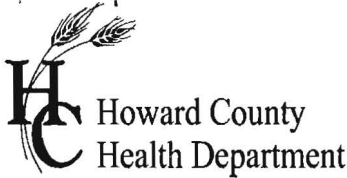


13-020.



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

A/P 546262

AGENCY REVIEW: _____

DATE 3-14-14

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH UNKNOWN PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE UNKNOWN IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) DONNA SHAPIRO

DAYTIME PHONE _____ CELL 240-409-0330 FAX _____

MAILING ADDRESS 2082 FLORENCE RD. MT. AIRY MD 21771
STREET CITY/TOWN STATE ZIP

APPLICANT MARK SWEADNER

DAYTIME PHONE 410-997-0296 CELL 410-440-7337 FAX 410-997-0298

MAILING ADDRESS 6800 DEERPATH RD. ELKRIDGE MD 21075
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME CHELSEA KNOLLS PARCEL LOT NO. C

PROPERTY ADDRESS FLORENCE RD. MT. AIRY, MD 21771
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 12 GRID 5 PARCEL(S) 78 PROPOSED LOT SIZE 29,37 AC.

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT. _____
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH



APZ
 2
 0.7' dk brn chsil
 2 v f sbk
 1' brn chl
 2 f sbk, SS
 1.6' yel-red chsil
 1' f sbk, (M2P (blk) to 3'
 4' yel-red vchsil
 5' 35%
 7.3' grey-brn chsil
 yellow & red
 f sil, few
 few channels
 f3p (white & paler red sil)

1
 0.7' dk grey-brn
 chsil, 1 v f sbk
 1' brn chl, 2 f sbk
 SS
 1.9' yel-red chsil, SS
 3.5' brn & red
 vchsil, 35%
 5' vchsil
 10-15% flags
 9' (45-50% rock)

2' brn & red
 chsil
 35% rock
 6' dk brn chsil, 2 v f sbk
 8' brn chl
 2 f sbk, SS
 10' brn vchl
 dense
 11' grey-brn chsil
 15' yellow & red
 sil, few
 channels
 8' yellow & red
 1' chsil
 1' same with f3p (white & paler red sil)

3
 0.7' dk brn chsil
 2 v f sbk to 1 f sbk
 1.8' brn chl, 2 f sbk
 SS
 1.8' brn chsil, 1 f sbk
 1' brn vchsil, 0m
 40-45% rock
 5' brn chsil
 8' yel-red chsil
 9' yel-red chsil
 10% flags
 (45% rock, 5% flag)
 10.5' yel-red chsil

5
 0.9' dk brn chl, 2 v f sbk
 to 1 f sbk
 1' brn chl
 2 f sbk, SS
 1.8' yel-red chsil
 0m, 1 v f sbk
 4' dipping to East
 yel-red
 chsil
 50% rock
 9' R

4
 13' dk brn chsil
 2 v f sbk to 1 f sbk
 40' brn chl,
 2 f sbk, SS
 2.2' grey-brn vchsil
 3' yel-red chsil
 4' yel-red vchsil
 35% rock
 large lens
 v f sil in south
 wall
 6'-9'; 45-50%
 rock
 9' yel-red
 12' vchsil

DATE	TEST #	DEPTH	START	BREAK 1" DROP (min)	STOP 2" DROP (min)	TIME OF 2ND INCH (min)	P/F/H
6/24/14	3	6' 12"	1:35	2:06	—	—	F
6/24/14	2	6' 13.5"	0	(2.7)	(6.5)	(3.8)	P
6/24/14	5	5' 9"	12:44	12:51	1:04	13	P
6/24/14	4	5' 13"	12:58	1:03	1:13	10	P
6/24/14	1	6' 12"	0	(1.8)	(3.8)	2	P
6/24/14	6	12'	Visual	Side wall	14' to 8'	10.2	P

REMARKS
 SANITARIAN R Bricker BACKHOE Brandon Smith (Ronnie) OTHERS Danna Shapiro
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

AB

2

0.7' dk brn chsil
2 v f sbk

1.5' brn chl
2 f sbk, SS

4' yel-red chsil
1 f sbk, mzp (blk) to 3'

5' yel-red vchsil
35%

7.3' grey-brn chsil

yellow & red
fsl, sm
few channels

f3p (white & paler red sil)

12.5'

