

Real Property Data Search (w1)

Search Result for HOWARD COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 05 Account Number - 428009							
Owner Information										
Owner Name:		SCHULZ GABRIELE SCHULZ ROSEMARIE				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		12544 WOODRIDGE LN HIGHLAND MD 20777-9564				Deed Reference:		/15537/ 00283		
Location & Structure Information										
Premises Address:		12544 WOODRIDGE LN HIGHLAND 20777-0000				Legal Description:		LOT 2 1.008 A 12544 WOODRIDGE LN R/W GREENWOOD PLACE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	13108
0040	0017	0156		0000			2	2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:		100			
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1999		2,285 SF		240 SF		1.0000 AC		000000		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	BRICK	2 full	1 Attached					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2017		As of 07/01/2018		As of 07/01/2019	
Land:			200,000		200,000					
Improvements			305,900		371,400					
Total:			505,900		571,400		549,567		571,400	
Preferential Land:			0						0	
Transfer Information										
Seller: SCHULZ FLOYD GABRIELE			Date: 04/11/2014			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /15537/ 00283			Deed2:				
Seller: FLOYD JR THORNTON LEO			Date: 03/09/2011			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /13115/ 00319			Deed2:				
Seller: SCHULZ OSKAR			Date: 10/29/2008			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /11393/ 00434			Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Homestead Application Information										
Homestead Application Status: No Application										

4/30/71 - 10:30 if possible

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

INDEXED

ELLICOTT CITY

DISTRICT 5

DATE 4/23/71

Robert Wagner IS PERMITTED TO INSTALL ALTER 2

ADDRESS Green Dell Lane, Highland, Md. PHONE 286-2471

A SEWAGE DISPOSAL SYSTEM LOCATED AT _____

SUBDIVISION Greenwood Farms ROAD Green Dell Lane LOT 34, 35, & 4

PROPERTY OWNER same as above name on mail box - equipment can be seen from road (beaver digging) right side

ADDRESS _____

SPECIFICATIONS

DRAIN FIELD _____ DEPTH _____ FEET, BOTTOM AREA _____ SQ. FT.

SEEPAGE PITS _____ ABSORBENT SIDE-WALL AREA _____ SQ. FT.

SEPTIC TANK CAPACITY _____ GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 25% & TANK CAPACITY 50%

OTHER REPAIR - Call for inspection of ground when opened up and Sanitation

will recommend repair system. @ Deep Ditch 10' x 7' deep

2' wide 35 ft long filled with 5 ft slaw
Place Ditch behind old Dry Well
4/30/71 R.H.

PLANS APPROVED BY Palmer P. Wine DATE 4/23/71

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

66857

3-24-69

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

INDEXED

ELLCOTT CITY

DISTRICT 3

DATE 5/24/69

Robert M. Parry

IS PERMITTED TO INSTALL & ALTER

ADDRESS Woodridge Lane, Highland, Md.

PHONE 608-5440

A SEWAGE DISPOSAL SYSTEM LOCATED AT

SUBDIVISION Greenwood Farm

1253L
ROAD Woodridge Lane

PROPERTY OWNER

Robert & Katherine Adler

3/24/69 at p.m. for E.O. every thing covered, no problems noticed as signs of recent overflows, no
 SPECIFICATIONS - 4 bedrooms
 not approve as no system seen to be installed

DRAIN FIELD DEPTH FEET. BOTTOM AREA SQ. FT.

SEEPAGE PITS ABSORBENT SIDEWALL AREA SQ. FT.

SEPTIC TANK CAPACITY 3,000 GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 20% & TANK CAPACITY 50%.

OTHER One dry well - 400 sq. ft. sidewall area below top 5 ft. of soil

For example: 1 dry well 2 ft. in diameter x 11 ft. below grade. Place the

dry well between the left side of the lot as seen when facing the lot from

Woodridge Rd., and the side of the house. Use cast iron pipe under the driveway.

PERMIT VOID AFTER THREE YEARS.

PLANS APPROVED BY Raymond Hedges DATE 5/24/69

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

BMDG. PERMIT SIGNED

AND RETURNED

5/24/69

55440 - check up on

check back of house, no impact, S.S. front on left side.

NOTIFY THE HEALTH DEPARTMENT 48 HOURS
 BEFORE EXCAVATIONS ARE TO BE BACK FILLED.

106956

4/30/71 - 10:30 if possible

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

INDEXED

P. 15899

A. _____

ELLICOTT CITY

DISTRICT 8

DATE 4/23/71

Robert Wagner IS PERMITTED TO INSTALL ALTER 2

ADDRESS Green Dell Lane, Highland, Md. PHONE 286-3421

A SEWAGE DISPOSAL SYSTEM LOCATED AT _____

SUBDIVISION Greenwood Farms ROAD Green Dell Lane LOT 24, Sec. 4

PROPERTY OWNER same as above same on mail box - equipment can be seen from road (border digging) right side

ADDRESS _____

SPECIFICATIONS

DRAIN FIELD _____ DEPTH _____ FEET, BOTTOM AREA _____ SQ. FT.

SEEPAGE PITS _____ ABSORBENT SIDE-WALL AREA _____ SQ. FT.

SEPTIC TANK CAPACITY _____ GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 22% & TANK CAPACITY 50%.

OTHER REPAIR - Call for inspection of ground when opened up and Sanitarian

will recommend repair system. @ Deep Ditch 10F 7" deep

2 ft. wide 35 ft. long filled with 5 ft. flow

Place Ditch behind old Dry Well

4/30/71 R.H.

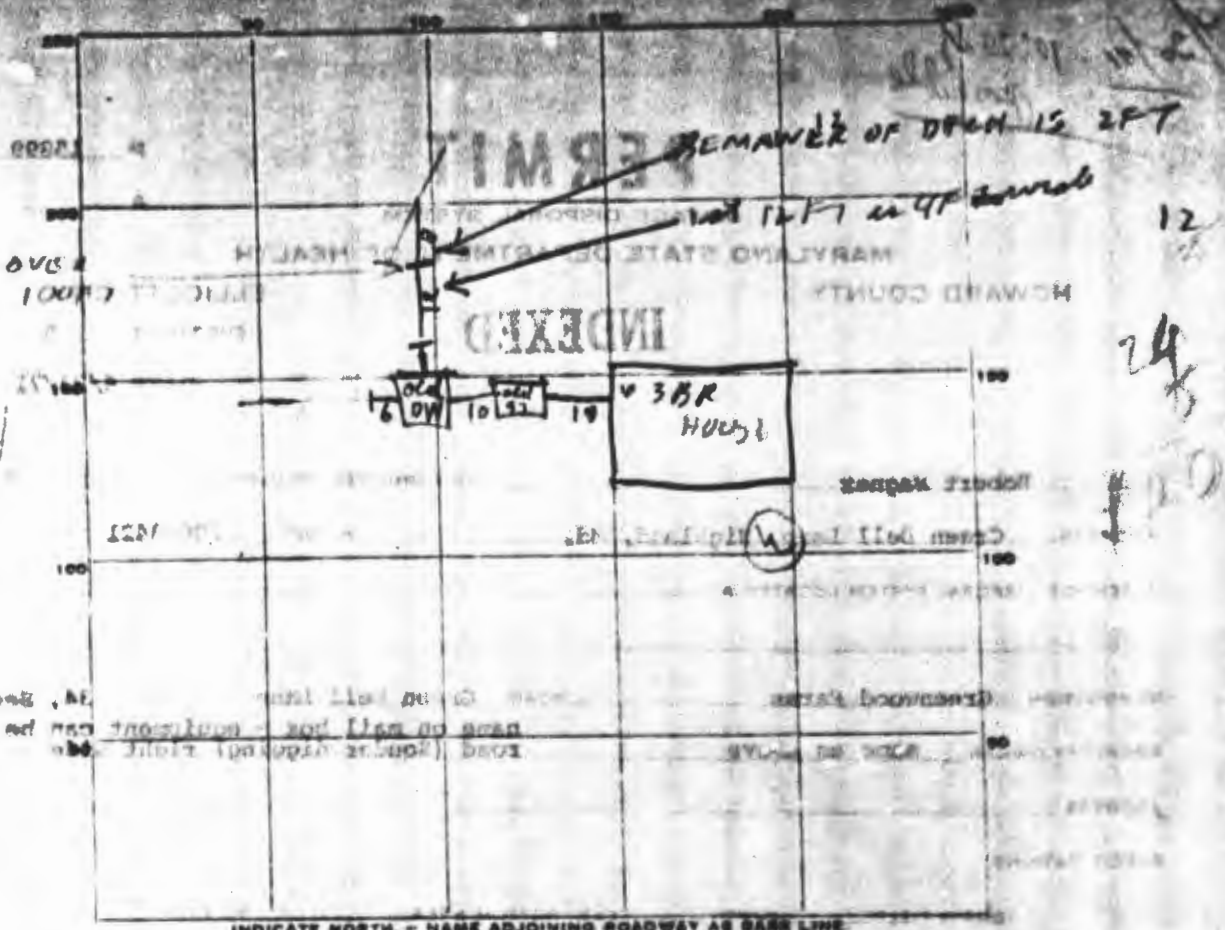
PLANS APPROVED BY Palmer F. Wingo DATE 4/23/71

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

15899

(W)



PERMIT CARD _____

SEPTIC TANK, LEVEL _____ CLEANOUTS _____

DISTRIBUTION BOX, LEVEL _____

FIELD, DEPTH _____ FT. TRENCH WIDTH _____ FT. TRENCH DEPTH _____ FT.

GRAVEL DEPTH _____ IN. TOTAL LENGTH _____ FT.

NUMBER OF TRENCHES _____ TOTAL BOTTOM AREA _____

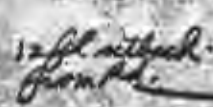
SEEPAGE PITS, INSIDE DIAMETER _____ FT. DEPTH BELOW INLET _____ FT.

ABSORBENT AREA _____ SQ. FT.

REMARKS _____

DATE SYSTEM APPROVED _____ INSPECTOR _____

37
5
417



HA #5
Aug 7 1945

2

R.N.

TESTED BY

REMARKS

ALSO PRESENT:

BY FINDING Raymond Rodges

Hole #18 is on beach at east of lot

SENT Mrs. Elizabeth Schneider LOT NO 31 and 4

8/14/63

PERMIT

SEWAGE DISPOSAL SYSTEM

OFFICER
H. P.

P. 07117

A. 02278

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLCOTT CITY

DISTRICT 5

DATE 7/9/63

INDEXED

INDEXED

Tatler & Levy

IS PERMITTED TO INSTALL ALTER

ADDRESS

PHONE

A SEWAGE DISPOSAL SYSTEM LOCATED AT

SUBDIVISION

Greenwood Farms

ROAD

Greendell Lane

LOT

11, Bk. 6

PROPERTY OWNER

Woodrow Mullinix

ADDRESS

SPECIFICATIONS

DRAIN FIELD DEPTH FEET, BOTTOM AREA SQ. FT.

SEEPAGE PITS 2 ABSORBENT SIDE-WALL AREA 300 SQ. FT. below inlet

SEPTIC TANK CAPACITY 750 GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 25% & TANK CAPACITY 50%

OTHER Place dry well about 150 ft. from front of lot and about 60 ft. from right side of lot as seen when facing lot from Greendell Lane.

PLANS APPROVED BY D. McRagha

DATE 8/2/62

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

108578

10/11/65

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

INDEXED

P. _____

A. 10003

10613

ELLICOTT CITY

DISTRICT _____

DATE 5

10/5/65

_____ IS PERMITTED TO INSTALL _____ ALTER _____

ADDRESS _____ PHONE _____

Robert W. Dulin

X

A SEWAGE DISPOSAL SYSTEM LOCATED AT _____

Brookville, Md.

