

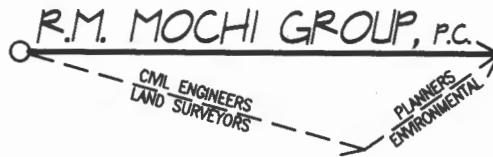
Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 04 Account Number - 361466								
Owner Information										
Owner Name:		MURRAY FRANCIS A				Use:		RESIDENTIAL		
Mailing Address:		1411 LONG CORNER RD MOUNT AIRY MD 21771-3820				Principal Residence:		YES		
						Deed Reference:		/04492/ 00099		
Location & Structure Information										
Premises Address:		1411 LONG CORNER RD MT AIRY 21771-0000				Legal Description:		LOT 2 3.6557 A 1411 LONG CORNER RD ARENEL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	13341
0006	0010	0193		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		1,801 SF				3.6500 AC		000000		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	SIDING	2 full	1 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		222,800		222,800						
Improvements		179,400		189,400						
Total:		402,200		412,200		408,867		412,200		
Preferential Land:		0						0		
Transfer Information										
Seller: SANDIFER CARL C JR				Date: 11/04/1998				Price: \$100,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /04492/ 00099				Deed2:		
Seller: MURRAY STEVEN				Date: 11/04/1998				Price: \$75,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /00875/ 00600				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				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										

P.O. Box 10
New Market, MD 21774-0010

10120 A Old National Pike
Ijamsville, MD 21754-9706



(301) 865-5858
Fax: (301) 865-5111

August 12, 1998

Mr. Mark Rifkin
Howard County Health Department
Bureau of Environmental Health
3525 H Ellicott Mills Drive
Ellicott City, MD 21043

Re: *Chestnut Hills, Parcel W, Lots 1 & 2*
Tax Map 6, Parcel 193
Percolation Test Application Nos. A59872 A & B

Dear Mr. Rifkin:

On behalf of our client, Mr. Steve Murray of Longwood Construction, I am submitting to you a revised percolation plat for your review and approval. I have responded below, point by point, to comments received by phone on June 11, 1998.

1. The lots have been appropriately labeled as Lot 1 and Lot 2.
2. A north arrow has been provided.
3. The failed percolation test hole on Lot 1 has been provided. The septic area has been shifted, accordingly, in a northerly direction.
4. The percolation test date has been revised in the legend to March 31, 1998.
5. The locations of the existing wells and septic areas for the requested adjoining properties has been provided where possible. Please note the following:

P.193 - The existing well location, as shown, has been field located. The existing septic area location, as shown, is approximate based on information provided on site by the owner on August 12, 1998.

P.132 - The existing well location, as shown, has been field located. The existing septic area location, as shown, is approximate based on information provided on site by the owner on May 13, 1998.

P.101 - The existing well and septic area locations, as shown, are approximate based on information provided on site by the owner on May 13, 1998.

P.27 - The existing well and septic area locations, as shown, are approximate based on information provided by telephone by the owner on August 12, 1998.

P.25 - Information regarding the existing well and septic areas is unavailable. Repeated attempts to contact the owner by telephone and on site have been unsuccessful.

If you have any questions or require any additional information, please feel free to call.

Sincerely,
R.M. MOCHI GROUP, P.C.

James L. Mathias, L.S.

JAMES L. MATHIAS, L.S.



P.O. Box 10
New Market, MD 21774-0010

10120 A Old National Pike
Ijamsville, MD 21754-9706

(301) 865-5858
Fax: (301) 865-5111
RMMOCHIGROUP@erols.com

Howard County Health Department

To: Chestnut Hills Bar W

septics on neighboring lots?
across the street lots?

Lot 1 - add failed hole
adjust septic accordingly

Lot 2 - septic OK
wells/septics on adj. lots 1) to side?
2) to rear?
test date 3/31 not 3/17

From: _____

Date: _____

HD-170



LETTER OF TRANSMITTAL

P.O. Box 10
New Market, MD 21774-0010

10120 A Old National Pike
Ijamsville, MD 21754-9706

(301) 865-5858
Fax: (301) 865-5111

DATE	8/12/98	PROJECT No.	9800603
ATTENTION	Mr. Mark Rifkin		
RE	Chestnut Hills		

TO Howard County Health Department
3525 - H Ellicott Mills Drive
Ellicott City, MD 21043

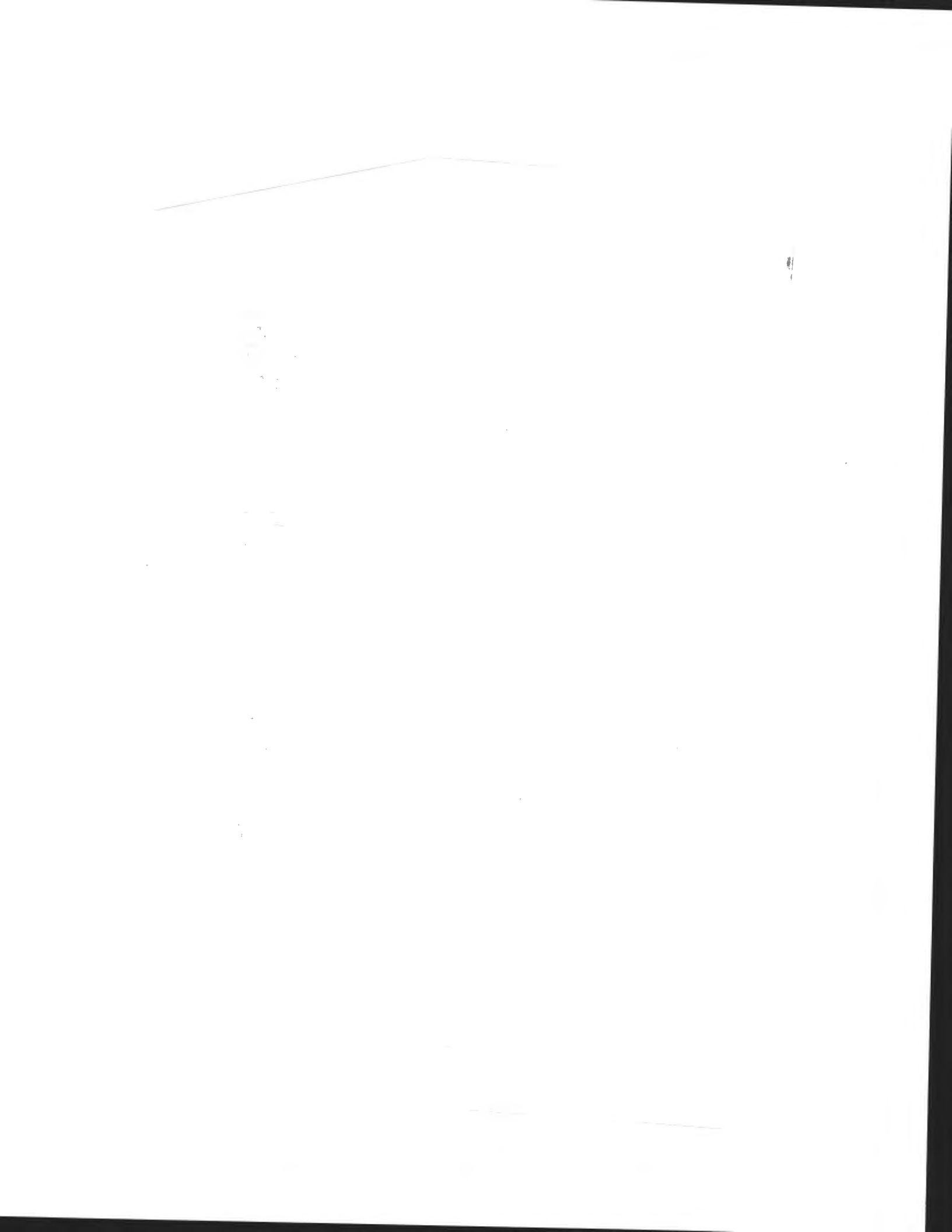
WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

COPIES of	No. of SHEETS	DESCRIPTION
1	1	Perc Plat (original)
2	1	Perc Plat
1	1	Comment response letter
1	3	Perc test result letter

REMARKS: _____

COPY TO: _____

SIGNED: J. P. [Signature]
 If enclosures are not as noted, kindly notify us at once.



