



HOWARD COUNTY HEALTH DEPARTMENT

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.
8/28/97
(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
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
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: Country Springs Lots 46-50

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

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various plan types and associated documents like Wetlands Report, Soils/Topo Map, etc.

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 HEALTH DEPARTMENT

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 - A57871
Purpose: Follow-up percolation testing
Property ID: Country Springs - Lot 49
Kenwood Court
Tax Map: 14 Parcel: 10

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

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644
Food Protection Program (410) 313-2642 TDD (410) 313-2323

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.



Revised Bill

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, 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,

L. Kent Sheubrooks
Division of Land Development

KS/AW:jw *[Handwritten initials]*
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

09-3 11 21:00 011



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/IAW:jw

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

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 ^{PRESERVATION Parcel} Lots 1 to 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
<input checked="" type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" 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.
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 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.



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

ORIGINAL ONLY AUTHORIZATION FOR REVISION OR CORRECTION PLATS

Fisher Collins & Carter
10272 Baltco Natl. Pk
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' & notes & 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.

Gina Tirinnanzi

Gina Tirinnanzi, Chief
Division of Land Development and Research

GT/KS/cs/ tc

cc: DPZ, Development Engineering Division
Department of Environmental Health
Kent Sheubrooks

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.

Section Reference No.

Summary of Regulation

- | | | |
|-------|---------------------------------|--|
| 1. | <u>16.115.(c).(2)</u> | <u>NO WORK SHALL BE DONE IN FLOODPLAIN</u> |
| 2. | <u>16.116.(a).(1) & (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> |
| X. | <u>_____</u> | <u>_____</u> |
| X. | <u>_____</u> | <u>_____</u> |
| 3. X. | <u>16.120.(b).(6)</u> | <u>NOT MORE THAN TWO (2) PIPESTEM LOTS MAY HAVE ADJOINING DRIVEWAY ENTRANCE 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 than 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.*

COUNTRY SPRINGS

3-21-97

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



DEPARTMENT OF PLANNING & ZONING

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,

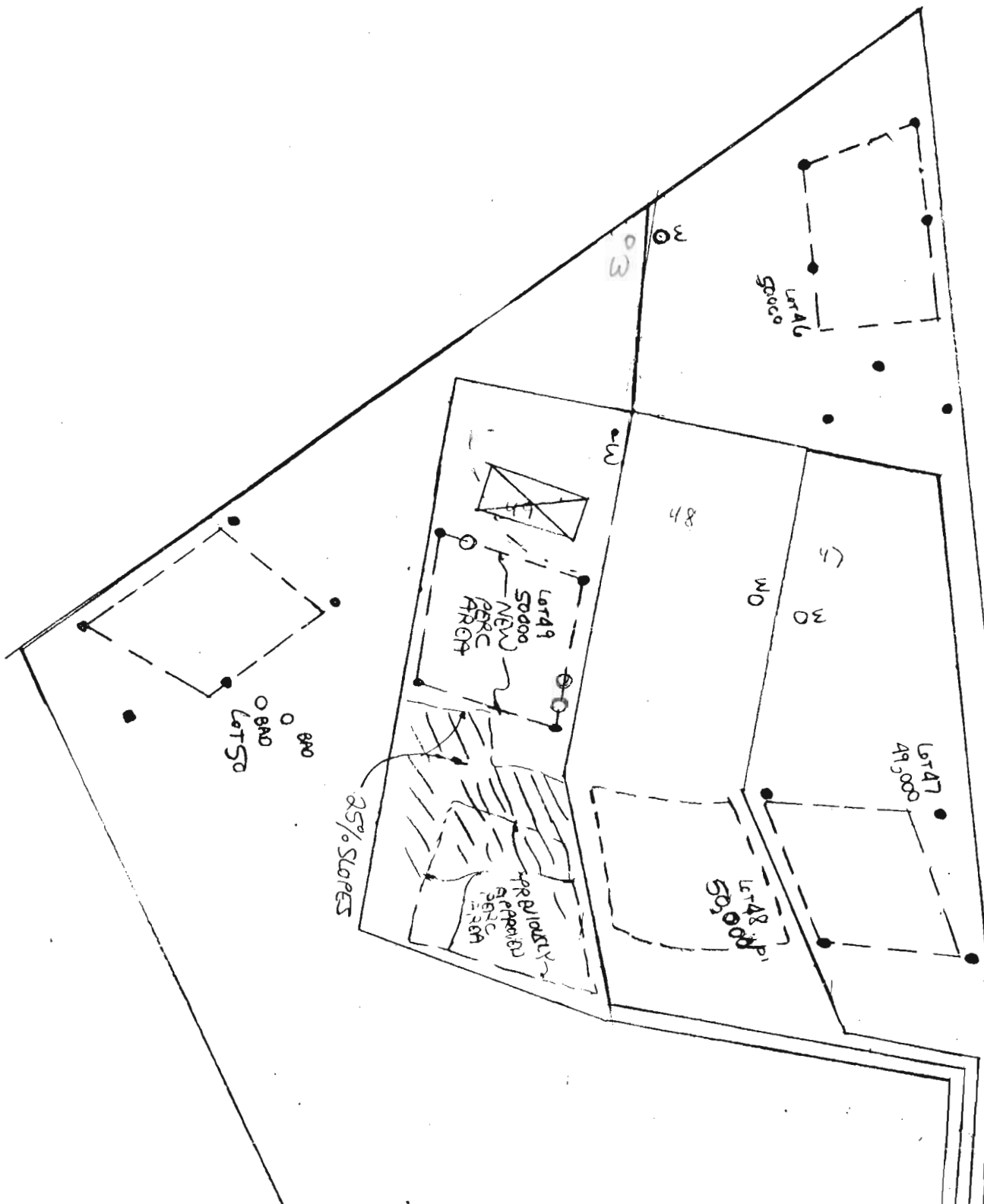
L. Kent Sheubrooks
Division of Land Development

