

5/17/88
5/5/88
1:30 PM

APPLICATION

PERCOLATION TESTING

A 4/28/88
P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE 461-9933

DISTRICT _____

DATE 3/28/88

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER William F. Gossage Jr.

ADDRESS 3005 RT 32 West Friendship Md. 21794 PHONE 442-1166

PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Wynfield LOT NO 3

ROAD AND DESCRIPTION Wynfield Rd 066 mo 144 Section 3 Lot 3

TAX MAP _____ PARCEL # _____

SIZE OF LOT 29.8514 TYPE BLDG Single Family
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. _____

(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

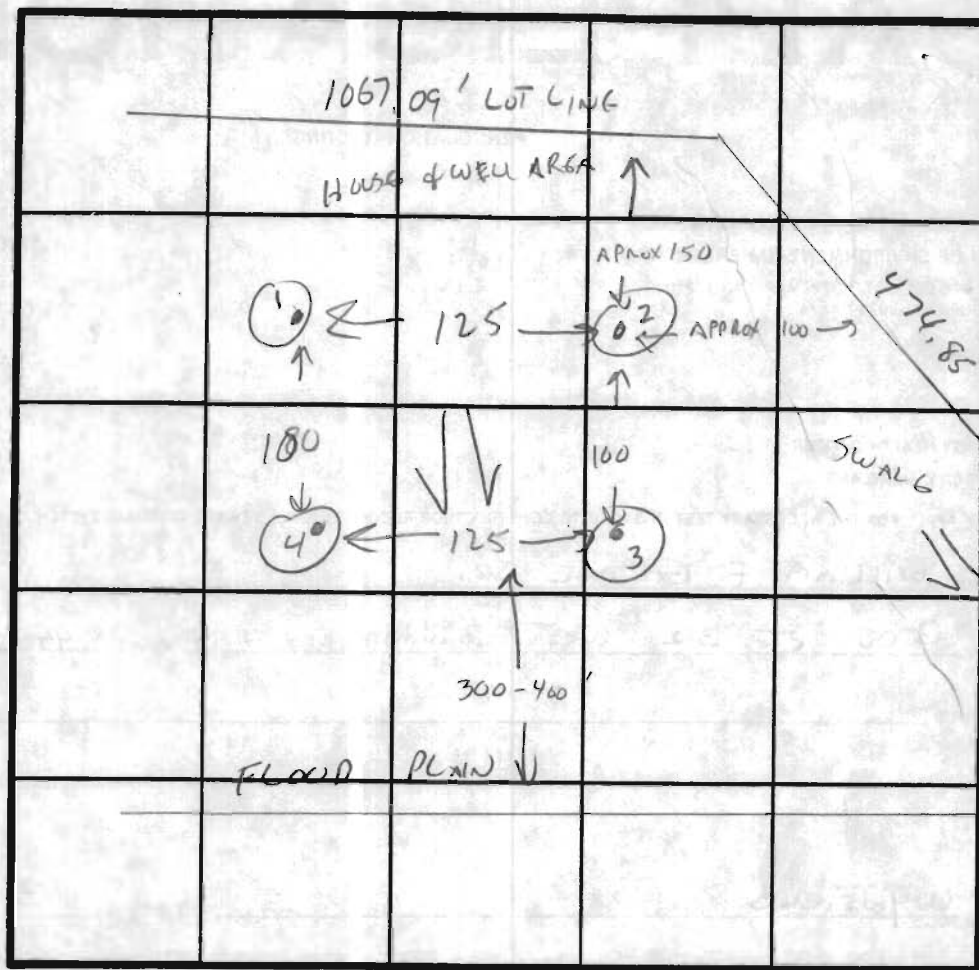
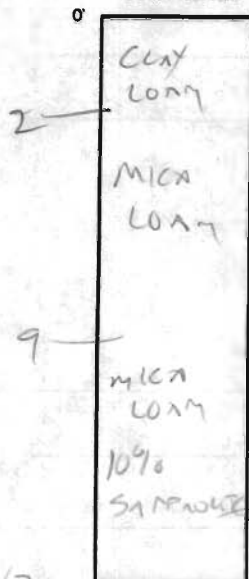
REASONS FOR REJECTION OR HOLDING _____

HD-216

THIS IS NOT A PERMIT

ALL HILLS

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
5/11/88	1	3 8	11:27	11:29	11:29	11:37	2 MIN
		13					
	2	3 8					
		13					
	3	3 8	11:40	11:43	11:43	11:47	4 MIN
		13					
	4	3 8	11:29	11:32	11:32	11:37	5 MIN
		13					

REMARKS

TYPE OF SOIL MICA LOAM 10% SAPPHIRE ^{SKIP} BELOW 9'

TESTED BY C. Williams ALSO PRESENT SKIP, FRANK GOSSAGE

APPLICATION

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

A 30417

P _____

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICESP.O. BOX 476 ELLICOTT, MARYLAND 21043
TELEPHONE: 992-2330DISTRICT 3rd.DATE 12/11/79*1979 Perc Sheet Void because
of lot line change*TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Land AssociatesADDRESS 3450 Ft. Meade Rd., No, 206, Laurel, Md. 20810 PHONE Tom Munz - 792-2242
or Ted Snovell - 265-6543

PROPERTY LOCATION:

SUBDIVISION

WYNFIELD
Hoffman property

LOT NO.

