



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

APP 530280
DATE 1/9/09

AGENCY REVIEW: _____

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH UNKNOWN PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE UNKNOWN IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) WILLIAM EDWARD BROWN

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS 14110 HOWARD ROAD DAYTON, MD 21036
STREET CITY/TOWN STATE ZIP

APPLICANT JONATHAN STUDDARD

DAYTIME PHONE _____ CELL 443-864-8075 FAX 443-393-4800

MAILING ADDRESS 8161 MAPLE LAWN BLVD, SUITE 420, FULTON, MD 20759
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME 14110 HOWARD ROAD LOT NO. 1-4

PROPERTY ADDRESS 14110 HOWARD ROAD, DAYTON, MD 21036
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 27 GRID 80 PARCEL(S) 31 PROPOSED LOT SIZE _____

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

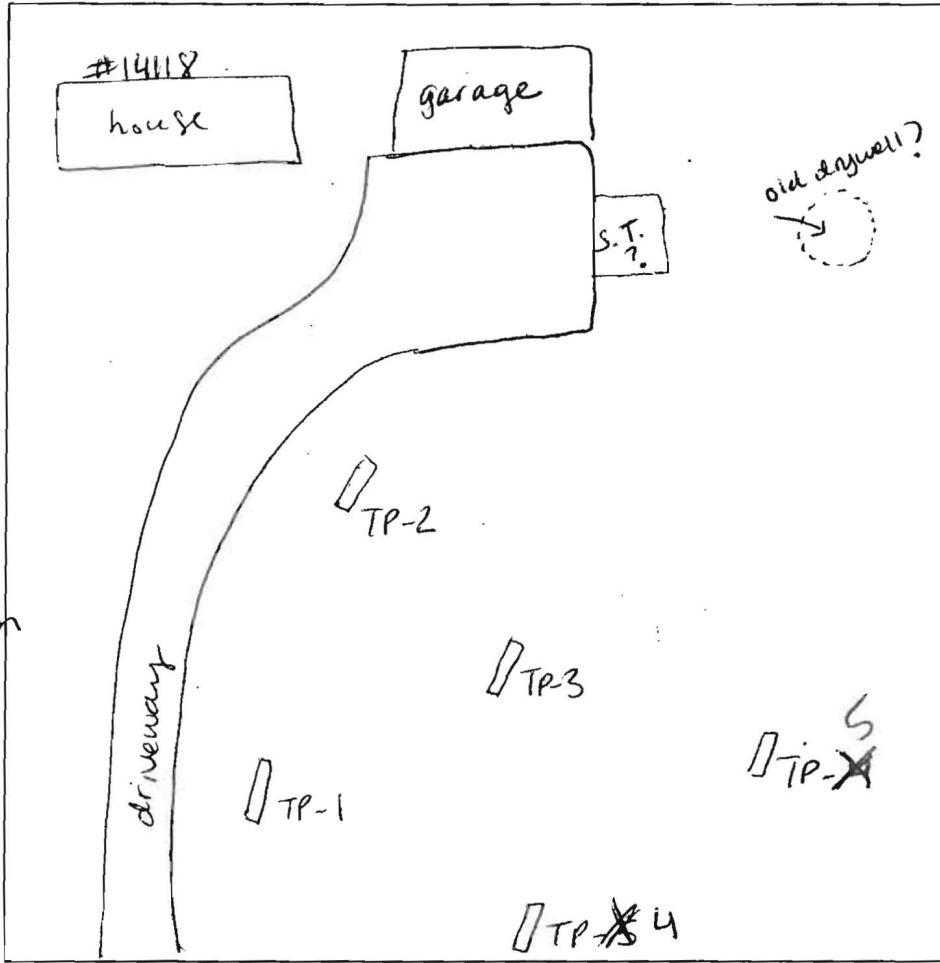
TEST RESULTS WILL BE MAILED TO APPLICANT.

Jonathan Studdard
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

APV

TP-1
 1' brn lsbk
 org brn scl 2csbk
 3.8' yellow brn fs l many mica
 4' brn fs l micaceous Saprolite
 ↓
 8' Mn coatings moist seepage / cave-in @ 12.5'
 H₂O @ 13'
 TP-3
 1' brn lsbk
 yellow/org scl
 5' yellow brn fs l micaceous
 ↓
 9' brn fs l platy saprolite gray mottles Mn coatings @ 12' cave-in 10% boulders
 14'
 TP-2
 1' red brn l
 red org. scl platy mica schist
 3.7' red brn scl common mica
 ↓
 13.5' brn fs l saprolite grays/Mn coatings moist



TP-4
 1' brn l
 red brn scl 3csbk 35% channels
 4.5' yellow brn chsl
 ↓
 8.5' brn chsl platy mica schist Mn/mottles @ 11' 15% boulders + flags
 13.5'
 TP-5
 1' brn lsbk
 org brn scl
 4' yellow brn sl
 brn sl saprolite Mn/mica schist mottles @ 12' cave-in @ 10'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
2-9-09	TP-1	5'/14'	9:23	9:37	9:51	14	P
	TP-3	6'/14'	9:24	9:32	9:43	11	P
	TP-2	6'/13.5'	9:44	9:58	10:14	16	P
	TP-4	6.3'/13.5'	9:59	10:18	10:32	14	P
	TP-5	14'	visual			OK	P

REMARKS Lot 1 (existing house)
 SANITARIAN HS BACKHOE Fyock OTHERS Chris
 TEST HOLES USED IN SDA 5 AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH 3 INLET DEPTH _____ MAX. BOT DEPTH 6.7 EFFECTIVE S/W _____

TP 12

0.3' dk brn sl

red-brn grscl
1 fsbk

2' dk yel-brn sl, many mica
Saprolite

6' yel-brn stsl
many mica
few channels
Schist parent material

4.5' ↓

TP 14

0.6' dk brn sl
common mica

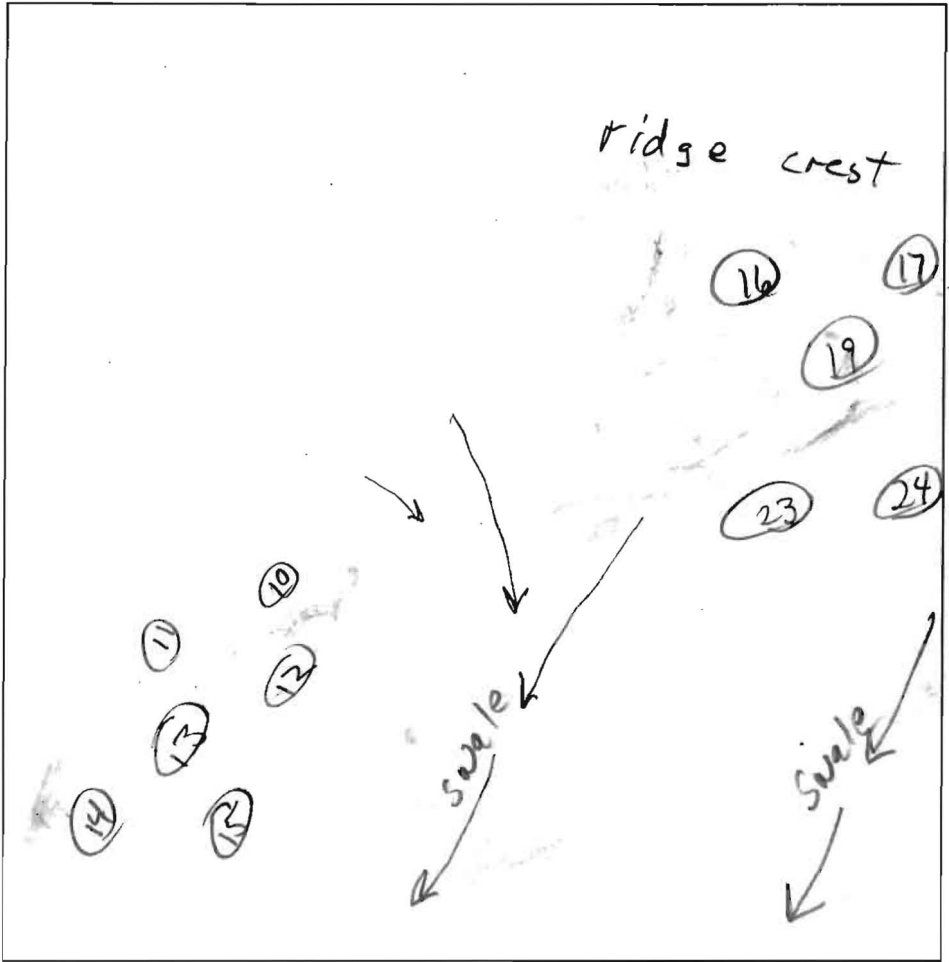
brn stsl
1 msbk

2' dk yel-brn sl, many mica

5' yel-brn stsl

11' yel-brn vstsl
~50% rock
Many Mn & Fe coatings

12'