1

0.7' dk grey-brn
chsil, 1 v f sbk

brn chl, 2 f sbk
SS

1.9' yel-red chsil, SS

3.5' brn & red
vchsil, 35% rock

5' vchsil
10-15% flags

9' (45-50% rock)
brn & red
chsil

12' 35% rock

6

0.8' dk brn chsil, 2 v f sbk

2.8' brn chl
2 f sbk, SS
brn vchl
dense

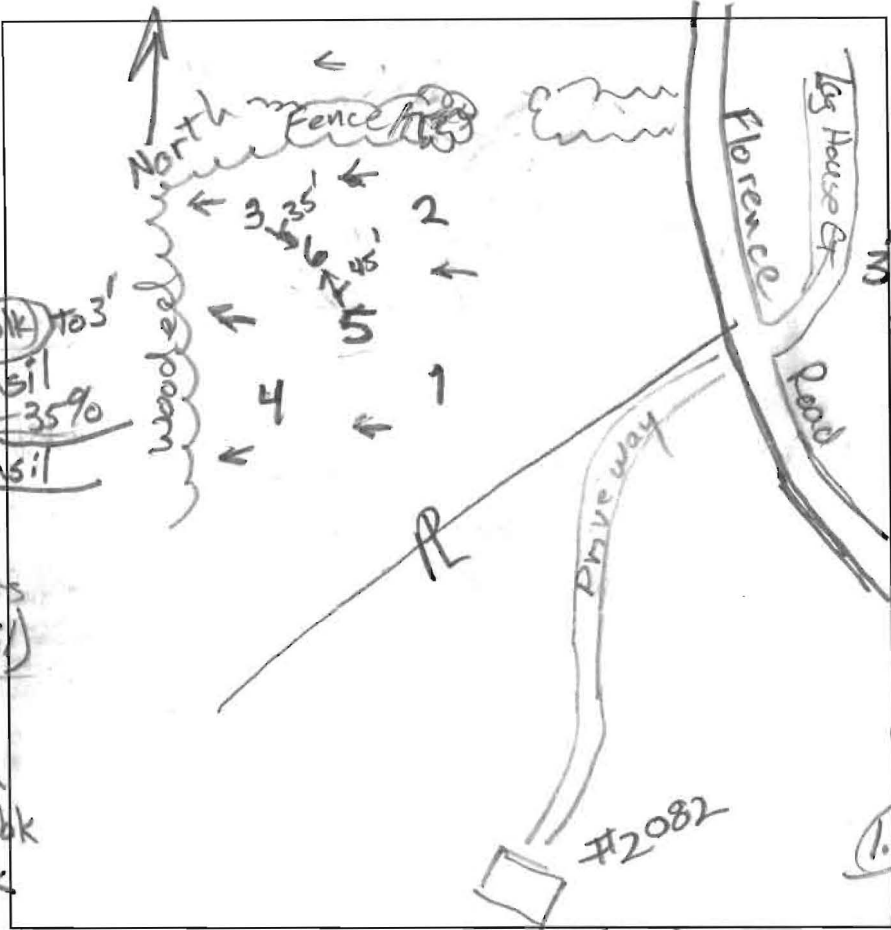
4' grey-brn chsil

5.5' yellow & red
sil, few
channels

8' yellow & red
chsil

11' same with f3p (white & paler red sil)

12'



3

0.7' dk brn chsil
2 v f sbk to 1 f sbk

1.8' brn chl, 2 f sbk
SS

5' brn chsil, 1 f sbk

1' brn vchsil, sm
40-45% rock

8' brn chsil

9' yel-red chsil

10' yel-red chsil
10% flags
(40% rock drag)

10.5' yel-red chsil

12'

5

0.9' dk brn chl, 2 v f sbk
to 4

brn chl
2 f sbk, SS

1.8' yel-red chsil
sm, 1 v f sbk

4' dipping to East
yel-red
f1 sil 35% rock

9' R

4

1.3' dk brn chsil
2 v f sbk to 1 f sbk

2.2' yel-brn chl,
2 f sbk, SS

3' grey-brn vchsil

4' yel-red chsil

4' yel-red vchsil
35% rock
large lens
vchsil in south
wa

6'-9'; 45-50%
rock

9' yel-red
vchsil

12'

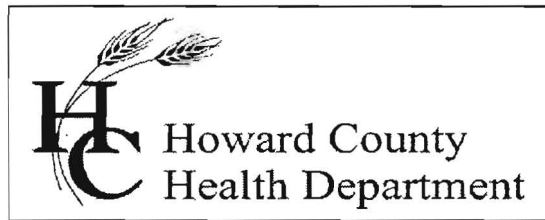
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
6/24/14	3	6' 12"	1:35	2:06			F
6/24/14	2	6' 13.5"	0	(2.7)	(6.5)	(3.8)	P
6/24/14	5	5' 9"	12:44	12:51	1:04	13	P
6/24/14	4	5' 12"	12:58	1:03	1:13	10	P
6/24/14	7	6' 13"	0	(1.8)	(3.8)	2	P
6/24/14	6	12'	Visual	sidewall 14' to 8'	0.8 gpd / 24"		P

