



7 Old Solomons Island Road • Suite 202 • Annapolis, MD 21401

(410) 266-3212 • Fax (410) 266-3502 • www.messickandassociates.com

December 2, 2025

Ms. Jenny B. Dempsey, Director
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

RE: Letter of Explanation
Revision to Wades Grant Planned Unit Development
Tax Map 16; Block 20; Bulk Parcel "A" (Lot 118)
Tax Account Number 3-949-90248203
(S#2001-074; SE#2014-0039-S)

Dear Ms. Dempsey:

On behalf of our client, we are submitting a request to revise a previously approved Special Exception ("Wades Grant Planned Unit Development" SE#2014-0039-S). The proposed revision involves the addition of three single-family residential lots on Bulk Parcel "A" (Parcel 118). The Special Exception for Wades Grant, was approved on July 2, 2014, and the subsequent subdivision plat was approved on April 17, 2017, and recorded in the Land Records of Anne Arundel County in Plat Book 351; Folio 22-32.

At the time of the original Special Exception and Subdivision were approved, the "Bulk Parcel" was zoned R-1 Residential. Since that time, the property was rezoned to R-5 Residential which would allow additional lots. The proposed subdivision of Lot 118 plans to create three (3) additional separate lots on public water and sewer. In this case, the proposal includes Three (3) single family lots with access directly from an existing private Use in Common Right of Way off Elvaton Road and will not require any extension of public water or sewer, mains or public roads.

Given the above description, we hereby request approval of a revision to the prior special exception to include 3 additional lots. Lot 118 of the subdivision contains 9.19 acres, thereby allowing up to 45 new lots, wherein the applicant is only requesting 3.

Specifically, we believe this request is in keeping with the Special Exception approval criteria as noted in Article 18-16-304 (general criteria) and Article 18, Title 11 (specific approval criteria) in accordance with the following:

Ms. Jenny B. Dempsey, Director
Anne Arundel County Office of Planning and Zoning
Revision to Wades Grant Planned Unit Development
September 29, 2025
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Article 18-16-304 (General approval criteria)

§ 18-16-304. Special exceptions.

(a) **Requirements.** A special exception use may be granted only if the Administrative Hearing Officer makes each of the following affirmative findings:

(1) The use will not be detrimental to the public health, safety, or welfare;

The single-family use is consistent with the surrounding community, Plan 2040, the County Code and is not detrimental to the public health, safety, or welfare.

(2) The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located.

The proposed location, nature, height of each building, landscaping and size, intensity of the use is compatible with the surrounding community and orderly district in the R-5 district.

(3) Operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article.

The proposed use is no more objectional with regard to noise, fumes, vibration or light to nearby properties than other uses permitted in the R-5 zone.

(4) The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district.

The use will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the R-5 zoning district.

(5) The proposed use will not conflict with an existing or programmed public facility, public service, school, or road.

There are no programed public facilities, public services, schools or roads impacted.

(6) The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning.

Written recommendations and comments from the Health Department and the Office of Planning and Zoning will be provided with the pre-file and Special Exception review process.

(7) The proposed use is consistent with the County General Development Plan.

The proposed use is consistent with all applicable aspects of Plan 2040.

(8) The applicant has presented sufficient evidence of public need for the use.

There is an ever increasing need for additional housing in the County and State which has been the topic of several public presentations by the County Executive, County Council & Governor. The specific lots are proposed to be occupied by the Wade family members so they can stay on the family farm and care for their elderly family as they age in place.

(9) The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use.

The proposed development is consistent with the prior bulk regulations previously approved and meets all specific criteria in Article 18, Section 12 of the Anne Arundel County Code.

(10) The application will conform to the critical area criteria for sites located in the critical area.

Ms. Jenny B. Dempsey, Director
Anne Arundel County Office of Planning and Zoning
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The site is not located in the Critical Area.

(11) The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.

All Landscape Manual requirements have been met on the proposed Administrative Site Plan.

Article 18; Title 11 (Specific approval criteria):

§ 18-11-141. Planned unit developments.

(1) The requirements for a planned unit development are located in Title 12.

18-12-202(a) **For less than 500 units.** A PUD of less than 500 dwelling units may have adult independent dwelling units, duplex or semi-detached dwellings, multifamily dwellings, single-family detached dwellings, townhouse dwellings, public utility essential services, and public utility uses in accordance with § 18-11-141. In addition to the above dwelling units, a PUD in a C2 or C3 zoning district may have the permitted, conditional, special exception, and business complex auxiliary uses for C2 and C3 commercial districts in accordance with § 18-5-102.

The proposed additional lots will be developed with single family dwellings. The proposal is therefore consistent with the requirements of this section.

§ 18-12-203. Bulk regulations.

(a) **Generally.** Bulk regulations relating to lot size, setbacks for principal and accessory structures, spacing between structures, and height limitations shall be proposed by the developer in a submittal of specific development and design standards and, if approved by special exception, shall govern the development of the PUD.

The development will meet the requirements of the previously approved design standards.

(b) **Setbacks if PUD abuts residential.** When a structure in a PUD is located within 50 feet of the boundary line of a residential district, the setback for the structure shall be the more restrictive of the setback requirements for the abutting residential zoning district or for the zoning district in which the structure is located.

The setbacks for the residential units meet the requirements of the adjacent R-2 zone.

(c) **Density.** The density of development in a PUD may not exceed the density allowed by the zoning district in which the development is located. A PUD in a C2 or C3 zoning district may not exceed 15 dwelling units per acre.

The density allowed is far more than the 3 new lots requested.

(d) **Retail use.** A single retail use may not exceed 65,000 square feet.

N/A - No retail uses proposed.

(e) **Additional requirements for PUDs in C2 and C3 zoning districts.** A PUD in a C2 or C3 zoning district may be permitted as a special exception only in the BWI/Ft. Meade Growth Area as shown on the official map adopted by the County Council in Bill No. 55-16 and entitled "BWI/Fort Meade Growth Area". A variance to allow a PUD in a C2 or C3 zoning district not shown on the official map is not permitted. When residential and commercial uses are contained in separate structures, at least 25% of the land area shall consist of commercial uses, including structures, parking, access, and open areas used for stormwater management and landscaping. When residential and commercial uses are contained in the same structure, at least 25% of the

Ms. Jenny B. Dempsey, Director
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floor area of the structure shall consist of commercial uses.

N/A

(f) Bulk regulations. The following bulk regulations are applicable to a PUD:

| Zoning district | Minimum site area | Minimum dwelling unit composition of total units | Maximum coverage by structures in residential areas | Minimum open area in residential areas |
|-----------------|-------------------|--|---|--|
| RA, RLD, R1 | 20 acres | 40% are single-family dwellings | 30% | 40% |
| R2 | 20 acres | 30% are single-family dwellings | 30% | 40% |
| R5 | 20 acres | 20% are single-family dwellings | 30% | 40% |
| R10, R15 | 10 acres | 10% are single-family dwellings or townhouses | 30% | 45% |
| R22 | 10 acres | 10% are single-family dwellings or townhouses | 25% | 50% |

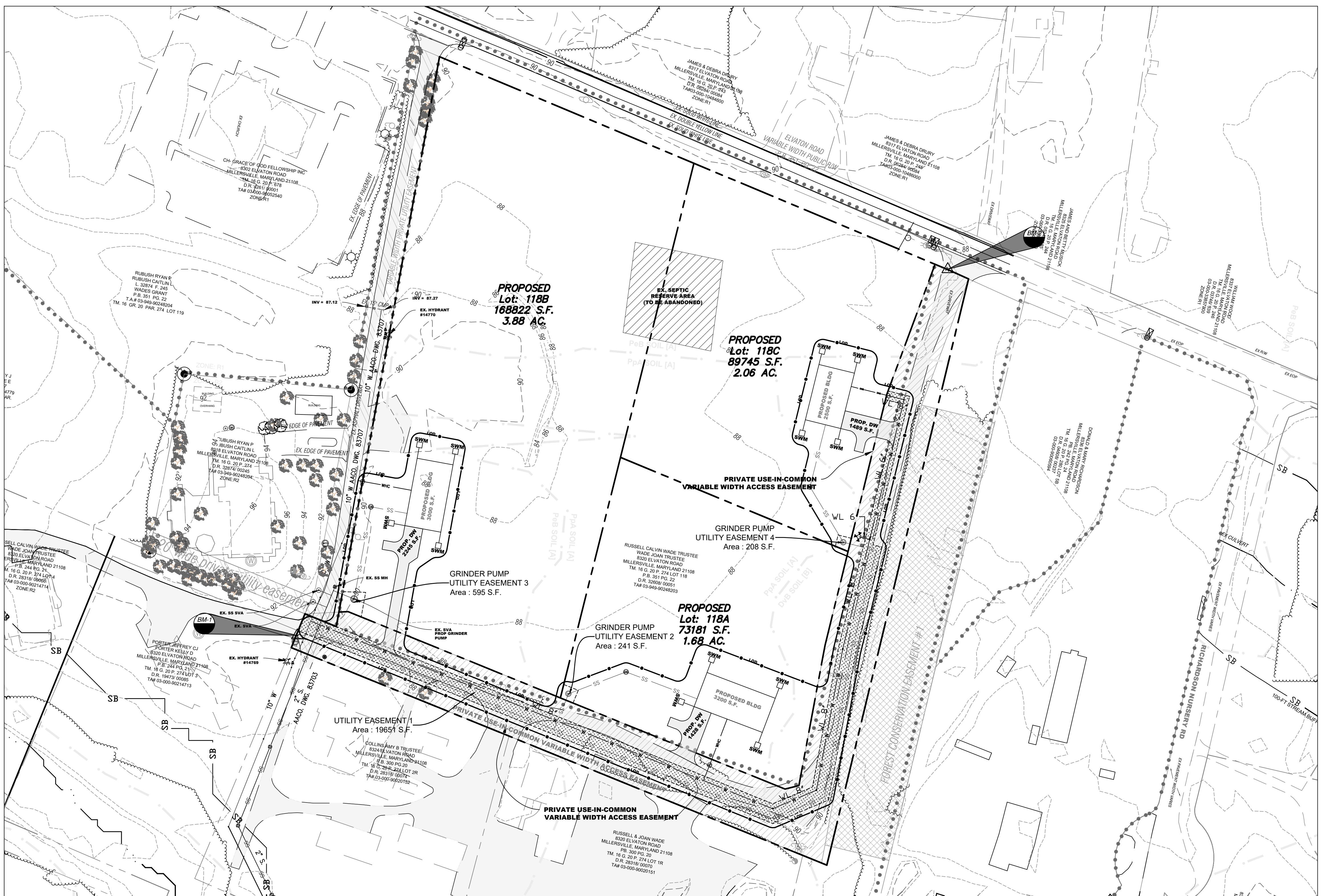
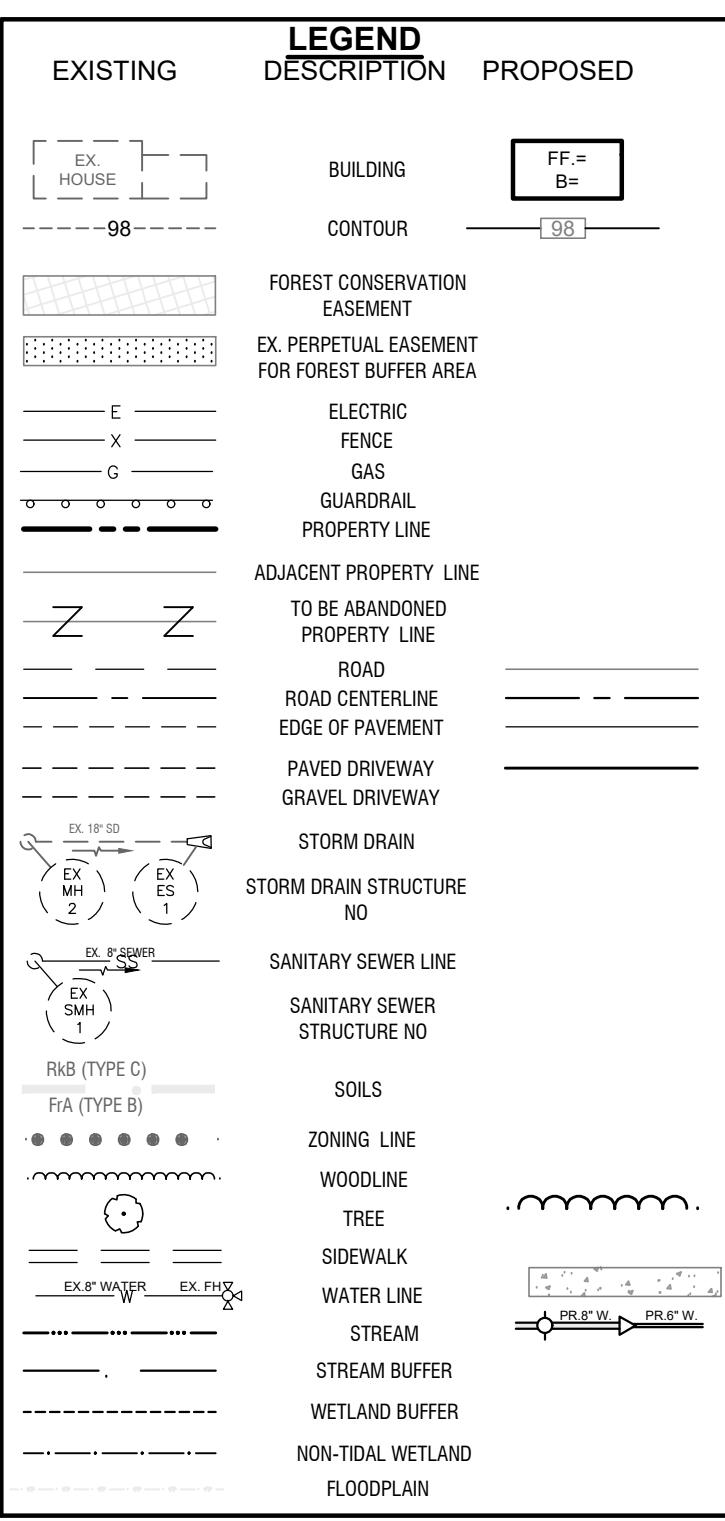
The proposed dwellings will meet the referenced Bulk Regulations

