



Howard County  
Health Department

**Bureau of Environmental Health**  
8930 Stanford Boulevard, Columbia, MD 21045  
Main: 410-313-2640 | Fax: 410-313-2648  
TDD 410-313-2323 | Toll Free 1-866-313-6300  
[www.hchealth.org](http://www.hchealth.org)  
Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

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

RECEIPT DATE: 9/9/16

**ONSITE SEWAGE DISPOSAL SYSTEM**

P 559761

APPROVAL DATE: 10/10/16 **SEC**

**PERMIT: CONSTRUCTION**

A

PROPERTY ADDRESS: 8532 Reservoir Road

SUBDIVISION: Henry J. Lillienfield Property

LOT: 2

TAX ID: 05-370531

CONTRACTOR: Viking Development Corp

EMAIL: \_\_\_\_\_

CONTRACTOR ADDRESS: 815 Windriver Drive, Sykesville, MD 21784

PHONE: 410-977-2188

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:



MDE



MANUFACTURER:

PROPERTY OWNER: Chad & Allison Ellis

EMAIL: \_\_\_\_\_

OWNER ADDRESS: 6610 Seneca Drive, Columbia, MD 21046

PHONE: 301-377-9037

BAT UNIT MODEL: Norweco TNT-600

PUMP SIZE: N/A

PUMP TANK CAPACITY: N/A

OPERATION & MAINTENANCE AGREEMENT

DATE SIGNED:

9/6/16

DATE RECORDED:

9/6/16

DISTRIBUTION SYSTEM:



GRAVITY



PRESSURE DOSED

BEDROOMS:

4

APPLICATION RATE:

1.2

TRENCHES:

LINEAR FEET REQUIRED: 119

INLET DEPTH: 3

TRENCH WIDTH: 3

MAXIMUM BOTTOM DEPTH: 5

MINIMUM SPACE

BETWEEN TRENCHES: 10

EFFECTIVE AREA BEGINNING DEPTH: 3.5

LOCATION:

**PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.**

NOTES:

*Install 2x 60' trenches*

ISSUED BY: Robert Freemon

ISSUE DATE: \_\_\_\_\_

EXPIRATION DATE: 9/9/16

**NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION**

**NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING**

**NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.**

**NOTE: WATERTIGHT SEPTIC TANKS REQUIRED**

**NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL**

**NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS**

**NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM**



ELECTRICAL PERMIT ISSUED

E

16005059

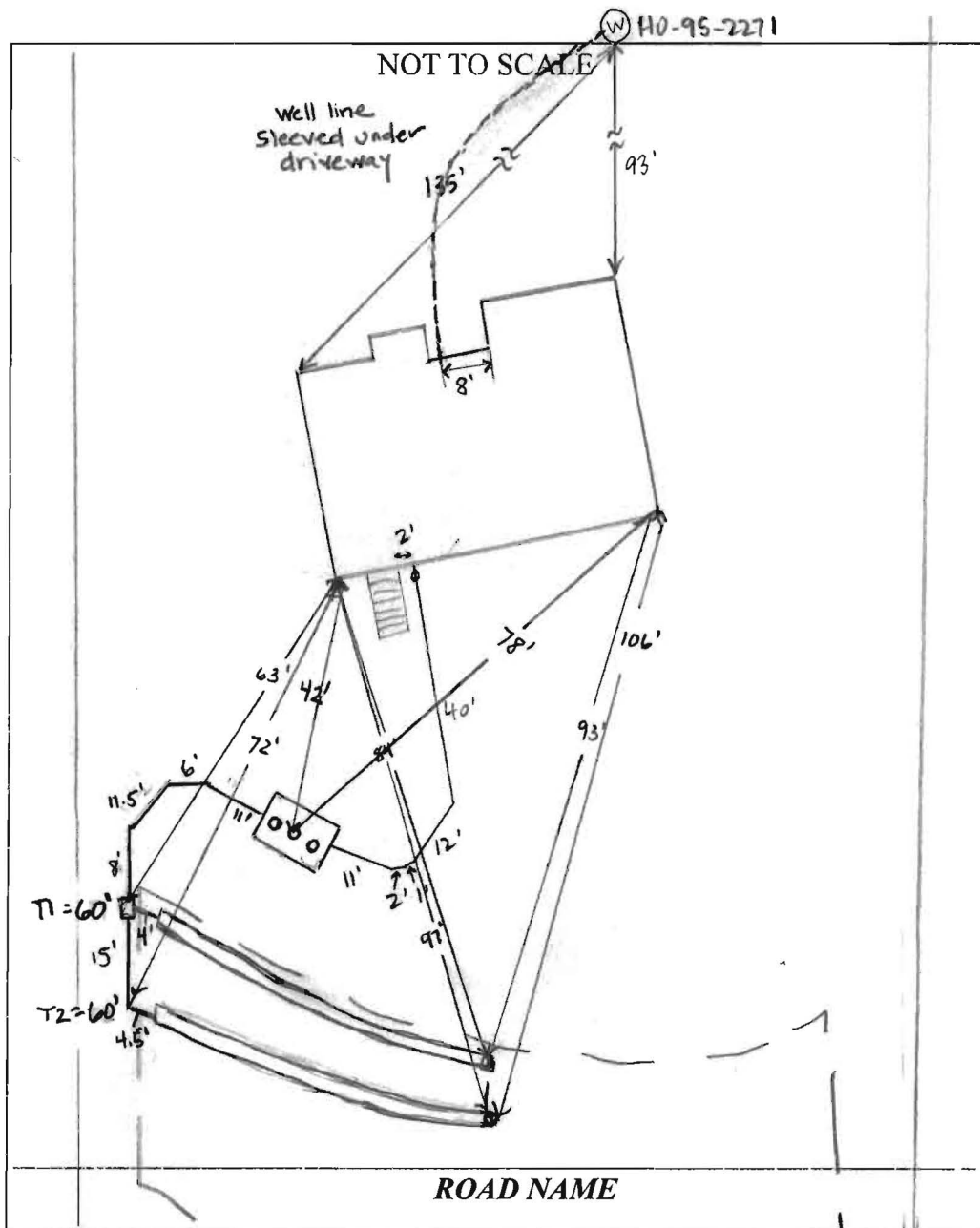
**NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.**

**NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA**

**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.**

**CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3	3	5
NUMBER OF TRENCHES		2
TOTAL LENGTH		120'
ABSORPTION AREA		720' + Sidewalk
DISTRIBUTION BOX LEVEL		yes
DISTRIBUTION BOX BAFFLE		yes
DISTRIBUTION BOX PORT		yes

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	yes
MANUFACTURER	Norweco
CAPACITY	1500 GAL
SEAM LOC	top
TANK LID DEPTH	1.5'-2'
BAFFLES	No
BAFFLE FILTER	No
MANHOLE LOC	Front, Middle, Rear
6" PORT LOC	No
WATERTIGHT TEST	No
SLOTTED	No
DATE ON LID	7/12/16

PUMP/SEPTIC TANK LEVEL	
MANUFACTURER	
CAPACITY	GAL
SEAM LOC	
TANK LID DEPTH	
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	
DATE ON LID	

#### PRE-CONSTRUCTION:

9/28/16 Met WTC on site for layout. SDA stakes present, tank stake missing. Shot contour and laid out 2x60' trenches. Some fill - set depth at starts of trenches, closest to D-box. Pulled location for tank per BAT plan and marked. (SC)

#### INSTALLATION: 10/7/16 Pipe laid from house to tank area, house connection not yet made.

tank hole dug parallel with contour - tank to be set later today. (SC) 10/11/16 - Contractor onsite BAT tank already backfilled, trenches completed with ends left open and Dbox set with levelers in place, even flow good. Stone #2's look good, rec'd copies of stone tickets, contractor called Norweco manufacturer to get the date on the tank lid. As built completed ok to backfill. Need BAT Startup certification. (RP) 10/18/16 BAT startup certification received. (SC) 12/2/16 On site for BAT startup. No power to Norweco control panel. Need middle riser replaced (cracked at top) and startup of system. (SC) 12/7/16 Norweco startup good - alarm sounds - aerator runs. Riser repaired. (SC)

FINAL INSPECTOR Sarah Collins DATE OF APPROVAL 10/18/16



8532 RESIVOIR DRIVE

Clerk of the Circuit Court for  
Howard County  
Land Records/Licensing

The Thomas Dorsey Building  
9250 Bendix Road  
Columbia, MD 21045  
410-313-5850

=====

LR - Agreement Recording Fee		
1x	20.00	20.00

Grantor/Grantee Name: ellis  
Reference/Control #: 92

LR - Agreement Surcharge

1x	40.00	40.00
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=====

SubTotal:	60.00
Total:	60.00

=====

REV-Check-BOA	60.00
Number : 12042	

09/06/2016 09:28  
#6855137 /494/109

CC13-YW

~ Thank you for visiting us today ~



Howard County  
Health Department

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TDD (410) 313-2323 Toll Free 1-866-313-6300  
Website: [www.hchealth.org](http://www.hchealth.org)

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*Peter Beilenson, M.D., M.P.H., Health Officer*

March 26, 2012

Mr. Scott Shanaberger  
Shanaberger & Lane  
8726 Town and Country Blvd.  
Ellicott City, MD 21043

**RE: Variance request  
Reservoir Road-Lillienfield Property**

Dear Mr. Shanaberger,

The Health Department has received your variance request dated March 1, 2012 for the above referenced property. Maryland Department of the Environment has accepted our recommendation to approve the following variance request under the *Code of Maryland Regulations 26.04.02.04 (K)* to allow the sewage disposal system serving lot 2, to be located within 2,500 feet of the normal water level of the Rocky Gorge Reservoir. The request was approved subject to the following conditions:

1. An advanced pre-treatment system, which utilizes best available technology to perform nitrogen reduction, must be installed on the sewage disposal system on lot 2. In addition, ongoing maintenance is required. An agreement acknowledging the need for maintaining a service contract with an authorized service provider must be recorded in the Howard County Land Records for each of this lot within 30 days after plat recordation. Building permit applications for the respective lots will not be approved until such an agreement is recorded. Before a septic system installation permit is released for the advanced pre-treatment system, a site plan must be submitted with all necessary details for installation of the system.
2. The well on lot 2 must be constructed using a steel well casing, which must be installed to a minimum depth of 50' below ground surface or 10' into the competent bedrock, whichever is deeper.
3. A low pressure dosing system will be required for the sewage disposal systems on lot 2.

