

## Real Property Data Search

## Search Result for HOWARD COUNTY

| View Map                           |                 | View GroundRent Redemption                         |                             |                               |                 | View GroundRent Registration                               |             |                         |                  |      |
|------------------------------------|-----------------|--|-----------------------------|-------------------------------|-----------------|--|-------------|-------------------------|------------------|------|
| <b>Tax Exempt:</b>                 |                 | <b>Special Tax Recapture:</b>                      |                             |                               |                 |  |             |                         |                  |      |
| <b>Exempt Class:</b>               |                 | AGRICULTURAL TRANSFER TAX                          |                             |                               |                 |  |             |                         |                  |      |
| <b>Account Identifier:</b>         |                 | District - 04 Account Number - 344200              |                             |                               |                 |  |             |                         |                  |      |
| Owner Information                  |                 |  |                             |                               |                 |  |             |                         |                  |      |
| <b>Owner Name:</b>                 |                 | SULLIVAN HERBERT<br>HANSON<br>SULLIVAN KIMBERLIE J |                             | <b>Use:</b>                   |                 | AGRICULTURAL   |             |                         |                  |      |
| <b>Mailing Address:</b>            |                 | 15215 BUSHY PARK RD<br>WOODBINE MD 21797-8314      |                             | <b>Principal Residence:</b>   |                 | YES  |             |                         |                  |      |
|                                    |                 |  |                             | <b>Deed Reference:</b>        |                 | /16609/ 00472  |             |                         |                  |      |
| Location & Structure Information   |                 |  |                             |                               |                 |  |             |                         |                  |      |
| <b>Premises Address:</b>           |                 | 15215 BUSHY PARK RD<br>WOODBINE 21797-0000         |                             | <b>Legal Description:</b>     |                 | LOT 2 84.3013 A<br>15215 BUSHY PARK RD<br>RIPPEON PROPERTY |             |                         |                  |      |
| <b>Map:</b>                        | <b>Grid:</b>    | <b>Parcel:</b>                                     | <b>Sub District:</b>        | <b>Subdivision:</b>           | <b>Section:</b> | <b>Block:</b>  | <b>Lot:</b> | <b>Assessment Year:</b> | <b>Plat No:</b>  | 6529 |
| 0014                               | 0003            | 0012   |                             | 0000                          |                 |  | 2           | 2017                    | <b>Plat Ref:</b> |      |
| <b>Special Tax Areas:</b>          |                 |  |                             | <b>Town:</b>                  |                 | NONE   |             |                         |                  |      |
|                                    |                 |  |                             | <b>Ad Valorem:</b>            |                 | 100  |             |                         |                  |      |
|                                    |                 |  |                             | <b>Tax Class:</b>             |                 |  |             |                         |                  |      |
| <b>Primary Structure Built</b>     |                 | <b>Above Grade Living Area</b>                     |                             | <b>Finished Basement Area</b> |                 | <b>Property Land Area</b>                                  |             | <b>County Use</b>       |                  |      |
| 2007                               |                 | 6,288 SF   |                             | 1260 SF                       |                 | 84.3000 AC   |             |                         |                  |      |
| <b>Stories</b>                     | <b>Basement</b> | <b>Type</b>  | <b>Exterior</b>             | <b>Full/Half Bath</b>         | <b>Garage</b>   | <b>Last Major Renovation</b>                               |             |                         |                  |      |
| 1                                  | YES             | STANDARD UNIT                                      | SIDING                      | 8 full/ 3 half                | 2 Attached      |  |             |                         |                  |      |
| Value Information                  |                 |  |                             |                               |                 |  |             |                         |                  |      |
|                                    |                 | <b>Base Value</b>                                  |                             | <b>Value</b>                  |                 | <b>Phase-in Assessments</b>                                |             |                         |                  |      |
|                                    |                 |  |                             | As of                         |                 | As of  |             | As of                   |                  |      |
|                                    |                 |  |                             | 01/01/2017                    |                 | 07/01/2018   |             | 07/01/2019              |                  |      |
| <b>Land:</b>                       |                 | 399,500  |                             | 387,000                       |                 |  |             |                         |                  |      |
| <b>Improvements</b>                |                 | 719,000  |                             | 779,800                       |                 |  |             |                         |                  |      |
| <b>Total:</b>                      |                 | 1,118,500  |                             | 1,166,800                     |                 | 1,150,700  |             | 1,166,800               |                  |      |
| <b>Preferential Land:</b>          |                 | 30,800   |                             |                               |                 |  |             | 30,800                  |                  |      |
| Transfer Information               |                 |  |                             |                               |                 |  |             |                         |                  |      |
| <b>Seller:</b> SULLIVAN MARY JANE  |                 |  | <b>Date:</b> 12/22/2015     |                               |                 | <b>Price:</b> \$0  |             |                         |                  |      |
| <b>Type:</b> NON-ARMS LENGTH OTHER |                 |  | <b>Deed1:</b> /16609/ 00472 |                               |                 | <b>Deed2:</b>  |             |                         |                  |      |
| <b>Seller:</b> SULLIVAN MARY JANE  |                 |  | <b>Date:</b> 10/26/2005     |                               |                 | <b>Price:</b> \$0  |             |                         |                  |      |
| <b>Type:</b> NON-ARMS LENGTH OTHER |                 |  | <b>Deed1:</b> /09587/ 00328 |                               |                 | <b>Deed2:</b>  |             |                         |                  |      |
| <b>Seller:</b> SULLIVAN MARY JANE  |                 |  | <b>Date:</b> 02/19/1992     |                               |                 | <b>Price:</b> \$0  |             |                         |                  |      |
| <b>Type:</b> NON-ARMS LENGTH OTHER |                 |  | <b>Deed1:</b> /00000/ 00000 |                               |                 | <b>Deed2:</b>  |             |                         |                  |      |
| Exemption Information              |                 |  |                             |                               |                 |  |             |                         |                  |      |
| <b>Partial Exempt Assessments:</b> |                 | <b>Class</b>                                       |                             | 07/01/2018                    |                 | 07/01/2019   |             |                         |                  |      |
| <b>County:</b>                     |                 | 000  |                             | 0.00                          |                 |  |             |                         |                  |      |
| <b>State:</b>                      |                 | 000  |                             | 0.00                          |                 |  |             |                         |                  |      |
| <b>Municipal:</b>                  |                 | 000  |                             | 0.00 0.00                     |                 | 0.00 0.00  |             |                         |                  |      |
| <b>Tax Exempt:</b>                 |                 | <b>Special Tax Recapture:</b>                      |                             |                               |                 |  |             |                         |                  |      |
| <b>Exempt Class:</b>               |                 | AGRICULTURAL TRANSFER TAX                          |                             |                               |                 |  |             |                         |                  |      |
| Homestead Application Information  |                 |  |                             |                               |                 |  |             |                         |                  |      |