(g) Bulk regulations in commercial districts. The following bulk regulations are applicable to a PUD in a C2 or C3 commercial district: - **N/A**

In summary, we believe this request meets the special exception criteria and is appropriate given the context of the site and the neighborhood. Please feel free to contact our office should you have any questions regarding the Special Exception application.

Sincerely,
Messick Group, Inc.
T/A Messick & Associates

Tim J. Brenza, R.L.A.
Vice President, Planning & Landscape
Architecture



PLAN

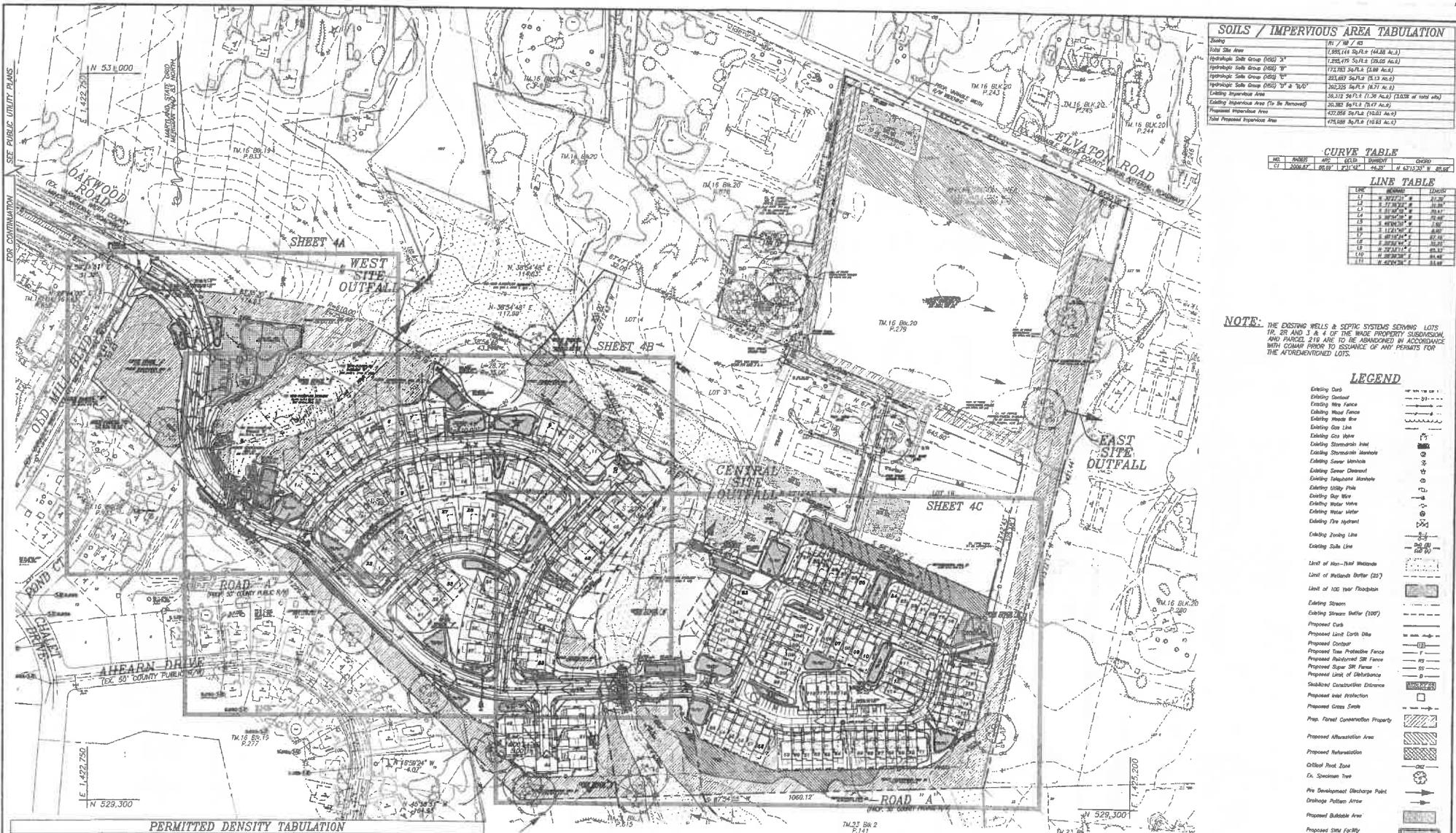
| | | | | |
|----------------------|----|------|---|--|
| REVISION DESCRIPTION | BY | DATE | <p>MESSICK & ASSOCIATES *  CONSULTING ENGINEERS, PLANNERS AND SURVEYORS 7 OLD SOLOMONS ISLAND ROAD, SUITE 202 ANNAPOLIS, MARYLAND 21401 (410) 266-3212 * FAX (410) 266-3502 email: enr@messickandassociates.com</p> <p>* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES</p> | |
|----------------------|----|------|---|--|



12/03-25

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 21591, EXPIRATION DATE: 05/14/27"

| | | |
|--|--|--|
| <p>PROPOSED DEVELOPMENT PLAN</p> <p>WADE GRANT 3 LOT MINOR SUBDIVISION 8330 ELVATOR RD MILLERSVILLE, MD 21108</p> <p>OWNER/DEVELOPER: RUSSELL C WADE TRUSTEE JOAN WADE TRUSTEE 8320 ELVATOR RD MILLERSVILLE, MD 21108</p> <p>TAX MAP: 16 GRID: 20 PARCEL: 274 TAX ACCOUNT: 3-94-9048203 ZONING: R-2 THIRD ASSESSMENT DISTRICT ANNAPOLIS COUNTY, MARYLAND 21401 SCALE: AS SHOWN DATE: DECEMBER 2025 SHEET: 1 OF 1</p> | | |
|--|--|--|



PERMITTED DENSITY TABULATION

| | $\mu\text{-S}$ | $R-2$ | $R-1$ | TOTAL |
|----------------------------|----------------------------|-------------------------------|--------------------------|-------------------------------|
| TOTAL SITE AREA | 370,892 Sq.Ft. (1,084 Ac.) | 1,566,891 Sq.Ft. (35.971 Ac.) | 9,877 Sq.Ft. (0.227 Ac.) | 1,935,164 Sq.Ft. (44.884 Ac.) |
| TOTAL WETLANDS / F.P. | 43,452 Sq.Ft. (0.007 Ac.) | 156,021 Sq.Ft. (3.582 Ac.) | 1,443 Sq.Ft. (0.003 Ac.) | 200,899 Sq.Ft. (4.612 Ac.) |
| TOTAL BUILDABLE AREA | 334,881 Sq.Ft. (7.687 Ac.) | 1,410,869 Sq.Ft. (35.391 Ac.) | 8,431 Sq.Ft. (0.184 Ac.) | 1,755,280 Sq.Ft. (40.279 Ac.) |
| MAXIMUM DENSITY PER ACRE | 5 | 25 | 1 | |
| PERMITTED DENSITY PER ACRE | 30.4 | 81.0 | 0.2 | 118.6 |

DEVELOPMENT CONCEPT PLAN

SCALE: 1"=100'

DEVELOPER
NYDER DEVELOPMENT CORPORATION
845 Ritchie Highway, L-4
Severna Park, Maryland 21146
(410) 842-4791

BOYD & DOWGIALLO, P.A.
ENGINEERS * SURVEYORS * PLANNERS
412 Headquarters Drive, Suite 5
Timonium, Maryland 21108
(301) 720-1234



SKETCH / SPECIAL EXCEPTION PLAN

WADES GRANT
A PLANNED UNIT DEVELOPMENT
TAX MAP 16, BLOCK 20, PARCEL 274, 279
BOOK 300 PAGE 20 & PLAT BOOK 304 PAGE 43
ZONED R1 / R2 / RS
SUB. #2001-072 PROJ. #2014-0028-00-NS

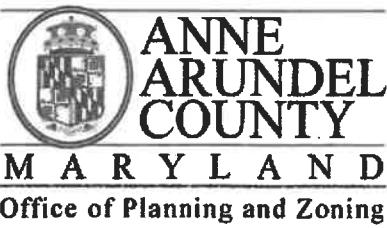
ANNE ARUNDEL CO., MD 21108

| | | | |
|-----|------|----|----------|
| NO. | DATE | BY | REVISION |
|-----|------|----|----------|

APPROVED DATE

2014
-0018-5

JOB#845



2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

Jenny B. Jarkowski
Planning and Zoning Officer

August 16, 2023

Timothy Brenza
Messick & Associates
7 Old Solomon Island Road, STE 202
Annapolis, MD 21401

Re: Modification # 17223 (Allow as a Minor Sub.)
Wade's Grant, Resubdivision of lot 118
Subdivision No. S2021-072; Project No. P2023-0032-00-NP
Tax Map 16 Block 20 Parcel 274

Dear Mr. Brenza:

This letter is in response to your modification request dated June 1, 2023 regarding the requirements detailed in Article 17, Section 1-101(65) of the Anne Arundel County Code.

Property/Development Description

The property consists of one lot with a total area of 9.2 +/- acres, lot 118, Elvaton Road, Millersville, located in the Wades Grant subdivision. The property is zoned R2 (Residential District) and currently contains a house and outbuildings. The developer would like to subdivide lot 118 to create 2 additional lots with most of the forested area to be left undisturbed. The proposed lots will exceed the minimum 20,000 sq. ft. lot size for the R2 Zoning District.

Allow as a Minor

The applicant requests to file a minor subdivision application for the purpose of creating two new lots out of the existing lot 181.