If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-6287.

Sincerely,

*Dana Bernard*  
Dana Bernard, REHS/RS  
Well & Septic Program

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Maryland Department of the Environment  
Steven Krieg, R.S.

**BQ**

We are an Equal Opportunity Employer

**S.W. Barrick & Sons****WOODSBORO, MARYLAND****CUSTOMER'S COPY**Barrick Dispatch  
301-845-6343Barrick Sale  
301-845-6341Mailing Address:  
P.O. Box 1504  
Laurel, Maryland 20725BILLING INQUIRIES  
1-800-762-2294**TICKET #01236934****STATION B****DATE 09/28/16 TIME 09:48:02**CUSTOMER SANCHEZ  
SAMS-CREEK CONSTRUCTION  
2810 SAMS CREEK RD  
NEW WINDSOR, MD 21776TRUCK 513C LICENSE  
DRIVER: KENLEY HUBBLE

3 AXLES

JOB RESVOR : 8532 RESERVOIR RD  
P.O. # PROJECT #:  
FULTON, MD  
70 E-32 S-R MD 108-L MD 216-  
R BROWNS BRIDGE RD-L LIME KILN RD-  
R RESERVIOR RD

GROSS	SCALE-B	68140 lb
TARE	IN (STORED)	20740 lb
NET		47400 lb
NET		23.70 t

	Loads	Tons
DAILY	2	47.24
TOTAL	2	47.24
TIME IN 09:48:02		TIME OUT 09:48:02

MAT'L 51 : WASHED. 2'S(AASHTO#3)  
HAUL ZONE N-11

WEIGHMASTER

Gloria D.

Have a Nice Day!

RECEIVED BY

JOE 443.974.0250

Am  
no one here to sign 11:00  
Dropped STONE ON OTHER  
file Put Papers on  
equipment.

BQ

We are an Equal Opportunity Employer  
**S.W. Barrick & Sons**  
 WOODSBORO, MARYLAND

CUSTOMER'S COPY

BILLING INQUIRIES  
 1-800-762-2294

Barrick Dispatch 301-845-6343  
 Barrick Sale 301-845-6341

Mailing Address:  
 P.O. Box 1504  
 Laurel, Maryland 20725

TICKET #01236924

STATION B

DATE 09/28/16 TIME 09:37:07

CUSTOMER SAMCRE  
 SAMS CREEK CONSTRUCTION  
 2810 SAMS CREEK RD  
 NEW WINDSOR, MD 21776

JOB RESVOR : 8532 RESERVOIR RD

P.O. # PROJECT #:

FULTON, MD

70 E-32 S-R MD 108-L MD 216-

R BROWNS BRIDGE RD-L LIME KILN RD-

R RESERVIOR RD

TRUCK 672B LICENSE E39862D

3 AXLES

DRIVER: BLOOM TRUCKING

	Loads	Tons
DAILY	1	23.54
TOTAL	1	23.54
TIME IN 09:37:07		TIME OUT 09:37:07

	SCALE B	70000 lb
GROSS		
TARE	IN (STORED)	22920 lb
NET		47080 lb
NET		23.54 t

DAILY

1

23.54

TOTAL

1

23.54

TIME IN 09:37:07

TIME OUT 09:37:07

MAT'L 51 : WASHED. 2'S (AASHTO#3)  
 HAUL ZONE N-11

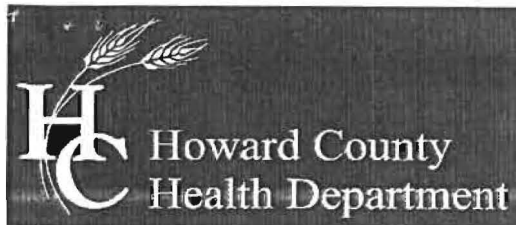
WEIGHMASTER

Gloria O.

RECEIVED BY

IDE 443.974.0250

Have a Nice Day!



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Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

**OPERATION AND MAINTENANCE AGREEMENT  
FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM  
HAVING AN ADVANCED PRE-TREATMENT SYSTEM**

THIS AGREEMENT is made this 6 day of September, 2016, among Chad & Allison Ellis, hereinafter collectively referred to as "Owner", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner or contract owner of a parcel of land located at 8532 Reservoir Rd, in the 5<sup>th</sup> Election District of Howard County, Maryland, and the deed to same is recorded or shall be recorded among the Land Records of Howard County, Maryland in Liber 16660 Folio 0431.

WHEREAS, The Lot is suitable for the installation of a conventional on-site sewage disposal system with an advanced pre-treatment system, utilizing best available technology to perform nitrogen reduction, in accordance with the Code of Maryland Regulations 26.04.02.07, effective January 1, 2013. The pre-treatment device being installed is Norweco B.A.T. TWT-AP 500

NOW, THEREFORE, the parties hereto agree as follows:

- A. Owner hereby grants to the County the right to enter upon the Lot at any reasonable time for access to the system to make periodic inspections and the Owner agrees to provide any information and data in Owner's possession reasonably requested and needed by the County to develop accurate and thorough test results.
- B. Owner acknowledges and agrees that neither the County nor any of its agents or employees, either officially or individually, underwrites the operation of any system approved by them.
- C. The Owner will devote reasonable care and effort to the operation and maintenance of the system in perpetuity or until a public sewer connection is made so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.
- D. The Owner agrees to enter into a contract reasonably acceptable to the Owner and the County with a private entity to operate and maintain on a regularly scheduled basis an approved advanced pre-treatment system. The owner shall supply a copy of the contract to the County when it is renewed or altered.
- E. This agreement shall run with the land and upon Owner's taking title to the Lot shall bind the Owner, their heirs, successors, and assigns to the provisions of the agreement as long as the property is in existence and after installation of the system. Owner further agrees that they shall inform in writing any subsequent purchaser or lessee of the Lot that the system shall require



maintenance or other attention. Upon taking title to the Lot, the Owner agrees to cause this agreement to be recorded in the Land Records of Howard County and assure that it becomes part of the Deed for the subject property in order that prospective buyers may be aware of the special conditions affecting this property.

F. This agreement shall not be construed to limit any authority of the County to protect the public health, safety or comfort or to issue any other orders to take any other action which is now or may hereafter be within its authority.

G. This agreement may be voided at any time at the discretion of the County.

H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

I. The laws of the State of Maryland govern the provisions of all transactions pursuant to this agreement.

J. Owner acknowledges and agrees that interior renovations to increase the number of bedrooms or an increase in living space shall not be permitted without approval from the County.

IN WITNESS WHEREOF, the parties have signed and sealed this agreement on the date indicated above.

Burt Nyeon 9/6/2016  
Howard County Health Department

Chad Ellis 9/2/16  
Owner #1 Signature Date

Chad Ellis  
Owner #1 Print Name

Chad Ellis 9/2/16  
Buyer #1 Signature Date

Chad Ellis  
Buyer #1 Print Name

Allison Ellis 9/2/16  
Owner #2 Signature Date

Allison Ellis  
Owner #2 Print Name

Allison Ellis 9/2/16  
Buyer #2 Signature Date

Allison Ellis  
Buyer #2 Print Name

## Back River Pre-Cast, LLC

PO BOX 329  
Glyndon, MD 21071  
Phone # 410-833-3394  
Fax # 410-833-4116

### Letter of Certification

This is to certify that the Norweco Singlair TNT 600 GPD Septic Tank installed at 8532 Reservoir Rd., Fulton, MD 20759 October 7, 2016 was installed according to the manufacture's specifications.

Installer: Joe Wright

Property Owner: Chad Ellis

Permit #

**THIS CERTIFICATION IS FOR INSTALLATION ONLY. THE 5-YEAR OPERATIONS & MAINTENANCE AGREEMENT FROM DATE OF INSTALLATION WILL ONLY GO INTO EFFECT AFTER BACK RIVER PRE-CAST, LLC RECEIVES FINAL AND FULL PAYMENT FOR THE SYSTEM.**



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MATTHEW GECKLE

Vice-President

Howard County Department of Planning and Zoning  
Division of Land Development  
**WAIVER PETITION APPLICATION**  
[Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted 2016-03-14 / DPZ File Number \_\_\_\_\_

I. **Site Description**

Subdivision Name/Property Identification: Henry J. Lilienfield Property - Lot 2  
Location of property: 8532 Reservoir Road, Fulton, MD 20759  
(Street Address and/or Road Name)

Unimproved Lot  
(Existing Use)

Improved Lot  
(Proposed Use)

45  
(Tax Map No.)

11  
(Grid/Block No.)

42  
(Parcel No.)

5th  
(Election District)

RR-DEO  
(Zoning District)

1.377 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.)  
Lot 2 of Property of Henry J. Lilienfield on Reservoir Road in Fulton, MD and recorded on August 21, 1972 in the Land Records of Howard County in Platbook 23 Page 73, proposed improvements of a single family house, driveway, sewage disposal system and stormwater management practices.

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.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.1205.a.7</u>	<u>Removal of a 51 inch bifurcated Yellow Poplar 9 in fair condition that is within the limits of the proposed sewage disposal system</u>
2. <u>16.1205.a.7</u>	<u>Construction of the sewage disposal system within the critical root zone of a 43 inch Yellow Poplar in fair condition</u>
3. _____	_____
4. _____	_____
5. _____	_____

### III. *Justification*

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

**PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE WAIVER REQUESTS.**

### IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for waivers of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **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 contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division 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.**
- c. **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.

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan 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 (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 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 15 or 19 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.**

Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

### 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:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input checked="" type="checkbox"/> NA	

- ✓ ☒ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ ☒ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ ☒ 3. North arrow and scale of plan.
- ✓ ☒ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ ☒ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ ☒ 6. Delineation of building setback lines.
- ✓ ☒ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ ☒ 8. Identification and location of all easements.



