

LAYOUT 8/9/04 PM INSP 4 \_\_\_\_\_  
INSP 2 8/23/04 INSP 5 \_\_\_\_\_  
INSP 3 8/24/04 INSP 6 \_\_\_\_\_

ISSUE DATE: 7/26/2004

APPROVAL DATE: 9/8/04

**PERMIT**

**TAX INDEXED-415241**

P 520795

A 520409

**ON-SITE SEWAGE DISPOSAL SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH**

Edenton Court, LLC IS PERMITTED TO INSTALL ☒ ALTER ☐

ADDRESS: 8516 Edenton Ct, Fulton 20759 PHONE NUMBER: 301-617-0164

SUBDIVISION: Wainwright Estates LOT NUMBER: Parcel 6

ADDRESS: 13060 Wainwright Road PROPERTY OWNER: Alfred Powell

SEPTIC TANK CAPACITY (GALLONS): 1750 OUTLET BAFFLE FILTER REQUIRED ☐

PUMP CHAMBER CAPACITY (GALLONS): N/A COMPARTMENTED TANK REQUIRED ☒

NUMBER OF BEDROOMS: 6

SQUARE FEET PER BEDROOM: 180

LINEAR FEET OF TRENCH REQUIRED: 180 HOUSE SERVED BY PUBLIC WATER ☐

TRENCHES:	Trench to be 3.0 feet wide. Inlet 3.0 feet below original grade. Bottom maximum depth 6.0 feet below original grade. Effective area begins at 3.0 feet below original grade. 3.0 feet of stone below distribution pipe.
LOCATION:	Place the distribution box at the highest useable portion of the sewage disposal area.
NOTES:	Place clean outs every 70' of line after the septic tank. These specs are for the septic area shown on the <u>S.E.</u> side of the property that was approved on 7/19/04. <i>ANED</i>

PLANS APPROVED: John A. Boris Reviewed by: *Gray* DATE: 6/25/04

NOTES: PERMIT VOID AFTER 2 YEARS

CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS

WATERTIGHT SEPTIC TANKS REQUIRED

ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED

MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED

CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS OF THIS PERMIT

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS  
RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM  
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

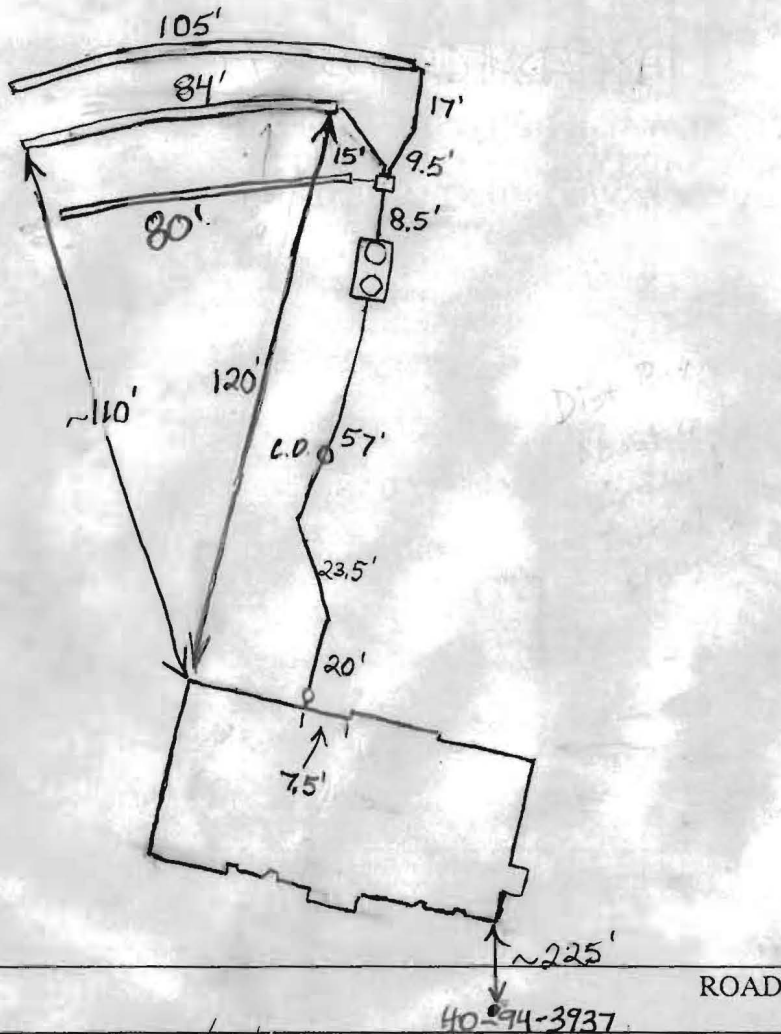
**BUILDING PERMIT SIGNED** 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM

**AND RETURNED**

11-604 BOD 151092-IG PROPANE  
72-05 BOD 153840-DECK

A 520409

NOT TO SCALE



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
2'	3'	6'
NUMBER OF TRENCHES		3
TOTAL LENGTH		269'
ABSORPTION AREA		807#
DISTRIBUTION BOX LEVEL		Yes
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		No

SEPTIC TANK DATA		
SEPTIC TANK 1 LEVEL		
CAPACITY	2000	GAL
SEAM LOC	Top	
TANK LID DEPTH	~2	
BAFFLES	Yes	
BAFFLE FILTER	No	
MANHOLE LOC	Front+Back	
6" PORT LOC	None	
WATERTIGHT TEST	No	
SEPTIC TANK 2 LEVEL		
CAPACITY		GAL
SEAM LOC		
TANK LID DEPTH		
BAFFLES		
BAFFLE FILTER		
MANHOLE LOC		
6" PORT LOC		
WATERTIGHT TEST		

PRE-CONSTRUCTION

8/9/04. SBA staked, contours accurate. Install

(2) 40' or 85' x 95' trenches on contour. Comp tank required (S)

INSTALLATION 8/23/04 Installed trenches are 2' wide instead of 3' wide. Builder agreed to install an additional trench above the 2 installed trenches to make up for the difference. (B)

8/24/04 - 3rd trench installed. OK to cover (S)

BUILDING PERMIT SIGNED  
AND RETURNED

FINAL INSPECTOR B. Baker

DATE OF APPROVAL 9/8/04



# NOTES:

1. TOPOGRAPHY SHOWN HEREON WAS FIELD-RUN BY SHANABERGER & LANE ON MARCH 25, 2003.
2. B.R.L. DESIGNATES BUILDING RESTRICTION LINE
3. .... DESIGNATES LIMITS OF DISTURBANCE  
--- DESIGNATES SILT FENCE  
2.7' DESIGNATES PROPOSED SPOT ELEVATION
4. THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE RESERVE AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS INTO THE PRIVATE SEWAGE RESERVE AREA.
5. TOTAL AREA DISTURBED = 27,413 SF±
6. GRAVITY SEWER SERVICE TO BASEMENT IS AVAILABLE.
7. THE EX. WELL SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NO. 94-3931) HAS BEEN FIELD LOCATED BY SHANABERGER & LANE PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN. 6/23/2004

