |
| 24    | 596830.99 | 1330723.46 |
| 25    | 597235.72 | 1330820.30 |
| 26    | 597234.94 | 1330844.22 |
| 27    | 597218.32 | 1330955.92 |
| 28    | 597166.62 | 1331080.64 |
| 29    | 597093.80 | 1331174.35 |
| 30    | 597066.46 | 1331355.67 |
| 31    | 597109.15 | 1331468.67 |
| 32    | 597117.39 | 1331628.51 |
| 33    | 597077.63 | 1331778.96 |
| 34    | 596996.55 | 1331867.71 |
| 35    | 596970.83 | 1331906.26 |
| 36    | 596970.13 | 1331909.56 |
| 37    | 596857.95 | 1331144.74 |
| 38    | 596904.04 | 1331148.49 |
| 39    | 596940.83 | 1331133.67 |
| 40    | 596979.26 | 1331142.70 |
| 41    | 597033.62 | 1331198.81 |
| 42    | 597097.68 | 1331198.17 |
| 43    | 597116.83 | 1331246.44 |
| 44    | 597121.44 | 1331282.77 |
| 45    | 597166.36 | 1331300.69 |
| 46    | 597070.10 | 1331348.57 |
| 47    | 597004.44 | 1331261.69 |
| 48    | 596935.62 | 1331217.83 |
| 49    | 596862.05 | 1331208.84 |
| 50    | 596845.67 | 1331904.38 |
| 51    | 596946.37 | 1331901.08 |
| 52    | 596982.39 | 1331847.12 |
| 53    | 597018.45 | 1331822.32 |
| 54    | 597053.46 | 1331772.58 |
| 55    | 597093.22 | 1331622.12 |
| 56    | 597085.77 | 1331477.51 |
| 57    | 597043.07 | 1331364.51 |
| 58    | 597074.06 | 1331159.01 |
| 59    | 597146.88 | 1331065.30 |
| 60    | 597194.56 | 1330952.47 |
| 61    | 597210.18 | 1330840.76 |
| 62    | 597209.81 | 1330814.10 |
| 63    | 596829.14 | 1330694.60 |
| 64    | 597079.97 | 1330685.50 |
| 65    | 597160.86 | 1330752.64 |
| 66    | 597084.68 | 1330896.93 |
| 67    | 597075.32 | 1330844.38 |
| 68    | 597007.47 | 1330788.20 |
| 69    | 596835.53 | 1330794.44 |
| 70    | 596850.32 | 1331025.55 |
| 71    | 597041.33 | 1331012.74 |
| 72    | 597098.20 | 1331084.39 |
| 73    | 597016.95 | 1331181.60 |
| 74    | 597194.61 | 1331036.02 |
| 75    | 597219.90 | 1331042.00 |
| 76    | 597060.05 | 1331335.28 |
| 77    | 596986.70 | 1331250.38 |
| 78    | 596980.28 | 1331287.26 |
| 79    | 597069.97 | 1331557.32 |
| 80    | 596878.80 | 1331470.63 |
| 81    | 597029.42 | 1331294.75 |
| 82    | 597049.71 | 1331198.65 |
| 83    | 597077.94 | 1331198.37 |
| 84    | 597025.53 | 1331332.62 |
| 85    | 597032.61 | 1331842.92 |
| 86    | 597052.67 | 1330478.32 |
| 87    | 597069.99 | 1330610.64 |
| 88    | 597175.29 | 1330684.95 |
| 89    | 597253.39 | 1330802.54 |

## OWNER/DEVELOPER

C.A.B. Properties, LLC  
2701 Woodridge Court  
West Friendship MD 21794  
Duane E. Zentgraf, Gen. Manager



APPROVED FOR PRIVATE WATER AND SEPTIC SYSTEMS:

Howard County Health Department Officer

Date

**SAND HILL LANDING**

Tax Map 16, Parcel 66, Zoning RR-DEO  
3rd Election District, Howard County, Maryland  
Scale: 1"=100'  
Date: July, 1998  
Revised: 10/19/98, 1/15/99, 2/10/99, 3/8/99, 3/17/99



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: May 3, 1999

P&Z File No. F-99-10

## 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 /Rick Powell
- ☒ 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: Sand Hill Bending

ENCLOSED FOR YOUR → ☐ Signature Approval ☐ Review & Comments ☒ Files  
THE ENCLOSED → ☐ 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 checked="" type="checkbox"/> Final Plat    | <u>1</u>                 | <input type="checkbox"/> Declaration of Intent                         |
| <input type="checkbox"/> Final Constr Plans (RDS) | <input type="checkbox"/> | <input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps |
| <input type="checkbox"/> Final Development Plan   | <input type="checkbox"/> | <input type="checkbox"/> Preliminary Road Profiles                     |
| <input type="checkbox"/> Site Development Plan    | <input type="checkbox"/> | <input type="checkbox"/> APFO Roads Test/Mitigation Plan               |
| <input type="checkbox"/> Landscape Plan           | <input type="checkbox"/> | <input type="checkbox"/> Traffic Study/Noise Study                     |
| <input type="checkbox"/> Grading Plan             | <input type="checkbox"/> | <input type="checkbox"/> Sight Distance Analysis                       |
| <input type="checkbox"/> House Type Revision Plan | <input type="checkbox"/> | <input type="checkbox"/> Floodplain Study                              |
| <input type="checkbox"/> Water and Sewer Plan     | <input type="checkbox"/> | <input type="checkbox"/> Stormwater Management Comps.                  |
| <input type="checkbox"/>                          | <input type="checkbox"/> | <input type="checkbox"/> Industrial Waste Survey (DPW)                 |
| <input type="checkbox"/>                          | <input type="checkbox"/> | <input type="checkbox"/> Road Poster Form Letter                       |
| <input type="checkbox"/>                          | <input type="checkbox"/> | <input type="checkbox"/> Response Letter                               |
| <input type="checkbox"/>                          | <input type="checkbox"/> | <input type="checkbox"/> Perc Plat                                     |
| <input type="checkbox"/>                          | <input type="checkbox"/> | <input type="checkbox"/> Scenic Road Exhibits                          |

## Applications

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

WAS: ☐ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

☒ Recorded  
On 4/28/99

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

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







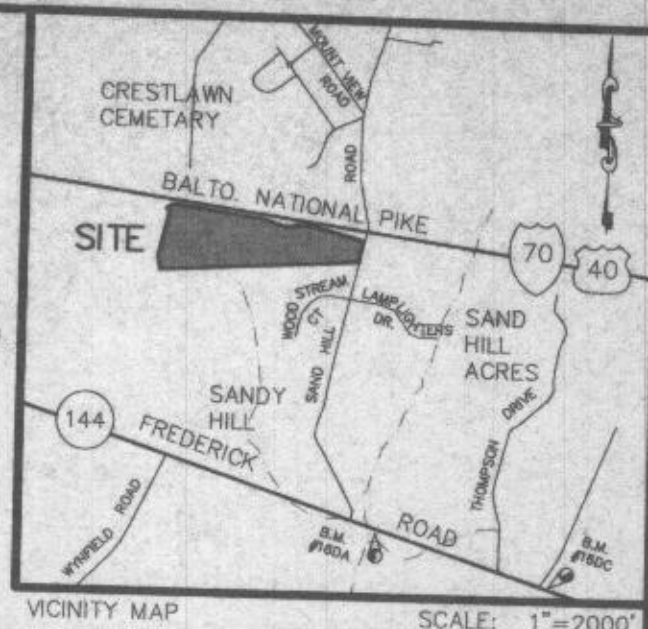
# LINE TABLE

| LINE | DIRECTION   | DISTANCE | LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L-1  | N06°57'57"E | 74.12'   | L-27 | S75°11'52"E | 155.62'  |
| L-2  | N32°30'50"E | 81.61'   | L-28 | S34°30'58"E | 43.76'   |
| L-3  | N52°55'14"E | 108.90'  | L-29 | S78°02'19"E | 3.37'    |
| L-4  | N31°59'34"E | 88.57'   | L-30 | S27°08'17"W | 39.75'   |
| L-5  | N82°02'19"W | 50.00'   | L-31 | N15°30'52"E | 87.01'   |
| L-6  | N72°34'35"W | 47.47'   | L-32 | N13°27'20"W | 48.06'   |
| L-7  | S21°45'15"W | 48.36'   | L-33 | S60°45'51"W | 100.98'  |
| L-8  | S83°05'10"W | 35.37'   | L-34 | S39°41'27"W | 105.12'  |
| L-9  | S68°29'03"W | 53.19'   | L-35 | S02°04'42"E | 250.99'  |
| L-10 | S00°34'23"E | 64.05'   | L-36 | N86°20'20"E | 100.04'  |
| L-11 | S45°54'15"W | 78.13'   | L-37 | N02°04'42"W | 172.05'  |
| L-12 | S13°31'16"W | 39.47'   | L-38 | N39°37'28"E | 88.09'   |
| L-13 | N21°56'06"W | 39.66'   | L-39 | N86°14'37"E | 142.86'  |
| L-14 | S04°39'02"W | 46.25'   | L-40 | N51°33'43"E | 100.06'  |
| L-15 | N86°20'20"E | 64.23'   | L-41 | S51°33'43"W | 149.36'  |
| L-16 | N11°57'41"E | 25.00'   | L-42 | S03°50'20"E | 174.12'  |
| L-17 | N78°02'19"W | 3.37'    | L-43 | S86°20'20"E | 144.43'  |
| L-18 | N34°30'58"E | 43.76'   | L-44 | S13°18'32"W | 25.99'   |
| L-19 | N75°11'57"W | 155.62'  | L-45 | N08°00'55"E | 21.70'   |
| L-20 | S69°18'04"W | 120.79'  | L-46 | N06°32'59"W | 216.79'  |
| L-21 | N52°08'58"W | 118.68'  | L-47 | N78°02'19"W | 3.37'    |
| L-22 | N82°02'19"W | 112.79'  | L-48 | N34°30'58"W | 43.76'   |
| L-23 | S82°02'19"E | 112.79'  | L-49 | N75°11'57"W | 155.62'  |
| L-24 | S52°08'58"W | 51.47'   | L-50 | S69°18'04"W | 120.79'  |
| L-25 | S52°08'58"W | 67.21'   | L-51 | S33°49'49"W | 231.72'  |
| L-26 | N69°18'04"E | 120.79'  | L-52 | S13°27'20"W | 416.15'  |
|      |             |          | L-53 | N86°20'20"E | 365.70'  |

## NOTES

- Coordinates are based on NAD'83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No.16DA & No.16DC.
- There are no scenic roads abutting the site.
- No clearing, grading or construction is permitted within wetlands & stream buffers or forest conservation areas.
- There are no known burial grounds or cemetery sites on the subject property.
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null & void upon connection to a public utility system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- Protective covenants governing the maintenance and use of the use-in-common driveway are recorded in Liber \_\_\_\_\_ Folio \_\_\_\_\_.
- There are no existing structures on site to remain.
- Refuse collection, snow removal and road maintenance for pipestem lots are provided to the junction of the flag or pipestem and the road R/W line only and not onto the flag or pipestem lot driveway.
- All areas are more or less.
- This plat is based on a field run monumented boundary survey performed on or about January 13, 1998 by D.S. Thaler & Associates, Inc.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 16 feet serving two or more residences.
  - Surface - 6 inches of compacted crusher run base with tar & chip coating.
  - Geometry - Maximum 15% grade, maximum 8% grade change and minimum of 45 foot turning radius.
  - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).

- Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - minimum 12 feet.
  - Maintenance - Sufficient to insure all weather use.
- This project is exempt from the requirements to provide stormwater quantity management. Water quality management will be provided as indicated in report.
  - 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 #1, #2 and #3, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and a conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver all 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(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the Developer's surety posted with said Abreemant, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

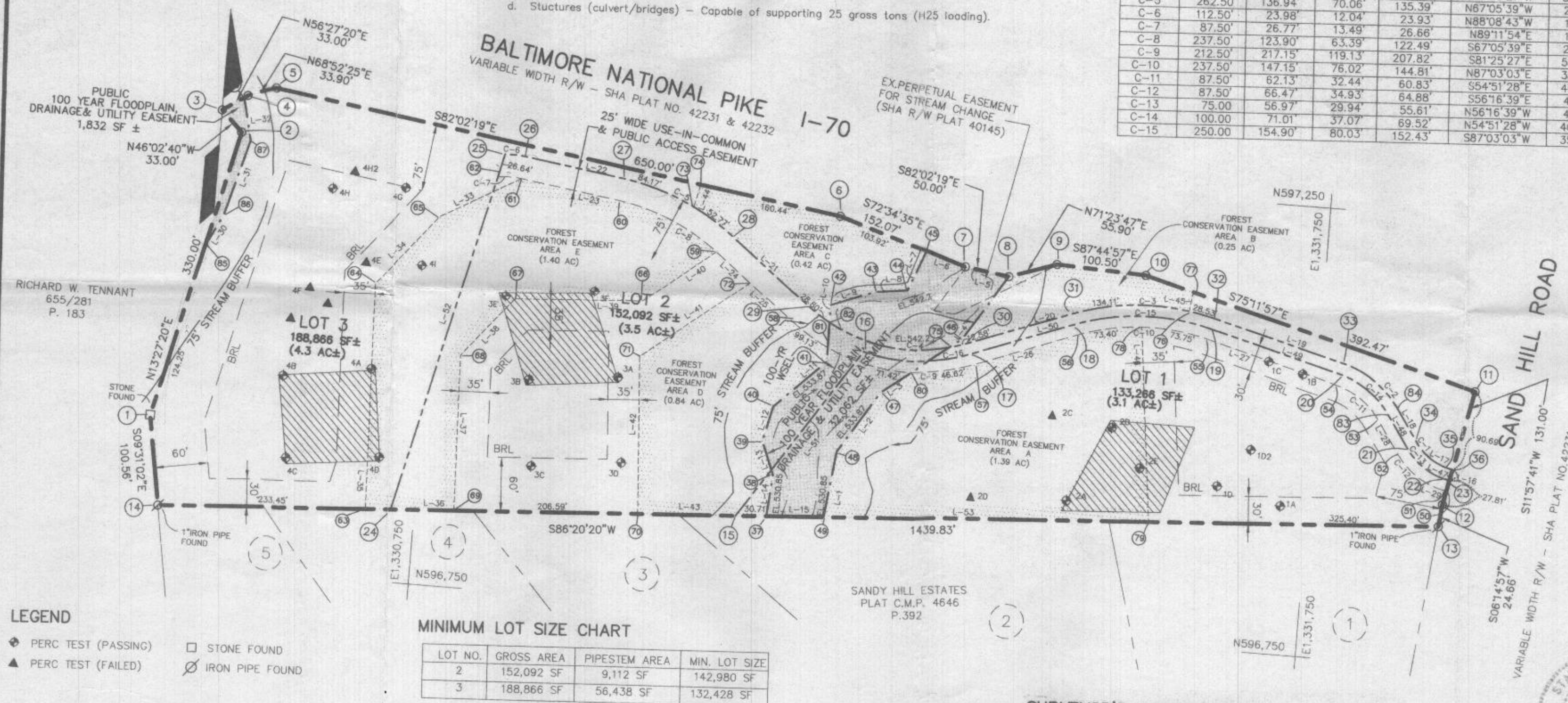


## COORDINATES

| Point | Northing  | Easting    |
|-------|-----------|------------|
| 1     | 596913.41 | 1330445.00 |
| 2     | 597234.35 | 1330521.79 |
| 3     | 597257.26 | 1330498.03 |
| 4     | 597275.49 | 1330525.53 |
| 5     | 597287.71 | 1330557.16 |
| 6     | 597197.68 | 1331200.89 |
| 7     | 597152.15 | 1331345.98 |
| 8     | 597145.22 | 1331395.50 |
| 9     | 597163.05 | 1331448.48 |
| 10    | 597159.11 | 1331548.90 |
| 11    | 597058.85 | 1331928.35 |
| 12    | 596930.69 | 1331901.20 |
| 13    | 596906.18 | 1331898.52 |
| 14    | 596814.24 | 1330461.63 |
| 15    | 596855.74 | 1331110.30 |
| 16    | 597048.23 | 1331239.30 |
| 17    | 597054.76 | 1331360.09 |
| 18    | 597097.46 | 1331473.09 |
| 19    | 597105.30 | 1331625.32 |
| 20    | 597065.55 | 1331755.77 |
| 21    | 596989.47 | 1331857.41 |
| 22    | 596958.60 | 1331903.67 |
| 23    | 596957.90 | 1331906.97 |
| 24    | 596830.99 | 1330723.46 |
| 25    | 597235.71 | 1330820.30 |
| 26    | 597234.94 | 1330844.22 |
| 27    | 597219.32 | 1330955.93 |
| 28    | 597166.62 | 1331080.64 |
| 29    | 597093.80 | 1331174.35 |
| 30    | 597066.46 | 1331355.67 |
| 31    | 597109.15 | 1331468.67 |
| 32    | 597117.39 | 1331628.51 |
| 33    | 597077.63 | 1331778.96 |
| 34    | 596996.66 | 1331867.71 |
| 35    | 596970.83 | 1331906.26 |
| 36    | 596970.13 | 1331909.56 |
| 37    | 596857.95 | 1331144.74 |
| 38    | 596904.13 | 1331145.87 |
| 39    | 596940.83 | 1331133.67 |
| 40    | 596967.68 | 1331909.04 |
| 41    | 597033.63 | 1331198.81 |
| 42    | 597097.68 | 1331198.17 |
| 43    | 597116.83 | 1331246.44 |
| 44    | 597121.44 | 1331282.77 |
| 45    | 597166.36 | 1331300.69 |
| 46    | 597070.10 | 1331348.58 |
| 47    | 597003.83 | 1331264.10 |
| 48    | 596935.62 | 1331217.83 |
| 49    | 596862.05 | 1331208.84 |
| 50    | 596945.67 | 1331904.38 |
| 51    | 596946.37 | 1331901.08 |
| 52    | 596982.39 | 1331847.12 |
| 53    | 597018.45 | 1331822.32 |
| 54    | 597053.46 | 1331772.57 |
| 55    | 597093.22 | 1331622.12 |
| 56    | 597084.37 | 1331475.00 |
| 57    | 597043.07 | 1331364.51 |
| 58    | 597078.40 | 1331162.39 |
| 59    | 597146.88 | 1331065.30 |
| 60    | 597194.56 | 1330952.47 |
| 61    | 597210.18 | 1330840.76 |
| 62    | 597215.59 | 1330815.48 |
| 63    | 596829.14 | 1330694.60 |
| 64    | 597079.97 | 1330685.50 |
| 65    | 597160.86 | 1330752.64 |
| 66    | 597084.68 | 1330986.93 |
| 67    | 597075.14 | 1330844.38 |
| 68    | 597004.69 | 1330788.28 |
| 69    | 596835.53 | 1330794.44 |
| 70    | 596848.72 | 1331000.60 |
| 71    | 597022.45 | 1330988.95 |
| 72    | 597115.30 | 1331105.94 |
| 73    | 597194.61 | 1331036.02 |
| 74    | 597219.90 | 1331042.00 |
| 75    | 597060.05 | 1331335.28 |
| 76    | 597123.16 | 1331600.59 |
| 77    | 597144.65 | 1331603.61 |
| 78    | 597100.77 | 1331549.06 |
| 79    | 596885.40 | 1331573.79 |
| 80    | 597029.42 | 1331294.75 |
| 81    | 597055.84 | 1331198.59 |
| 82    | 597077.94 | 1331198.37 |
| 83    | 597025.53 | 1331832.62 |
| 84    | 597032.61 | 1331842.92 |
| 85    | 597226.08 | 1330532.69 |
| 86    | 597142.24 | 1330509.42 |
| 87    | 596110.67 | 1330493.16 |