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
 Division of Land Development

ⓧ

5/13/98

F-98-134

DATE: \_\_\_\_\_

P&Z File No. \_\_\_\_\_

**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

148 MAY 11 10 33  
 ENVIRONMENTAL HEALTH  
 HOWARD COUNTY DEPT

**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: Woods at Country Springs

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

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

WAS:  Received     Tentatively Approved  
 Received and Revised     Approved

Recorded  
 On 5/16/98

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

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

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



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## HOWARD COUNTY HEALTH DEPARTMENT

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

February 25, 1997

James H. Selfridge Builders, Inc.  
14045 Gared Drive  
Glenwood, Maryland 21738

RE: Percolation test results  
Application Number: 57671  
Proposed Use: Subdivision  
Property ID: Country Springs - Lots 46 thru 50  
A resubdivision of Lots 43, 44 & 45  
Tax Map: 14 Parcel #: 12

Dear Mr. Selfridge:

Percolation testing conducted January 24, 1997 on the above referenced property yielded limited satisfactory soil conditions. There was excessive rock conditions found on proposed lot 50. In addition, there is some concern with potential well sites for lots 47 and 48 due to the proposed up-slope location of the septic easement on Lot 46.

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
- suitable house and well sites for each lot
- locations of existing wells and septic tanks that are on the property
- show all existing structures on the property
- locations of existing wells and septic tanks within 100 feet of property boundaries.
- streams/swales/springs or any other relevant features
- contour lines

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

-2-

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling (410) 313-2640.

Very truly yours,

*Amy McMillen*

Amy Mc Millen, R.S.

Water and Sewerage Program

AM:am  
cc:FC&C, Inc.  
File

Regardless of whether or not the proposed subdivision is completed, some adjustment to the existing approved septic easement on proposed Lot 49 will be necessary. This is due to the poor land position and potential for high water table conditions that were observed in proposed test locations on Lot 50.



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## HOWARD COUNTY HEALTH DEPARTMENT

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

February 6, 1997

James H. Selfridge Builders, Inc.  
14045 Gared Drive  
Glenwood, Maryland 21738

RE: Percolation Test Date  
Application Number - A57671  
Country Springs - Lots 46 - 50  
Re-subdivision of Lots 43, 44 & 45  
Tax Map: 14 Parcel: 12

Dear Mr. Selfridge:

A percolation test date has been reserved for 10:00 a.m., Monday, February 24, 1997, for the above referenced property. At this time, the proposed septic easement on Lot 46 will be adjusted to avoid direct flow towards proposed well sites. Your engineer, Chuck Crovo is aware of this change in plan.

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

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

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

Thank you for your cooperation in this matter.

