

Bureau of Environmental Health
 7178 Gateway Drive Columbia, MD 21046
 (410) 313-2640 Fax (410) 313-2648
 TDD (410) 313-2323 Toll Free 1-866-313-6300
 website: www.hchealth.org

Dr. Peter Beilenson, M.D., M.P.H., Health Officer

DEMOLITION REQUEST FORM

(Please fill in all blanks)

Information of Property to be Demolished:

Development Partners, LLC

9306 Old Scaggsville Road
 Laurel, MD 20723

Current Owner's Name

Property Address

N/A

Grid- #2

Subdivision (if applicable)

Lot#

James A. Grimes

50

452

06-404243

All Prior Owners' Names (if requested or known)

Tax Map

Parcel #

Tax ID #

To clear property

Purpose/Reason for Demolition

To construct new single family dwellings

Future plans of property after demo (i.e. subdivision, parking lot, re-build new house, etc...)

If a subdivision, SDP# N/A Has the structure(s) been deemed unsafe by DILP YES NO

UTILITY RECORDS:

Property currently connected to public water YES NO

Property currently connected to public sewer YES NO

Does the property currently have any wells and/or septic systems YES NO

→ Explain:

*Note: Any wells and/or septic systems that are to remain may require an approved percolation certification plan under Howard County Code Sec. 3.805

*Note: Any septic systems that are to be abandoned must be done by a septic contractor with documentation of the process.

*Note: All abandoned wells are to be sealed by a well driller licensed by the Maryland State Board of Well Drillers COMAR Sec 26.04.04.11 Abandonment Standards D (3)

COMMENTS:

Theresa Cheery - Office Mgr.
 Applicant's Name (please print)

(410) 792-2565
 Applicant's Phone #

theresa@cornerstone-homes.com
 Applicant's Email

(410) 792-2567
 Applicant's Fax #

Theresa M. Cheery, Office Manager
 Applicant's Signature

9/13/14
 Date



Bureau of Environmental Health

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TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org

Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

Sent via email to teetee7761@comcast.net

TO: Cornerstone Homes
Attn: Theresa Chevery

FROM: Kevin M. Wolf, LEHS, REHS/RS, Supervisor
Groundwater Mgmt. Sec.
Well & Septic Program

DATE: September 30, 2016

RE: **9306 Old Scaggsville Road (a.k.a. High Ridge Est.)**
Laurel, MD 20723
M. 50, G.02 P. 452- 1.98AC
(Demolition of existing building, rebuild new subdivision)

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

According to current utility records, this parcel is currently connected to public water. No documentation of any existing wells was found.

According to utility records, the property is currently connected to public sewer and will remain so. No records were found of any existing septic systems.

If you plan to re-build on this parcel, you will need to re-connect to public water and sewer per Howard County specifications and regulations.

IF ANY WELL OR SEPTIC COMPONENTS ARE FOUND DURING SITE WORK, YOU MUST NOTIFY THIS OFFICE IMMEDIATELY!!

KMW
Cc: File

Wolf, Kevin

From: Lang, Joe
Sent: Friday, September 16, 2016 9:48 AM
To: Wolf, Kevin
Subject: RE: 9306 Old Scaggsville Road

Kevin,

Water 8/12/1969
Sewer 9/30/1969

Joe

From: Wolf, Kevin
Sent: Friday, September 16, 2016 8:40 AM
To: Brooks, Calvin; Lang, Joe
Subject: 9306 Old Scaggsville Road

Cal/Joe,

Can either of you tell me when this property connected to pub w/s? Thanks

Kevin

CONFIDENTIALITY NOTICE

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Real Property Data Search (w4) Guide to searching the database