SECT 3
38 LOT 3

ROAD AND DESCRIPTION

Route 144

SIZE OF LOT

3 acres plus

TYPE BLDG.

3 or 4 Bedrooms

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE.

I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER

ANY CIRCUMSTANCES.

SIGNATURE OF APPLICANT /s/ Ted Snovell for Land AssociatesAPPROVED BY J. Stager FOR 1979 Perc Sheet DATE 1/24/80REJECTED BY BIT FOR Trench or DN DATE 2/11/85

HOLD PENDING FURTHER TESTS _____ DATE _____

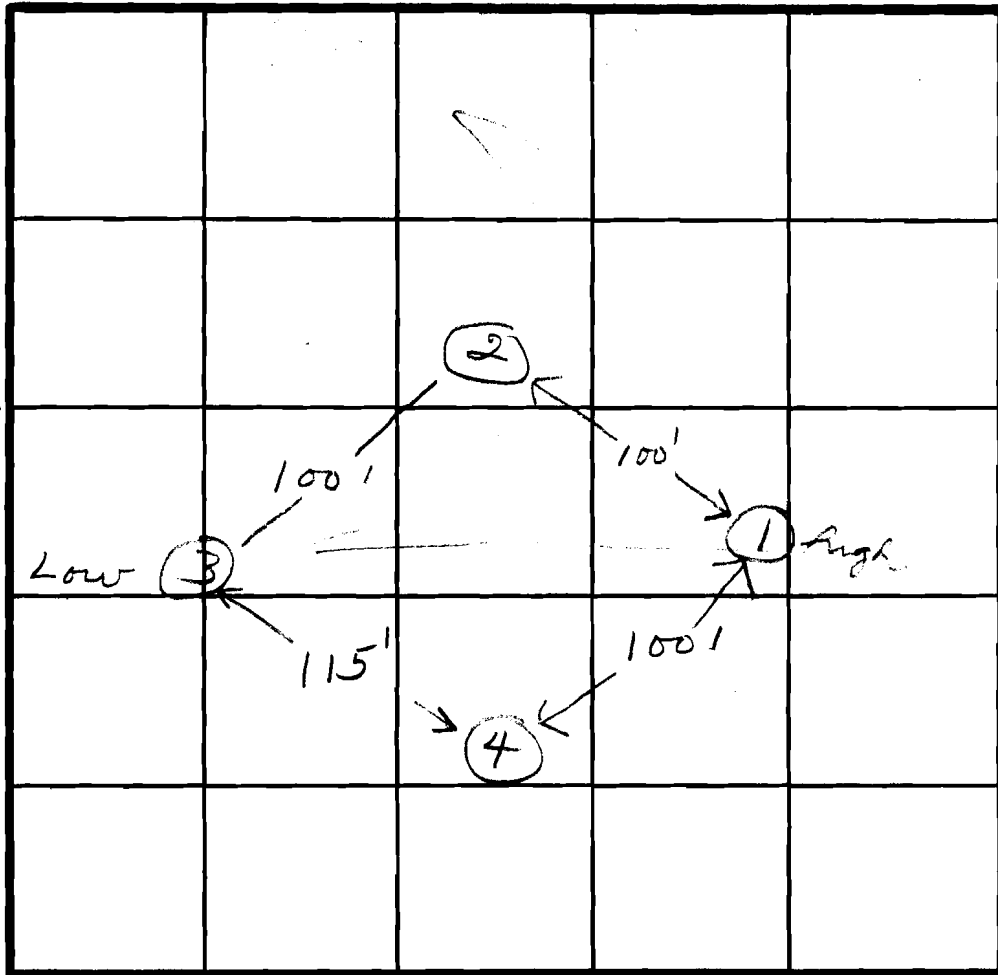
REASONS FOR REJECTION OR HOLDING 2/11/85 Specs Written B. Hodges

THIS IS NOT A PERMIT

LOT 38

SOIL PROFILE

0 - 3'
clay, sand
3 - 13'
sandy loam
shaly bottom
at 12'



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/22/80	1 S	3	10:35	10:37	10:37	10:40	3
	1 D	12 1/2	10:35	10:39	10:39	10:44	5
	2 S	4	10:44	10:45	10:45	10:47	2
	2 D	13	10:44	10:51	10:51	11:03	12
	3 S	3	10:50	10:54	10:54	11:05	11
	3 D	12	10:50	11:15	11:15	11:43	28
	4 S	3	11:05	11:07	11:07	11:10	3
	4 D	13	11:05	11:08	11:08	11:15	7