## SEPTIC SYSTEM DATA

INV. AT HOUSE 427.6

SEPTIC TANK

EX. GRADE 430.8  
FIN. GRADE 430.8  
INV. IN 427.2  
INV. OUT 426.9

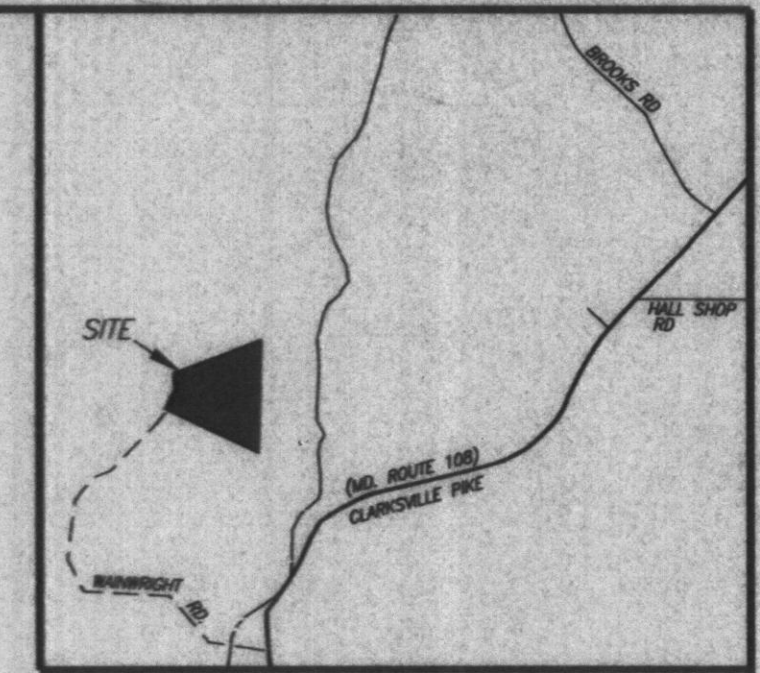
DISTRIBUTION BOX

EX. GRADE 425.5  
FIN. GRADE 425.5  
INV. IN 422.2  
INV. OUT 422.0

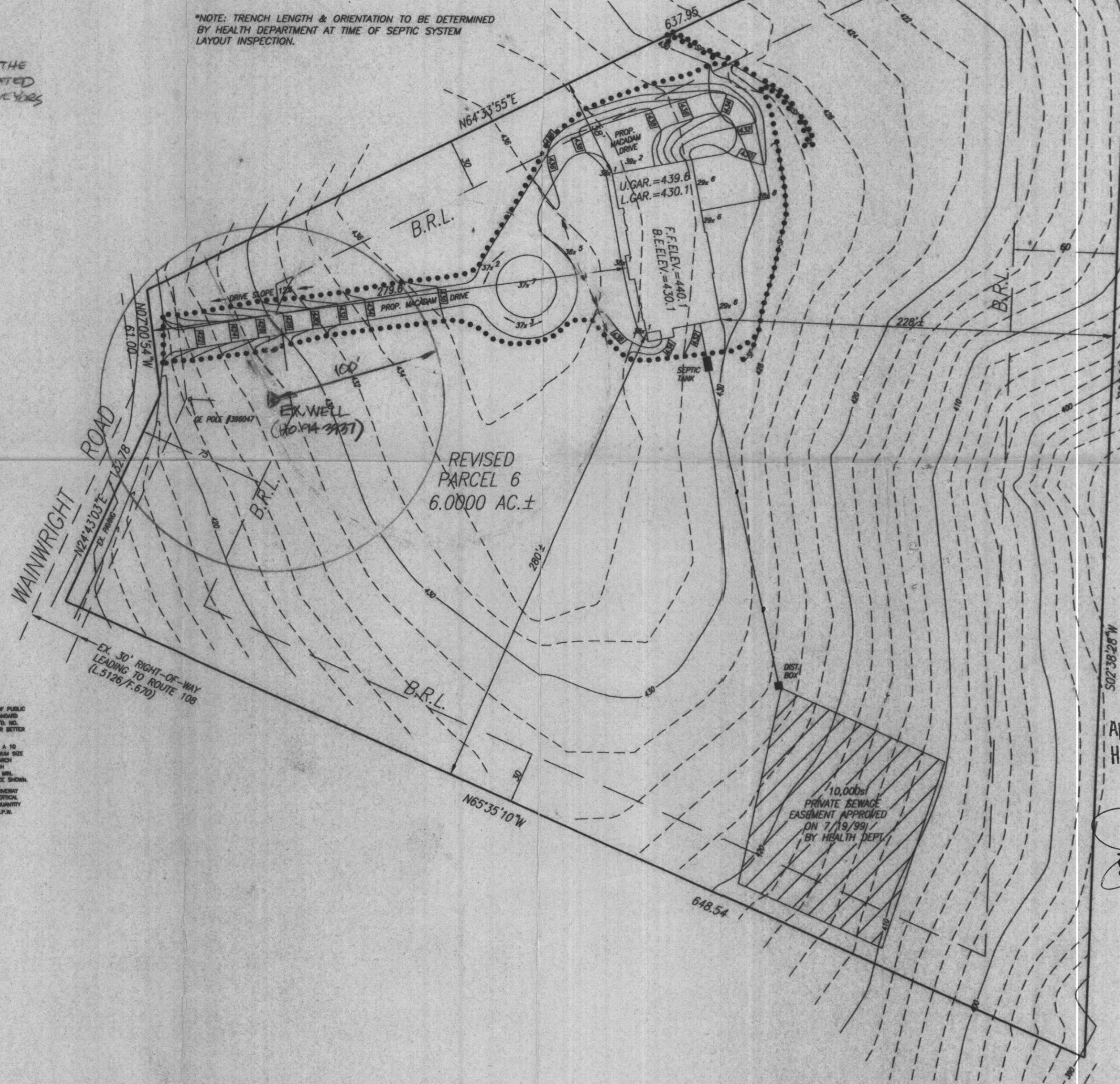
## TRENCHES

INLET DEPTH  
BOT. DEPTH  
WIDTH

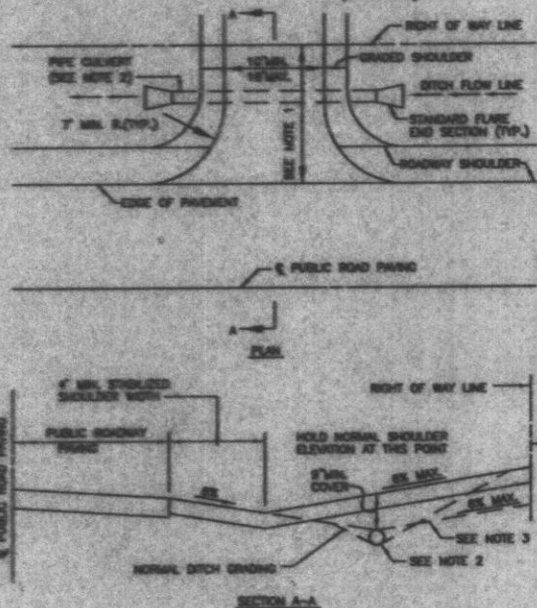
\*NOTE: TRENCH LENGTH & ORIENTATION TO BE DETERMINED BY HEALTH DEPARTMENT AT TIME OF SEPTIC SYSTEM LAYOUT INSPECTION.



VICINITY MAP  
SCALE: 1"=2000'



## DRIVEWAY ENTRANCE STANDARD DETAIL (N.T.S.)



1. DRIVEWAY MUST BE PAVED FROM EDGE OF PUBLIC ROAD TO RIGHT OF WAY LINE USING STANDARD PAVING SECTION P-1 AS SHOWN ON STD. NO. OR ALTERNATE SECTION EQUAL TO OR BETTER THAN P-1, AS APPROVED BY D.P.M.