774-0615

Greenwood Farm - Lot 35, Sec. 4

SUBDIVISION _____ LOT _____

Green Dell Lane

PROPERTY OWNER _____

Greenwood Farm

Green Dell Lane

35, Sec. 4

ADDRESS _____

RP. DULIN

SPECIFICATIONS

DRAIN FIELD _____ DEPTH _____ FEET, BOTTOM AREA _____ SQ. FT.

SEEPAGE PITS _____ ABSORBENT SIDE-WALL AREA _____ SQ. FT.

SEPTIC TANK CAPACITY _____ GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 25% & TANK CAPACITY 50%.

OTHER _____

Dry well - 390 sq. ft. absorbent sidewall area below inlet pipe. Inlet

to be 3 ft. below original grade. Locate dry well 50 ft. from front

line and 45 ft. from left side line as lot is seen when facing it from

Green Dell Lane.

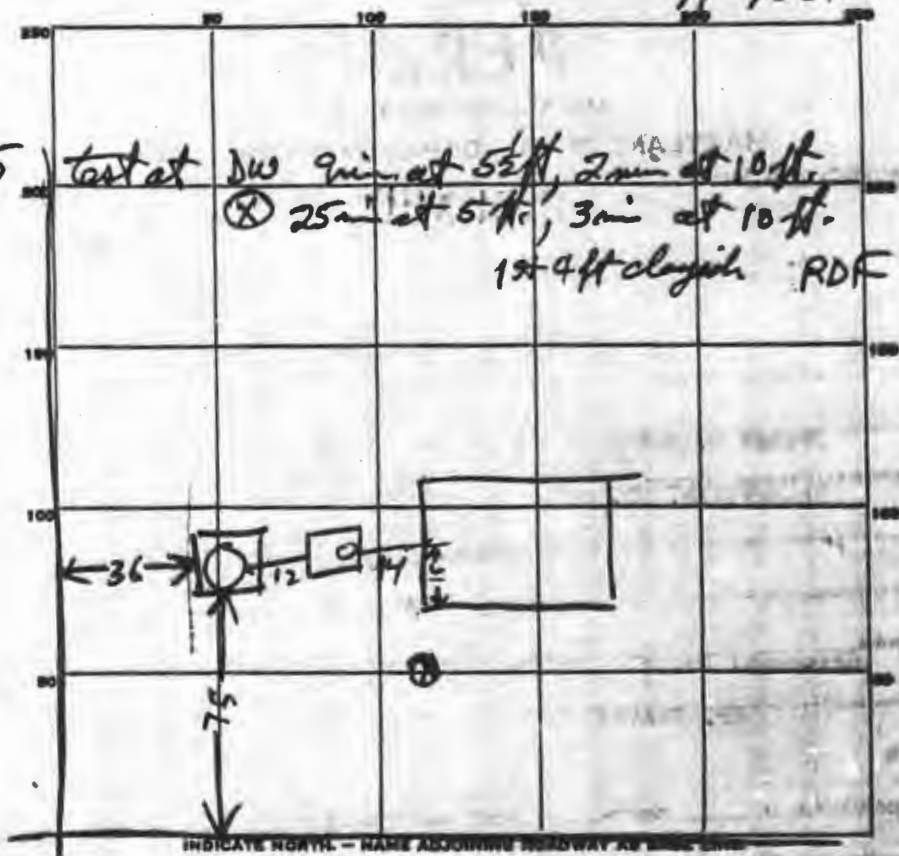
PLANS APPROVED BY _____ DATE _____

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

A 10613

7/27/65 test at DW 9 in. at 5 ft, 2 in. at 10 ft.
 25 in. at 5 ft, 3 in. at 10 ft.
 12-4 ft clayish RDF



PERMIT CARD

SEPTIC TANK, LEVEL OK 750 concrete
Top is 2 FT below grade
 DISTRIBUTION BOX, LEVEL

CLEANOUTS OK

TILE FIELD, DEPTH _____ FT. TRENCH WIDTH _____ FT.

GRAVEL DEPTH _____ IN. TOTAL LENGTH _____ FT.

NUMBER OF TRENCHES _____ TOTAL BOTTOM AREA _____

CEEPAGE PITG, INSIDE DIAMETER 12 FT. DEPTH BELOW INLET 10 FT.

ABSORBENT AREA 420 SQ. FT. counting stone
370 SQ. FT. not counting stone

REMARKS 11/06/65 Dry Well Inlet is 2 ft below grade
About 1 ft stone around dry well $(3.14(12+2)(10))$
= 420 sq ft sidewall area counting stone

DATE SYSTEM APPROVED 11/06/65

INSPECTOR Raymond Hodges

C 1963 - A07162 //

P15899 C 1971-3

~~11/22/63~~ ~~10 K 117~~ PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELICOTT CITY

DISTRICT

DATE

INDEXED

Elwood H. Hays

IS PERMITTED TO INSTALL

ALTER

ADDRESS

PHONE

A SEWAGE DISPOSAL SYSTEM LOCATED AT

SUBDIVISION ~~STANDARD TOWN~~

ROAD

Grandall Lane

LOT

31

PROPERTY OWNER

Robert D. Hays

ADDRESS

SPECIFICATIONS

DRAIN FIELD DEPTH FEET. BOTTOM AREA SQ. FT.

SEEPAGE PITS 1 ABSORBENT SIDE WALL AREA 10' X 10' 100 SQ. FT. BOTTOM AREA

SEPTIC TANK CAPACITY 750 GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 225 & TANK CAPACITY 225

OTHER Locate system 96 ft. from front lot line and 20 ft. from side lot line

as seen when facing lot from Grandall Lane.

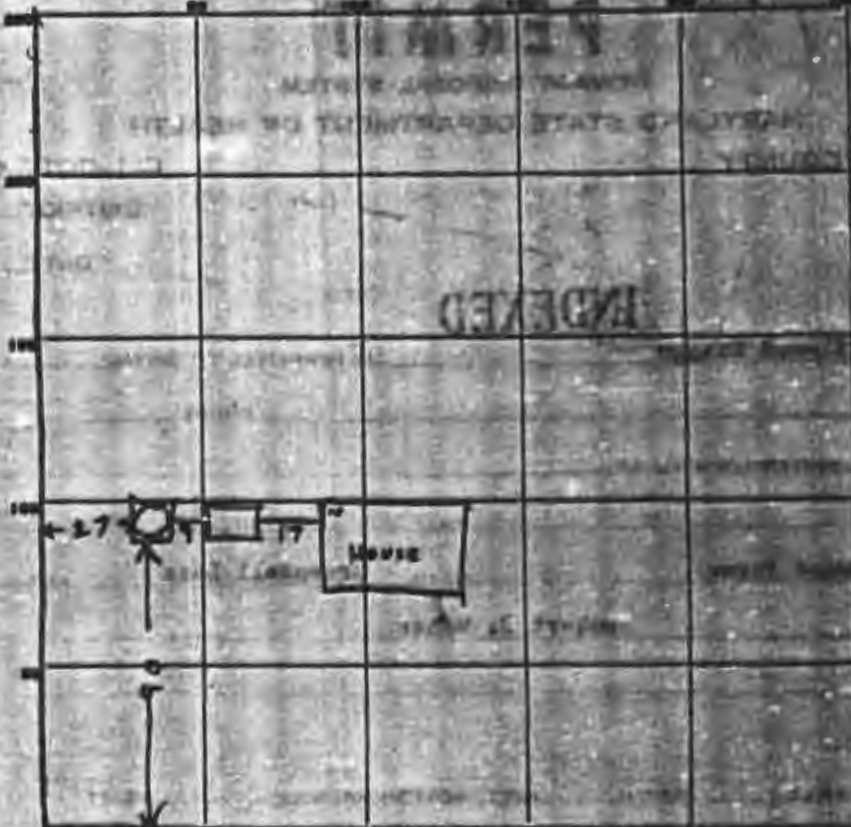
PLANS APPROVED BY J. Hays

DATE 7/25/63

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

A-15899-0716



PERMIT CARD

YES

SEPTIC TANK, LEVEL

OK concrete 750

CLEANOUT

OK

DISTRIBUTION BOX, LEVEL

TILE FIELD, DEPTH

FT.

TRENCH WIDTH

FT.

GRAVEL DEPTH

IN.

TOTAL LENGTH

FT.

NUMBER OF TRENCHES

TOTAL BOTTOM AREA

SEEPAGE PITS, INSIDE DIAMETER

9 1/2

FT.

DEPTH BELOW INLET

10

FT.

ABSORBENT AREA

290 sq. ft. not counting stone

REMARKS

Dry Well inlet is 3 ft below grade
About 1 ft stone around bottom of dry well

DATE SYSTEM APPROVED

2 NOV 63

INSPECTOR

Raymond Roden

GREENWELL LANE

SOIL AUGER FINDING _____
TESTED BY JEH _____
REMARKS _____
7-23-63 W.S. C. 34
ALSO PRESENT _____

October 9, 1997

Howard County Department of Planning and Zoning
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Subject: Proposed Land Development File Number F98-21

Dear Mr. Callahan:

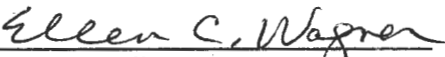
1. On October 8, 1997 Mr. & Mrs. Robert Wagner and Mrs. Barbara Winkler of 7612 and 7608 Green Dell Lane visited the office of Howard County Planning Commission and Howard County Health Department in order to assess the impact of the proposed development called Greenwood Place on their respective properties. (Lots 33, 34, and 35 of Greenwood Farms).
2. It was found that the developer of the Green Dell Place has located his water wells only 25 feet from the common border. This results in the safe separation distance between septic systems and wells to extend up to 75 feet onto our properties.

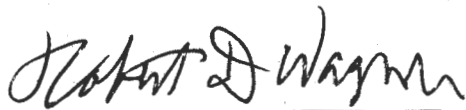
The use of our properties as safety fields, denies us the right to repair or reconstruct our own septic systems in those areas. For thirty four years, we have lived here on one acre lots and paid taxes on one acre lots, secure in the knowledge that our back lots were available for septic repair. We do not believe that our rights should be denied to us.

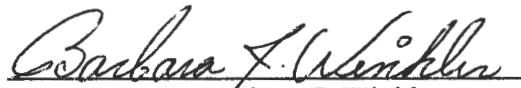
3. A second issue is our desire for a buffer area between the access road and our properties, hopefully reserving the specimen trees that exist on the boundary line
4. We request that the developer relocate his wells so that they will be 100 feet inside of his property. It has been suggested that the other side of the property across the creek is suitable for wells.
5. This request was previously made in letters written to Howard County Planning Commission. Enclosures 1-2 (Wagner) and 3 (Winkler)

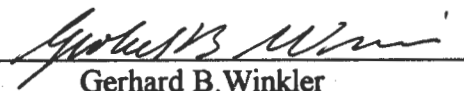
6. We also request prompt notification of any action taken so that we can plan future action, should the need arise.

Sincerely,


Ellen C. Wagner


Robert D. Wagner
7612 Green Dell Lane
Highland, MD 20777


Barbara J. Winkler


Gerhard B. Winkler
7608 Green Dell Lane
Highland, MD 20777


Virgie M. Dustin


Norman Dustin
7616 Green Dell Lane
Highland, MD 20777

CC: Howard County Health Department
Craig Williams, Kim Soe

Charles Feaga /c/o Pete Beck



HOWARD COUNTY HEALTH DEPARTMENT

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

August 29, 1997

MEMORANDUM

TO: Land Design & Development, Inc.
10805 Hickory Ridge Road, Suite 215
Columbia, Maryland 21044

FROM: Donna K. Soe, R.S. *DKS*
Water and Sewerage Program

RE: Demolition Permit
Horsman Property
12536 Woodridge Lane

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

The septic system that served the existing house was properly abandoned August 27, 1997. The source of water that served the house was properly abandoned August 28, 1997.

