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

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**MEMORANDUM**

TO: Kent Sheubrooks, Chief  
Division of Land Development

FROM: Jeff Williams *JW*  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health

DATE: May 21, 2015

RE: PB 415

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The Health Department has reviewed the above referenced plan and has the following comment.

- There is no objection to this project. Existing well(s) and onsite sewage disposal system(s) on the property must be properly abandoned with documentation submitted to the Health Department prior to Health signature of the final record plat.

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

DATE: April 24, 2015

DPZ File No.

PB-415**Department of Planning and Zoning**

1 Transportation Planning  
2 Resource Conservation (Historic/Ag Pres)  
 Public Service and Zoning Administration  
1 Research  
 Address Coordinator

1 Comprehensive & Community Planning  
1 Development Engineering Division  
 Other  
2 File

**Agencies**

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

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

RE: Maple Lawn SouthENCLOSED FOR YOUR Signature Approval✓ Review & Comments FilesTHE ENCLOSED OriginalPre-Packaged Plan SetPlans# of Sheets

1 Sketch Plan  
1 Prel Equiv Sketch Plan  
1 Preliminary Plan  
1 Final Plat/Plat of Easement/RE Plat  
1 Final Constr Plans (RDS)  
1 Final Development Plan  
1 Site Development Plan  
1 Landscape Plan/Supplemental Plan  
1 Grading Plan  
1 House Type Revision/Walk-Thru Red-Line  
1 Water and Sewer Plan

Applications

1 Waiver Petition Applic/Exhibit  
1 Planning Board Application  
1 ASDP/CSDP Application  
1 DED Application/Checklist  
1 DED Fee Receipt/Deeds/Cost Estimate  
1 Overall Scaled Composite  
1 Water & Sewer Plans  
1 List of Street Names

Supplemental Documents

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

WAS: ✓ Received 1 Tentatively Approved  
1 Received and Revised 1 Approved

RecordedOn April 24, 2015

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

SRC/Comments Due By:5/25/15\_\_\_\_\_  
*Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.*DPZ STAFF INITIALS: JW

Howard County Department of Planning and Zoning  
Division of Land Development

PLANNING BOARD PUBLIC HEARING  
APPLICATION

Date Submitted/Accepted 4/24/15 DPZ File Number PB415

Application is hereby made to the Howard County Planning Board for a:

☒ PRELIMINARY EQ  
Comprehensive Sketch Plan ☐ Final Development Plan

in accordance with Section 107.E.6.A-C of the Howard County Zoning Regulations.

SITE DESCRIPTION

Project/Subdivision Name: MAPLE LAWN SOUTH Phase 1 Section 1 Area 1

Location of property: SCAGGSVILLE ROAD  
(Street address and/or road name)

113 40 2 05 RED-MXD-3 91.31 AC +/-  
(Lot/Parcel #) (Tax Map No.) (Grid/Block No.) (Election District) (Zoning District) (Total Area Shown - Acres)

Provide a brief description of the proposed comprehensive sketch plan/final development plan submitted for Planning Board hearing approval:

SP-15-014 - 91.3 ACRE SINGLE FAMILY DETACHED  
SUBDIVISION, 176 RESIDENTIAL LOTS W/ PUBLIC ROADS,  
HOMEOWNERS ASSOCIATION AND HOWARD COUNTY  
RECREATION AND PARKS OPEN SPACE

OWNER:

MAPLE LAWN FARMS, INC.  
(Name)

11788 SCAGGSVILLE RD  
(Address)

FULTON, MD 20759-2074  
(City, State, Zip Code)

301-725-2074  
(Telephone) (Fax)

(E-mail) \_\_\_\_\_

Contact Person: \_\_\_\_\_

ENGINEER/SURVEYOR:

ROBERT H. VOEL ENGINEERING INC.  
(Name)

8407 MAIN STREET  
(Address)

ELLICOTT CITY, MD 21043  
(City, State, Zip Code)

410-461-7606 410-461-8961  
(Telephone) (Fax)

(E-mail) \_\_\_\_\_

Contact Person: \_\_\_\_\_

## APPLICATION REQUIREMENTS

Submission of an application for a Planning Board Public Hearing will require completion of all the following items at the time of the initial submittal to ensure acceptance of the application and plan for processing. Applications found to be incomplete will be rejected prior to entering the County's plan processing system.

**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.**

### I. *Number of Copies Required*

- ☒ Plans (2) 14      However, when a subdivision plan is being concurrently reviewed with the Planning Board application, only 2 sets of plans are required along with 14 copies of the application form
- ☒ Applications 14
- ☐ Other Reports/Documents – see checklist item 12

### II. *Plan Requirements Checklist*

The attached submission checklist must be completed and signed by the qualified professional responsible for the plan preparation.