REMARKS

SANITARIAN R Bricker BACKHOE Brandon Smith (Ronnie) OTHERS Donna Shapiro

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



Bureau of Environmental Health

8930 Stanford Blvd., Columbia, MD 21045
Main: 410-313-1771 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

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

July 14 2014

To: Mark Sweadner, Applicant
msweadner@mba-eng.com

RE: Percolation Test Report; Chelsea Knolls, Parcel 'C' (Florence Road)

Percolation tests were conducted on the subject property (Tax Map 12, Parcel 78) on June 24, 2014. Five test locations, '1' to '5', were staked in a mowed area in advance of the test date. Tests were conducted at the respective stakes.

Four of the five staked test locations 'PASS', having soils that are satisfactory for wastewater treatment and disposal. A sixth location ('6') was added to define a boundary to FAILED location '3'. Location '6' is a PASS.

Locations of percolation tests that 'PASS' are used to define the sewage disposal area (SDA) proposed on the Percolation Certification Plan. The percolation test results and suitable area for wastewater discharge are certified by the Approving Authority's signature of the Percolation Certification Plan.

The boundary of the approvable area passes through location '6'. The percolation test Field Worksheet is also enclosed with this letter.

If you have any questions regarding this evaluation or requirements for a Percolation Certification Plan or BAT Site Plan, please contact me by email or by calling (410) 313-2691.

Respectfully,

Robert Bricker, CPSS, REHS/RS, L.E.H.S.
Environmental Sanitarian II
Well and Septic Program

Enclosures: Perc Test Application and Field Worksheet

Copy: file



August 26, 2014

Mr. Kent Sheubrooks, Chief
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043

**RE: Chelsea Knolls, Density Sending Plat
F-14-056
Waiver Petition**

Dear Mr. Sheubrooks:

In accordance with Section 16.104 of Howard County's Subdivision and Land Development Regulations, we are requesting a waiver to the requirements stipulated within the following section:

Section 16.144(q), which states that within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation.

We are enclosing the following package for your review and approval:

1. Seven (15) copies of the completed Waiver Petition Application
2. Two (2) copies of the approved plat F-14-056.
3. A copy of the approval letter dated February 24, 2014.
4. Check for the applicable fees.

Thank you for your time and effort. Should you have any questions or comments concerning this matter, please do not hesitate to call.

Very truly yours,
MILDENBERG, BOENDER & ASSOCIATES, INC.

Maya M. Mildenberg
Vice President

Cc: Elm Street Development

Howard County Department of Planning and Zoning
 Division of Land Development
WAIVER PETITION APPLICATION

[Waiver from Subdivision and Land Development Regulations]

WP-15-028

Date Submitted/Accepted _____ DPZ File Number F-14-056

I. Site Description

Subdivision Name/Property Identification: CHELSEA KNOLLS

Location of property: LONG CORNER RD
 (Street Address and/or Road Name)

RESIDENTIAL
 (Existing Use)

RESIDENTIAL
 (Proposed Use)

12
 (Tax Map No.)

5
 (Grid/Block No.)

78
 (Parcel No.)

4TH
 (Election District)

RC-DEU
 (Zoning District)

29.37 AC
 (Total Site 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.)

SP-02-001, F-09-072, F-14-063

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 or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

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.

Section Reference No.	Summary of Regulation
1. <u>16.144 (g)</u>	<u>WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT ORIGINAL FINAL PLAT FOR SIGNATURE & RECORDATION</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. *Justification*

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE WAIVER REQUESTS.