2. DRIVEWAY CULVERT SHALL BE SIZED FOR A 10 YEAR FREQUENCY STORM AND THE MINIMUM SIZE SHALL BE 12" DIA. ROUNDED OR 14" DIA. ARCH PIPE. IF LARGER PIPE IS REQUIRED, DITCH DRAINAGE SHALL BE LOWERED TO PROVIDE MIN. DITCH DRAINAGE OF 4\"/>

\* NOTE: NO DRIVEWAY CULVERT IS PROPOSED FOR THIS LOT.

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITE 201  
ELLICOTT CITY, MD. 21043  
PHONE: 410-461-9563  
FAX: 410-461-9693



OWNER  
KIMBERLY POWELL  
13060 WAINWRIGHT RD  
HIGHLAND, MD. 20777

## CONTRACT PURCHASER/DEVELOPER:

BRUCE BATES  
8516 EDENTON COURT  
FULTON, MD. 20759

Approved Septic System Plan  
Howard County Health Department

Signature: [Signature] Date: 6/25/04

SITE PLAN  
REVISED PARCEL 6  
(REVISED 1ST REMAINDER  
OF 3RD PARCEL OF THE SARAH  
G. WAINWRIGHT ESTATE)  
L.5126/F.670

TAX MAP 40 GRID 8 PARCEL 502  
3RD ELECTION DIST. HOWARD CO., MD.  
SCALE: 1"=50'  
APRIL 15, 2004  
REV. 6/23/04 (EX. WELL)