8 min av.
3' inlet

REMARKS

TYPE OF SOIL

TESTED BY

ALSO PRESENT

J. Duszynski

PRELIMINARY

APPLICATION

SEWAGE DISPOSAL TESTING

A 30462

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P _____

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

P.O. BOX 476 ELLICOTT, MARYLAND 21043
TELEPHONE: 992-2330

DISTRICT 3rd

DATE 1/9/80

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Land Associates

ADDRESS 3450 Fort Meade Road, Laurel, Md. 20800

Tom Munz - 792-2242
PHONE Ted Snovell - 265-6543

PROPERTY LOCATION:

SUBDIVISION Hoffman property

LOT NO. 30

ROAD AND DESCRIPTION Route 144

SIZE OF LOT 3 acres

TYPE BLDG. 3 or 4 bedrooms

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE.

I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES.

SIGNATURE OF APPLICANT /s/ Ted Snovell for Land Associates

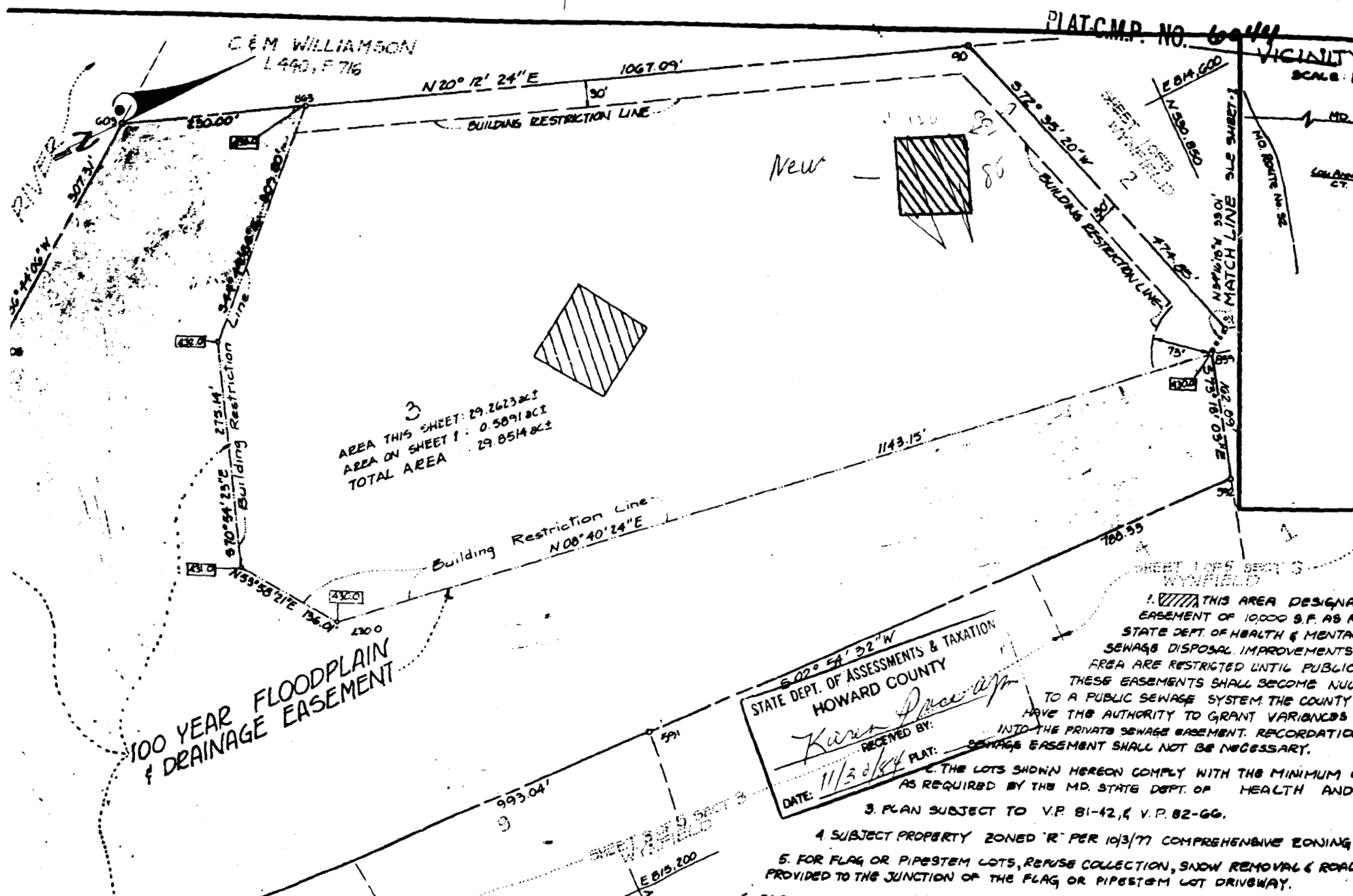
APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT



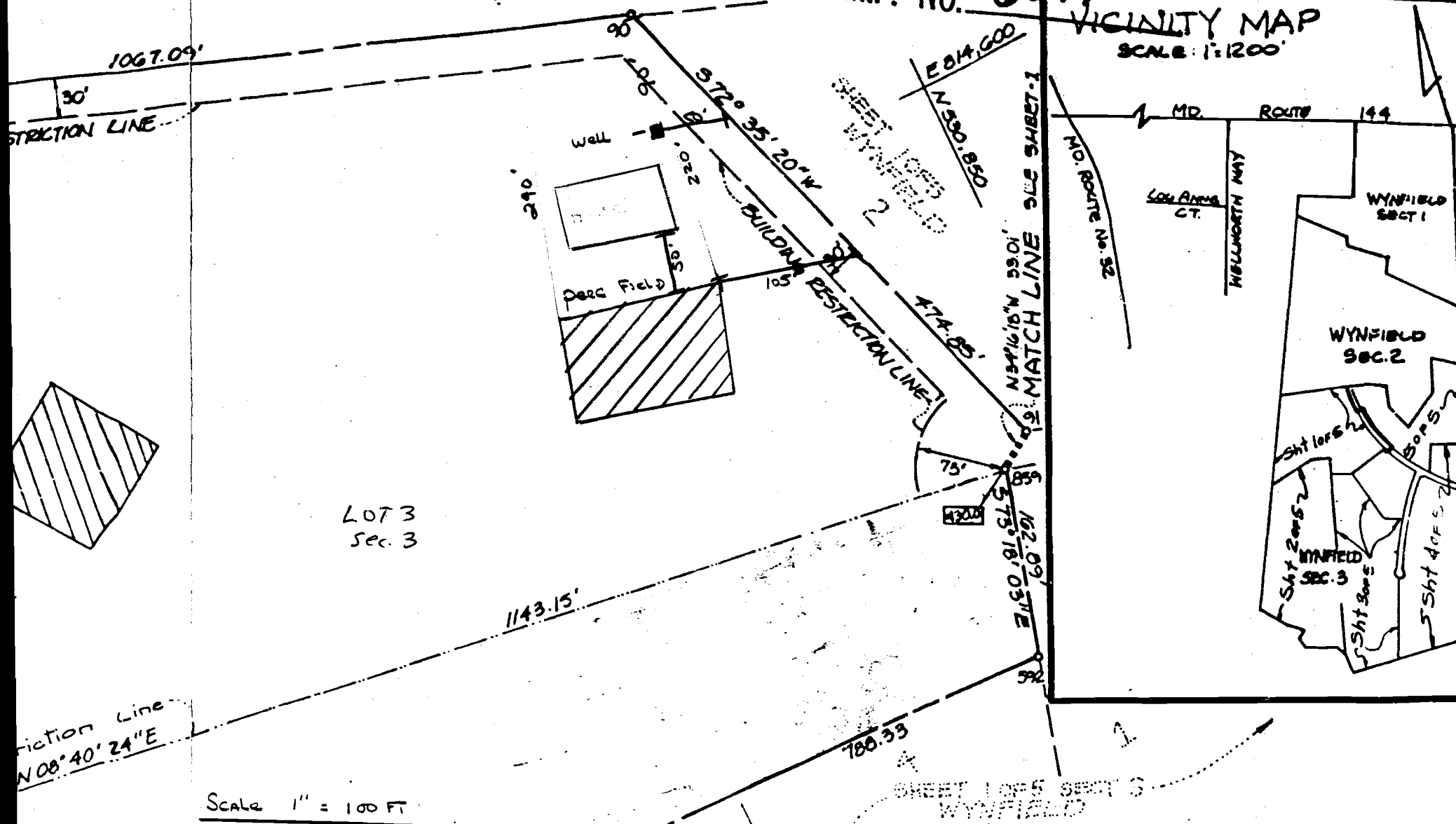
100 YEAR FLOODPLAIN
& DRAINAGE EASEMENT


3
AREA THIS SHEET: 29.2623 AC±
AREA ON SHEET 1: 0.5091 AC±
TOTAL AREA: 29.8514 AC±

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
RECEIVED BY: *Karen Price*
DATE: 11/30/84
PLAT: 602° 54' 32" W

1. THIS AREA DESIGNATED AS A SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE STATE DEPT. OF HEALTH & MENTAL HYGIENE. THESE EASEMENTS SHALL BECOME NULL AND VOID IF A PUBLIC SEWAGE SYSTEM IS ESTABLISHED. THE COUNTY HAS THE AUTHORITY TO GRANT VARIANCES FROM THE SEWAGE EASEMENT. RECORDATION OF THIS SEWAGE EASEMENT SHALL NOT BE NECESSARY.
2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT AREA AS REQUIRED BY THE MD. STATE DEPT. OF HEALTH AND MENTAL HYGIENE.
3. PLAN SUBJECT TO V.P. 81-42, & V.P. 82-66.
4. SUBJECT PROPERTY ZONED "R" PER 10/3/77 COMPREHENSIVE ZONING ORDINANCE.
5. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL & ROAD MAINTENANCE SHALL BE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT DRIVEWAY.
6. FLAG OR PIPESTEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS OR SUBLOTS.