Justification

As specified in Article 17-2-108(a) of County Code, Modification requests may be approved if the request satisfies each of the five criteria stated therein. This Office has evaluated this application for compliance with the five criteria listed in Article 17-2-108(a)(1-5) and offers the following:

(1) practical difficulties or unnecessary hardship will result from strict application of this article or, for a modification relating to forest conservation, unwarranted hardship will result due to special features of the site or other circumstances:

The consultant noted the unnecessary hardship will result “Due to the fact that this project is a minor Subdivision in every aspect other than the property was previously shown on a plat of record, we believe the review of the project should be minimal.”

(2) the purposes of this article, including minimization and mitigation of environmental impacts through the use of clustering or other available design alternatives to preserve the character of the impacted area, will be served by an alternative proposal;

The consultant stated that “The request does not affect any environmentally sensitive areas and the design and implementation of improvements would not result in any adverse environmental impacts. The required environmental review would simply be done in one step due to small nature of the project.”

(3) the modification is not detrimental to the public health, safety, or welfare, is not injurious to other properties, or, if the modification relates to forest conservation, does not adversely affect water quality;

The consultant stated that “We are simply asking that project be classified as a minor subdivision so that processing will reduce the review demands of staff and our client. We believe this request promotes the community’s health, safety and welfare and is certainly not injurious to others.”

(4) the modification does not have the effect of nullifying the intent and purpose of this article, the General Development Plan, or Article 18 of this Code; and

The consultant stated that “Granting the modification simply allows the review of the project to be completed in a more efficient manner.”

(5) the applicant has submitted written verification to the Office of Planning and Zoning that:

- (i) the requested modification was disclosed and discussed at a community meeting required under this article; or*
- (ii) all owners of property located within 300 feet of the affected property were mailed a notice explaining the reason for the modification, along with a copy of the request for modification.*

The consultant submitted written verification to the Office of Planning and Zoning that the requested modification meeting notification was mailed to all property owners within 300 feet of the affected property for meeting held June 13, 2023 and the Office of Planning and Zoning received this verification on June 1, 2023.

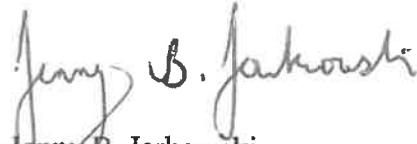
Summary/Decision

The Office of Planning and Zoning has determined, during the review of the modification request, that lot 118 is part of an approved Special Exception, (#2014-0039-S dated July 11, 2014) for the Wade's Grant Planned Unit Development (PUD). This PUD was approved for a total 119 lots and there were no allowances made in the Special Exception decision to allow for the creation of 2 new lots.

The modification has been evaluated by staff for compliance with the five criteria listed in Article 17-2-108 as being the basis for modification approvals. OPZ/Development Division Staff have determined that the request does not satisfy those criteria and is not in keeping with the intent and purpose of Article 17, Article 18 and the GDP. Therefore, the Modification is hereby denied.

Should you have any questions regarding the decision, please contact Jeff Torney at pztorn03@aacounty.org or call 410-222-7458.

Sincerely,



Jenny B. Jarkowski
Planning and Zoning Officer

Attachment: Agency Review Memos

Cc: Lori Allen, OPZ
Jeff Torney, OPZ
Sterling Seay, OPZ
Allison Valliant, OPZ
Rick Fisher, OPZ
Mary Wilkinson, OPZ
Sarah Fowler, OPZ
Hala Flores, I&P
Robert Flynn, Fire Marshal
Thomas Scalley, Health Dept.
Pradip Patel, SHA
Pat Slayton, Recreation & Parks
Judy Motta, PC
Russel and Joan Wade Trustees, Owner
File
FY24/Mod



Mark Wedemeyer, Director

Memorandum

TO: Jeffrey Torney, OPZ Development Division

FROM: Edwin Udenkwo, Engineering Division, Department of Inspections and Permits

SUBJECT: Wades Grant, Re-subdivision of lot 118 (Allow as a Minor Sub)
M17223
P 2023-0032-00 NP
S 01-072

DATE: July 05, 2023

1. Purpose

The purpose of this request modification is to allow subdivision to be classified as a minor subdivision

2. Project Description

The subject property is located Elvation Road Wades Grant Millersville Maryland 21109. The parcel consist lot 118. The applicant proposed re-subdivision of Lot 118 plans to create Three (3) separate lots. The site will be developed on existing public water and sewer facilities

3. Modification Request

A modification is requested to Article 17-1- 101 (65) to allow subdivision to be classified as a minor subdivision

4. Engineering and Utility Review:

This modification request has been reviewed for engineering and utility issues and this office has this comments;

- a. A Registered Professional in the State of Maryland must sign, seal and date the plans submitted and any reports, computations, etc. submitted with future submittals.
- b. Development checklists for both the Preliminary Plan/Sketch Plan and Site Development Plan will need to be completed and submitted with the Development Application package for the SDP. Other applicable checklists must also be completed and submitted.
- c. Stormwater management will be required with the SDP submittal. Refer to the 2000 Maryland Stormwater Design Manual Volumes I & II (Revised May 2009) and the Anne Arundel County Maryland Stormwater Management Practices and Procedures Manual

: Wades Grant, Re-subdivision of lot 118 (Allow as a Minor Sub)

M17223

P 2023-0032-00 NP)

S 01-072

07/ 05/2023

(Revised October 1, 2017) for the requirements. As this site is already developed, it may qualify for Redevelopment.

- d. Geotechnical Soil Borings will be required for the swm devices. A minimum of one boring per device is required.
- e. Show any onsite swm devices and storm drain inlets, piping and outfalls.
- f. Silt Fence (SF) is no longer used in Anne Arundel County. A minimum of Reinforced Silt Fence (RSF) must be used. Refer to the Anne Arundel Soil Conservation District for information related to the sediment and erosion control design and requirements for the site.
- g. Add the Professional Certification (I hereby certify that these documents...) to all plans, reports, calculation sheets (EDU & SWAMP), checklists and cost estimates that are signed and sealed by a professional.
- h. The water meter and cleanout must be designed per the Anne Arundel County Standard Details. A Public Works Agreement (PWA) will be required. The existing main must be shown, labeled, and the County Tracing/Record Drawing Number(s) must be referenced. Also, refer to the Required Extension Distance (RED) in the Anne Arundel County Master Plan for Water Supply and Sewerage Systems 2022, if necessary.
- i. If the proposed building is connecting to public water and public sewer, the existing building must also connect to the proposed utilities. Note, only one water meter is allowed per parcel/lot. It is recommend there be only one proposed sewer connection also. If an oversized water meter is required, it will require a Public Utility Easement and a Public Works Agreement (PWA).
- j. The Maryland State Highway Administration (SHA) may require permits. If so, the permits must be obtained prior to Grading Permit approval/issuance.
- k. Temporary Stormwater Management (TSWM) design per the County Stormwater Management Practices and Procedures Manual §7.1.7 (after March 1, 2017) will be required for this project development prior to approval of the Grading Permit.
- l. The new SWM Data Form effective July 1, 2020 (I&P Blue Notice IP-20-10) will be required on the Grading Permit Plans.
- m. At Grading Permit, add the following note to the plans per I&P Blue Notice IP-22-05, "The permittee or contractor shall not commence with clearing or any earth disturbance activities on the site during or before predicted wet weather events. Once site work begins, clearing and grubbing activities shall be for the installation and stabilization of the perimeter erosion controls only."

Wades Grant, Re-subdivision of lot 118 (Allow as a Minor Sub)
M17223
P 2023-0032-00 NP)
S 01-072
07/05/2023

- n. At Grading Permit and Building Permit, provide a Statement of Accessibility Review on the cover page of every plan submittal for all grading permits which include site improvements and building
 - permits for all commercial and residential new construction, additions, interior alterations and where required by International Existing Building Code (IEBC) due to upgrades. Refer to I&P Blue Notice IP-21-08 for additional information and the required wording of the "Statement of Accessibility Review" Certification.
- o. Note, separate Building Permits will be required for the buildings, fences, retaining walls, etc.
- p. Note, this modification has only been reviewed in regards to the Development Process. A full review will be conducted when the Development Application is submitted, whether that be for Preliminary Plan (PP) or Site Development Plan (SDP).

Determination– Based on the above, the Inspections and Permits does not have objection to allow subdivision to be classified as a minor subdivision and conditionally supports the request and recommends conditional approval.



ANNE
ARUNDEL
COUNTY

MARYLAND

Office of Planning and Zoning

*Jenny B. Jarkowski
Planning and Zoning Officer*

MEMORANDUM

TO: Jeff Torney, OPZ Development Division

FROM: Sarah E. Fowler, P.E., Transportation Development Review Division, Office of Planning and Zoning

SUBJECT: Wade's Grant, Resubdivision of Lot 118
P2023-0032-00NP
Modification #17223 (Allow as a Minor Subdivision)

DATE: July 3, 2023

Project Scope/Description – Per the applicant's letter, this project proposes to resubdivide Lot 118 to create three separate lots on public water and sewer.

Transportation Review

This office has no objection to the modification request.

J:\Shared\subdiv\Sarah\Modifications\17223 - Wades Grant Resub Lot 118 (traffic).docx



ANNE ARUNDEL
COUNTY PUBLIC SCHOOLS

2644 Riva Road, Annapolis, MD 21401 | 410-222-5000 · 301-970-8644 (WASH) · 410-222-5500 (TDD) | www.aacps.org

Date: June 8, 2023

TO: DEVELOPMENT DIVISION/
OFFICE OF PLANNING & ZONING
SUBJECT: WADE'S GRANT, RESUB. OF LOT 118
COMMENTS DUE: JULY 7, 2023

FROM: SCOTT SCHULER
TYPE: MODIFICATION
SUBDIVISION # 01-072
PROJECT #: P23-0032 00 NP
MODIFICATION #: 17223

Anne Arundel County Public Schools' evaluation of information available to date indicates as follows:

The ELEMENTARY attendance area where this property is located is SOUTHGATE.

The MIDDLE SCHOOL attendance area where this property is located is OLD MILL NORTH.

The HIGH SCHOOL attendance area where this property is located is OLD MILL.

NOTE: residential development consists of 3 single-family homes; impact on school enrollments follow:

Elementary school – 1 student
Middle school – 1 student
High school – 1 student

Using sidewalks provided in the submitted plan, students will walk to existing bus stops. No additional access improvements requested.

File: Planning/C/Subreviews/



Office of the Fire Marshal
Subdivision & Development Review

TO: Planning & Zoning
CC: SUBCOMMENTS@aacounty.org
FROM: Lt. Robert D. Flynn, Fire Marshal Division
DATE: June 8, 2023
SUBJECT: Modification #17223
Wade's Grant, Resubdivision of Lot 118
P2023-0032-00-NP
Tax Map 16 Block 20 Parcel 274

The following modifications have been reviewed by the Office of the Fire Marshal:

Modifications:

Allow as minor subdivision – No Comments



STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Jeff Torney, Planner Residential Team
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Wade's Grant, Resubdivision of Lot 118
Modification
Subdivision No. S01-072
Project No. P23-0032-00-NP
Modification No. 17223

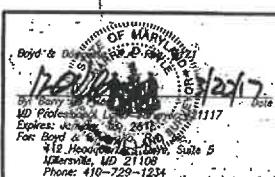
DATE: June 9, 2023

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below. Conformance with the county code, along with applicable guidelines and regulations regarding open space, recreation area, active recreation area, public activity space, residential activity space, and usable area shall be deferred to the Office of Planning and Zoning.

- This site is not within the Anne Arundel County Green Infrastructure Network, nor is it contiguous to one of our parks or trails.

The Department of Recreation and Parks recommends approval.

cc: SubComments
File



Dedication By Owners

The undersigned, being all owners of the property shown and described on this record plot, do hereby state that record plots establish the building restriction lines and dedicate all public roads, widening strips, floodplains, easements, and rights-of-way to public use, such lands being deeded to Anne Arundel County, Maryland or to the State, as may be appropriate, prior to or contemporaneously with the recordation of this plot.