## CURVE DATA

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|---------|-------------|-----------|
| C-1   | 62.50'  | 47.48'  | 24.95'  | 46.34'  | N56°16'39"W | 43°31'21" |
| C-2   | 112.50' | 79.88'  | 41.71'  | 78.21'  | N54°51'28"W | 40°40'59" |
| C-3   | 262.50' | 162.24' | 84.03'  | 160.05' | S87°03'03"W | 35°29'59" |
| C-4   | 187.50' | 191.60' | 105.11' | 183.37' | N81°25'27"W | 58°32'58" |
| C-5   | 262.50' | 136.94' | 70.06'  | 135.39' | N67°05'39"W | 29°53'21" |
| C-6   | 112.50' | 23.98'  | 12.04'  | 23.93'  | N88°08'43"W | 12°12'47" |
| C-7   | 87.50'  | 26.77'  | 13.49'  | 26.66'  | N89°11'54"E | 17°31'34" |
| C-8   | 237.50' | 123.90' | 63.39'  | 122.49' | S67°05'39"E | 29°53'21" |
| C-9   | 212.50' | 217.15' | 119.13' | 207.82' | S81°25'27"E | 58°32'58" |
| C-10  | 237.50' | 147.15' | 76.02'  | 144.81' | N87°03'03"E | 35°29'59" |
| C-11  | 87.50'  | 62.13'  | 32.44'  | 60.83'  | S54°51'28"E | 40°40'59" |
| C-12  | 87.50'  | 66.47'  | 34.93'  | 64.88'  | S56°16'39"E | 43°31'21" |
| C-13  | 75.00'  | 56.97'  | 29.94'  | 55.61'  | N56°16'39"W | 43°31'21" |
| C-14  | 100.00' | 71.01'  | 37.07'  | 69.52'  | N54°51'28"W | 40°40'59" |
| C-15  | 250.00' | 154.90' | 80.03'  | 152.43' | S87°03'03"W | 35°29'59" |



## LEGEND

- PERC TEST (PASSING)
- PERC TEST (FAILED)
- STONE FOUND
- IRON PIPE FOUND

## SITE TABULATION

- Total number of lots to be recorded:  
Buildable: 3  
Open Space: -0-
- Total area of lots:  
Buildable: 474,224 SF or 10.89 AC  
Total Open Space: -0-  
Area of recreation open space: -0-  
Total area of 100 year floodplain: 32,062 SF or 0.73 AC
- Total area of road R/W to be recorded including widening strips: -0-
- Total gross area of subdivision to be recorded: 474,224 SF or 10.89 AC

## MINIMUM LOT SIZE CHART

| LOT NO. | GROSS AREA | PIPESTEM AREA | MIN. LOT SIZE |
|---------|------------|---------------|---------------|
| 2       | 152,092 SF | 9,112 SF      | 142,980 SF    |
| 3       | 188,866 SF | 56,438 SF     | 132,428 SF    |

## OWNER'S DEDICATION

I, Duane E. Zentgraf, Member, C.A.B. Properties, Inc., owner of the property shown and described hereon, hereby adopt this plan of subdivision; and in consideration of the approval of this Final Plat by the Department of Planning and Zoning establish the minimum building restriction lines. All easements of rights-of-way affecting the property are included in this plan of subdivision.

Witness My Hand This 22 Day of July, 1998.

C.A.B. PROPERTIES, LLC  
By: Lawrence E. Zentgraf - MEMBER

## D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
SURVEYORS  
LAND PLANNERS  
7115 Ambassador Road  
Baltimore, Maryland 21244  
(410)944-ENGR, (410)944-3647

## SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Nick E. Plakatoris to C.A.B. Properties, LLC by deed dated \_\_\_\_\_ and recorded in the Land Records of Howard County in Liber \_\_\_\_\_ Folio \_\_\_\_\_, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

7/22/98  
Date

Bernard F. Linsenmeyer III  
Bernard F. Linsenmeyer III, Property Line Surveyor #503

The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

7/22/98  
Date

Duane E. Zentgraf  
Duane E. Zentgraf, Member  
C.A.B. Properties, LLC

## OWNER/DEVELOPER

C.A.B. Properties, LLC  
2701 Woodridge Court  
West Friendship MD 21794  
Duane E. Zentgraf, Gen. Manager

## SAND HILL LANDING

Tax Map 16, Parcel 66, Zoning RR-DEO  
3rd Election District, Howard County, Maryland  
Scale: 1"=100'  
Date: July, 1998  
Revised: October 19, 1998

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division  
Date  
Director AS SENT FOR SIGNATURE  
3/24/99 Date

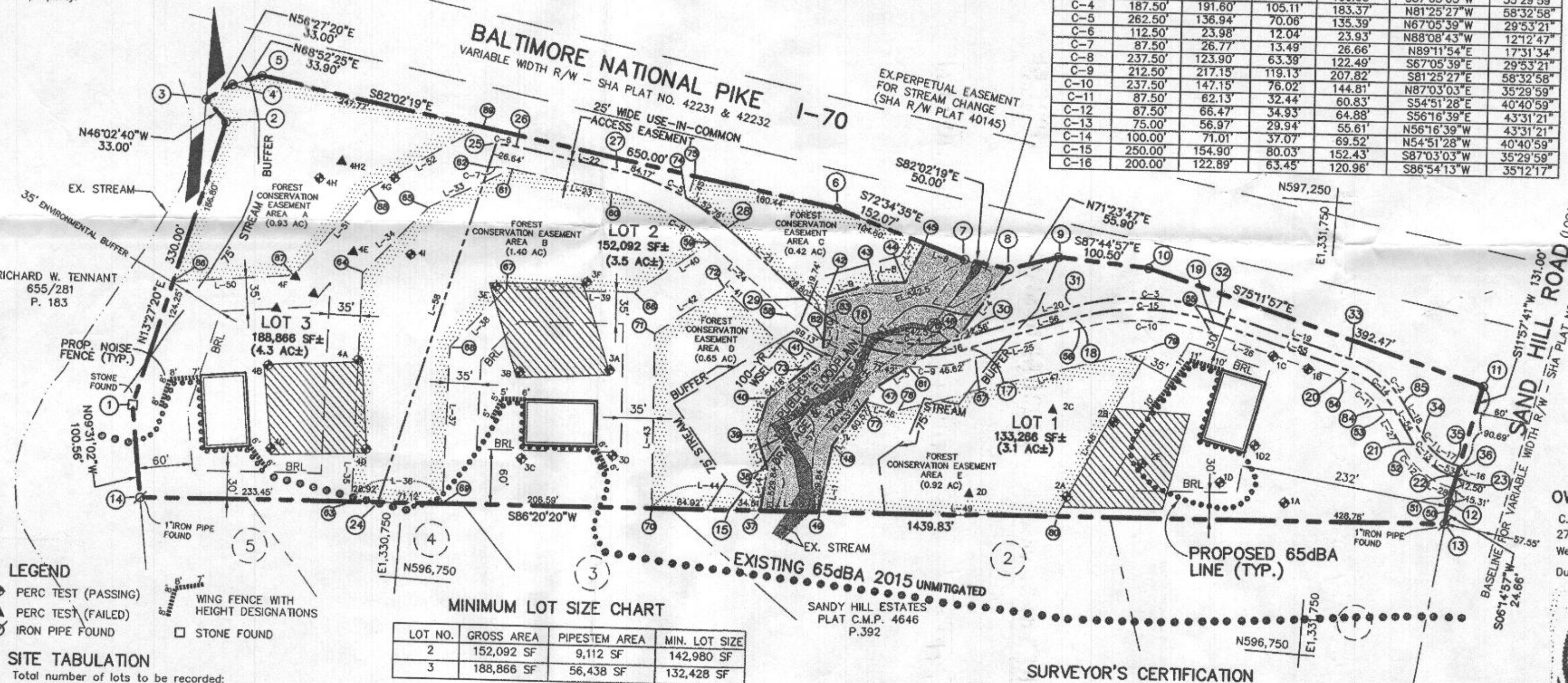


# LINE TABLE

| LINE | DIRECTION   | DISTANCE | LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L-1  | N06°57'57"E | 74.12'   | L-33 | S60°45'51"W | 100.98'  |
| L-2  | N32°30'50"E | 81.61'   | L-34 | S39°41'27"W | 105.12'  |
| L-3  | N52°55'14"E | 108.90'  | L-35 | S02°04'42"E | 250.99'  |
| L-4  | N31°59'34"E | 88.57'   | L-36 | N86°20'20"E | 100.04'  |
| L-5  | N72°34'35"W | 47.47'   | L-37 | N02°04'42"W | 172.05'  |
| L-6  | S21°45'15"W | 48.36'   | L-38 | N39°37'28"E | 88.09'   |
| L-7  | S82°46'06"W | 36.82'   | L-39 | N86°14'37"E | 142.86'  |
| L-8  | S68°21'09"W | 51.93'   | L-40 | N51°33'43"E | 100.06'  |
| L-9  | S00°34'23"E | 64.05'   | L-41 | N50°06'30"W | 126.69'  |
| L-10 | S45°54'15"W | 78.13'   | L-42 | S51°33'43"W | 91.48'   |
| L-11 | S13°13'16"W | 39.47'   | L-43 | S03°50'20"E | 191.44'  |
| L-12 | N21°56'06"W | 39.66'   | L-44 | N86°20'20"E | 119.43'  |
| L-13 | S04°39'02"W | 46.25'   | L-45 | S13°18'32"W | 25.99'   |
| L-14 | N86°20'20"E | 64.23'   | L-46 | N80°07'08"W | 37.43'   |
| L-15 | N11°57'41"E | 12.50'   | L-47 | S71°37'41"W | 284.57'  |
| L-16 | N78°02'19"W | 3.37'    | L-48 | N24°23'34"E | 209.91'  |
| L-17 | N34°30'58"W | 43.76'   | L-49 | N86°20'20"E | 262.33'  |
| L-18 | N75°11'57"W | 155.62'  | L-50 | N82°32'33"E | 133.45'  |
| L-19 | S89°18'04"W | 120.79'  | L-51 | N56°24'32"E | 141.16'  |
| L-20 | S52°08'58"W | 118.68'  | L-52 | N78°02'19"W | 3.37'    |
| L-21 | N82°02'19"W | 112.79'  | L-53 | N34°30'58"W | 43.76'   |
| L-22 | S82°02'19"E | 112.79'  | L-54 | N75°11'57"W | 155.62'  |
| L-23 | S52°08'58"E | 118.68'  | L-55 | S69°18'04"W | 120.79'  |
| L-24 | N69°18'04"E | 120.79'  | L-56 | S78°02'19"E | 3.37'    |
| L-25 | S75°11'57"E | 155.62'  | L-57 | S13°27'20"W | 416.15'  |
| L-26 | S34°30'58"E | 43.76'   | L-58 |             |          |
| L-27 | S78°02'19"E | 3.37'    |      |             |          |
| L-28 |             |          |      |             |          |

## NOTES

- Coordinates based on NAD'83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No.16DA & No.16DC.
- There are no scenic roads abutting the site.
- No clearing, grading or construction is permitted within wetlands & stream buffers or forest conservation areas, except as allowed by waiver WP-99-05.
- There are no known burial grounds or cemetery sites on the subject property.



## OWNER'S CERTIFICATION

I, Duane E. Zentgraf, Member, C.A.B. Properties, Inc., owner of the property shown and described herein, hereby adopt this plan of subdivision; and in consideration of the approval of this Final Plat by the Department of Planning and Zoning establish the minimum building restriction lines. All Easements of rights-of-way affecting the property are included in this plan of subdivision.

Witness my hand this 15th day of APRIL 1999.

Duane E. Zentgraf - MEMBER

## D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
SURVEYORS  
LAND PLANNERS

7115 Ambassador Road  
Baltimore, Maryland 21244  
(410)944-ENGR, (410)944-3647

## SURVEYOR'S CERTIFICATION

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Nick E. Plakatoris to C.A.B. Properties, LLC by deed dated May 22, 1998, as recorded in the Land Records of Howard County in Liber 4332, Folio 404, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

4/15/99  
Date  
Bernard F. Linsenmeyer III  
Bernard F. Linsenmeyer III, Property Line Surveyor #503

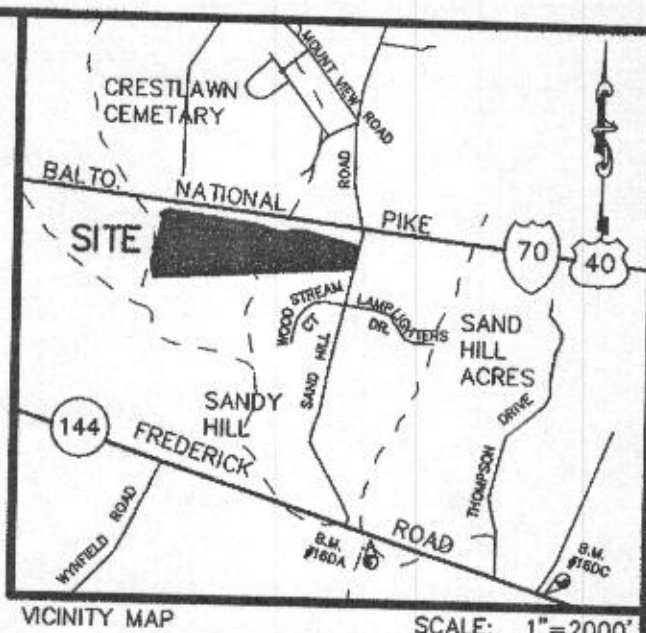
4/15/99  
Date  
Duane E. Zentgraf  
Duane E. Zentgraf, Member  
C.A.B. Properties, Inc.