0.3' dk brn loam
common mica

brn stsl
2 msbk

2' yel red stsl
common mica

4' pale red
H. brn fs, Mn

5' dk yel-brn sl, many fine mica
few channels

11' pale yellow
chsl; Fe & Mn coatings

12' H. grey sl
3 mpl

14'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
2/9/09	12	3.5' / 4.5'	5.5	9	13.5	4.5	P
2/9/09	14	4.5' / 11'	0	3	8	5	P
2/9/09	24	6.7' / 11'	0	3.5	8	4.5	P
2/9/09	17	3.7' / 3.5'	0	3.5	9.5	6	P

17

0.3' dk brn loam

brn stsl (frozen)

1' rd stsl
2 fsbk

2.5' red & brn w/black lithochromes
fsl
many fine mica

11' pale yellow
& pale red
& H. brn
1 mpl

13.5'

REMARKS _____

SANITARIAN RB/H5 BACKHOE Robert Fryck OTHERS Chris

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

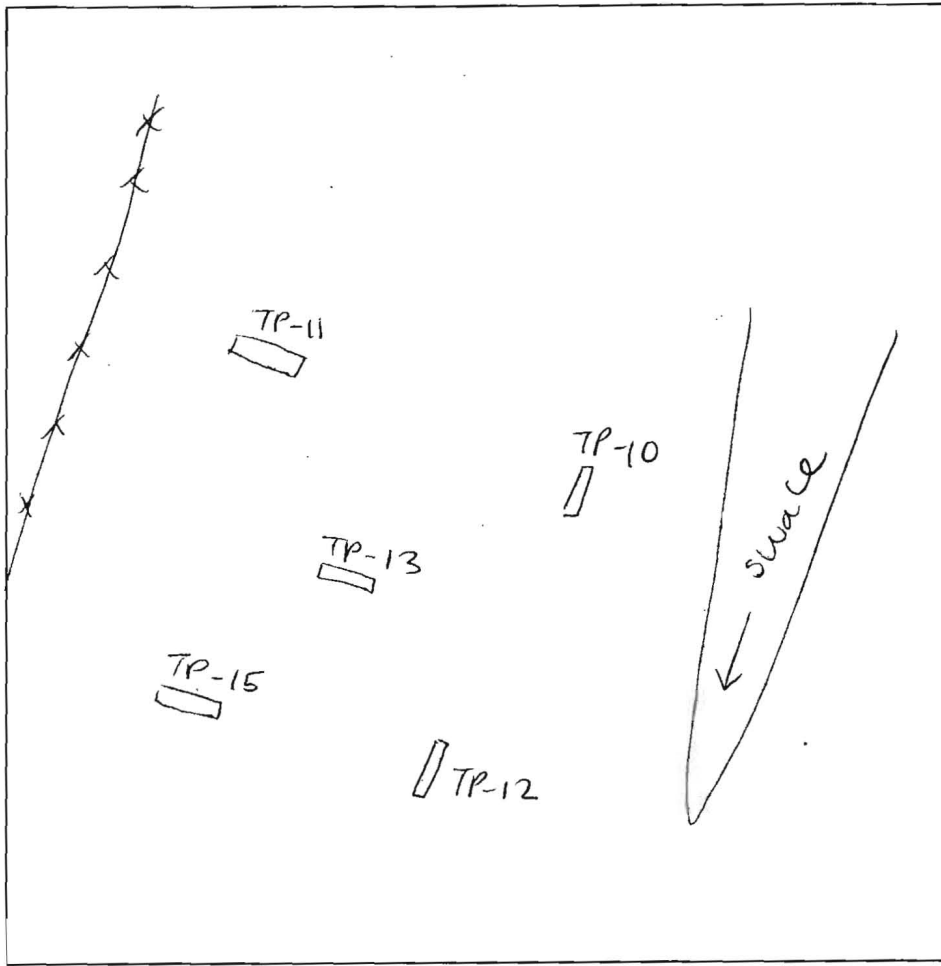
TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

A/P

TP-15
 1.2' brn l sbk
 org brn scl lmsbk
 15% chert
 2.2' brn fsl micaceous saprolite
 ↓
 yellow brn fsl micaceous saprolite
 Mn/Mottles moist + 2.5'

TP-13
 same as TP-15

TP-10
 .5' brn l sbk
 3' org brn scl / scl 2msbk
 4.5' org brn scl many mica
 brn fsl micaceous saprolite
 Mn+Fe deposits
 ↓
 14'



TP-11
 .5' brn l sbk
 org brn scl lmsbk many mica
 2.2' brn fsl
 ↓
 10' brn fsl 35% channers many mica saprolite
 ↓
 13' 35% refrags

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
	TP-15	3.5' / 13.5'	12:46	12:47	12:52	5	P
	TP-13	14'	visual	OK	→		P
	TP-10	3.8' / 14'	∅	5.5	12.5	7	P
	TP-11	4.4' / 13'	1:00	1:03	1:07	4	P

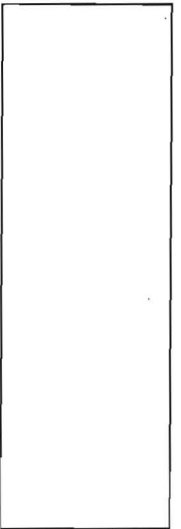
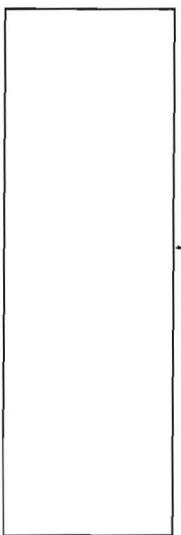
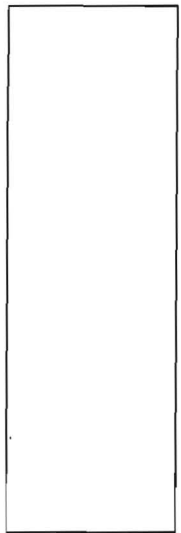
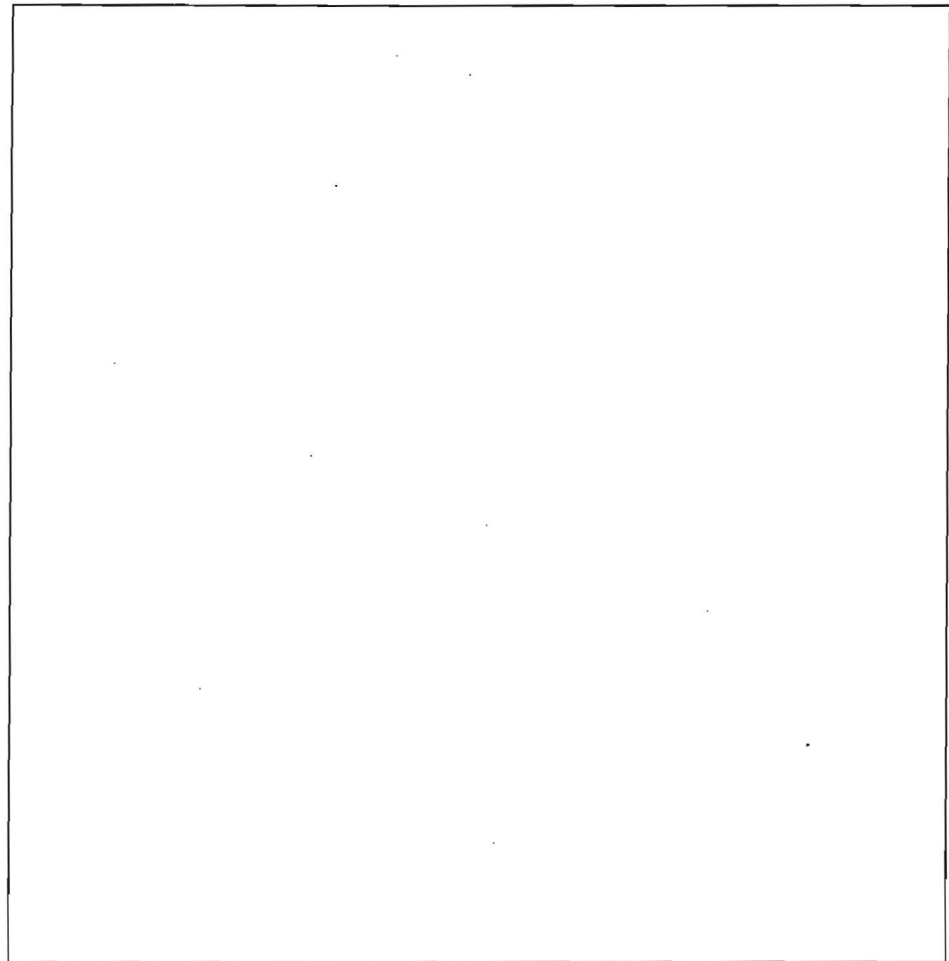
REMARKS Lot 2 (holes 12 & 14 on separate sheet)
 SANITARIAN HS/RB BACKHOE Fyock OTHERS Chris
 TEST HOLES USED IN SDA 4 AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH 3 INLET DEPTH 2-3 MAX. BOT DEPTH 6 EFFECTIVE SW 3