Very truly yours,

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

CW:am  
cc:File

Fisher, Collins & Carter



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

ORIGINAL ONLY AUTHORIZATION FOR REVISION OR CORRECTION PLATS

Fisher Collins & Carter  
10272 Balt. Natl. Pike  
Ellicott City, MD 21042

RE: F-98-19, WOODS AT  
COUNTRY SPRINGS

3/20/98

Dear Applicant:

In response to your request to submit an "original only" subdivision plat to revise or correct an existing recorded plat, the Division of Land Development and Research hereby gives authorization to proceed, subject to submission of the following required items:

1. An original mylar plat with an original surveyor's seal and signatures, and containing no stick-ons or press-type lettering;
2. A completed and signed Department of Planning and Zoning, Division of Land Development and Research, final subdivision application and checklist;
3. A completed and signed DPZ, Development Engineering Division final plat checklist;
4. Payment to the *Director of Finance* and charged to account number R-011-005-4205 of the DPZ, Development Engineering Division Plat Review Fee: [\$50.00/lot, (open space lots included) \$100.00 minimum/\$1,000.00 maximum per plat]. Verify this requirement with Ms. Pat Britt-Fendley, DPZ, Development Engineering Division, at 313-2420. Should these fees not be required, then a memo from DPZ is required at the time of submission for the plat original.
5. Payment to the *Director of Finance* of a processing fee of \$300.00 per plat sheet as indicated in the adopted July 1, 1996 fee schedule, and a distribution fee of \$19.80 per plat sheet;
6. A check made payable to the *Clerk of the Court* of a recording fee of \$5.00 per plat sheet and \$22.00 for a resolution prepared by the Department of Planning and Zoning;
7. One copy of this letter;
8. Three plat copies with highlighted revisions.
9. If the subject property is utilizing private septic and/or well system, and is a part of a previously recorded subdivision, provide one copy of the recorded plat so that Environmental Health may review this plat in a timely manner.

Before submitting the plat, we require you to revise the plat original to comply with the attached comments.

1.) *Submit a revised 'Appendix to Worksheet' & metes & bounds description.*  
When the above is accepted, the plats will be circulated for signature approval and recordation. Please contact Ms. Carol Stirn of the Department of Planning and Zoning at 313-2354 to schedule an appointment to submit the original resubdivision plat for signature. Please bring this letter with you as it will serve as the checklist for final plat original submission.

2.) *Show outline of ex. easement being abandoned by this plat.*  
If you have any questions, please contact Kent Sheubrooks at 313-2354.

 *Cotnam*  
Chief  
Division of Land Development and Research

GT/KS/ca/ *tc*  
cc: DPZ, Development Engineering Division  
Department of Environmental Health  
Kent Sheubrooks

3

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 1/9/98

P&Z File No. F-98-19

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: The Woods at Country Springs <sup>PRESERVATION Parcel</sup> lots 1-4

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

| <u>Plans</u>   | <u># of Sheets</u>                  | <u>Supplemental Documents</u>  |
|--|-------------------------------------|--|
| <input type="checkbox"/> Sketch Plan                         | <input type="checkbox"/>            | <input type="checkbox"/> Wetlands Report                               |
| <input type="checkbox"/> Prel Equiv Sketch Plan              | <input type="checkbox"/>            | <input type="checkbox"/> Soils/Topo Map/Drain Area Map                 |
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| <input type="checkbox"/> Grading Plan                        | <input type="checkbox"/>            | <input type="checkbox"/> Sight Distance Analysis                       |
| <input type="checkbox"/> House Type Revision Plan            | <input type="checkbox"/>            | <input type="checkbox"/> Floodplain Study                              |
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| <input type="checkbox"/> DED Application/Checklist           | <input type="checkbox"/>            | <input type="checkbox"/> Scenic Road Exhibits                          |
| <input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate | <input type="checkbox"/>            |  |

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 1-8-98

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

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



*revised*

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**DEPARTMENT OF PLANNING & ZONING**

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*Joseph W. Rutter, Jr., Director*  
January 9, 1998

Mrs. Christina Selfridge  
c/o James Selfridge Builders, Inc.  
14045 Gared Drive  
Glenwood, MD 21738

RE: F-98-19, The Woods at Country Springs  
Lots 1-4 and Preservation Parcel A

Dear Mrs. Selfridge:

Please be advised that the above referenced final subdivision plat was recorded on January 8, 1998 among the Land Records of Howard County as Plat No(s). 13019.

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,

*E. Kent Sheubrooks*  
E. Kent Sheubrooks  
Division of Land Development

KS/AW:jw *[Signature]*

cc: Research  
Development Engineering Division  
State Department of Assessments and Taxation  
Environmental Health  
State Highway Administration  
Board of Education  
Preston A. Pario, III  
Fisher, Collins & Carter

02:30:00  
2001



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DEPARTMENT OF PLANNING & ZONING

---

*Joseph W. Rutter, Jr., Director*  
January 9, 1998

Mrs. Christina Selfridge  
c/o James Selfridge Builders, Inc.  
14045 Gared Drive  
Glenwood, MD 21738

RE: F-98-19, Amended Plat of Easement -  
Timothy Jennings (The Woods at Country Springs)

Dear Mrs. Selfridge:

Please be advised that the above referenced plat of easement was recorded on January 8, 1998 among the Land Records of Howard County as Plat No(s). 13018.