## APPROVED FOR PRIVATE WATER AND SEPTIC SYSTEMS:

Mary Sue Baker  
Howard County Health Department Officer  
4/23/99  
Date

## SAND HILL LANDING

Tax Map 16, Parcel 66, Zoning RR-DEO  
3rd Election District, Howard County, Maryland  
Scale: 1"=100'  
Revised: 10/19/98, 1/15/99, 2/10/99, 3/8/99, 3/17/99, 4-15-99



## COORDINATES

| Point | Northing  | Easting    |
|-------|-----------|------------|
| 1     | 596913.41 | 1330445.00 |
| 2     | 597234.35 | 1330521.79 |
| 3     | 597257.26 | 1330498.03 |
| 4     | 597275.49 | 1330525.53 |
| 5     | 597287.71 | 1330557.16 |
| 6     | 597197.68 | 1331200.89 |
| 7     | 597152.15 | 1331345.98 |
| 8     | 597145.22 | 1331395.50 |
| 9     | 597163.05 | 1331448.48 |
| 10    | 597159.11 | 1331548.90 |
| 11    | 597058.85 | 1331928.35 |
| 12    | 596930.69 | 1331901.20 |
| 13    | 596908.18 | 1331898.52 |
| 14    | 596884.24 | 1330461.63 |
| 15    | 596855.74 | 1331110.30 |
| 16    | 597048.23 | 1331239.31 |
| 17    | 597054.76 | 1331360.09 |
| 18    | 597097.46 | 1331473.09 |
| 19    | 597105.30 | 1331625.32 |
| 20    | 597065.55 | 1331755.77 |
| 21    | 596989.47 | 1331857.42 |
| 22    | 596958.60 | 1331903.67 |
| 23    | 596957.90 | 1331906.97 |
| 24    | 596830.99 | 1330723.46 |
| 25    | 597235.72 | 1330820.30 |
| 26    | 597234.94 | 1330844.22 |
| 27    | 597219.32 | 1330955.92 |
| 28    | 597166.62 | 1331080.64 |
| 29    | 597093.80 | 1331174.35 |
| 30    | 597066.46 | 1331355.67 |
| 31    | 597109.15 | 1331468.67 |
| 32    | 597117.39 | 1331628.51 |
| 33    | 597077.63 | 1331778.96 |
| 34    | 596966.55 | 1331867.71 |
| 35    | 596970.83 | 1331906.28 |
| 36    | 596970.13 | 1331909.56 |
| 37    | 596857.95 | 1331144.74 |
| 38    | 596904.04 | 1331148.49 |
| 39    | 596940.83 | 1331133.67 |
| 40    | 596979.26 | 1331142.70 |
| 41    | 597033.62 | 1331198.81 |
| 42    | 597097.68 | 1331198.17 |
| 43    | 597116.83 | 1331246.44 |
| 44    | 597121.44 | 1331282.77 |
| 45    | 597166.36 | 1331300.69 |
| 46    | 597070.10 | 1331348.57 |
| 47    | 597004.44 | 1331261.69 |
| 48    | 596935.62 | 1331217.83 |
| 49    | 596862.05 | 1331208.84 |
| 50    | 596945.67 | 1331904.38 |
| 51    | 596946.37 | 1331901.08 |
| 52    | 596982.39 | 1331847.12 |
| 53    | 597018.45 | 1331822.32 |
| 54    | 597053.46 | 1331772.58 |
| 55    | 597093.22 | 1331622.12 |
| 56    | 597085.77 | 1331477.51 |
| 57    | 597043.07 | 1331364.51 |
| 58    | 597074.06 | 1331159.01 |
| 59    | 597146.88 | 1331065.30 |
| 60    | 597194.56 | 1330952.47 |
| 61    | 597210.18 | 1330840.76 |
| 62    | 597209.81 | 1330814.10 |
| 63    | 596829.14 | 1330894.60 |
| 64    | 597079.97 | 1330885.50 |
| 65    | 597160.86 | 1330752.64 |
| 66    | 597084.68 | 1330986.93 |
| 67    | 597075.32 | 1330844.38 |
| 68    | 597007.47 | 1330788.20 |
| 69    | 596835.53 | 1330794.44 |
| 70    | 596850.32 | 1331025.55 |
| 71    | 597041.33 | 1331012.74 |
| 72    | 597098.20 | 1331084.39 |
| 73    | 597016.95 | 1331181.60 |
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| 75    | 597219.90 | 1331042.00 |
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| 80    | 596878.80 | 1331470.63 |
| 81    | 597029.42 | 1331294.75 |
| 82    | 597049.71 | 1331198.65 |
| 83    | 597077.94 | 1331198.37 |
| 84    | 597025.53 | 1331832.62 |
| 85    | 597032.61 | 1331842.92 |
| 86    | 597052.67 | 1330478.32 |
| 87    | 597069.99 | 1330610.64 |
| 88    | 597175.29 | 1330684.95 |
| 89    | 597253.39 | 1330802.54 |







9/9/98 SAND HILL LANDING WP-99-05  
TC w/ TIM ESAGA

OP2 REQUESTED TO CHANGE  
FROM IAC TO 3AC COTS

~~HOLD FOR 3AC PROPOSAL ± 2 WEEKS~~

PUBLIC 420 NOT AVAILABLE TO PROJECT AT  
THIS TIME

REVISED PLAN TO ADDRESS IMPROVING WELL SITES /  
REDUCING CONTAMINATION<sup>RISK</sup> FROM ITO

ES



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 7-23-98

P&Z File No.

WP99-05

## 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:

Sand Hill Landing (F99-10)

ENCLOSED FOR YOUR →  
THE ENCLOSED →

☐ Signature Approval  
☐ Original

☒ Review & Comments  
☐ Files

## Plans

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

## # of Sheets

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

## Supplemental Documents

- ☐ 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  
☐ Received and Revised

☐ Tentatively Approved  
☐ Approved

☐ Recorded  
On 7-23

COMMENTS:

The State Highway Administration will not be responsible for future noise problems or contamination to wells on lots 2 and 4, due to the close proximity of I-70/Rt 40  
Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

SRC/COMMENTS DUE BY:

8-2

Daniel P. Doherty 7/30/98



# D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD, BALTIMORE MARYLAND 21244  
(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

TO: HOWARD COUNTY  
DEPT. OF ENVIRONMENTAL HEALTH  
3525 ELLICOTT MILLS DRIVE  
ELLICOTT CITY, MARYLAND 21043  
ATTN: GLEN SAVAGE

DATE: OCTOBER 20, 1998  
RE: SAND HILL LANDING  
DST&A PN: \_\_\_\_\_

- ☐ We are submitting  
☒ We are forwarding  
☐ We are returning  
☐ We request

- ☒ Herewith  
☐ Regular U.S. Mail  
☐ Hand Delivered  
☐ Federal Express/Courier Service

| NO. | DESCRIPTION   |
|-----|---|
| 1   | RED LINE OF PERCOLATION CERTIFICATION PLAT<br>3 ACRE PROPOSAL - LOSS OF LOT 1<br>LOT 2 DOES NOT PROVIDE AN IMPROVED WELL SITE |

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- ☐ In accordance with your request  
☒ For your review  
☐ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

- ☐ For your use  
☐ Please call when ready  
☐ Please return to this office  
☒ Approval requested  
☐ Conference requested at your convenience

For further information, please contact the writer at this office

Enclosure ☒  
cc: file ☒  
cc: Client ☒ DUANE ZENTGRAF

Sincerely yours,

  
STACEY A. MCARTHUR, R.L.A.



# LINE TABLE

| LINE | DIRECTION   | DISTANCE | LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L-1  | N08°57'57"E | 74.12'   | L-28 | S78°02'19"E | 3.37'    |
| L-2  | N32°30'50"E | 81.61'   | L-33 | S60°45'51"W | 100.98'  |
| L-3  | N52°55'14"E | 108.90'  | L-34 | S39°41'27"W | 105.12'  |
| L-4  | N31°59'34"E | 88.57'   | L-35 | S02°04'42"E | 250.99'  |
| L-5  | N72°34'35"W | 47.47'   | L-36 | N86°20'20"E | 100.04'  |
| L-6  | S21°45'15"W | 48.36'   | L-37 | N02°04'42"W | 172.05'  |
| L-7  | S82°46'06"W | 36.62'   | L-38 | N39°37'28"E | 88.09'   |
| L-8  | S68°21'09"W | 51.93'   | L-39 | N86°14'37"E | 142.86'  |
| L-9  | S00°34'23"E | 64.05'   | L-40 | N51°33'43"E | 100.06'  |
| L-10 | S45°54'15"W | 78.13'   | L-41 | N50°06'30"W | 126.69'  |
| L-11 | S13°13'18"W | 39.47'   | L-42 | S51°33'43"W | 91.48'   |
| L-12 | S13°13'18"W | 39.47'   | L-43 | S03°50'20"E | 191.44'  |
| L-13 | N21°56'06"W | 39.66'   | L-44 | N86°20'20"E | 119.43'  |
| L-14 | S04°39'02"W | 46.23'   | L-45 | S13°18'32"W | 25.99'   |
| L-15 | N86°20'20"E | 46.23'   | L-46 | N80°07'08"W | 37.43'   |
| L-16 | N11°57'41"E | 12.50'   | L-47 | S71°37'41"W | 284.57'  |
| L-17 | N78°02'19"W | 3.37'    | L-48 | N24°23'34"E | 209.91'  |
| L-18 | N34°30'58"W | 43.76'   | L-49 | N86°20'20"E | 262.33'  |
| L-19 | N75°11'57"W | 155.62'  | L-50 | N82°32'33"E | 133.45'  |
| L-20 | S69°18'04"W | 120.79'  | L-51 | N35°12'35"E | 128.87'  |
| L-21 | N52°08'58"W | 118.68'  | L-52 | N56°24'32"E | 141.16'  |
| L-22 | N82°02'19"W | 112.79'  | L-53 | N78°02'19"W | 3.37'    |
| L-23 | S82°02'19"E | 112.79'  | L-54 | N34°30'58"W | 43.76'   |
| L-24 | S52°08'58"E | 118.68'  | L-55 | N75°11'57"W | 155.62'  |
| L-25 | N69°18'04"E | 120.79'  | L-56 | S69°18'04"W | 120.79'  |
| L-26 | S75°11'57"E | 155.62'  | L-57 | S33°49'49"W | 231.72'  |
| L-27 | S34°30'58"E | 43.76'   | L-58 | S13°27'20"W | 416.15'  |

## NOTES

- Coordinates based on NAD83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No.16DA & No.16DC.
- There are no scenic roads abutting the site.
- No clearing, grading or construction is permitted within wetlands & stream buffers or forest conservation areas, except as allowed by waiver WP-99-05.
- There are no known burial grounds or cemetery sites on the subject property.

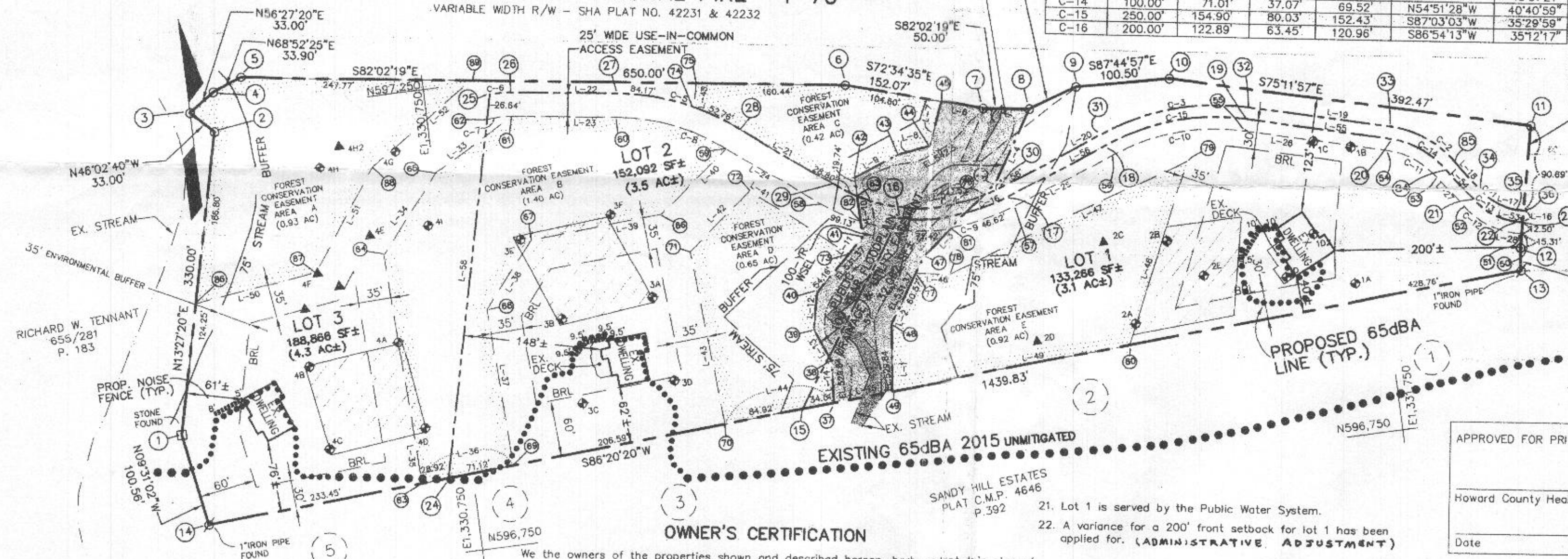
## LEGEND

- PERC TEST (PASSING)
- PERC TEST (FAILED)
- IRON PIPE FOUND
- STONE FOUND
- WING FENCE WITH HEIGHT DESIGNATIONS

## MINIMUM LOT SIZE CHART

| LOT NO. | GROSS AREA | PIPESTEM AREA | MIN. LOT SIZE |
|---------|------------|---------------|---------------|
| 2       | 152,092 SF | 9,112 SF      | 142,980 SF    |
| 3       | 188,866 SF | 56,438 SF     | 132,428 SF    |

## BALTIMORE NATIONAL PIKE I-70 VARIABLE WIDTH R/W - SHA PLAT NO. 42231 & 42232



## OWNER'S CERTIFICATION

We the owners of the properties shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning establish the minimum building restriction lines. All Easements of rights-of-way affecting the property are included in this plan of subdivision.

The requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Witness my hand this Date:

LOT 1:  
Deed 4746/105  
Date  
3-26-01

LOT 2:  
Deed 5292/359  
Date  
3-26-01

LOT 3:  
Deed 5039/138  
Date  
3/23/2001

Keith P. Sample

Charmaine C. Sample

John James Ellsworth

Marki M. Ellsworth

David E. Benton

Lisa Marie Benton



I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by deeds 4746/105, 5292/359, and 5039/138 as recorded in the Land Records of Howard County, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

The requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

3/23/01  
Bernard F. Linsenmeyer III, Property Line Surveyor #503

## D.S. THALER & ASSOC., INC.

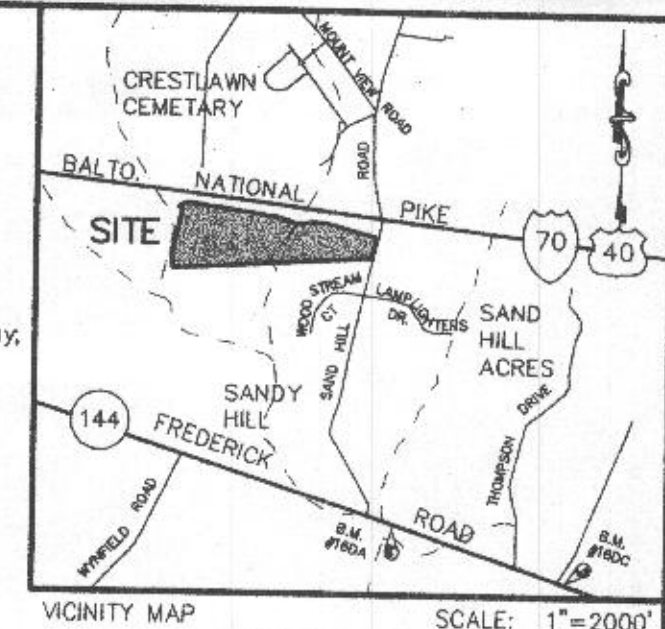
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
7115 Ambassador Road  
Baltimore, Maryland 21244  
(410)944-ENG, (410)944-3647

SURVEYORS  
LAND PLANNERS

PREVIOUSLY RECORDED  
PLAT NO. 13696

## FIRST AMENDED PLAT

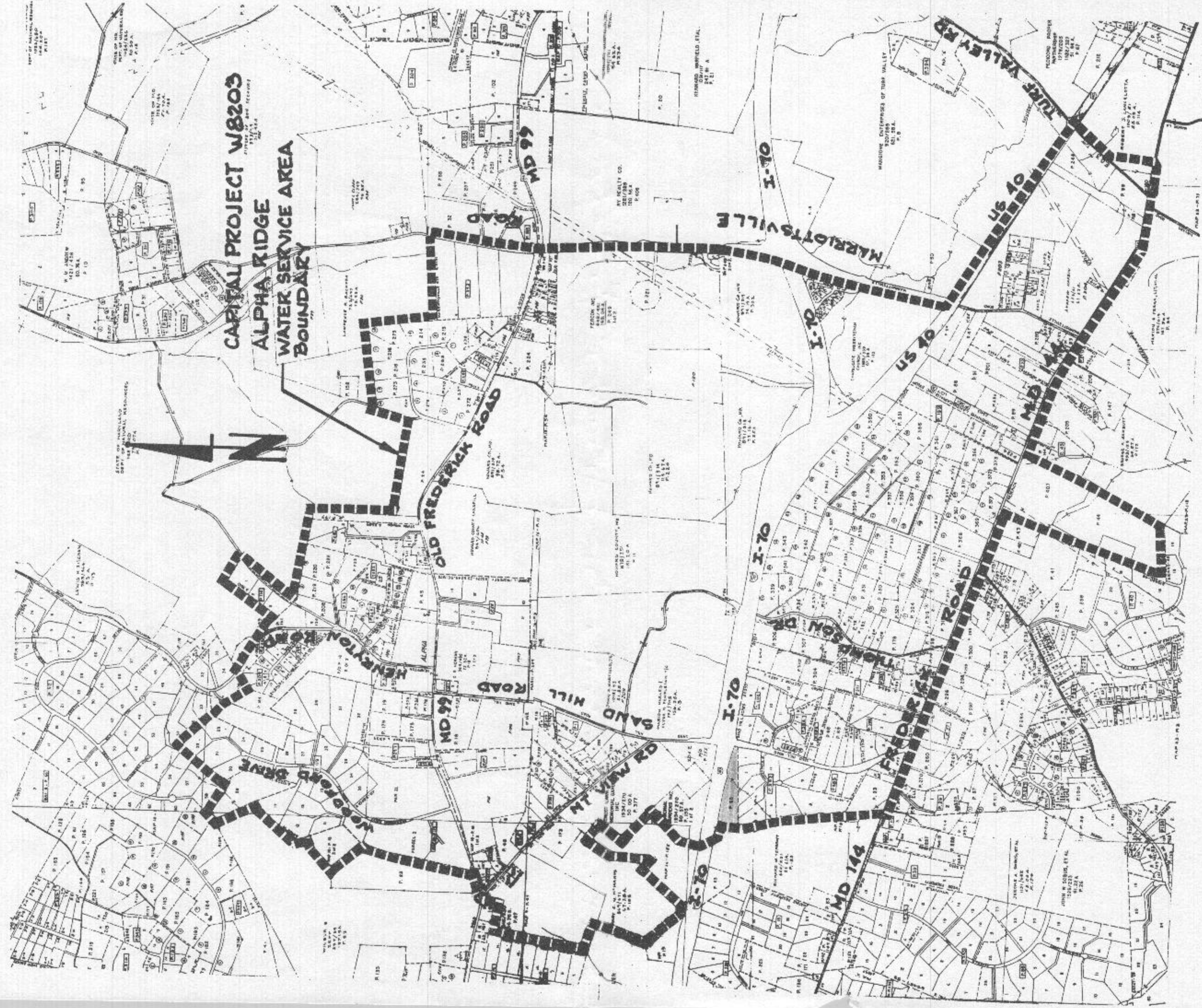
**SAND HILL LANDING**  
Tax Map 16, Parcel 426, Zoning RR-DEO  
3rd Election District, Howard County, Maryland  
Scale: 1"=100'  
Date: March 23, 2001