A/P

TP-23
 .8' brn l sbk
 red brn scl lsbk
 3.5' red brn sl
 5' yellow brn fsel 30% channers moist saprolite micaceous
 ↓
 13' flaggy @ 9' channers

TP-19
 .4' brn lsbk
 red brn scl lsbk
 3.2' brn sl micaceous
 5' brn fsel 20% chert
 ↓
 13' at brn fsel saprolite many mica thin deposits
 ↓

TP-10
 .8' brn lsbk
 red brn scl 2 sbk
 3' red brn sl few mica
 5.5' yellow brn fsel saprolite
 ↓
 13' 15% rx frags



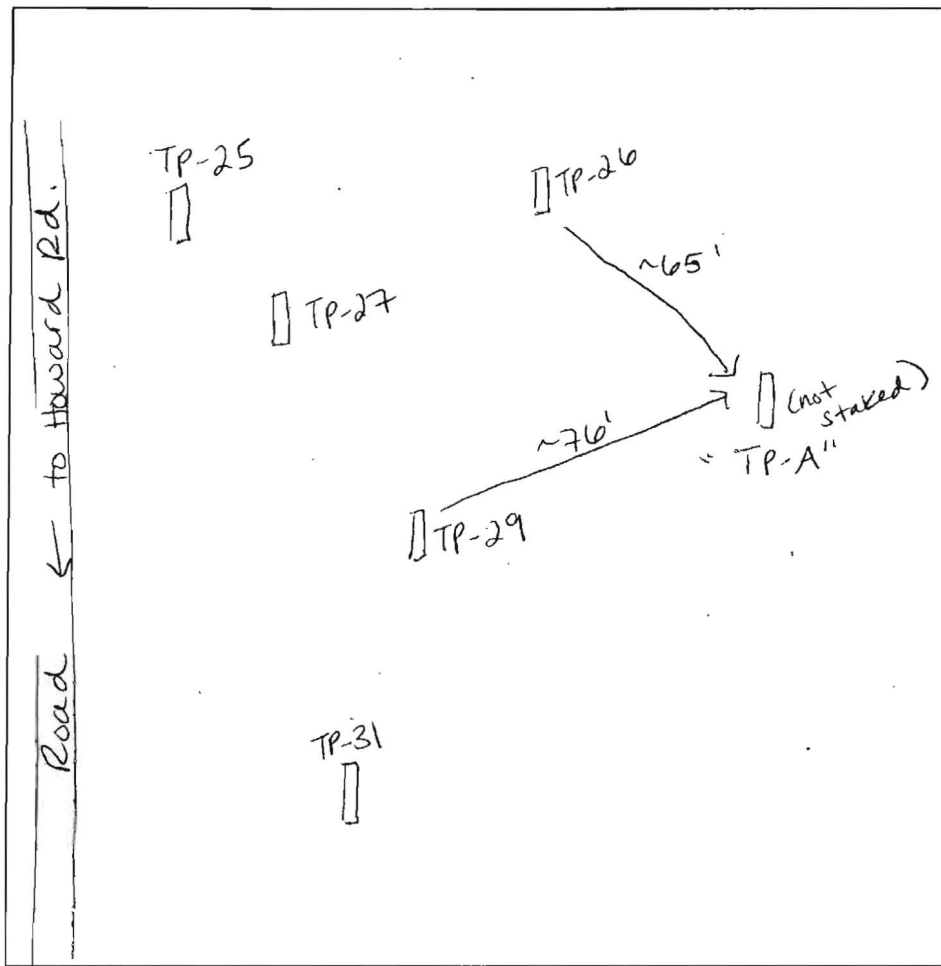
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
2-9-09	TP-23	6'/13'	1:14	1:21	1:34	13	P
	TP-19	5'/13'	1:40	1:45	1:50	5	P
	TP-10	5.5'/14'	2:05	2:08	2:11	3	P

REMARKS Lot 3 (holes 24 & 17 on separate sheet)
 SANITARIAN B/RB BACKHOE Fyock OTHERS Chris
 TEST HOLES USED IN SDA 5 AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH 2 INLET DEPTH 3 MAX. BOT DEPTH 8 EFFECTIVE SW 2-3

TP-31
 8' brn l
 red brn scl
 2csbk
 4.5' yellow brn fsl
 many mica
 ↓
 cave-in @
 8' flaggy mica schist
 Mn coatings
 mottles
 H₂O

TP-29
 1' brn l sbk
 red brn scl
 30% channels
 5' yellow brn fsl
 Saprolite
 ↓
 brn coarse sl
 Saprolite
 Mn
 13' moist
 H₂O ↓

TP-26
 1.2' brn l
 brn scl
 1csbk
 4' yellow brn scl
 15% coarse chert
 ↓
 brn sl
 cave-in @
 11' / mottles
 Mn coatings
 & 20% quartz
 H₂O



TP-25
 dk brn l
 brn scl
 2msbk 2.5'
 red brn scl
 sticky wet
 mottles
 @ 6.5'
 Fe+Mn
 deposits
 seepage @ 11'

TP-27
 same as
 TP-25
 mottles
 @ 7'

TP-A
 5' brn l sbk
 org/yellow
 brn scl 4'
 yellow brn fsl
 many mica
 Saprolite
 moist
 ↓
 yellow brn
 sl mottles @
 9.5' saprolite
 ↓ 14'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
2-9-09	TP-31	6' / 13.2'	10:29	10:33	10:37	4	P
	TP-29	6' / 13'	10:43	11:00	11:18	18	P
	TP-26	5' / 15'	10:57	11:11	11:39	27	P
	TP-25	11'	visual				F
	TP-27	14'	visual				F
	TP-A	5' / 14'	11:31	11:34	11:39	6	P

REMARKS Lot 4
 SANITARIAN HS BACKHOE Fyock OTHERS
 TEST HOLES USED IN SDA 4 AVG. PERC TIME SQ. FT/BR
 TRENCH WIDTH 3 INLET DEPTH 2 MAX. BOT DEPTH 7 EFFECTIVE SW
 depends on wet season

A/P

TP-101

1' brn l
1fsbk moist

3.5' brn scl
2fsbk
15% chert
moist

7' yellow brn
sl
↓ multi-color
fsl many mica

10.5' Mn+Fe
deposits
slight mottles
@ 12'

14' bottom

TP-102

0.8' dk brn l
1fsbk

3.3' brn scl
1csbk moist

8.5' brn sl
many mica
↓
brn fsl
↓
Mn enrichments
@ 10.5'
sticky smearing
@ 12'