Storm Water Management Narrative for Wainwright Road

Stormwater management for the subdivision for Lot 2 of the Wainwright Property was analyzed in accordance with Maryland Department of the Environment Stormwater Design Manual, Chapter 2. Based on preliminary computations for Water Quality (WQv), Recharge (Rev) and Channel Protection Volume (Cpv) a small stormwater management facility designed only to handle WQv and Rev will be necessary on the site. The total 1-year outflow from the 6.0 Ac property that is being subdivided is less than 1.0 cfs and therefore is less than the minimum of 2.0 cfs required to do Cpv. The installation of a bioretention area, dry well, sand filter or infiltration area that can treat approximately 3,000 cubic feet of water will be necessary and these designs can vary greatly in size but all will fit on the remaining space on site. Pre and post development flow rates were also analyzed and show an increase of approximately 0.5 cfs flowing off the site in a one year storm which may have to be attenuated in a small facility. Direction from Howard County would determine if this attenuation would be necessary.

# WAINWRIGHT ESTATES

Howard County, Maryland

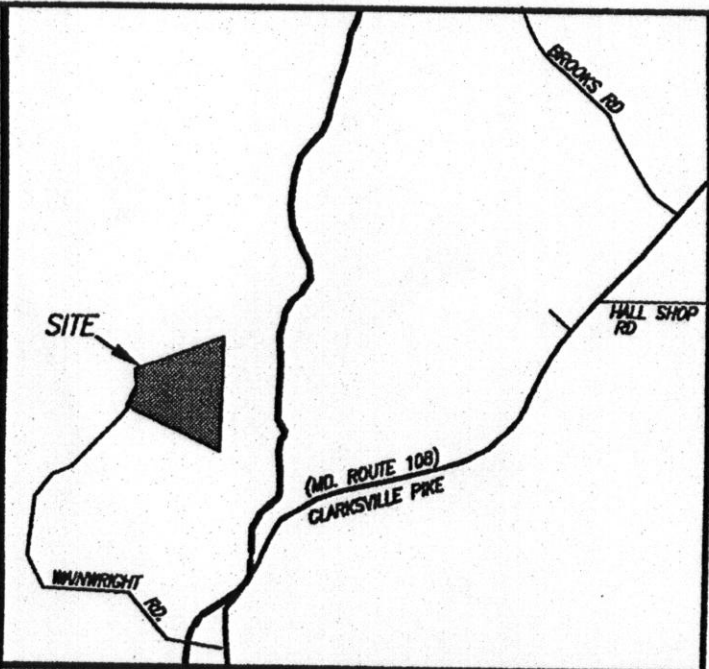
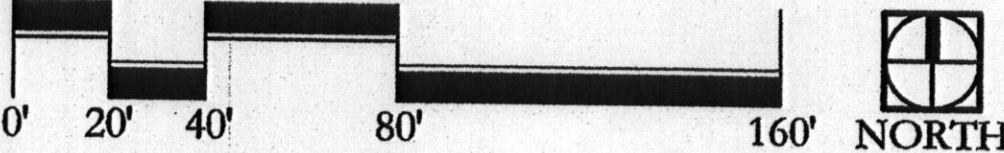
Date: 3.28.2006 Project #: 045101.01

## Conceptual Subdivision Layout

Prepared For:

Bruce Bates  
13060 Wainwright Road  
Highland, MD 20777

SCALE: 1" = 40'



VICINITY MAP  
SCALE: 1"=2000'

- SITE DATA:
- PROPERTY OWNERS: BRUCE AND MADELENE BATES  
13060 WAINWRIGHT ROAD  
HIGHLAND, MD 20777
  - PROPERTY ADDRESS: 13060 WAINWRIGHT ROAD, HIGHLAND, MD 20777
  - HOWARD COUNTY TAX MAP NO. 40, GRID B  
PARCEL 502 (LIBER/FOLIO - 8451/203)  
ELECTION DISTRICT 5
  - GROSS TRACT AREA: ±6 ACRES
  - ZONING: R-R DEO (RURAL RESIDENTIAL - DENSITY EXCHANGE OVERLAY)
  - ZONING REGULATIONS:  
MINIMUM LOT SIZE: 3 ACRES  
SETBACKS:  
FRONT YARD: 75'  
SIDE YARD: 30'  
REAR YARD: 60'  
MINIMUM LOT WIDTH AT BUILDING RESTRICTION BUILDING LINE: 200'  
MAXIMUM BUILDING HEIGHT: 34' (40' w/PRINCIPAL STRUCTURE WITH HIP OR GAMBEL ROOFS)
  - PROPOSED USE: TWO SINGLE-FAMILY DETACHED RESIDENTIAL DWELLINGS
  - NUMBER OF LOTS PROPOSED: 2

