



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive + Ellicott City, Maryland 21043 + 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

April 6, 2005

Mr. & Mrs. Francis Mullin
11975 Frederick Road
Ellicott City, Maryland 21042

Mr. & Mrs. Timothy Parker
11880 Triadelphia Road
Ellicott City, MD 21042

RE: WP 05-92/Mullin Property
Lots 1 and 2

Dear Property Owners:

The Subdivision Review Committee considered the above referenced waiver petition application on March 17, 2005, and deferred from making a recommendation to the Planning Director at that time for the following reasons:

1. The enclosed comments from the Health Department regarding the establishment of a 10,000 sq.ft. sewage easement on the Parker Property must be addressed.
2. Review of the environmentally sensitive features located on Parcel 301 will be required. The exhibit must show all environmental features on both Parcels 301 and 316. It shall be demonstrated that the buildable areas on the proposed lots and on Parcel 301 will be remote from the environmentally sensitive features and that a 35' environmental setback would be met if a plat were required. Show all existing and proposed structures for each parcel.
3. The existing house to be located on Proposed Lot 1 of Parcel 316 must meet a 75' front building setback line.

These issues and the enclosed comments from the Health Department must be addressed in a revised plan submission within 45 days from the date of this letter (on or before: May 21, 2005).

If the revised plan submission is not received by that date, this plan will become null and void in accordance with Section 16.104(b) of the Howard County Subdivision and Land Development Regulations. After that date, the plans must be resubmitted as a new application. You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

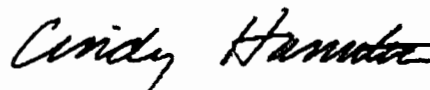
Page 2
WP 05-92

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

| AGENCY | NO OF SETS (Drawings, plans) | SUPPORT DATA (Traffic, SWM reports, etc) |
|------------------------------|---------------------------------|---|
| Division of Land Development | 2 | 2 |
| Health Department | 1 | 1 |

Should you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plan. Compliance with all conditions and/or corrections is required before the revised plans will be accepted. Please contact Ms. Carol Stim of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the revised plans. Please bring a copy of this letter with you to the appointment. If you have any questions regarding this matter, please contact Brenda Barth at (410) 313-2350.

Sincerely,



Cindy Hamilton, Chief
Division of Land Development



:btb/enclosures
cc: Research/Health
Fisher, Collins & Carter

P-26274
A-29254

FAST TRACK PLAN

DataBase No. _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 2/18/05

DPZ File No. LP-05-092

Department of Planning and Zoning

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

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

Agencies

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

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

RE: Mullin Property

ENCLOSED FOR YOUR → Signature Approval
THE ENCLOSED → Original

Review & Comments 11975 FREDERICK RD
 Pre-Packaged Plan Set Files

| Plans | # of Sheets |
|---|--------------------------|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Prel Equiv Sketch Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Final Plat/Plat of Easement/RE Plat | <input type="checkbox"/> |
| <input type="checkbox"/> Final Constr Plans (RDS) | <input type="checkbox"/> |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Site Development Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Landscape Plan/Supplemental Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Grading Plan | <input type="checkbox"/> |
| <input type="checkbox"/> House Type Revision/Walk-Thru Red-Line | <input type="checkbox"/> |
| <input type="checkbox"/> Water and Sewer Plan | <input type="checkbox"/> |

Supplemental Documents

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

Applications

- Waiver Petition/Apply/Exhibit 1
- Planning Board Application
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

VAS: Received Tentatively Approved
 Received and Revised Approved

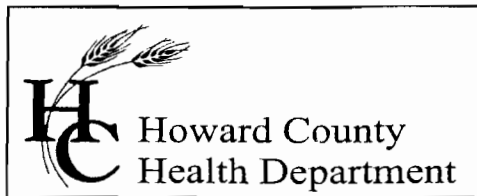
Recorded 2/18/05
On _____

COMMENTS: Need to establish a 10,000 ft Sewage Disposal Easement on Parker Prop.