## COORDINATES

| Point | Northing  | Easting    |
|-------|-----------|------------|
| 1     | 596913.41 | 1330445.00 |
| 2     | 597234.35 | 1330521.79 |
| 3     | 597257.26 | 1330498.03 |
| 4     | 597275.49 | 1330525.53 |
| 5     | 597287.71 | 1330557.16 |
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| 13    | 596906.18 | 1331898.52 |
| 14    | 596881.24 | 1330461.63 |
| 15    | 596855.74 | 1331110.30 |
| 16    | 597048.23 | 1331239.31 |
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| 19    | 597105.30 | 1331625.32 |
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| 21    | 596989.47 | 1331857.42 |
| 22    | 596958.60 | 1331903.67 |
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| 35    | 596970.83 | 1331906.26 |
| 36    | 596970.13 | 1331909.56 |
| 37    | 596857.95 | 1331444.74 |
| 38    | 596904.04 | 1331148.49 |
| 39    | 596940.83 | 133133.67  |
| 40    | 596979.26 | 133142.70  |
| 41    | 597033.62 | 133198.81  |
| 42    | 597097.68 | 133198.17  |
| 43    | 597116.83 | 1331246.44 |
| 44    | 597121.44 | 1331282.77 |
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| 75    | 597219.90 | 1331042.00 |
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| 87    | 597069.99 | 1330610.64 |
| 88    | 597175.29 | 1330684.95 |
| 89    | 597253.39 | 1330802.54 |







CLICK HERE

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

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

Page 1 of 1

| Name                      | Account   | Street              | OWN OCC | Town Parcel Lot |
|---------------------------|-----------|---------------------|---------|-----------------|
| <u>SAMPLE KEITH P</u>     | 03 330184 | 2370 W SAND HILL RD | H       | 000 426 1       |
| <u>ELLSWORTH JOHN JAM</u> | 03 330222 | 2380 W SAND HILL RD | H       | 000 426 2       |
| <u>BENTON DAVID ERIC</u>  | 03 330265 | 2390 W SAND HILL RD | H       | 000 426 3       |

*Private Water Only*  
*Private WTS*



File No. F. 99.10  
Saw Hill Landing

**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  
Reviewing Agent  
Date Received 3/18/99  
Date Forwarded 3/18/99  
Rejected For: JA - I did NOT check your comments  
CH

**HEALTH**  
Craig Wille  
Reviewing Agent  
Date Received 3/19/99  
Date Forwarded 3-29-99  
Rejected For: \_\_\_\_\_

**DPW** DED  
\_\_\_\_\_  
Reviewing Agent  
Date Received \_\_\_\_\_  
Date Forwarded \_\_\_\_\_  
Rejected For: \_\_\_\_\_

**Chief, DLD**  
\_\_\_\_\_  
Reviewing Agent  
Date Received \_\_\_\_\_  
Date Forwarded \_\_\_\_\_  
ected For: \_\_\_\_\_



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 7-23-98

P&Z File No.

WP99-05

## 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

## Agenices

- ☒ 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:

Sand Hill Landing (F99-10)

ENCLOSED FOR YOUR →

THE ENCLOSED →

☐ Signature Approval

☐ Original

☒

Review & Comments

☐ Files

## Plans

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

## # of Sheets

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

## Supplemental Documents

- ☐ 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

☒

Received

☐ Received and Revised

☐ Tentatively Approved

☐ Approved

☐ Recorded

On

7-23

SRC/COMMENTS DUE BY:

8-20

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**

# WAIVER PETITION APPLICATION

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number \_\_\_\_\_

**I. Site Description**

Subdivision Name/Property Identification: Sand Hill Landing

Location of property: Sand Hill Road & I-70  
(Road name and nearest public road intersection)

|                                 |   |
|---------------------------------|---|
| <u>Vacant</u><br>(Existing Use) | <u>Residential (single family dwelling)</u><br>(Proposed Use) |
|---------------------------------|---|

|                        |                              |                           |                                 |
|------------------------|------------------------------|---------------------------|---------------------------------|
| <u>16</u><br>(Tax Map) | <u>7</u><br>(Grid/Block No.) | <u>66</u><br>(Parcel No.) | <u>3</u><br>(Election District) |
|------------------------|------------------------------|---------------------------|---------------------------------|

|                                    |                              |
|------------------------------------|------------------------------|
| <u>RR-DEO</u><br>(Zoning District) | <u>10.85</u><br>(Total 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.)

Minor subdivison plan filed community, Noise buffer waiver petition filed  
sepratley.

**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 of modifications to the minimum requirements stipulated within the Regulations.

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.

| <u>Section Reference No.</u> | <u>Summary of Regulation</u>   |
|------------------------------|--|
| 1. <u>16.116(a)(2)</u>       | <u>Prohibits grading, removal of vegetation and new structures not permitted within 75 feet of a perennial stream.</u> |
| 2. <u>16.120(c)(2)(iii)</u>  | <u>Requires all single-family detached dwellings to have a minimum frontage on a public right-of-way;</u>              |
| 3. <u>16.120(b)(5)(i)</u>    | <u>Requires noise levels limited to Design Manual standards or mitigation provided.</u>                                |
| 4. <u>16.124</u>             | <u>Requires that a Landscape Plan be submitted and landscaping provided in accordance with the Landscape Manual.</u>   |
| 5. _____                     | _____  |



### III. Justification

All waiver requests must be fully justified by the petitioner. 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.

(SEE ATTACHED PAGE)

### 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 form 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, 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 checked="" type="checkbox"/> Information Not Provided |
| <input checked="" type="checkbox"/> NA | <input checked="" type="checkbox"/> Not Applicable       | <input checked="" type="checkbox"/> Justification Attached   |



- |            |   |
|------------|---|
| <u>X</u>   | 1. Vicinity map scale 1" = 2,000'.  |
| <u>X</u>   | 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.   |
| <u>X</u>   | 3. North arrow and scale of plan.   |
| <u>X</u>   | 4. Location, extent, boundary lines and area of any proposed lots.  |
| <u>X</u>   | 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. |
| <u>X</u>   | 6. Delineation of building setback lines.   |
| <u>X</u>   | 7. Delineation of all existing public road and/or proposed street systems.  |
| <u>X</u>   | 8. Identification and location of all easements.  |
| <u>X</u>   | 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.  |
| <u>N/A</u> | 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.   |
| <u>N/A</u> | 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).                     |
| <u>N/A</u> | 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.  |
| <u>X</u>   | 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.

#### 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.

C.A.B. PROPERTIES, LLC

67. JAMES E. SCOLL - MEMBER  
(Signature of Property Owner)  
(Fee Simple Owner Only)

6/25/98  
(Date)

[Signature]  
(Signature of Petition Preparer)

7/21/98  
(Date)

C.A.B. PROPERTIES, LLC

(Name of Property Owner)

2701 WOODRIDGE CT

(Address)

WEST FRIENDSHIP MD 21794

(City, State, Zip Code)

410-772-1820

(Telephone)

ALAN E. SCOLL as agent

(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

7115 Ambassador Rd.

(Address)

Baltimore, Md. 21244

(City, State, Zip Code)

(410) 944-3647

(Telephone)

(410) 944-3684

(Fax)



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. \_\_\_\_\_

I. *Application Requirements*

*Indicate Yes, No or N/A*

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

\_\_\_\_\_  
\_\_\_\_\_

II. *Fee Computation*

**Fee**

- Number of waivers requested .....  
• Base Fee for first two waiver sections (\$350) .....  
Fee for each additional waiver section (\_\_\_\_ additional waivers x \$50) .....  
• (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 \_\_\_\_\_



June 23, 1998

JUSTIFICATION TO ACCOMPANY  
WAIVER REQUESTS FOR  
SAND HILL LANDING

The subject property comprises approximately ten acres of land adjacent to the southern right-of-way of Interstate 70 (I-70), with frontage on Sand Hill Road to the east. The property is divided into roughly one-third/two-third segments by an unnamed perennial stream, which flows from north to south through the property in a fairly deeply incised channel, emanating from a culvert from underneath of I-70. Due to the nature of the soils in this area and the shape of the channel, there are no wetlands associated with the stream on the subject property.

The portion of the property closest to Sand Hill Road is the smaller of the two parcels created by the stream. This piece is long and narrow and capable of supporting at most two family single residences on well and septic. Due to the uneven terrain, the proximity of I-70, and the narrow shape of the property, it would be very difficult to place any additional houses on this front parcel.

The least complicated (and as-of-right) way to develop property would be to provide for one house on the Sand Hill Road (east) side of the property on a minimum three-acre lot, and a second house on the west side across the stream. This scenario would, of course, require the construction of a driveway across the existing stream to access the rear parcel.

In the case of the subject proposal, the developer has chosen to assist in the preservation of agricultural land in Howard County by seeking to purchase two Development Rights. Therefore, the one-third portion of the property near Sand Hill Road is proposed to be improved with two single-family lots, and a third lot will be



developed in the far southwestern corner of the property. This will create a preservation parcel of about seven acres, providing for the stewardship of the most environmentally sensitive portions of the property (including the stream, the associated floodplain and buffer, the steep slopes adjacent to the stream, and a floodplain and stream buffer associated with the larger tributary immediately west of the property), in the hands of one homeowner. The owner of the preservation parcel will then share an access driveway with the owner of the third lot. The driveway is proposed to cross the stream at a point close to the existing SHA culvert outfall. No wetlands impact will result from this proposed crossing.

Therefore, with regard to Waiver Request No. 1, strict compliance with the regulations regarding construction in stream buffers would prohibit development of the property in a manner to which the owner is entitled in the first place (two lots of three acres minimum); and would prevent the location of a homesite in an appropriate location for the stewardship of the preservation parcel in the second place (three lots plus a preservation parcel are proposed).

To further enhance the size, shape and environmental protection benefit of the preservation parcel, waiver request No. 2 seeks relief from the minimum front-foot requirement for Lot No. 3, and thereby seeks to eliminate a very long pipe stem that would detract from the preservation parcel and its purpose. Lot No. 3 can be served effectively by a use-in-common easement over a driveway which will be shared with the owner of the preservation parcel. Providing a pipe stem to serve Lot No. 3 would reduce the size of the preservation parcel, result in a bizarre configuration for Lot No. 3, and cause the ownership of important buffer areas along the western and northern edges of the tract to be dedicated to Lot 3 instead of the preservation parcel (see attached sketch).



Waiver request No. 3 seeks relief from the requirements to provide noise levels at 65 dBA or less in all curtilage areas associated with each of the proposed houses.

A noise study prepared by Wildman Environmental Services and provided under separate cover indicates that virtually all of the property is subject to noise levels exceeding 65dBA. Mitigation for this excess would typically require construction of 10 to 20 foot barriers in the form of walls or berms. Such measures are not practical for a four-lot subdivision. Construction of such facilities would require destruction of wooded areas currently screening the property from I-70. Much of those wooded areas are proposed for forest conservation.

Mitigation by location of the house sites toward the backs of the lots, away from I-70, has been provided to the extent possible. Additional costs will be incurred to pump sewerage for these houses to uphill septic disposal areas in order to accommodate these house locations. Special construction techniques can be utilized to insure acceptable internal noise levels for each of the houses.

Waiver request No. 4 seeks relief from the requirement to submit a Landscape Plan and provide for additional landscaping.

The proposed four single-family houses will be well screened from Sand Hill Road by a change in topography that places the road behind a natural berm. Most of the property adjoining the development of similar type houses to the south is to be part of the preservation parcel. A wide floodplain associated with a substantial stream system dominates the vacant land lying west of the site, and provides a substantial buffer that is otherwise unbuildable. The entire site is forested, and much of it will remain forested during and after the construction of the proposed four (4) home sites. The entire stream area and most of the preservation parcel will be protected by covenants and forest conservation easements.



Approval of the requested waivers will allow the appropriate utilization of a left-over piece of land in an existing residential area while allowing for the preservation of additional County agricultural land. The proposal would provide for four single-family detached homes backing up to five existing single-family detached homes. A preservation parcel will protect the existing environmental resources while providing for a minimal stream buffer impact by preparing a crossing wide enough only to accommodate a driveway immediately downstream of an existing culvert in a channel that has no wetlands associated with it.

Therefore, there will be no loss of environmental quality, increase in downstream flooding, or threat to the health, safety and welfare of the public at large. To the extent that the intent of the regulations is to protect environmental resources and protect existing farmland, approval of the requested waivers will fulfill that intent and permit no impacts that would not be permitted by full application of the Howard County regulations.





## HOWARD COUNTY HEALTH DEPARTMENT

*Joyce M. Boyd, M.D., County Health Officer*  
February 4, 1998

Heritage Land Development  
3243 Bethany Lane  
Ellicott City, Maryland 21042  
Attention: Tim Feaga

RE: Percolation Test Results Application No. A59287A-C,  
Proposed Use: Subdivision  
Property ID: Sand Hill Road - Southwest at I-70  
Tax Map: 16 Parcel: 66

Dear Mr. Feaga:

Percolation testing conducted January 20, 1998 on the above referenced property indicated limited satisfactory soil conditions. Copies of the percolation test results are enclosed.

Rock was encountered in two locations on proposed Lot 2. It is anticipated that final design will avoid these areas.

A Percolation Certification Plan showing the following information should be submitted to this office by a registered engineer:

- actual locations & elevations of all excavated test holes
- suitable house sites
- suitable well sites
- locations of existing wells and septic tanks that are on the property
- show all existing structures on the property
- locations of existing wells and septic tanks within 100 feet of property boundaries
- streams/swales/springs or any other relevant features
- contour lines

This plan should be submitted within 60 days to allow field verification if necessary.

Please be advised that proposals for subdivision require a Groundwater Appropriations permit prior to any plat approvals.

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

Very truly yours,

Glen Savage, R. S.  
Water and Sewerage Program

GS:lr  
Enclosures  
cc: Duane Zentgraf  
File





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## HOWARD COUNTY HEALTH DEPARTMENT

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

May 29, 1998

Mr. Tim Feaga  
Heritage Land Development  
3243 Bethany Lane  
Ellicott City, Maryland 21042

RE: Percolation Relocation  
Zentgraf Property - Lots 3 & 4  
Sand Hill Road

Dear Mr. Feaga:

Percolation testing conducted on May 5, 1998 on the above referenced property for relocation of the original septic areas tested on January 20, 1998, indicated satisfactory soil conditions. A copy of the test results is enclosed.

Rock was encountered in some locations on proposed lot 4. It is anticipated that the final design will avoid these areas.

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

This should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the address below or by calling (410) 313-2640. Thank you in advance for your time and cooperation.