SCALE: 1:1200

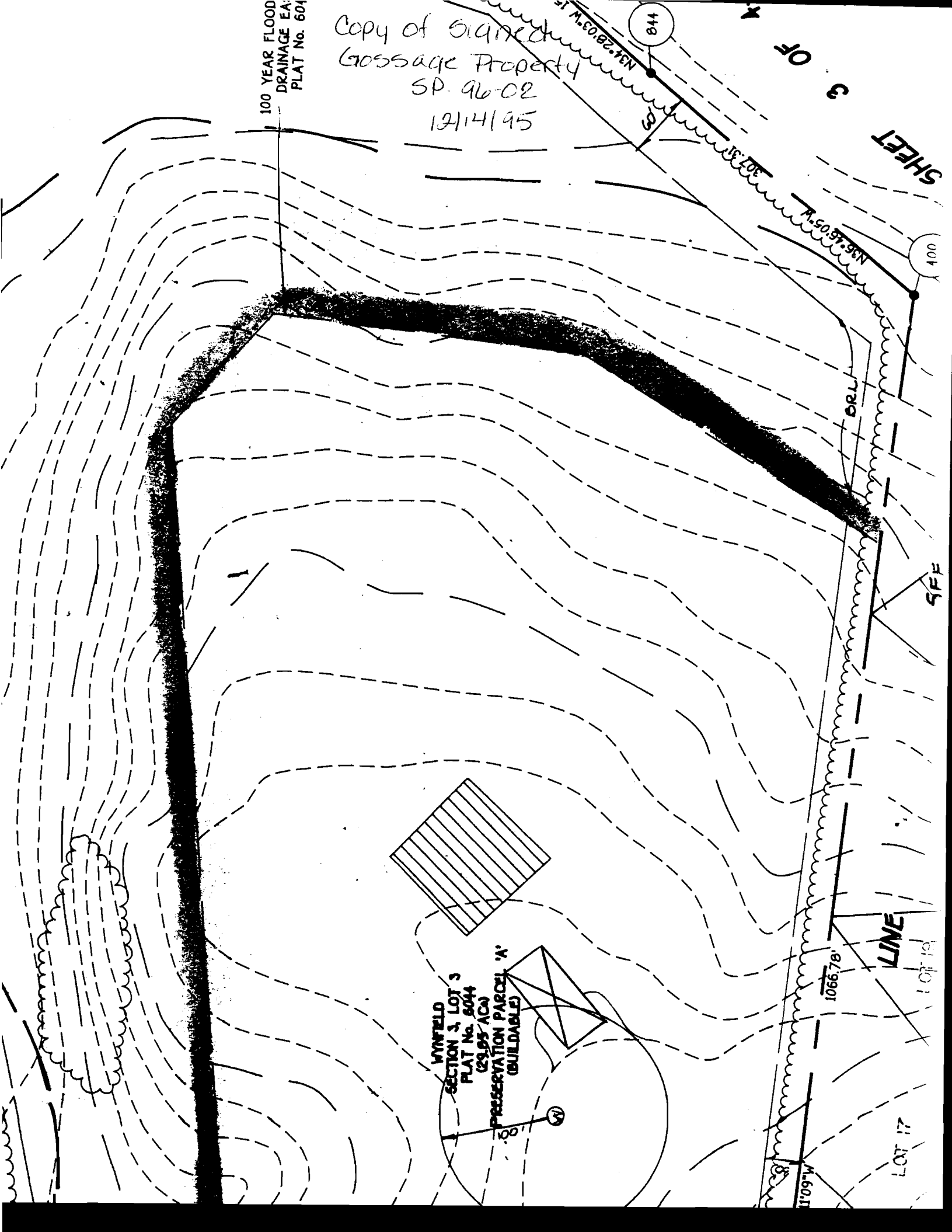


1.  THIS AREA DESIGNATES A PRIVATE SEWA
EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MD.
TATE DEPT. OF HEALTH & MENTAL HYGENE FOR INDIVID
AGE DISPOSAL. IMPROVEMENTS OF ANY KIND IN THI
ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABL
ASEMENTS SHALL BECOME NULL & VOID UPON CONNEC
SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHA
ORITY TO GRANT VARIANCES FOR ENCROACHMEN
SEWAGE EASEMENT. RECORDATION OF A MODIFIED
ALL NOT BE NECESSARY.

