

7/8/05
9:00

APPLICATION

PERCOLATION TESTING

A 516065

P _____

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043

TELEPHONE: 313-2640

DISTRICT _____

DATE 10/11/2001

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Michael Wachter 13645 Triadelphia Rd 21029

ADDRESS 410 Northridge Development PHONE 410-730-1074

AGENT OR PROSPECTIVE BUYER Northridge Development LLC - Cindy DelZoppo

ADDRESS 14045 Gourd Drive Glenwood MD 21738 PHONE 410-730-1074

PROPERTY LOCATION:

SUBDIVISION DUNFRETEN ESTATES LOT NO. 28 (ORIGINALLY ^{P/O} 26)

ROAD AND DESCRIPTION ALONG SOUTH SIDE OF TRIADELPHIA MILL ROAD AT INTERSECTION OF GILBRIDE LANE & TRIADELPHIA MILL ROAD

TAX MAP 34 PARCEL # 1

SIZE OF LOT 3.0 ACRES TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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

Cindy DelZoppo
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

COUNTY #

SOIL PROFILE

0' orge brn
hvy lm

2' brn tan
hvy sa lm

4' tan brn
gray mica
sa lm
15-20%
frags

6' orge hvy
lm

8' orge hvy
lm

14' orge hvy
lm

WEST ② EAST

brn
hvy lm
mixed w
orge
red cl lm
bands

3' brn gray
mica
sa lm
15%
frags

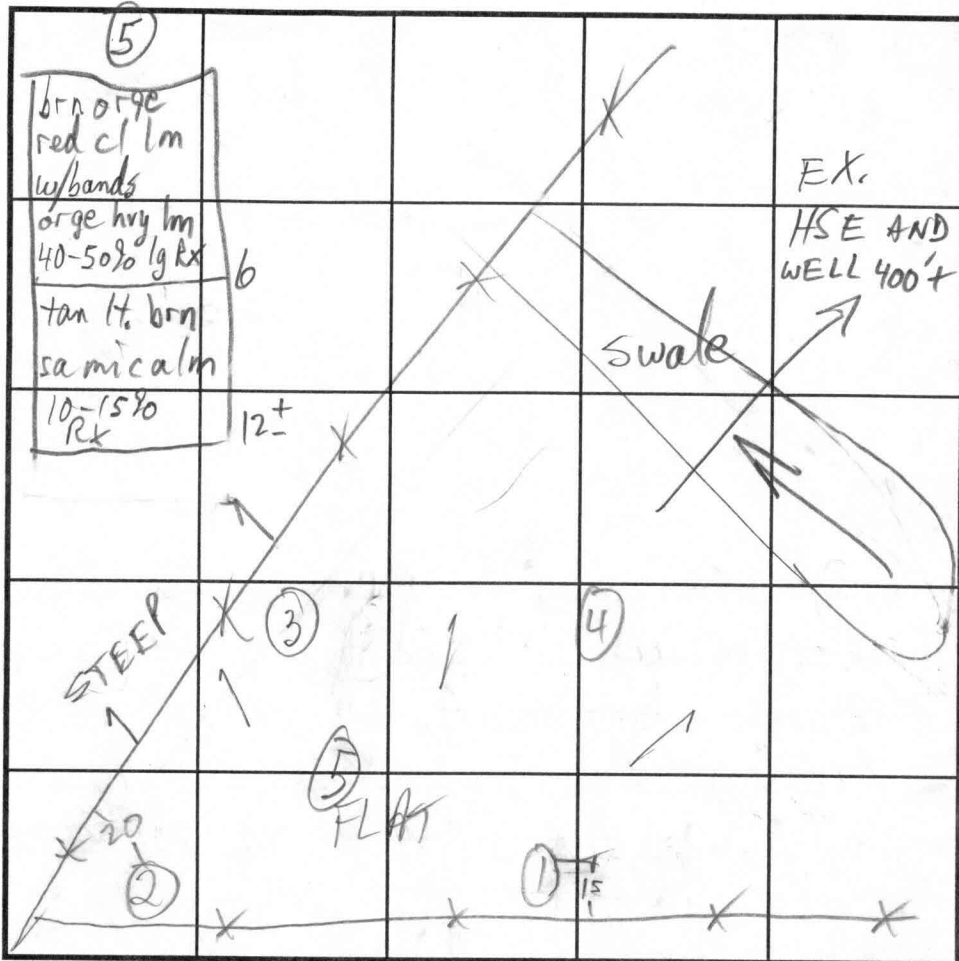
③ orge brn
hvy lm

2' orge brn
hvy sa lm

1' brn tan
gray
mica sa lm
10-15% frags
pockets 25%
w/depth

4' H₂O

3 1/2'



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

TRIA MILL RD

SOIL PROFILE

0' orge
cl lm

2' brn sa
mica lm
w/orge
cl lm bands

5' tan gray
sa mica
lm
10-20%
frags

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4/10/03	1 S _M V	5/8/143"	9:36	9:38	9:38	9:40	2
	2 S _V	4 13 1/2"	9:50	10:13	10:13	10:50	37
	3 S _V	4' 3" 13 1/2"	10:00:00	10:02:00	10:02:00	10:05	3
	4 S _V	6 12	10:08	10:13	10:13	10:24	11
	5 S _V	12	10:40	10:42	10:42	10:45	3
	1 M ₂	9	10:59:10	11:04	11:04	11:12	8
	5 V	12\'+					