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/AW:jw

cc: Research  
Development Engineering Division  
State Department of Assessments and Taxation  
Environmental Health  
State Highway Administration  
Board of Education  
NTT Associates, Inc.

THE WOODS AT COUNTRY SPRINGS - LOTS 1 THRU 4 & PRESERVATION  
PARCEL "A"  
SUBDIVISION PROGRESS/SCHEDULE OF EVENTS

- 07-09-97 Meeting with ALM, CW, J. Selfridge & Chuck Crovo regarding Lot 49. At this time, lot will be proposed with the majority of the septic easement leaning towards the good holes. This will result in a "bump-out" in the lot line between lot 49 and 48. When a back how can access the property, further testing will be conducted to possibly adjust the easement back to the optimum location to facilitate usable lots.
- 07-15-97 Revised percolation certification plat is submitted. Lot lines on Lot 49 were adjusted so that septic easement is O.K. and no further testing will be necessary. Reviewed by ALM & CW. CW also requesting that potential repair area on Lot 45 be shown on this document.
- 07-17-97 Chuck Crovo called and informed of notes to be added and Lot 45 concerns. Everything needed for signature left in writing for him to pick up and revise.
- 07-18-97 Chuck Crovo made the requested changes. Further review indicated the need for a statement which nullifies the septic easement shown on lots 49 and 50. Called and left a message with Chuck Crovo to call back regarding this note addition.
- 07-23-97 Chuck Crovo came to office and made change. Plan sent for signature. Engineer to provide a paper copy of signed document after mylar is signed. Changes made to mylar only.
- 07-25-97 Percolation Certification mylar signed.
- 08-20-97 Comments for F-98-19 sent to DPZ, C. Crovo and J. Selfridge. See comments dated this date.
- 09-05-97 Spoke with Tim Reagan of Selfridge builders, all wells must be drilled prior to final plat, save lot 49 because it is the only lot with more than one well site. Also, if there is any trouble with any of the other wells then 49 will also need to be drilled.
- 11-14-97 All wells drilled - F-98-19 Signed by Health Officer.



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**HOWARD COUNTY HEALTH DEPARTMENT**

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

August 20, 1996

**COMMENTS**

RE: F-98-19  
Country Springs  
Lots 46 thru 49

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

Applicant has not yet complied with General Note 14 of the approved Percolation Certification Plan:

All wells to be drilled prior to final plat approval. Applicant reserves the right to petition for relief from this request after the most restricted well sites have been drilled and after a reasonable success rate has been demonstrated.

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

*APPLICANT  
ASKED IF  
LOT 50  
WOULD BE SUFFICIENT  
I SAID - DRILL ONE MORE.  
8/29/97 (CW)*

AM:am  
cc:Chuck Crovo  
Jim Selfridge  
file

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: 3/31/97

P&Z File No. WP-97-110

**Department of Planning and Zoning**

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

- Agricultural Preservation
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**Agencies**

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RE: Country Springs Lots 46-50

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| <input type="checkbox"/> Planning Board Applic               | <input type="checkbox"/> | <input type="checkbox"/> Road Poster Form Letter                       |
| <input type="checkbox"/> ASDP/CSDP Application               | <input type="checkbox"/> | <input type="checkbox"/> Response Letter                               |
| <input type="checkbox"/> DED Application/Checklist           | <input type="checkbox"/> | <input type="checkbox"/> Perc Plat                                     |
| <input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate | <input type="checkbox"/> | <input type="checkbox"/> Scenic Road Exhibits                          |

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 3-31-97

COMMENTS: 4/9/97 No objection. But, for information purposes, the perc test plan is still under review & final lot yield may be less than proposed. ALM SRC/COMMENTS DUE BY: 4-24-97

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

**Howard County Department of Planning and Zoning  
Division of Land Development and Research**

# WAIVER PETITION APPLICATION

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

**I. Site Description**

Subdivision Name/Property Identification: COUNTRY SPRINGS LOTS 46-50

Location of property: AT THE END OF "KENWOOD COURT"  
(Road name and nearest public road intersection)

RESIDENTIAL (Existing Use)                      RESIDENTIAL (Proposed Use)

14 (Tax Map)                      3 (Grid/Block No.)                      240 (Parcel No.)                      FOURTH (Election District)

RC-DEO. (Zoning District)                      11.753 AC. ± (Total Area)

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

WP 91-123 , F 92-99

**II. Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee, may grant waivers of modifications to the minimum requirements stipulated within the Regulations.