100 YEAR FLOOD
DRAINAGE EA
PLAT No. 604

Copy of Blanked
Gossage Property
SP. 96-02
12/14/95

SHEET
3 OF 4



WINFIELD
SECTION 3, LOT 3
PLAT No. 8044
(29.95 AC)
PRESERVATION PARCEL "A"
(BUILDABLE)

1066.78'

LINE

LOT 17

LOT 18

SFF

BRL

400

844

N34°28'03"W 15'

N86°16'05"W

N

HOWARD COUNTY HEALTH DEPARTMENT

JOYCE M. BOYD, M.D., M.P.H.
COUNTY HEALTH OFFICER



Bureau of Environmental Health
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Director - 461-9956
Water & Sewerage, Permits - 461-9933
Community Environmental Health - 461-9944
Technical Services - 461-9955

May 26, 1988

Mr. William F. Gossage, Jr.
3005 Route 32
West Friendship, Maryland 21794

RE: Percolation Testing
Wynfield Subdivision
Lot 3 - Section 3

Dear Mr. Gossage:

Percolation testing conducted May 17, 1988 on the above referenced property indicated satisfactory soil conditions.

Approval of the proposed new sewage easement is contingent upon submission by a registered engineer of a plat showing certified test hole locations and a suitable house and well site.

This should be submitted within sixty (60) days to allow field verification if necessary.

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 461-9933.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Craig Williams".

Craig Williams, Director
Water and Sewerage Program

CW:JR

cc: Tax Assessment Office

DIVISION: WYNFIELD

LOT NUMBER:

SECT 3^A 30417
LOT 3

DRY WELL OR DRY WELL AND TRENCH

	Septic Tank	<u>125</u> sq. ft./bedroom	Minimum Total square Feet
3 bedroom	1000 gallon		
4 bedroom	1250 gallon		
5 bedroom	1500 gallon		

Inlet 3 feet below original grade.

Bottom maximum depth 10 feet below original grade.

Effective area begins at 3 feet below original grade.

NOTE: If trench is used to make up absorbent area, run the trench on level ground and leave a 5 foot earth buffer between dry well and trench. No trench is to exceed 100 feet in length. Trench inlet to be same as dry well, with 7 feet of stone below distribution pipe.

OR
TRENCHES

158 sq. ft./bedroom

Trench to be 2 wide.

Inlet 3 feet below original grade.

Bottom maximum depth 10 feet below original grade.

Effective area begins at 3 feet below original grade.

7 feet of stone below distribution pipe.

- NOTE:
- (1) No trench to exceed 100 feet in length.
 - (2) If more than one trench used, a distribution box is required.
 - (3) Trenches to be installed on level ground.
 - (4) Call for inspection of trench before gravel is installed.
 - (5) Provide 6"-8" diameter cleanout and cap to grade or above on septic tank and drywell.
 - (6) If a Garbage disposal is used, increase septic tank capacity by 50% and increase absorbant sidewall area by 22%.

LOCATION: 2/11/85 - PLACE THE DRY WELL OR START THE TRENCH

AT PERC HOLE (1) WHICH IS LOCATED 240 FT FROM THE LOT LINE
ALONG THE C&M WILLIAMS PROPERTY AND 700 FT FT
FROM THE BACK LINE NEAR THE MIDDLE PATUXENT RIVER
RUN THE TRENCH TOWARD PERC HOLE (4) WHICH IS
300 FT FROM THE C&M WILLIAMSON PROPERTY & 850 FT
FROM THE BACK LOT LINE OR HOUGES

Note to File:

Subdivision Progress Stages

Friendship Farms Lots 32-35

Friendship Farms - Preservation Parcel "A"

- 12/14/95 Gossage Property SP-96-02 Preservation Pcl. "A"
- Wynfield Lot 3 Section 3 Plat #6044

Friendship Farms - Lot 32

- 12/14/95 Gossage Property SP-96-02 Lot 1
- 3005 Route 32

Friendship Farms - Lot 33

- 12/14/96 Gossage Property SP-96-02 Lot 2

Friendship Farms Lot 34

- 12/14/96 Gossage Property SP-96-02 Lot 3

Friendship Farms Lot 35

- 12/14/96 Gossage Property SP-96-02 Lot 4
- Clearview Acres 3025 Route 32

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: GOSSAGE PROPERTY & LOT 3 WYNFIELD SEC. 3

Location of property: MD. RT 32

AGRICULTURAL RESIDENTIAL / PRESERVATION PARCEL
(Existing Use) (Proposed Use)

15 97 & P/O 88 THIRD
(Tax Map) (Parcel Number) (Election District)

RR-DEO 85.76 AC. ±
(Zoning District) (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.)