DKS

cc: file

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644
Food Protection Program (410) 313-2642 TDD (410) 313-2323

7/10/85
noon.

7-10-85
approved
S. Williams

PERMIT

P 35757

A REPAIR

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH*

HOWARD COUNTY

BUREAU OF ENVIRONMENTAL HEALTH
992-2330

ELLICOTT CITY

DISTRICT _____

INDEXED

DATE 7/10/85

_____ Jack Fyock _____ IS PERMITTED TO INSTALL _____ ALTER X _____

ADDRESS _____ PHONE 988-9270

SUBDIVISION Greenwood Farms ROAD 12533 Woodridge Lane LOT _____

PROPERTY OWNER Thompson
12533 Woodridge Lane

ADDRESS Highland, Maryland

IF GARBAGE GRINDER IS USED INCREASE SEPTIC TANK CAPACITY BY 50% AND ABSORPTION AREA BY 22%.

GARBAGE GRINDER? YES _____ NO _____

SEPTIC TANK CAPACITY _____ GALLONS NUMBER OF BEDROOMS _____

REPAIR - CALL FOR INSPECTION WHEN GROUND IS OPENED UP SO SANITARIAN CAN RECOMMEND REPAIR.

PLANS APPROVED BY C. Williams DATE 7/9/85

COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH.

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER. NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH.

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

PERMIT VOID AFTER THREE YEARS.

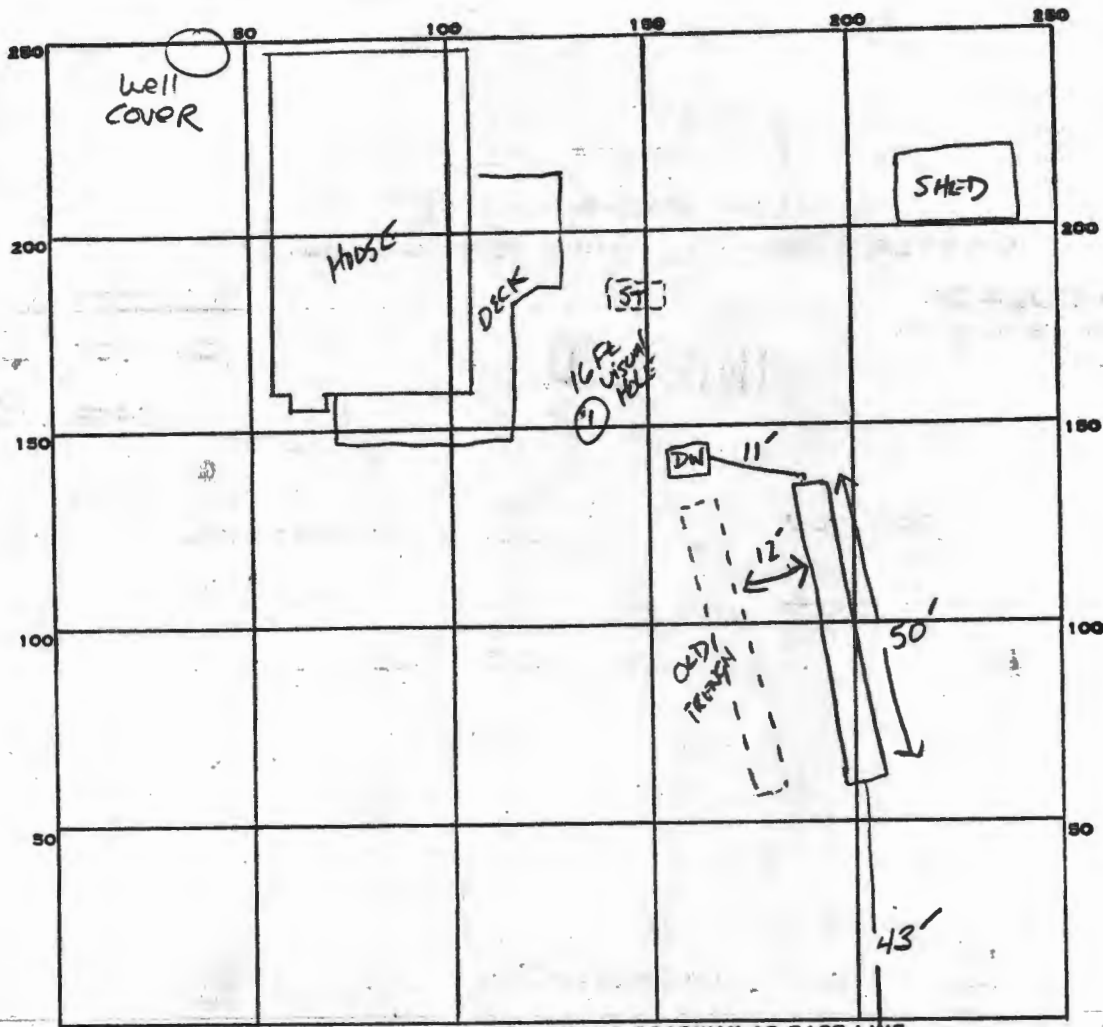
NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON, CONCRETE OR TERRA COTTA, OR PVC OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET MANHOLE TO GRADE REQUIRED.

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

*CALL 992-2330 FOR INSPECTION OF SEPTIC SYSTEMS.

EH - 2-1082

35757



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.
WOODRIDGE CA.

PERMIT CARD _____

SEPTIC TANK, LEVEL N/A

CLEANOUTS N/A

DISTRIBUTION BOX, LEVEL N/A

TILE FIELD, DEPTH 12 FT. TRENCH WIDTH 2 FT. INLET 4.5'

GRAVEL DEPTH 7.5 FT TOTAL LENGTH 50 FT.

NUMBER OF TRENCHES 1 TOTAL BOTTOM AREA 375

SEEPAGE PITS, INSIDE DIAMETER — FT. DEPTH BELOW INLET — FT.

ABSORBENT AREA 375 SQ. FT.

REMARKS 7-10-85 VISUAL HOLE 16" NO WATER GOOD SOIL 4.5-16"
SAND LOAM YELLOW BROWN < 20% SARGOLITE, SYSTEM 4.5'-12' TRENCH
COMPLETE OK TO FINISH ADD STONE AND COVER SYSTEM SABEL

DATE SYSTEM APPROVED 7-10-85

INSPECTOR SABEL

SITE INSPECTION SHEET

OWNER: Horsman

DATE REQUESTED: _____

ADDRESS: 12536 Woodridge Lane
Highland

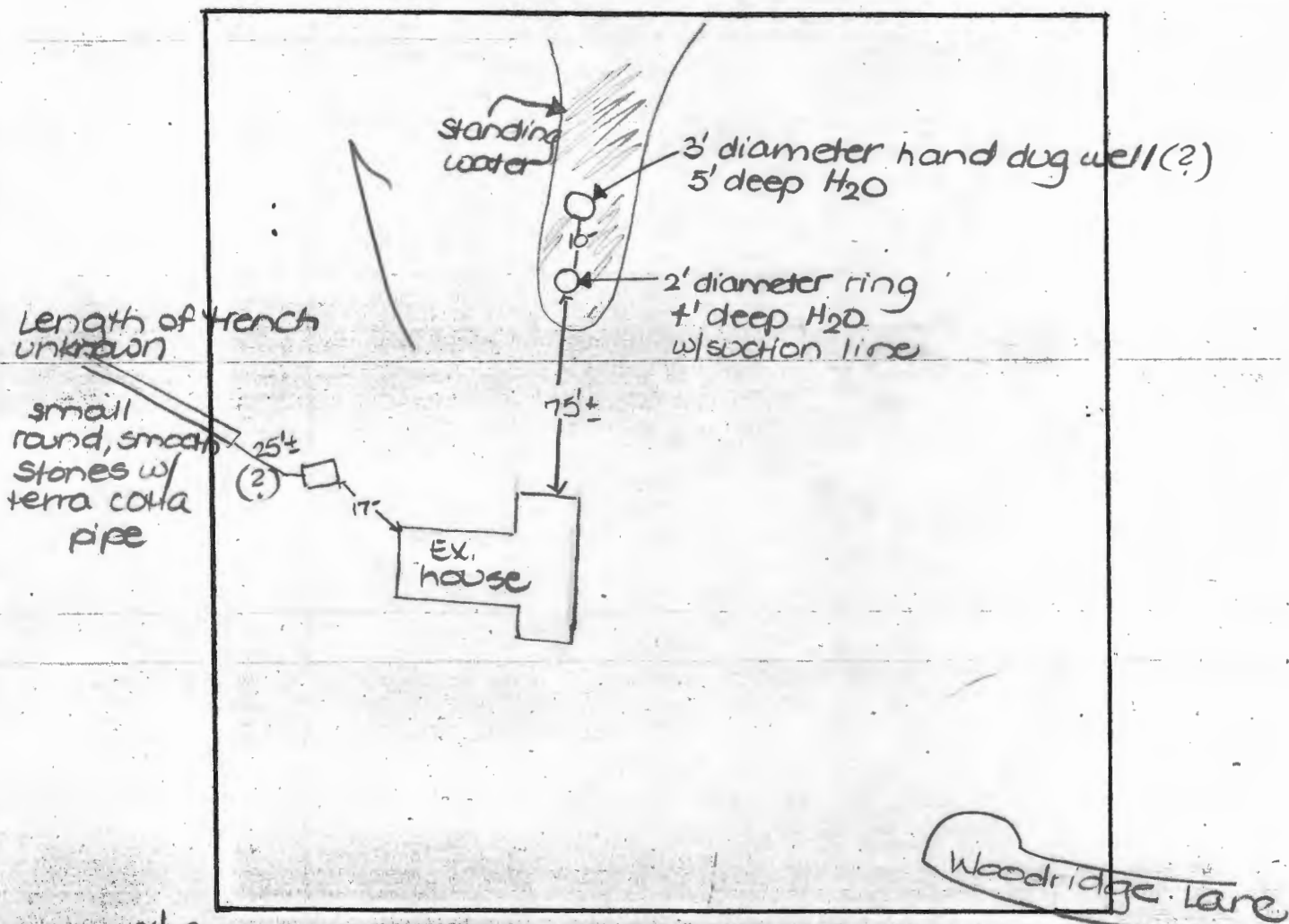
DRILLER: N/A

WELL TAG # —

COUNTY # _____

PROPOSAL: abandonment of existing septic system and
water supply to obtain demolition permit to raze house

LOCATION DIAGRAM



8/26
COMMENTS: Concrete septic tank, 4' x 6' x 6', located. Pipes disconnected
to and from s.t.; lid was caved in; 1'-2' sludge in tank; tank
filled w/clean fill dirt. 8/27 Both wells(?) were filled w/no. 2
gravel to grade; All well rings were removed; connection between

DATE: 8/26-8/27/97

INSPECTOR: Jerome K. See

wells was cut. →

Craig
Please Handle

FRS.

October 27, 1997

Bureau of Environmental Health
3525-H Ellicott Mills Drive
Ellicott City MD 21043-4544

ATT: Frank Skinner

Re: Subdivision Plans F98-21

Dear Mr. Skinner:

Persuant to the Maryland Public Information Act, we are requesting to review any and all materials relating to subdivision plans F98-21, Greenwood Place, Lots 1-4 and Preservation Parcel A. We expect these materials to be made available to us within thirty days. Please call to give us an appointment to read and copy the materials.