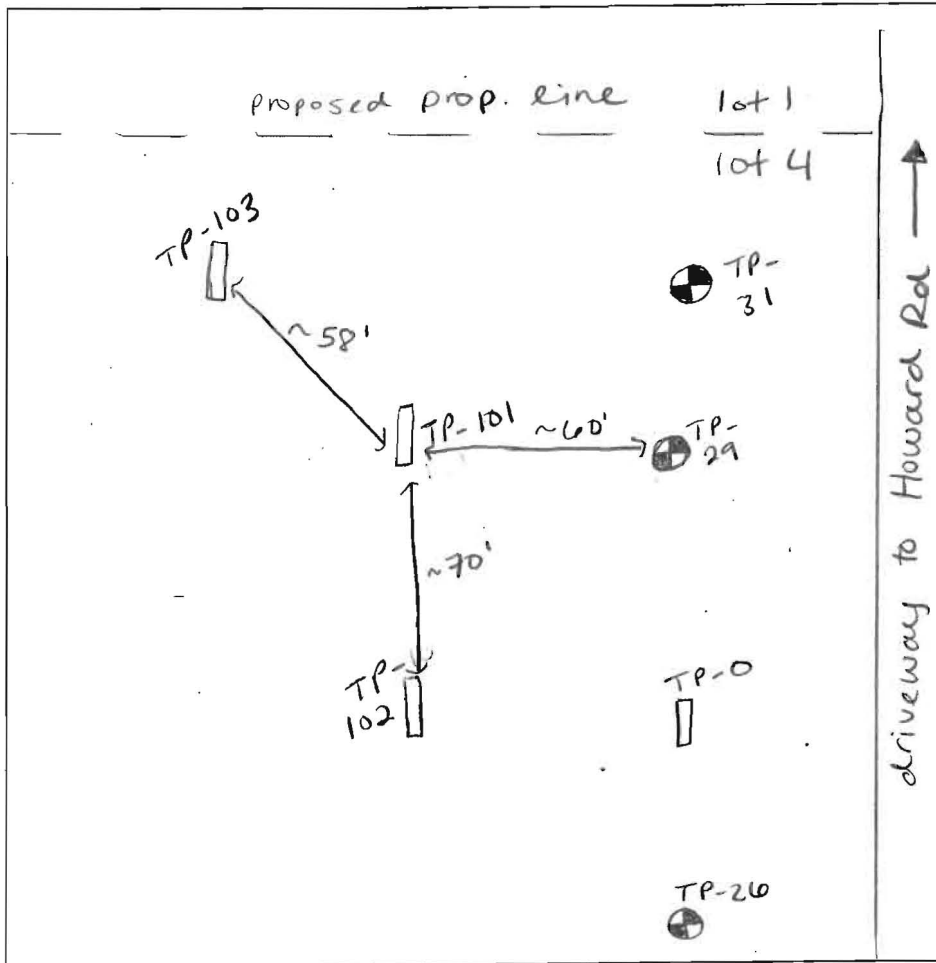
TP-0

1' brn lsbk

3' red brn
scl 2csbk
moist

10' red brn
sl 1csbk
few mica
↓
massive
red brn
l
↓
12' white/gray
sticky mottles
seepage @
14'

bottom 14'



TP-103

brn l .8'

red brn
scl 2csbk 3'

red brn
sl
↓
red/yellow
brn fsl
many mica
similar to
101+102
gray smearing
@ 9.5'

13'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H	
4-16-09	TP-101	5.4' / 14.5'	9:32	9:38	9:49	9	P	
	TP-102	4.8' / 15'	9:47	9:51	9:55	4	P	
	TP-0	14'	OBSERVATION					
	TP-103	4.5' / 13'	10:21	10:25	10:28	3	P	

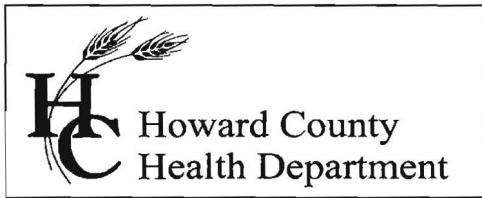
REMARKS 4-14/4-15 constant rain both days, upper 2' very moist

SANITARIAN HS BACKHOE Fyock OTHERS Reggie / Willie

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

holes not staked



7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

MEMORANDUM

DATE: December 8th, 2011

TO: Kent Scheubrooks, Chief
Division of Land Development

FROM: Heidi Scott, R.S.
Well and Septic Program
Development Coordination Section

RE: File Number: F-11-062
Studdard Property Lots 1-4
Howard Rd

The following comments apply to the above referenced plan prepared by Robert H. Vogel Engineering, Inc. received on 11/30/2011

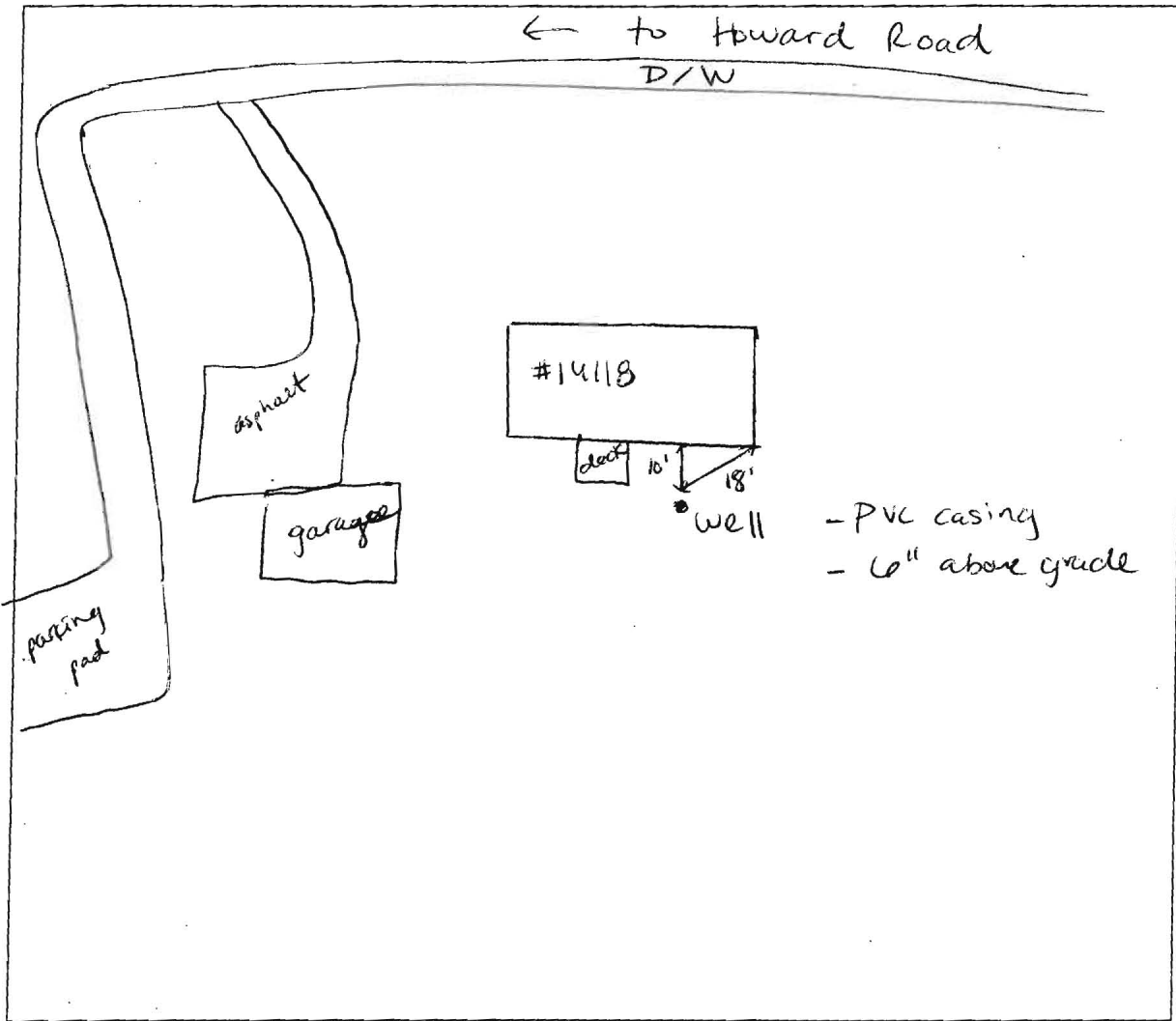
- General Note #5 on the Percolation Certification Plan regarding Lot 1 has not been fully satisfied:
 - “The existing well and septic system must be brought up to current code prior to record plat approval”
 - The well on Lot 1 has been upgraded to meet current code and was inspected by the Health Dept. The existing septic system installed circa 1959 still remains and must be brought up to current code prior to record plat approval.