Search Result for HOWARD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier:		District - 06 Account Number - 404243	
Owner Information			
Owner Name:	GRIMES JAMES A CHARLTON GRACE C J/T	Use:	RESIDENTIAL
Mailing Address:	9306 OLD SCAGGSVILLE RD LAUREL MD 20723-1732	Principal Residence:	YES
		Deed Reference:	/03192/ 00676
Location & Structure Information			
Premises Address:		Legal Description:	1.98 A 9306 OLD SCAGGSVILLE RD LAUREL
Map:	Grid:	Parcel:	Sub District:
0050	0002	0452	0000
Subdivision:	Section:	Block:	Lot:
0000			
Assessment Year:	Plat No:	Plat Ref:	
2014			
Special Tax Areas:		Town:	NONE
		Ad Valorem:	104
		Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
1949	1,200 SF		1.9800 AC
County Use			
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	FRAME
Full/Half Bath	Garage	Last Major Renovation	
1 full			
Value Information			
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015
			As of 07/01/2016
Land:	147,300	147,300	
Improvements	100,500	101,400	
Total:	247,800	248,700	248,400
Preferential Land:	0		248,700
			0
Transfer Information			
Seller:	GRIMES JAMES A ET AL	Date:	03/15/1994
Type:	NON-ARMS LENGTH OTHER	Deed1:	/03192/ 00676
Price:	\$0	Deed2:	
Seller:	GRIMES JOHN C	Date:	02/26/1991
Type:	NON-ARMS LENGTH OTHER	Deed1:	/02292/ 00055
Price:	\$0	Deed2:	
Seller:		Date:	
Type:		Deed1:	
Price:		Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
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			

WP-16-059
 F-16-030
 WP-16-008
 S-15-004

11/20/15 - Site visit conducted.
 Owner indicated that he recalls filling w the old well & septic system when connection was made in 70's. H.O.
 No evidence of WTS found.

GENERAL NOTES

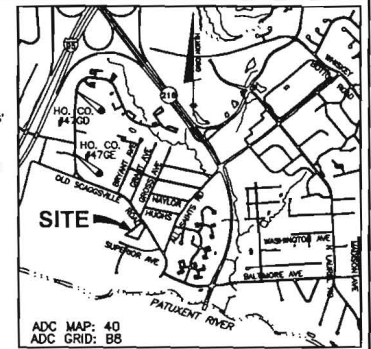
- 1.) THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 2.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 4700 AND 4702 WERE USED FOR THIS PROJECT.
- 3.) DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- 4.) TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2015 BY BENCHMARK ENGINEERING, INC.
- 5.) A MOUSE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 6.) THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. IN APRIL, 2015 AND APPROVED UNDER S-14-004.
- 7.) THE FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER, 2014. THERE IS NO FOREST STANDS OR WETLANDS LOCATED ON THIS SITE.
- 8.) THE GEOTECHNICAL REPORT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC. IN OCTOBER, 2015.
- 9.) THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS _____.
- 10.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER'S AGREEMENT NUMBER _____ WAS FILED AND ACCEPTED.
- 11.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 12.) THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE.
- 13.) THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, 100YR FLOODPLAIN OR STEEP SLOPES 25% OR GREATER LOCATED ON THIS SITE.
- 14.) NO GRADING, REMOVAL OF VEGETATION COVER OR TRUSS, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE STREAM BUFFER.
- 15.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 16.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT DRIVEWAY, AND RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 17.) THE PRIVATE MAINTENANCE ACCESS AGREEMENT FOR LOTS 2-7 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT.
- 18.) STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED IN ACCORDANCE WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICAL (M.E.P.). ALL PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.
- 19.) LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$5,850.00 FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE SITE DEVELOPMENT PLAN.
- 20.) THE FOREST CONSERVATION OBLIGATION AMOUNT OF 0.29 ACRES SHALL BE MET OFFSITE WITHIN THE FOREST MITIGATION BANK ESTABLISHED IN THE PARK OVERLOOK SUBDIVISION (7-13-093) RECORDED AS PLAT #22785-22786.
- 21.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON _____ BY/
- 22.) ALL AREAS ARE "MORE" OR "LESS".
- 23.) THE EXISTING STRUCTURES TO BE REMOVED WERE DEMOLISHED ON _____.