Sincerely,

*Kimberly Maiste*  
Kimberly Maiste, Sanitarian  
Water and Sewerage Program







KM  
Enclosures  
cc: file

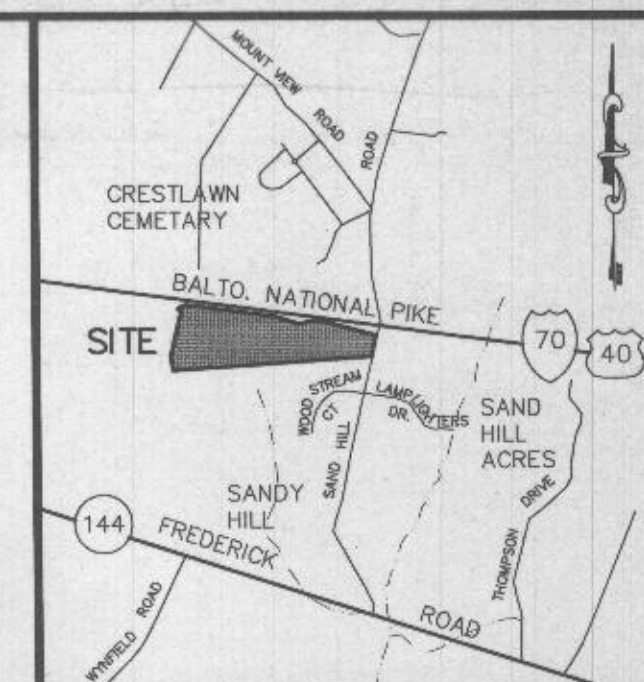


# NOTE

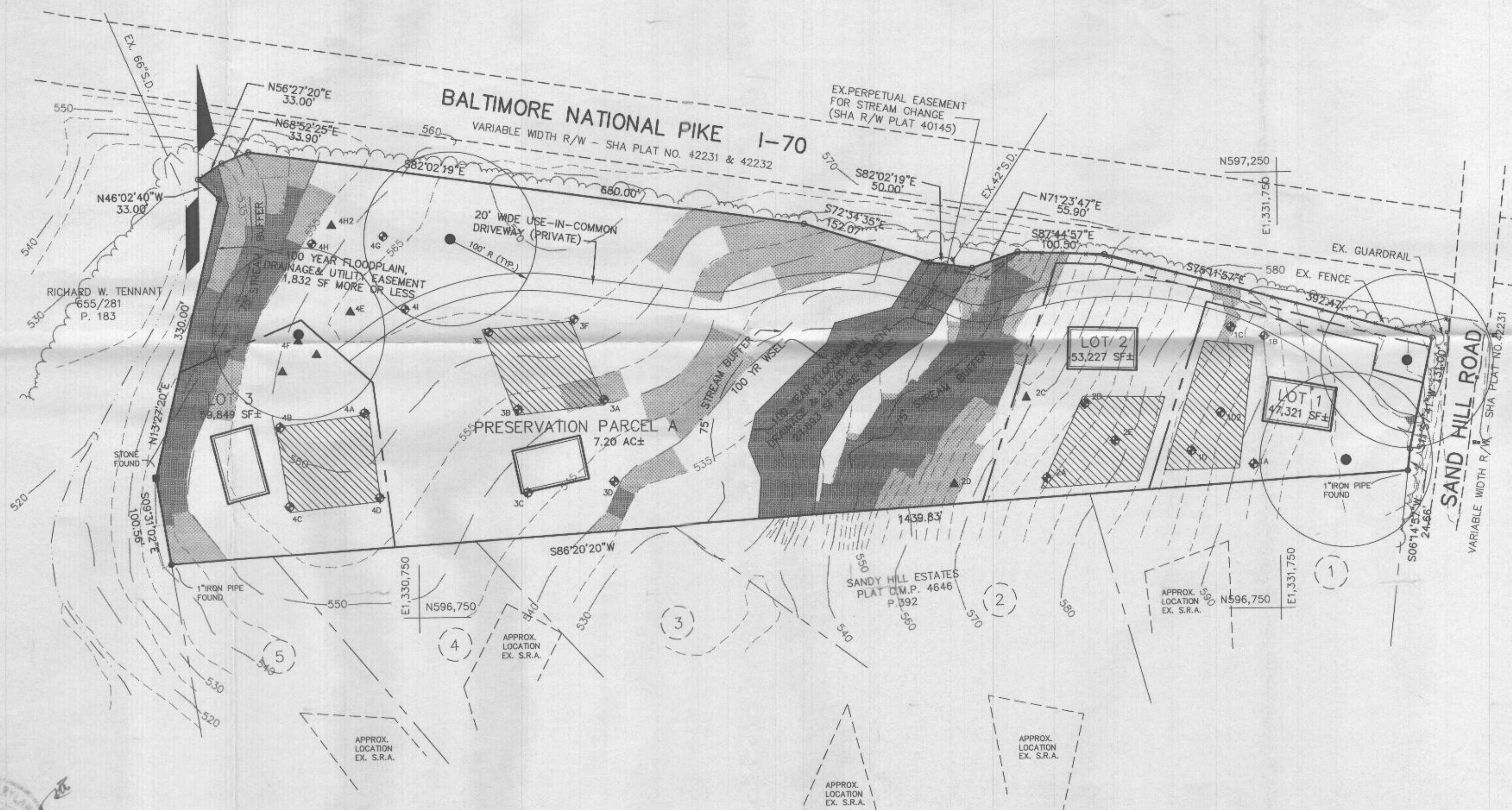
- Topography shown east of stream, including the stream itself, was field run by Thaler & Associates on January 13, 1998, and is shown at 2' contour intervals. Topography to the west of the stream was taken from Howard County 200 scale maps, and is shown at 5' contour intervals.
-  This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null & void upon connection to a public utility system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic systems within 100' of property boundaries have been shown.
- All wells to be drilled prior to record plat.

# LEGEND

-  SLOPES 15%-24.9%
-  SLOPES GREATER THAN 25%
-  PROP. HOUSE LOCATION
-  PERC TEST LOCATIONS (PASSING)
-  PERC TEST LOCATIONS (Failing)
-  PROP. WELL LOCATION



VICINITY MAP SCALE: 1"=2000'



THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS HAVE BEEN SHOWN WHERE PERTINENT.

APPROVED: For Private Water and Private Sewage Systems.

*John W. Boyd* 7-20-98  
COUNTY HEALTH OFFICER DATE

**D.S. THALER & ASSOC., INC.**  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
SURVEYORS  
LAND PLANNERS  
7115 Ambassador Road  
Baltimore, Maryland 21244  
(410)944-ENGR, (410)944-3647

**OWNER/DEVELOPER**  
C.A.B. Properties, LLC  
2701 Woodridge Court  
West Friendship MD 21794  
Duane E. Zentgraf, Gen. Manager

**PERCOLATION CERTIFICATION PLAT**  
**SAND HILL LANDING**  
Tax Map 16, Parcel 66, Zoning RR-DEO  
3rd Election District, Howard County, Maryland  
Scale: 1"=100' Date: July 1998





## HOWARD COUNTY HEALTH DEPARTMENT

A59287

DATE  
12/29/97Received  
From

CAB Properties L.L.C.

2701 Woodridge Ct, West Friendship, Md 21794

For Perc test for Zentgraf property  
3 lots☐ CASH  
☒ CHECK

NO.

1516

Six Hundred Seventy Five and  $\frac{00}{100}$  Dollars

\$

675 | 00

Received By

Amy McMullen





## HOWARD COUNTY HEALTH DEPARTMENT

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

December 31, 1997

Heritage Land Development  
3243 Bethany Lane  
Ellicott City, Maryland 21042

RE: Percolation Test Date  
Application Number - A59287  
Purpose: Subdivision  
Property ID: Zentgraf Property  
Tax Map: 16 Parcel: 66

ALL WILLS REPORT  
PLAT.  
SAND HILL H.S.  
HAD  
"INTERESTING"  
WELL  
HISTORY.

Dear Sirs:

A percolation test date has been reserved for 10:00 a.m., ~~Wednesday~~ <sup>Tuesday</sup>,  
January 7, 1998.

20

You will be responsible for having a contractor on-site to excavate test holes at the corners of proposed percolation area.

In the event of uncertain weather (i.e. precipitation or extremes of temperature), please contact this office prior to 9:00 a.m. to determine whether percolation testing can be performed on the above reserved date. If it is not feasible to perform the test, a new test date will be assigned.

Percolation test results can be expected within approximately 2 to 3 weeks.

Please call this office between 8:00 a.m. and 5:00 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,



*Amy McMillen*

Amy Mc Millen, R.S.  
Water & Sewerage Program








am  
cc:File

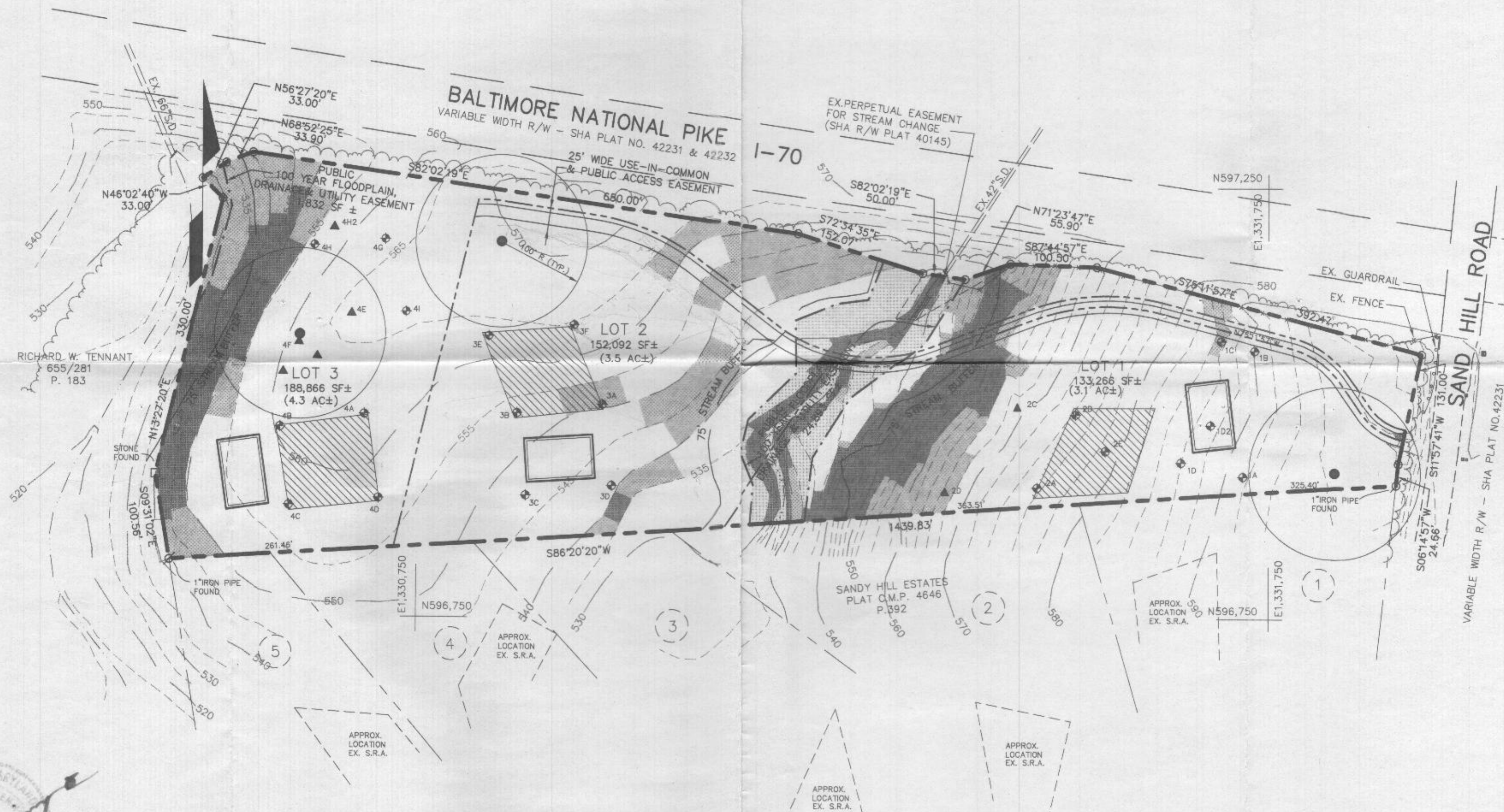
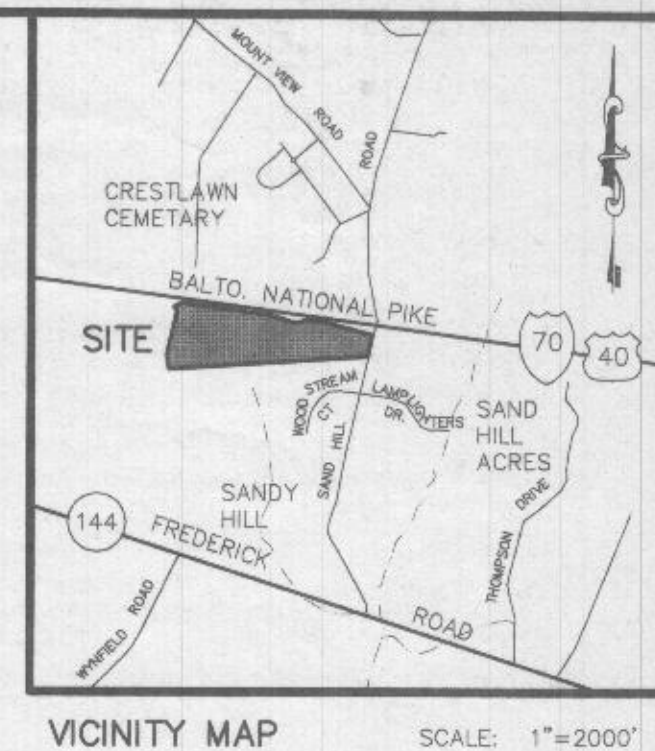


# NOTE

- Topography shown east of stream, including the stream itself, was field run by Thaler & Associates on January 13, 1998, and is shown at 2' contour intervals. Topography to the west of the stream was taken from Howard County 200 scale maps, and is shown at 5' contour intervals.
-  This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null & void upon connection to a public utility system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic systems within 100' of property boundaries have been shown.
-  All wells to be drilled prior to record plat.

## LEGEND

-  SLOPES 15%-4.9%
-  SLOPES GREATER THAN 25%
-  PROP. HOUSE LOCATION
-  PERC TEST LOCATIONS (PASSING)
-  PERC TEST LOCATIONS (FAILING)
-  PROP. WELL LOCATION
-  PROP. SEPTIC RESERVE AREA



**D.S. THALER & ASSOC., INC.**  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
7115 Ambassador Road  
Baltimore, Maryland 21244  
(410)944-ENGR, (410)944-3647

SURVEYORS  
LAND PLANNERS

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS HAVE BEEN SHOWN WHERE PERTINENT.

APPROVED: For Private Water and Private Sewage Systems.

*Sandy Sue Baker*  
COUNTY HEALTH OFFICER (CW)

3-26-99  
DATE

## OWNER/DEVELOPER

C.A.B. Properties, LLC  
2701 Woodridge Court  
West Friendship MD 21794  
Duane E. Zentgraf, Gen. Manager

## PERCOLATION CERTIFICATION PLAT

**SAND HILL LANDING**

Tax Map 16, Parcel 66, Zoning RR-DEO  
3rd Election District, Howard County, Maryland


Scale: 1"=100'

Date: July 1998



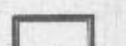



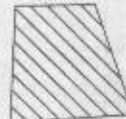
Revised: October, 1998

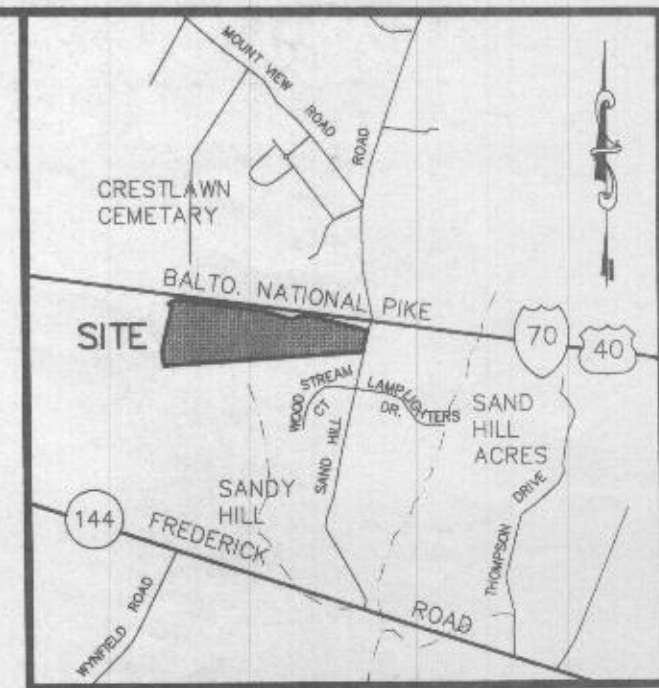


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- All wells to be drilled prior to record plat.