### III. *Fees*

The Planning Board Public Hearing application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **Plans will not be accepted for processing until fees have been paid.** For more information or questions, please contact DPZ at (410) 313-2350.

### IV. *Advertising*

Notice of the public hearing shall be published in accordance with the Planning Board rules of procedure and/or the Zoning Regulations. The proposed advertising notice will be prepared by the Department of Planning and Zoning. The responsibility for having it published one time in 2 local newspapers of general circulation in Howard County within at least thirty (30) days prior to the hearing, and the cost of advertising is to be borne by the Petitioner. The applicant further agrees to submit two (2) approved certificates of the text and publication date of the advertisement at or before the time of the hearing.

### V. *Posting*

The subject property shall be posted with the time and date of the hearing for a period of time not less than thirty (30) days prior to the hearing. Posters will be prepared by the Department of Planning and Zoning and are to be erected and maintained by the Petitioner. The number of posters required shall be determined by the Department of Planning and Zoning.

### VI. *Certification of Applicant*

I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application and any waiver petitions filed in connection herewith and to enforce the Subdivision Regulations and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. **\*If the applicant is the owner's agent, written documentation from the property owner granting that authority is required.**

  
(Signature of Property Owner/Agent)\*

4/21/2015  
(Date)

## MAPLE LAWN SOUTH SP-15-014

### Justification for Planning Board in conjunction with Zoning Regulations 107.E.6.a-c

#### Specific Criteria to Evaluate Preliminary Equivalent Sketch Plan

- a. The subject property contains significant environmental features including streams, 100-year floodplain wetlands, forest resources and corresponding buffers. The proposed plan was specifically designed to minimize disturbances to these features. This has been accomplished by the following:
  1. Configuring the lots and roads horizontally and vertically to avoid disturbances to the environmental resources. Other than a waiver to remove specific specimen trees, there are no proposed disturbances to the environmental features.
  2. The Environmental Site Design practices have been designed to accommodate existing topography and avoid unnecessary clearing and grading. The practices utilized for this project generally include micro-bioretenment facilities, engineered grass swales, rain water harvesting (rain barrels), and rooftop and non-rooftop disconnections. The site design strives to locate the features in open space (to be owned by the Homeowners Association) to relieve the individual homeowner of maintenance requirements. The overall homeowners association will be more capable of maintaining the facilities.
  3. The development envelope generally coincides with the current agricultural farming activities avoiding the clearing of existing wooded resources. Additionally, the chemicals and fertilizers associated with farming will no longer be utilized. The development of the property will also facilitate the removal of livestock from the stream areas.
  4. The open space and environmental areas are configured to provide contiguous and effective buffers and to create significant and contiguous forest conservation areas.
  5. The existing historic structure located on the property was inspected by a structural engineer and it was determined to be in poor condition including the foundation (or lack thereof).
  6. There are 46 specimen trees identified within the subject property and 38 of the trees will be retained. The development scheme limits the removal of specimen trees to 10. Which will be offset by the significant amount of landscaping to be installed in conjunction with the project including county required landscaping and additional landscaping.

- b. The lots/houses, roadway and stormwater management facilities have been designed to minimize impacts to the environmental features. The grading and clearing have been minimized to the greatest extent possible while facilitating the development of the property. The roads and houses have been oriented to take advantage of the existing grades.
- c. The site has been designed to concentrate development within the farmed, non-wooded areas and to preserve wooded and environmental areas. There are no vicinal scenic roads or historic districts. However, the houses and lots have been oriented to face Scaggsville Road. The project will also include significant hardscape and landscape features to buffer the homes from the adjacent neighborhood and roads.

Howard County Department of Planning and Zoning  
Division of Land Development

## PLANNING BOARD PUBLIC HEARING PLAN CHECKLIST

Project Name \_\_\_\_\_

DPZ File No. \_\_\_\_\_

### PLAN REQUIREMENTS AND PREPARATION INFORMATION

The purpose of the Planning Board Public Hearing plan and application is to:

1. Show the approximate property boundaries and acreage for a particular phase of the \_\_\_\_\_ Zoning District and to establish the permitted land uses and development design criteria on a comprehensive sketch plan and final development plan.  
**or**
2. Indicate to the County and the Planning Board the proposed development plan for projects in zoning districts that require Planning Board approval of a sketch plan.

The following checklist is to serve as a guide in preparing the Planning Board plan for submittal. Compliance with the following will assure processing in an expeditious manner. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the plan for resubmittal and re-review.