To the best of our knowledge, information and belief, the requirements of the Food Property Article, § 3-108, of the State Code, concerning the marking of plots and setting of markers, have been satisfied. There are no such actions of legal record, fees, mortgages, trusts, easements, or rights-of-way affecting the property, included in this record plot, other than those shown on this plot and the following:

Agreement with Baltimore Gas & Electric Light & Power Company dated May 17, 1937 recorded among the Land Records of Anne Arundel County, Maryland in Liber 122 of Folio 493.

Agreement with Baltimore Gas & Electric Company dated September 24, 1988 recorded among the Land Records of Anne Arundel County, Maryland in Liber 2227 of Folio 67.

Agreement with Baltimore Gas & Electric Company dated November 17, 2008 recorded among the Land Records of Anne Arundel County, Maryland in Liber 20637 of Folio 689.

Agreement with Anne Arundel County dated February 5, 2008 recorded among the Land Records of Anne Arundel County, Maryland in Liber 22409 of Folio 494.

Deed of Trust to Trustee for Russell C. Wade, Jr. and Joann Wade dated April 30, 2010 recorded among the Land Records of Anne Arundel County, Maryland in Liber 22461 of Folio 452.

Deed of Trust to Alon J. Hyatt, Trustee of Seven Springs Bank #58 dated December 9, 2016 recorded among the Land Records of Anne Arundel County in Liber 30458 of Folio 436.

The Open Space shown on this record plot is set aside for the use of the residents of the subdivision and is conveyed to the Homeowners Association before the recordation of this plot.

All owners of this property, with the exception of landholders, have affixed their signatures and seals on this record plot.

Snyder/Environ, LLC
By: Snyder Development Corporation, Inc., Sole Member

Russell C. Wade, Jr.
By: Russell C. Wade, Jr., President

Joann Wade
By: Joann Wade, Witness

Felix A. Sorabia
By: Felix A. Sorabia, Witness

Elinda S. Sorabia
By: Elinda S. Sorabia, Witness

Debra J. Schaeffer
By: Debra J. Schaeffer, Witness

John D. Austin, Jr.
By: John D. Austin, Jr., Witness

Elinda S. Sorabia
By: Elinda S. Sorabia, Witness

Surveyor's Certificate

I certify that this record plot is correct that it is a subdivision of part of the lands conveyed by Russell Cade Wade, Jr. and Joann Wade to Snyder/Environ, LLC by deed dated July 16, 2007 in the Land Records of Anne Arundel County, Maryland in Liber 19317 of Folio 408; all of the lands conveyed by Russell Cade Wade, Jr. and Joann Wade to Snyder/Environ, LLC by deed dated April 30, 2010 recorded in the Land Records of Anne Arundel County, Maryland in Liber 22461 of Folio 446; all of the lands conveyed by Felix A. Sorabia and Elinda S. Sorabia to Snyder/Environ, LLC by deed dated June 30, 2010 recorded in the Land Records of Anne Arundel County, Maryland in Liber 22469 of Folio 487; all of the lands conveyed by Anne Arundel County, a body corporate and politic, in the State of Maryland to Snyder/Environ, LLC by deed dated February 10, 2014, recorded in the Land Records of Anne Arundel County, Maryland in Liber 27303 of Folio 483; and all lands deeded by Howard Cade and Ruth Cade to Felix A. Sorabia and Elinda S. Sorabia by Deed dated June 20, 2010 recorded in the Land Records of Anne Arundel County, Maryland in Liber 3107 of Folio 484. All of the requirements of the Real Property Article, § 3-108, of the State Code, concerning the marking of plots and setting of markers, have been satisfied.

Boyd & Dowlapah, P.A.
By: Debra J. Schaeffer
By: Debra J. Schaeffer, Witness

MD Professional Engineering Firm License No. 47570
BOYD & DOWLPAPAH, P.A.
ENGINEERS SURVEYORS PLANNERS

412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
Phone: (410) 729-1234
Fax: (410) 729-1243
Email: bdp@bndpa.com www.bndpa.com

Owner/Developer
Snyder Development Corporation
846 Ritchie Highway, L-4
Severna Park, Maryland 21164
(410) 647-4791

Plot Book Page Plat#

Stormwater Management Note

This site has been designed in accordance with Article 16, Title 4, of the Anne Arundel County Code and the development of the site must be executed in compliance with the approved Stormwater Management Plan on file with the Office of Planning and Zoning. A SWM agreement is required for proposed developments management facilities located within the Open Space and private Rights-of-Way prior to the issuance of a grading permit.

Allocation Note

This subdivision plot is subject to the requirements of Article 13, Title 5 of the Anne Arundel County Code as it relates to the allocation of water and wastewater capacity. Failure to comply with the provisions of this law may cause this subdivision plot to become void or cause the properties shown herein to be subject to a lien for unpaid charges.

Final Plan Note

Development of this subdivision plot is to be undertaken only in accordance with the approved Final Plan on file in the Anne Arundel County Office of Planning and Zoning.

Open Space Statement

The land shown herein designated as Open Space on this record plot is for the use in common of the residents of Wades Grant.

Subdivision or re-subdivision of the Open Space land designated herein is not permitted and development of the land is permitted only in accordance with the land uses as follows: parks, parks, passive recreation, and senior purposes for the residents of said subdivision.

Verizon Note

These plots have been approved for recording subject to an agreement with Verizon Maryland, Inc. recorded on May 17, 2016 among the Land Records of Anne Arundel County, Maryland in Liber 29384 of Folio 301.

BGE Note

These plots have been approved for recording subject to an agreement with Baltimore Gas & Electric Company dated November 18, 2008 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 20886 of Folio 298, and subject to any additional agreements that may be required by Baltimore Gas & Electric Company.

Forest Conservation Note

This subdivision is subject to a Forest Conservation Easement recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 02-27-71 Folio 26-2. No clearing, cutting, trimming, dumping or placement of material or structures that shall take place within the Forest Conservation Easement without the approval of the Anne Arundel County Department of Planning and Zoning. All forest areas shall be managed in accordance with the approved Forest Conservation Plan on file with the Anne Arundel County Office of Planning and Zoning. Areas within the forest area on-site is less than the required Conservation Threshold, the Forest Conservation Easement shown herein may not be modified.

Declaration of Covenants, Conditions and Restrictions

This subdivision is subject to the declaration of covenants, conditions and restrictions for the Grant Homeowner's Association, as recorded among the Land Records of Anne Arundel County, Maryland in Liber 20837 of Folio 469.

Variable Width Private Ingress-Egress Easement Note

The existing 40' Private E-W Ingress-Egress Easement established with the prior subdivisions of the Wades Grant is to be abandoned with this subdivision plot, and a Variable Width Private Ingress-Egress Maintenance Easement established for the use of Lots 1-4 of the Wades Grant subdivision and Lot 118 of the Wades Grant subdivision. Owners of these lots shall be responsible for maintenance of this private Ingress-Egress easement and all improvements thereto within their respective lots. For additional information see Termination, Release, and Extinguishment of Access Easements recorded among the Land Records of Anne Arundel County in Liber 30456 of Folio 446 and in Liber 20886 of Folio 298, and Private Ingress-Egress Easement dedication recorded in Liber 20886 of Folio 446.

Variable Width Private Ingress-Egress & Maintenance Easement Note

Variable Width Private Ingress-Egress & Maintenance Easements A and B are private easements which have been established for the maintenance of the abutting property owners when subdivision of Village of Old Mill Section 2. The easements are dedicated to the respective abutting property owners, and are to be deeded to them upon their request.

Special Exception Note

This subdivision is subject to the following Special Exception #2014-0039-S to allow Planned Unit Development for 11 dwelling units on the subject property, pursuant to § 18-12-201, et seq., § 18-16-304 of the Anne Arundel County Code, as recorded by the Anne Arundel County Office of Planning and Zoning on August 7, 2014 and is subject to the following conditions:

- The applicant shall comply with any instructions and necessary approvals from the Permit Application Center, the Office of Planning and Zoning, any other county, state, or federal agency with authority over the property to carry into effect the special exception.
- The applicant shall comply with the bulk regulations found in § 18-12-203, including but not limited to submitting special development and design standards that are approved by the Permit Application Center.
- The applicant shall satisfy the occupancy terms of subdivision.
- All parking shall comply with Title 3 of Article 18 of the Anne Arundel County Code.
- The applicant shall comply with any setback and/or buffer requirements that apply to the property.
- The applicant shall comply with the requirements of the Landscape Manual.

This site was previously recorded under subdivision #2001-072, Plot Book 244 of Page 21, and Plot Book 300 of Page 20, and under subdivision #2008-055 in Plot Book 304 of Page 43, and is subject to all previous Plat Notes unless otherwise indicated.

Notice To Title Examiners

This plot has been approved for recording only and shall become null and void unless a public works agreement has been executed and delivered simultaneously with the approval of this plot or no later than twelve months after this plot has been recorded.

Public Systems

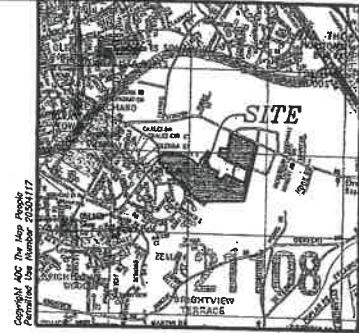
APPROVED:

Larry K. Tandy Planning and Zoning Officer
Office of Planning and Zoning and for the
Director, Environmental Health, Anne Arundel County Department of Health

Forest Tabulation

| Total Site Area | 44.884 Acre |
|------------------------------|-------------|
| Existing Floodplain Area | 3.888 Acre |
| Net Tract Area | 41.018 Acre |
| Ex. Forest | 14.223 Acre |
| Conservation Threshold @ 15% | 6.15 Acre |
| Ex. Forest Under Easement | 2.04 Acre |
| Reforestation Credit | 0.89 Acre |
| Proposed Clearing | 7.19 Acre |
| Reforestation Requirement | 1.80 Acre |
| Total Reforestation Due | 0.91 Acre |

Note: The reforestation requirement of 0.91 acres for the subdivision has been addressed via on-site reforestation within forest conservation area shown herein. A reforestation agreement has been entered by developer as evidenced by cashier's receipt # 7236712 dated 3/16/2017.



Vicinity Map

SCALE: 1" = 2000'

General Notes

- The boundary lines, bearings, and distances as shown herein for all adjacent parcels, rights-of-way, etc. are taken from deed plottings only. This plot does not represent a field survey of any parcel except Tax Lot 16. See 18088-18108, Plot Book 2020-177, Folio 278, as shown herein.
- The existing Bulk Parcel and Lot 118 were previously recorded under Sub. #2006-055 in Plot Book 304 Page 43 Folio #157, and the existing Bulk Parcel "A" was previously recorded under Sub. #2001-072 in Plot Book 300 Page 20 Folio #1556, and the said parcels are subject to all previous Plot Notes.
- The eye-sight system on Lot 28 of the adjacent Wades Property subdivision must be abandoned as per Anne Arundel County guidelines at the time of connection to public sewer.
- The purpose of this plot is to resubdivide one lot and two existing Bulk Lots into 6 Townhouses and 54 Single Family Dwellings for a total of 115 lots.
- All structures on properties involved in this subdivision that are currently served by an on-site septic system and/or water and wastewater septic systems per Anne Arundel County guidelines must have wells abandoned and sealed by a licensed well driller at the time of connection to public utilities.

Private Variable-Width Easement Note

These plots have been approved for recording subject to a private variable-width utility easement agreement between the Lots of Wades Property recorded on December 15, 2016 among the Land Records of Anne Arundel County, Maryland in Liber 30456 of Folio 446, and a private variable-width utility easement between the lots of Wades Grant recorded on December 16, 2016 among the Land Records of Anne Arundel County, Maryland in Liber 30456 of Folio 446.