Sincerely,

Ellen C. Wagner
Ellen C. Wagner

Robert D. Wagner
Robert D. Wagner
7612 Green Dell Lane
Highland MD 20777
(301-854-3421)

Barbara J. Winkler
Barbara J. Winkler

Gerhard B. Winkler
Gerhard B. Winkler
7608 Green Dell Lane
Highland MD 20777
(301-854-3219)

10/30/97

copies of information given to Mr.
Wagner. FRS

7612 Green Dell Lane
Highland MD 20777
June 30, 1997

Howard County Dept of Planning and Zoning
George Howard Building
3430 Court House Drive
Ellicott City MD 21043

Re: Proposed Development of an 8.5 Acre Parcel at Woodridge Lane
Tax Map 40, Grid 17, Parcel 156

Att: Mr. Joe Rutter

Dear Mr. Rutter:

We wrote to you in March of this year expressing our concern about the proposed development of an 8 1/2 acre parcel including an abandoned house owned by C. Horsman. We have not heard from your office of any development plans being submitted for review, but an employee of the design company representing the developer was recently in our neighborhood gathering well and septic field information.

It is our understanding from the plat layout that their proposal calls for 2 one - acre lots, 1 five - acre lot with a preservation area and the old original house on a site of approximately 1-1/2 acres. Of particular importance are the proposed well locations sited along the boundary of the four existing developed properties on Green Dell Lane, one of which is my property.

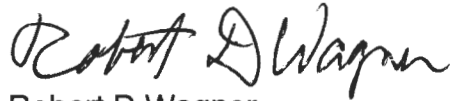
Howard County has less than ideal soils for septic field applications as we can attest to by the failures of septic systems on three of the four lots mentioned above. As part of a development already in place and plated under the old 1 acre zoning regulations, we reserve the right to repair or relocate our septic systems within our boundaries with due respect for existing wells. Therefore any new wells must be at least 100 feet from our boundary in order to meet the minimum distance prescribed by your regulations regarding wells and septic placement. We want to emphasize our rights which existed prior to the new RR-DEO zoning changes.

We urge that the developer be required to rework his plans, relocate the proposed well locations, and reduce the number of lots intended for development. The stream flowing through this property feeding the Rocky Gorge Reservoir, the area of wet lands comprising a part of the property, the topography, and the accessibility to the lots all make it imperative that only the very prudent application of the regulations be implemented to achieve very best design for now and the future.

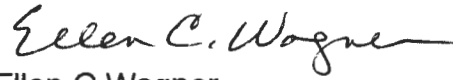
In addition it is our understanding that the buffer along the border would be used as the access road thereby removing any trees which might serve as a screen between the present homes and the new houses. Cluster zoning should do better than jam homes on one end of a property to achieve an additional lot for financial gain.

To sum up, we want the county to protect our rights for our septic and water systems as mentioned above.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert D. Wagner". The script is cursive and somewhat stylized.

Robert D Wagner

A handwritten signature in black ink, appearing to read "Ellen C. Wagner". The script is cursive and elegant.

Ellen C Wagner

CC: Richard Blood

7612 Green Dell Lane
Highland MD 20777
March 6, 1997

Howard County Dept. of Planning and Zoning
George Howard Building
3430 Court House Drive
Ellicott City MD 21043

ATT: Mr. Joe Rutter

Dear Mr. Rutter:

We are writing concerning the proposed development of an 8-acre parcel of land which borders our lot and four other lots in the Greenwood Farm development just off of Brown Bridge Road.

The property intended for development is entered through a narrow driveway at the end of Woodridge Lane and has no other frontage. Its border lies along the back borders of the lots mentioned above. There is an existing house on the land.

It is our understanding that four lots are to be created from this 8-acre parcel under the Development Exchange Option.

We have several concerns:

1. SEPTIC SYSTEMS - A stream flows through the property and continues into the Rocky Gorge Reservoir/Patuxent River. Most of the land is comprised of a fairly steep dropoff down toward the stream. The necessity of four septic systems and their proximity to this stream, along with the steep terrain involved, raise doubts as to the wisdom of approving a development of this size. It would seem to us that the 3-acre zoning requirement would be wiser, allowing for no more than two single-family dwellings.
2. ACCESS - Will the four homes be accessed by pipestems or by a common driveway? There is a limited amount of flat land available for this purpose. Would either of these approaches provide adequate access to fire service vehicles?
3. SETBACK - Will careful attention be given to setback requirements in order to assure proper buffering between our properties? We believe that the land used for the access road or driveway should not be considered a part of the required setback from our property lines to the houses.

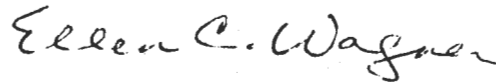
4. TREES - The 8-acre property is a wooded area. While recognizing that many of the trees may be cleared, we feel strongly that a border of the existing trees should be left standing along our property lines.

We have checked several times to see if plans have been submitted for this development, and to date, we have not heard that they have been submitted. In order to be certain that our concerns are taken into consideration, we are sending this letter in advance of the filing.

Sincerely,



Robert D. Wagner



Ellen C. Wagner

CC: Mr. James Heller, Howard Co. Department of Fire and Rescue
Dr. Joyce Boyd, Howard Co. Health Department

7608 Green Dell Lane
Highland, MD 20777
July 1, 1997

Howard County Department of Planning & Zoning
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Subject: Proposed Development of an 8.5 Acre Parcel at Woodridge Lane
Tax Map 40, Grid 17, Parcel 156

Dear Mr. Rutter:

We are very concerned about the proposed development of an 8 ½ acre parcel including an abandoned house owned by C. Horsman. An employee of the design company representing the developer was recently in our neighborhood gathering well and septic field information and it is the well and septic field locations that have us concerned, especially because the proposed development is directly behind our property.

It is our understanding from the plat layout that their proposal call for two one acre lots, One five acre lot with a preservation area and the old original house on a site of approximately 1 ½ acres. Of particular concern are the proposed well locations sited along the boundary of the four existing developed properties on Green Dell Lane, one of which is our property.

Howard County has less than ideal soils for septic field applications as we can attest to by the failures of septic on three of the four lots mentioned above. As part of a development already in place and plated under the old 1 acre zoning regulations, we reserve the right to repair or relocate our septic systems within our boundaries with due respect for existing wells. Therefore, any new wells must be at least 100 feet from our boundary in order to meet the minimum distance prescribed by your regulations regarding wells and septic placement. We want to emphasize our rights which existed prior to the new RR-DEO zoning changes.

We urge that the developer be required to rework his plans and to relocate the proposed well locations. The stream flowing through this property feeding the Rocky Gorge Reservoir, the area of wet lands comprising a part of the property, the topography and the accessibility to the lots all make it imperative that all existing regulations be applied to alleviate our concerns.

In conclusion, we are appealing to the county to protect our rights with respect to our septic and water systems. A reply is requested.

Sincerely,



Gerhard B. Winkler



Barbara J. Winkler

CC: Richard Blood

Enclosure 1
Winkler



Heath

DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

February 23, 1998

Oskar Schulz
c/o Donald R. Reuwer, Jr.
Land Design and Development, Inc.
10805 Hickory Ridge road
Columbia, MD 21044

RE: F-98-21, Greenwood Place

Dear Mr. Reuwer:

The above referenced record plat originals cannot be processed for signature approval and recording for the following reasons:

1. The comments contained in the approval letter from the Development Engineering Division, dated 12/08/97, were not addressed.
2. If the 100 year floodplain is delineated on the plat as required by the above comments, then a revised Forest Conservation Plan netting out the area of the 100 year floodplain will be required.
3. The sending plat which was submitted for the additional density exchange is not in conformance with the Zoning Regulations, Section 106.B.1.b. which requires that the minimum preservation area be 20 acres. The easement area needed to support the DEO units in Greenwood Place must be contiguous to the existing easement, or must be enlarged to 50 acres.
4. The developer is advised that if the sending plat for Cattail Creek Country Club, Inc. creates additional easement area for this exchange, then an amended Deed of Preservation Easement will be required. Contact Real Estate Services regarding the preparation of this document.

Your plan originals will be held at the Department of Planning and Zoning until the additional information is supplied.

This project is subject to the submission deadlines established by the Adequate Public Facilities Ordinance (APFO) in Section 16.144 of the Subdivision and Land Development Regulations. A revised original in compliance with comments must be submitted within 45 days (by April 9, 1998). If revised plans are not received by that

rec'd 11-13-97
HcCo. 40
T. Shuman

ADMINISTRATIVE APPEAL PETITION
TO THE HOWARD COUNTY BOARD OF APPEALS

For DPZ office use only:

CASE NO. _____

DATE ACCEPTED FOR _____

FILING _____

FOR SCHEDULING _____

1. APPELLANT'S NAME Robert & Ellen Wagner
7612 Green Dell Lane
Highland, Maryland 20777 301 854-3421
TRADING AS (IF APPLICABLE) _____
ADDRESS Gerhard & Barbara Winker
7608 Green Dell Lane (H)
PHONE NO. (W) Highland, Maryland 20777 301 854-3219
2. COUNSEL FOR APPELLANT Susan Gray, Gray & Dernoga
COUNSEL'S ADDRESS 6510 Paper Place, Highland, Maryland 20777
COUNSEL'S PHONE NO. 301 854-1052
3. RESPONDENT Howard County Department of Planning and Zoning
RESPONDENT'S ADDRESS 3430 Courthouse Drive, Ellicott City, MD 21043

The Appellant must attach a copy of the ruling or notice of action being appealed.

4. PROPERTY IDENTIFICATION (IF REAL PROPERTY IS INVOLVED):
ADDRESS OF SUBJECT PROPERTY: Horsman Prop. F-98-21 Green Place
Lots 1-4, and Preservation Parcel A.
TOTAL ACREAGE OF PROPERTY: 8.69 a.
PROPERTY LOCATION: Tax map 40, Parcel 156, Grid 17, Highland, MD
ELECTION DISTRICT: 5 ZONING DISTRICT: RR-DEO
TAX MAP # 40 BLOCK # 17 PARCEL/LOT # 156
5. APPELLANT'S INTEREST IN SUBJECT PROPERTY:

☐ OWNER (including joint ownership) ☒ OTHER (describe and give name and address of owner) Appellants own property adjacent to property subject of approved plan.

If the Appellant is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

Go to page 2.

Appeal of Robert D. And Ellen C. Wagner and Gerhard B. and Barbara J. Winkler of the decision that the Plans for F-98-21 (Greenwood Place, Lots 1-4 and Preservation Parcel A) are Technically Complete.

6. APPEAL REQUEST:

BRIEF DESCRIPTION OF RULING OR ACTION FROM WHICH THIS APPEAL IS TAKEN:

This appeal is taken from the attached letter dated October 14, 1997, by Cindy Hamilton, Division Chief Division of Land Development, to Oskar Schulz, c/o Don Ruewer, determining that the Final Subdivision Plans for F-98-21, Greenwood Place, are "Technically Complete," subject to conditions.