THIS SUBDIVISION WILL ADJOIN, IN FINAL STAGE, THE FRIENDSHIP FARMS SUBDIVISION
S95-04 & P95-25. LOT NO. 3 IN WYNFIELD SEC. 3 IS A RECORDED
LOT IN PLAT 6044

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 should enumerate the specific numerical section(s) from 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>16.120(C)(2)</u>	<u>EACH LOT HAS TO BE PROVIDED WITH FEE</u>
2. <u>16.119 (f)(1)</u>	<u>SIMPLE FRONTAGE ONTO A PUBLIC ROAD.</u>
3. <u>/</u>	<u>WHERE A PROPOSED SUBDIVISION INVOLVES FRONTAGE</u>
4. <u>/</u>	<u>ON A MAJOR COLLECTOR OR ARTERIAL ROAD ACCESS</u>
5. <u>/</u>	<u>SHALL BE PROVIDED BY A MINOR COLLECTOR OR</u>
	<u>LOWER CLASSIFICATION ROAD.</u>

III. Justification

All waiver requests must be fully justified by the petitioner. 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.

SEE ENCLOSED JUSTIFICATION

IV. 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 (14 sets of the completed waiver form and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road). In instances where the waiver request concerns an approval extension, only 2 sets of plans are required along with 14 or 18 copies of the application form. Plans must be folded to a size no larger than 7-1/2" x 12".

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.

83:6 100 00 100 55

- ✓ 1. Vicinity map scale 1" = 2,000'.
- ✓ 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.
- ✓ 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- ✓ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- ✓ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- X 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).

V. Fees

All checks shall be made payable to the *Director of Finance*. The petition will not be accepted for processing until the fee has been paid. Incomplete or incorrect information will result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.

VI. 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.

William Fredrick Gossage Sr. 7/17/95
 (Signature of Property Owner) agent (Date)
 (Fee Simple Owner Only)
 WILLIAM FREDRICK } WILLIAM FREDRICK
 GOSSAGE SR. } GOSSAGE SR.
 (Name of Property Owner) & REBECCA L. GOSSAGE
 3025 RTE. 32 } 3035 RTE. 32 Box 300 S
 (Address) } WEST FRIENDSHIP
 WEST FRIENDSHIP }
 MD. 21794 } MARYLAND
 (City, State, Zip Code)

 (Telephone)

Zacharia Y. Fisch 7/14/95
 (Signature of Petition Preparer) (Date)
 FISHER COLLINS & CARTER INC.
 (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)
 9171 BALTIMORE NATIONAL PIKE
 (Address) SUITE 100
 ELLICOTT CITY MD. 21042
 (City, State, Zip Code)
 (410) 461-2855

 (Telephone)

Howard County Department of Planning and Zoning
Division of Land Development and Research

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name: _____ DPZ File No. _____

I. Application Requirements

Indicate Yes, No or N/A

Application is complete
Required number of plans and applications are provided
_____ Plans (14 sets on County Road or
_____ Applications 18 sets on State Road)
Supplemental Information is provided

II. Fee Computation

Fee

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

TOTAL

III. Certification

Cash Receipt No. _____ Account #011-005-4201 Amount _____

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 _____

83:5 11 05 11 95

In accordance with your letter dated January 31, 1995, we are requesting a waiver from Section 16.120(c)(2) to allow the creation of Lot Nos. 1, 2, 3 and 4 without providing in fee frontage on a public road. Presently, the existing dwellings on both Lot Nos. 1 and 4 are deriving access to Maryland Route 32 via an existing use-in-common driveway. As shown on the enclosed plans, the existing driveway is passing through off site properties. Should we have to provide in-fee frontage for Lot Nos. 1 thru 4 by providing pipe stems that will follow the existing driveway, the adjacent property owners will have to join in the subdivision which is not practical nor desired. Should we have to provide in fee frontage in a form of pipestems, but not follow the existing driveway path then we will have to cross the stream which will result in impact to environmentally sensitive areas such as stream buffers wetlands and 100 year floodplains. Therefore, by allowing Lot Nos. 1 thru 4 be created without fee simple frontage it will allow utilization of the existing driveway rather than having to construct a new driveway and cause unnecessary environmental impacts.

We are also requesting a waiver from Section 16.119(f)(1) to allow direct access onto Maryland Route 32 which is classified as an intermediate arterial. As one can see on the enclosed plans, we are utilizing an existing point of access to Maryland Route 32. All adjacent properties to the south are developed and no provisions were made for internal road connections.

Utilizing the proposed cul-de-sac on Friendship Farms as a road connection is also not practical, because of the significant and excessive environmental impacts that would be associated with any proposed crossings of the river, floodplain and wetlands.

Therefore, in our opinion by granting the requested waivers the intent of the regulations regarding environmental impacts will be served to a greater intent. The prevention of unnecessary impacts to environmental features will be in the publics best interest.

Since we are utilizing an existing point of access onto Maryland Route 32 and since there are no alternative available points of access anywhere else, we are in conformance with Section 16.119(f)3) of the subdivision regulations.