- NOTES:
- BOUNDARY SHOWN HEREON WAS PROVIDED BY SHANABERGER & LANE.
  - TOPOGRAPHY WAS GENERATED FROM A FIELD-RUN TOPOGRAPHIC SURVEY PREPARED BY SHANABERGER & LANE, DATED MARCH 2003
  - THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS, OR HISTORIC SITES ON THIS SITE.
  - THIS LAYOUT HAS BEEN PREPARED WITHOUT A DETAILED ENVIRONMENTAL STUDY. IF IT IS DETERMINED THAT STEEP SLOPES, WETLANDS, STREAMS, FLOODPLAIN ARE PRESENT, THEN THIS LAYOUT WOULD HAVE TO BE REVISED.
  - THIS LAYOUT HAS BEEN PREPARED WITHOUT A FOREST CONSERVATION STUDY.
  - THIS LAYOUT HAS BEEN PREPARED WITHOUT A GRADING STUDY. ADDITIONAL REVISIONS MAY BE REQUIRED BASED ON A GRADING STUDY.



**christopher consultants**  
engineering · surveying · land planning  
christopher consultants, inc.  
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410.872.8800 · metro 301.881.0148 · fax 410.872.8803

MDC-460



**FAST TRACK PLAN**

DataBase No. \_\_\_\_\_

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

DATE: 11/5/07

DPZ File No. WP-08-038

**Department of Planning and Zoning**

- ☒ Transportation Planning
- ☒ Historic Preservation
- ☒ Public Service and Zoning Administration
- ☒ Research
- ☒ Address Coordinator

- ☒ Environmental and Community Planning (Ag Pres/Route 1)
- ☒ Development Engineering Division
- ☒ Other
- ☒ File

**Agencies**

- ☒ Soil Conservation District
- ☒ Department of Inspections, Licenses & Permits
- ☒ Department of Fire and Rescue Services
- ☒ State Highway Administration
- ☒ Health Department
- ☒ Public School System
- ☒ Recreation and Parks
- ☐ WSSC
- ☐ MD Aviation Administration

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

RE: 13000 Wainwright Rd

ENCLOSED FOR YOUR → ☐ Signature Approval  
THE ENCLOSED → ☐ Original

☒ Review & Comments ☐ Files  
☐ Pre-Packaged Plan Set

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 type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>
<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/Supplemental Plan	<input type="checkbox"/>
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>
<b>Applications</b>	
<input checked="" type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>

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

WAS: ☒ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

Recorded 11/5/07  
On \_\_\_\_\_

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

SRC/Comments Due By: 11/29/07

☒ HS Check, Initial and return to the Department of Planning and Zoning if plan is approved with no comments.  
11/7/07

DPZ STAFF INITIALS JW



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

Date Submitted/Accepted \_\_\_\_\_ DPZ File Number WD08-038

**I. Site Description**

Subdivision Name/Property Identification: PARCEL 502 LIBER/FOLIO 8451/203  
Location of property: 13060 WAINWRIGHT RD, HIGHLAND, MD, 20777  
(Street Address and/or Road Name)

RESIDENTIAL  
(Existing Use)

RESIDENTIAL  
(Proposed Use)

40  
(Tax Map No.)

8  
(Grid/Block No.)

502  
(Parcel No.)

5  
(Election District)

RR DEO  
(Zoning District)

6 ACRES  
(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.)

① SINGLE QUESTION INQUIRY TO SRC ON 3.29.2006  
② FOLLOW UP TO SRC RESPONSE IN THE FORM OF LETTERS  
TO DPZ

**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>16.120(C)(2)</u>	<u>ALL SINGLE FAMILY DWELLINGS SHALL</u> <u>HAVE MINIMUM LOT FRONTAGES ON</u> <u>APPROVED STREETS</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____



III. **Justification** (if additional space is needed for justification, please attach to the application)

**All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application.** 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 ATTACHED JUSTIFICATION

IV. **Pre-Submission Meeting Requirements**

- a. **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 is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration 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.**
- b. **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.