SRC/Comments Due By: 3/17/05

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

DPZ STAFF INITIALS du



7178 Columbia 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

Penny E. Borenstein, M.D., M.P.H., Health Officer

June 14, 2005

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Kevin J. Bell *KJB*
Well and Septic Program
Development Coordination Section

RE: File Number: WP-05-092
Title: Mullin Property

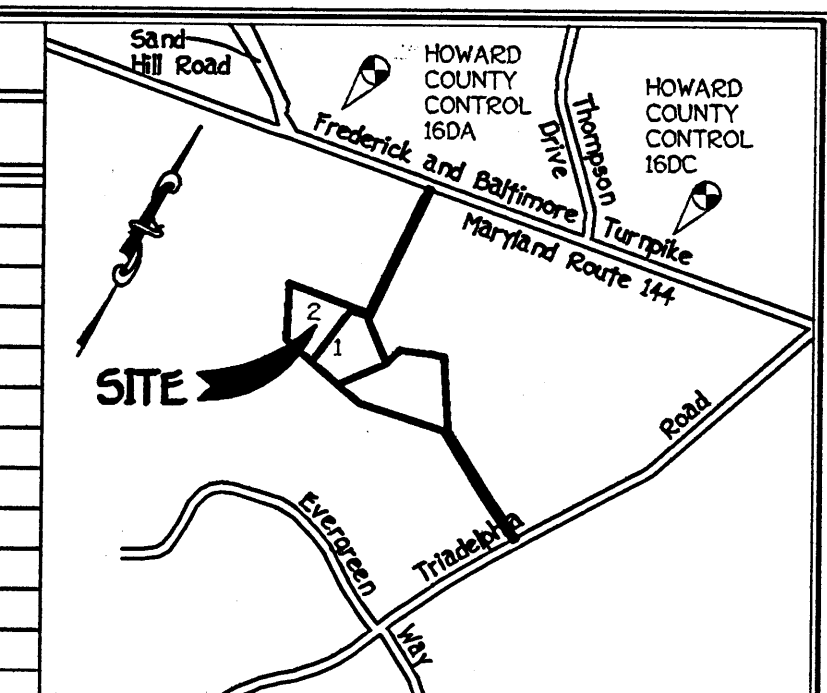
The following comments apply to the waiver petition prepared by Fisher, Collins & Carter, Inc.

- A 10,000 square foot sewage disposal easement has been established on the Parker Property. (T.M. 16; P. 301)