Private Variable-Width Easement Note

Plat Summary

| Lot# | R1 / R2 / R3 |
|---|-----------------------------------|
| Total Site Area | 14,884.144 Sq.Ft. or 0.64839 Acre |
| Total Lot Area | 893.228 Sq.Ft. or 20.0507 Acre |
| Type of Lots | Single Family & Townhomes |
| Total Number of Proposed Lots | 119* |
| Total Right-of-Way Area | 270,912 Sq.Ft. or 6.2193 Acre |
| Total Public Right-of-Way Area | 189,385 Sq.Ft. or 4.3454 Acre |
| Total Private Right-of-Way Area | 71,542 Sq.Ft. or 1.6163 Acre |
| Total Right-of-Way Width | 9,785 Sq.Ft. or 0.2246 Acre |
| Open Space "A" | 51,202 Sq.Ft. or 1.1754 Acre |
| Open Space "B" | 671,437 Sq.Ft. or 15.4141 Acre |
| Open Space "C" | 26,035 Sq.Ft. or 0.6163 Acre |
| Open Space "D" | 18,303 Sq.Ft. or 0.4315 Acre |
| Open Space "E" | 18,909 Sq.Ft. or 0.4341 Acre |
| Total Open Space Area/Passive Rec. Area | 788,303 Sq.Ft. or 18,0990 Acre |
| Total Non-Tidal Floodplain Area | 168,185 Sq.Ft. or 3.8656 Acre |
| Ex. Non-Tidal Floodplain Outside P.P. | 13,504 Sq.Ft. or 0.7462 Acre |
| Total Net Buildable Area | 40,221 Acre |
| Net Density | 2.95 dwelling units per acre |

Note for Lot Table See Sheet 2 of 10.

*Indicates existing BLK 20 PL 279 Lot 1.

Open Space & Recreation Area Tabulation

| Total Open Space Required | 17,6536 Acre (40%) |
|---------------------------------|--------------------------------|
| Total Open Space Provided | 18,0990 Acre (40.3%) |
| Total Rec. Area Required | 119,000 Sq.Ft. or 2.7319 Acre |
| Total Rec. Area Provided | 178,363 Sq.Ft. or 18,0990 Acre |
| Total Active Rec. Area Required | 55,042 Sq.Ft. or 1.353 Acre |
| Total Active Rec. Area Provided | 55,042 Sq.Ft. or 0.0045 Acre |

Includes Open Space Area.

Includes Active Area and Community Recreation Area Facilities.

Plat Index

| | |
|------------------------------|-----------------------|
| Plot Notes | Plot 1 of 11 |
| Site Tabulations | Plot 2 of 11 |
| Plot Tables | Plot 3 of 11 |
| 150' Scale Overall Plat View | Plot 4 of 11 |
| 50' Scale Plat Views | Plots 5 thru 11 of 11 |

Plot 1 of 11
Sub. #2001-072 Proj. #2014-0028-00-18
"Wades Grant"
A Planned Unit Development
Tax Map 16 Block 20 Parcels 274 & 279
Plot 1-11 Page 304 Page 20 & Plot Book 304 Page 43
3rd District Anne Arundel County, Maryland 21108
Datum: Maryland State Grid Meridian NAD83
Scale: As shown
Date: September, 2016
JOB#845
MSA - C2081-369-11

P. 24976

PARKING TABULATION

| | |
|---|-------------|
| Total Number of Proposed Lots | 116* |
| SINGLE FAMILY DWELLING UNITS | 54* |
| Total Number of S.F.D. Lots | 54* |
| Total Number of Spots | 108 Spots** |
| Required Parking Spots (2 Spots Per Unit, 2 x 54) | 108 Spots** |
| Reservation Area Parking | 6 Spots |
| Total Parking Spots Provided | 114 Spots |
| TOWNHOUSE DWELLING UNITS | |
| Total Number of T.H. Lots | 65 |
| Required Parking Spots (2.5 Spots Per Unit, 2.5 x 65) | 163 Spots |
| Total Parking Spots Provided | 163 Spots** |
| TOTAL | |
| Total Parking Spots Required | 277 Spots |
| Total Parking Spots Provided | 277 Spots |

Lot Tabulation

| Lot # | Area | Lot # | Area | Lot # | Area |
|-------|--------------|-------|--------------|-------|--------------|
| 1 | 4,712 Sq.Ft. | 41 | 4,500 Sq.Ft. | 81 | 2,160 Sq.Ft. |
| 2 | 4,712 Sq.Ft. | 42 | 4,678 Sq.Ft. | 82 | 2,160 Sq.Ft. |
| 3 | 4,711 Sq.Ft. | 43 | 4,600 Sq.Ft. | 83 | 2,160 Sq.Ft. |
| 4 | 4,711 Sq.Ft. | 44 | 4,500 Sq.Ft. | 84 | 2,970 Sq.Ft. |
| 5 | 4,712 Sq.Ft. | 45 | 4,600 Sq.Ft. | 85 | 2,970 Sq.Ft. |
| 6 | 4,711 Sq.Ft. | 46 | 4,500 Sq.Ft. | 86 | 2,160 Sq.Ft. |
| 7 | 4,647 Sq.Ft. | 47 | 4,500 Sq.Ft. | 87 | 2,160 Sq.Ft. |
| 8 | 4,582 Sq.Ft. | 48 | 4,500 Sq.Ft. | 88 | 2,160 Sq.Ft. |
| 9 | 4,649 Sq.Ft. | 49 | 4,480 Sq.Ft. | 89 | 2,160 Sq.Ft. |
| 10 | 5,138 Sq.Ft. | 50 | 4,450 Sq.Ft. | 90 | 2,160 Sq.Ft. |
| 11 | 4,500 Sq.Ft. | 51 | 4,500 Sq.Ft. | 91 | 3,122 Sq.Ft. |
| 12 | 4,530 Sq.Ft. | 52 | 4,500 Sq.Ft. | 92 | 2,970 Sq.Ft. |
| 13 | 5,511 Sq.Ft. | 53 | 2,970 Sq.Ft. | 93 | 2,160 Sq.Ft. |
| 14 | 4,618 Sq.Ft. | 54 | 2,160 Sq.Ft. | 94 | 2,160 Sq.Ft. |
| 15 | 4,498 Sq.Ft. | 55 | 2,160 Sq.Ft. | 95 | 2,160 Sq.Ft. |
| 16 | 4,500 Sq.Ft. | 56 | 2,160 Sq.Ft. | 96 | 2,160 Sq.Ft. |
| 17 | 4,690 Sq.Ft. | 57 | 2,160 Sq.Ft. | 97 | 2,160 Sq.Ft. |
| 18 | 4,897 Sq.Ft. | 58 | 2,959 Sq.Ft. | 98 | 2,970 Sq.Ft. |
| 19 | 4,897 Sq.Ft. | 59 | 3,061 Sq.Ft. | 99 | 2,610 Sq.Ft. |
| 20 | 4,897 Sq.Ft. | 60 | 2,162 Sq.Ft. | 100 | 2,160 Sq.Ft. |
| 21 | 4,897 Sq.Ft. | 61 | 2,160 Sq.Ft. | 101 | 2,160 Sq.Ft. |
| 22 | 5,117 Sq.Ft. | 62 | 2,160 Sq.Ft. | 102 | 2,610 Sq.Ft. |
| 23 | 4,545 Sq.Ft. | 63 | 2,160 Sq.Ft. | 103 | 2,610 Sq.Ft. |
| 24 | 4,676 Sq.Ft. | 64 | 2,970 Sq.Ft. | 104 | 2,160 Sq.Ft. |
| 25 | 5,047 Sq.Ft. | 65 | 2,970 Sq.Ft. | 105 | 2,610 Sq.Ft. |
| 26 | 4,927 Sq.Ft. | 66 | 2,160 Sq.Ft. | 106 | 2,610 Sq.Ft. |
| 27 | 4,811 Sq.Ft. | 67 | 2,160 Sq.Ft. | 107 | 2,160 Sq.Ft. |
| 28 | 4,327 Sq.Ft. | 68 | 2,160 Sq.Ft. | 108 | 2,160 Sq.Ft. |
| 29 | 5,045 Sq.Ft. | 69 | 2,160 Sq.Ft. | 109 | 2,610 Sq.Ft. |
| 30 | 5,539 Sq.Ft. | 70 | 2,160 Sq.Ft. | 110 | 3,184 Sq.Ft. |
| 31 | 4,500 Sq.Ft. | 71 | 2,970 Sq.Ft. | 111 | 2,436 Sq.Ft. |
| 32 | 4,500 Sq.Ft. | 72 | 2,874 Sq.Ft. | 112 | 2,523 Sq.Ft. |
| 33 | 4,298 Sq.Ft. | 73 | 2,160 Sq.Ft. | 113 | 3,272 Sq.Ft. |
| 34 | 4,651 Sq.Ft. | 74 | 2,160 Sq.Ft. | 114 | 2,970 Sq.Ft. |
| 35 | 4,850 Sq.Ft. | 75 | 2,160 Sq.Ft. | 115 | 2,160 Sq.Ft. |
| 36 | 4,659 Sq.Ft. | 76 | 2,160 Sq.Ft. | 116 | 2,160 Sq.Ft. |
| 37 | 4,767 Sq.Ft. | 77 | 2,970 Sq.Ft. | 117 | 2,970 Sq.Ft. |
| 38 | 4,629 Sq.Ft. | 78 | 2,970 Sq.Ft. | 118 | 9.19 Acre |
| 39 | 4,767 Sq.Ft. | 79 | 2,160 Sq.Ft. | 119 | 1.39 Acre |
| 40 | 4,770 Sq.Ft. | 80 | 2,160 Sq.Ft. | | |

Forest Conservation Worksheet 2.1

| | |
|---|--------------|
| Notes: Use 0 for all negative numbers that result from the calculation | |
| A. Total Tract Area | A= 44.88 |
| B. Deductions (Critical Areas are restricted by local ordinance or program) | B= 3.87 |
| C. Net Tract Area: Net Tract Area = Total Tract (A) - Deductions (B) | C= 41.01 |
| D. Land Use Category: R1 / R2 / R5 | |
| E. Afforestation Threshold (Net Tract Area (C) x 15% for R2/R5) | D= 6.15 |
| F. Conservation Threshold (Net Tract Area (C) x 15% for R2/R5) | E= 6.15 |
| G. Existing Forest Cover | |
| H. Existing Forest Cover within the Net Tract Area | F= 14.23 |
| I. Area of Forest: Minus Conservation Threshold | G= 0.00 |
| J. If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then C = F-E, otherwise C = 0. | |
| K. Breakeven point | |
| L. Breakeven Point (Amount of forest that must be retained so that no mitigation is required): | |
| (1) If the Area of Forest Above Conservation Threshold (G) is greater than 0, then H= (0.2 x 2) + (0.1 x G) = Existing Forest Cover (F) + Conservation Threshold (E) | |
| (2) If the Area of Forest Above Conservation Threshold (G) is less than or equal to the Conservation Threshold (E), then the Existing Forest Cover (F) is equal to G. | H= 7.77 |
| M. Forest Cleaning Permitted Without Mitigation = Existing Forest Cover (F) - Breakeven Point (H) | I= 6.45 |
| N. Total Area of Forest to be Cleared | J= 7.19 |
| O. Net Area of Forest to be Retained (In Acres): K= Existing Forest Cover (F) - Forest to be Cleared (N) | K=7.04 |
| P. Planning Requirements | |
| Q. If the Total Area of Forest to be Retained (K) is at or above the Breakeven Point (H), no action is needed and no further calculation are necessary (I=0, M=0, N=0, P=0); otherwise, calculate the planning requirement(s) as follows: | |
| R. Afforestation: Cleaning Below the Conservation Threshold: | L=1.80 |
| (1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then the Area of Forest to be Cleared (N) = 0.25. | |
| (2) If the Total Area of Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then the Area of Forest Above Conservation Threshold (G) = 0.25. | |
| S. Mitigation: For Cleaning Below the Conservation Threshold: | |
| (1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than the Conservation Threshold (E), then the 0.2 x Forest to be Retained (M) = 0.2 x Forest to be Cleared (N) | |
| (2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then the 0.2 x Forest to be Cleared (N) = 0 | |
| T. Credit for Retention Above the Conservation Threshold: | |
| U. If the Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then N=0.89 | |
| V. Total Retention Required: | P= L + M - N |
| W. Total Afforestation Required: | Q= 0 |
| X. Total Forest Cover Required: | R= 0 |
| Y. Total Forest Cover Required: | S= 0.91 |
| Z. Retention Provided (On-Site) | T= 0.91 |
| AA. Retention Remaining Obligation | U= 0 |
| BB. Forest Conservation Worksheet | C=5 |