DATE OF RULING OR ACTION: October 14, 1997

BRIEF DESCRIPTION OF ERROR OF FACT, OR LAW, IF ANY, PRESENTED BY THIS APPEAL:

The errors of fact and/or law presented by this appeal include, but are not limited to, the matters listed below: The declaration that the Plans are technically complete is arbitrary, capricious and in violation of law in that:

- a. The application for subdivision and the Plans themselves do not contain the data items required by state and county law to be submitted for review by the Subdivision Review Committee prior to the determination of the sufficiency of the application/Plans;
- b. The process for coming to the decision that the subdivision application and Plans is "Technically Complete," did not comply with the Howard County Subdivision Regulations;
- c. The Plan does not represent a Density Exchange Option subdivision which can be accommodated in accordance with the Zoning Regulations;
- d. The process followed for approving the use of the Density Exchange Option for this subdivision did not comply with the Howard County Subdivision Regulations;
- e. The Plans violate the Howard County Subdivision Regulations in that they do not contain the required 5% open space;
- f. The Forest Stand Delineation does not comply with state or county law in that it does not identify steep slopes, floodplains, and areas of existing forest cover in relationship to development envelopes and sensitive environmental areas;
- g. The Forest Conservation Plan does not comply with state or county law in that the process used for approving the Plan was not in accord with state and county law;
- h. The Plans inaccurately represent the environmental resources present at the north end of the property, particularly in the floodplain and stream valley, thus precluding an accurate evaluation of the impact of drilling well four at its approved location, running the water pipe from the well to the house on lot 4, and providing the access road through the stream needed to drill and service the well;
- I. The approval of the request to disturb the stream and stream buffer to provide

access to well four violates county subdivision regulations.

j. The exemption of these Plans from stormwater management requirements violates state and county law;

k. The area of the Plans designated as a forest conservation easement is inherently inconsistent with and conflicts with the use of a substantial portion of the preservation property;

l. The placement of wells 1-3 in their approved locations will result in a "taking" of a property interest from appellants in that the placement of wells in these locations limits the ability of appellants to use the backs of their property for a reserve septic field; and

m. Some of the perk tests used in siting the septic fields were done on property not a part of the subdivision;

n. The Plans were approved subject to comments, when such compliance will require material changes to the Plans.

MANNER IN WHICH THE APPELLANT IS AGGRIEVED BY THE RULING OR ACTION:

Appellants are aggrieved by the action appealed in that the proposed subdivision if built as approved will:

a. Decrease their privacy and diminish their use and enjoyment of their property in that much of the forest located behind their homes, which they now enjoy, will be clear cut, and

b. Restrict the use of their property for reserve septic fields.

October 27, 1997

To CW on 10/31/97
J.S.
Rec'd 11-18-97

Bureau of Environmental Health
3525-H Ellicott Mills Drive
Ellicott City MD 21043-4544

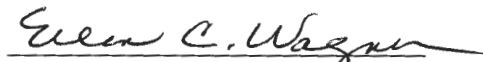
ATT: Frank Skinner

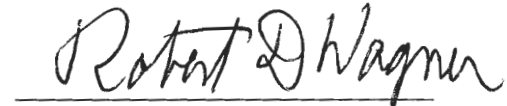
Re: Subdivision Plans F98-21

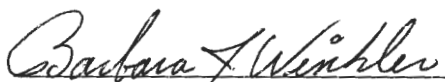
Dear Mr. Skinner:

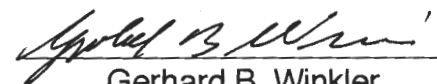
Persuant to the Maryland Public Information Act, we are requesting to review any and all materials relating to subdivision plans F98-21, Greenwood Place, Lots 1-4 and Preservation Parcel A. We expect these materials to be made available to us within thirty days. Please call to give us an appointment to read and copy the materials.

Sincerely,


Ellen C. Wagner


Robert D. Wagner
7612 Green Dell Lane
Highland MD 20777
(301-854-3421)


Barbara J. Winkler


Gerhard B. Winkler
7608 Green Dell Lane
Highland MD 20777
(301-854-3219)

3/14
DKS/CW: This was recently rec'd.

from (MD)

Property was recently perced
Perc letter not yet sent.

Response necessary, cc = Dr. Boyd, Joe Rutter

7612 Green Dell Lane
Highland MD 20777
March 6, 1997

Frank S.

Howard County Dept. of Planning and Zoning
George Howard Building
3430 Court House Drive
Ellicott City MD 21043

ATT: Mr. Joe Rutter

Dear Mr. Rutter:

We are writing concerning the proposed development of an 8-acre parcel of land which borders our lot and four other lots in the Greenwood Farm development just off of Brown Bridge Road.

The property intended for development is entered through a narrow driveway at the end of Woodridge Lane and has no other frontage. Its border lies along the back borders of the lots mentioned above. There is an existing house on the land.

It is our understanding that four lots are to be created from this 8-acre parcel under the Development Exchange Option.

We have several concerns:

1. SEPTIC SYSTEMS - A stream flows through the property and continues into the Rocky Gorge Reservoir/Patuxent River. Most of the land is comprised of a fairly steep dropoff down toward the stream. The necessity of four septic systems and their proximity to this stream, along with the steep terrain involved, raise doubts as to the wisdom of approving a development of this size. It would seem to us that the 3-acre zoning requirement would be wiser, allowing for no more than two single-family dwellings.
2. ACCESS - Will the four homes be accessed by pipestems or by a common driveway? There is a limited amount of flat land available for this purpose. Would either of these approaches provide adequate access to fire service vehicles?
3. SETBACK - Will careful attention be given to setback requirements in order to assure proper buffering between our properties? We believe that the land used for the access road or driveway should not be considered a part of the required setback from our property lines to the houses.

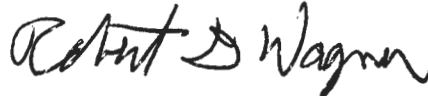
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PLANNING DEPT
MAR 12 P 4:04

Frank S.

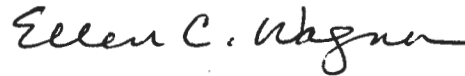
4. TREES - The 8-acre property is a wooded area. While recognizing that many of the trees may be cleared, we feel strongly that a border of the existing trees should be left standing along our property lines.

We have checked several times to see if plans have been submitted for this development, and to date, we have not heard that they have been submitted. In order to be certain that our concerns are taken into consideration, we are sending this letter in advance of the filing.

Sincerely,



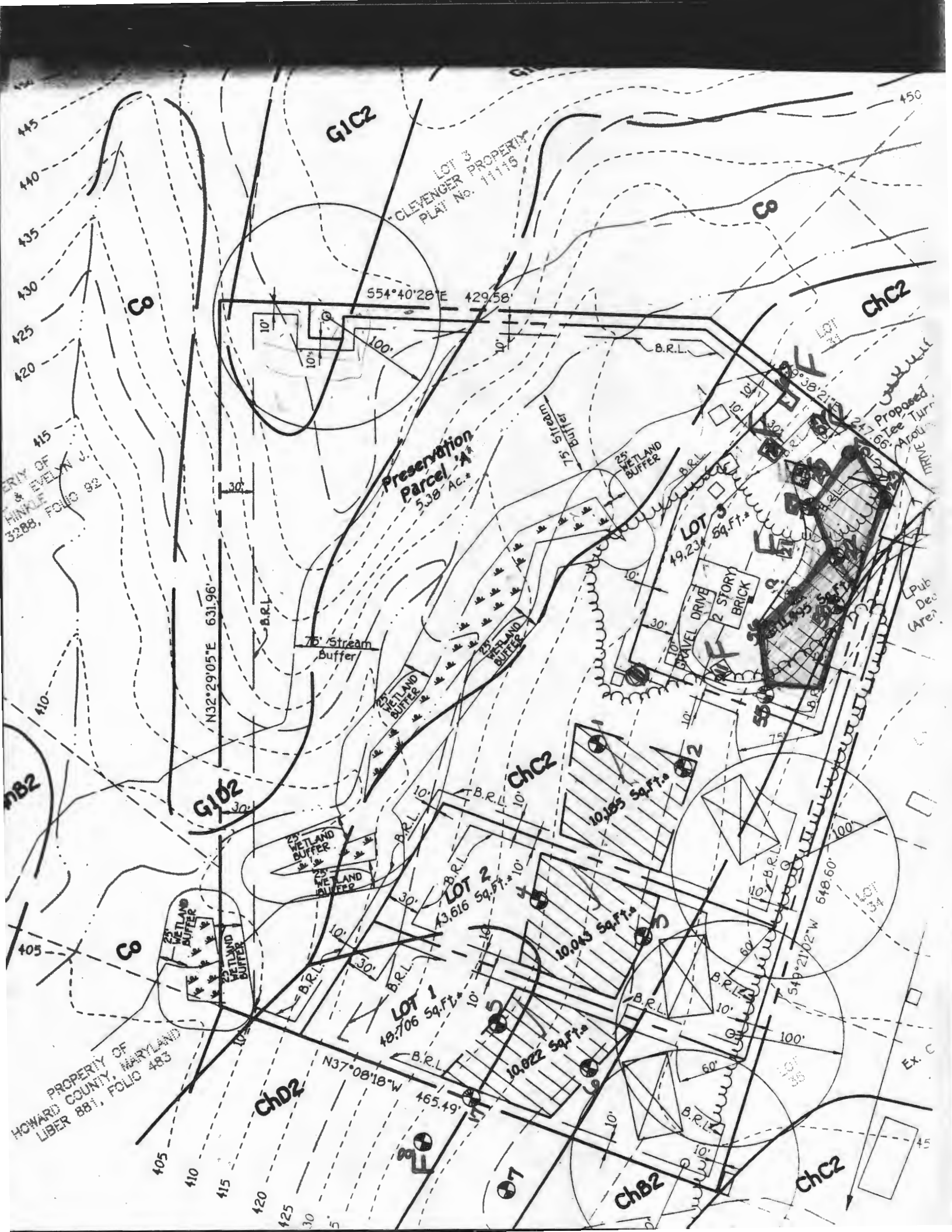
Robert D. Wagner



Ellen C. Wagner

CC: Mr. James Heller, Howard Co. Department of Fire and Rescue
Dr. Joyce Boyd, Howard Co. Health Department

RECEIVED
FEB 12 12 P 4:05



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 4-13-98

P&Z File No. F-98-21

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: Greenwood Place Lots 1-4

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

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

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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 Appic/Exhibit
☐ Planning Board Appic
☐ ASDP/CSDP Application
☐ DED Application/Checklist
☐ DED Fee Receipt/Deeds/Cost Estimate

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

☒ Recorded
 On 4-3-98

COMMENTS: _____

SRC/COMMENTS DUE BY: _____

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



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director
April 7, 1998

Mr. Oskar Schulz
c/o Donald Reuwer
Land Design and Development
10805 Hickory Ridge Road
Columbia, MD 21044

RE: F-98-21, Greenwood Place, Lots 1-4 and
Preservation Parcel A

Dear Mr. Schulz:

Please be advised that the above referenced final subdivision plat was recorded on April 3, 1998 among the Land Records of Howard County as Plat No(s). 13108.

In accordance with the Adequate Public Facilities Ordinance, this Department hereby grants 3 permanent housing unit allocations to this recorded subdivision for the year 2000. Although allocations are assigned to a specific year, now that the plat has been recorded you may apply for a building permit at any time.

Prints of this final plat may be ordered at the Department of Planning and Zoning's public service desk between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. Please bring this letter with you when ordering prints.

Sincerely,

L. Kent Sheubrooks
Division of Land Development

KS/TW/cs/f9821.let

cc: Research
Development Engineering Division
State Department of Assessments and Taxation
Environmental Health
State Highway Administration
Board of Education
Fisher, Collins and Carter



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director
April 7, 1998

Mr. Oskar Schulz
c/o Donald Reuwer
Land Design and Development
10805 Hickory Ridge Road
Columbia, MD 21044


RE: F-98-21, Cattail Creek Country Club, Plat of
Easement (Greenwood Place)

Dear Mr. Schulz:

Please be advised that the above referenced plat of easement was **recorded on April 3, 1998** among the Land Records of Howard County as Plat No(s). 13106-13107.

Prints of this plat of easement may be ordered at the Department of Planning and Zoning's public service desk between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. Please bring this letter with you when ordering prints.

Sincerely,


L. Kent Sheubrooks
Division of Land Development

KS/TW/cs/f9821.let 

cc: Research
Development Engineering Division
State Department of Assessments and Taxation
Environmental Health
State Highway Administration
Board of Education
Fisher, Collins and Carter



HOWARD COUNTY HEALTH DEPARTMENT

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

March 25, 1998

Mr. & Mrs. Robert D. Wagner
7612 Green Dell Lane
Highland, Maryland 20777

Dear Mr. & Mrs. Wagner,

I am in receipt of your letter to Delegate Shane Pendergrass, dated March 14th, regarding your concerns relative to the Horsman property that abuts your property to the rear.