IV. *Pre-Submission Meeting Requirements*

→→→a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for waivers of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**

→→→b. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

→→→c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. **Number of Copies Required**

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

B. **Plan Requirement Checklist**

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input type="checkbox"/> NA Not Applicable	

- 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached *

[Signature]
(Signature of Property Owner)
(Fee Simple Owner Only)

8-26-14
(Date)

[Signature]
(Signature of Petition Preparer)*

08/26/14
(Date)

Jason S. Van Kirk
(Name of Property Owner)

MILDENBERG, BOENDER & ASSOC
(Name of Petition Preparer, Surveyor/Engineering/Architect
or Agent/Developer)

5074 Dorsey Hall Dr., Suite 205
(Address)

7350-B GRACE DRIVE
(Address)

Ellicott City, MD 21042
(City, State, Zip Code)

COLUMBIA, MD 21044
(City, State, Zip Code)

E-Mail juankirk@elmstreetdev.com

E-Mail MAYA@MBA-ENG.COM

410 720 3021
(Telephone)

(Fax)

410-997-0296
(Telephone)

/0298
(Fax)

Contact Person: Jason Van Kirk

Contact Person: MAYA MILDENBERG

Howard County Department of Planning and Zoning
Division of Land Development

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)**

Project Name _____ DPZ File No. _____
 DPZ Plan Reviewer _____ Submission Date _____
 Plan Consultant Representative _____ Time _____

I. Application Requirements *Indicate Yes, No or N/A*

- a. Application is complete
- b. Required number of plans and applications are provided.....
 ___ Plans (15 sets on County Road or
 ___ Applications 19 sets on State Road)
- c. Supplemental Information is provided
- d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
- e. Certification of pre-submission HDC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory
- f. Photographs of existing structures (for Historic Preservation Review)
- g. MAA Approval Letter (if applicable)
- h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
- i. DAP project design recommendation for Route 1/Route 40 projects

II. Fee Computation **Fee**

- Number of waivers requested.....
- * Base Fee for first two waiver sections (**\$450**)
- Fee for each additional waiver section (___ additional waivers x **\$50** each).....
- * (Maximum fee of **\$350** for Agricultural Preservation parcels)

TOTAL _____

III. Certification

Cash Receipt No. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

**Chelsea Knolls, Density Sending Plat
F-14-056**

III. Justification

- A. This Density Sending Plat must be recorded simultaneously with the recording of the Receiving Plat (F-14-043) Fulton Manor Valley. F-14-043 is prepared by another firm and it is not ready for the Final Plat Submission.
- B. The intent of regulation is to provide timely processing time and predictable development process in Howard County. Also, to ensure compliance with the Subdivision Regulations. This plan was recently approved and does comply with all of the County regulations. The project is not controversial; it has no environmental issues and no APFO related issues.
- C. The approval of this waiver will not be detrimental to the public because no hardship to the public is created.
- D. The project has been reviewed and approved and it meets all of the regulations. Granting this waiver will not be detrimental to the public interest. On the contrary, it better serves the public interest by eliminating unnecessary duplicate review by DPZ staff.



Howard County Department of Planning and Zoning

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

February 27, 2014

Ms. Donna Lynn Shapiro
2082 Florence Road
Mt. Airy, MD 21711

Dear Ms. Shapiro:

RE: F-14-056, Chelsea Knolls, Buildable
Preservation Parcel D, A revision of
Non-Buildable Bulk Parcel C

The Department of Planning and Zoning hereby grants **approval** of the Final Subdivision Plans for Chelsea Knolls consisting of 1 preservation parcel on 29.37 acres of land located on Florence Road in the Fourth Election District of Howard County, Maryland, subject to the plan markups and comments in ProjectDox. Please ensure to respond to the agencies changemarks in ProjectDox via response changemarks that addresses each of the plan markups from the agencies. If, in responding to those comments, design changes are made which could affect another SRC agency, you are advised to consult with the appropriate agency prior to submission of the originals to DPZ for signature approval, and following the step process indicated below, if applicable.

PREPARATION OF THE DEED OF PRESERVATION EASEMENT

Please be advised that the executed Deed(s) of Preservation Easement must be submitted by the Real Estate Services Division of the DPW to DPZ prior to the signature approval of the plats by the Planning Director. You should contact that agency directly concerning the preparation and execution of the necessary document(s). Real Estate Services requires a minimum of three (3) weeks to execute the easement. This should be anticipated by the developer in scheduling submittal of the plat originals.

SUBMISSION OF FINAL PLAT ORIGINAL

You are advised that the plat originals will not be accepted by this Division for signature approvals and recordation until written documentation is provided from the Health Department that all required wells have been drilled.

Once all of the requirements have been completed, the original plat and "Plat of Easement" or "Plat of Forest Conservation Easement", if applicable, may be submitted for signature with the following:

1. Payment to *Director of Finance of Howard County* of the following fees, concurrent with the submission of the original plats for signature approval. Bring this letter and fees to the Department of Planning and Zoning to obtain the required receipts.

Distribution copies of recorded plat:
Original Plat (per sheet)

Fee \$ 23.00