- ✓ ☒ 9. Approximate delineation of floodplain, 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.
- NA ☐ 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).
- NA ☐ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- ✓ ☒ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- NA ☐ 14. Submit 2 sets of photographs for all existing on-site structures.
- ✓ ☒ 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.
- NA ☐ 17. **Route 40 Design Manual**  
Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- NA ☐ 18. **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.**
- NA ☐ 19. Please complete the following:

A pre-submission meeting was held with DPZ on \_\_\_\_\_ with \_\_\_\_\_  
[date]  
\_\_\_\_\_, if applicable.  
[DPZ, Director, DLD Division Chief or other SRC representatives]

#### 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 at the time of the submission.**

 ☐ Owner's authorization attached \*  
 3/21/16  
(Signature of Property Owner) (Date)  
(Fee Simple Owner Only)

 2016-03-17  
(Signature of Petition Preparer) (Date)

Chad William Ellis and Allison Carey Ellis  
(Name of Property Owner)

Mark A. Hurt / DRS & Associates  
(Name of Petition Preparer) Surveyor Engineering/Architect  
or Agent/Developer

6610 Seneca Drive  
(Address)

52 Winters Street  
Address)

Columbia, MD 21046  
(City, State, Zip Code)

Westminster, MD 21157  
(City, State, Zip Code)

E-Mail \_\_\_\_\_

E-Mail drs@ramss.com

301-377-9087  
(Telephone) (Fax)

410-876-6040 410-848-8818  
(Telephone) (Fax)

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

Contact Person: Mark A. Hurt

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 (15 sets on County Road or  
    \_\_\_\_\_ Applications 19 sets on State Road)  
c. Supplemental Information is provided \_\_\_\_\_  
d. Certification of pre-submission community meeting and summary of community  
    comments with dated responses to all meeting attendees within 60 days is provided  
    and three week notice given to DPZ and County Council, if applicable \_\_\_\_\_  
e. Certification of pre-submission HDC advisory meeting for new projects in  
    Historic District or listed in Historic Sites Inventory \_\_\_\_\_  
f. Photographs of existing structures (for Historic Preservation Review) \_\_\_\_\_  
g. MAA Approval Letter (if applicable) \_\_\_\_\_  
h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic) \_\_\_\_\_  
i. DAP project design recommendation for Route 1/Route 40 projects \_\_\_\_\_

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. \_\_\_\_\_ Amount \_\_\_\_\_  
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

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 \_\_\_\_\_  
\_\_\_\_\_



**DRS & ASSOCIATES**  
LAND DESIGN CONSULTANTS

2016 March 21

Department of Planning and Zoning  
Division of Land Development  
3430 Courthouse Drive  
Ellicott City, MD 21403  
**Attn: Pat Britt-Fendlay**

**Re: HENRY J. LILIENFIELD PROPERTY - LOT 2 (8532 Reservoir Road)**  
Waiver Request from Howard County Code - Removal of Specimen Tree

Dear Mrs. Britt-Fendlay:

We are preparing this waiver petition to remove a specimen tree from within the sewage disposal area on behalf of the owner. Lot 2 of Henry J. Lilienfield Property is located on the west side of Reservoir Road approximately 4,270 feet south of the intersection of Reservoir Road and Lime Kiln Road. Improvements to the property include a residential home, a single use driveway and installation of a septic system. The property was purchased by the owners on January 15, 2016, at which time they began planning the building of their new home. During the site plan process it was required to prepare an Environmental Concept Plan (ECP). One of the ECP requirements for lots greater than 40,000 square feet was a Simplified FSD which one element is the location of any Specimen Trees on the property. One of the five Specimen Trees is located within the sewage disposal area which was approved on a Perc Certification Plat for Lot 2, Block A, "Property of Henry J. Lilienfield" bearing a revision date of 2012-04-02 and prepared by Shanaberger & Lane. We are requesting a waiver from Section 16.1205.a.7 which outlines Forest Retention Priorities as a State champion tree, trees 75 percent of the diameter of State champion trees and trees 30 inch in diameter or larger. Additionally the need to construct the same septic system within the critical root zone of another Specimen Tree.

Hardships

- Lot was shown plat filed on August 21, 1972 before Forest Conservation requirements.
- Perc Certification Plat was revised 2012-04-02, which approved the sewage disposal area.
- Property taxes were paid on a building lot, to improve the lot the Specimen Tree needs removed.
- Owner purchased property as a building lot and needs to install a septic area to build home.
- Additional Specimen Tree is included because of the construction is within the critical root zone.

### Verification

- Sewage Disposal Area is close to the proposed house, therefore less disturbance to the entire forest and other sensitive areas such as steeper slopes, furthermore, minimizing forest division.
- The 51 inch Poplar tree is in fair condition and nearing its end. Saving it would not benefit the overall health of the forest.

### Justification

- This is not of public interest and therefore will not be detrimental to the public in any way.

### Confirmation

- Approval of this waiver request will not nullify the intent of the regulation by minimizing the overall disturbance to the entire forest.

Thank you for your attention and review of this waiver request and should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Hurt', with a stylized flourish at the end.

Mark A. Hurt



**Freemon, Robert**

---

**From:** Freemon, Robert  
**Sent:** Tuesday, March 15, 2016 12:21 PM  
**To:** 'drs+proj@ramss.com'  
**Subject:** Henry J. Lilienfield Property Lot 2

Hi,

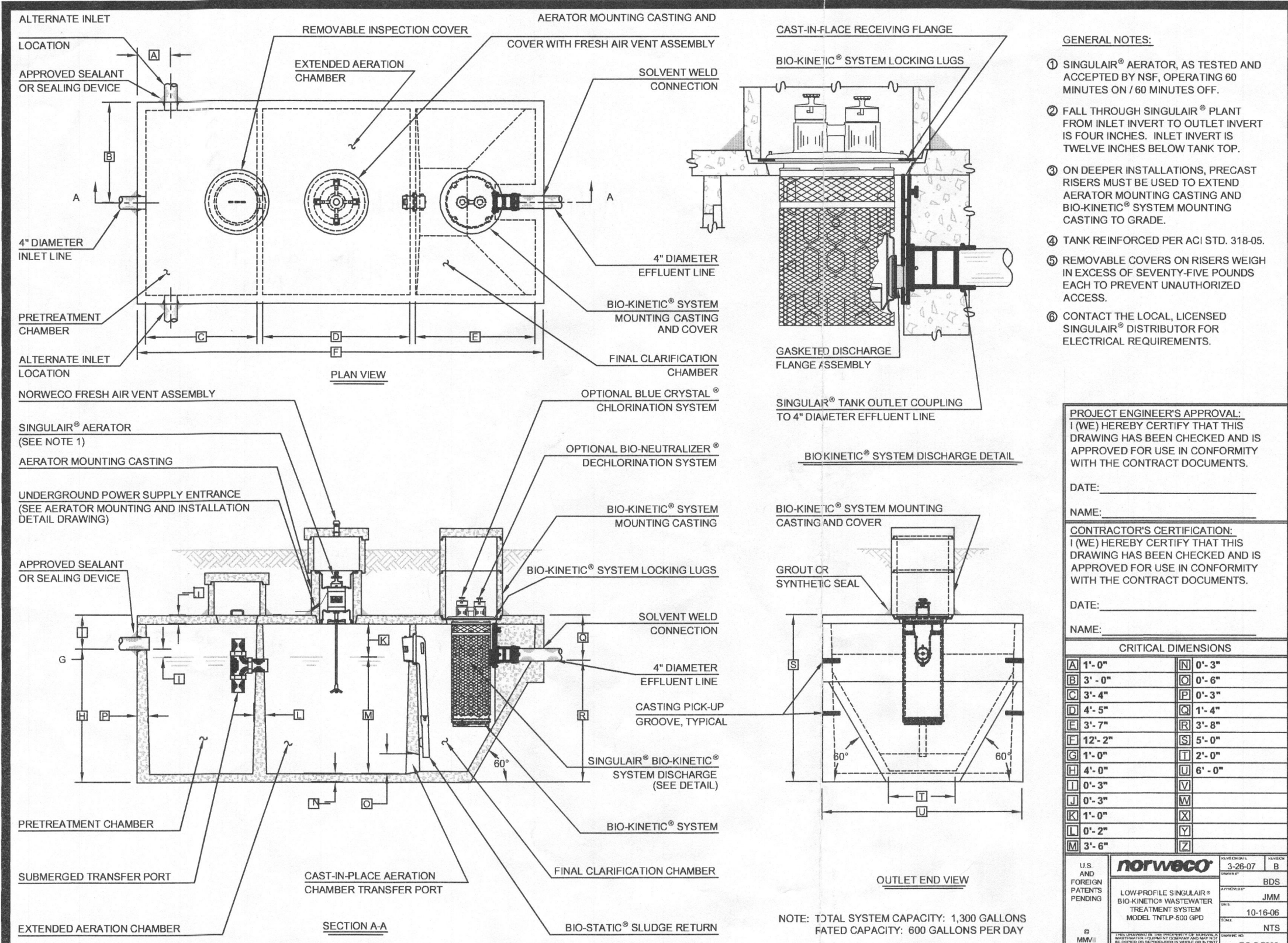
I have reviewed the Bat Plan for Henry J. Lilienfield Property Lot 2 and have some comments. On a minor note the scale for the Plan View is incorrectly labeled as 1"=50'. A 1"=30' scale would be more accurate. On a major note the BAT plan does not show the well box as approved on the perc certification plan and shows the proposed driveway in a different location than the approved Perc Cert plan (4/2/14). The new proposed driveway directly crosses over the Well Area. In the County Code Sec. 3.808 it states that Wells need to be 10<sup>ft</sup> away from driveways.

If you choose to continue with the new proposed driveway (BAT Plan) a new Perc Cert plan along with a revised BAT plan will need to be submitted to the Health Dept. showing a new Well Area location 10<sup>ft</sup> away from the new driveway. If you choose to revert back to the old driveway (4/2/14) a revised BAT Plan will need to be submitted showing the approved well area and the driveway being at least 10<sup>ft</sup> from the Well Area. Let me know what your decision is on the driveway.