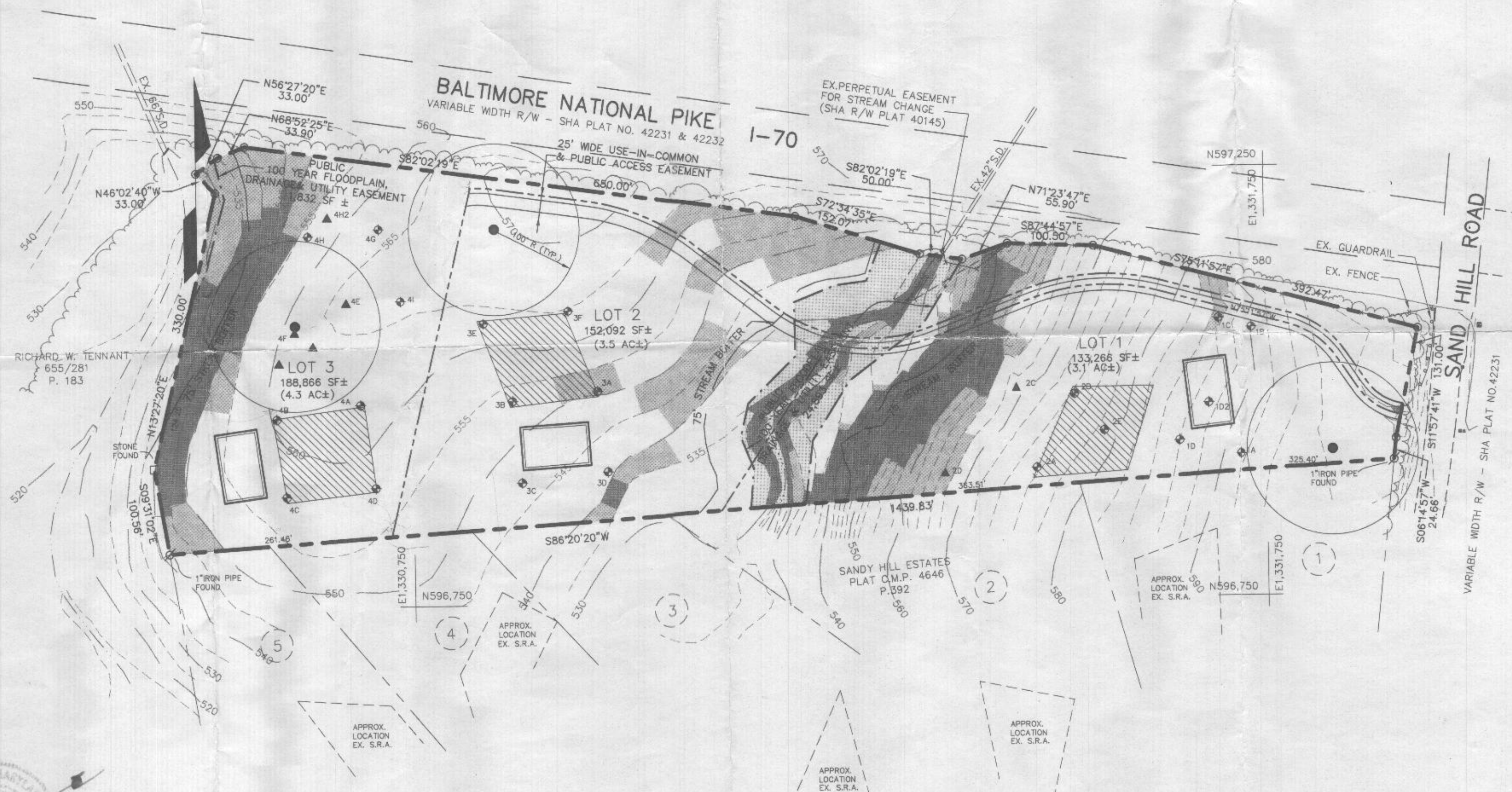
## LEGEND

-  SLOPES 15%-24.9%
-  SLOPES GREATER THAN 25%
-  PROP. HOUSE LOCATION
-  PERC TEST LOCATIONS (PASSING)
-  PERC TEST LOCATIONS (FAILING)
-  PROP. WELL LOCATION
-  PROP. SEPTIC RESERVE AREA



VICINITY MAP

SCALE: 1"=2000'



**D.S. THALER & ASSOC., INC.**  
 CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS  
 SURVEYORS  
 LAND PLANNERS  
 7115 Ambassador Road  
 Baltimore, Maryland 21244  
 (410)944-ENCR, (410)944-3647

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.  
 PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS HAVE BEEN SHOWN WHERE PERTINENT.

APPROVED: For Private Water and Private Sewage Systems.

AS SEAT FOR SIGNATURE 3/14/99  
 COUNTY HEALTH OFFICER DATE


OWNER/DEVELOPER  
 C.A.B. Properties, LLC  
 2701 Woodridge Court  
 West Friendship MD 21794  
 Duane E. Zentgraf, Gen. Manager

## PERCOLATION CERTIFICATION PLAT SAND HILL LANDING








Tax Map 16, Parcel 66, Zoning RR-DEO  
 3rd Election District, Howard County, Maryland  
 Scale: 1"=100' Date: July 1998  
 Revised: October, 1998

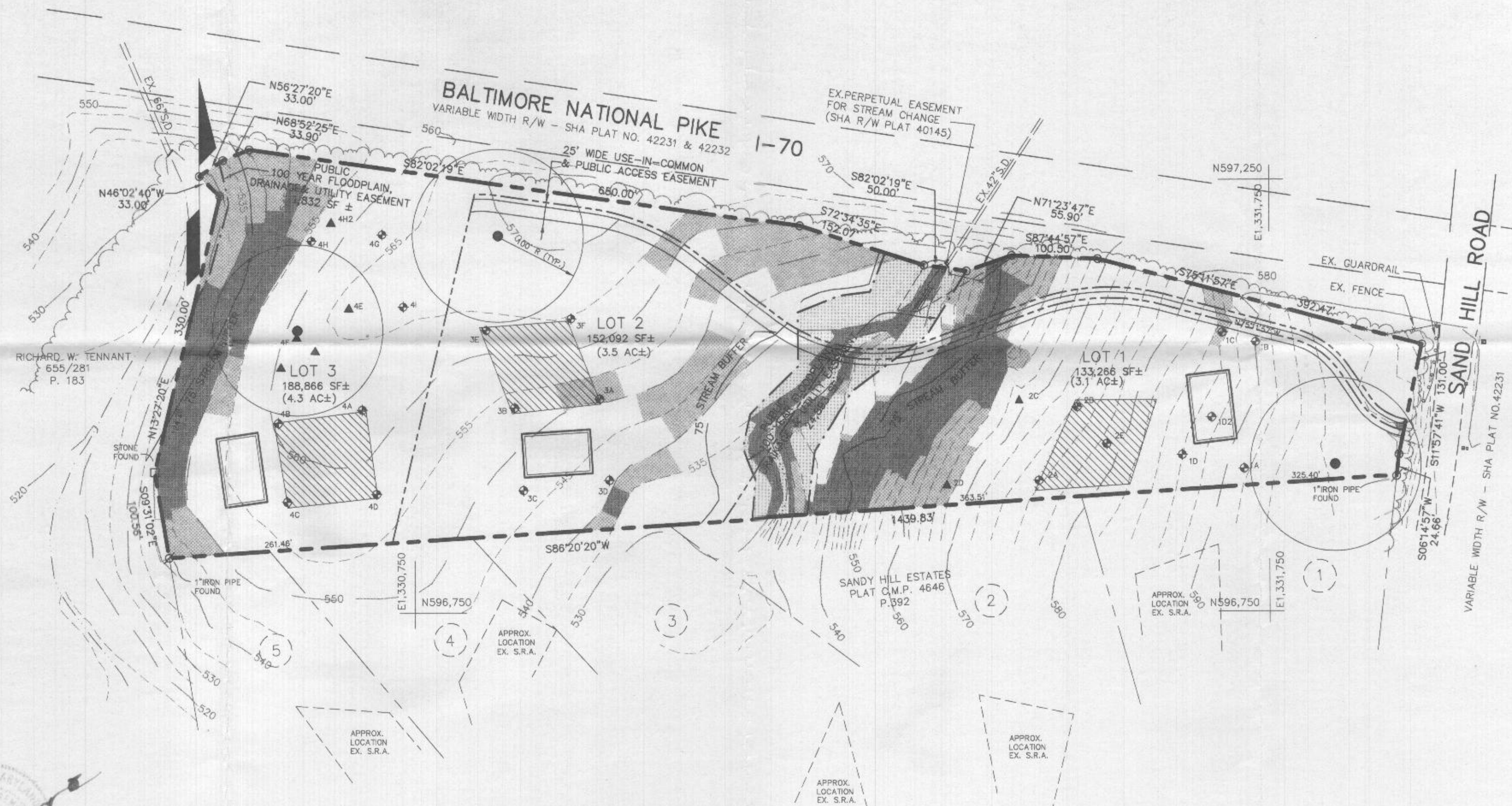
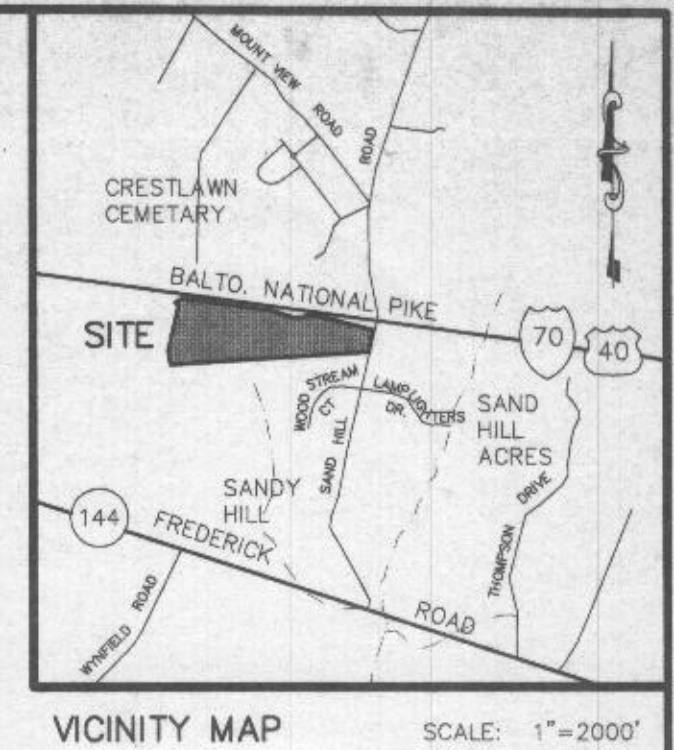


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DATE

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C.A.B. Properties, LLC  
2701 Woodridge Court  
West Friendship MD 21794  
Duane E. Zentgraf, Gen. Manager

**PERCOLATION CERTIFICATION PLAT**  
**SAND HILL LANDING**

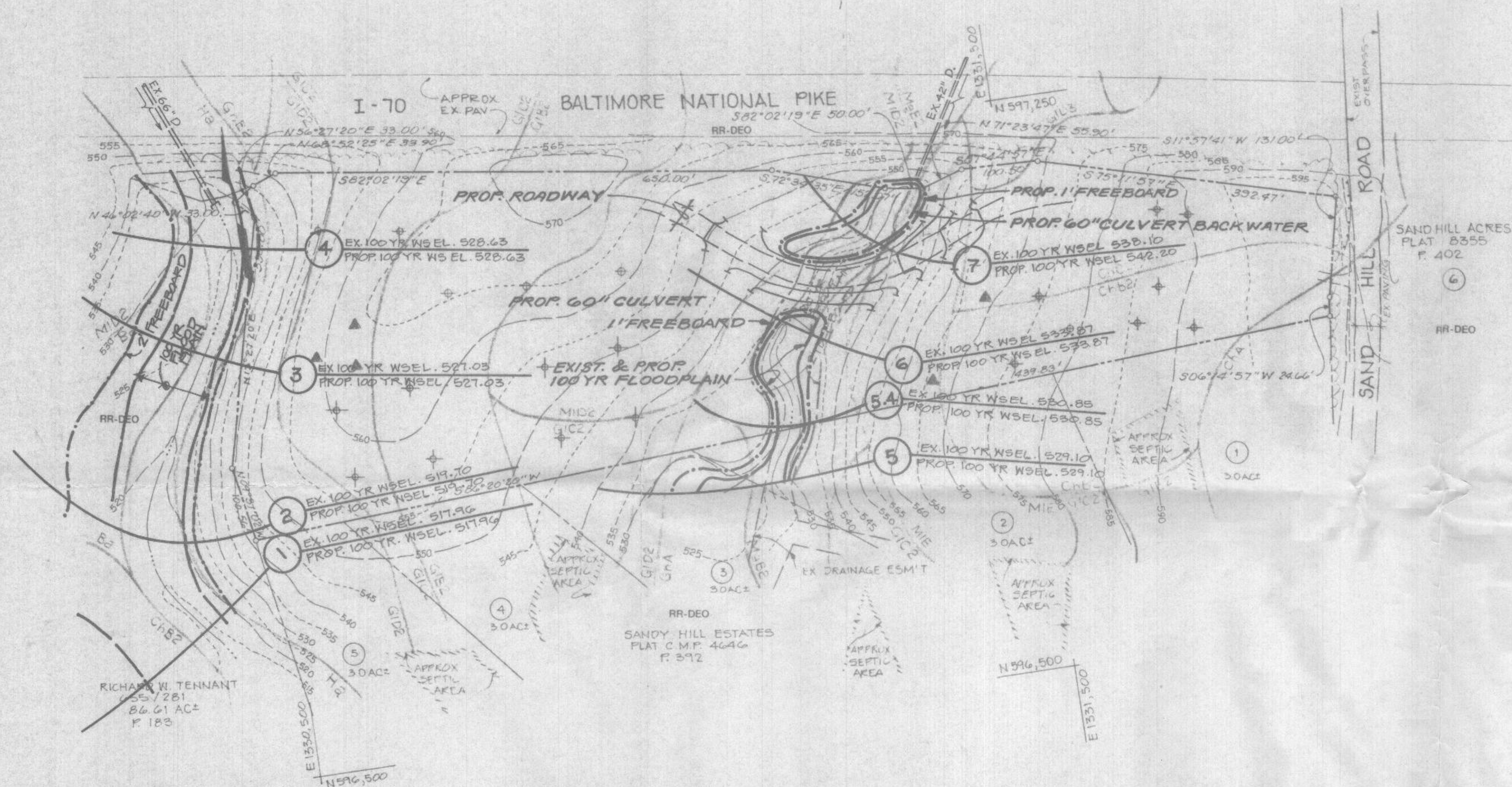
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Scale: 1"=100'