Modification Notes

- Modification #13426 granted June 29, 2016, for the following:
 - Modification #13426 to allow for disturbance of approximately 3,378 square feet of existing non-bald wetlands and approximately 1,018 square feet of their buffers, in accordance with the Anne Arundel County Code Article 17, Section 6-401.
 - Modification #13426 to permit disturbance of approximately 1,773 square feet of land within an existing stream and approximately 63,563 square feet of land within the 100' stream buffer in accordance with the Anne Arundel County Code, Article 17-6-402.
 - Modification #13426 to allow the removal of three (3) of the existing 22 specimen trees on-site in accordance with the Anne Arundel County Code Article 17, Section 6-303 (b)(5).
 - Modification #13426 to forgive road facades/frontage improvements to Elyton Road in accordance with the Anne Arundel County Code Article 17, Section 2-103.
 - Modification #13426 to the required open space and recreation area in accordance with the Anne Arundel County Code Article 17, Section 6-111 (b).
 - Modification #13426 to the pre-submitted community meeting in accordance with the Anne Arundel County Code, Article 17-3-201 (c).
 - Modification #13426 to allow the use of private roads to serve townhouse lots in accordance with the Anne Arundel County Code, Article 17-2-103.
 - Modification #13426 to Anne Arundel County Code, Article 17-5-303(b)(6), allowing the establishment of Forest Conservation Easements covering the existing wooded non-tidal floodplain area on-site with less than the minimum 10,000 square feet area and/or less than the minimum 35' width, was granted June 29, 2016.
 - A modification #F-15-011 to permit disturbance of approximately 15,507 square feet of land of the total 3.87 acres of a non-tidal 100-year floodplain in accordance with the Anne Arundel County Code, Article 17-6-202 (b), to construct two (2) roadway crossings.
 - Modification #14929 to Anne Arundel County Code, Article 17-3-801, to allow the platted 10,000 square foot septic area on Lot 2R of "Wade Property" to be abandoned upon connection to public sewer without the need for an Amended Plat.

Forest Conservation Easement Tabulation

| Number | Area |
|--------|-------------------------------|
| 1 | 43,425 Sq.Ft. or 0.9869 Acre |
| 2 | 40,774 Sq.Ft. or 0.9360 Acre |
| 3 | 34,407 Sq.Ft. or 0.8363 Acre |
| 4 | 870 Sq.Ft. or 0.0200 Acre |
| 5 | 20,765 Sq.Ft. or 0.4767 Acre |
| 6 | 4,265 Sq.Ft. or 0.0979 Acre |
| 7 | 4,590 Sq.Ft. or 0.1513 Acre |
| 8 | 36,851 Sq.Ft. or 0.8483 Acre |
| 9 | 27,745 Sq.Ft. or 0.6368 Acre |
| 10 | 74,578 Sq.Ft. or 1.7121 Acre |
| 11 | 40,330 Sq.Ft. or 0.9261 Acre |
| 12 | 15,263 Sq.Ft. or 0.3616 Acre |
| Total | 346,322 Sq.Ft. or 7.9551 Acre |

Plot 2 of 11

Sub. #2001-072 Proj. #2014-0028-00-NF
 "Wades Grant"
 A Planned Unit Development
 Tax Map 300 Block 160 Parcels 274 & 279
 Plat Book 300 Page 20 & Plat Book 304 Page 43
 3rd District Anne Arundel County, Maryland 21108
 Datum: Maryland State Grid Meridian NAD83
 Scale: As shown Date: September, 2016

(Public Systems)

| | |
|--|---------|
| APPROVED: | 4/19/17 |
| Larry R. Tom, Planning and Zoning Officer | |
| Office of Planning and Zoning and for the | |
| Director, Environmental Health, Anne Arundel County Department of Health | |

1/1/1 LAND PROJECTS R2/845/DWG/845-PLATS.DWG //PLAT 1
 MSA-C2081-5691-2 JOB#845

Boyd & Dowgiallo, P.A.
 Engineers/ Surveyors/Planners
 412 Headquarters Drive, Suite 5
 Millersville, Maryland 21108
 Phone: (410) 729-1234
 Fax: (410) 729-1243
 Email: bpd@bndpa.com www.bndpa.com

Owner/Developer
 Snyder Development Corporation
 846 Ritchie Highway, L-4
 Severna Park, Maryland 21146
 (410) 647-4791

Plat Book Page Plat#

P. 249 767

Drawn By: JMF
 Checked for RPD

ANNE ARUNDEL COUNTY CIRCUIT COURT Subdivision Plats [County copy], AA Plat 18098-18108; Plat Book 351, PR. 22-32, MSA C2081 S691. Date available 2017/04/28. Printed 02/01/2023

RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY
2011 APR 20 A 11:33

For complete description, see Plat Notes, Owner's Dedication, Notice To Title Examiners, and Bond & Dominance.

For complete description see attached Plat, Name of Owner, Owners Dedication, Notice To Title Examiners, and other Plat Notes.

Boyd & Downing, Inc.

RECEIVED **1/21/17**

Mr. Barry L. Johnson
100 Professional Drive, Suite 100
Express, Janesville, WI 53545

1/21/17
1/21/17

Styler/Ensign, Inc.
By: Styler Development Corporation, Inc., Sole Member

Jim Styler 10/10/82
Sole Member of Styler, President 1982

12/11/16
Date
Witness
12/11/16
Date
Witness
12/11/16
Date
Witness

Maryland Professional Engineering Firm License No. 47570

BOYD & DOWGIALLO, P.A.
ENGINEERS*SURVEYORS*PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
Phone: (410) 729-1234
Fax: (410) 729-1243
Email: bpyle@bndpa.com www.bndpa.com

2000a, *Ec. ME*

Checked by: JMF
Checked by: BPE

Owner/Developer

Snyder Development
Snyder Development Corporation
846 Ritchie Highway, L-4
Severna Park, Maryland 21148
(410) 647-4791

Arch Fe. 2010

APPROVE

Larry R. Jom 4/97
Larry R. Jom, Planning and Zoning Officer
Office of Planning and Zoning and for the
Director, Environmental Health, Anne Arundel County Department of Health

Drawn By: JMF
Checked By: BDF

Plat Book *Page* *Plat*

P 249770

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~PLATS.DWG //PLAT 1
MSA - C2081- 5691-5

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Plot 5 of 11
Sub. #2001-072 Proj. #2014-0028-00-NF
"Wades Grant"

Plot Book 16 Block 20 Parcels 274 & 279
Plot Book 300 Page 20 & Plot Book 304 Page 43
3rd District Anne Arundel County, Maryland 21108
Datum: Maryland State Grid Meridian NAD83
Scale As shown Date: September, 2016
Graphic Scale: 1" = 50'

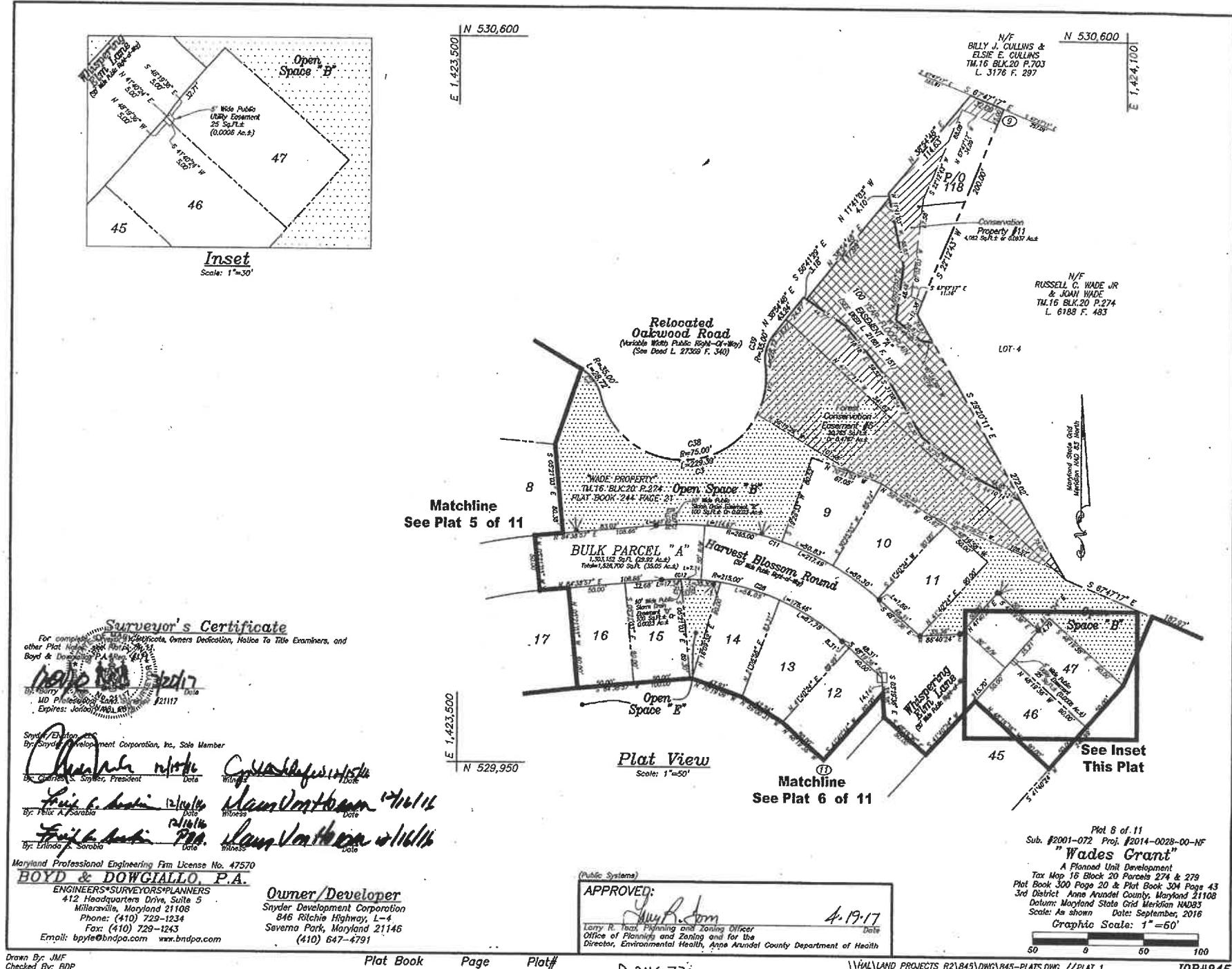
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Plat Book: P.249770 //PLAT 1
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Office of Planning and Zoning and for the
Director, Environmental Health, Anne Arundel County Department of Health
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ANNE ARUNDEL COUNTY
2017 APR 8 A 11:35



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| Hesitating before pronouncing | | | | | |

Matchline
See Plat 6 of 11

Matchline
See Plat 7 of 11

By: Barry 211
HD Prof
Express: Jan 10, 1998

Shoreline Aviation, LLC
Erie Shores Development Corporation, Inc. Safe Member
Chris Hines 11/17/16

By: Felix A. Soriano 12/14/01
Felix A. Soriano 12/14/01

Maryland Professional Engineering Firm License No. 47570
BOYD & DOWGIALLO, P.A.