Thanks,

**Robert Freemon**  
**Howard County Health Department**  
**Well and Septic Program**  
**Phone: 410-313-6357**  
**Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)**



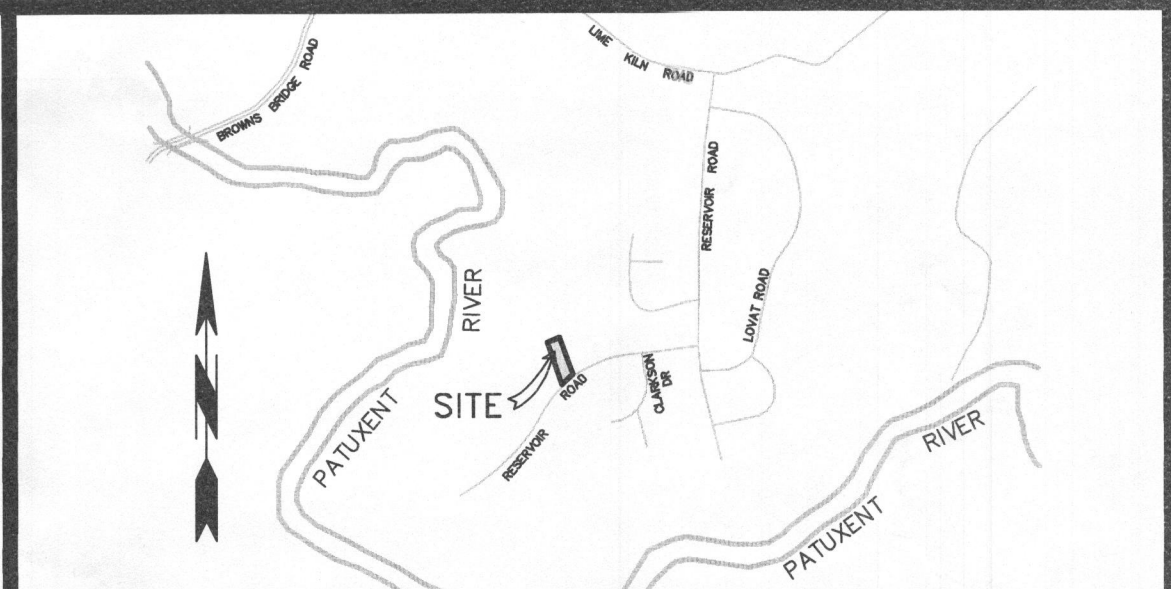


## BAT NOTES

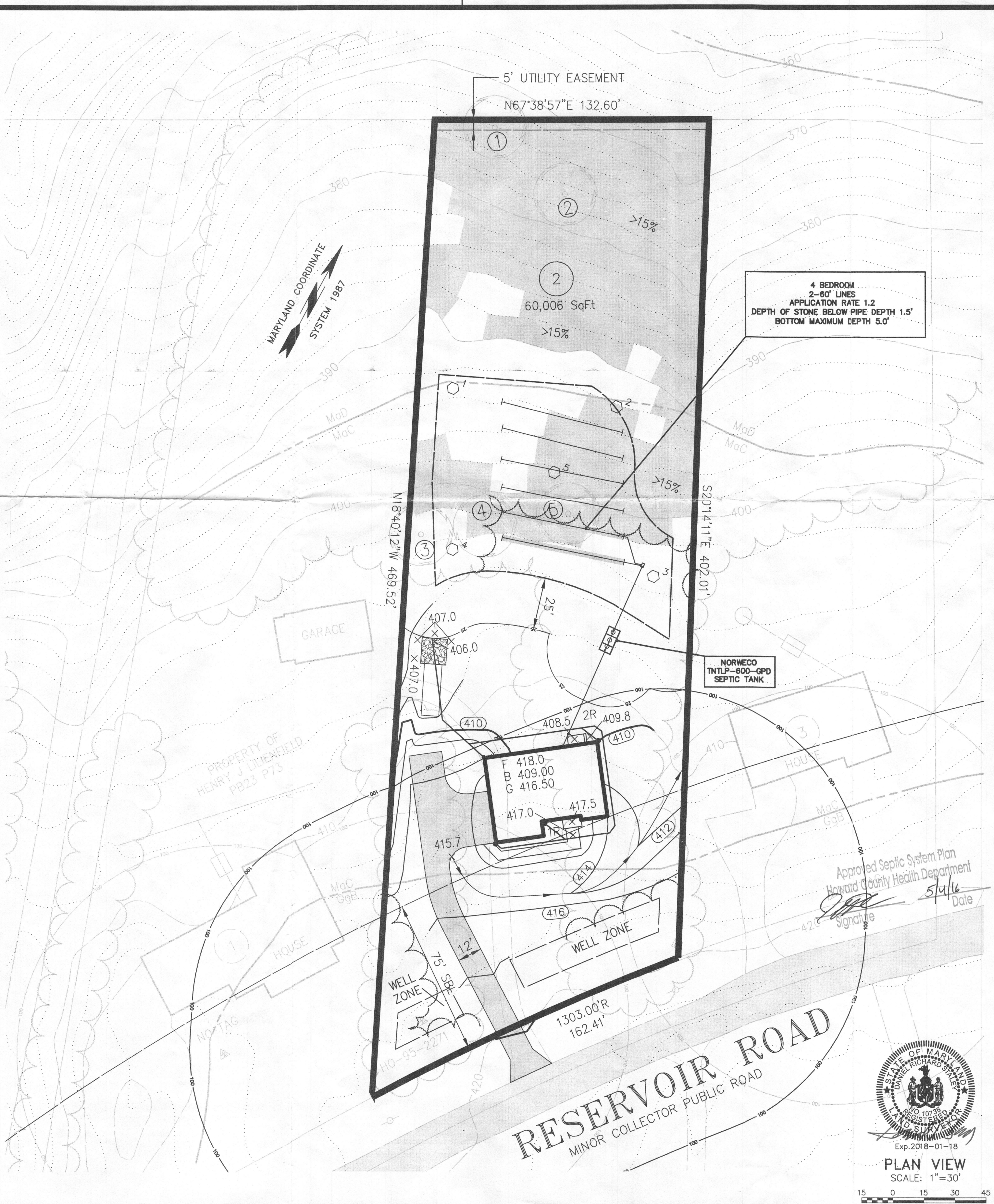
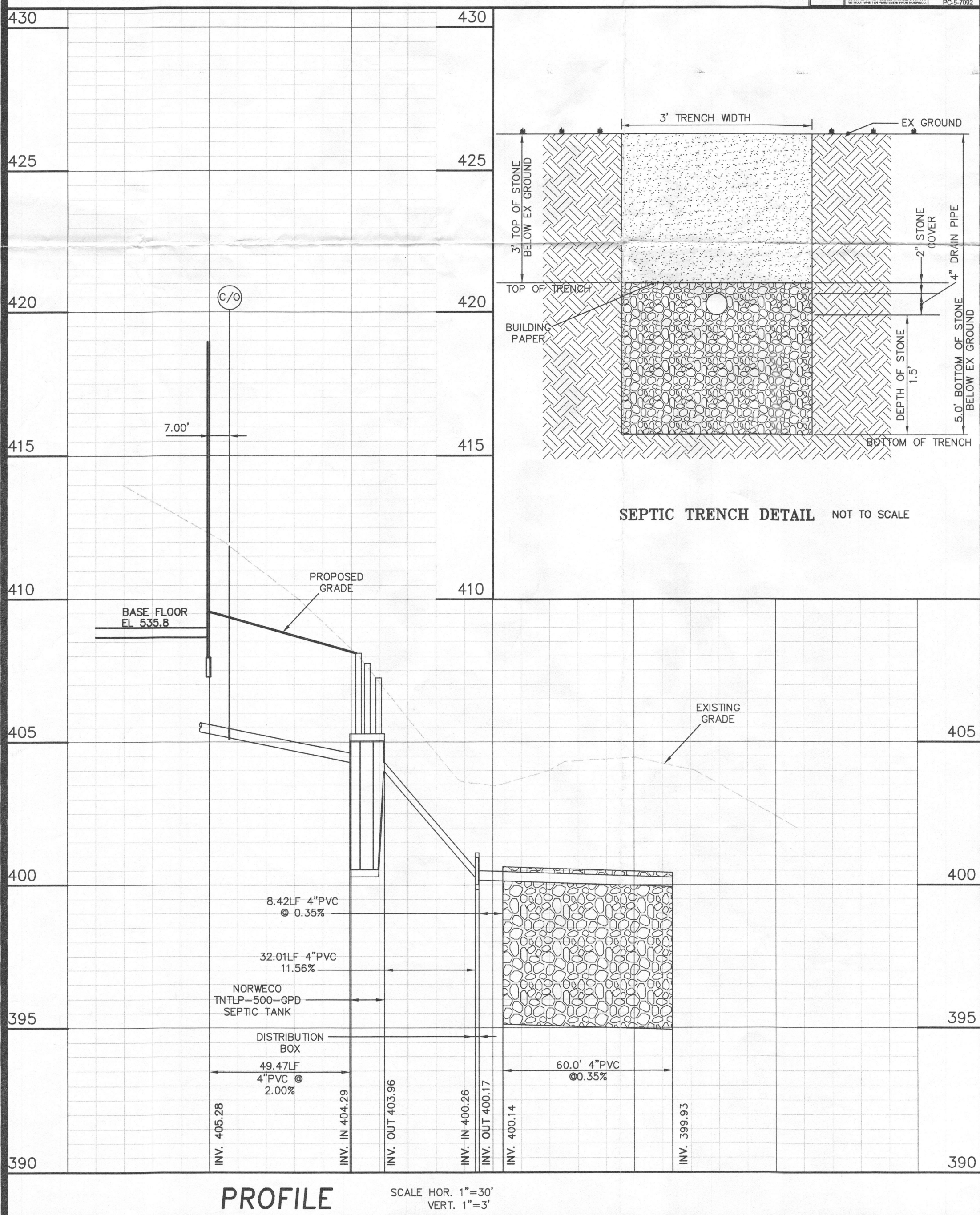
- Any changes to the locations or depths to any components must be approved by the engineer and the Howard County Health Department prior to installation. A revised site plan may be required.
- The BAT system shall be maintained and operated for the life of the system.
- The BAT shall be operated by and maintained by a certified service provider.
- Within one month of installation, a person installing the BAT system shall report to the Maryland Department of the Environment (MDE) in a manner acceptable to MDE, the address and date of completion of the BAT installation and the type of BAT installed.
- Electrical work for the BAT installation must be performed by a licensed electrician.
- An agreement and Easement must be completed and signed by all applicable parties, and recorded in Land Records of Howard County.
- The Health Department requires documentation for the start-up certification from the manufacturer prior to final approval of this installation.