P

✓

NR

✓
P

NR

✓

NR

✓

NR

✓

46093

✓

NR

NR

✓

NR

✓

NR



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 5/22/98

P&Z File No. F-98-153

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: Chestnut Hills, Lots 1 & 2

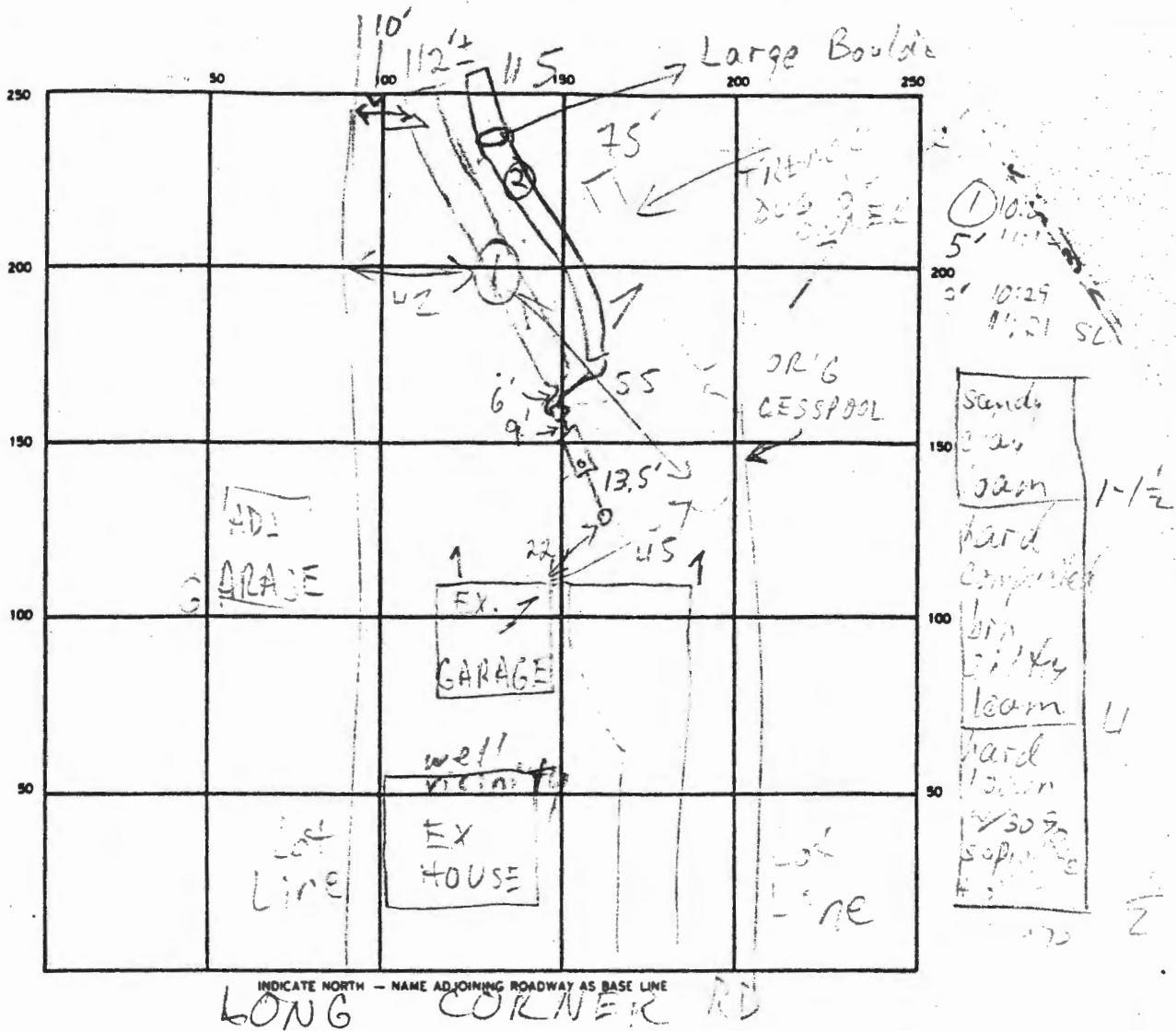
ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Soils/Topo Map Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<u>1</u>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comp
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input checked="" type="checkbox"/> Site Development Plan	<u>2</u>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input checked="" type="checkbox"/> Landscape Plan	<u>1</u>	<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 checked="" type="checkbox"/> Floodplain Study & deskette (DED)
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input checked="" type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input checked="" type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 5/22/98

COMMENTS: Review not possible at this time; submitted percolation certification plan is not yet suitable for signature SRC/COMMENTS DUE BY: 6/17/98
MR 6/18/98

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



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

LONG CORNER RD

SEPTIC TANK LEVEL 300 GAL-OK CLEANOUTS OK

DISTRIBUTION BOX LEVEL OK - BAFFLE IN

DRAIN FIELD/TILE FIELD DEPTH 1 1/2 FT. TRENCH WIDTH 2 FT. INLET DEPTH 2 FT.

EFFECTIVE GRAVEL DEPTH 4 FT. TOTAL LENGTH 112 115

NUMBER OF TRENCHES 2 ONE SIDEWALL/BOTTOM AREA 448 460 SQ FT.

DRYWELL INSIDE DIAMETER _____ FT EFFECTIVE DEPTH BELOW INLET _____ FT

ABSORBENT AREA 908 SQ. FT.

REMARKS 9/19/90 #2 WELL IN USE; 60 YR OLD CESSPOOL 20-30 FT
OLD TRENCH FAILING RUNNING INTO NEIGHBOR'S LOT MR
OK TO STOP & COVER TRENCH IN MR
9/20/90 #1 OK TO STOP; BOULDER IN TRENCH - NOT MR
PRACTICAL TO REMOVE; 2' X 2' CAPACITY LOST - ADDED AT END
9/20/90 #2 OK TO FINISH & COVER; OLD CESSPOOL PUMPED &
COLLAPSED MR

DATE SYSTEM APPROVED 9/20/90 INSPECTOR M. Pitkin



HOWARD COUNTY HEALTH DEPARTMENT

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

April 1, 1998

Carl & Myrtle Sandifer
13200 Carriage Court
Rockville, Maryland 20850

RE: Percolation Test Results Application #'S: A59872 A & B
Proposed Use: Subdivision
Property ID: Chestnut Hills, Lot W, Long Corner Road
Tax Map 6, Parcel: 193

Dear Mr. & Mrs. Sandifer:

Percolation testing conducted on March 31, 1998 on the above referenced property indicated satisfactory soil conditions. Copies of the percolation test results are enclosed.

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

Due to a history of difficulty obtaining successful wells in this vicinity, a note should also be added specifying that drilling of both wells will be required as a prerequisite to record plat signature.

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

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

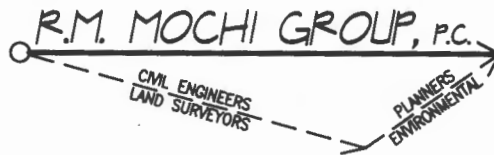
Very truly yours,

Mark E. Rifkin, R.S.
Water and Sewerage Program

MR:tl
Enclosures
cc: R. M. Mochi
Steven Murray
File

P.O. Box 10
New Market, MD 21774-0010

10120 A Old National Pike
Jarnsville, MD 21754-9706



(301) 865-5858
Fax: (301) 865-5111

March 6, 1998

Mr. Craig Williams
Howard County Health Department
Bureau of Environmental Health
3525-H Ellicott Mills Drive
Ellicott City, Maryland 21043-4544

Re: Percolation Test Application
Proposed Use: Residential Subdivision
Property ID: Chestnut Hills - Parcel W
Long Corner Road
Tax Map: 6 Grid: 10 Parcel: 193

Dear Mr. Williams:

On behalf of our client, Mr. Steven P. Murray, please find attached two (2) copies of "perc" plats and two (2) percolation test applications for the above-referenced project. I would appreciate it if you would notify us as soon as possible with the earliest available test dates.

Thank you for your assistance in this matter, and please feel free to call with any comments or questions.

Sincerely,
R.M. MOCHI GROUP, P.C.