I originally became aware of your situation last year, after most of the preliminary planning for the proposed development known as Greenwood Place, Lots 1-4 had been completed. At that time, a review of the proposed plan with Mr. Craig Williams of this Bureau, with particular emphasis on your concerns regarding the placement of wells and septic systems, was accomplished.

Our review of any proposed development utilizing wells or private sewage disposal systems involves not only the onsite considerations such as percolation tests; soils evaluations; and proper well siting, but, also includes a review of the history of septic systems and wells in the area, and the potential impact of these proposed well or septic systems on existing well or septic systems.

A determination was made that the placement of the proposed wells and sewage disposal areas would not be in conflict with existing neighboring property's wells or sewage disposal areas and the proposal as drawn by the developer's surveyor was in conformance with Maryland Regulations Governing Water Supply and Sewerage Systems in the Subdivision of Land in Maryland (COMAR 26.04.03). We felt that there was adequate area provided for on your property, and on the other existing properties for future repairs to the septic systems, without jeopardizing the integrity of new or proposed wells or septic systems.

Since that time the developer has complied with our requirements with regard to planning for, and the proper documentation of the proposed wells and septic systems on the proposed development. The Health Department approved a final plat of subdivision for this project on March 2, 1998.

Should you have further concerns or questions regarding this matter, please call Craig Williams or myself at (410) 313-2640.

Sincerely,

Frank Skinner, Director
Bureau of Environmental Health

cc: Shane Pendergrass
Joyce M. Boyd, M.D.

SHANE PENDERGRASS
LEGISLATIVE DISTRICT 13A
HOWARD COUNTY

CHAIRMAN
HOWARD COUNTY DELEGATION

COMMITTEE
ECONOMIC MATTERS

SUBCOMMITTEES
HEALTH INSURANCE
SCIENCE AND TECHNOLOGY



ANNAPOLIS OFFICE
209 LOWE HOUSE OFFICE BUILDING
ANNAPOLIS, MARYLAND 21401-1991

PHONE (410) 841-3205
(301) 858-3205
FAX (410) 841-3850
(301) 858-3850

HOUSE OF DELEGATES

March 18, 1998

Mr. Frank A. Skinner, Director
Environmental Health Department
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Dear Mr. Skinner:

My assistant, Ellen Long, spoke with you on the phone regarding the concerns of Mr. and Mrs. Wagner. You told my assistant that you would be able to bring them up to date on what is happening with the development of the Horsman property. I have taken the liberty of enclosing a copy of Mr. and Mrs. Wagner's letter.

Thank you in advance for responding to them. I will look forward to hearing about the outcome.

Sincerely,

Shane Pendergrass
Delegate

cc Mr + Mrs Wagner

7612 Green Dell Lane
Highland MD 20777
March 14, 1997

Del. Shane Pendergrass
Lowe House Office Building
Annapolis, MD 21401-1991

Dear Del. Pendergrass:

We want to thank you for your support of HB1074 which is designed to protect the drinking water provided by the Patuxent Reservoir Watershed.

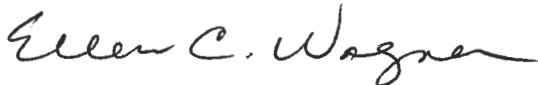
We live on property backing up to a wooded area through which a stream flows on its way to the Patuxent Reservoir. This stream is now at risk as four homes are proposed to be built on eight acres of the land, most of which is unbuildable. It has steep drop-offs, marshy land in the bottom, and so little land available for wells that two of them rely on protective areas which extend seventy five feet into our lot.

At this point, the problem becomes our own. In 1973 we had to repair our septic system. When it requires another repair, we will not be allowed to use that seventy five-foot area if it becomes necessary. All eight of the families on this section of our road have repaired their septic systems, some several times.

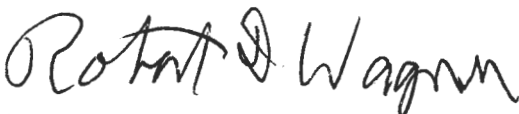
When we first heard that there was a possibility of development on the Horsman land which is accessed by Woodridge Lane in the Greenwood Farms subdivision just off of Brown Bridge Road, Highland, we began to confer with people in the Planning Office and in the Health Department at Ellicott City. This was in January 1997. No consideration has been given to our concerns, and we are in the process of an appeal. In our view, it is the responsibility of the government to protect the rights of individual citizens and not just those of developers.

We really appreciate your supporting HB1074. It may be too late for providing any help for us, but it could be of significant help to the citizens of Howard County in the future.

Sincerely,



Ellen C. Wagner



Robert D. Wagner

File No. F-98-21
GREENWOOD PLACE

**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

Date Received

Date Forwarded

TIM CALLAHAN
Reviewing Agent

2/6/98

2/25/98

Rejected For: SENDING PLAT

HEALTH

Date Received

Date Forwarded

DONNA K SOE
Reviewing Agent

2/26/98

3/2/98

Rejected For: _____

DPW

Date Received

Date Forwarded

Reviewing Agent

Rejected For: _____

Chief, DLD

Date Received

Date Forwarded

Reviewing Agent

Rejected For: _____

EMERGENCY/TEMP NO. IF ANY

B 1	8766	SEQUENCE NO. (MDE USE ONLY)	STATE OF MARYLAND APPLICATION FOR PERMIT TO DRILL WELL please print or type	STATE PERMIT NUMBER fill in this form completely
-----	------	--------------------------------	---	---

Date Received (APA)

OWNER INFORMATION

8 COUNTY 13

15 Last Name 34 Owner First Name

13474 OPEN SPACE CT

38 Street or RFD 55

HIGHLAND MD 20727

57 Town 70 State 72 Zip 76

DRILLER INFORMATION

CIRCLE (MSD/ MGD/ MWD)

Ralph Mayne

Driller's Name

Ralph Mayne well Drilling

77 License No. 80

9120 Brown Church Rd. Mt Airy

Firm Name

Ralph Mayne well Drilling

Address

Signature Date

B 2 WELL INFORMATION

APPROX. PUMPING RATE (GAL. PER MIN.) 5

AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) 500

USE FOR WATER (CIRCLE APPROPRIATE BOX)

D HOME (SINGLE OR DOUBLE HOUSEHOLD UNIT ONLY)

F FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION)

I INDUSTRIAL, COMMERCIAL, STATE AND FEDERAL GOV. OTHER (REQUIRES APPROPRIATION PERMIT)

P PUBLIC OR PRIVATE WATER COMPANY (REQUIRES APPROPRIATION PERMIT AND STATE HEALTH DEPARTMENT APPROVAL)

T TEST, OBSERVATION, MONITORING (MAY REQUIRE APPROPRIATION PERMIT)

APPROXIMATE DEPTH OF WELL 150 FEET

APPROXIMATE DIAMETER OF WELL 6 INCH

METHOD OF DRILLING (circle one)

BORED (or Augered) JETTED Jetted & DRIVEN

AIR-ROTARY AIR-PERCussion ROTARY (Hydraulic Rotary)

CABLE REVerse-ROTary Drive-POINT

other

REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)

N THIS WELL WILL NOT REPLACE AN EXISTING WELL

Y THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED

S THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS

D THIS WELL WILL DEEPM AN EXISTING WELL

PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE)

Not to be filled in by driller (MDE OR COUNTY USE ONLY)

APPROP. PERMIT NUMBER

FORCE INITIALS IN BOX PERMIT No.

B 3 LOCATION OF WELL

HOWARD

8 COUNTY 21

52 NEARWOOD PLACE

23 SUBDIVISION 42

SECTION 44 46 LOT 3 48 50

AULTON

52 NEAREST TOWN 71

MILES FROM TOWN (enter 0 if in town) 2 MI

B 4

DIRECTION OF WELL FROM TOWN (CIRCLE BOX)

WOODRIDGE LA.

11 NEAR WHAT ROAD 30

ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX)

400

DISTANCE FROM ROAD

ENTER FT OR MI

TAX MAP: BLK: PARCEL

NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL

COUNTY NAME COUNTY NO.

STATE SIGNATURE INSERT S

DATE ISSUED

CO SIGNATURE EXP. DATE

NORTH GRID EAST GRID

SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X

SOURCES OF DRILLING WATER

1. well

2.

3.

WRITE THE BOX NUMBER FROM THE MAP HERE

820

480

DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION

N

400

WOOD RIDGE LA.

Green DILL LA.

Brown Brooke Rd

MA 216

Hameltone Reed well

GRAY & DERNOGA

ATTORNEYS AT LAW
6510 PAPER PLACE
HIGHLAND, MARYLAND 20777
301-854-1052

THOMAS E. DERNOGA
SUSAN B. GRAY

November 17, 1997
Hand-delivered

BALTIMORE
(410) 531-1977
FACSIMILE
(301) 854-1053

Mr. Frank Skinner
Howard County Department of Health
3430 Courthouse Drive
Ellicott City, Maryland 20143

Dear Mr. Skinner:

As we discussed last Thursday, I represent Mr. and Mrs. Robert Wagner and Mr. and Mrs. Gerhard Winkler in an appeal of the Department of Planning and Zoning's approval of Final Plan F-98-21, Greenwood Place. This appeal, a copy of which I left with you on Thursday, was filed November 13, 1997.

The purpose of this letter is to request that your department refrain from issuing any more well permits for this project during the pendency of the appeal. I am also putting in writing my request that you rescind the permit for Well 4. This permit apparently was issued several days before the appeal was filed. It is only through such actions that the right of appeal is meaningful.

It is particularly important at this time that your department rescind the permit for Well 4. As you can see in point "I," Section 6 of the appeal, my clients are directly appealing the decision to allow disturbing a stream and stream buffer to obtain access to a ridge on the property in order to drill Well 4 and run the water line from the well to the proposed house site. As you also can see from the final plan, getting access to the well site and running the water line from the well to the house will require the disturbance of more than 5,000 square feet of land, thus necessitating the issuance of a grading permit before the activity can commence.

If the well and grading permits are issued during the pendency of this appeal and any grading is done on the property during this time period, my clients will have been irreparably harmed. The very activities they are protesting will have been accomplished and their right of appeal will have been effectively circumvented. This is unacceptable and illegal.

I would hope that there are mechanisms in place within the subdivision, land development and permitting processes within Howard County that automatically trigger a stop on the issuance of permits for projects being appealed. However, given my experience with Howard County, I am not sure that process is in place. Therefore, this letter is to notify you personally in writing of your Department's obligation to ensure that permits are not issued during this time period.

If you have questions regarding this matter, please feel free to contact me at 301 854-1052. Thanking you in advance for your attention to this matter, I am,

Very truly yours,

Susan Gray
Gray & Dernoga

cc: Mr. and Mrs. Robert D. Wagner
Mr. and Mrs. Gerhard Winkler
Mr. James Irvin, Director, Department of Public Works
Mr. Joseph Rutter, Jr., Director, Department of Planning & Zoning
Ms. Cindy Hamilton, Department of Planning & Zoning
Mr. David Hammerman, Department of Public Works



Frank Skinner

DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS

David M. Hammerman, P. E. Director

November 21, 1997

Susan B. Gray, Esquire
Gray & Dernoga
6510 Paper Place
Highland, Maryland 20777

Re: Location Identified by Final Plan F-98-21
Greenwood Place

Dear Ms. Gray:

Thank you for your letter dated November 17, 1997. As you are aware, the Department cannot refrain from issuing any permits if the proposed work is reviewed and meets the requirements of the Howard County Code. However, we are concerned that grading work may be in progress without a grading permit being issued.