REMARKS

TYPE OF SOIL

TESTED BY

M. Rifkin

ALSO PRESENT

Wayne Weller LDE hoe

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME

11

TRENCH WIDTH

3

INLET DEPTH

6

MAXIMUM BOTTOM DEPTH

8

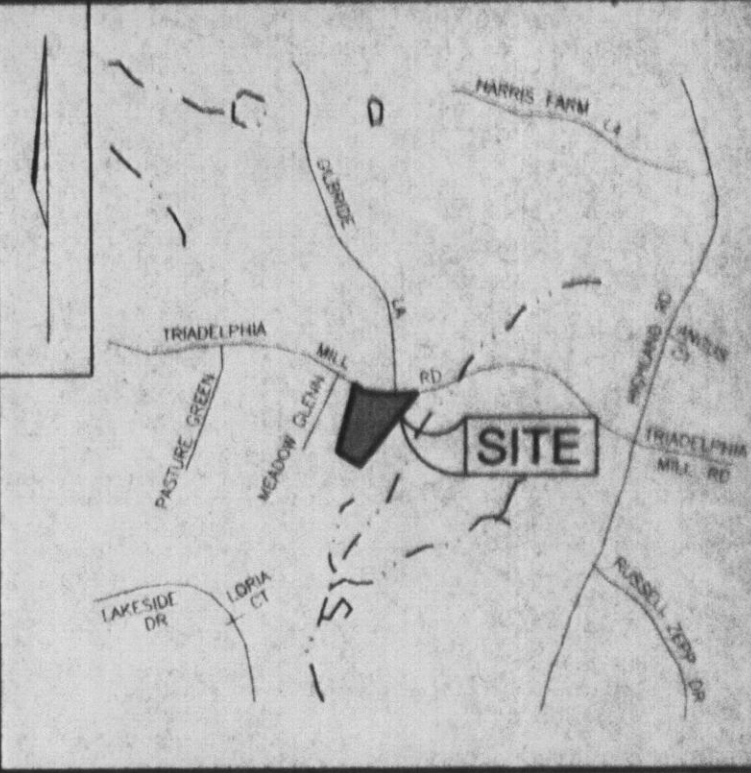
SQ. FT/BEDROOM

210

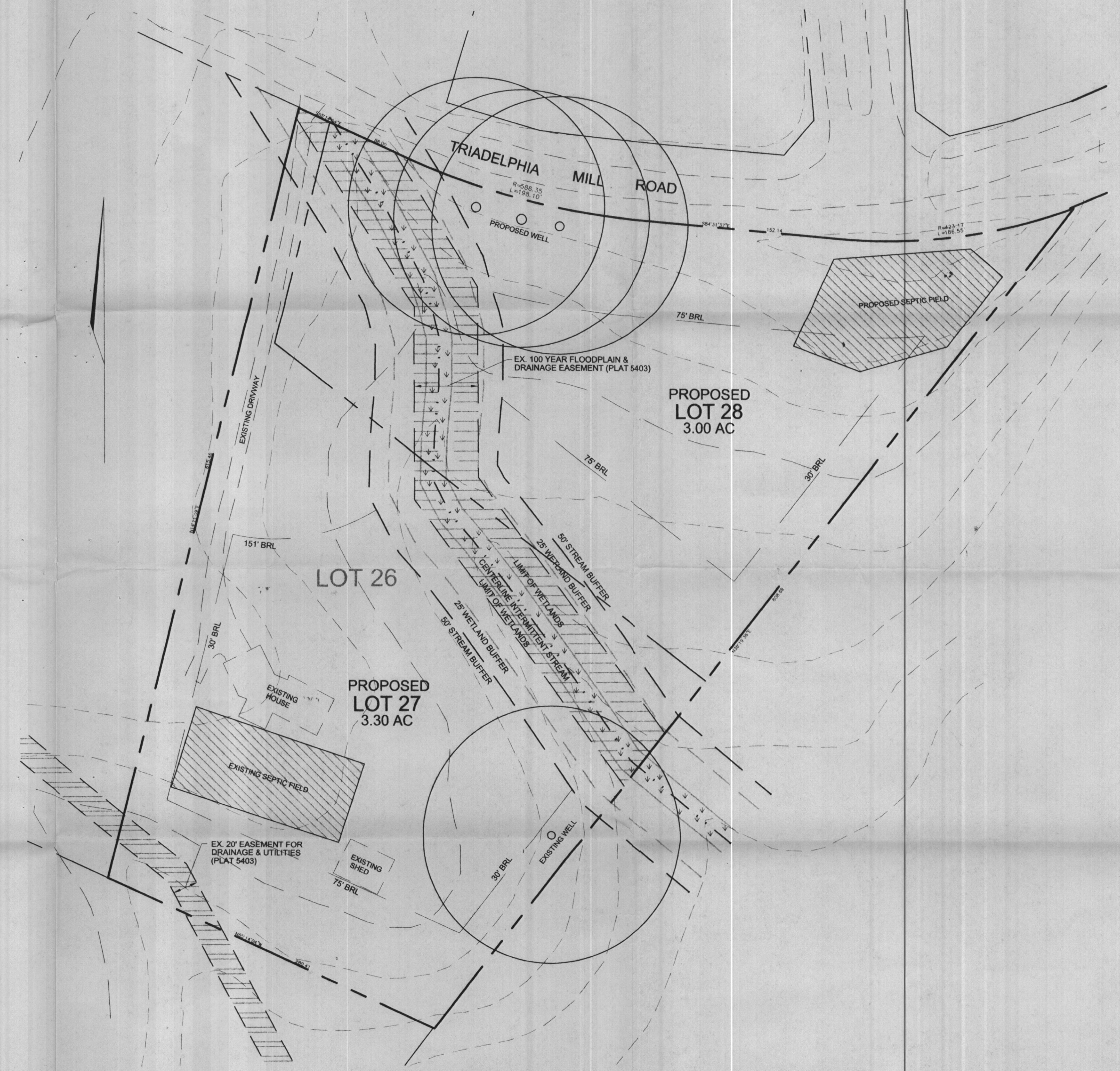
REPAIRS

4

6



VICINITY MAP
SCALE: 1"=2000'



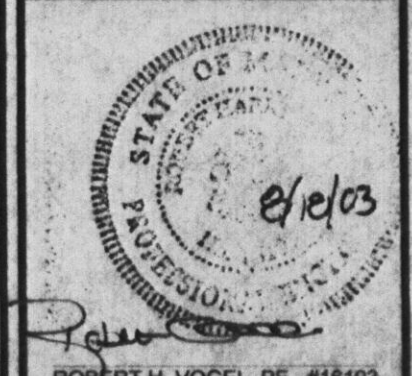
PLAN
SCALE: 1"=50'