James L. Mathias, L.S.

cc: Mr. Steven P. Murray

h:\users\jlm\98006\perc

CALL JUDY w/ date



HOWARD COUNTY HEALTH DEPARTMENT

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

March 17, 1998

Carl & Myrtle Sandifer
13200 Carriage Court
Rockville, Maryland 20850

RE: Percolation Test Date
Application Number - A59872
Purpose: Subdivision
Property ID: Chestnut Hills - Lots 1 & 2
A resubdivision of Parcel "W"
Long Corner Road

Dear Mr. & Mrs. Sandifer,

A percolation test date has been reserved for, Tuesday, March 31, 1998. 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
cc:file

Point	North	East
1	608286.90	1268760.26
2	607765.82	1269896.69
3	607536.24	1269772.99
4	607841.01	1268907.97
5	608011.58	1268973.14
6	608115.06	1268689.05
7	608106.49	1268712.56
8	608276.47	1268783.01

Minimum Lot Size Chart

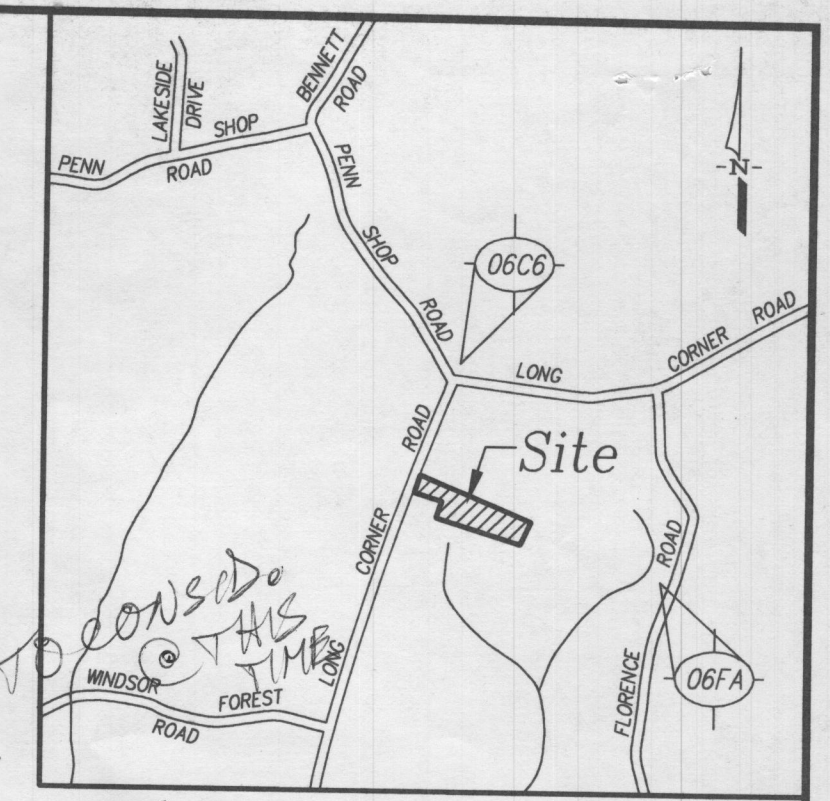
Lot No.	Gross Area	Pipstem Area	Minimum Lot Size
1	170,126 sq. ft.	20,918 sq. ft.	149,208 sq. ft.
	3.9056 Ac.	0.4802 Ac.	3.4254 Ac.

LEGEND

- 99 COORDINATE POINT #
- APPROVED PERCOLATION TEST LOCATION 3/17/98
- 999.9 100 YEAR FLOODPLAIN ELEVATION

Floodplain Line Chart

LINE	DIRECTION	DISTANCE
FP1	N70°35'28"W	50.00'
FP2	N19°29'58"E	192.32'
FP3	N27°38'44"E	57.08'
FP4	N77°45'46"E	45.00'
FP5	N01°33'28"W	40.07'
FP6	N65°22'02"W	50.00'
FP7	S46°51'44"W	44.94'
FP8	S09°34'59"E	30.23'
FP9	S23°43'50"W	127.02'
FP10	S20°42'31"W	122.12'
FP11	S70°35'28"E	36.00'



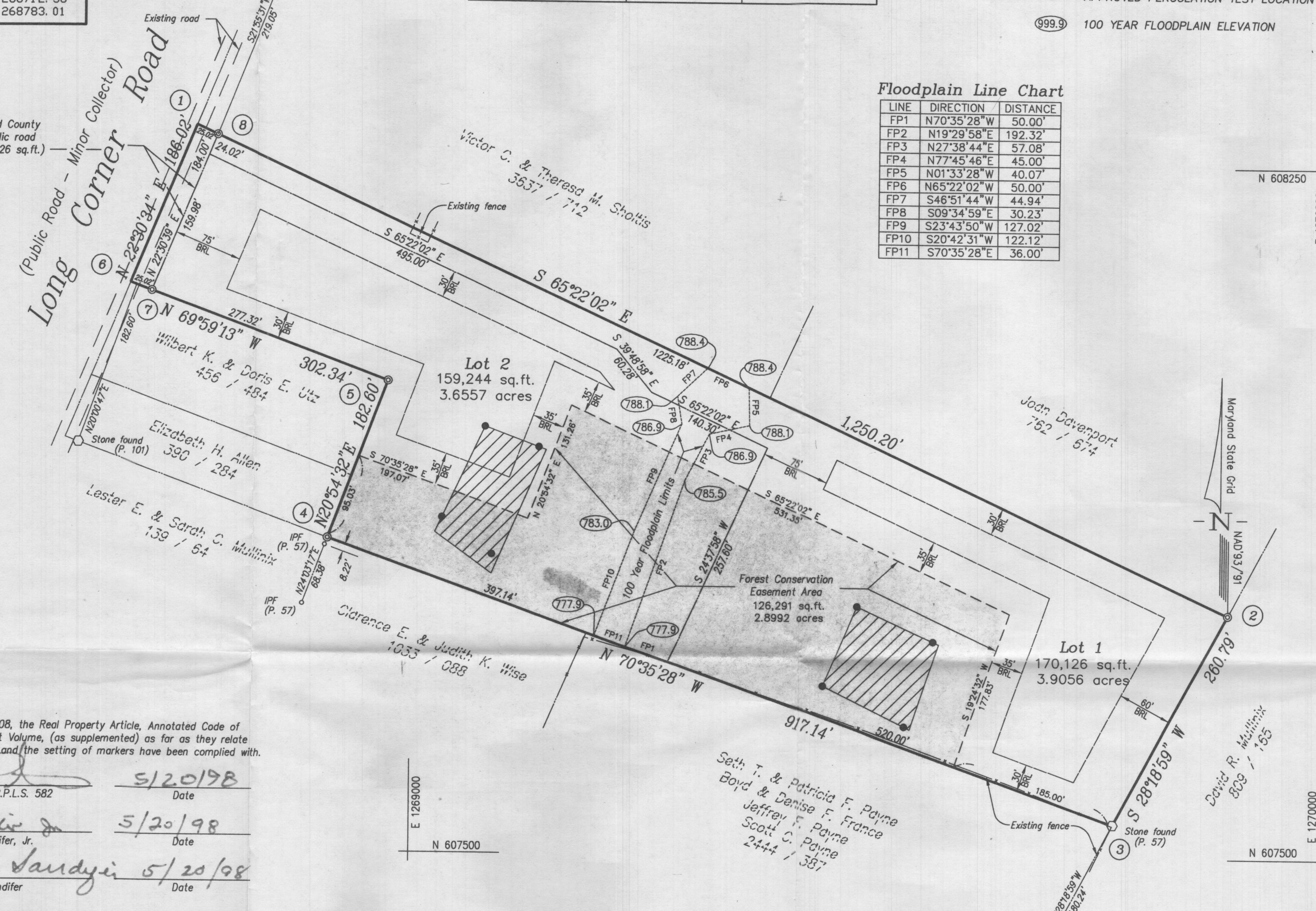
Vicinity Map
Scale: 1" = 200'

NOT OPENED
APPROVED
PERC
CERT NOT
SIGNED,
READ BY
RECEIVED
NOT
DRILLED
MINOR

General Notes:

- Coordinates based on NAD '83/91 Maryland Coordinate System as projected by Howard County Geodetic Control Stations Nos. 06C6 & 06FA. (Meters X 0.3048006096 = Feet; Feet X 0.3048006096 = Meters)
No. 06C6 N 609143.447 E 1270776.471
No. 06FA N 606746.118 E 1271284.334
- Denotes iron pipe found. Denotes iron pipe set.
Denotes stone found.
- This plat is based on a field run monumented boundary survey performed on or about May 4, 1998 by Steven R. Peters of R.M. Mochi Group, P.C.
- All areas provided on this plat are to be taken as "more or less".
- BRL denotes building restriction line.
- Subject property zoned: RC - DEO
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easements. Recordation of modified sewage easement shall not be necessary. Percolation test holes, as shown hereon, have been field located.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- No clearing, grading or construction is permitted within the forest conservation area.
- There are no existing buildings on site.
- Driveways shall be provided to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
A. Width - 12 feet (14 feet serving more than one residence.)
B. Surface - 6 inches of compacted crusher run base with tar & chip coating
C. Geometry - maximum of 15% grade, maximum 10% grade change and minimum of 45 foot turning radius
D. Structures - culvert capable of supporting 25 gross tons
E. Maintenance - sufficient to insure all weather use
- For flag or pipstem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipstem and the road right-of-way only and not onto the flag or pipstem lot driveway.
- Floodplain delineation is based on a study prepared by Maryland Land Design, Inc. dated May 1998.
- Forest Stand Delineation, Forest Conservation Plan and Wetland Report prepared by Wildman Environmental Services dated May 5, 1998.