- 24.) THE PURPOSE OF OPEN SPACE LOT 8 IS FOR THE PROTECTION OF ENVIRONMENTAL AREAS SUCH AS THE STREAM BUFFER. IT WILL ALSO CONTAIN THE ESD STORMWATER PRACTICES. IT SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- 25.) THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 LOTS.
- 26.) RESERVATION OF PUBLIC UTILITY EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-7 AND OPEN SPACE LOT 8. ANY CONFORMANCE OF THE ADJACENT LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 27.) WF-18-008, A REQUEST TO WAIVE SECTION 18.146(a)(1) WAS APPROVED ON AUGUST 24, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:
 - a) THE FINAL PLAN MUST BE SUBMITTED ON OR BEFORE NOVEMBER 6, 2015 (THE SAME AFD DATE IN THE ALLOCATIONS LETTER DATED JULY 8, 2015).
 - b) COMPLIANCE WITH SECTION 18.132 THRU 18.136 (PROVISIONS FOR ROAD IMPROVEMENTS A LONG SCAGGSVILLE ROAD).
- 28.) THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON APRIL 7, 2015.

BENCH MARKS (NAD83)

HO. CO. No. 4700 ELEV. 312.32'
NEAR 9028 OLD SCAGGSVILLE ROAD
6 FEET FROM FIRE HYDRANT
33.9 FEET FROM BGE 3125258
N 530494.447 E 1350872.301

HO. CO. No. 4702 ELEV. 335.756'
BY 9180 OLD SCAGGSVILLE ROAD
19.8 FEET FROM WATER METER
76.5 FEET FROM BGE 31000
N 529044.964 E 1350854.953



ADC MAP: 40
ADC GRID: B8

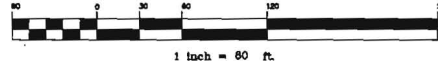
VICINITY MAP
SCALE: 1" = 200'

AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.22± AC.
OPEN SPACE	0.88± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	0.01± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	1.91± AC.

BENCHMARK
ENGINEERING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS & PLANNERS

2440 BALTIMORE NATIONAL PIKE SUITE 3154 ELICOTT CITY, MARYLAND 21043
(P) 410-465-6100 (F) 410-465-8644
WWW.BE-ONLINEENGINEERING.COM



OWNER:
JAMES A. GRIMES AND
GRACE C. CHARLTON
9306 OLD SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723
301-490-0388 (CONTRACT PURCHASER)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY JAMES A. GRIMES AND GRACE C. CHARLTON FROM JAMES A. GRIMES, HUGH D. GRIMES, AND MARY E. BOYCE, TRUSTEE FOR RUTH ANN GRIMES BY DEED DATED MARCH 3, 1994 AND RECORDED IN LIBER 3192 AT FOLIO 678 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"JAMES A. GRIMES AND GRACE C. CHARLTON, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN OUR HANDS THIS DAY OF _____, 2015."

JAMES A. GRIMES DATE WITNESS DATE

GRACE C. CHARLTON DATE WITNESS DATE

Site Analysis Data Chart

Zoning	R-SC
Gross Area	1.91 ac
100yr Floodplain	0.00 ac
Slope Slopes 25% or greater (outside floodplain)	0.00 ac
Net Area	1.91 ac
Number of lots/units allowed (4 d.u. per net acre)	7
Number of lots/units proposed	7
Area of Buildable Lots	1.22 ac
Area of Open Space Lots	0.68 ac
Area of Proposed Right-of-way Dedication	0.01 ac
Open Space Calculations	
Area of Open Space Required (25% of net)	0.48 ac
Area of Open Space Provided	0.88 ac
Area of Non-Credited Open Space	0.07 ac
Area of Credited Open Space	0.61 ac
Recreational Open Space Required	NA *
Recreational Open Space Provided	NA
* Recreational open space is not required since there are less than 10 lots/units proposed (Section 18.121(b)(4)(i))	

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.

DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

JUSTIN BOY
DEVELOPMENT PARTNERS, LLC DATE

NOTE: THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

RECORDED AS PLAT NO. _____ ON _____
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

HIGH RIDGE ESTATES

LOTS 1 thru 7 and OPEN SPACE LOT 8

A SUBDIVISION OF PARCEL 452

8th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 50 SCALE: AS SHOWN
GRID: 2 DATE: OCTOBER, 2015
PARCEL: 452 SHEET: 1 OF 2
ZONED: R-SC