## GENERAL NOTES

- Subject Property Zoned: RR-DEO.
- Total area of property: 60,006 sq. ft.
- Septic easement subject to Howard County Health Department review.
- Length of trench to be determined at time of septic permit issuance.
- Contractor/Builder to verify elevation in the field before beginning any construction.
- Topographic data by Howard County GIS.
- No wetlands currently exist on the property.
- For driveway entrance detail refer to Howard County Design Manual Volume IV Standard Detail R6.06.
- This area designates a private sewerage easement at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewerage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewerage easement. Recordation of a modified sewerage easement shall not be necessary.
- The lot shown hereon complies with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- Existing wells and/or sewerage easements within 100 feet of the property have been shown from the best available information.
- All house sites shown comply with minimum building restriction regulations.
- "The existing well shown on this plan identified with the attached well tag number HO-95-2271 has been field located by DRS & Associates professional land surveyor and is accurately shown."
- "Any changes to a private sewerage easement shall require a Revised Percolation Certification Plan."



LEGEND	
Existing	Proposed
Cable Line	Cable Line
Center Line Rd	Center Line Rd
Curb	Curb
Easement	Easement
Electric	Electric
Edge of Rd	Edge of Rd
Edge of Shoulder	Edge of Shoulder
Feature separation distance in feet	Feature separation distance in feet
Fence Line	Fence Line
Flood Boundary 500 Yr.	Flood Boundary 500 Yr.
Flood Boundary 100 Yr.	Flood Boundary 100 Yr.
Floodway	Floodway
Forest	Forest
Forest Cons. Emt.	Forest Cons. Emt.
Flow Line (Swale, Ditch, Waterway)	Flow Line (Swale, Ditch, Waterway)
Gas Line	Gas Line
Guardrail	Guardrail
Ind. Contours	Ind. Contours
Int. Contours	Int. Contours
Limits of Disturbance	Limits of Disturbance
Lot Line	Lot Line
Municipal Boundary	Municipal Boundary
Overhead Lines	Overhead Lines
Plat Outline	Plat Outline
Right-Of-Way Line	Right-Of-Way Line
Septic Area	Septic Area
Set Back Line	Set Back Line
Sewer	Sewer
Soil Type	Soil Type
Storm drain	Storm Drain
Stream	Stream
Stream Intermittent Soil Survey	Stream Buffer
Telephone	Telephone
Underground Cable	Underground Cable
Water Line	Water Line
Zoning Line	Zoning Line
Bit. Conc. Pav.	Bit. Conc. Pav.
Concrete	Concrete
Slopes >15%	Slopes >15%
Point ID	Point ID
Cable Marker	Cable Marker
Clean Out, Sewer/Drain	Clean Out, Sewer/Drain
Discharge Flow (to swale, ditch, waterway)	Discharge Flow (to swale, ditch, waterway)
Dry Hole	Dry Hole
Dry Well	Dry Well
Electric Transformer	Electric Transformer
Mail Box	Mail Box
Sign / FCE Sign	Sign / FCE Sign
Specimen	Specimen
Candidate Tree	Candidate Tree
Nose Down Curb	Nose Down Curb
Spring	Spring
Structure	Structure
Telephone Pedestal	Telephone Pedestal
Utility Pole	Utility Pole
Utility Pole w/Guy Wire	Utility Pole w/Guy Wire
Well	Well



**SITE PLAN FOR BAT INSTALLATION**  
**HENRY J LILIENFELD PROPERTY**  
**LOT 2**

5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND  
8532 RESERVOIR RD FULTON, MARYLAND 20759  
MAP 45 BLOCK 11 PARCEL 42 05-370531  
DEED REFERENCE CLR16660 P0431 PLAT BOOK 23 PAGE 73  
ZONED RR-DEO

**BUILDER**  
Viking Custom Homes  
815 Windriver Drive  
Sykesville, MD 21784  
410-977-2188

**OWNER**  
Chad & Allison Ellis  
8610 Seneca Drive  
Columbia, MD 21046  
301-377-9087

**D.R.S. & ASSOCIATES**  
**LAND DESIGN CONSULTANTS**  
52 WINTERS STREET WESTMINSTER, MARYLAND 21157  
410-848-4060 410-876-6040 F. 410-848-8818

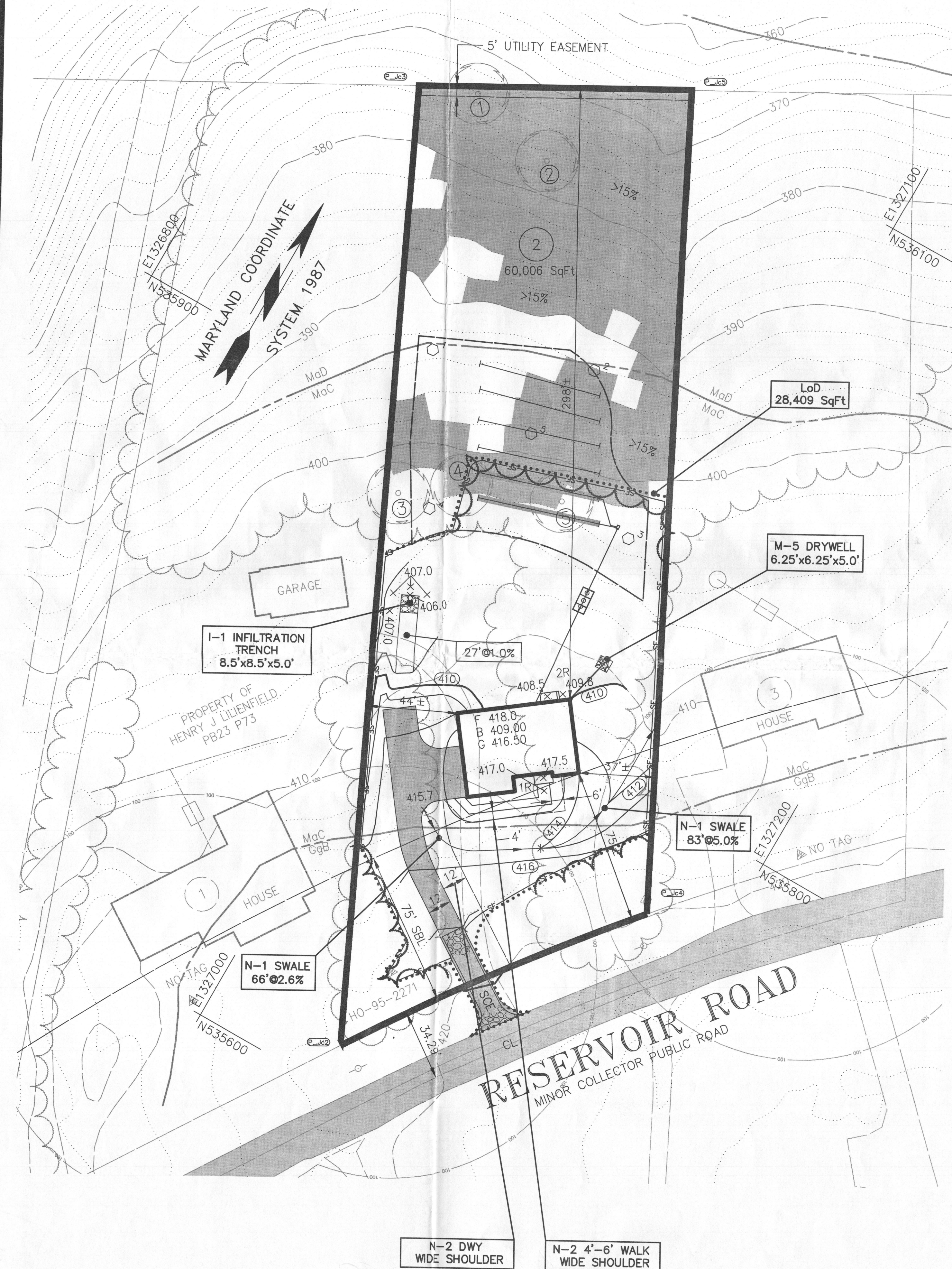
REV. NO.	DATE	BY	DESCRIPTION	DATE: 2016-01-19
1	2016-03-07	DRS/jfs	Per Howard County Comments 2016-02-25	SCALE: 1"=30'
2	2016-04-13	DRS/jfs	Per Howard County Comments 2016-04-05	SHT. NO.: 1 OF 1

DWG.: WS01-01

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PLAN VIEW  
SCALE: 1"=30'  
15 0 15 30 45

### Property of Henry J Lilienfield Lot 2

Name	North	East	Bearing	Distance
P-Jc2	535620.88	1327066.12		
P-Jc3	536045.44	1326865.72	N 25°16'07"W	469.48
P-Jc5	536109.62	1326981.75	N 61°03'02"E	132.60
P-Jc4	535750.93	1327163.21	S 26°50'06"E	401.97
P-Jc1	534908.04	1328156.75	S 49°41'23"E	1302.91
Delta	708°29.49"			
Radius	1302.91			
Arc	162.40			
Tangent	81.30			
Segment	-273.73			
P-Jc2	535620.88	1327066.12	N 56°49'52"W	1302.92
Total Area	59998.30 sf	1.37737 acres +/-		

### STORMWATER MANAGEMENT NARRATIVE

Lot 2 of Henry J. Lilienfield Property is located on the west side of Reservoir Road approximately 4,270 feet south of the intersection of Reservoir Road and Lime Kiln Road. Improvements to the property include a residential home along with a single use driveway. Stormwater Management will be addressed through the use of multiple BMP techniques to detain or capture stormwater for infiltration and recharge to the subsurface aquifer. The first part of the driveway will utilize N-2 non-roof top disconnection by grading a 12 foot wide shoulder at 2-5%. The remainder of the driveway will utilize a I-1 infiltration trench at the end of a 27 feet long grass waterway. The front of the house will utilize N-1 rooftop disconnection in a 66 foot long swale graded at 2.6% and the remainder of the swale 83 feet long at 5.0%. The sidewalk will use N-2 non-roof top disconnection by grading a 4 to 6 feet wide area at 2-5%. The rear of the house will utilize a M-5 dry well to satisfy stormwater management.