Land dedicated to Howard County for the purpose of a public road (Long Corner Road - 4,626 sq.ft.)



The requirements of § 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.

Steven R. Peters, R.P.L.S. 582 5/20/98
 Carl C. Sandifer, Jr. 5/20/98
 Myrtle V. Sandifer 5/20/98

LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS - 2
 Buildable - 2
 TOTAL AREA OF LOTS AND/OR PARCELS - 7.5613 Ac.
 Buildable - 7.5613 Ac.
 Total Area of 100 Year Floodplain - 0.2808 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.1062 Ac.
 Long Corner Road - 0.1062 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 7.6675 Ac.

ENGINEER / SURVEYOR

R.M. MOCHI GROUP, P.C.
 10120 A Old National Pike
 Jjamsville, Maryland 21754
 (410)865-5858
 Attn: Mr. Robert Mochi, P.E.

OWNER

CARL C., Jr. & MYRTLE V. SANDIFER
 13200 Carriage Court
 Rockville, Maryland 20850
 (301) 762-4507

DEVELOPER/CONTRACT PURCHASER

LONGWOOD CONSTRUCTION
 12311 Jesse Smith Road
 Mt. Airy, Maryland 21771
 (301) 829-8825
 Attn: Mr. Steven P. Murray

PRINTED
 MAY 20 1998
 R. M. MOCHI GROUP, P.C.
 NEW MARKET, MD

RECORDED AS PLAT NUMBER
 DATED
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND
 FOR REVIEW

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Patricia M. Fuortes to Carl C. Sandifer, Jr. and Myrtle V. Sandifer, his wife, by deed dated March 17, 1978 and recorded among the Land Records of Howard County, Maryland in Liber 875 at folio 600, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland as amended, and meets the MINIMUM STANDARDS OF PRACTICE as described in Subtitle 13, Section 09.1306. Monumentation is in accordance with the County Subdivision Regulations.

5/20/98
 Steven R. Peters, R.P.L.S. 582

Owner's Dedication

We, Carl C. Sandifer, Jr. and Myrtle V. Sandifer, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 20th day of May, 1998.
 Carl C. Sandifer, Jr.
 Myrtle V. Sandifer

Chestnut Hills

(Parcel W)
 Lots 1 & 2

Election District No. 4 Howard County, Maryland
 Tax Map 6 Grid 10 Parcel 193
 Scale: 1" = 100' May 1998

R.M. MOCHI GROUP, P.C.
 CIVIL ENGINEERS
 LAND SURVEYORS
 PLANNERS
 ENVIRONMENTAL
 10120 A Old National Pike
 Jjamsville, MD 21754-9706
 (301) 865-5858
 Fax: (301) 865-5111
 98006.14 JLM
 SHEET 1 OF 1

Coordinates

Point	North	East
1	608286.90	1268760.26
2	607765.82	1269896.69
3	607536.24	1269772.99
4	607841.01	1268907.97
5	608011.58	1268973.14
6	608115.06	1268689.05
7	608106.49	1268712.56
8	608276.47	1268783.01

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	170,126 sq. ft.	20,918 sq. ft.	149,208 sq. ft.
	3.9056 Ac.	0.4802 Ac.	3.4254 Ac.

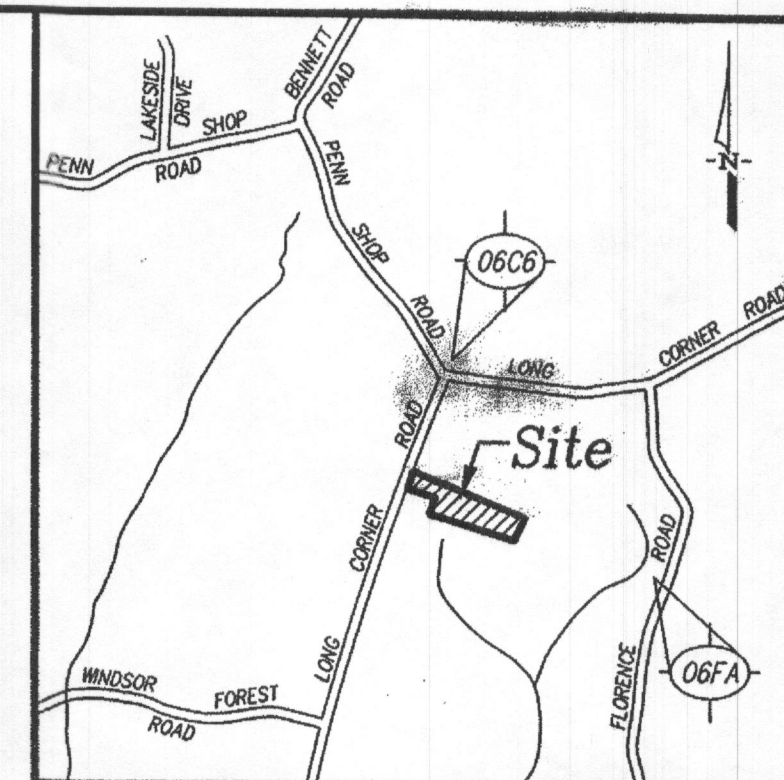
Floodplain Line Chart

LINE	DIRECTION	DISTANCE
FP1	N70°35'28"W	50.00'
FP2	N19°29'58"E	192.32'
FP3	N27°38'44"E	57.08'
FP4	N77°45'46"E	45.00'
FP5	N01°33'28"W	40.07'
FP6	N65°22'02"W	50.00'
FP7	S46°51'44"W	44.94'
FP8	S09°34'59"E	30.23'
FP9	S23°43'50"W	127.02'
FP10	S20°42'31"W	122.12'
FP11	S70°35'28"E	36.00'

LEGEND

- 99 COORDINATE POINT #
- APPROVED PERCOLATION TEST LOCATION 3/31/98
- ▲ FAILED PERCOLATION TEST LOCATION 3/31/98
- 99.9 100 YEAR FLOODPLAIN ELEVATION

- 14. Landscaping requirements are fulfilled through existing vegetation.
- 15. This plot is exempt from the requirements of forest conservation because it creates only two lots with no further potential for subdivision.