## 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 (**14 sets of the completed waiver application 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 or if an associated plan is in active processing, 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". 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.**

### 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:	<u>I</u> Information Provided	<u>X</u> Information Not Provided,
	<u>NA</u> Not Applicable	Justification Attached

- I 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- NA 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- I 3. North arrow and scale of plan.
- I 4. Location, extent, boundary lines and area of any proposed lots.
- I 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.
- I 6. Delineation of building setback lines.
- I 7. Delineation of all existing public road and/or proposed street systems.
- I 8. Identification and location of all easements.
- NA 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- NA 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.
- I 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, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- I 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- I 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).
- I 14. Submit 2 sets of photographs for all existing on-site structures.
- I 15. Identify the location of any existing wells and/or private septic systems.



NA 16. Route 1 Manual

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

I 17. Property Deeds – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. 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, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

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.**

☐ Owner's authorization attached \*

B. E. Bates 11/4/7  
(Signature of Property Owner) (Date)  
(Fee Simple Owner Only)

B. E. Bates 11/4/7  
(Signature of Petition Preparer) \* (Date)

BRUCE E BATES  
(Name of Property Owner)

BRUCE E BATES  
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

13060 WAINWRIGHT RD  
(Address)

— SAME AS OWNER  
(Address)

HIGHLAND MD 20777  
(City, State, Zip Code)

—  
(City, State, Zip Code)

E-Mail Bruce.bates@mr.is.com E-Mail —

301 617 01644 240 206 3240  
(Telephone) (Fax) (Telephone) (Fax)

Contact Person: BRUCE BATES Contact Person: BRUCE BATES



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 (14 sets on County Road or
    - \_\_\_\_ Applications 18 sets on State Road)
  - c. Supplemental Information is provided .....
  - d. Certification of pre-submission HDC advisory meeting for new projects in  
Historic District or listed in Historic Sites Inventory .....
  - e. Photographs of existing structures (for Historic Preservation Review) .....
  - f. MAA Approval Letter (if applicable) .....
  - g. Written summary of Route 1 manual compliance (if applicable) .....

- 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. \_\_\_\_\_ 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 \_\_\_\_\_

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



## **Waiver Petition Application Section III Justification**

### **Overall Explanation**

The applicant proposes to subdivide Parcel 502 creating one additional lot as shown in the attached sketch (exhibit "A") drawn by Christopher Consultants. Parcel 502 is 6 acres. The subdivided lots proposed are 3 acres each. DPZ has indicated a waiver would be required for frontage on Wainwright Road. The applicant seeks a waiver to section 16.120(c)(2) requesting administrative street approval with conditions only as far as subdivision of Parcel 502 is concerned.

As condition of approval the applicant is willing to laterally extend the width of the pavement between the subject property and Route 108 from the existing width of 10' (photograph exhibit "C") to a width of 14' to 16'. This would be accomplished by removing the grass, recovering or replacing the base and paving on either side of the existing pavement. A thirty foot right-of-way is granted the owner/applicant by deed which will accommodate the widening.

A county survey of the Wainwright Road was completed in 1977 and is attached as exhibit "E". That survey indicates a previous road width of 14' to 16'. The applicant proposes to restore the road to that width. The applicant has already widened the pavement at the entrance of Wainwright Road from 108 to the bridge (photograph exhibit "D").

Wainwright Road serves 14 existing houses and 4 existing vacant parcels. The applicant is not aware of any plan to widen or improve the road other than the applicant's proposal.

Restoring the road width by paving the shoulders will have minimal environmental impact.

### **A. Summary of Hardships**

Strict compliance with the Subdivision Regulations negatively impacts the full development potential and value of the property by blocking minor subdivision of Parcel 502.