PLAN TO ACCOMPANY A WAIVER PETITION
DUNFRETEN ESTATES
PROPOSED LOTS 27 AND 28
A RESUBDIVISION OF DUNFRETEN ESTATES, LOT 26

TAX MAP 34 PARCEL 1
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

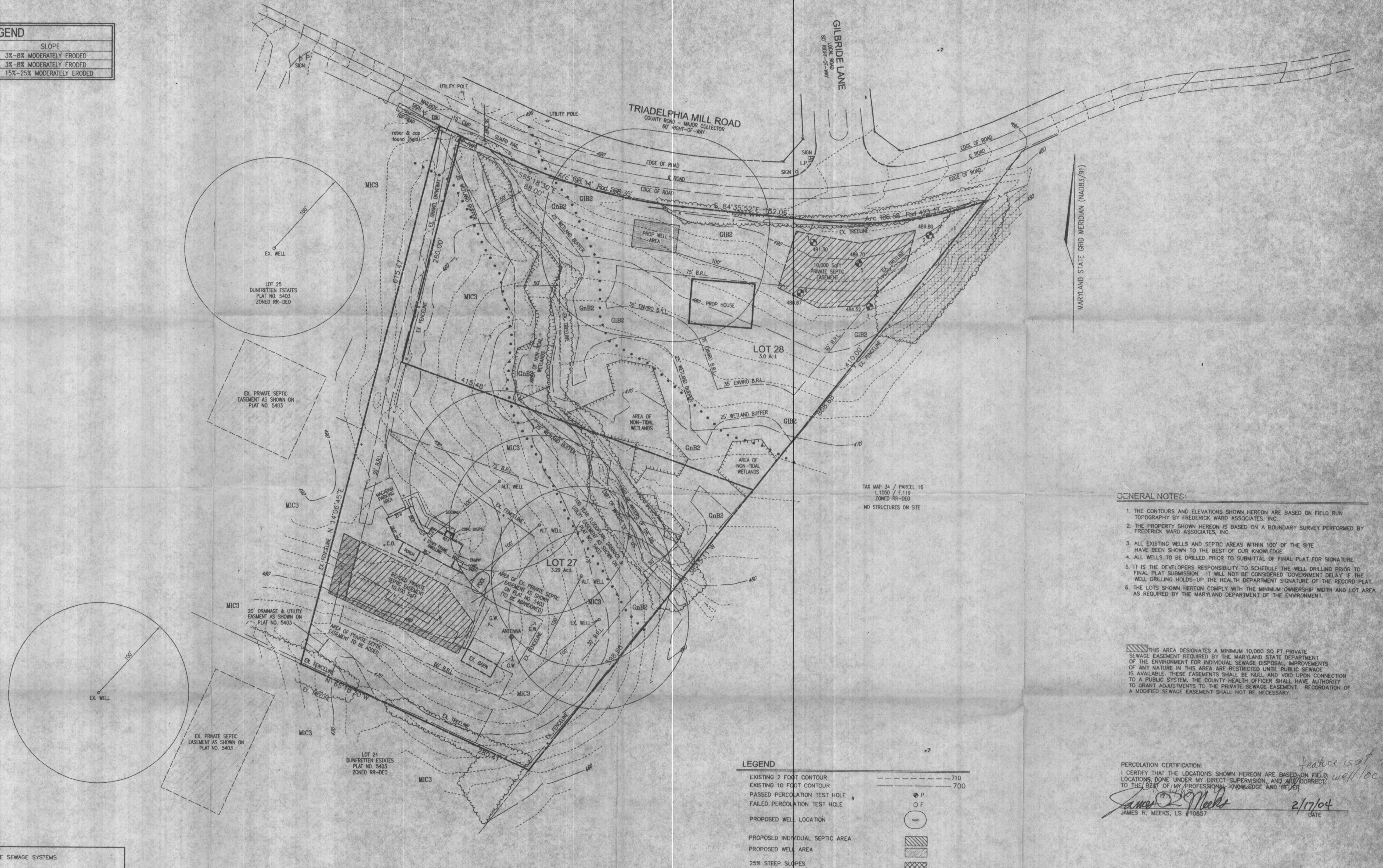


FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax
www.frederickward.com



DESIGN BY: RHV
DRAWN BY: JT
CHECKED BY: RHV
DATE: AUG. 15, 2003
SCALE: AS NOTED
W.D. NO.: 2017001

SOILS LEGEND		
SOIL	NAME	SLOPE
GB2	GLENELG LOAM	3%-8% MODERATELY ERODED
GnB2	GLENNVILLE SILT LOAM	3%-8% MODERATELY ERODED
MC2	MANOR LOAM	15%-25% MODERATELY ERODED