On Wednesday, November 19, 1997, Richard L. Powell, Chief, Sediment Control Division, investigated a complaint by you that illegal grading was taking place at the subject location. At that time, it was determined that the graded area was approximately 3,000 square feet and did not require a grading permit. Subsequent to that visit, the Sediment Control Division was contacted on November 20, 1997 by Maria Waburton, an inspector for the Maryland Department of the Environment. She visited the site on November 20, 1997 and found grading work had been completed and, in her opinion, disturbed an area of approximately 7,000 square feet. This would require a grading permit.

Having been notified of this situation, the Department will reinspect the site today to determine if a grading permit is indeed required. If so, a Stop Work Order will be issued until a grading permit is processed and issued for this work. Please be aware that as of this time, any grading work done on site was done without the approval of this Department. Nevertheless, if a grading permit is required, the Department will take action against the developer to assure compliance with the Howard County Code.

Susan B. Gray, Esquire
November 21, 1997
Page 2

If you have questions regarding this matter, please contact Richard Powell at 410-313-1850 or you may contact me at 410-313-2433.

Sincerely,



David M. Hammerman, Director
Department of Inspections, Licenses
and Permits

DMH/dr
a:\greenwood.ltr
DMH Corresp. 9/97

cc: Louis P. Ruzzi, Senior Assistant County Solicitor
Joseph W. Rutter, Jr., Director, Department of Planning and Zoning
Frank Skinner, Director, Bureau of Environmental Health
Richard L. Powell, Sediment Control Division
Avis L. Corbin, Chief, Licenses and Permits Division

COPY FAXED 11/21/97 -
ORIGINAL WILL FOLLOW BY MAIL



HOWARD COUNTY HEALTH DEPARTMENT

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

November 21, 1997

Ms. Susan B. Gray
Gray & Dernoga
Attorneys at Law
6510 Paper Place
Highland, Maryland 20777

Dear Ms. Gray:

I am in receipt of your letter dated November 17, 1997 regarding your request to rescind approval for a recently issued well permit on the proposed Lot 4, Greenwood Place; and to refrain from issuing any more well permits for the proposed Greenwood Place project during your appeal of the Final Plan F-98-21, Greenwood Place.

I have also reviewed your appeal petition regarding this project.

Unfortunately, the Maryland Well Construction Regulations, (COMAR 26.04.04.) do not provide for withdrawal of permit approval or withholding of permit approval if all the criteria for obtaining approval (such as siting and distance requirements) have been met. In the case of Lot 4, the criteria have been met. We have no grounds therefore, to consider such a request.

Should you have any questions regarding this matter, please contact me at (410) 313-2645.

Sincerely,

Frank Skinner, Director
Bureau of Environmental Health

cc: Mr. and Mrs. Robert D. Wagner
Mr. and Mrs. Gerhard Winkler
Mr. James Irvin
Mr. Joseph Rutter
Ms. Cindy Hamilton
Mr. David Hammerman
Mr. Craig Williams

Howard County Health Department

To: KIM

~~44~~ Steve FORNEY

Horseman PROP

Brown Bridge Road

Can you copy - all wells
to be drilled prior to
final plat approval thing.

410-740-0114 (FAX)

From: ALM

Date: 10/11/3/97

HD-170

KIM - I SENT IT TO HIM ALREADY

*10/19/97
copy of file
contents given
to me. Wagner
(DS)

SUBDIVISION REVIEW PROGRESS

Subdivision: Horseman Property

Owner: Ellicott City Land Holdings

A#s: 57611

Tax Map: 40 Parcel: 156

Sketch Plan Submitted: 12-17-96

Scheduled Percolation Test Dates: 1-7-97

Follow-up Percolation Test Dates: _____

PERCOLATION CERTIFICATION PLAT

(REVISED)

Percolation Certification Plat Submitted: 7-11-97

Percolation Certification Plat Signed: 7-15-97

PRELIMINARY PLAN

Preliminary Plan Submitted: _____ County Plat Number: _____

Preliminary Plan Signed: _____

- Groundwater Appropriations Permit applied for: N/A

- Conditions for Final Plat Approval:

- all wells to be drilled & prior to approval of final plat
- abandonment of

- Groundwater Ppropriation Permit Number: N/A

FINAL PLAT

Final Plat Submitted: _____ County Plat Number: _____

Final Plat Signed: _____

AM
3-1-96

Program Supervisor's Review
T:\DBASE\DATA\SUBREVP.AM



HOWARD COUNTY HEALTH DEPARTMENT

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

August 22, 1997

COMMENTS

RE: F-98-21
Greenwood Place
Lots 1 thru 4 and Non-buildable Pres. Parcel "A"

FROM: Donna K. Soe, R.S. *(DKS)*
Bureau of Environmental Health
Howard County Health Department

Applicant has not yet complied with General Note #9 of the approved Percolation Certification Plan, which states:

"All wells to be drilled prior to final record plat signature."

Fulfillment of this requirement is expected prior to recommendation for approval of the above referenced plat.

DKS

cc: Ellicott City Land Holdings - Mr. Jared Spahn
Fischer, Collins & Carter, Inc. - Mr. Zack Fisch
file

open -
existing house
3/6/97
10:00



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
January 13, 1997

Ellicott City Land Holdings
10805 Hickory Ridge Road, Suite 215
Columbia, Maryland 21044

RE: Percolation Test Results Application No. 57611
Proposed Use: Subdivision - 4 Lots
Property ID: Horsman Property-(Greenwood Overlook)
Woodridge Lane- Tax Map: 40 Parcel: 156

Dear Sirs:

Percolation testing was conducted January 7, 1997 on the above referenced property. Copies of the percolation test results are enclosed.

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
- a suitable house site and well site for each lot
- locations of existing wells and septic systems on the property and abandonment intent
- locations of existing wells and septic systems 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. A note should be included declaring intent regarding the existing house.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "DONNA K SOE".

Donna K. Soe, R. S.
Water and Sewerage Program

DKS:jr
Enclosures
File

6/9/97
Mr. Bob Alder - 12532 Woodridge Ave



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
December 18, 1996

Mr. Jared Spahn
c/o Land Design & Development
10805 Hickory Ridge Road, Suite 210
Columbia, Maryland 21044

RE: Percolation Testing Receipt Number: 57611
Proposed 4 Lot Subdivision
Horseman Property - Woodridge Lane
Tax Map: 40 Parcel: 156

Dear Mr. Spahn:

A percolation test date has been reserved for 10:00 a.m.. Tuesday, January 7, 1996.

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

There is some concern as to potential well sites since exact septic locations on several adjoining upslope properties cannot be determined. However, after preliminary site inspection on 12/16/96, there is reasonable confidence that at least 3 viable well sites can be established by selecting locations that are in "ridge" positions.

No septic area was proposed for the existing unoccupied house on the property. Nor was the location of the installed well and septic location evident during the preliminary site inspection. A full 10,000 square foot septic easement should be tested at a logical location for the existing house. Unless additional information comes to light, it is expected that the existing septic and well would be properly abandoned at some point during the subdivision process.

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,

Craig Williams, Program Director
Water and Sewerage Program

CM:jr

Enclosure

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644
Food Protection Program (410) 313-2642 TDD (410) 313-2323

7/15/97
sent for
signature
(SRS)

July 8, 1997

HORSMAN PROPERTY - PERC CERTIFICATION PLAT

LOT #1 - test hole #8, off the lot, should be designated "failed"

LOT #2 - OK

LOT #3 -

PRES. PARCEL 'A'

NOTES/CORRECTIONS:

- eliminate note #2
- note certifying "locations of all wells and septic systems within property boundaries have been shown" to be added
- note that "all wells to be drilled prior to approval of record plat" to be added
- note that "Existing well and septic system could not be located. Applicant will _____ by _____ prior to signature of record plat."
- note explaining intent with regard to existing house
- designate Lot #3 as the larger parcel in order to better facilitate well site and house placement options

* use symbols that don't look like failed
holes structures

HORSMAN PROPERTY

6/30/97

PERC CERT. PLAT

LOT 1 - 1st hole # 8, off the lot, should be
designated 'failed'
reconfigure

LOT 2 - ~~reconfigure~~ reconfigure septic

LOT 3 - well site
not enough septic area (~6500 if max)
driveway loc. ? shown

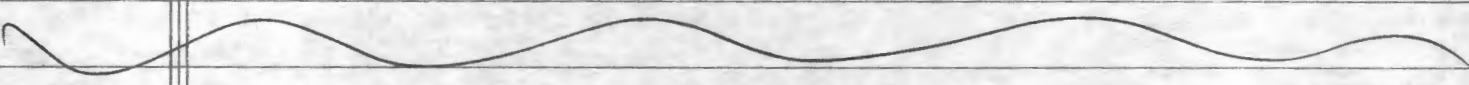
PRES. PARCEL 'A' - additional test holes needed
*(this septic area should serve LOT 3)

note
well and septic could not be located. Applicant
will _____ by (date) Prior to sign of Record plat for review
① septic ? - location

NOTES - Ex house → ② well } disposition (what to do?)
- eliminate note #2 (not applicable)
- note certifying "locations of ex. wells and
septics w/in 100' of property boundaries
to be added
- note that "all wells to be drilled prior
to approval of record plat" to be added

* General - ~~1st and 2nd holes~~
Repair area for Greenwood
Farms?

* note: Ex well and septic could not be located-
applicant will _____ by _____ prior
to signature of record plat.



LOT 3

- insufficient septic area ($>10K$ ft²)
- failed test holes) limit area
- necessity of driveway, not over septic area, limits area

7/3/97

Per Don Reuber, ex house to be demolished.

MAINTAIN IN
SUBDIVISION FILE
UNTIL OTHERWISE ADVISED
BY BUREAU DIRECTOR - (CW)

rec'd 11-13-97
Hole. 40
T. Shuman

ADMINISTRATIVE APPEAL PETITION
TO THE HOWARD COUNTY BOARD OF APPEALS

For DPZ office use only:

CASE NO. _____
DATE ACCEPTED FOR
FILING _____
FOR SCHEDULING _____

1. APPELLANT'S NAME Robert & Ellen Wagner
~~TRADING AS (IF APPLICABLE)~~ 7612 Green Dell Lane
~~ADDRESS~~ Gerhard & Barbara Winker
~~PHONE NO.~~ (W) 7608 Green Dell Lane (H) Highland, Maryland 20777 301 854-3421
301 854-3219
2. COUNSEL FOR APPELLANT Susan Gray, Gray & Dernoga
COUNSEL'S ADDRESS 6510 Paper Place, Highland, Maryland 20777
COUNSEL'S PHONE NO. 301 854-1052
3. RESPONDENT Howard County Department of Planning and Zoning
RESPONDENT'S ADDRESS 3430 Courthouse Drive, Ellicott City, MD 21043

The Appellant must attach a copy of the ruling or notice of action being appealed.

4. PROPERTY IDENTIFICATION (IF REAL PROPERTY IS INVOLVED):

ADDRESS OF SUBJECT PROPERTY: Horsman Prop. F-98-21 Green Place
Lots 1-4, and Preservation Parcel A.

TOTAL ACREAGE OF PROPERTY: 8.69 a.

PROPERTY LOCATION: Tax map 40, Parcel 156, Grid 17, Highland, MD

ELECTION DISTRICT: 5 ZONING DISTRICT: RR-DEO

TAX MAP # 40 BLOCK # 17 PARCEL/LOT # 156

5. APPELLANT'S INTEREST IN SUBJECT PROPERTY:

☐ OWNER (including joint ownership) ☒ OTHER (describe and
give name and address of owner) Appellants own property adjacent
to property subject of approved plan.

If the Appellant is not the owner of the subject property,
documentation from the owner authorizing the petition must
accompany this petition.