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

| <u>Section Reference No.</u>       | <u>Summary of Regulation</u>   |
|------------------------------------|--|
| 1. <u>16.115.(c).(2)</u>           | <u>NO WORK SHALL BE DONE IN FLOODPLAIN</u>   |
| 2. <u>16.116.(a).(1) &amp; (2)</u> | <u>GRADING OR REMOVAL OF VEGETATIVE COVER SHALL NOT BE PERMITTED WITHIN 25' OF A WETLAND AND GRADING, REMOVAL OF VEGETATIVE COVER AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN A 75' STREAM BUFFER</u> |
| 3. <u>16.120.(b).(6)</u>           | <u>NOT MORE THAN TWO (2) PIPESTEM LOTS MAY HAVE ADJOINING DRIVEWAY ENTRENCE TO A PUBLIC R/W</u>  |



On behalf of our client, we are submitting herewith a request for a waiver from the following sections: 16.115.(c).(2), 16.116.(a).(1)&(2) and 16.120.(b).(6).

Our justification to the waiver requests is as follows:

- 1) A waiver from Sections 16.115.(C).(2) and 16.116.(a).(1)&(2) was previously granted under WP 91-123. Subsequently, F 92-99 was approved and Plat No. 10554 was recorded.

As one can see on the enclosed recorded plat, the stream, wetlands and flood plain crossing is established on that plat. As we have explained in our waiver application for WP 91-123. The crossing of the wetlands, stream and flood plain is an existing crossing, which we are proposing to improve so it meets the current standards of a use-in-common driveway. The disturbance, of wooded wetlands, that is associated with upgrading the existing driveway and existing culvert was mitigated by planting wetlands adjacent to the existing pond in the "Country Springs" subdivision. The mitigation plans, the culvert replacement, the 100 year flood plain study and the design of the use-in-common driveway were all established and approved under WP 91-123 and F 92-99. For this plan, which shows the resubdivision of Lot Nos. 43 and 44, we intend to construct the driveway and culverts in accordance with the design approved under WP 91-123 and F 92-99.

- 2) A waiver from Section 16.120.(b).(6) is requested to allow five (5) adjoining pipestems utilize one, sixteen (16) feet wide, use-in-common driveway. In our professional opinion the proposed sixteen (16) feet wide use-in-common driveway reduces the impact on the wetlands, stream and 100 year flood plain for the following reasons:
  - a. As shown on the enclosed plan, the horizontal geometry of the proposed private driveway can closely follow the path of the existing crossing, while a public road would require much larger horizontal radii, 316' minimum, and will cause much more disturbance.
  - b. The amount of fill that is required to construct a private driveway can be minimized, because vertical grades can be steeper than for a public road and in a 100 year flood event a private driveway can be overtopped by up to one (1) foot, while a public road must have a one (1) foot of

*free board between the paving and the 100 year W.S.E.L.  
for the same reason, the culvert pipes can be smaller under  
a private driveway then under a public road. This allows  
for less fill and less disturbance.*

*Very truly yours,*  
FISHER, COLLINS & CARTER, INC.

*Zacharia Y. Fisch*  
Zacharia Y. Fisch, P.E.

*sak  
D-63  
Encls.*



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## HOWARD COUNTY HEALTH DEPARTMENT

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

April 22, 1997

James H. Selfridge Builders, Inc.  
14045 Gared Drive  
Glenwood, Maryland 21738

RE: Percolation Test Date  
Application Number - A57671  
Purpose: Follow-up percolation testing  
Property ID: Country Springs - Lot 49  
Kenwood Court  
Tax Map: 14 Parcel: 12

Dear Mr. Selfridge:

A percolation test date has been reserved for 10:00 a.m., Wednesday, May 14, 1997, for the above referenced property.

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

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

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

Thank you for your cooperation in this matter.