BOND & DOWGILL, INC.
ENGINEERS • SURVEYORS • PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
Phone: (410) 729-1234
Fax: (410) 729-1243
Email: bpyle@bndpa.com www.bndpa.com

Owner/Developer
Snyder Development Corporation
846 Ritchie Highway, L-4
Severna Park, Maryland 21146
(410) 647-4791

Plat Book Page Plat#

PROVED:
Tom Plumb 4-19-17
Tom Plumb, Planning and Zoning Officer
Division of Planning and Zoning for the
Village of Environmental Health, Anne Arundel County Department of Health

H/F
HOWARD G. NEIDERT TRUSTEE
TM.23 BLK.2 P.141
L. 11630 F. 610

34 ELEVATION ACRES
THU.23 BLK.J P.9
P.B. 18 P. 28
Plat 9 of 11
Sub. #2001-072 Proj. #2014-0028-00-NF
"Wades Grant"

WILLES GROVE
A Planned Unit Development
Tax Map 18 Block 20 Parcels 274 & 279
Plot Book 300 Page 20 & Plot Book 304 Page 43
3rd District Anne Arundel County, Maryland 21108
Datum: Maryland State Grid Meridian NAD83
Scale: As shown Date: September, 2016
Graphic Scale: 1" = 50'

Drawn By: JMF
Checked By: BOP

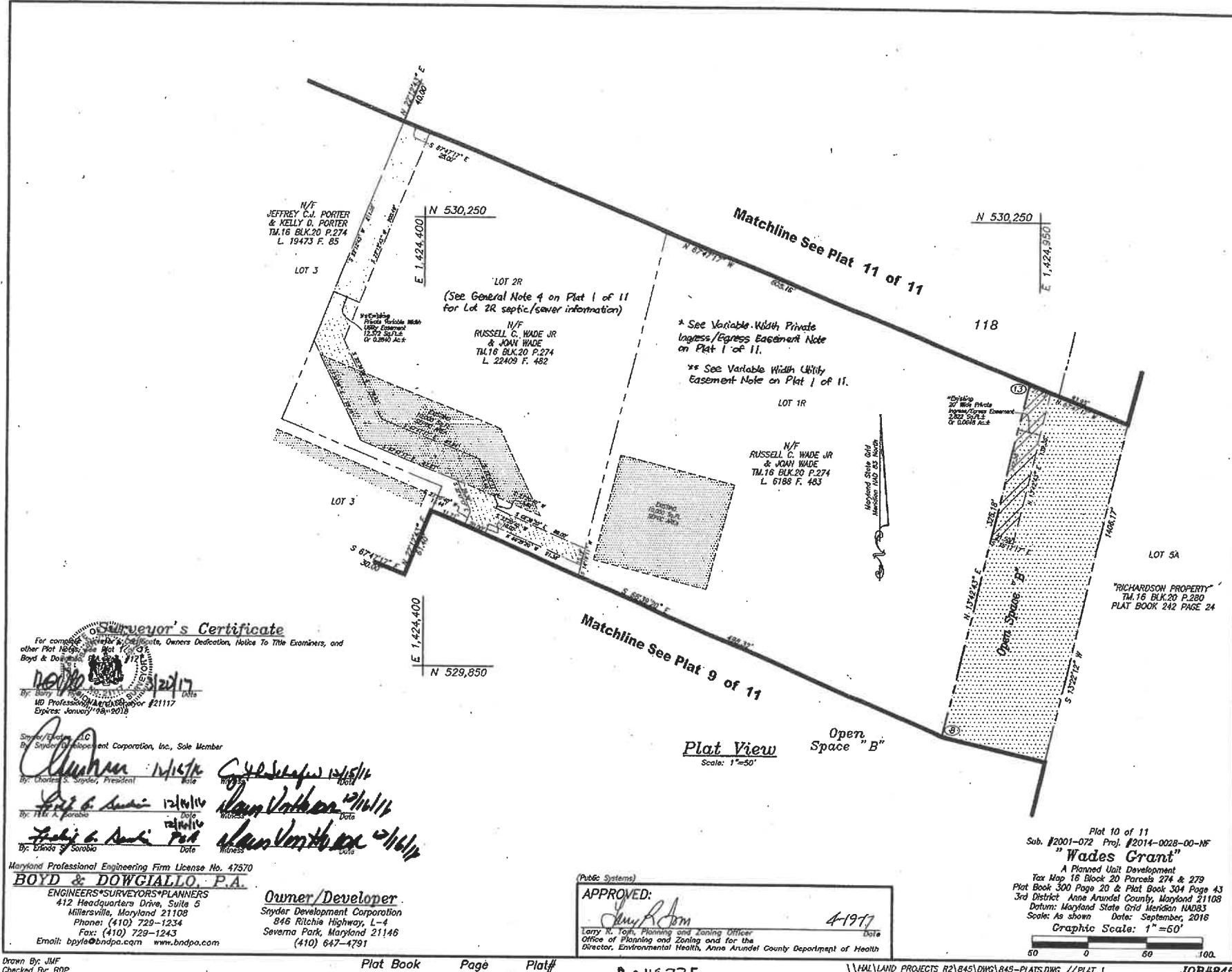
P.249774

\\HAL\\LAND PROJECTS R2\\845\\DWG\\845-PLATS.DWG

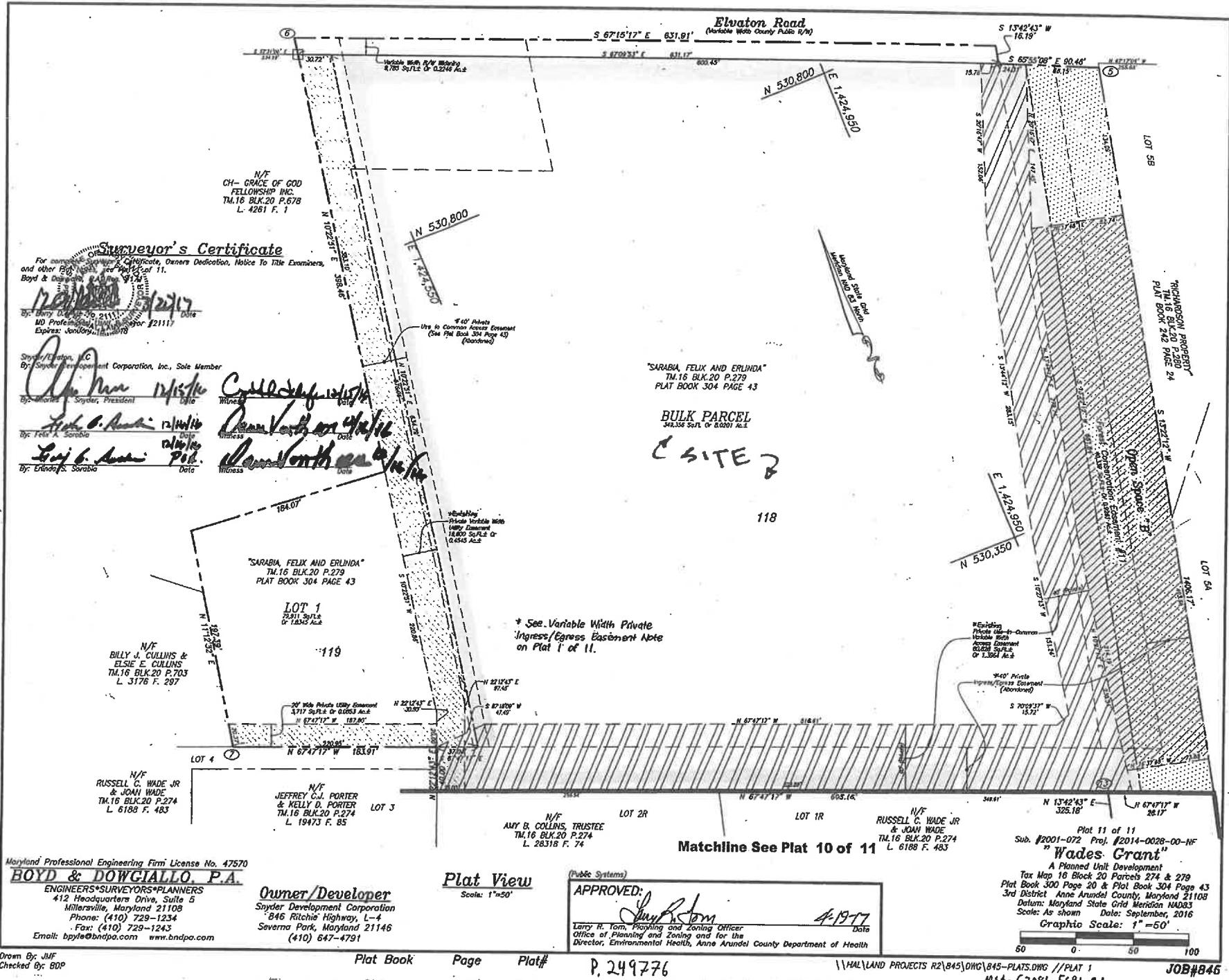
MSA - C2081- 5691 -

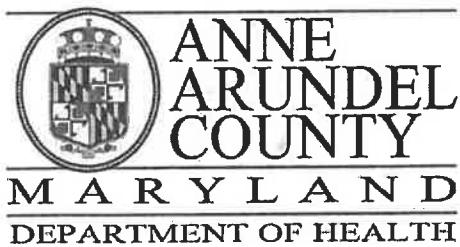
JOB#845

1
2
3
4
5
6



Anne Arundel County
Subdivision Plat Book
Index
1 2 3 4 5 6 7 8 9





J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health *BC*

THROUGH: Don Curtian, Director
Bureau of Environmental Health *DC*

DATE: December 30, 2025

RE: Calvin Wade Russell, Trustee
8330 Elvaton Road
Millersville, MD 21108

NUMBER: 2025-0244-S

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception to modify a previously approved special exception for a planned unit development.

The Health Department has reviewed the above referenced request. The proposed subdivision is to be served by public water and sewer facilities. The Health Department has no objection to the above referenced request subject to the availability of public water and sewer.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