GENERAL NOTES:

1. THE CONTOURS & ELEVATIONS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY BY FREDERICK WARD ASSOCIATES, INC.
2. THE PROPERTY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC.
3. ALL EXISTING WELLS AND SEPTIC AREAS WITHIN 100' OF THE SITE HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
4. ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF FINAL PLAN FOR SIGNATURE.
5. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAN SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HAS NOT BEEN SCHEDULED PRIOR TO THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAN.
6. THE LOTS SHOWN HEREON ARE EMPLOYED UNDER A JOINT OWNERSHIP WITHD AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL, IMPROVEMENTS OF NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM, THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

PERCOLATION CERTIFICATION:

I CERTIFY THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

James R. Meeks *2/17/04*

JAMES R. MECKS, LS #10857 DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

Denny Weinstein M.D.
COUNTY HEALTH OFFICER MR

2-26-04
DATE

[illegible]

NOT FOR
CONSTRUCTION

FWA
FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS

7125 Riverwood Drive
Columbia, Maryland 21046-2354
410-720-6900
410-720-6226 fax

REGIONAL OFFICES
Bel Air, Maryland and Warrenton, Virginia

www.frederickward.com

PERC CERTIFICATION PLAT
DUNFRETEN ESTATES, A RE-SUBDIVISION OF LOT 26

THE LANDS OF
MICHAEL J. & ROBERTA M. WACHUR
13645 TRIADELPHIA MILL ROAD
CLARKVILLE, MARYLAND 21029

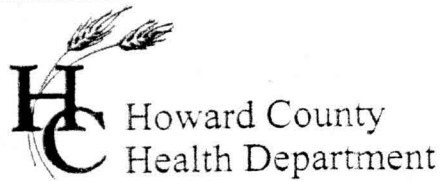
LIBER 1498, FOLIO 720
TAX MAP No. 34 BLK: 1 P/O PARCEL No. 1, LOT 26
ZONED RRDEO

5TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



DATE 02/16/2004	DRAWING NO.
SCALE 1" = 50'	
DRAWN BY D. MARTIN	SHEET 1 OF 1 FWA JOB NUMBER 2034084



3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

September 10, 2003

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Mark Rifkin *MR*
Well and Septic Program

RE: File Number: WP-04-024
Title: Dunfretten Estates, Lot 26

No objection to the requested waiver. As yet, a percolation certification plan has not been signed or submitted for review.

MR

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 8-18-03

P&Z File No. WP-04-024

Department of Planning and Zoning

☒ Transportation Planning
☒ Historic Preservation
☐ Comprehensive Planning and Zoning Administration
☒ Research
☐ Address Coordinator

☒ Agricultural Preservation
☒ Development Engineering Division
☐ Forest Conservation Planner
☒ File

Agencies

☒ Soil Conservation District
☒ Department of Inspections, Licenses & Permits
☒ Department of Fire and Rescue Services
☒ State Highway Administration
☒ Bureau of Environmental Health
☒ Board of Education
☒ Recreation and Parks

☐ Tax Assessment
☐ Bell Atlantic Telephone
☐ BG&E
☐ Cable TV
☐ Police
☐ MTA
☐ Finance
☐ DPW, Real Estate Services
☐ DPW, Construction and Inspection
☐ DPW, Bureau of Utilities