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

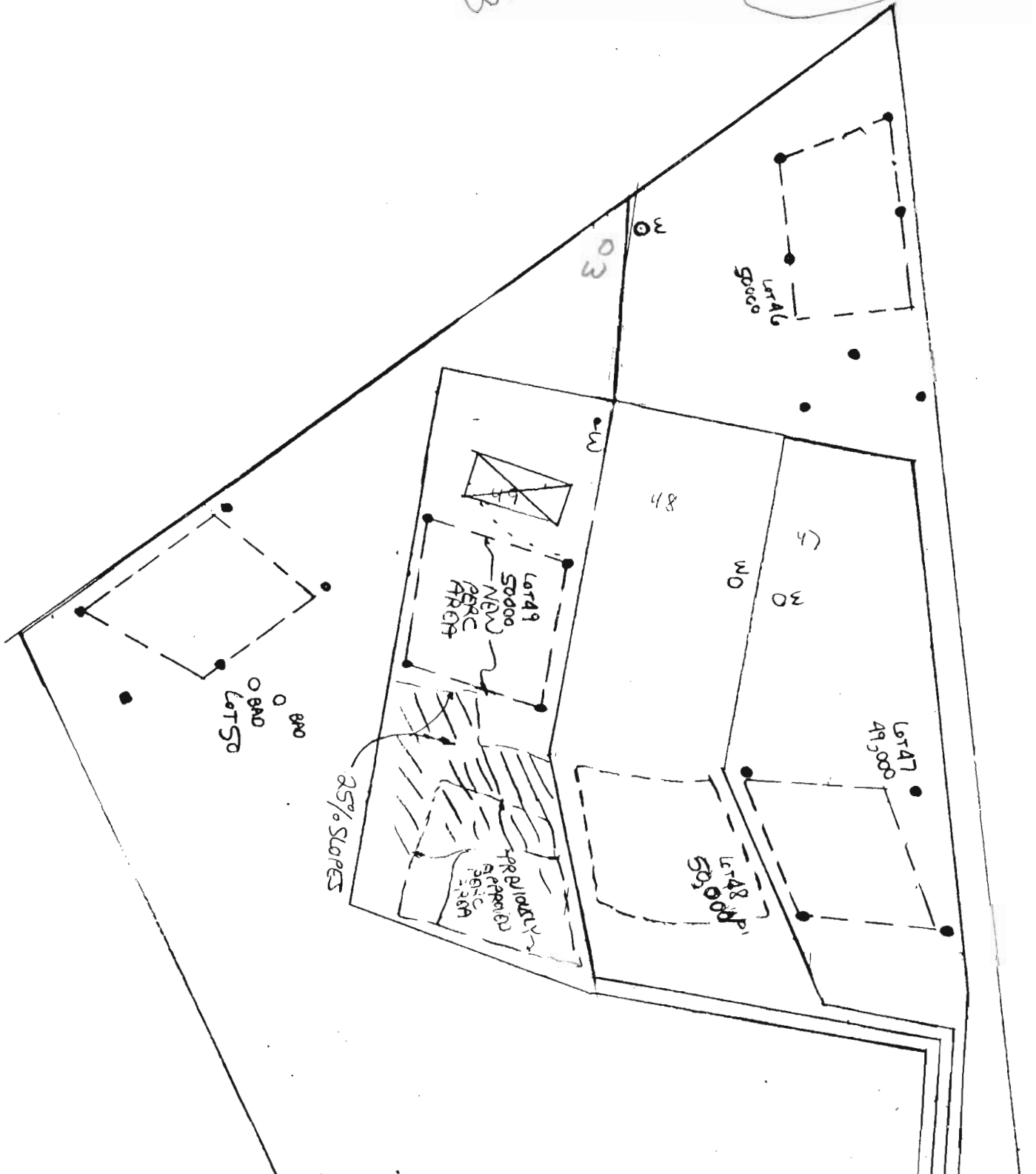
AMY, DO YOU THINK THIS
WILL WORK FOR SELFRIIDGE