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

January 31, 1995

Mr. Earl Collins
Fisher, Collins and Carter
9171 Baltimore National Pike, Suite 100
Ellicott City, MD 21042

RE: S-95-04, Friendship Farm

Dear Mr. Collins:

The purpose of this letter is to summarize the process by which Parcel 97 and Lot 3 of Parcel 88 (Wynfield) can be incorporated into the plan submission for Friendship Farm. At the meeting of January 13, 1995 (attended by staff of the Department, yourself and Mr. Fred Gossage) the following was determined:

1. The developers must submit a Preliminary Plan for the acreage included on S-95-04 within the specified milestone date of May 26, 1995 (see letter of January 26, 1995). The Preliminary Plan should reflect the conversion of open space to preservation parcel (since the DEO will no longer be employed).
2. A Preliminary Equivalent Sketch Plan (SP) must be submitted including Parcel 97 and Lot 3 of Parcel 88 showing the lots which Mr. Gossage intends to create and a remainder designated to be preservation parcel for the Friendship Farms subdivision. Waivers to access restrictions on Route 32 and to frontage requirements may be needed in conjunction with the creation of the proposed lots.
3. Mr. Gossage and his father must initiate the withdrawal of their properties from the Agricultural Preservation District following the signature approval of the supplemental SP. This must be done prior to the recordation of any plats including this acreage.
4. The acreage shown on S-95-04 and the acreage of Parcel 97 and Lot 3 of Parcel 88 will be merged onto one submission at final plan stage.
5. There may be up to three preservation parcels, however only the preservation parcel comprising what is Lot 3 of Wynfield may be buildable.

Questions concerning this letter should be directed to Cindy Hamilton of this Division at 313-2354.

Sincerely,

Gina Tirinnanzi, Chief
Division of Land Development and Research

GT/CH/ka/s9504.ltr

cc: Research
Mr. John Britten
Britten Property Partnership

DPW
Mr. and Mrs. Wiedefeld

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development and Research

DATE: 7/18/95P&Z File No. WP-96-05

Department of Planning and Zoning

- 1 Transportation Planning
1 Comprehensive Planning and Zoning Administration
1 Research/Historic Preservation
1 Address Coordinator
2 Agricultural Preservation
2 File

SEE SP-96-02

Agencies

- 1 Bureau of Engineering, DPW
1 Soil Conservation District
1 Department of Inspections, Licenses & Permits
2 Department of Fire and Rescue Services
2 State Highway Administration
1 Public School System
1 Recreation and Parks
1 Forest Conservation Planner

- 1 Tax Assessment
1 C & P
1 B G & E
1 Department of Natural Resources
1 Cable TV
1 Police
1 MTA
1 Finance

RE: Gossage Property and Lot 3 Wyfield Sec. 3ENCLOSED FOR YOUR: 1 Signature Approval 1 Review and Comments 1 FilesTHE ENCLOSED: 1 Original

Plans

No. of Sheets

Supplemental Documents

- | | | |
|-----------------------------------|----------|--|
| <u>1</u> Sketch Plan | <u>1</u> | <u>1</u> Wetlands Report |
| <u>1</u> Prel Equiv Sketch Plan | <u>1</u> | <u>1</u> Soils/Topo Map/Drain Area Map |
| <u>1</u> Preliminary Plan | <u>1</u> | <u>1</u> FSD/FCP/Worksheet and Application |
| <u>1</u> Final Plat | <u>1</u> | <u>1</u> Declaration of Intent |
| <u>1</u> Final Constr Plans (RDS) | <u>1</u> | <u>1</u> Prel/Final Drainage and/or |
| <u>1</u> Final Development Plan | <u>1</u> | <u>1</u> Computation/Pond Safety Comps |
| <u>1</u> Site Development Plan | <u>1</u> | <u>1</u> Preliminary Road Profiles |
| <u>1</u> Planning Board Applic | <u>1</u> | <u>1</u> APFO Roads Test/Mitigation Plan |
| <u>1</u> ASDP/CSDP Application | <u>1</u> | <u>1</u> Traffic Study/Noise Study |
| <u>1</u> Landscaping Plan | <u>1</u> | <u>1</u> Sight Distance Analysis |
| <u>1</u> Grading Plan | <u>1</u> | <u>1</u> Floodplain Study |
| <u>1</u> Response Letter | <u>1</u> | <u>1</u> Stormwater Management |
| <u>1</u> Perc Plat | <u>1</u> | <u>1</u> Industrial Waste Survey |
| <u>1</u> Scenic Road Exhibits | <u>1</u> | <u>1</u> Road Poster Form Letter |
| | | <u>1</u> DPW Fee Receipt/Deeds |
| | | <u>1</u> DPW Cost Estimate |
| | | <u>1</u> DPW Application |

WAS: 1 Received 1 Tentatively Approved1 Received and Revised 1 Approved1 RecordedOn 7/18/95

COMMENTS:

SRC/COMMENTS DUE BY: 8/17/95

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

Ag... [Signature]