### **B. Intent of Regulations will be served to a greater extent**

The intent of the Regulations will be served to a greater extent through implementation of the applicants proposal for the following reasons:

1. The applicant proposes to widen the existing 10 foot wide pavement along Wainwright Road approximately 50 percent resulting in:



- a. Increased general public safety and well being.
  - b. Better emergency vehicle access.
  - c. Allows two way traffic
  - d. Eliminates the need to back up
  - e. Eliminates the need to leave the pavement reducing damage to pavement edge, tires, vehicle alignment etc.
  - f. Extends pavement life by increased dispersion of traffic tracking wear.
  - g. Reduced chance of sliding off of the road in slippery conditions
  - h. Reduced chance of other types of accidents.
  - d. Vastly increased property values.
2. Subdivision regulations encourage development along existing infrastructure in order to minimize developmental impact. Minor subdivision along an existing right of way is a primary example of low impact development. For this and other reasons minor subdivision is promoted generally and given special consideration as a preferred means of development. In general approval of minor subdivisions waive most impact considerations. Planning and Zoning waives the requirement for road improvement in the event of frontage on substandard roads when considering Minor Subdivision. Therefore, the applicant's proposal to laterally extend the pavement exceeds Subdivision Regulation requirements.
  3. The applicant is willing to dedicate within Parcel 502 for future use by the county in the event Wainwright Road is taken into the county system of roads.

**C. Substantiate that approval will not be detrimental to public interest**

Approval will not be detrimental to the public interest. Any negative impact of an increase in traffic along Wainwright Road will be more than offset by improved access, safety and property values which are brought about by lateral extension of the pavement.

**D. Confirm approval will not nullify the intent of the Regulations**

Approval of the waiver will not nullify the intent of the Regulations. The applicant's proposal is within the discretion of the DPZ without waiving the letter of the Regulations. The Regulation states " all single family dwellings shall have minimum lot frontages on approved streets in a public right-of-way".

The applicant has submitted evidence to the DPZ that Wainwright Road is a public right-of-way. Including but not limited to the following items:

1. Written Evidence that the State Highway Administration and the Highway Management Information System classifies Wainwright Road as a public road.



SHA authority over right-of-ways is repeatedly acknowledged in the Subdivision Regulations.

2. The right-of-way now known as Wainwright Road was first created in the mid 1800's by common law when 2 parcels were recorded which did not have direct access to what is now known as Maryland Route 108. The deed history map #1 in Exhibit "G" attached shows those two parcels.
3. Archived photographic evidence of a wagon trail extending from 108 to Mink Hollow.
4. Account of local resident who had driven the aforementioned wagon trail.
5. Unrestrained public use over a long period of time.

Clearly DPZ has the discretion to classify Wainwright Road as public. There is no subtitle which prevents this classification. DPZ can rely on public classification by the State of Maryland as a higher authority.

DPZ also has the discretion to approve the street. Criteria for approval is not addressed in the Subdivision Regulations and is left to DPZ discretion. Design standard is not a criteria for street approval. Substandard street design is specifically waived for minor subdivision. Ownership is also not at issue since dedication is regularly provided if deeded property extends to the center of the right-of-way.

The applicant seeks approval of the street only so far as minor subdivision of the applicant's Parcel is concerned.

A design waiver is not required under the Subdivision Regulations since street improvement is not a requirement for minor subdivision. As previously mentioned, the improvements proposed exceed regulation requirements.

**In conclusion:**

The applicant requests an administrative waiver comports with the letter of Subdivision and Land Development Regulations. The applicant's proposal does not nullify the intent of the Regulations. The proposal is in excess of the Regulation with respect to road design and improvement and provides for greater safety and wellbeing.





Notes:

1. The boundary and topography data shown was obtained from Howard County GIS data, dated 2003.

# WAINWRIGHT ESTATES

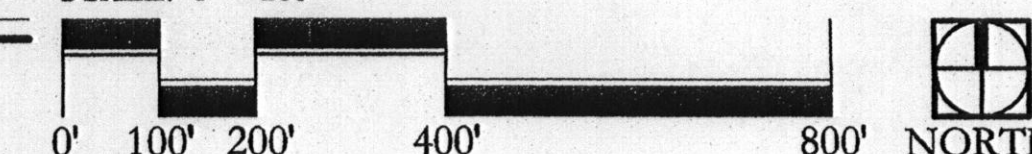
Existing Conditions Plan

Howard County, Maryland  
Date: 3.15.2006 Project #: 045101.00

Prepared For:

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SCALE: 1" = 200'



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