### DESIGN NARRATIVE

Lot 2 of Henry J. Lilienfield Property is located on the west side of Reservoir Road approximately 4,270 feet south of the intersection of Reservoir Road and Lime Kiln Road. Improvements to this residential lot was accomplished by keeping development to less than 28,409 square feet of disturbance on the south where there are moderate slopes and away from steeper slopes to the north, as well as, retaining two thirds of the existing forest by clearing less than 16,838 square feet. There are no wetlands, floodplain or other sensitive environmental features on site.

### Site Analysis Data Chart

disturbed Area.....	28,409 SqFt
wetlands.....	0
floodplains.....	0
forests.....	48,145 SqFt
steep slopes 15% greater.....	20,229 SqFt

site use.....	residential lot
green open area.....	23,615 SqFt
impervious area.....	4,794 SqFt
forest to be cleared.....	16,838 SqFt

### CANDIDATE SPECIMEN TREE LEGEND

TREE #	SIZE AND SPECIES OF TREE	CONDITION	STATUS
1	38" BLACK OAK	FAIR	SAVED
2	33" YELLOW POPULAR	FAIR	SAVED
3	44" YELLOW POPULAR	FAIR	SAVED
4	43" YELLOW POPULAR	FAIR	SAVED
5	51" YELLOW POPULAR-BIFURCATED	FAIR	REMOVED

### GENERAL NOTES

- Subject Property Zoned: RR-DEO.
- Total area of property: 60,006 sq. ft.
- Septic easement subject to Howard County Health Department review.
- Length of trench to be determined at time of septic permit issuance.
- Contractor/Builder to verify elevation in the field before beginning any construction.
- The topography shown hereon was field run by DRS & Associates and based on NAVD88 U.S. Feet supplemented with data by Howard County GIS.
- No wetlands currently exist on the property.
- For driveway entrance detail refer to Howard County Design Manual Volume IV Standard Detail R6.06.
- This area designates a private sewerage easement at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewerage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewerage easement. Recordation of a modified sewerage easement shall not be necessary.
- The lot shown hereon complies with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- Existing wells and/or sewerage easements within 100 feet of the property have been shown from the best available information.
- All house sites shown comply with minimum building restriction regulations.
- "The existing well shown on this plan identified with the attached well tag number HO-95-2271 has been field located by DRS & Associates professional land surveyor and is accurately shown."
- "Any changes to a private sewerage easement shall require a Revised Percolation Certification Plan."
- "Approval of this Simplified ECP does not constitute an approval of any subsequent and associated building and/or grading permit. Review for compliance with the Zoning and Subdivision and Land Development Regulations shall occur at the permit stages; and, therefore, this plan is subject to additional and more detailed comments as this progresses through the permit process."
- Driveways shall be provided prior to issuance of a use and occupancy permit for all new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width- 12' (16' serving more than one residence);
  - Surface- 6" of compacted crusher run base w/ tar and chip coating (1-1/2" min);
  - Geometry- Max. 15% grade, max 10% grade change and min. 45' turning radius;
  - Structure (culverts/bridges)- capable of supporting 25 gross tons (H25 loading);
  - Drainage Elements- capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;
  - Maintenance- sufficient to insure all weather use.
- Pre-Developed Forest.....48,145 SqFt
- Post Developed Forest.....33,459 SqFt
- Impacted Forest (clear/cut).....16,838 SqFt
- Slopes greater than 15%, existing forest and specimen trees exist on site. There are no floodplains, wetlands and streams on site. Mark A Hurt #21173.
- An exemption to the forest conservation has been addressed by the filing of a Declaration of Intent-Single Residential Lot Exemption-clearing less than 20,000 square feet of forest.

### APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division Date

Chief, Division of Land Development Date

Director Date

"I certify that the information shown hereon is based on field work performed by me or under my direct supervision, and is correct, to the best of my knowledge and belief."

Daniel R. Stoley Date

This Development is approved for soil erosion and sediment control by the Howard County Soil Conservation District. Approved:

Howard Soil Conservation District Date

Reviewed for Howard County Soil Conservation District and meets technical requirements.

U.S.D.A. Natural Resources Conservation Service Date

### DEVELOPER'S CERTIFICATION

I/we certify that all development and construction will be done according to this plan and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I also authorize personal on-site inspection by the Howard Soil Conservation District.

Signature of Developer Date

### ENGINEER'S CERTIFICATE

"I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

ENGINEER Date



### VICINITY MAP SCALE: 1"=2000'

LEGEND	
Existing	Proposed
Cable Line	Cable Line
Center Line Rd	Center Line Rd
Curb	Curb
Easement	Easement
Electric	Electric
Edge of Rd	Edge of Rd
Edge of Shoulder	Edge of Shoulder
Feature separation distance in feet	Feature separation distance in feet
Fence Line	Fence Line
IRM 100 Yr. Flood Boundary	Flood Boundary 500 Yr.
Flood Boundary 500 Yr.	Flood Boundary 100 Yr.
Floodway	Floodway
Forest	Forest
Forest Cons. Esmt.	Forest Cons. Esmt.
Flow Line (Swale, Ditch, Waterway)	Flow Line (Swale, Ditch, Waterway)
Gas Line	Gas Line
Guardrail	Guardrail
Int. Contours	Int. Contours
Int. Contours	Int. Contours
Limits of Disturbance	Limits of Disturbance
Lot Line	Lot Line
Municipal Boundary	Municipal Boundary
Overhead Lines	Overhead Lines
Plot Outline	Plot Outline
Right-Of-Way Line	Right-Of-Way Line
Septic Area	Septic Area
Set Back Line	Set Back Line
Sewer	Sewer
Soil Type	Soil Type
Storm Drain	Storm Drain
Stream	Stream
Stream Intermittent Soil Survey	Stream Buffer
Stream Buffer	Stream Buffer
Telephone	Telephone
Underground Cable	Underground Cable
Water Line	Water Line
Zoning Line	Zoning Line
Bit. Conc. Pav.	Bit. Conc. Pav.
Concrete	Concrete
Slopes >15%	Slopes >15%
Point ID	Point ID
Cable Marker	Cable Marker
Clean Out, Sewer/Drain	Clean Out, Sewer/Drain
Discharge Flow (to swale, ditch, waterway)	Discharge Flow (to swale, ditch, waterway)
Dry Hole	Dry Hole
Dry Well	Dry Well
Electric Transformer	Electric Transformer
Mail Box	Mail Box
Sign / FCE Sign	Sign / FCE Sign
Specimen	Specimen
Candidate Tree	Candidate Tree
Spring	Spring
Structure	Structure
Telephone Pedestal	Telephone Pedestal
Utility Pole	Utility Pole
Utility Pole w/ Guy Wire	Utility Pole w/ Guy Wire
Well	Well

### ABBREVIATIONS

100FB 100 year Flood Boundary	HDPE High Density Polyethylene
100FB 100 year Floodway Boundary	Hor Horizontal
500FB 500 year Flood Boundary	HP High Point
AASHTO American Association of State Highway & Transportation Officials	Hse House
ADT Average Daily Trip	IDE Invert Ditch Elevation
App Approved	IDE Ingress & Egress Easement
ALCMP Aluminum Corrugated Metal Pipe	Inv Invert
B Approved	IT Infiltration Trench
B Basement floor elevation or Book	LF Linear Feet
BEGCMF Beclin	LoD Limits of Disturbance
BL Break	LP Limits of Paving
BL Beclin	LP Low Point
Bldg Building	LPC Linear Profile Grade
BLP Bottom	LVC Length of Vertical Curve
BoW Bottom of Wall	M MPH
CL Centerline or Glass	NAD North America Datum
CLR County Land Record	NAVD North America Vertical Datum
CMP Corrugated Metal Pipe	NDC Nose Down Curb
Co Clean out/County	NIC Not in Contract
Dia Diameter	Os Offset
Dn Depth normal	Page Page
DND Do Not Disturb	PB Plot Book
DUE Drainage Utility Easement	PG Proposed Grade
Dwy Driveway	PL Property Line
E Entrance elevation	PIB Plan Book
EASE EASEment	P Profile
EL Elevation	PWA Public Works Agreement
ELR Elevation Ex Road	R Right or Radius
ELP End Linear Profile	SBL Set Back Line
ES Existing	Sewer Sewer Connection
ESL Existing	SD Storm Drain
ExGd Existing Ground	SD Subgrade Drain
F First floor elevation	SHA State Highway Administration
F Flood Boundary and Floodway Map	SH Sheet
FCE Forest Conservation Easement	SRC State Roads Commission
FEMA Federal Emergency Management Agency (Hec 2 Data)	SS Sanitary Sewer
FG Finished Grade	STD Standard
FRM Flood Insurance Rate Map	SWF Stormwater Management Facility
FW Face of Wall	tbr To Be Removed
FPE Flood Plain Easement	WO Walkout
FWRPE Forested Water Resource Protection Easement	
Gar Garage floor elevation	
GR Guard Rail	

### ENVIRONMENTAL CONCEPT PLAN/SITE PLAN HENRY J LILIENFIELD PROPERTY LOT 2

5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND  
8532 RESERVOIR RD FULLTON, MARYLAND 20759  
MAP 45 BLOCK 11 PARCEL 42 05-370531  
DEED REFERENCE CLR16660 P0431 PLAT BOOK 23 PAGE 73  
ZONED RR-DEO

**BUILDER**  
Viking Custom Homes  
815 Windriver Drive  
Sykesville MD 21784  
410-977-2188

**OWNER**  
Chad & Allison Ellis  
6810 Seneca Drive  
Columbia, MD 21046  
301-377-9087

**D.R.S. & ASSOCIATES**  
**LAND DESIGN CONSULTANTS**  
52 WINTERS STREET WESTMINSTER, MARYLAND 21157  
410-848-4060 410-876-6040 F. 410-848-8818

