

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

95

DATE: 6/19/98

P&Z File No. F-98-172

**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: Rever Farms, Section II, Lots 1-4

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

*DPZ, DED, A  
SCD, SHH  
2 DPZ  
1 SCD  
1 RHP*

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 checked="" type="checkbox"/> Final Plat	<u>1</u>
<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	<input type="checkbox"/>
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>

Supplemental Documents
<input checked="" type="checkbox"/> Wetlands Report
<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map
<input checked="" type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Traffic Study/Noise Study
<input checked="" type="checkbox"/> Sight Distance Analysis <i>DPZ, DED</i>
<input checked="" type="checkbox"/> Floodplain Study <i>DPZ, DED, SCD</i>
<input type="checkbox"/> Stormwater Management Comps.
<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Response Letter
<input checked="" type="checkbox"/> Perc Plat <i>DPZ, Health</i>
<input type="checkbox"/> Scenic Road Exhibits

**Applications**

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

WAS:  Received  Tentatively Approved  
 Received and Revised  Approved

Recorded 6/19/98  
 On \_\_\_\_\_

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

SRC/COMMENTS DUE BY: 7/15/98

*J. [Signature]* Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

File No. F-98-172  
River Farms

200  
1200 06 12  
21 98 0021

**DEPARTMENT OF PLANNING AND ZONING  
FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL**

This form is for the processing of originals for signature approvals. If corrections or additions must be made to the original, the corrections needed must be identified in the space provided and the plans must be returned unsigned to the Department of Planning and Zoning. DPZ will notify the owner of the required revisions and request that the owner's engineer make the corrections or contact the appropriate County agency with questions concerning such revisions.

**DPZ** Anders 4-9-99 4-14-99  
\_\_\_\_\_  
Reviewing Agent

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

**HEALTH** Cy Welch 4/15/99 4-26-1999  
\_\_\_\_\_  
Reviewing Agent

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

**DED** \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
Reviewing Agent

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

**Chief, DLD** \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
Reviewing Agent

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

File No. F-98-172  
RIVER FARMS, INC

**DEPARTMENT OF PLANNING AND ZONING**  
**FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL**

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**DPZ**  
J. Anders  
Reviewing Agent  
Date Received 4-9-99  
Date Forwarded 4-14-99

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

**HEALTH**  
Cy. Welch  
Reviewing Agent  
Date Received 4/15/99  
Date Forwarded \_\_\_\_\_

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

Howard County Health Department

**DED**  
To: MARY SUE BAKER  
Reviewing \_\_\_\_\_  
Forwarded \_\_\_\_\_

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

FINAL PLAT F 98-172  
RIVER FARMS INC  
4 LOT SUBDIVISION  
PRIVATE WELL AND SEPTIC  
1 SHEET ORIGINAL  
IS READY FOR SIGNATURE.

**Chief, DLD**  
Reviewing \_\_\_\_\_  
Forwarded \_\_\_\_\_

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

From: Craig Williams  
Date: 4/23/99

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 8-14-97

P&Z File No. WP 97-17

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: River Farms, Inc., Sec. 1/LOT 13

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

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Prel Equiv Sketch Plan
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Final Plat
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Final Development Plan
Site Development Plan
Landscape Plan
Grading Plan
House Type Revision Plan
Water and Sewer Plan

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- Wetlands Report
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Drainage and/or Computation/Pond Safety Comps
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Traffic Study/Noise Study
Sight Distance Analysis
Floodplain Study
Stormwater Management Comps.
Industrial Waste Survey (DPW)
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Response Letter
Perc Plat
Scenic Road Exhibits

Applications

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

WAS: Received Tentatively Approved Approved

Recorded On 8-14

COMMENTS: No objection, the waiver petition is consistent with the approved Percolation Certification plan.

SRC/COMMENTS DUE BY: 9-11

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



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DEPARTMENT OF PLANNING & ZONING

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*Joseph W. Rutter, Jr., Director*

October 1, 1997

Richard H. Barron  
15895 Mullinix Road  
Woodbine, MD 21797

RE: WP-98-17, River Farms, Lot 13

Dear Mr. Barron:

Regarding the above referenced waiver petition, this Division is advising you that no action can be taken until the following additional information is provided:

Lot 13 of River Farms has a 50' wide pipestem onto A.E. Mullinix Road, a local road. Therefore, the waiver requested to Section 16.120.(c)(2)(i) - to create 4 adjacent pipestem lots - is not necessary. The applicable sections of the regulations are:

- 16.120.(c)(2)(ii), requiring 50 feet of frontage for single pipestem and non-pipestem lots which can be further subdivided and DPZ determines that future provision of a public road will be required; and
- 16.120.(b)(6)(i), limit on adjoining driveway entrances - not more than 2 pipestem lots may have adjoining driveway entrances to a public right-of-way.

The requirement to provide a public road depends on the ultimate disposition of the 18.6 acre "remainder". If this parcel has no further subdivision potential, and is placed under a Preservation Easement at this time (i.e. at time of plat recordation), then there will be no requirement for provision of a public roadway. The existing 50' wide pipestem would be evenly divided among each of the lots and the residue (4 pipestems @ 12.5' wide). The roadway requirement then, under current Design Manual standards, would be for a use-in-common easement over the entire 50 feet, with a 16' wide paved driveway.

If the remainder is not placed under Preservation Easement with recordation of a subdivision plat, then it must be demonstrated that the remainder has further resubdivision potential. In that case, provision must be made to give the remainder a 40' wide pipestem, so that a public road could be installed at time of future resubdivision. Each cluster lot would have 3.33 feet of fee-simple pipestem frontage out to the road. As above, the entire 50 feet would be covered by a use-in-common easement, with a 16' wide paved driveway.

You are is advised that if this parcel is developed to its full subdivision potential, then a public road will be required. Four lots are the maximum allowed on a use-in-common driveway. If a fifth lot is proposed, then a public road must be constructed, and all the lots must use it. Please inform this Division of your intentions as to the ultimate disposition of the remainder parcel. If you believe that the remainder has resubdivision potential, then provide documentation in the form of soil percolation test information to substantiate.

Once the above information has been received, this office will prepare a recommendation for the Planning Director's action.

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

Sincerely,



Cindy Hamilton, Division Chief  
Division of Land Development

CH/TC/tc/wp9817.cov

cc: DED  
Research  
Vanmar Associates Inc.

TIM CALLAHAN WILL  
ADVISE APPLICANT TO  
MAKE APPLICATION  
WITH HEALTH DEPT.  
12/3/97