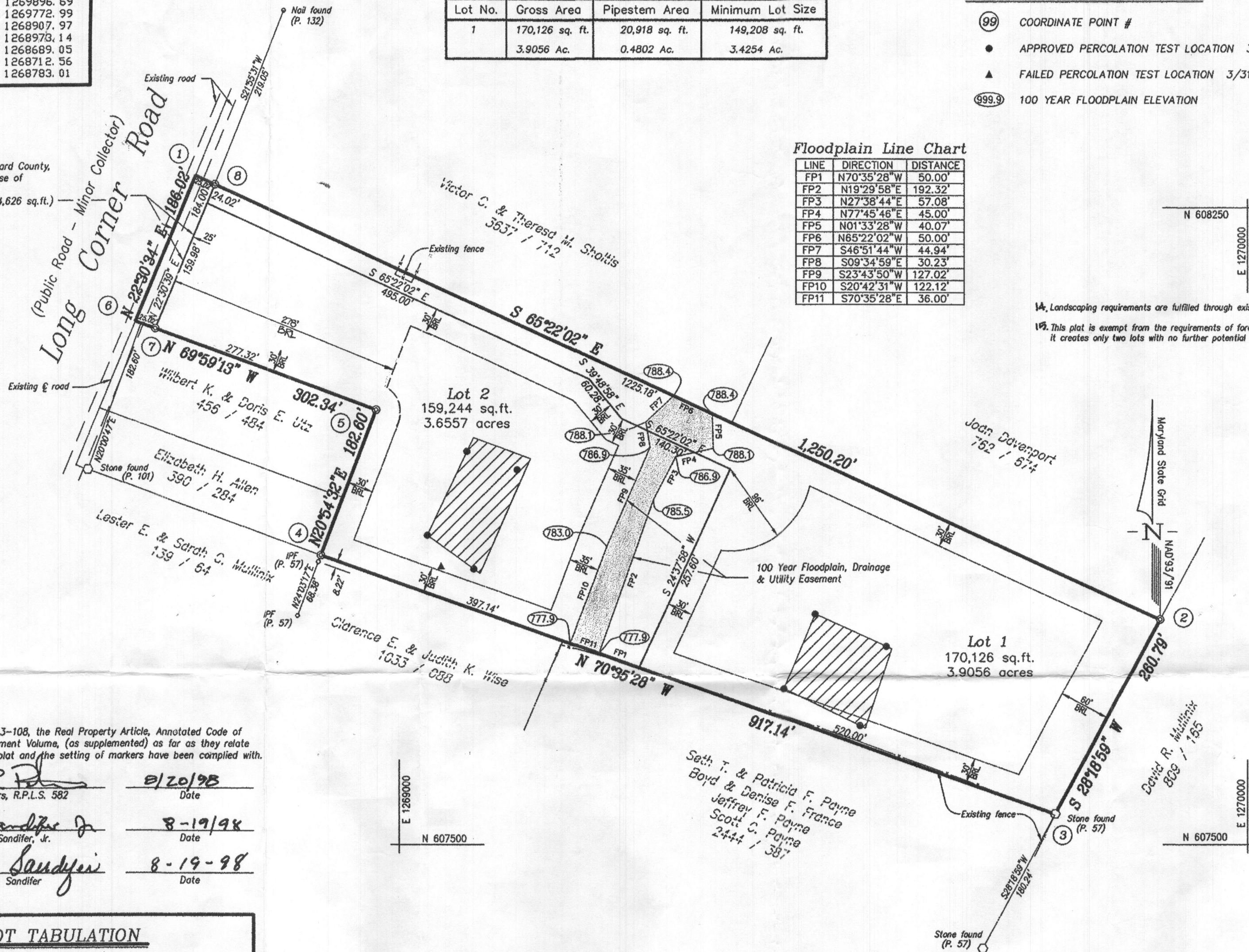


Vicinity Map
Scale: 1" = 2000'

General Notes:

- Coordinates based on NAD '83/91 Maryland Coordinate System as projected by Howard County Geodetic Control Stations Nos. 06C6 & 06FA.
(Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
No. 06C6 N 609143.447 E 1270776.471
No. 06FA N 606746.118 E 1271284.334
- Denotes iron pipe found. Denotes stone found.
- This plot is based on a field run monumented boundary survey performed on or about May 4, 1998 by Steven R. Peters of R.M. Mochi Group, P.C.
- All areas provided on this plot are to be taken as "more or less".
- BRL denotes building restriction line.
- Subject property zoned: RC - DEO (per the Comprehensive Zoning Plan adopted 10/18/93)
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easements. Recordation of modified sewage easement shall not be necessary. Percolation test holes, as shown hereon, have been field located.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- There are no existing buildings on site.
- 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 feet (14 feet serving more than one residence.)
B. Surface - 6 inches of compacted crusher run base with tar & chip coating
C. Geometry - maximum of 15% grade, maximum 10% grade change and minimum of 45 foot turning radius
D. Structures - culvert capable of supporting 25 gross tons
E. Drainage elements - capable of safely passing 100-year flood with no more than one(1) foot depth over driveway surface
F. Structure clearance - minimum 12 feet
G. Maintenance - sufficient to insure all weather use
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only and not onto the flag or pipestem lot driveway.
- Floodplain delineation is based on a study prepared by Maryland Land Design, Inc. dated May 1998. There are no wetlands located on this site.
- Forest Stand Delineation, Forest Conservation Plan and Wetland Investigation prepared by Widman Environmental Services dated May 5, 1998.

Land dedicated to Howard County, Maryland for the purpose of a public road (Long Corner Road - 4,626 sq.ft.)



The requirements of § 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 plot and the setting of markers have been complied with.

Steven R. Peters, R.P.L.S. 582 8/20/98
Carl C. Sandifer, Jr. 8-19/98
Myrtle V. Sandifer 8-19-98

LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS - 2
Buildable - 2
TOTAL AREA OF LOTS AND/OR PARCELS - 7.5613 Ac.
Buildable - 7.5613 Ac.
Total Area of 100 Year Floodplain - 0.2808 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.1062 Ac.
Long Corner Road - 0.1062 Ac.
TOTAL GROSS AREA OF SUBDIVISION - 7.6675 Ac.

ENGINEER / SURVEYOR

R.M. MOCHI GROUP, P.C.
10120 A Old National Pike
Ijamsville, Maryland 21754
(410)865-5858
Attn: Mr. Robert Mochi, P.E.

OWNER

CARL C., Jr. & MYRTLE V. SANDIFER
13200 Carriage Court
Rockville, Maryland 20850
(301) 762-4507

DEVELOPER/CONTRACT PURCHASER

LONGWOOD CONSTRUCTION
12311 Jesse Smith Road
Mt. Airy, Maryland 21771
(301) 829-8825
Attn: Mr. Steven P. Murray

RECORDED AS PLAT NUMBER 13341
DATED 10-9-98
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY

Joseph Beden 10-1-98
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James Rutter 10/7/98
DIRECTOR DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION 10/2/98
DATE

Surveyor's Certificate

I hereby certify that the final plot shown hereon is correct; that it is a subdivision of all of the land conveyed by Patricia M. Fuortes to Carl C. Sandifer, Jr. and Myrtle V. Sandifer, his wife, by deed dated March 17, 1978 and recorded among the Land Records of Howard County, Maryland in Liber 875 at folio 600, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland as amended, and meets the MINIMUM STANDARDS OF PRACTICE as described in Subtitle 13, Section 09.1306. Monumentation is in accordance with the County Subdivision Regulations.



8/20/98
Steven R. Peters, R.P.L.S. 582

Owner's Dedication

We, Carl C. Sandifer, Jr. and Myrtle V. Sandifer, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- 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 shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 19th day of August, 1998

Carl C. Sandifer, Jr.
Carl C. Sandifer, Jr.

Myrtle V. Sandifer
Myrtle V. Sandifer

Signed **Arenel**
Lots 1 & 2

Election District No. 4 Howard County, Maryland
Tax Map 6 Grid 10 Parcel 193
Scale: 1" = 100' May 1998