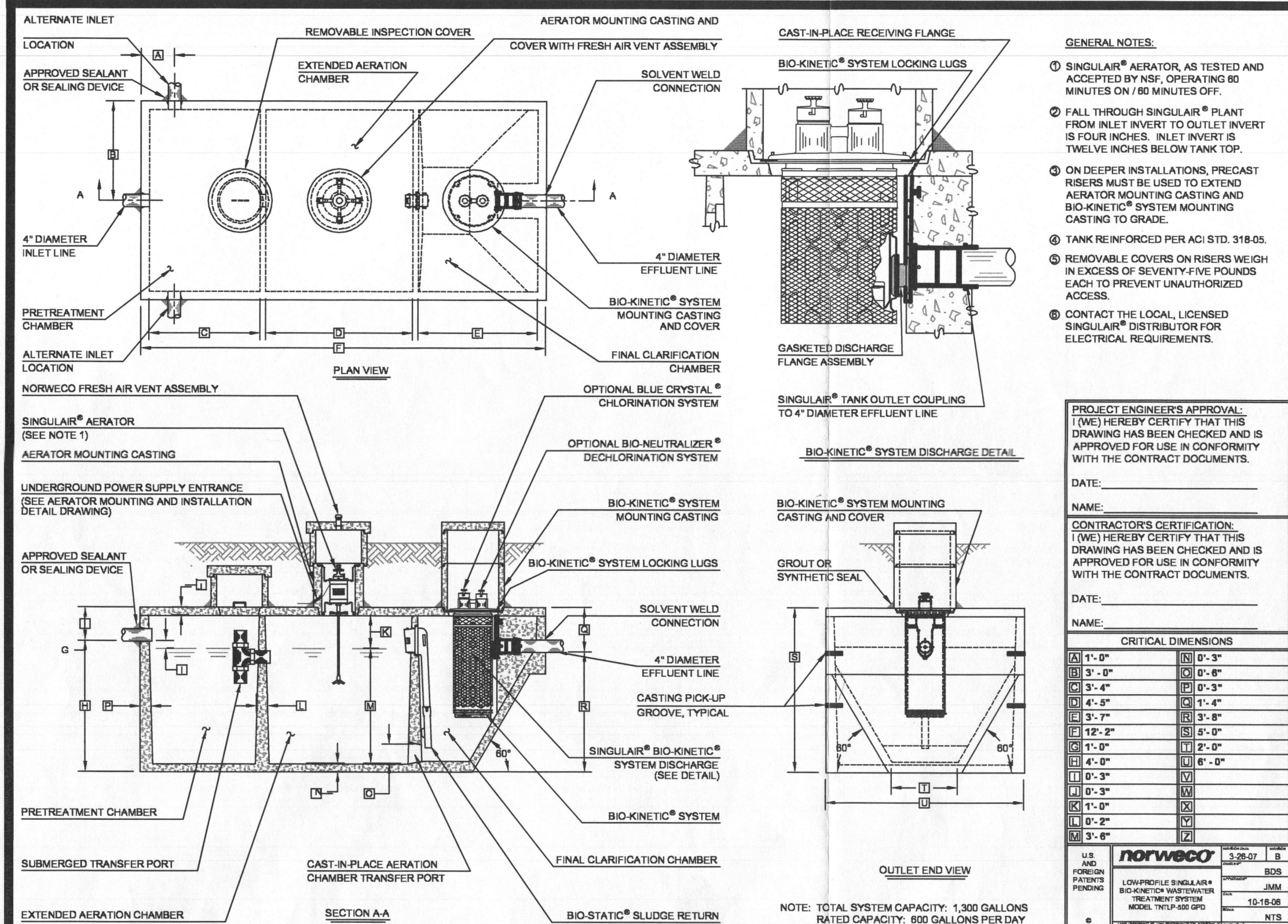
REV. NO.	DATE	BY	DESCRIPTION	DATE: 2016-01-19
1	2016-03-07	DRS/jfs	Per Howard County Comments 2016-02-25	SCALE: 1"=30'
				SHT. NO.: 1 OF 2
				DWG.: ST01-01

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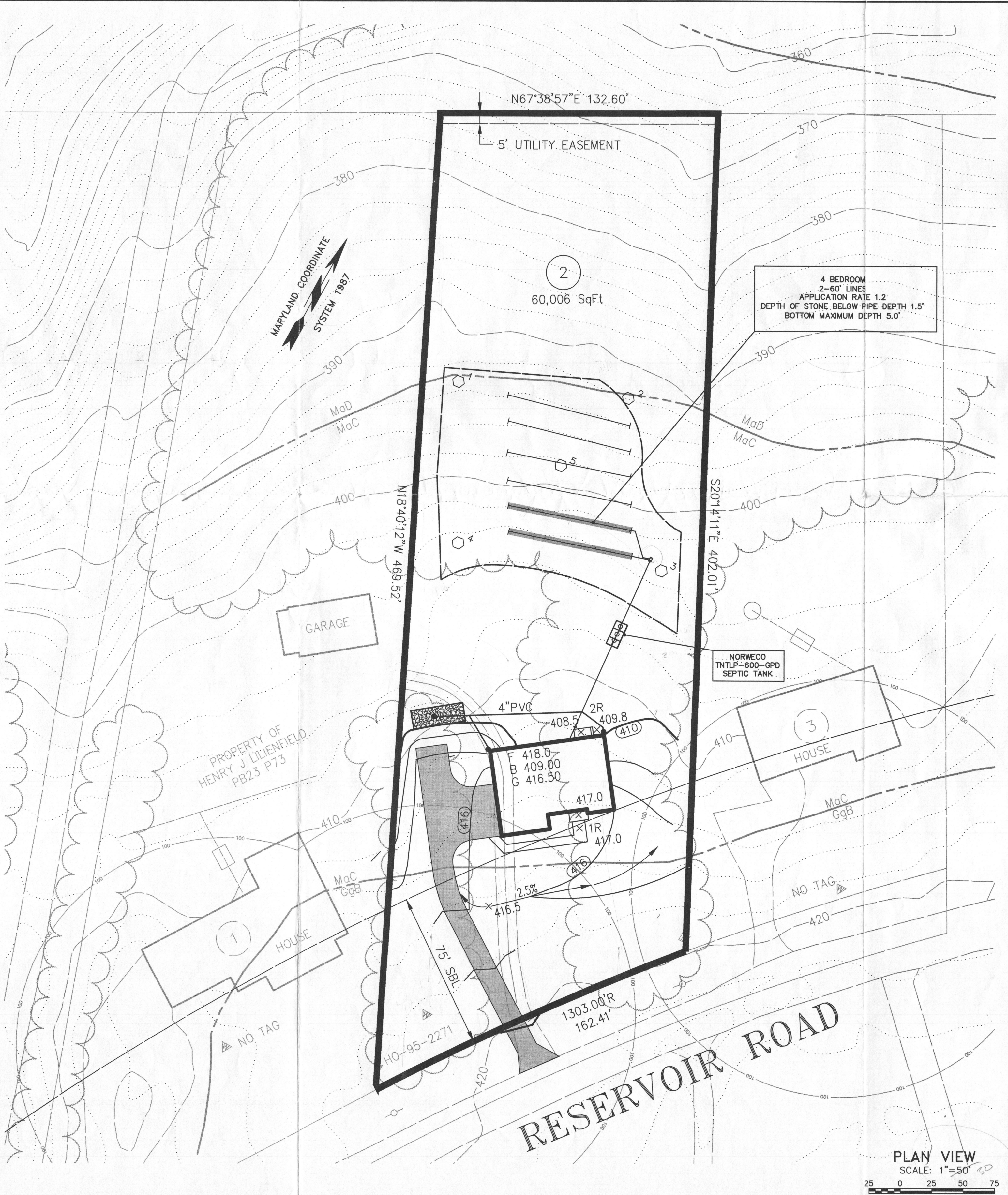
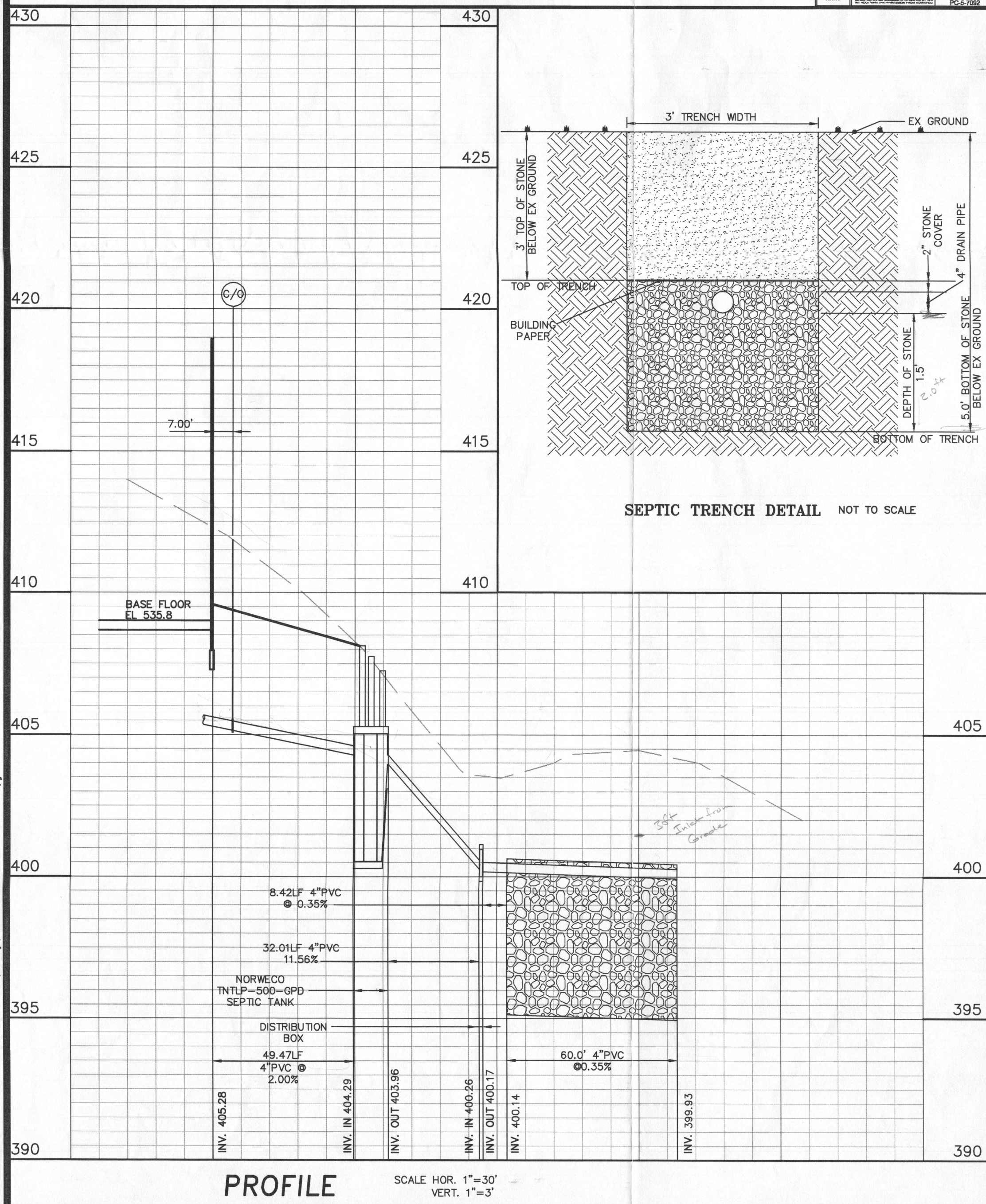
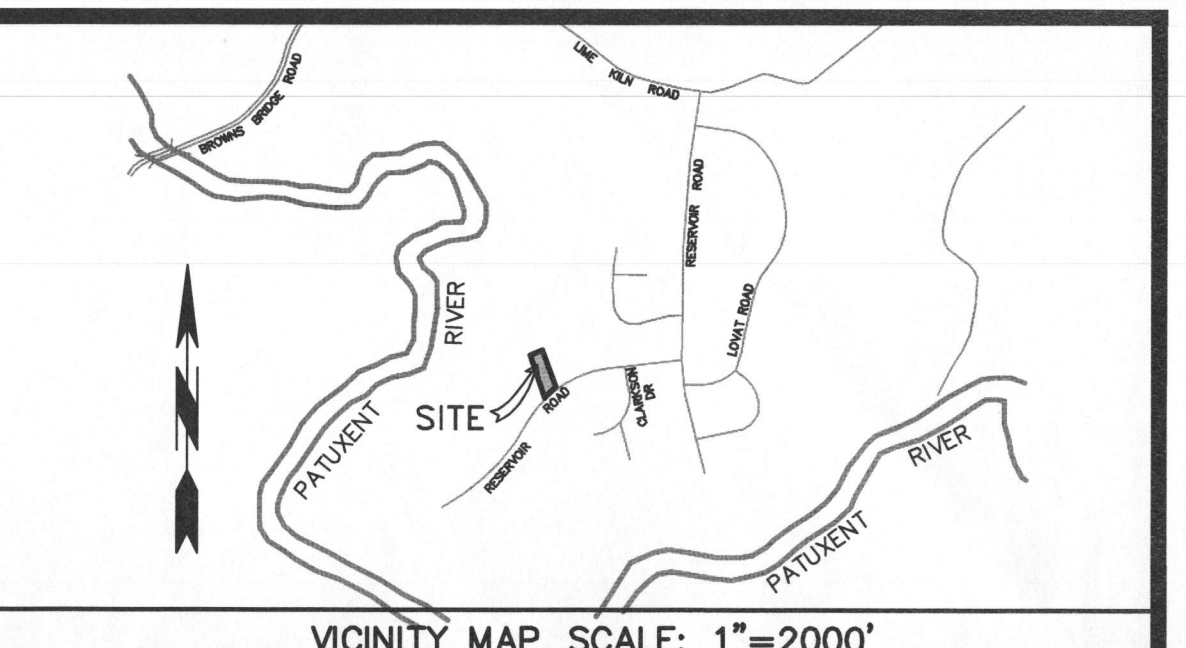