Very truly yours,

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

AM:am  
cc:Fisher, Collins & Carter, Inc.  
File

CHBZ

JONES & CARTER, INC

7/7/97

Proposal for Lot 49  
SBA - Additional  
testing needed -

PROPERTY OF  
ALLEN  
LIBER No. 373, FOLIO 204

ALM



GICC

LOT 90

GICC

GICC

LOT 49

LOT 47

7/25/97

RESOLUTION  
& APPROVED

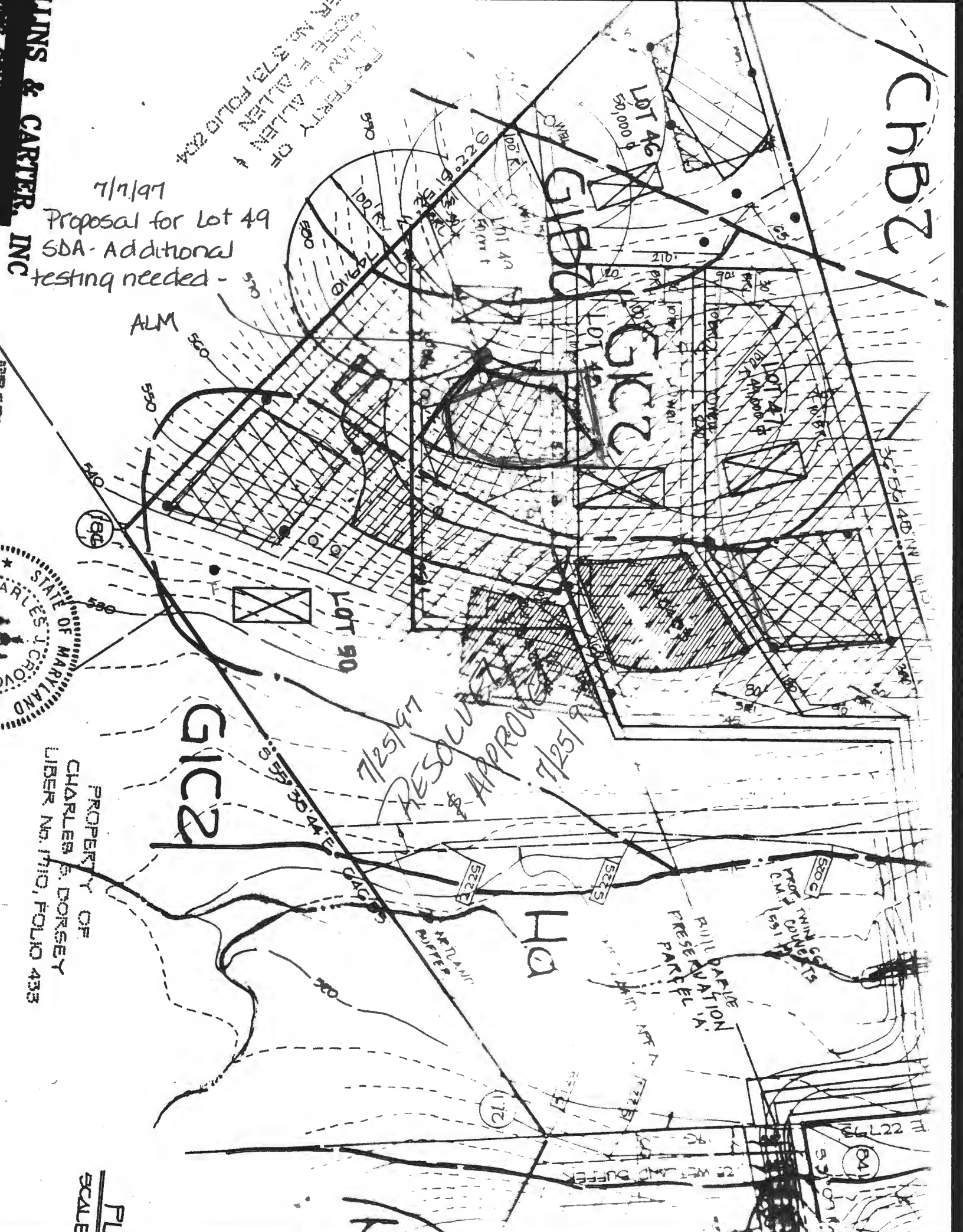
7/25/97

PROPERTY OF  
CHARLES S. DORSEY  
LIBER No. 710, FOLIO 433

HQ

POPULATION  
PRESERVATION  
PARK

PL  
SCALE





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## HOWARD COUNTY HEALTH DEPARTMENT

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

April 16, 1997

**MEMORANDUM**

TO: James H. Selfridge  
14045 Gared Drive  
Glenwood, Maryland 21738

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

RE: Percolation Certification Plat  
Country Springs - Lots 46 thru 50  
A Resubdivision of Country Springs - Lots 43 & 44  
Tax Map: 14 Parcel: 12

Review of the above referenced plat yielded the following review comments:

- Lot 46: - Show test hole 1809 and reconfigure septic easement as shown on enclosed plan.
- Lot 47 - O.K. as shown.
- Lot 48 - O.K. as shown.
- Lot 49 - Show test hole #1 as passed.  
- Septic easement as proposed is unacceptable. Need to reconfigure closer to the passed test holes. It appears that there may be "no fix" for this lot.
- Lot 50 - Show test hole 1803 as failed.

Enclosure

:am

cc: Fisher, Collins & Carter, Inc.  
file





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HOWARD COUNTY HEALTH DEPARTMENT

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

6/18/97

TO: [REDACTED] Jim Selfridge / Chuck CROVO  
[REDACTED]

FROM: AMY McMullen

RE: Country Springs - Lots 46-50

Number of pages (including cover sheet):

3



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DEPARTMENT OF PLANNING & ZONING

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*Joseph W. Rutter, Jr., Director*

May 8, 1998

James Selfridge Builders  
14045 Gared Drive  
Glenwood, MD 21738

RE: F-98-134, Revision Plat - The Woods at Country  
Springs, Lots 1-4 and Preservation Parcel A

Dear Sir or Madam:

Please be advised that the above referenced final subdivision plat was **recorded on May 6, 1998** among the Land Records of Howard County as Plat No(s). 13166.