R.M. MOCHI GROUP, P.C. Current Zoning: RC - DEO

10120 A Old National Pike (301) 865-5858
Ijamsville, MD 21754-9706 Fax: (301) 865-5111

98006.14 JLM

SHEET 1 OF 1

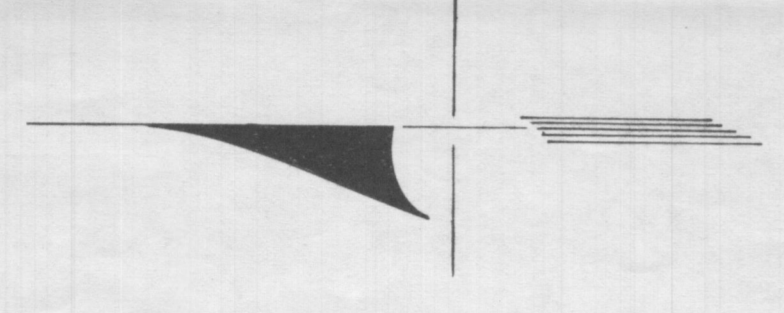
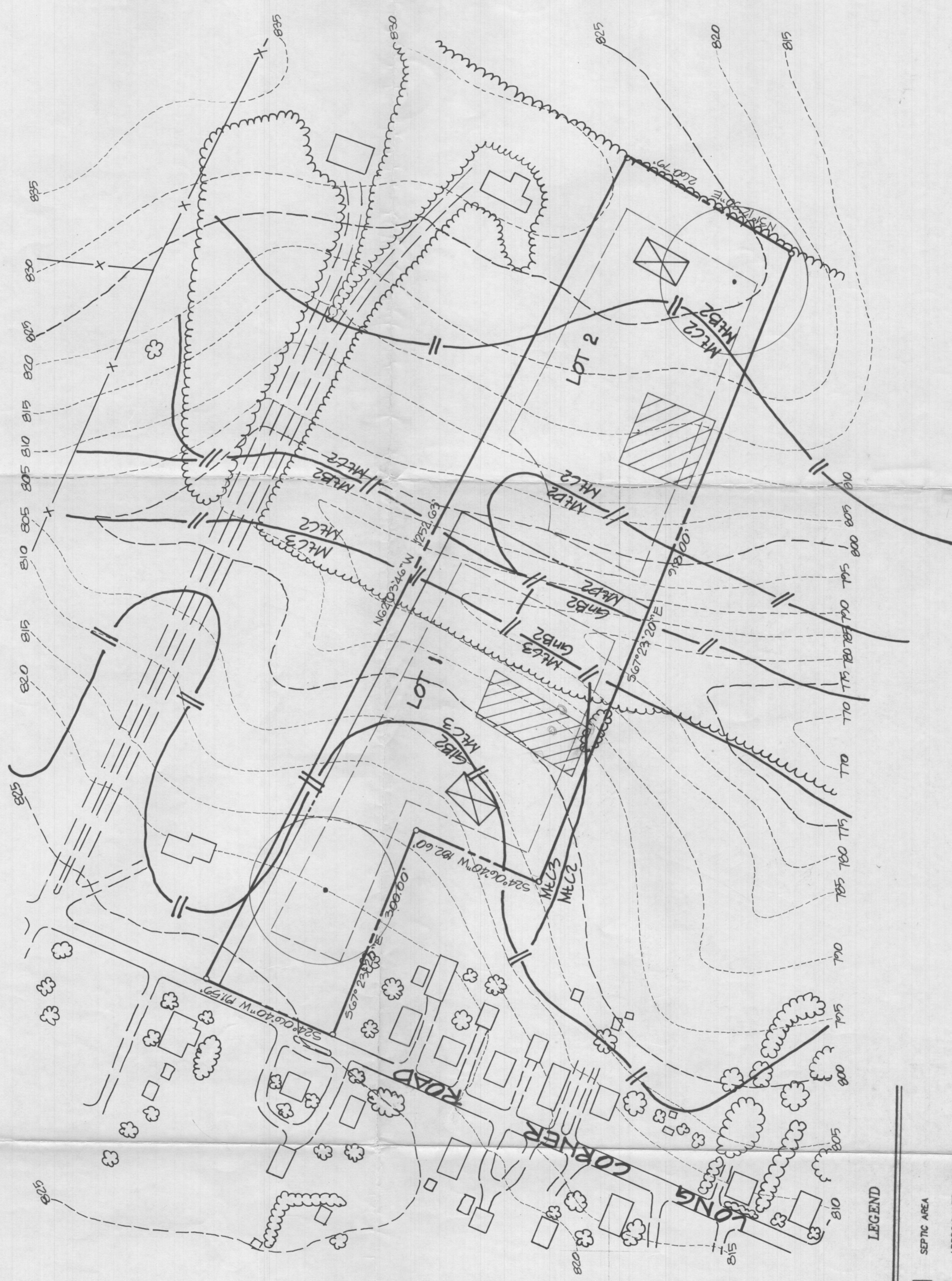
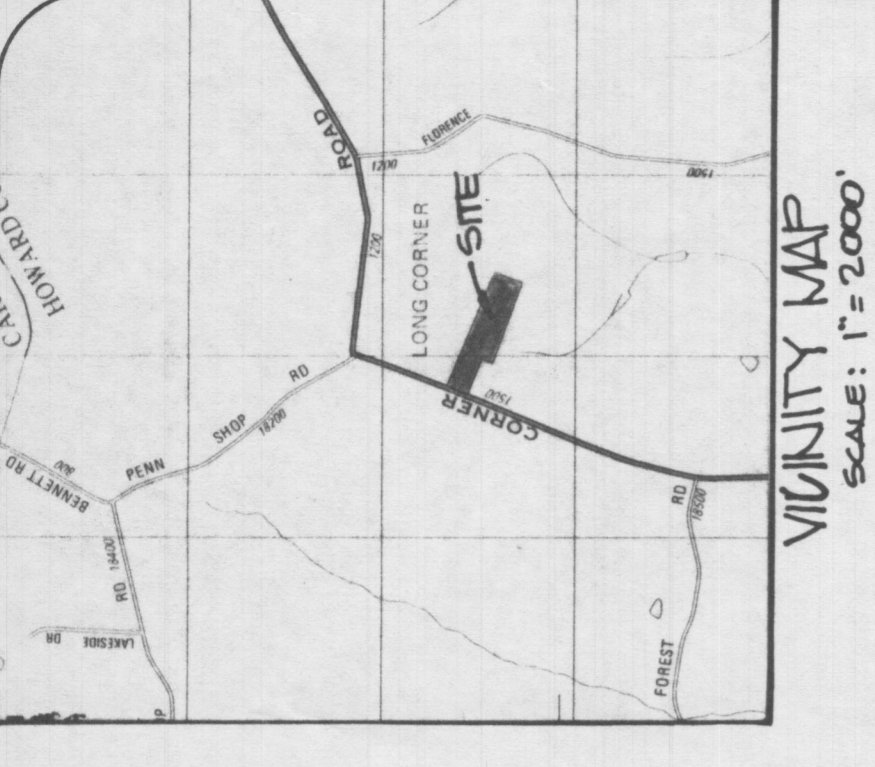
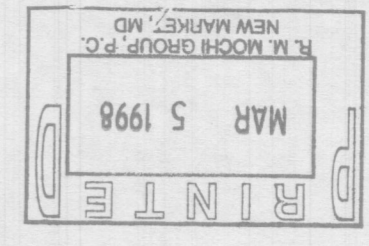
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R.M. MOCH GROUP, P.C.
 10120 A Old National Pike
 Jomansville, MD 21754-9706
 Fax: (301) 865-5858
 (301) 865-5111

Chestnut Hills Parcel W
 TAX MAP 6
 GRID 10
 Parcel 93
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 4
 Perc Plat

Project	date	98006.10	MAR. 98
Illustration	engineering	JLM	
Scale	approval	1"=100'	RMM
Revisions	description	0	SUBMITTAL TO HOWARD COUNTY HEALTH DEPT
no.	date		

SUBMITTED FOR REVIEW



ENGINEER / SURVEYOR
 R.M. MOCH GROUP, P.C.
 10120 A Old National Pike
 Jomansville, Maryland 21754
 (301) 865-5858
 Attn: Mr. Robert Moch, P.E.

OWNER / DEVELOPER
 MR. STEVEN P. VALBRAY
 12811 Essex Smith Road
 Mt. Airy, Maryland 21171
 (301) 825-8825