Office of the Fire Marshal
Subdivision & Development Review

TO: Planning & Zoning

FROM: Lt. Robert D. Flynn, Fire Marshal Division

DATE: December 17, 2025

SUBJECT: Special Exemption – 2025-0244-S
8330 Elvaton Road Millersville MD 21108

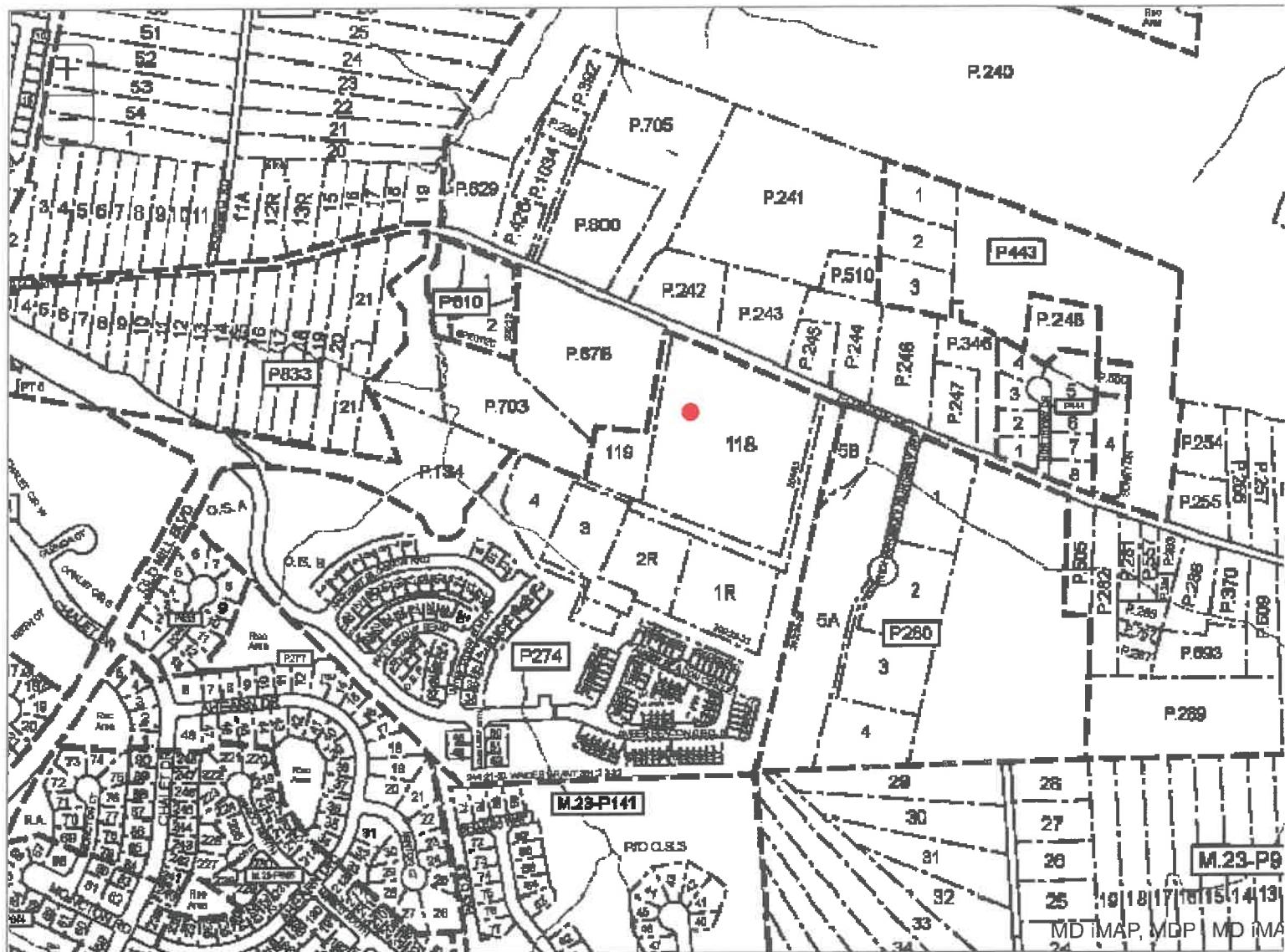
The following special exemption request has been reviewed by the Office of the Fire Marshal:

Special Exemption - Revision to a prior special exception to include 3 additional lots- Defer to OPZ and Inspection and Permits Engineering.

Anne Arundel County

New Search (<https://sdat.dat.maryland.gov/RealProperty>)

District: 03 Subdivision: 949 Account Number: 90248203



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. mailto:dlmpvhelpdesk_mdp@maryland.gov.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).

**ANNE ARUNDEL COUNTY, MARYLAND
DEVELOPMENT APPLICATION**

APPLICATION TYPE:

| | |
|------------------|-------------------------------------|
| Concept | <input type="checkbox"/> |
| Sketch | <input type="checkbox"/> |
| Final | <input checked="" type="checkbox"/> |
| Preliminary | <input type="checkbox"/> |
| Site Development | <input type="checkbox"/> |

Team: _____

S# 2001-074

Submittal Date: October 2025

P# _____

C# _____

Pre/Post Community Meeting Date: Pre-Submittal Meeting

Meeting Location: Virtual Zoom Meeting

Fee: _____

Adequacy of Public Facilities (APF) to be reviewed during: Sketch Final Preliminary Site Development

Allocations of Utilities to be vested during: Sketch Final Preliminary Site Development

If Final Plan, will PWA be deferred: Yes No (circle one, if applicable)

Subdivision Name: Wades Grant - Resubdivision of Lot 118

Former Name: Wades Grant (S#2001-074)

Location: N E S W side of Elvaton Road approx. 500+/- feet from the N E S W Side of Elvaton Road (nearest intersecting road). City: Millersville

Tax Map (s) 16 Block (s) 20 Parcel (s) 274; Lot 118

Tax Account # 3-949-90248203 Parcel # 274; Lot 118

Tax Account # _____ Parcel # _____

Tax Account # _____ Parcel # _____

P&Z 200' scale map Q-12 600' scale 16 1000' scale 3

ADC Map 5173 / D1 Census 7305.09 Age Restricted: Y N

Assessment District 3 Councilmanic District 2 Zoning: R5

| | | | |
|-------------------------|------------|------------------------|---------------|
| <u>Glen Burnie High</u> | <u>W-2</u> | <u>Planned Service</u> | <u>3</u> |
| Water Service Area | Page # | Category | Total # EDU's |

| | | | |
|--------------------|------------|------------------------|---------------|
| <u>Cox Creek</u> | <u>S-2</u> | <u>Planned Service</u> | <u>3</u> |
| Sewer Service Area | Page # | Category | Total # EDU's |

| | | | |
|--|--|---------------|----------------------|
| Individual Well: <input checked="" type="radio"/> Y <input checked="" type="radio"/> N | Individual Septic: <input checked="" type="radio"/> Y <input checked="" type="radio"/> N | Zone <u>X</u> | Elevation <u>N/A</u> |
|--|--|---------------|----------------------|

| | | | |
|---|--|--|----------------------|
| Airport Zone: <input checked="" type="radio"/> Y <input checked="" type="radio"/> N | Noise: <input checked="" type="radio"/> Y <input checked="" type="radio"/> N | Flight Path: <input checked="" type="radio"/> Y <input checked="" type="radio"/> N | RCA <u>N/A</u> acres |
|---|--|--|----------------------|

| | | | |
|--|----------------------|----------------------|----------------------|
| Critical Area: <input checked="" type="radio"/> Y <input checked="" type="radio"/> N | IDA <u>N/A</u> acres | LDA <u>N/A</u> acres | RCA <u>N/A</u> acres |
|--|----------------------|----------------------|----------------------|

| | | | |
|---|---|--|--|
| Wetlands: <input checked="" type="radio"/> Y <input checked="" type="radio"/> N | <input type="checkbox"/> Tidal <input type="checkbox"/> Non-Tidal (circle one, if applicable) | | |
|---|---|--|--|

Floodplain: Y N Coastal Non-Tidal (circle one, if applicable)

Bogs: **OYON** 100' Buffer: **OYON** 300' Buffer: **OYON** CDA Area: **OYON**

Steep Slopes: 15%: Y N 25%: Y N

Building Permit # N/A Grading Permit # N/A

Project Type: (check all that apply)

Residential: Single Family Detached Condominium Townhouses Multi-Family
 Duplex Semi-Detached Rentals PUD
 Mixed Use Cluster Other (specify _____)

Commercial: Commercial Industrial Town Center Mobile Home Park
 Mixed Use Multi Use Revitalization Area
 Other (specify _____)

of Existing Lots/Units 1 Bulk Parcel
of Existing Buildings 0
Existing Sq Ft of Buildings N/A
of Parking Spaces 3/lot proposed
Total Sq Ft of Site 401,597 s.f.

of Proposed Lots/Units 3
of Proposed Buildings 3
Proposed Sq Ft of Buildings 3,500 + s.f. / Lot
of Loading Spaces N/A
Total Acreage of Site 9.2 ac.

Variance Case # N/A
Special Exception Case # N/A
Rezoning Case # N/A
Board of Appeals Case # N/A
Non Conforming Use Case # N/A

Modifications: New Request? Y N

Modification # (s) _____

Watershed Magothy River

FILL IN ONLY IF REQUESTING EXEMPTION FOR IMPACT FEES (§ 17-11-203(c))

Type of Facility Proposed:

Assisted Living as defined in the Health-General Article, § 19-1801, of the State Code

Hospice as defined by Health-General Article, § 19-901(c), of the State Code;

Hospital as defined in the Health-General Article, § 19-301(f), of the State Code;

Nursing Home as defined in the Health-General Article, § 19-1401(e), of the State Code

Residential Dwelling Units provided that the sale or rental of the units is restricted to persons having a household income not exceeding 120 percent of the area median income, adjusted by household size, as defined by the United States Department of Housing and Urban Development, or

Residential Dwelling Units that will be constructed under a program that requires the homebuyers to participate in the initial construction or rehabilitation of the units.

§501(c) of the Internal Revenue EIN **Effective Date of §501(c)**

Legal Name of §501(c)

The applicant/owner hereby certifies and agrees as follows: 1) that he/she is authorized to make this application; 2) that the information contained in this Application is accurate and correct; 3) that by this application he/she grants County Officials the right to enter the property for the purpose of inspecting existing site conditions in order to verify existing conditions plans and delineations provided with this application.

Russell Wade

Owners Name (Print & Signature)

Elvaton Road

Address

Millersville MD 21108

City State Zip

c/o Messick 410-266-3212

Phone

c/o engr@messickandassociates.com

E-mail address

(Same as Owner)

Developer/Contract Purchaser Name

Address

City State Zip

Phone

E-Mail Address

Joan Wade

Owners Name (Print & Signature)

Elvaton Road

Address

Millersville MD 21108

City State Zip

c/o Messick 410-266-3212

Phone

c/o engr@messickandassociates.com

E-mail address

Messick Group, Inc. T/A Messick & Associates

Consultant / Engineering Firm Name

7 Old Solomons Island Road, Suite 202

Address

Annapolis MD 21401

City State Zip

410-266-3212

Phone

engr@messickandassociates.com

E-Mail Address

I/We certify that all of the information supplied with this submittal is complete and accurate.

Engineer/Land Surveyor/Developer/Owner
(Print & Signature)

Messick Group, Inc. T/A Messick & Associates

By: Timotny Brenza, RLA, Vice President: Agent for Owner

Revised 5/10/2017

Revised 1/21/2021



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0105-P
DATE: 11/24/2025
OPZ STAFF: David Russell
Natalie Norberg
Jeff Torney

APPLICANT/REPRESENTATIVE: Calvin Wade/Messick & Associates

EMAIL: engr@messickandassociates.com

SITE LOCATION: 8330 Elvaton Road

LOT SIZE: 9.19 Acres

ZONING: R5 **CA DESIGNATION:** n/a **BMA:** n/a **BUFFER:** n/a **APPLICATION TYPE:** Modification

The applicant proposes a modification to a previously approved Special Exception (2014-0039-S), for the addition of three single-family residential lots. This requested modification requires zoning approval via Special Exception.

COMMENTS

Zoning Administration Section:

The applicant is reminded, in order for the Administrative Hearing Officer to grant approval of the special exceptions, the proposal must address and meet all of the applicable special exception requirements provided under Section 18-11-141. The Letter of Explanation should address those requirements and provide adequate justification for each of the modifications required.

Although not required for the special exception submission, site photos, elevations, and/or construction plans are very helpful in determining what is proposed, and strongly recommended to be included as support documents for the special exception application.

Inspections and Permits - Engineering Division:

This office has received the subject application, reviewed for engineering (utilities, stormwater) issues and has the following comments:

1. Utilities (water and sewer) will need to be extended along the frontage of Elvaton Road during the subdivision process.
2. On the Proposed Development Plan sheet, it appears there is water shown along the frontage of Elvaton Road but it does not connect to anything. Revise the plans as needed. Also, label the waterline with its associated County Record Drawing Number(s).
3. During the subdivision process, Elvaton Road may need to be improved and/or dedicated as ROW.

OPZ Residential Team:

In response to your request for comments regarding a Special Exception to allow for a revision to the previously approved - Planned Unit Development (PUD SE#2014-0039-00-S) in an R5 - Residential District, we defer to the Zoning Division on whether that applicant meets the Special Exception and Variance standards. Should the Special Exception and Variance be approved, the following comments are offered.

1. Per Article 17, Title 3, a Sketch Plan and Final Plan application must be submitted and approved.
2. As per County Code Section 17-2-107(c), In the six-month period before the initial submission of a Subdivision that falls within the scope of this section, the developer shall hold a community meeting. Additionally, within 45 days after submission of a Final Plan that falls within the scope of this section, the developer shall hold a community meeting.
3. Adequacy of public facilities must be addressed with the development application.
4. The proposed development will be subject to the grading and building permit review and approval process.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.