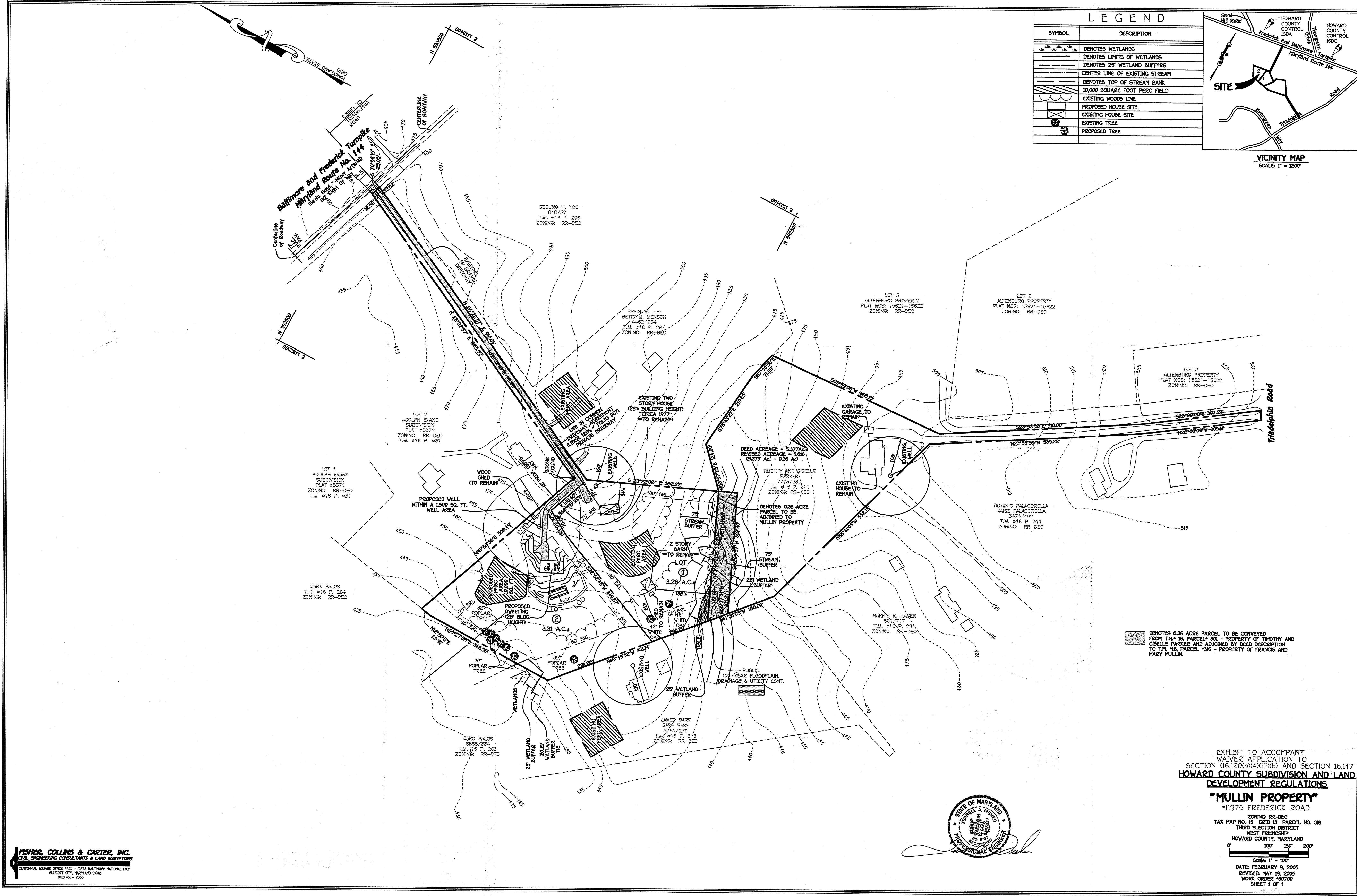
KJB

CC FISHER, COLLINS & CARTER

| LEGEND | |
|--------|--------------------------------|
| SYMBOL | DESCRIPTION |
| | DENOTES WETLANDS |
| | DENOTES LIMITS OF WETLANDS |
| | DENOTES 25' WETLAND BUFFERS |
| | CENTER LINE OF EXISTING STREAM |
| | DENOTES TOP OF STREAM BANK |
| | 10,000 SQUARE FOOT PERC FIELD |
| | EXISTING WOODS LINE |
| | PROPOSED HOUSE SITE |
| | EXISTING HOUSE SITE |
| | EXISTING TREE |
| | PROPOSED TREE |



VICINITY MAP
SCALE 1" = 1200'



DENOTES 0.36 ACRE PARCEL TO BE CONVEYED FROM T.M. 16, PARCEL 301 - PROPERTY OF TIMOTHY AND GISELLE PARKER AND ADJOINED BY DEED DESCRIPTION TO T.M. 16, PARCEL 316 - PROPERTY OF FRANCIS AND MARY MULLIN.

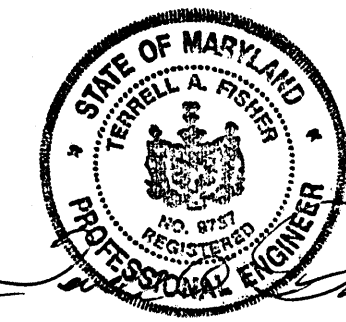


EXHIBIT TO ACCOMPANY
WAIVER APPLICATION TO
SECTION 16.120(b)(4)(iii)(b) AND SECTION 16.147
HOWARD COUNTY SUBDIVISION AND LAND
DEVELOPMENT REGULATIONS
"MULLIN PROPERTY"
11975 FREDERICK ROAD
ZONING: RR-DEO
TAX MAP NO. 16, GRID 13, PARCEL NO. 316
THIRD ELECTION DISTRICT
WEST FRIENDSHIP
HOWARD COUNTY, MARYLAND
Scale: 1" = 100'
DATE: FEBRUARY 9, 2005
REVISED: MAY 19, 2005
WORK ORDER: #30700
SHEET 1 OF 1