Legend:	<u>✓</u> Information Provided	<u>X</u> Information Not Provided,
	<u>NA</u> Not Applicable	Justification Attached

- ✓ 1. Plan size 24" x 36" (sketch plans) or 18" x 24" (FDP=s) with 1/2" border on all sides. **Plans must be folded to a size no larger than 7-1/2" x 12".**
- ✓ 2. Scale of Plan: 1" = 200'. Larger engineering scales are allowed to present a well detailed plan for the higher density land uses.
- ✓ 3. Name and address of developer, fee simple owner, engineer, and/or surveyor (include all applicable).
- ✓ 4. Adjoining property owners, deed references and/or recorded subdivision names, recording references and adjoining property structures within two hundred (200) feet of the proposed property line. Indicate existing structures, historic structures and cemeteries or burial grounds on site. Identify the uses of existing structures.
- ✓ 5. Proposed lot layout with topography. Lots will be numbered consecutively throughout entire subdivision in anticipated order of development, including open space lots.
- ✓ 6. Proposed street systems and existing public streets with right-of-way widths. Existing streets will indicate proposed right-of-way width as shown on the General Plan.
- ✓ 7. Development data including land characteristics, availability of public utilities, existing and proposed open space.
  - a. Approximate delineation of 100-year floodplain, streams and non-tidal wetlands; 25 foot buffer for wetlands; buffers for streams; existing and proposed stormwater management systems.
  - b. Steep topography: differentiate by shading or crosshatching slopes of 15-24.9% and slopes exceeding 25% or greater. Extend topography contours 200 feet off site.

- c. Existing vegetation:
  - 1) Locate on the plan existing vegetative communities and specimen trees (unusual size, species or prominent location).
  - 2) Chart which includes:
    - a) Description of vegetative communities (e.g. hardwood forest, open field, hedgerow, wetlands). If wooded, give dominant species and typical caliper of trees.
    - b) Maturity and general condition of each community.
    - c) Specimen trees - species, size and condition.

✓ 8. Provide a vicinity map indicating and identifying the total boundary of the property, exact site location, vicinity roads, scale and north arrow.

✓ 9. North arrow.

✓ 10. Title Information: locate in lower right-hand corner of the plan and include the following:

- a. Proposed name which shall not be a duplicate of any other subdivision or development name in the Baltimore Metropolitan Area;
- b. Scale of plan;
- c. Location by election district, County and State;
- d. Tax map, grid and parcel number;
- e. Reference, by Department of Planning and Zoning file number, any prior submittals including sketch plan, preliminary plan, preliminary equivalent sketch plan, final plan, waiver petitions, and Board of Appeals or Zoning Board cases, etc.; and
- f. Date of completion.

✓ 11. Information citing existing and projected traffic impact on surrounding roads and intersections developed in accordance with the Howard County Design Manual Criteria and the Adequate Public Facilities Act.

✓ 12. The following information is generally required depending on the scope, size and location of the proposed development:

- a. Schematic grading plan indicating grading for roads, structures, stormwater management and other improvements with clear indication of the limits of disturbance.
- b. Noise study, unless provided with a subdivision sketch or preliminary equivalent sketch plan (3 or 4\* additional copies if SHA road involved).
- c. Building elevations.
- d. Cross sections of the site indicating building(s) in relationship to topography, vicinal properties, roads and screening.
- e. Landscaping plan.
- f. Written narrative of the Planning Board's consideration criteria as indicated in the Zoning Regulations for each Zoning District.
- g. Copy of written development criteria describing permitted uses, bulk regulations including densities, minimum lot sizes, lot widths, building coverage, front, side and rear yard setbacks and height limitations, etc., and landscaping and parking requirements, if applicable.
- h. APFO Roads Test/Traffic Study, unless provided with a subdivision sketch or preliminary equivalent sketch plan (5 or 8\* additional copies if SHA road involved).
- i. Scenic Road Exhibit required if the site abuts a scenic road.



Howard County Department of Planning and Zoning  
Division of Land Development

**PLANNING BOARD PUBLIC HEARING APPLICATION WORKSHEET**  
(For DPZ Use Only)

<b>Project Name</b> _____	<b>DPZ File Number</b> _____
DPZ Plan Reviewer _____	Submission Date _____
Plan Consultant Representative _____	Time _____

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

- a. \_\_\_\_\_ DPZ application and checklist are complete.....
- b. \_\_\_\_\_ Required number of plans and applications are provided .....  
(14 sets required, unless this application is being concurrently  
reviewed with a subdivision plan, then only 2 sets of plans and  
14 applications are required)

II. <b>Fee Computation</b>	<b>Fee</b>
Planning Board public hearing fee .....	\$585.00
Poster fee: ( <u>1</u> \$25 per poster).....	<u>\$25.00</u>
<b>TOTAL</b>	<u>\$610.00</u>

III. **Certification**

Cash Receipt No. _____	Amount _____
<b>SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530</b>	

Check issued by \_\_\_\_\_

\_\_\_\_\_ Planning Board application is accepted for processing.

\_\_\_\_\_ Comments due date.

\_\_\_\_\_ Application is rejected.

Reason: \_\_\_\_\_  
\_\_\_\_\_

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_