**BAT NOTES**

- Any changes to the locations or depths to any components must be approved by the engineer and the Howard County Health Department prior to installation. A revised site plan may be required.
- The BAT system shall be maintained and operated for the life of the system.
- The BAT shall be operated by and maintained by a certified service provider.
- Within one month of installation, a person installing the BAT system shall report to the Maryland Department of the Environment (MDE) in a manner acceptable to MDE, the address and date of completion of the BAT installation and the type of BAT installed.
- Electrical work for the BAT installation must be performed by a licensed electrician.
- An agreement and Easement must be completed and signed by all applicable parties, and recorded in Land Records of Howard County.
- The Health Department requires documentation for the start-up certification from the manufacturer prior to final approval of this installation.

**GENERAL NOTES**

- Subject Property Zoned: RR-DEO.
- Total area of property: 60,006 sq. ft.
- Septic easement subject to Howard County Health Department review.
- Length of trench to be determined at time of septic permit issuance.
- Contractor/Builder to verify elevation in the field before beginning any construction.
- Topographic data by Howard County GIS.
- No wetlands currently exist on the property.
- For driveway entrance detail refer to Howard County Design Manual Volume IV Standard Detail R6.06.
- This area designates a private sewerage easement at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewerage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewerage easement. Recordation of a modified sewerage easement shall not be necessary.
- The lot shown hereon complies with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- Existing wells and/or sewerage easements within 100 feet of the property have been shown from the best available information.
- All house sites shown comply with minimum building restriction regulations.
- The existing well shown on this plan identified with the attached well tag number HO-95-2271 has been field located by DRS & Associates professional land surveyor and is accurately shown.
- "Any changes to a private sewerage easement shall require a Revised Percolation Certification Plan."



LEGEND	
Existing	Proposed
Cable Line	Cable Line
Center Line Rd	Center Line Rd
Curb	Curb
Easement	Easement
Electric	Electric
Edge of Rd	Edge of Rd
Edge of Shoulder	Edge of Shoulder
Feature separation distance in feet	Feature separation distance in feet
Fence Line	Fence Line
Forest	Forest
Forest Cons. Esmt.	Forest Cons. Esmt.
Flow Line (Swale, Ditch, Waterway)	Flow Line (Swale, Ditch, Waterway)
Gas Line	Gas Line
Guardrail	Guardrail
Ind. Contours	Ind. Contours
Int. Contours	Int. Contours
Limit of Disturbance	Limit of Disturbance
Lot Line	Lot Line
Municipal Boundary	Municipal Boundary
Overhead Lines	Overhead Lines
Plot Outline	Plot Outline
Right-Of-Way Line	Right-Of-Way Line
Septic Area	Septic Area
Set Back Line	Set Back Line
Sewer	Sewer
Soil Type	Soil Type
Storm drain	Storm drain
Stream	Stream
Stream Intermittent Soil Survey	Stream Intermittent Soil Survey
Stream Buffer	Stream Buffer
Telephone	Telephone
Underground Cable	Underground Cable
Water Line	Water Line
Zoning Line	Zoning Line
Bit. Conc. Pav.	Bit. Conc. Pav.
Concrete	Concrete
Cable Marker	Cable Marker
Clean Out, Sewer/Drain	Clean Out, Sewer/Drain
Discharge Flow (to swale, ditch, waterway)	Discharge Flow (to swale, ditch, waterway)
Dry Hole	Dry Hole
Dry Well	Dry Well
Electric Transformer	Electric Transformer
Mail Box	Mail Box
Pole Light	Pole Light
Shrub	Shrub
Sinkhole	Sinkhole
Spring	Spring
Structure	Structure
Telephone Pedestal	Telephone Pedestal
Utility Pole	Utility Pole
Utility Pole w/Guy Wire	Utility Pole w/Guy Wire
Well	Well

ABBREVIATIONS	
App	Approved
B	Basement floor elevation or Book
BOCMP	Bituminous Coated Corrugated Metal Pipe
Blg	Building
Bot	Bottom
BoW	Bottom of Wall
CL	Center Line or Class
CLR	County Land Record
Co	Clean out/County
Dia	Diameter
DND	Do Not Disturb
DUE	Drainage Utility Easement
Dwy	Driveway
E	Entrance elevation
EASE	EASEment
EL	Elevation
Ex	Existing
ExGd	Existing Ground
F	First floor elevation
FBFM	Flood Boundary and Floodway Map
FG	Finished Grade
FoW	Face of Wall
G	Garage floor elevation
Gar	Garage
GR	Guard Rail
H	House
Hge	House
IDE	Invert Ditch Elevation
Inv	Invert
IT	Infiltration Trench
L	Left or Lot
LF	Linear Feet
LoD	Limit of Disturbance
M	Miles
MPH	Miles Per Hour
NAD	North America Datum
NAVD	North America Vertical Datum
Os	Offset
P	Page
PB	Plot Book
PG	Proposed Grade
PL	Property Line
PBk	Plan Book
P	Profile
PWA	Public Works Agreement
R	Right or Radius
S	Set Back Line
SBL	Set Back Line
SC	Sewer Connection
SD	Storm Drain
Sh	Sheet
STD	Standard
SWMF	Stormwater Management Facility
W	Water
WO	Walkout

**SITE PLAN FOR BAT INSTALLATION**  
**HENRY J LILIENFELD PROPERTY**  
**LOT 2**

**BUILDER**  
Viking Custom Homes  
815 Windriver Drive  
Sykesville MD 21784  
410-377-2188

**OWNER**  
Chad & Allison Ellis  
6810 Seneca Drive  
Columbia, MD 21046  
301-377-9087

MAP 45 BLOCK 11 PARCEL 42 05-370531  
ZONED RR-DEO PLAT BOOK 23 PAGE 73  
5TH ELECTION DISTRICT RESERVOIR RD FULTON, MARYLAND 20759

**D.R.S. & ASSOCIATES**  
**LAND DESIGN CONSULTANTS**  
52 WINTERS STREET WESTMINSTER, MARYLAND 21157  
410-848-4060 410-876-6040 F. 410-848-8818

REV.No.	DATE	BY	DESCRIPTION

DATE: 2016-01-19  
SCALE: 1"=30'  
SHT.NO.: 1 OF 1  
DWG.: WS01-01

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