LEGEND

- SEPTIC AREA
- APPROXIMATE LOCATION OF DWELLING
- APPROXIMATE LOCATION OF WELL
- SOIL TYPES
- PERC TEST LOCATION

NOTES

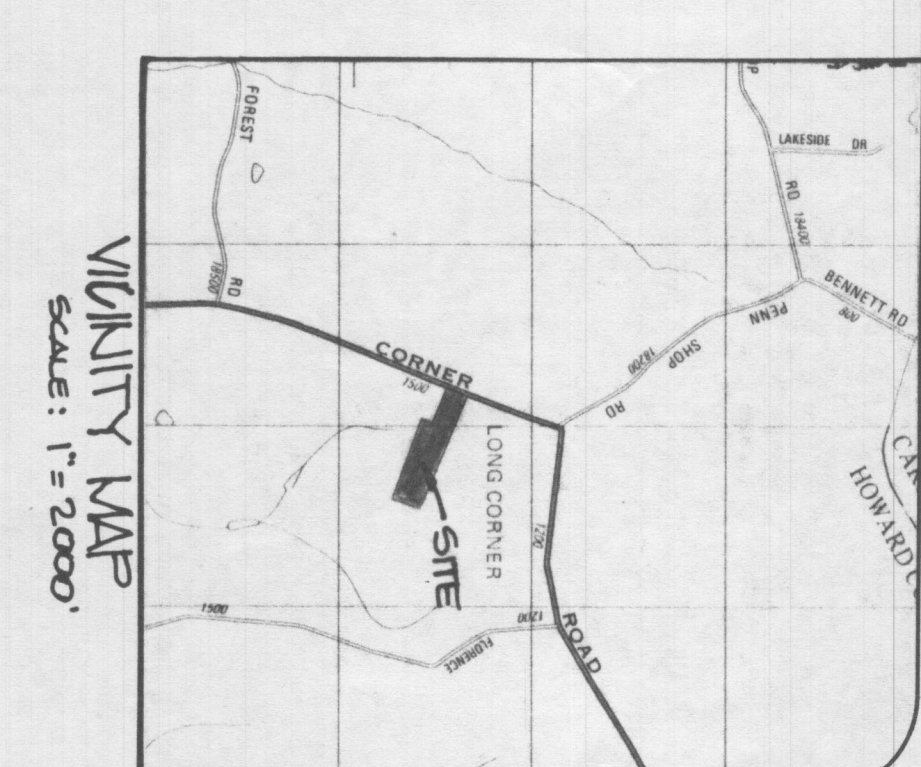
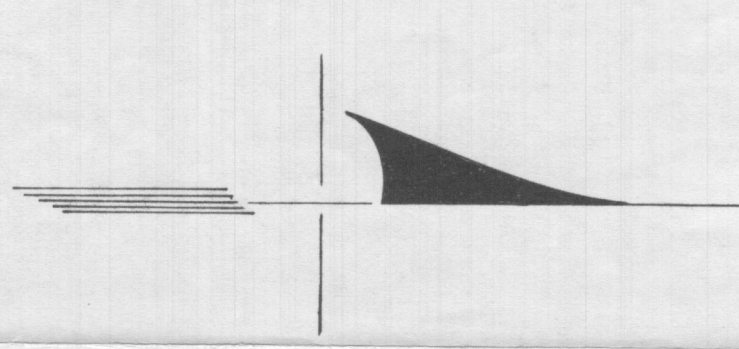
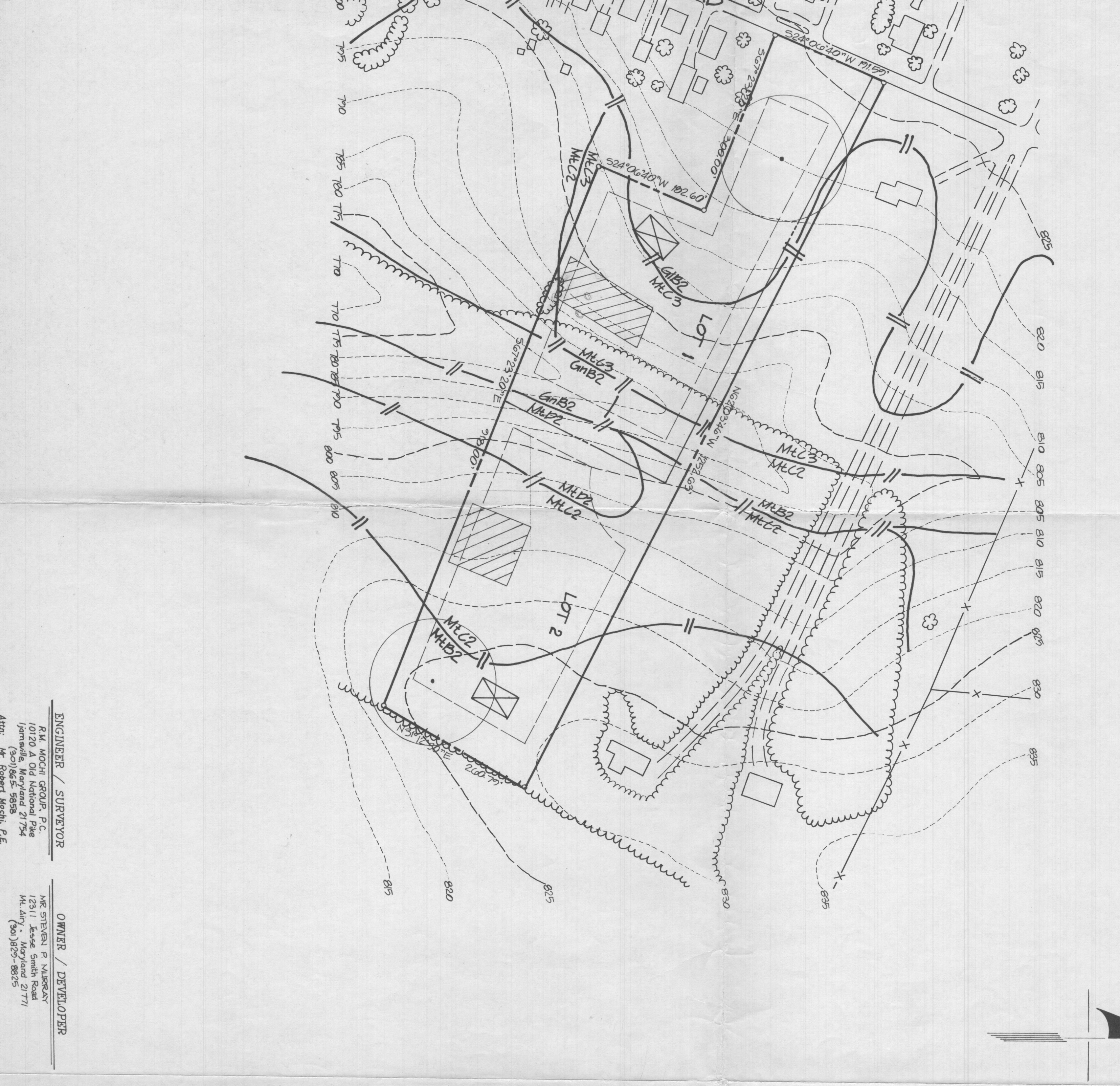
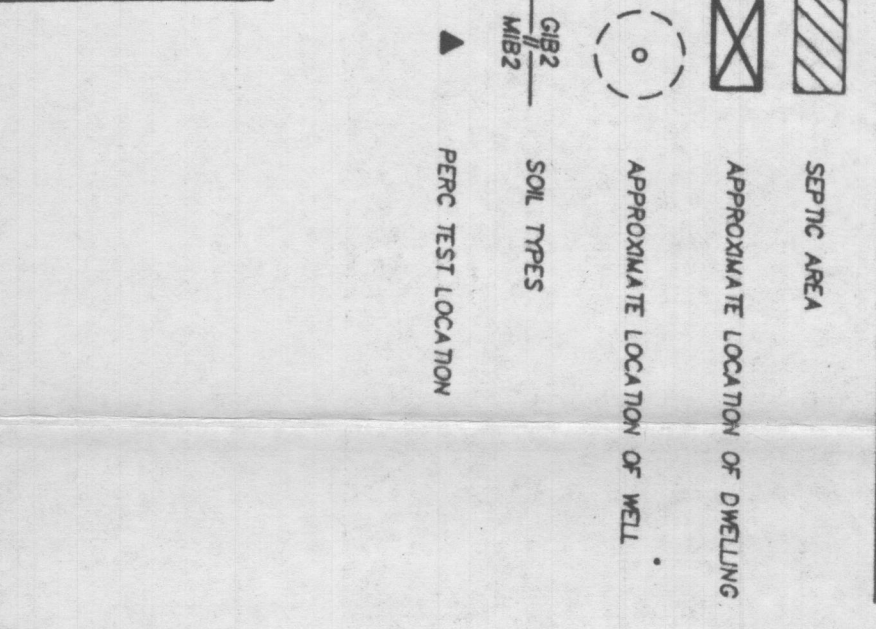
THIS AREA RESERVES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS OF A MODIFIED SEWAGE EASEMENT. RECORDATION OF PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH IN SECTION 28-101 OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. * THERE ARE NO SLOPES IN EXCESS OF 25%.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER _____ DATE _____

NOTES

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 16,000 SQUARE FEET AS REQUIRED BY INDIVIDUALS AND DEPARTMENT OF THE ENVIRONMENT FOR NATURAL SEWAGE TREATMENT. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE MAIN AND UPON CONNECTION TO A PUBLIC SEWAGE TREATMENT PLANT. THE EASEMENT SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FROM THE REQUIREMENTS OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST RESULTS SHOWN HEREON HAVE BEEN OBTAINED FROM THE STATE DEPARTMENT OF THE ENVIRONMENT. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM REQUIREMENTS AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. * THERE ARE NO SHADERS IN EXCESS OF 25%.



ENGINEER / SUPERVISOR
 R.M. MOCHI GROUP, P.C.
 10720 A Old National Pike
 Jomsville, MD 21754
 (301) 865-5958
 Attn: Mr. Robert Mochi, P.E.

OWNER / DEVELOPER
 MR. STEVEN B. ALBERTS
 12311 Jessup Road
 Jessup, Maryland 21771
 (301) 827-8875

SUBMITTED FOR REVIEW

PRINTED
 MAR 5 1998
 R.M. MOCHI GROUP, P.C.
 NEW MARKET, MD

R.M. MOCHI GROUP, P.C.
 P.O. Box 10
 New Market, MD 21774-0010
 10120 A Old National Pike
 Jomsville, MD 21754-9706
 (301) 865-5958
 Fax: (301) 865-5111

Chestnut Hills Parcel W
TAX MAP 6
GRID 10
PARCEL 193
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 4
Perc Plat

0	SUBMITTAL TO HOWARD Co. HEALTH DEPT.	3/6/98
no.	description	date
	revisions	

project	date
98006.10	MAR '98
illustration	engineering
GEM	JLM
scale	approval
1"=100'	RMM






APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *HR*
 DATE: 8-27-98

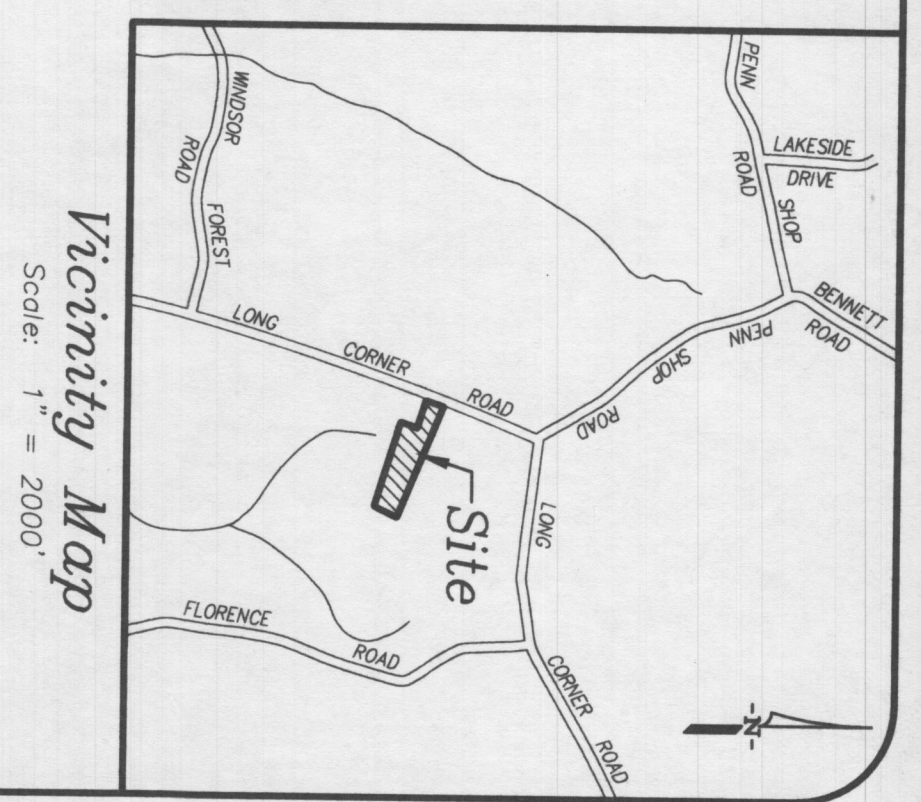
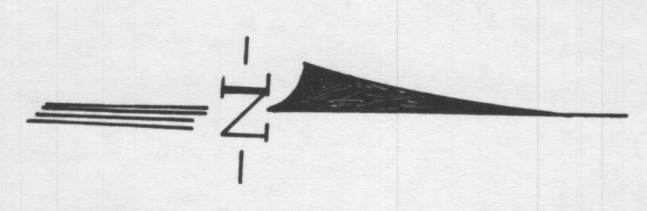
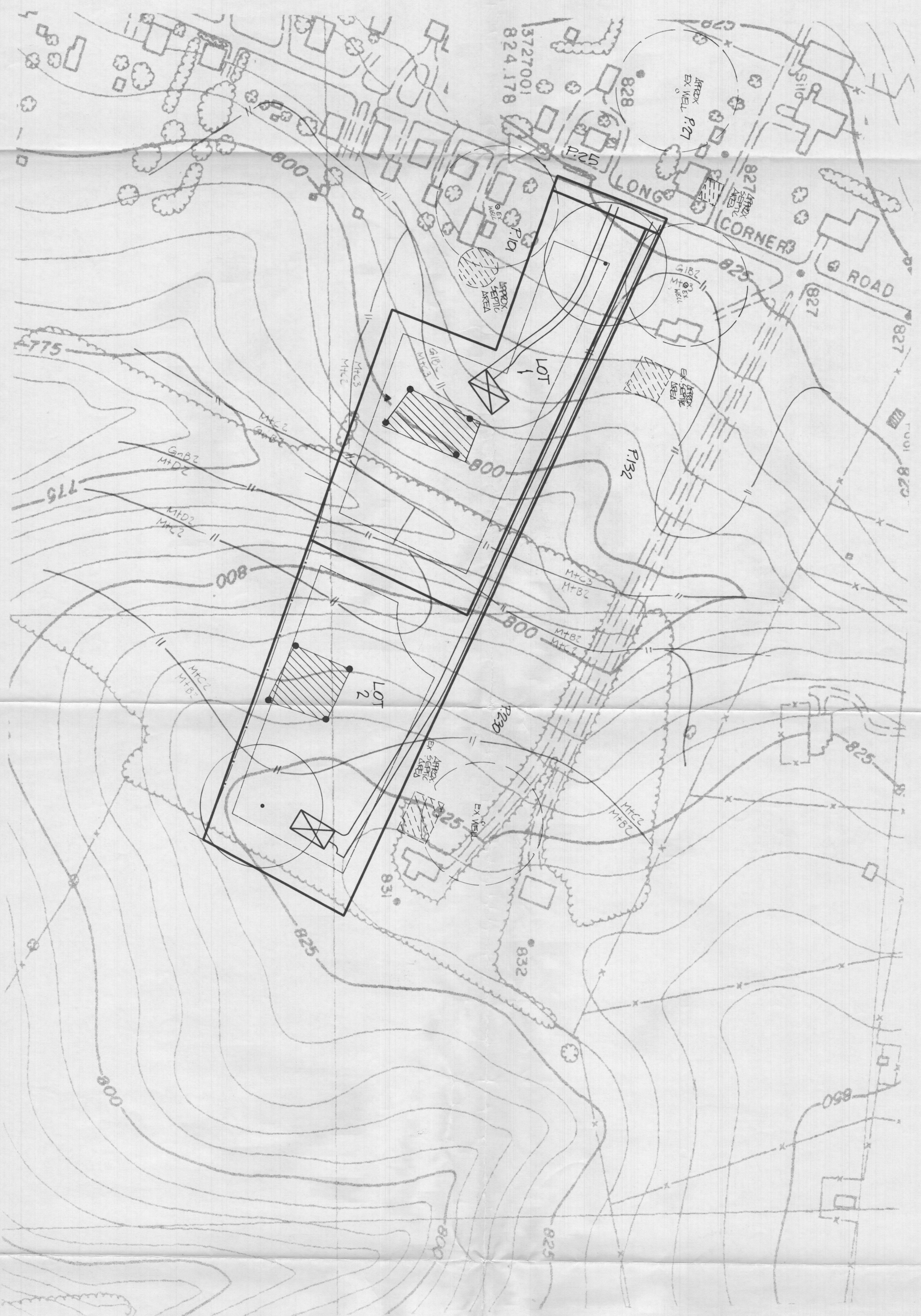
NOTES

THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL SYSTEM. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC NUISANCE AND VIOLENT OFFENSES SHALL BECOME A PROBLEM. THESE CASES SHALL BECOME A PROBLEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS OF THE PRIVATE SEWAGE SYSTEMS. RECORDATION OF PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN.

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM REQUIREMENTS AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

NOTES

- LEGEND**
-  SEPTIC AREA
 -  APPROXIMATE LOCATION OF DWELLING
 -  APPROXIMATE LOCATION OF WELL
 -  FILED PERC TEST LOCATION 3/21/98
 -  APPROVED PERC TEST LOCATION 3/23/98



All existing well and septic areas within 100 feet of the project boundary area shown. (Except for 25 septic systems located to record plot signature.)
 No steep slopes exist within 25 feet of the septic field.

PRINTED
 AUG 12 1998
 TEL: 301-865-5858
 NEW MARKET, MD

Signed Per
 Cert

ENGINEER / SURVEYOR
 R.M. MOCHI GROUP, P.C.
 10120 A Old National Pike
 Jomsville, Maryland 21754
 Attn: Mr. Robert Mochi, P.E.

OWNER
 CARL G. JR. & MARTIE V. SANDIFER
 13200 Carriage Court
 Rockville, Maryland 20850
 (301) 762-4507

DEVELOPER/CONTRACT PURCHASER
 LANGWOOD CONSTRUCTION
 235
 Mt. Airy Maryland 21771
 (301) 829-8925
 Attn: Mr. Steven P. Murray

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 New Market, MD 21774-0010
 10120 A Old National Pike
 Jomsville, MD 21754-9706
 (301) 865-5858
 Fax: (301) 865-5111

Lots 1 & 2
CHESTNUT HILLS (Parcel W)
 ELECTION DISTRICT No. 4
 HOWARD COUNTY, MARYLAND
PERC PLAT

2	REVISED PER HOWARD CO. HEALTH DEPT. COMMENTS	8/12/98
1	REVISED PER TEST RESULTS AND HEALTH DEPT. COMMENTS	
0	SUBMITTED TO HOWARD CO. HEALTH DEPT.	3/6/98
no.	description	date
	revisions	

project	date
98006.03	March '98
illustration	engineering
JLM/GEM	JLM
scale	approval
1" = 100'	RMM

RECEIVED