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/f98134.let

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

# COUNTRY SPRINGS

3-21-97

|                |  |
|----------------|--|
|                |  |
| Lot 46         | - Test hole not shown<br>- Reconfigure on contour                            |
|                |  |
| Lot 47         | - Well to be drilled prior to record plat<br>- OK                            |
|                |  |
| Lot 48         | - OK   |
|                |  |
| Lot 49         | - 540 is the lowest contour the septic easement can be on - don't see a fix  |
|                |  |
| Lot 50         | <del>- Not all test holes are shown</del><br>- Lowest test hole shown failed |
|                |  |
| General Notes: |  |
|                | - IS lot 45 part of the submission   |
|                | - Show hole #'s  |
|                |  |
|                |  |



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**HOWARD COUNTY HEALTH DEPARTMENT**

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

March 21, 1997

To: Chuck Crovo  
Fisher, Collins & Carter  
Centennial Square Office Park  
10272 Baltimore National Pike  
Ellicott City, Maryland 21042

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

RE: Percolation Certification Plat  
Country Springs  
Lots 46 thru 50

**COMMENTS:**

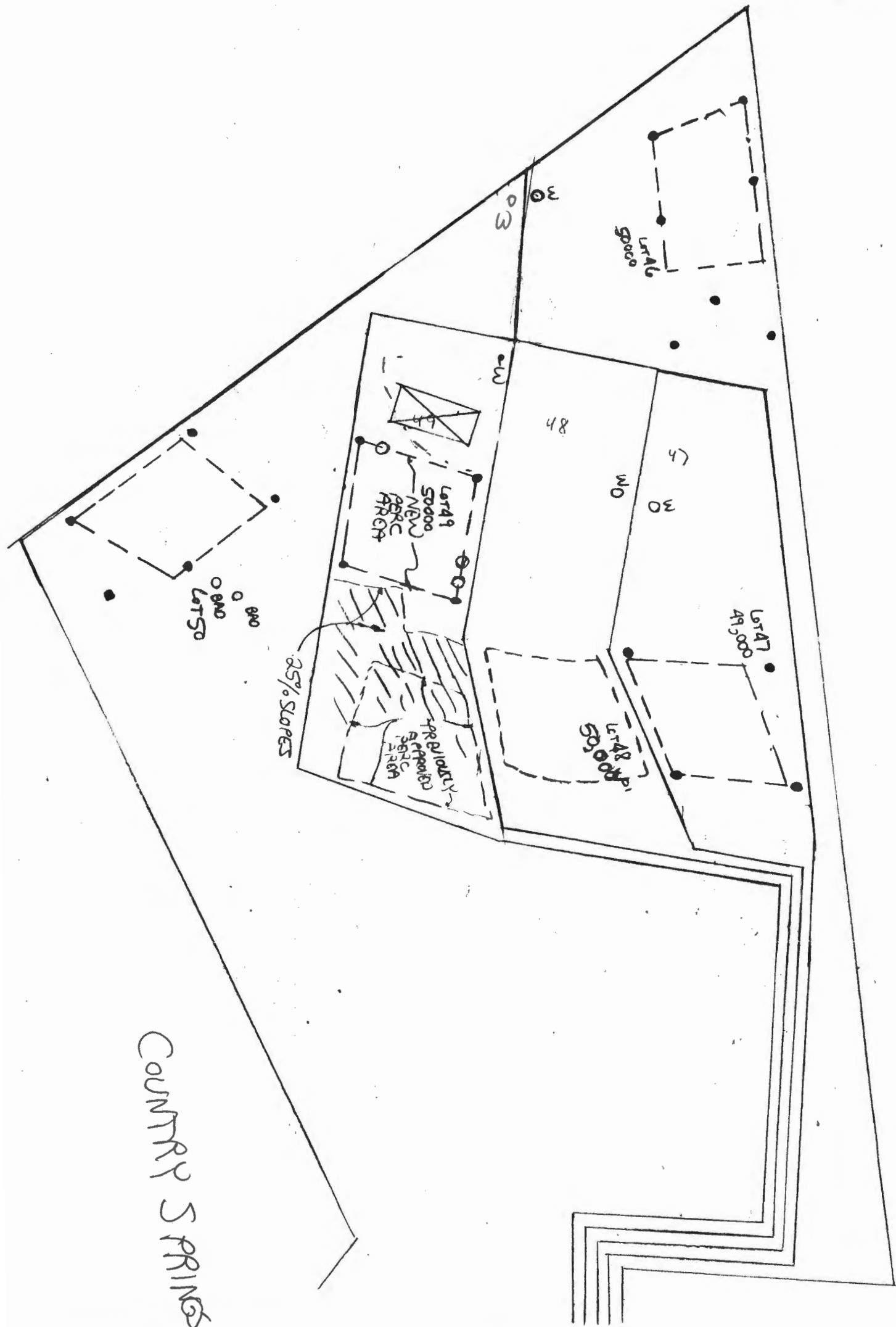
The following comments are in response to the above referenced plat:

- Lot 46 - Show test hole 1809.  
- Reconfigure septic easement on contour.
- Lot 47 - O.K. as shown.
- Lot 48 - O.K. as shown.
- Lot 49 - The 540 contour is the lowest the septic easement can be located due to insufficient depth to water table. Adjustment of the easement to higher ground is extremely limited due to steep slopes. At this time, there is no obvious "fix" for this lot.
- Lot 50 - Show test hole 1803 as failed, otherwise O.K. as presented.