RE: Dunfretton Estates Lot 26

ENCLOSED FOR YOUR ☒ Signature Approval
THE ENCLOSED ☒ Original

☒ Review & Comments ☐ Files

Plans

☐ Sketch Plan
☐ Prel Equiv Sketch Plan
☐ Preliminary Plan
☐ Final Plat
☐ Final Constr Plans (RDS)
☐ Final Development Plan
☐ Site Development Plan
☐ Landscape Plan
☐ Grading Plan
☐ House Type Revision Plan
☐ Water and Sewer Plan

of Sheets

☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐

Supplemental Documents

☐ Wetlands Report
☐ Soils/Topo Map/Drain Area Map
☐ FSD/FCP/Worksheet and Application
☐ Declaration of Intent
☐ Drainage and/or Computation/Pond Safety Comps
☐ Preliminary Road Profiles
☐ APFO Roads Test/Mitigation Plan
☐ Traffic Study/Noise Study
☐ Sight Distance Analysis
☐ Floodplain Study
☐ Stormwater Management Comps.
☐ Industrial Waste Survey (DPW)
☐ Road Poster Form Letter
☐ Response Letter
☐ Perc Plat
☐ Scenic Road Exhibits

Applications

☒ Waiver Petition Applic/Exhibit
☐ Planning Board Applic
☐ ASDP/CSDP Application
☐ DED Application/Checklist
☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☒ Received
☐ Received and Revised

☐ Tentatively Approved
☐ Approved

Recorded
On 8-18-03

COMMENTS:

SRC/COMMENTS DUE BY: 9-11-03

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

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted AUG 18 2003 DPZ File Number WP 04-024

I. Site Description

Subdivision Name/Property Identification: DUNFRETEN ESTATES LOT 26

Location of property: 13645 TRIADAPLAIN MILL ROAD
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

RESIDENTIAL
(Proposed Use)

3A
(Tax Map No.)

1
(Grid/Block No.)

1
(Parcel No.)

5TH
(Election District)

RR-DEO
(Zoning District)

6.29 AC +/-
(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.)

F 82-108

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.120(b)(4)(iii)(b)</u>	<u>Lot Layout. Environmental Features</u> <u>on lots.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

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

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

See attached

IV. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12".**

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"/> NA	Information Provided Not Applicable	<input checked="" type="checkbox"/> X	Information Not Provided, Justification Attached
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III. Justification

The purpose of this waiver request is to allow wetlands, floodplain, intermittent stream and associated buffers to be located on the two proposed lots. Currently these features exist on Dunfretten Estates Lot 26, which is proposed to be resubdivided into two 3-acre lots. Since the proposed lot will derive its access from Triadelphia Mill Road, there are no necessary or proposed disturbances to the environmental features. It is apparent from the recent Regulation change there is recognition that environmental features can exist on lots 20,000 square feet and greater. Since the proposed lots are approximately 3 acres, the environmental features can coexist with the construction of one additional home. The resubdivision plat would record and protect all environmental features and corresponding buffers.

The granting of this waiver will not nullify the intent of the Regulations since all environmental features and buffer will be protected. The public's health, safety and welfare will not be compromised.

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

V. Fees

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.

VI. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

(Signature of Property Owner)
(Fee Simple Owner Only)

(Date)

(Signature of Petition Preparer) *

(Date)

(Name of Property Owner)

(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

(Address)

(Address)

(City, State, Zip Code)

(City, State, Zip Code)

(E-mail)

(E-mail)

(Telephone)

(Fax)

(Telephone)

(Fax)

Contact Person:

Contact Person:

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name _____
DPZ Plan Reviewer _____
Plan Consultant Representative _____

DPZ File No. _____
Submission Date _____
Time _____

I. **Application Requirements**

Indicate Yes, No or N/A

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

II. **Fee Computation**

Fee

- Number of waivers requested _____
* Base Fee for first two waiver sections (\$450) _____
Fee for each additional waiver section (___ additional waivers x \$50 each) _____
* (Maximum fee of \$350 for Agricultural Preservation parcels)
TOTAL _____

III. **Certification**

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

Check issued by _____

_____ Waiver petition application is accepted for processing.

_____ Scheduled SRC meeting date.

_____ Waiver petition application is rejected.

Reason: _____

_____ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____