Go to page 2.



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

October 14, 1997

Oskar Schulz
c/o Don Reuwer
Land Design and Development, Inc.
10805 Hickory Ridge Road
Columbia, MD 21044

RE: F-98-21, Greenwood Place, Lots 1-4
and Preservation Parcel 'A'

Dear Mr. Reuwer:

The Subdivision Review Committee has determined the Final Subdivision Plans for F-98-21, Greenwood Place consisting of 4 residential lots and 1 parcel on 8.69 ± acres of land located on Woodridge Lane in the 5th Election District of Howard County, Maryland, to be **technically complete**, subject to the attached conditions, and following the 2 step process indicated below. Do not submit originals to DPZ until all of the agencies have issued approval comments and the items listed below have been complied with.

STEP 1: COMPLETION OF EASEMENT/AGREEMENTS AND PAYMENT OF FEES

Submission of a metes and bounds description of the **Forest Conservation** easement area to the Department of Planning and Zoning, two weeks prior to submission of the plat originals.

Submission of one draft copy of the **Homeowners Association** documents with the appropriate information clipped and highlighted per the final plat application checklist.

Real Estate Services, DPW, will prepare a deed of preservation easement and contact you when ready for signature.

The above conditions must be complied with prior to submission of final plat originals and within **180 days** of the date of this letter (**by April 12, 1998**). The Department of Public Works will provide a written receipt indicating the above conditions have been met. The receipt from Real Estate Services Division **must** accompany the submission of the record plat originals.

The Department of Planning and Zoning hereby grants **tentative allocations for 3 housing units** in this subdivision for the year 2000. This subdivision is located in the West School Region and the Fulton Elementary School District. These tentative allocations will remain valid provided you continue to meet all required processing deadlines. Tentative allocations will become permanent upon recordation of

the final subdivision plat. Although the allocations are assigned to a specific year, once the final plats have been recorded you may apply for building permits at any time, unless a site development plan is required in accordance with Section 16.155(a) of the Subdivision and Land Development Regulations.

STEP 2 SUBMISSION OF FINAL PLAT ORIGINAL

Once all of the requirements above have been completed, the original plat may be submitted for signature with the following:

1. Payment to *Director of Finance of Howard County* of the following fees, concurrent with the submission of the original plats for signature approval. Bring this letter and fees to the Department of Planning and Zoning to obtain the required receipts.

Storm Drainage Construction, Section 16.133

Account #Cr-814-003-7151

Fee \$300.00

Distribution copies of recorded plat:

Original Plat (per sheet)

Fee \$ 19.80

Distribution copies of Plat of Easement (RC/RR):

(Per plat sheet)

Fee \$ 12.45

A check made payable to the *Clerk of the Court* for the cost for recording plats.

- Recording fee for plat (per sheet) Fee \$5.00

A check made payable to the *Clerk of the Court* of the cost for recording the "Plat of Easement".

- Recording fee for Plat of Easement (per sheet) Fee \$ 5.00

4.
 - a. Submission of two accurate 1"=600 scale reductions of the subdivision plat indicating lots/parcels with lot numbers/parcel letters and rights-of-way.
 - b. Submission of parcel and right-of-way boundaries in a digital format meeting County standards.
5. Submission of a receipt from the Department of Public Works, Real Estate Services Division, verifying the payment of all fees/sureties as identified above.
6. Driveway Maintenance Agreements for shared drives within minor subdivisions will be recorded immediately following the recordation of the plats. Staff will contact you when the plat is ready for recordation with sufficient notice, so that you or your designee can meet us at the Court House to record the Agreement.

Please be advised that the executed Deed of Preservation Easement must be submitted to DPZ prior to the signature approval of the plats by the Planning Director.

October 14, 1997

The above conditions must be complied with within the mandated 180 day deadline. If a submission deadline is missed, the plan becomes null and void, all previous approvals will be rescinded and your project will lose its tentative allocations in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. If the plan is voided, resubmission of this project may be at the final plan stage if there has been no change in the Subdivision Regulation requirements since the project received approval. Otherwise, the subdivision must be resubmitted for approval at the sketch plan stage or the preliminary equivalent sketch plan stage.

Submission of the final plat for signature and recordation is required within **180** days of the date of this letter (**by April 14, 1998**).

You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Compliance with all conditions and/or corrections is required before the original plat will be accepted for signature approval. Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2354 to schedule an appointment to submit originals for signature. **Please bring this letter with you as it will serve as the checklist for final plat original submission.**

When recorded, the signed original plat will be retained on file in the Department of Planning and Zoning.

The tentative allocations assigned to this project will become permanent upon recordation of the final subdivision plat. Although the allocations are assigned to a specific year, once the plats are recorded you may apply for site development plan approval and/or building permits at any time.

If you have any questions, please contact Tim Callahan at (410) 313-2354.

Sincerely,



Cindy Hamilton, Division Chief
Division of Land Development

CH/TC:jw

Enclosures: DPZ, DED, SCD, Health

cc: Research

Development Engineering Division

Real Estate Services, Department of Public Works

Fisher, Collins & Carter

September 25, 1997

DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

RE: F-98-21, Greenwood Place, Lots 1-4, and Preservation Parcel A

I. Record Plat

A. Sheet 1 of 1/Cluster Subdivision

1. According to Howard County Subdivision Regulations, Section 16.121.(a)(2), a cluster subdivision in the RR District using the DEO overlay is required to provide 5% of the gross area of the subdivision as open space. The open space requirement must be addressed, since this is a DEO subdivision.

2. For Preservation Parcel A, a "Deed of Preservation Easement" will be required. This document, which will impose use restrictions on the parcel, must be recorded concurrently with the final subdivision plat. The developer should contact the Real Estate Services of the Department of Public Works regarding the preparation and execution of this document.

3. Indicate two easement holders for the Preservation Parcel. A copy of the Articles of Incorporation for the HOA, clipped and highlighted in accordance with checklist item 26, must be submitted to this Department prior to the record plat.

4. To transfer the two development rights needed to implement this subdivision plan, it will be necessary to re-record the Plat of Easement for the Cattail Creek County Club (Plat #11843). Prior to submission of the originals for that plat, the following changes must be made:

a. Change "Plat of Easement" to "Amended Plat of Easement" in the title block.

b. Expand the "Density Exchange" Chart to include details concerning this third exchange of density. Note the number of development rights retained.

c. Add the following note: "The purpose of this Amended Plat of Easement is to record the transfer of 2 DEO units from the preservation easement established by the recordation of the original grant of easement by plat entitled _____ recorded as Plat # _____, and by recordation of the Deed of Preservation Easement, dated _____ and recorded among the Land Records of Howard County, Maryland in Liber _____ and Folio _____ on _____(date).

5. Since it will be necessary to rerecord the Plat of Easement just prior to the recordation of the plat for Greenwood Place, the two originals, with recording fees, must be submitted at the same time

to this office. It will not be necessary to re-record the Deed of Preservation Easement for Cattail Creek Country Club.

6. According to the Howard County Subdivision and Land Development Regulations, Section 16.108.(b)(40), "an unbuildable strip of land 50 feet or less in width" is a pipestem. Therefore, the narrow strip on Lot 4 used to reach the well location should be deducted from the gross area. Add Lot 4 to the Minimum Lot Size Chart, and give its net area/minimum lot size.

7. The Preservation Parcel is landlocked. Fee simple access should be provided under Section 16.119.(a)(1), since the ownership will be private, and the parcel is not in the Agricultural Preservation Program. Although the parcel is labeled "Non-buildable", it could in fact support an agricultural use such as a barn or stable. If the entire parcel (with structure) were conveyed, the ownership could even pass to an entity having nothing to do with this subdivision. With 50 feet of frontage available on Woodridge Lane, each of the Lots/Parcels could have 10 feet of fee simple frontage, within a use-in-common easement. Alternatively, the Preservation Parcel could be combined with one of the lots.

8. Section 16.120.(b)(6)(i), "Not more than 2 pipestem lots may have adjoining driveway entrances to a public right-of-way". While this Division acknowledges the justification for not constructing a public road through the site, provide justification for not providing a terminus, e.g. cul-de-sac bulb or T-Turnaround, to Woodridge Lane on this parcel. If a satisfactory terminus already exists, then indicate it on the Existing Conditions/Landscape Plan.

9. Provide two copies of the signed Percolation Plat.

10. Change the label on Preservation Parcel A - "5.170 acres" (sic) to agree with the Area Tabulation Chart - 4.376 acres.

II. Grading and Landscape Plan

A. Sheet 1/1

1. Access to the proposed well for Lot 4 will require disturbance of the 75 foot stream buffer. Per Section 16.116.(c), however, this Division has determined that this is necessary disturbance. The removal of vegetation must be the minimum necessary for installation of a well and water line.

2. Prior to plat approval, evidence - in the form of a RAZE PERMIT - will be required to show that the existing house on Lot 4 has actually been removed.

3. Indicate any areas of steep (i.e. greater than 25%) slopes, especially if adjacent to streams or wetlands. No disturbance is permitted within these areas.

4. The proposed driveway location is problematic. There will not be adequate separation between the driveway and the proposed well locations if the drive is centered in the u.i.c. easement. The drive cannot be shifted away from the wells, however, because adequate room must be left for a landscape buffer between the driveway and the rears of existing Lots 32-35 of Greenwood Farms. In order to leave room for landscaping, locate the driveway as far north as possible, and if necessary, coordinate the location of protective devices (e.g. bollards) for the wells with the Health Department. On the Landscape Plan, show the actual driveway location. Due to the fact that no trees are being retained between the driveway and the rears of the existing houses on Lots 32-35, screening material such as evergreen trees/shrubs and smaller flowering trees should be substituted for some of the deciduous trees in the Type A buffer.

5. Also try to locate the wells on Lots 1-3 as far north (i.e. away from existing lots 34-35) as the Health Department will allow. The extra separation is needed to allow for septic replacements on the existing lots.

III. Forest Conservation

A. Forest Stand Delineation

The Forest Stand Delineation is technically complete. The following comments or corrections need to be addressed prior to submission of the plat for signature approval. For our files, DPZ requires one paper print of the revised/completed FSD with submission of the original plans.

1. Indicate any areas of steep slopes, both 15-25% and those greater than 25%.

B. The Forest Conservation Plan is technically complete. The following comments are advisory.

1. The proposal for forest conservation easements should take into account the ultimate user and potential activities on the Preservation Parcel. The terms of the Deed of Forest Conservation Easement will prohibit clearing and grading, as well as ** agricultural uses such as pasturage, grazing, etc. As presently configured, the Forest Conservation Easement cuts off access to the usable "island" in the middle of the Preservation Parcel

2. The proposed retention easement includes area that will have to be disturbed for installation of a well and water line. As per comments from the Health Department, the well must be installed prior to plat approval and prior to platting the Forest Conservation Easement. To provide access for a well-drilling rig, an 8-to 10 foot swath through the trees will be required. If there is excessive tree removal, then the area cannot count for

retention, and Forest Conservation obligations will be recalculated.

3. Indicate the actual limit of clearing and the proposed treeline. If the dashed line is the edge of clearing, label it and show the treeline. Otherwise, a contractor will clear everything shown within the limit of disturbance.

4. If specimen trees (e.g. ST-2, ST-7) are proposed to remain, then label them to be saved, and indicate protective measures. Due to their proximity to construction, note that signage and heavy duty fencing are needed.

5. The easement shown shall be subject to the terms of a Deed of Forest Conservation Easement that must be executed with the County and recorded in the Land Records of Howard County. Contact Real Estate Services, Department of Public Works, at (410) 313-2330 for deed language.

6. Since this subdivision is a minor subdivision, meeting Forest Conservation requirements entirely by retention, no Developer's Agreement or surety is required.