HS
Cc:
File

SITE INSPECTION SHEET

OWNER: Studdard Property PHONE #: _____
ADDRESS: 14118 Howard Rd. CONTRACTOR: _____
SUBDIVISION: Studdard LOT: 1 WELL TAG #: N/A
PROPOSAL: Upgrade existing well COUNTY #: _____

LOCATION DIAGRAM



COMMENTS: ex. well was brought up to code - casing extended above grade, pitless adapter installed and 2 piece cap put on. Easterday performed work.
Cap/conduit are secured.

DATE: 12-7-11

INSPECTOR: HS

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted 7/31/09 DPZ File Number WP-10-016

I. **Site Description**

Subdivision Name/Property Identification: 14118 HOWARD ROAD

Location of property: 14118 HOWARD ROAD
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

RESIDENTIAL
(Proposed Use)

27
(Tax Map No.)

6
(Grid/Block No.)

31
(Parcel No.)

01
(Election District)

RC-DEO
(Zoning District)

18.349 ACRES
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active planson file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

N/A

II. **Waiver Request**

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

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

Section Reference No.	Summary of Regulation
1. <u>16.120(c)(2)(i)</u>	<u>PUBLIC ROAD FRONTAGE</u>
2. <u>16.120(b)(4)(iii)(b)</u>	<u>ENVIRONMENTAL FEATURES ON A LOT 10 ACRES OR GREATER IN SIZE</u>
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. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HCD scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

- b. **MAA Meeting Requirement**- For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

- c. **Design Advisory Panel (DAP)** – For projects requesting a waiver of the SDP requirement for any proposed building or site improvements, a pre-submission advisory meeting with the Design Advisory Panel may be required 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 in accordance with Sections 16.1501 and 16.1504 of the Howard County Code (CB Nos. 24-2008 and 25-2008). 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 recommendation to DPZ along with the waiver petition application submission, if applicable.

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

III. Justification 14118 Howard Road

The purpose of this waiver petition is to request approval to utilize the existing driveway and easement for access to the subject property. The parcel is 18.36 acres and does not have fee simple frontage on a public road. Therefore, on behalf of the Petitioner, we are requesting relief from Section 16.120 (c)(2) (ii) of the Regulations which requires sufficient road frontage to accommodate the driveway easement requirements. A 50' right-of-way easement exists from Howard Road to the subject property for purposes of access to Howard Road. The 50' right-of-way overlaps an underlying 15' right-of-way which continues north past the termination of the 50' right-of-way (at the common property line). There is an existing asphalt driveway located within the right-of-ways which serves the Kirtley and Hood Properties between the subject property and Howard Road and continues beyond the subject property (offsite) to the Mullinix Brothers Partnership Properties. We understand from the attorney that adjacent Parcels 1 and 7 are not part of the right-of-way. Those parcels have significant frontage and access on Linthicum Road. The existing paved driveway varies in width (10'-12').

The property is zoned RR-DEO and includes one residential structure which is proposed to remain. The accompanying exhibit illustrates a subdivision creating three 3-acre lots and one larger remainder lot. The Petitioner intends to utilize the existing house and three new homes for his family including his parents and brothers and their families.

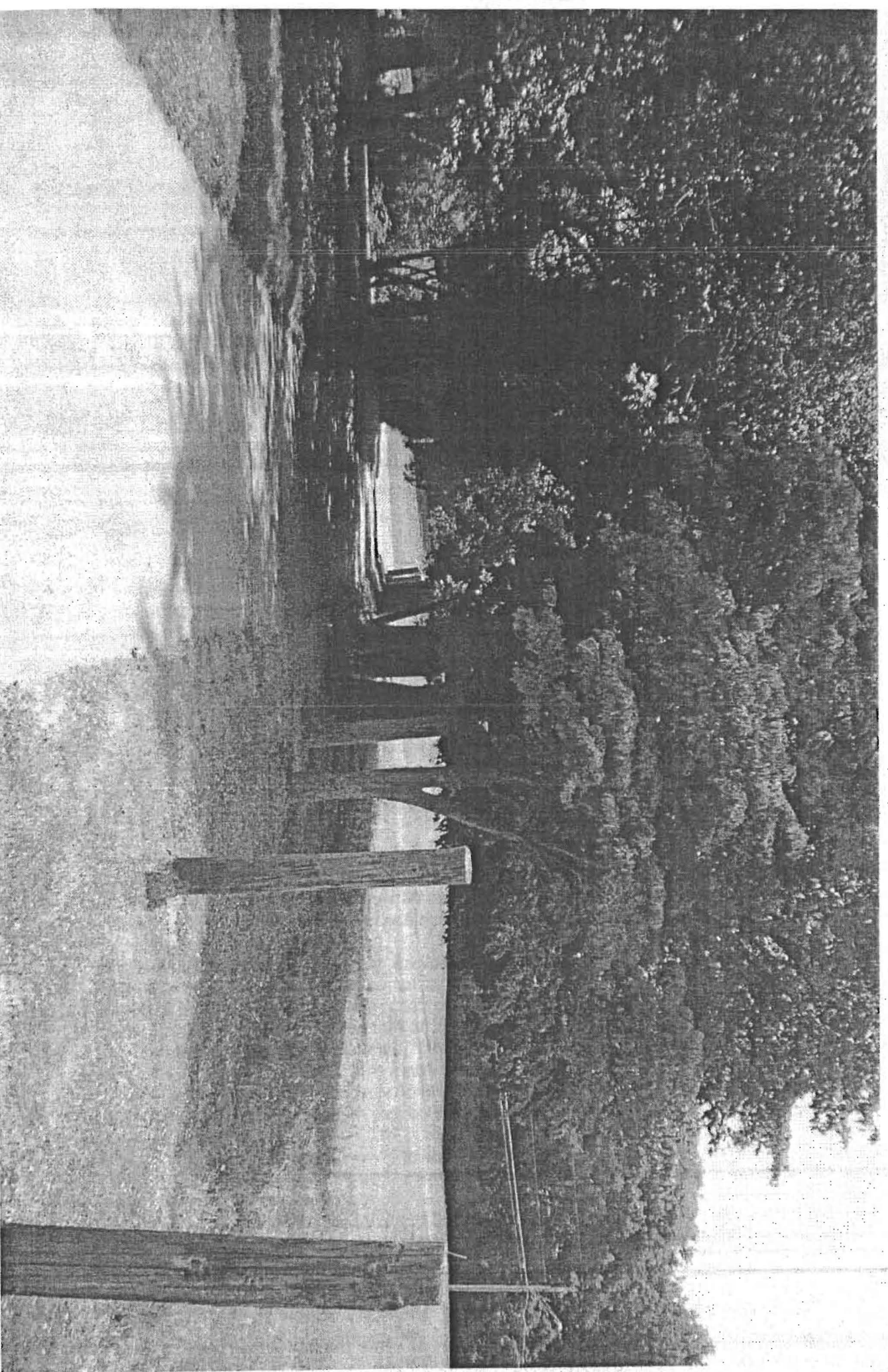
The owners of the two parcels which underlie the right-of-way easement are Carl and Cynthia Hood (14106 Howard Road) and Charles and Kathleen Kirtley (14114 Howard Road). The existing asphalt driveway is generally 10'-12' wide as shown on the attached exhibit. We propose to provide a minimum 16' wide use-in-common driveway for the initial 25 feet of the driveway. This would provide enough room for incoming and outgoing vehicles. The driveway would then be reduced to a minimum 12' wide section with 2 intermediate pullover areas. Although there is an existing 50' right-of-way, there are many significant existing trees which are located very close to the east side of the driveway within the Hood's Property (TM 27, P 83) and the Hoods feel strongly in regards to retaining the trees. Additionally, the Kirtleys (TM 27, P28) are not favorable in regards to widening the driveway. Although the Petitioner has the right to clear and construct an expanded driveway in the existing 50' right-of-way, he would like to respect the desires of the neighbors. It is our understanding that the neighbors have not otherwise opposed the proposed subdivision. In order to maintain a 12' driveway width we are proposing two pullover areas as shown. The use-in-common driveway will be increased to 16' wide within a 24' wide easement on-site. A Design Manual waiver for the driveway configuration cannot be processed at this time since County policy requires a plan to be in process. The sight distance (which appears to be adequate) and the Design Manual waiver will be processed in conjunction with the minor subdivision should this waiver request be granted.