AM:am  
cc: File

AMY, DO YOU THINK THIS  
WILL WORK FOR SELFRIIDGE

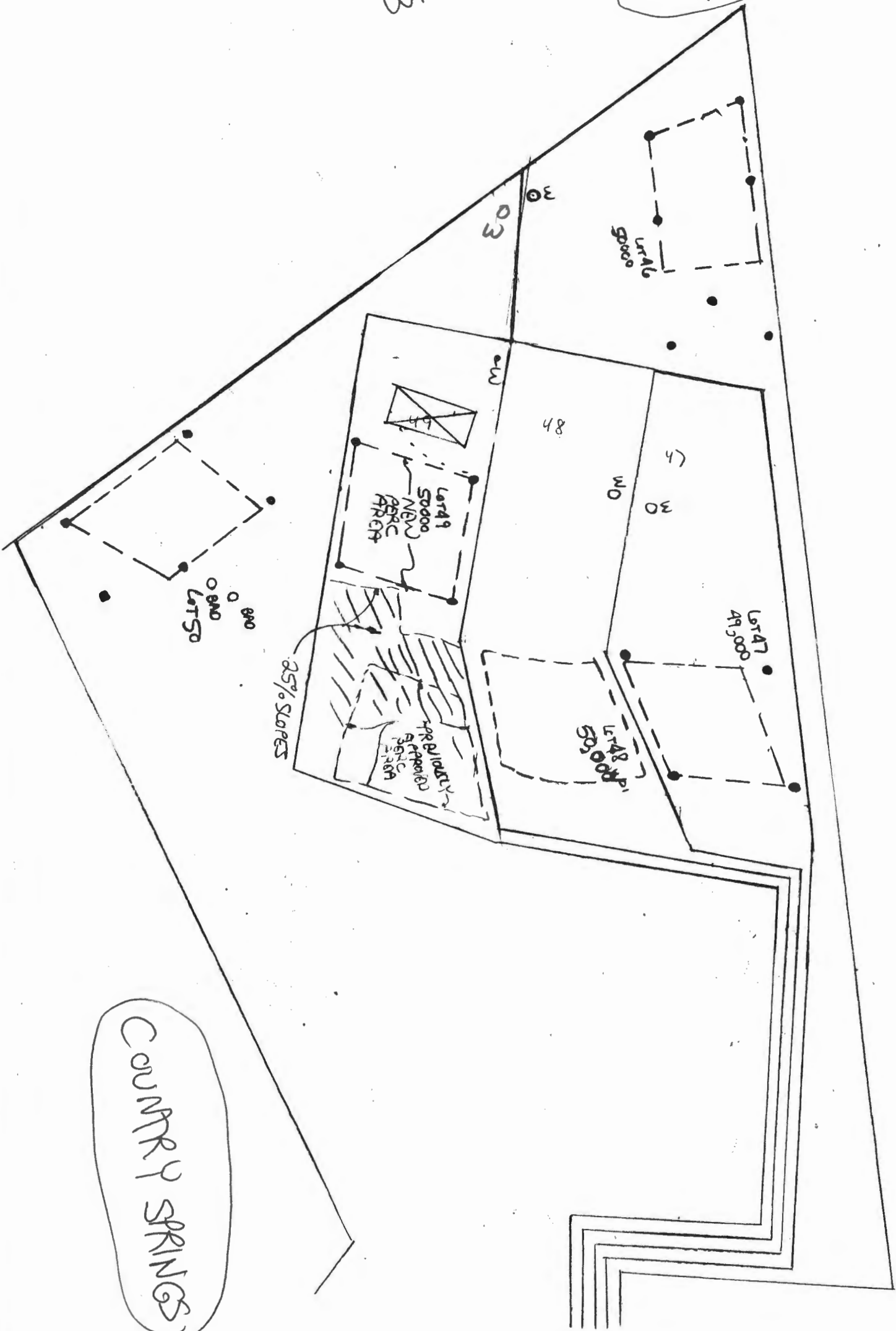
CHUCK CROWD  
461-2855



COUNTRY SPRINGS

AMY DO YOU THINK THIS  
WILL WORK FOR SELF RIDGE

CHUCK CROWD  
461-2855



COUNTRY SPRINGS