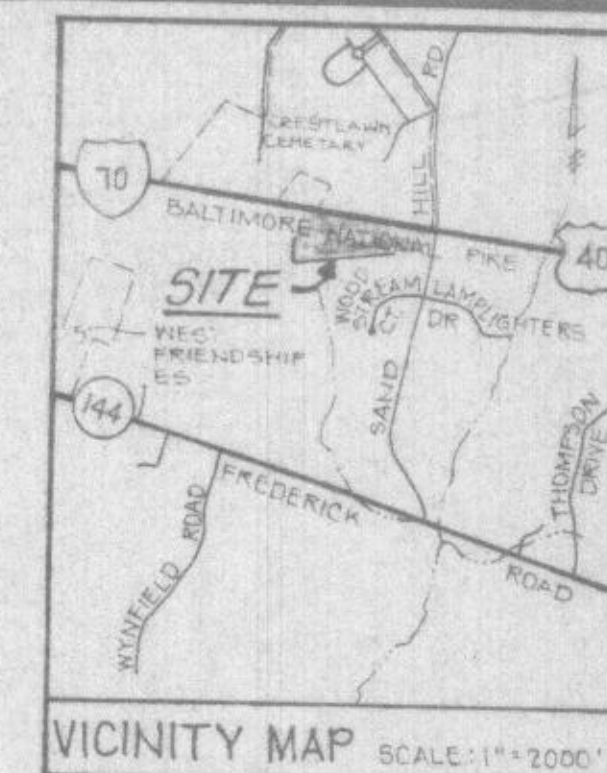
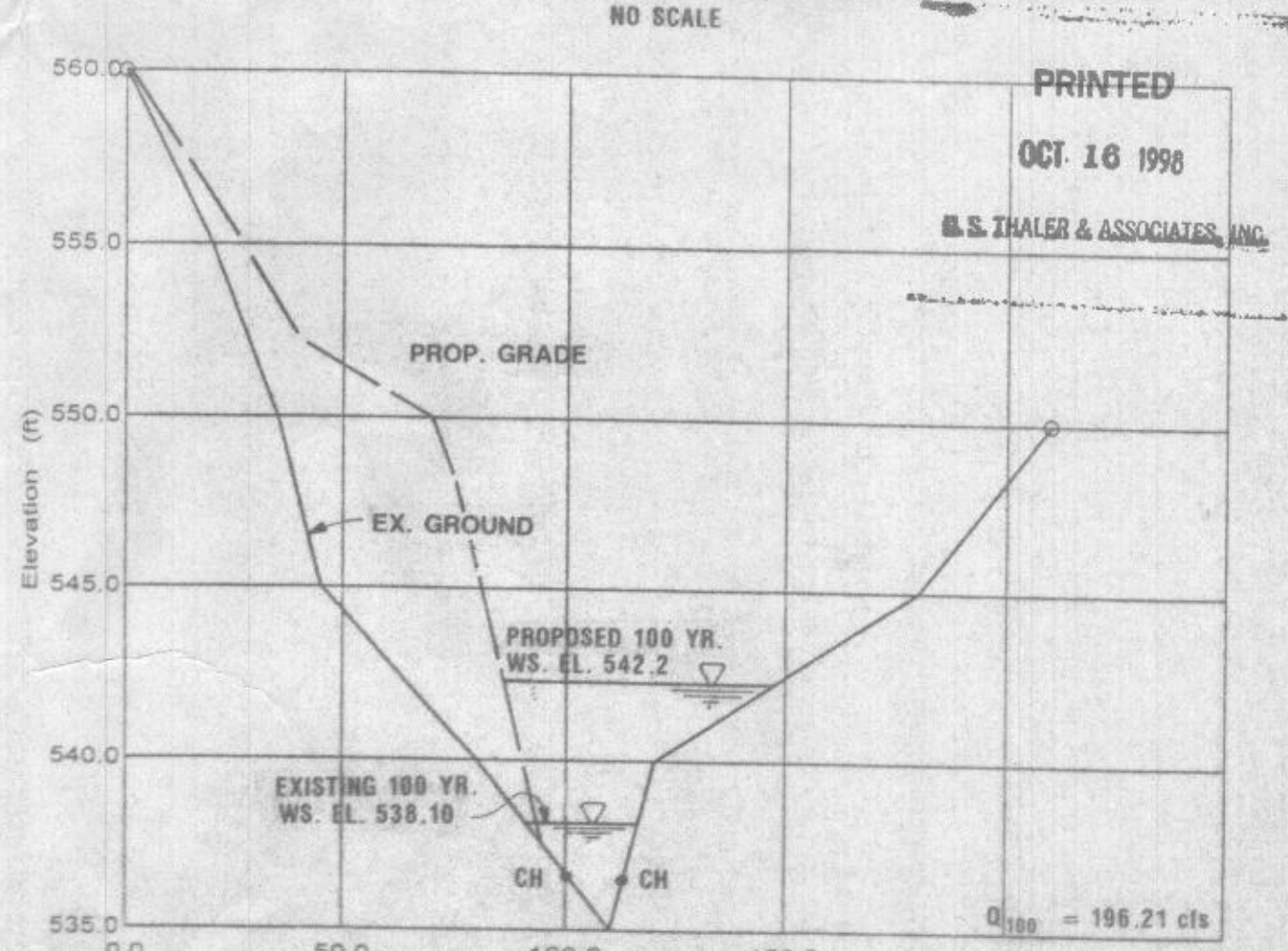
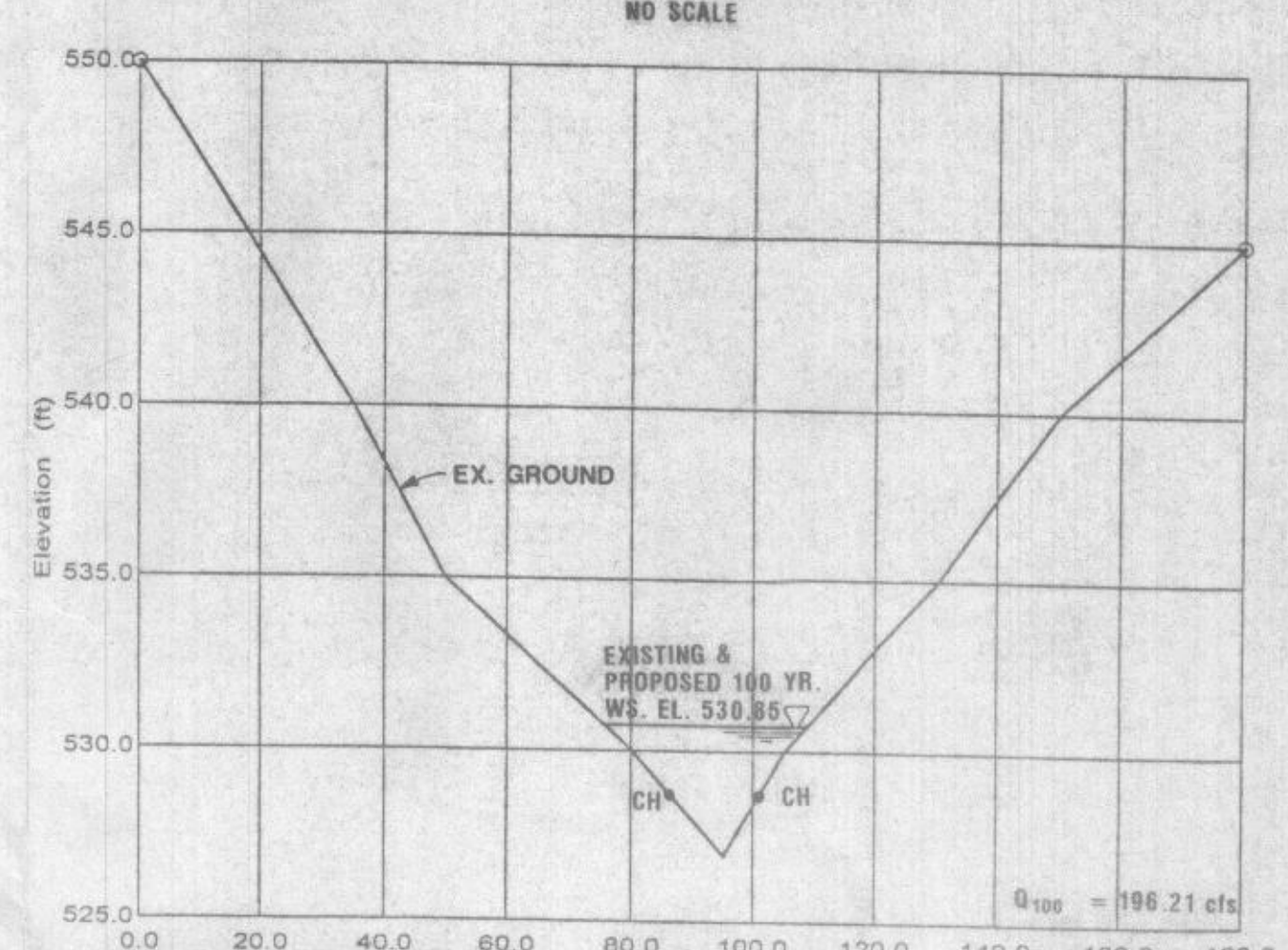
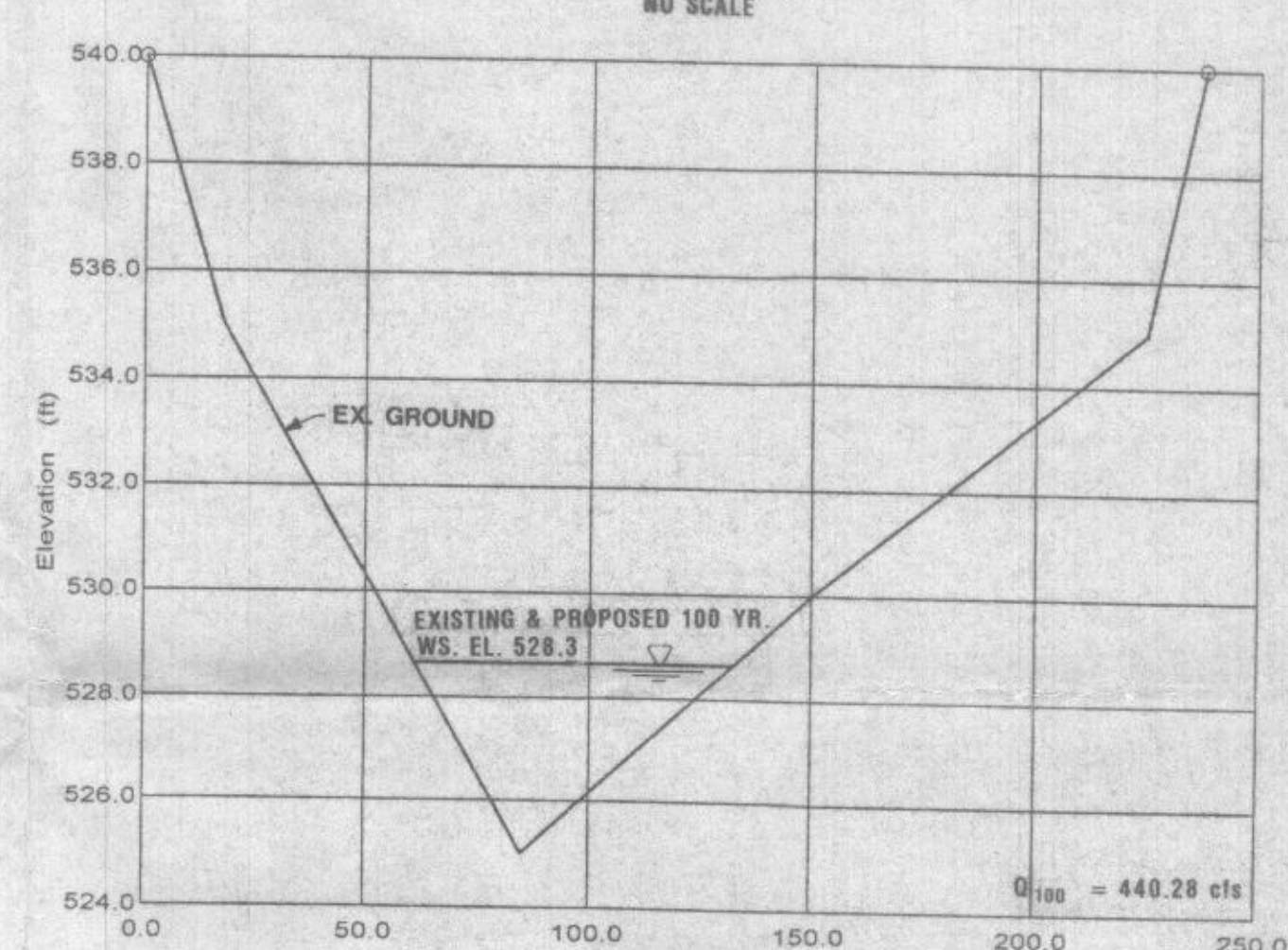
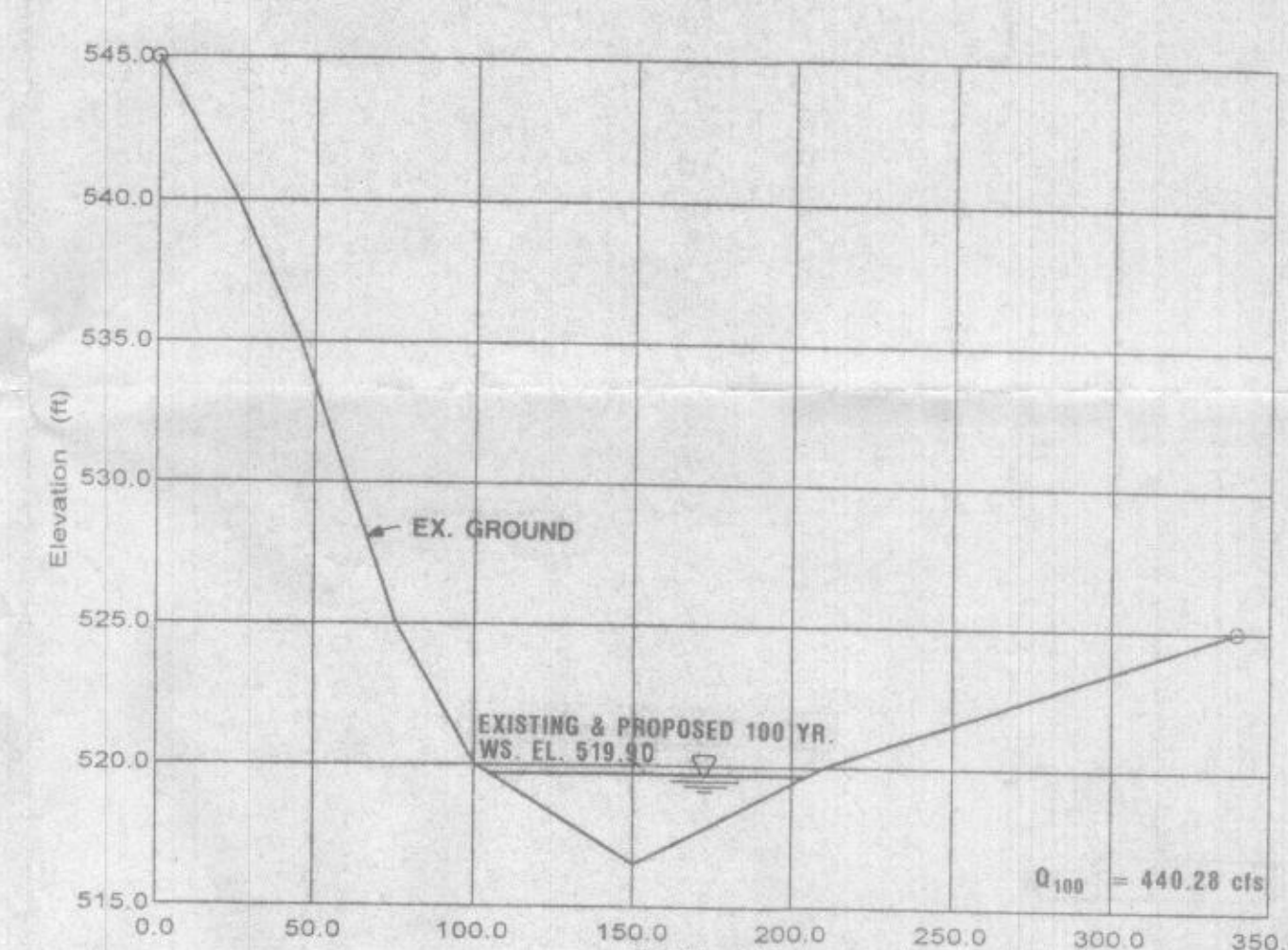
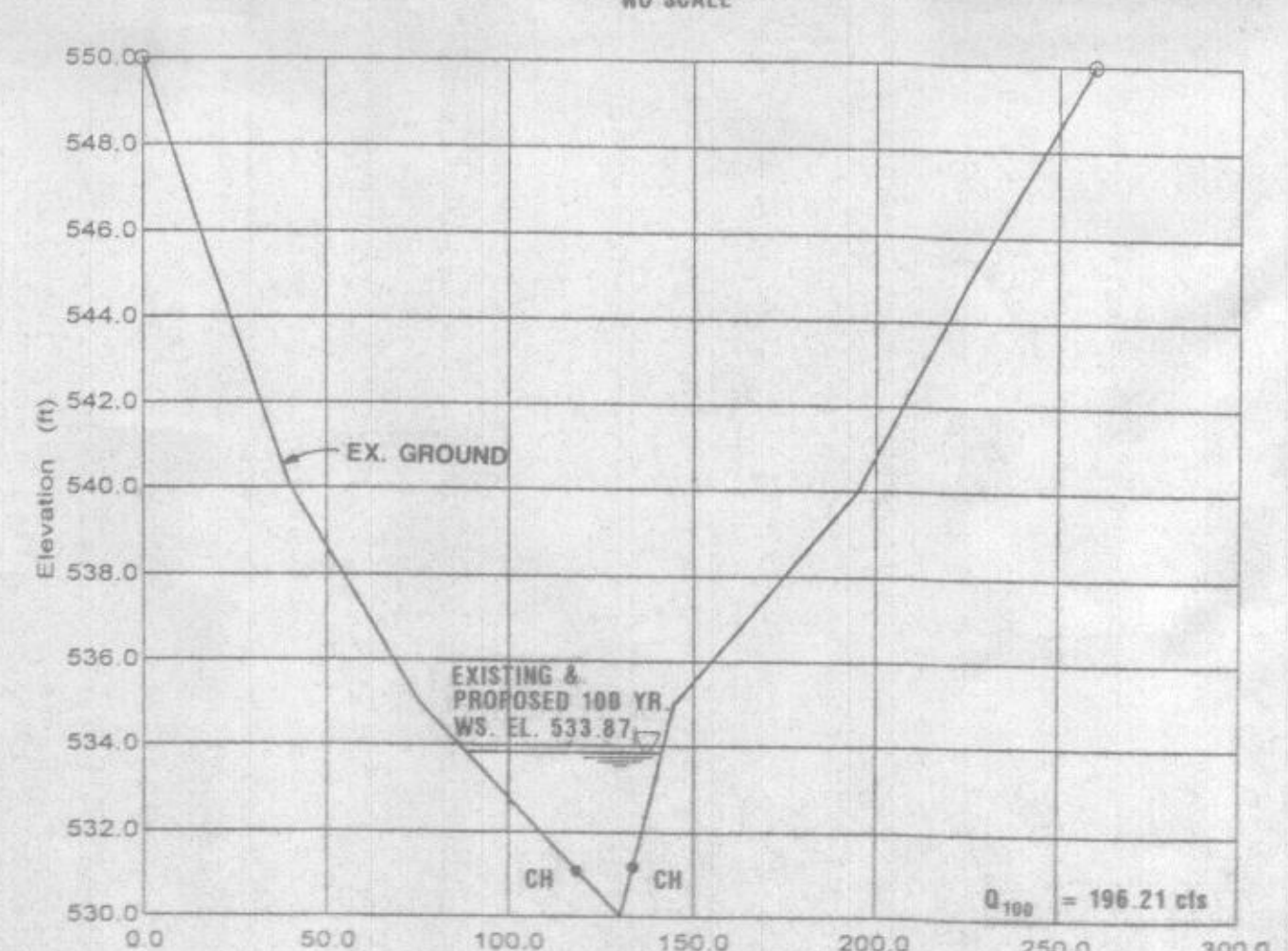
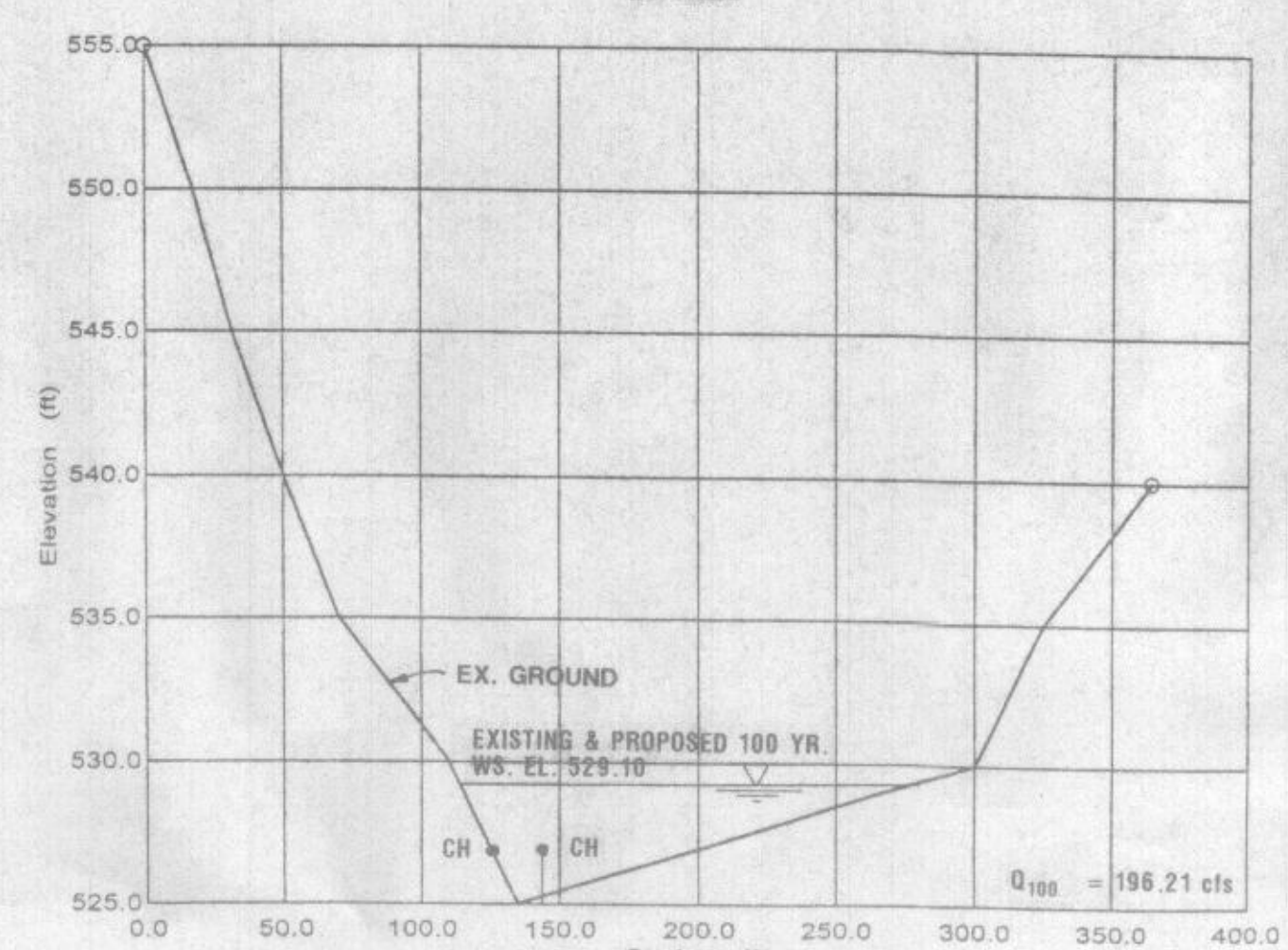
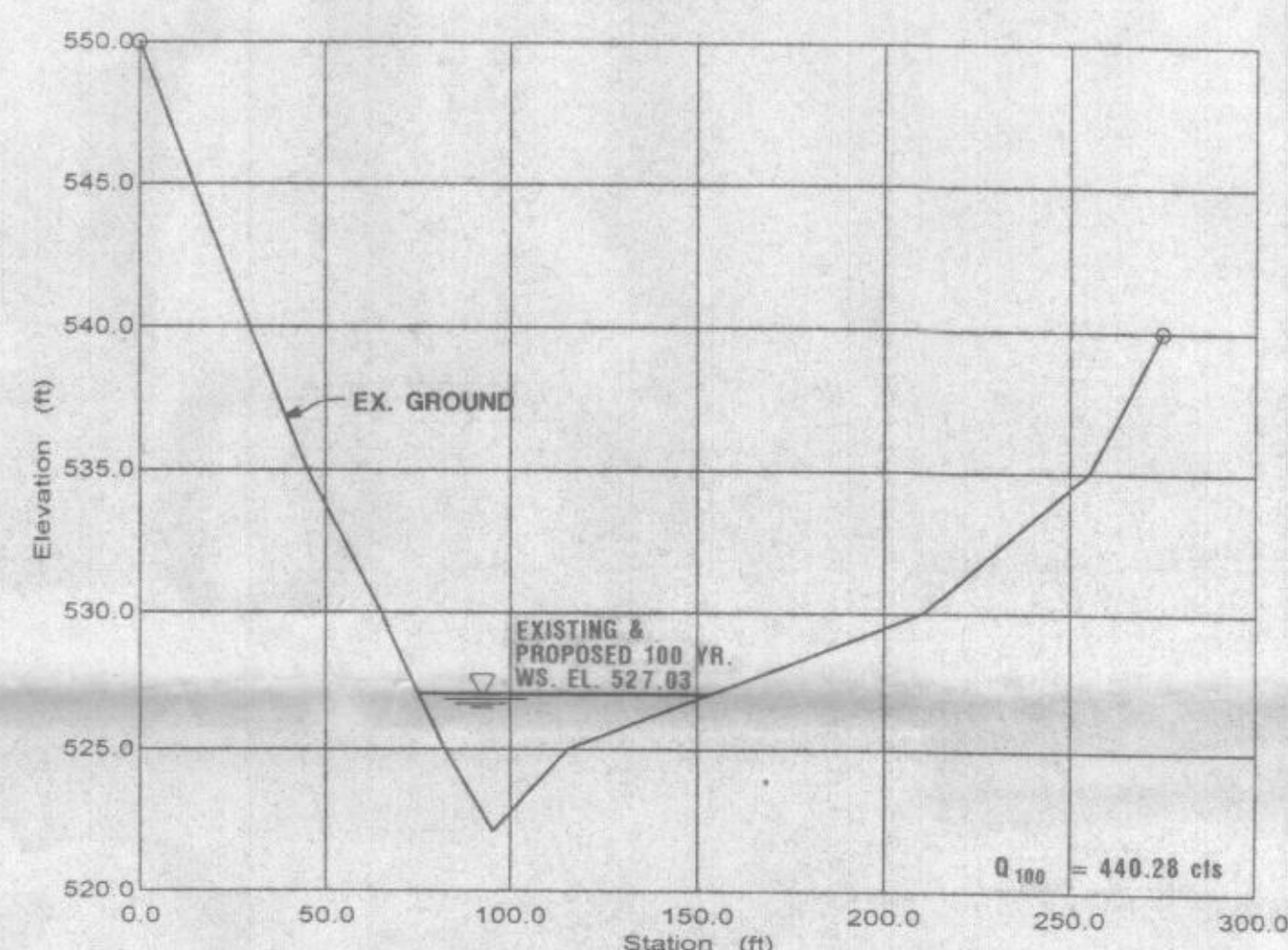
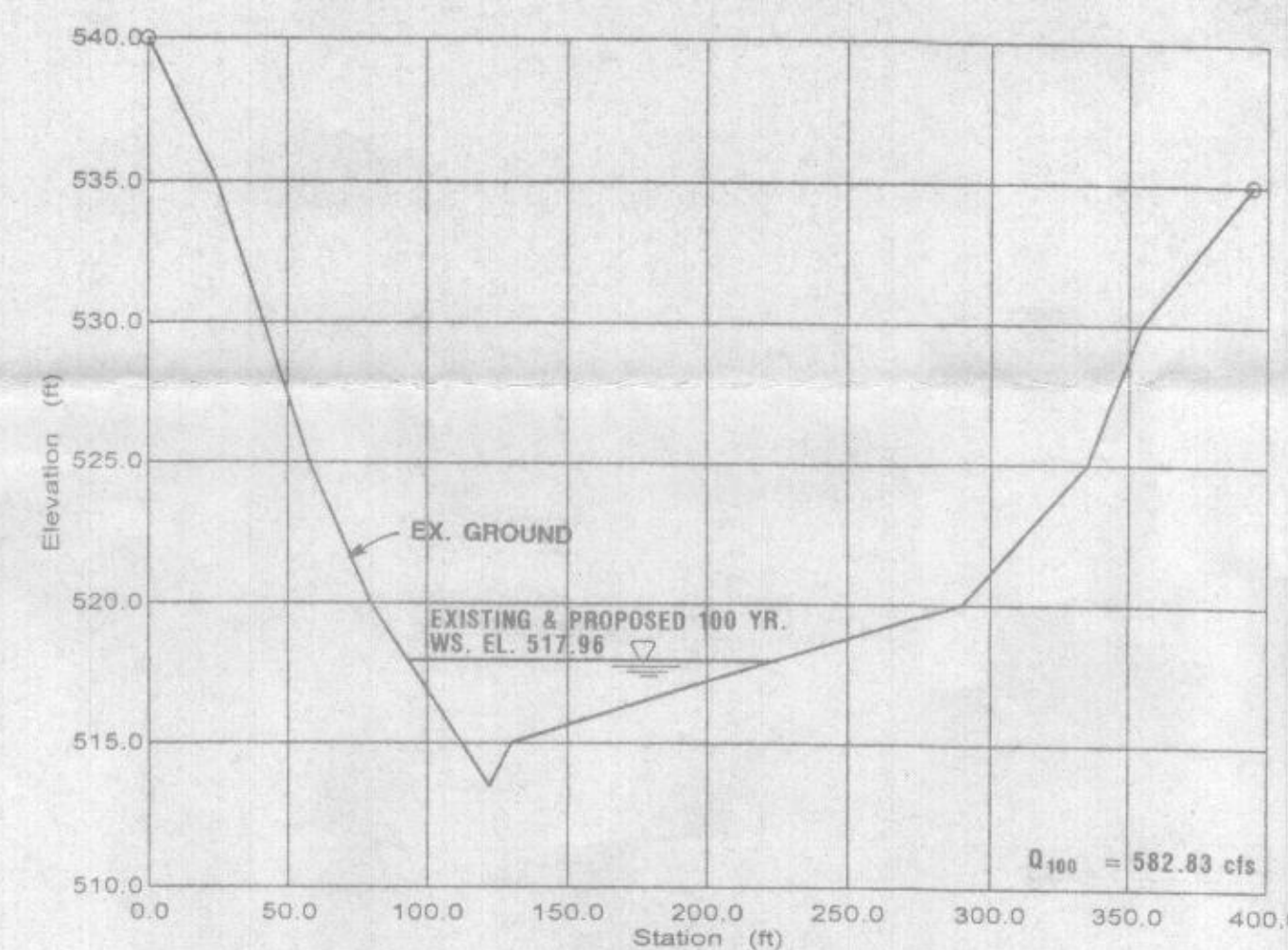
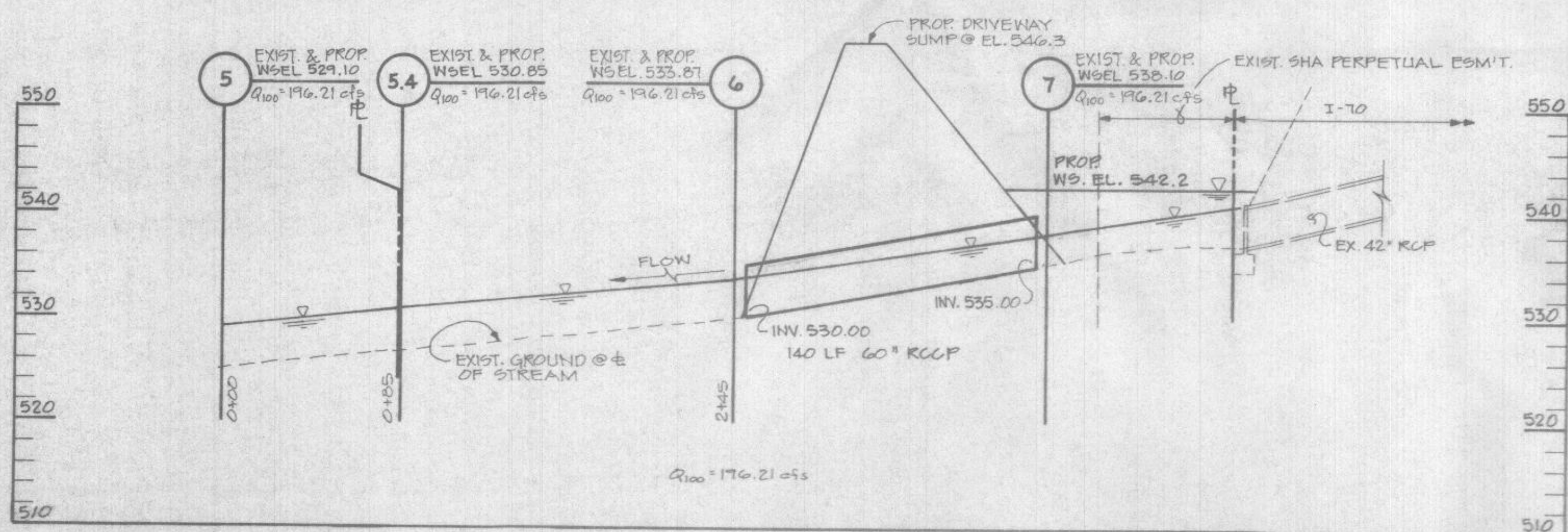
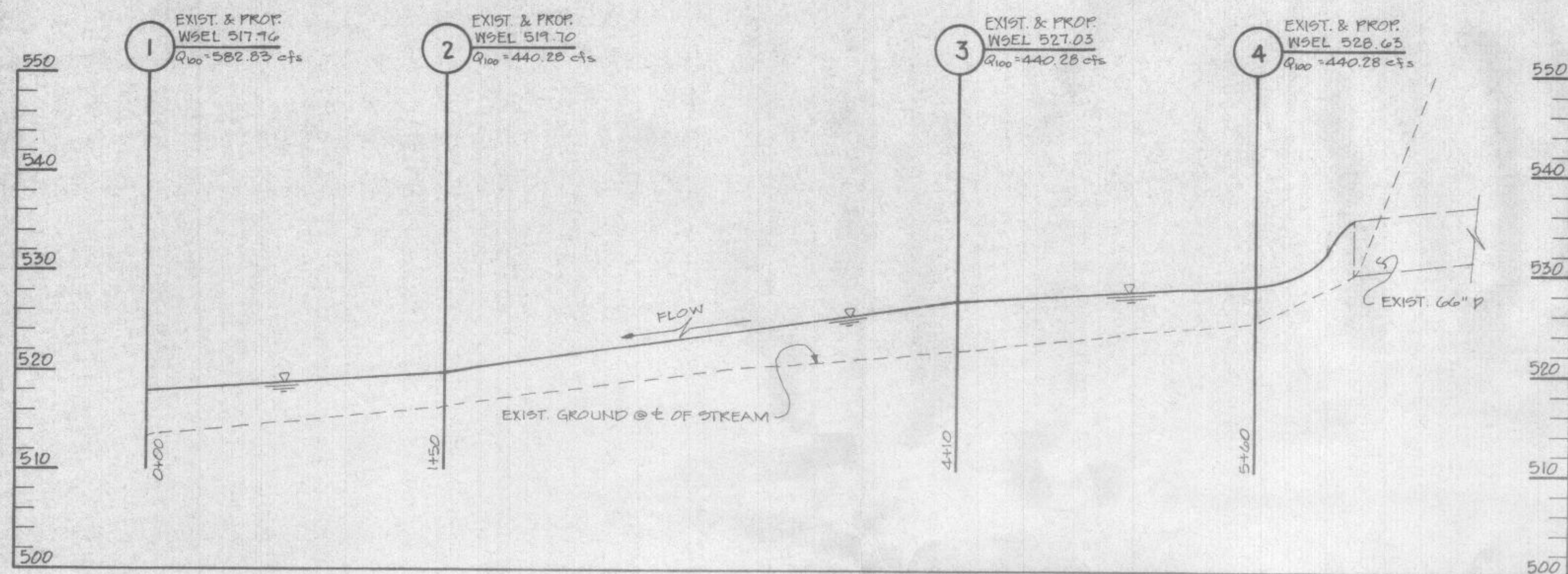
Date: July 1998

Revised: October, 1998





| X-SECTION | Q      | EXIST. WSEL | PROP. WSEL |
|-----------|--------|-------------|------------|
| 1         | 582.03 | 517.96      | 517.96     |
| 2         | 440.28 | 519.70      | 519.70     |
| 3         | 440.28 | 527.03      | 527.03     |
| 4         | 440.28 | 528.63      | 528.63     |
| 5         | 196.21 | 529.10      | 529.10     |
| 5.4       | 196.21 | 530.85      | 530.85     |
| 6         | 196.21 | 533.81      | 533.81     |
| 7         | 196.21 | 536.10      | 542.20     |



JOB NUMBER: 2084  
DRAWN BY: C.D.H.  
CHECKED BY: A.J.D.

**DST & A**

**D.S. THALER & ASSOC., INC.**  
SURVEYORS  
LAND PLANNERS

CIVIL ENGINEERS  
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REVISIONS  
Date Description

**SAND HILL ROAD**  
100 YEAR FLOODPLAIN  
PLAN VIEW, PROFILES & CROSS SECTIONS  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



PRINTED  
OCT 16 1998  
D.S. THALER & ASSOCIATES, INC.  
16 Oct 98