There are no detrimental impacts in regards to the Health, Safety and Welfare of the Public by the granting of this waiver request to allow subdivision without fee simple pipe stem frontage on a public road. Conversely, the intent of the Regulations is enhanced by the preservation of the existing driveway and trees. The elimination of the fee simple pipe stems will not have any negative impacts on the Public or Howard County since the driveway is located in the prescribed 50' right-of-way. The Petitioner has met and coordinated extensively with the neighbors to address their concerns. The site has been approved by the Health Department in regards to percolation testing.

The second waiver request is to allow environmentally sensitive features to be located on a lot less than 10 acres in size. Proposed Lot 3 will be in excess of 9 acres and will contain a stream (125 LF±), setback and associated floodplain. These features are located approximately 480' from the closest disturbance on the lot.

The Regulations will not be compromised by the granting of this waiver. The large lot size and configuration provides for a significant buffer to the stream. There are no detrimental impacts associated with the granting of this waiver.

LOOKING SOUTH DOWN DEWEWER TOWARDS HOWARD ROAD.



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 (**7 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 11 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plans in active processing, only 2 sets of plans are required along with 7 or 11 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 [formsfeesapplications.htm](http://www.co.ho.md.us/DPZ/formsfeesapplications.htm).

<http://www.co.ho.md.us/DPZ/>

B. **Plan Requirement Checklist**

The detailed waiver petition exhibit, plot plan, subdivision plat or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>T</u> Information Provided	<u>X</u> Information Not Provided,
	<u>NA</u> Not Applicable Justification	Attached

- ✓ 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.
- ✓ 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.
- N/A 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).
- ✓ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- N/A 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).
- ✓ 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.

N/A 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.

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

N/A 18. 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.**

Owner =s authorization attached *

(Signature of Property Owner) (Date) (Signature of Petitioner Preparer) * (Date)
(Fee Simple Owner Only)

SEE ATTACHED FOR SIGNATURES

(Name of Property Owner) (Name of Petitioner Preparer, Surveyor/Engineering 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: _____

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[DPZ, Director, DLD Division Chief or other SRC representatives]

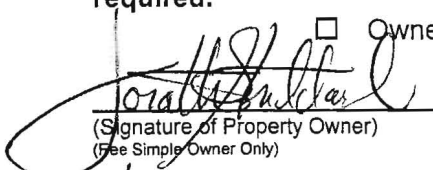
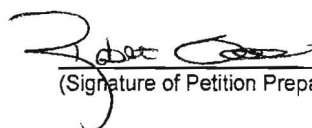
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Owner=s authorization attached *

	<u>7/6/09</u>		<u>7/2/09</u>
(Signature of Property Owner) (Fee Simple Owner Only)	(Date)	(Signature of Petition Preparer) *	(Date)
<u>JONATHAN STUDDARD</u>		<u>ROBERT H. VOGEL ENGINEERING, INC.</u>	
(Name of Property Owner)		(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)	
<u>6200 BEACON WAVE COURT</u>		<u>8407 MAIN STREET</u>	
(Address)		(Address)	
<u>COLUMBIA MD 21045</u>		<u>ELLCOTT CITY, MD 21043</u>	
(City, State, Zip Code)		(City, State, Zip Code)	
E-Mail <u>jonathan.studdard@zdelta.com</u>		E-Mail _____	
<u>443-884-8075</u>	<u>_____</u>	<u>410-401-7000</u>	<u>410-461-8961</u>
(Telephone)	(Fax)	(Telephone)	(Fax)
Contact Person: <u>Jonathan Studdard</u>		Contact Person: <u>Robert Vogel</u>	

HEALTH

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

May 12, 2011

Mr. Kent Sheubrooks, Chief
Howard County Department of
Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

REVISED

MAY 13 2011

DPZ Land Development Re: Studdard Property, Lot 1-4
F-11-062

Dear Mr. Sheubrooks,

In accordance with your comments dated March 20, 2011 we are resubmitting the attached plans and providing the following point by point response.

DIVISION OF LAND DEVELOPMENT

1. Please see attached chronology prepared by Sang Oh (attorney).
2. Please see the general note which has been added regarding access rights for all existing users.
3. The lot areas have been corrected to meet minimum lot areas.
4. The waiver petition and design manual waiver are referenced and include the conditions of approval.
5. The design manual waiver approval information has been provided.
6. The 35' environmental setback BRL has been added.
7. The Minimum Lot Size Chart has been revised accordingly.
8. Our digital printer seems to be slightly out of scale in one direction. The current submission has been plotted on a different plotter.
9. The draft driveway agreement is provided.
10. See response #2
11. The Health Department signature block has been revised.
12. Howard Road is labeled "scenic road".
13. Lots 1-4 have been added to the 24' private use-in-common driveway easement label.
14. The zoning in General Note 9 has been corrected.
15. A general note has been added stating the existing house on Lot 1 will remain.
16. General Note 13 has been deleted and the standard private septic note has been added.
17. The percolation plan approval date has been provided.
18. General Note 16 has been corrected to reference Supplemental Plan.
19. General Note 17 has been modified as requested.
20. The typos in General Note 21 have been corrected.

8407 Main Street · Ellicott City · Maryland 21043
Tel 410.461.7666 · Fax 410.461.8961

21. The forest conservation areas and sureties have been updated on all plans and plat. There is 3.60 acres of FCE required and provided.
22. The perimeter landscape requirement and surety is included in the general notes.
23. The standard MDE note has been added.
24. A general note has been provided addressing the driveway maintenance agreement.
25. A general note has been added to address the ECP.
26. General Note 15 is the standard Reservation of Easements note.
27. A general note has been added addressing the burial/cemetery locations.
28. A general note has been added stating there are no steep slopes located on-site.
29. A note regarding the community meeting has been added.
30. The DPZ references have been added.
31. A note regarding the fee-in-lieu of open space has been provided.
32. Advisory comment is acknowledged.
33. The title of the "Supplemental Plan" has been corrected.
34. The signature blocks have been corrected.
35. The Forest Conservation planting requirements have been corrected on all plans, tables, notes and plats.
36. See #34 above.
37. General Note 16 has been corrected.
38. General Note 21 was revised accordingly.
39. General Note 27 was revised accordingly.
40. General Note 27 has been separated into individual notes.
41. The grammar in General Note 28 has been revised and all Forest Conservation Data has been updated (at all locations).
42. General Note 28 has been revised accordingly.
43. The minimum lot size chart has been corrected.
44. The "Permit Information Chart" has been deleted.
45. The "Address Chart" has been deleted.
46. The pertinent notes, revised lot configurations, etc. have been incorporated from the plat.
47. The "Sheet Index" has been updated.
48. The Howard Soil Conservation District signature block has been removed.
49. Landscape Plan has been added to the appropriate sheets and Sheet Index.
50. See #48 above.
51. See #49 above.
52. The Lot 3 culvert responsibility is labeled. A private drainage easement is provided for the section of pipe located on Lot 2.
53. The number of perimeter trees has been reduced to account for the FCE plantings. Sugar Maple has been substituted for Red Maple.
54. The ECP reference has been removed and "afforestation" added to the heading.
55. Landscape note 4 has been revised accordingly.

Mr. Kent Sheubrooks
May 12, 2011
Page Three

56. Landscape note 12 has been revised to reflect the correct afforestation required and provided.
57. "Landscape Plan" has been added to sheet 4 title block.
58. See #48 above.
59. The ECP reference has been removed from Schedule 'A'.
60. The specimen tree chart has been added to the Forest Conservation sheet.
61. A Forest Conservation Sheet has been added and includes the Specimen Tree Chart.
62. The specimen trees are labeled as such.
63. The Sugar Maple has been substituted for the Red Maple and the Redbud substituted for the Flowering Cherry.