CHECK CROWA
461-2855



AMU DO YOU THINK THIS
WILL WORK FOR SELF RIDGE

CHUCK CROVA
461-2855



CHBZ

LINS & CARTER, INC

7/17/97

Proposal for Lot 49
SDA - Additional
testing needed -

ALM



PROPERTY OF
CHARLES S. DORSEY
LIBER. No. 1710, FOLIO 433

GIC2

LOT 50

7/25/97
RESOLVED
& APPROVED

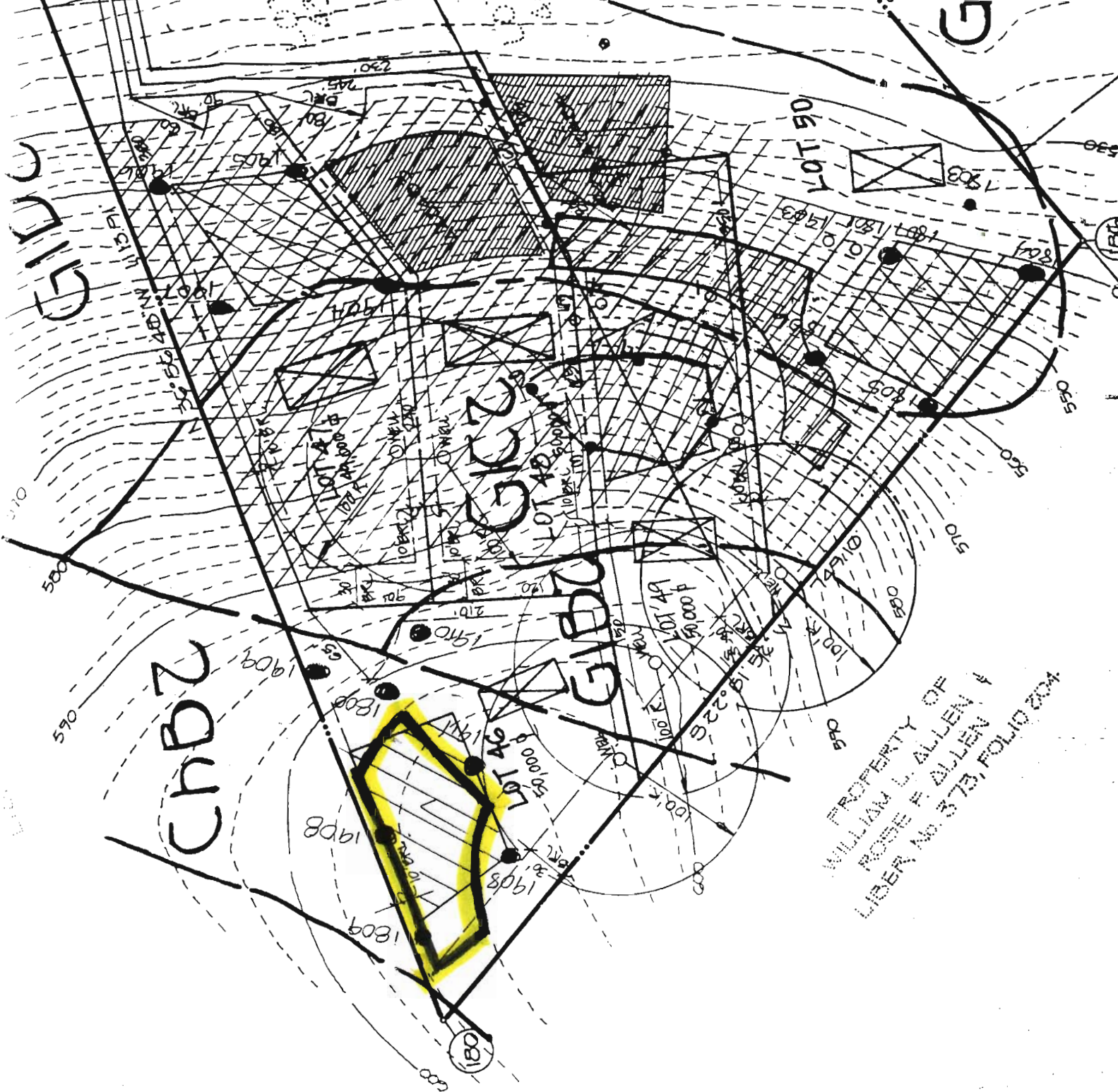
HQ

ILLINOIS
PRESERVATION
FUND

PROF. COMM. 1551

SCALE:





PROPERTY OF
WILLIAM L. ALLEN &
ROSE F. ALLEN &
LIBER. No. 373, FOLIO 204