DEVELOPMENT ENGINEERING DIVISION

- 1.a. The design manual waiver is referenced in general notes.
- 1.b. General Note 25 has been removed.
- 1.c. A general note has been added to address the existing driveway.
- 1.d. The ESD chart is provided.
- 1.e. The non-rooftop disconnection area is shown with shade and hatching.
- 1.f. The MDE nomenclature is utilized.
- 1.g. The paving section reference has been corrected. See Sheet 1, General Note 14.
- 1.h. The easements are properly labeled.
- 1.i. The size/configuration of the houses is unknown at this time. Therefore, the footprints are 50'x 40' with 500 sf maximum to a disconnection.
- 1.j. The schematic under drain/outfall has been added.
- 1.k. The grading has been adjusted to prevent culvert discharge from entering the micro-bioretenention facility.
- 1.l. The check dams have been revised to pressure treated lumber.
- 1.m. The stopping sight distance exhibit has been revised to include slope, elevations and required/provided sight distance.
- 1.n. The bioretention facility dimensions are labeled (subject to change based on actual house).
- 2.a. The easements are labeled appropriately. The access easement use is provided in the General Notes.
- 2.b. A table is provided listing the stormwater management practices by Lot.
- 2.c. Easements are labeled public or private (where appropriate).
- 2.d. General Note 18 has been removed.
- 2.e. The Design Manual Waiver information has been added to the plat.

Mr. Kent Sheubrooks
May 12, 2011
Page Four

REAL ESTATE SERVICES DIVISION

1. F-11-062 has been added to the lower right margin.
2. The floodplain is labeled "Public 100-Year Floodplain Easement".

HEALTH DEPARTMENT

1. The owner is aware that wells must be drilled and approved prior to plat signature. He is waiting for "technically complete" status prior to drilling the wells.
2. The Health Department will be consulted to determine what, if any, improvements are required prior to plat signature.

RESOURCE CONSERVATION DIVISION

1. The adjacent Agricultural Land Preservation Foundation Program easement has been labeled.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,
ROBERT H. VOGEL ENGINEERING, INC.



Robert H. Vogel, P.E.

RHV:mcb

cc: Sang Oh, Esquire
Mr. Jonathan Studdard



7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

MEMORANDUM

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Heidi Scott
Well and Septic Program
Development Coordination Section

RE: File Number: WP-10-016
14118 Howard Road – Tax Map 27, Parcel 31

DATE: August 13th, 2009

- The Bureau of Environmental Health. has reviewed the above referenced submittal by Robert Vogel Engineering, Inc. received on 7/31/09. The Health Dept. has no objection to the approval of the waiver petition. The Percolation Certification Plan was approved by the Health Officer on 8/12/09.

Cc:
File

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: February 16, 2011

DPZ File No. F-11-062

Department of Planning and Zoning

- 1 Transportation Planning
- 2 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- 1 Address Coordinator

- 1 Comprehensive & Community Planning
- 4 Development Engineering Division*
- Other
- 2 File*

See: ECP-11-005

Agencies

- 1 Soil Conservation District*
- Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1/5 State Highway Administration*
- 1 Health Department*
- 1 Public School System
- 1 Recreation and Parks*
- WSSC (Non-Residential Only)
- MD Aviation Administration

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

RE: **Studdard Property, Lots 1, 2, 3 & 4**

ENCLOSED FOR YOUR Signature Approval Review & Comments Files
 THE ENCLOSED Original Pre-Packaged Plan Set

Plans	# of Sheets
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>
<u>22</u> Final Plat/Plat of Easement/RE Plat	<u>1</u>
<input type="checkbox"/> Final Constr Plans (RDS)*	<input type="checkbox"/>
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>
<u>x</u> Landscape Plan/Supplemental Plan	<u>5</u>
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>

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

Applications

- Waiver Petition Applic/Exhibit
- Planning Board Application
- ASDP/CSDP Application
- x DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate
- Overall Scaled Composite - Sheet 1 of 8
- Water & Sewer Plans - Letter
- List of Street Names

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved
 On February 16, 2011

COMMENTS: see attached memo HS 3-8-11 SRC/Comments Due By: 03/10/2011

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

DPZ STAFF INITIALS: JW

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 5/12/2011

DPZ File No. F-11-0102

Department of Planning and Zoning

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

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

Agencies

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

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

RE: Studded Driveway

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

Plans	# of Sheets
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REVISED
 MAY 13 2011
 DPZ Land Development

Applications

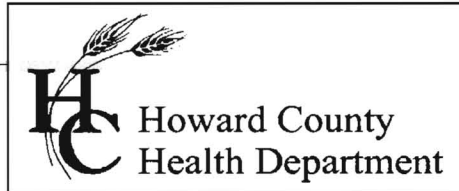
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- Planning Board Application
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- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 5/12/11

COMMENTS: _____ SRC/Comments Due By: _____

HS
 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.
5-31-11

DPZ STAFF INITIALS HS



Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

Date: April 20th, 2009

To: Rob Vogel (Vogel Engineering)

From: Heidi Scott
Development Coordination Section
Well & Septic Program

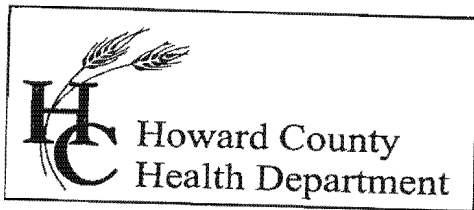
RE: PERCOLATION TEST RESULTS A#30280 – **WET SEASON TESTING**
14118 Howard Road

Percolation testing was conducted at the above referenced property on April 16th, 2009. Results indicate satisfactory soil conditions for onsite wastewater disposal and adequate septic reserve area for Lot 4. Three new test holes were dug uphill of all previously dug holes and all had passing perc rates. Test locations were not staked and will need to be surveyed. An observation hole was dug in the vicinity of PT-26 & PT-29 to confirm water table levels and a 4' treatment zone. The proposed house site and wellbox will have to be adjusted to include TP-103 and TP-101 in the new septic easement. Field data collected is shown on the Percolation Test Worksheets enclosed with this letter. Acceptable ranges for recommended inlet and trench bottom depth, and usable sidewall have been provided, and may be confirmed at the time of installation.

Further review of this project is contingent upon submission of a Percolation Certification Plan. The following note must be added to the Perc Cert Plan: "The well and septic system for the existing house must be upgraded prior to signature of the final record plat."

If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at (410) 313-6287.

Cc:
File



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

February 12th, 2009

Jonathan Studdard
8161 Maple Lawn Blvd.
Suite 420
Fulton, MD 20759

Re: **PERCOLATION TEST RESULTS**
#A530280
14118 Howard Rd.
4 Lots

Dear Applicant,

Percolation testing was conducted at the above referenced property on February 9th, 2009. Results indicate satisfactory and unsatisfactory soil conditions for onsite wastewater disposal and adequate septic reserve area to support the existing house and septic reserve area(s) for 3 proposed lots. Test holes on Proposed Lot 4 are located in 'wet season' soils. The water table was at 7 feet in holes PT-25 and PT-27. A total of 4 test locations were identified in this area with passing perc rates. However, the water table will have to be observed during wet season to verify a 4 foot buffer from the treatment zone to any saturated materials and groundwater. There appears to be adequate area on this lot to move tests further uphill and adjust the proposed building and well locations. Field data collected is shown on the Percolation Test Worksheets enclosed with this letter. Acceptable ranges for recommended inlet and trench bottom depth, and usable sidewall have been provided, and may be confirmed at the time of installation.

During testing the septic system for the existing house could not be accurately located. There appears to be an old tank or cesspool connected to a failed drywell that has a possible trench or pipe for overflow. At the time of wet season testing these components may need to be exposed to determine what is functioning as the septic system and a septic upgrade may be required for this lot.

Further review of this project is contingent upon further percolation testing and submission of a Percolation Certification Plan by a registered surveyor/engineer. A date will be scheduled for testing when wet season is officially declared by the Health Officer. For updates and information on this you may visit our website at www.hchealth.org.

If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at (410) 313-6287.

Sincerely,

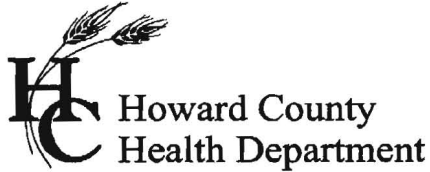
Heidi Scott
Well & Septic Program

Development Coordination Section

Cc:

File

Rob Vogel (sent via fax; Rob Vogel Engineering)



Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

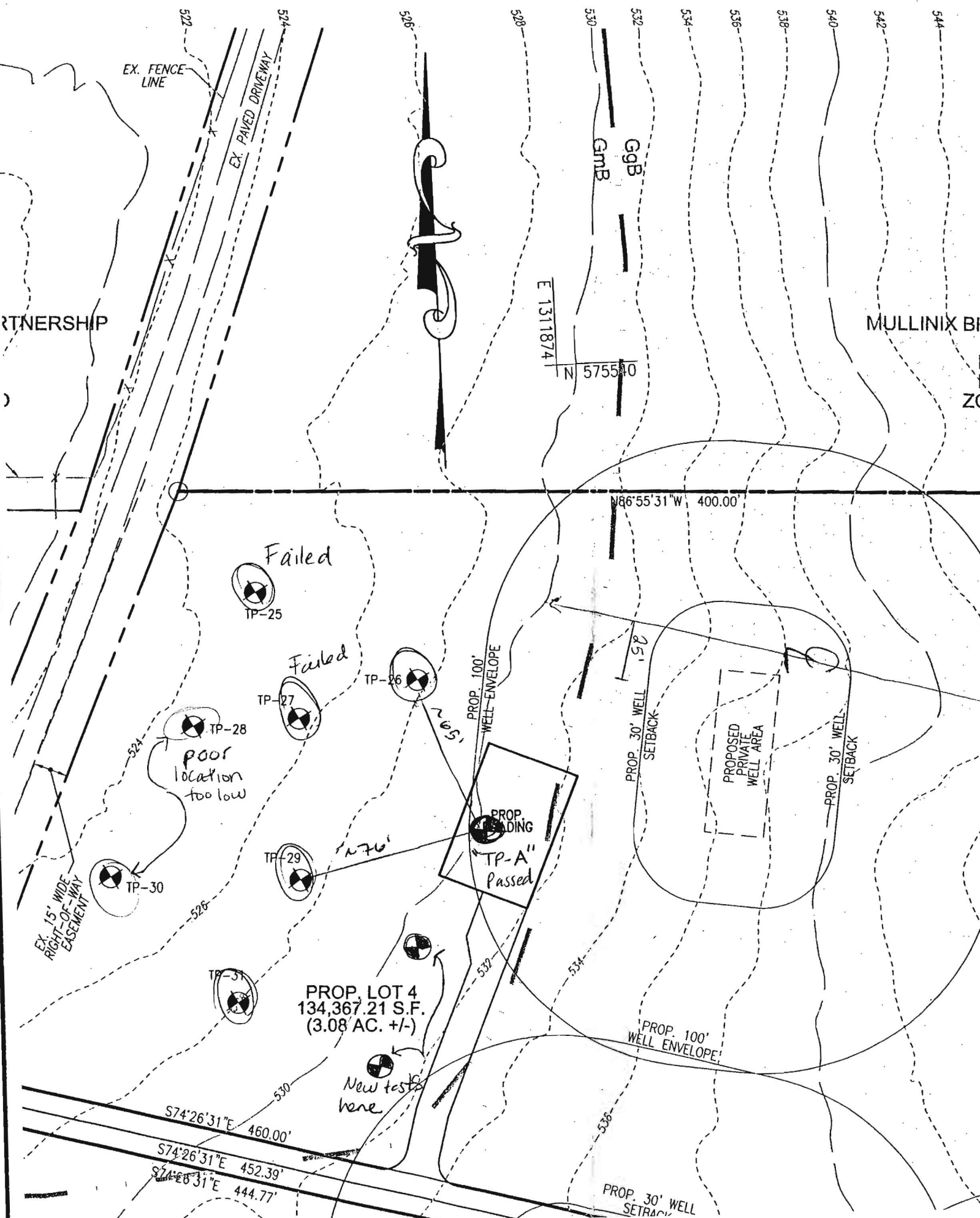
Peter L. Beilenson, M.D., M.P.H., Health Officer

Date: February 18th, 2009
To: Rob Vogel (Vogel Engineering)
From: Heidi Scott
Development Coordination Section
Well & Septic Program
RE: PERCOLATION TEST RESULTS A#30280
14118 Howard Road

Percolation testing was conducted at the above referenced property on February 9th, 2009. Results indicate satisfactory and unsatisfactory soil conditions for onsite wastewater disposal and adequate septic reserve area to support the existing house and septic reserve area(s) for 3 proposed lots. Test holes on Proposed Lot 4 are located in 'wet season' soils. The water table was found at approx. 7' in holes PT-28 and PT-25. A total of 4 other passing holes were located. However, those locations must be observed during wet season to verify a 4' buffer from the treatment zone (at approx. 5-6') to saturated materials and/or groundwater below. There appears to be adequate area on this lot to move tests further uphill and adjust the proposed building and well locations accordingly. Field data collected is shown on the Percolation Test Worksheets enclosed with this letter. Acceptable ranges for recommended inlet and trench bottom depth, and usable sidewall have been provided, and may be confirmed at the time of installation.

Further review of this project is contingent upon further percolation testing and submission of a Percolation Certification Plan. If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at (410) 313-6287.

Cc:
File



PARTNERSHIP

MULLINIX BI

EX. FENCE LINE

EX. PAVED DRIVEWAY

EX. 15' WIDE RIGHT-OF-WAY EASEMENT

Failed

Failed

poor location too low

176'

PROP. LOT 4
134,367.21 S.F.
(3.08 AC. +/-)

New tests here

PROP. 100' WELL ENVELOPE

PROP. 100' WELL
TP-A Passed

PROP. 30' WELL SETBACK

PROPOSED PRIVATE WELL AREA

PROP. 30' WELL SETBACK

PROP. 100' WELL ENVELOPE

PROP. 30' WELL SETBACK

E 1311874

N 575540

N 86°55'31" W, 400.00'

S 74°26'31" E 460.00'

S 74°26'31" E 452.39'

S 74°26'31" E 444.77'

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: July 31, 2009

DPZ File No. WP-10-016

Department of Planning and Zoning

- Transportation Planning
Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
1 Research
Address Coordinator

- Comprehensive & Community Planning
2 Development Engineering Division
Other
2 File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
State Highway Administration
1 Health Department
Public School System
Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration

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

RE: 14118 Howard Road, Tax Map 27, Parcel 31

ENCLOSED FOR YOUR = Signature Approval [checked] Review & Comments Files
THE ENCLOSED = Original Pre-Packaged Plan Set

Table with 3 columns: Plans, # of Plans, and Supplemental Documents. Lists various documents like Sketch Plan, Wetlands Report, etc.

WAS: [checked] Received Tentatively Approved Recorded
Received and Revised Approved On July 31, 2009

COMMENTS: See attached memo. HJ Due- 17 Working Days: August 25, 2009

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

DPZ STAFF INITIALS: JB



Howard County
Health Department

7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

MEMORANDUM

DATE: March 8th, 2011

TO: Kent Scheubrooks, Chief
Division of Land Development

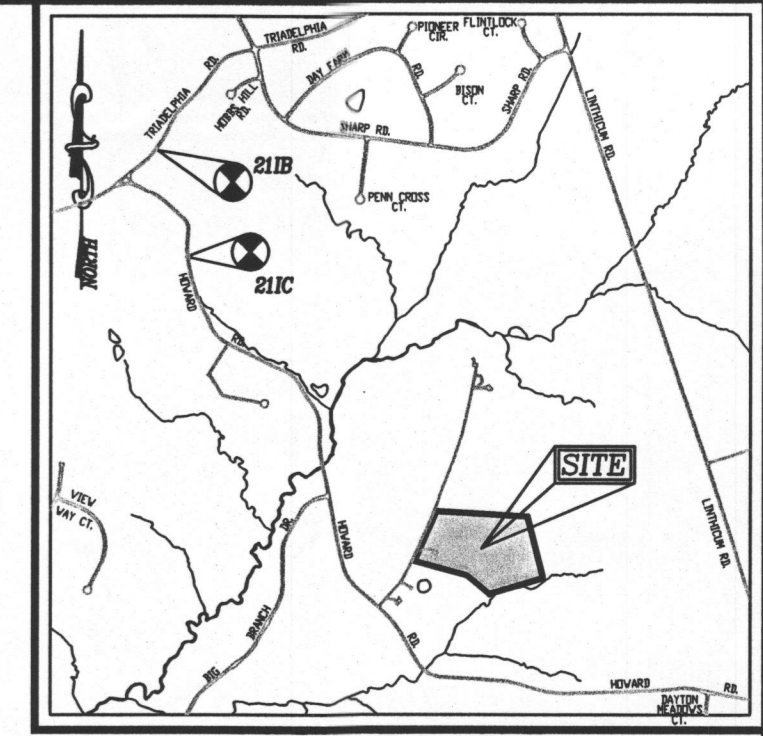
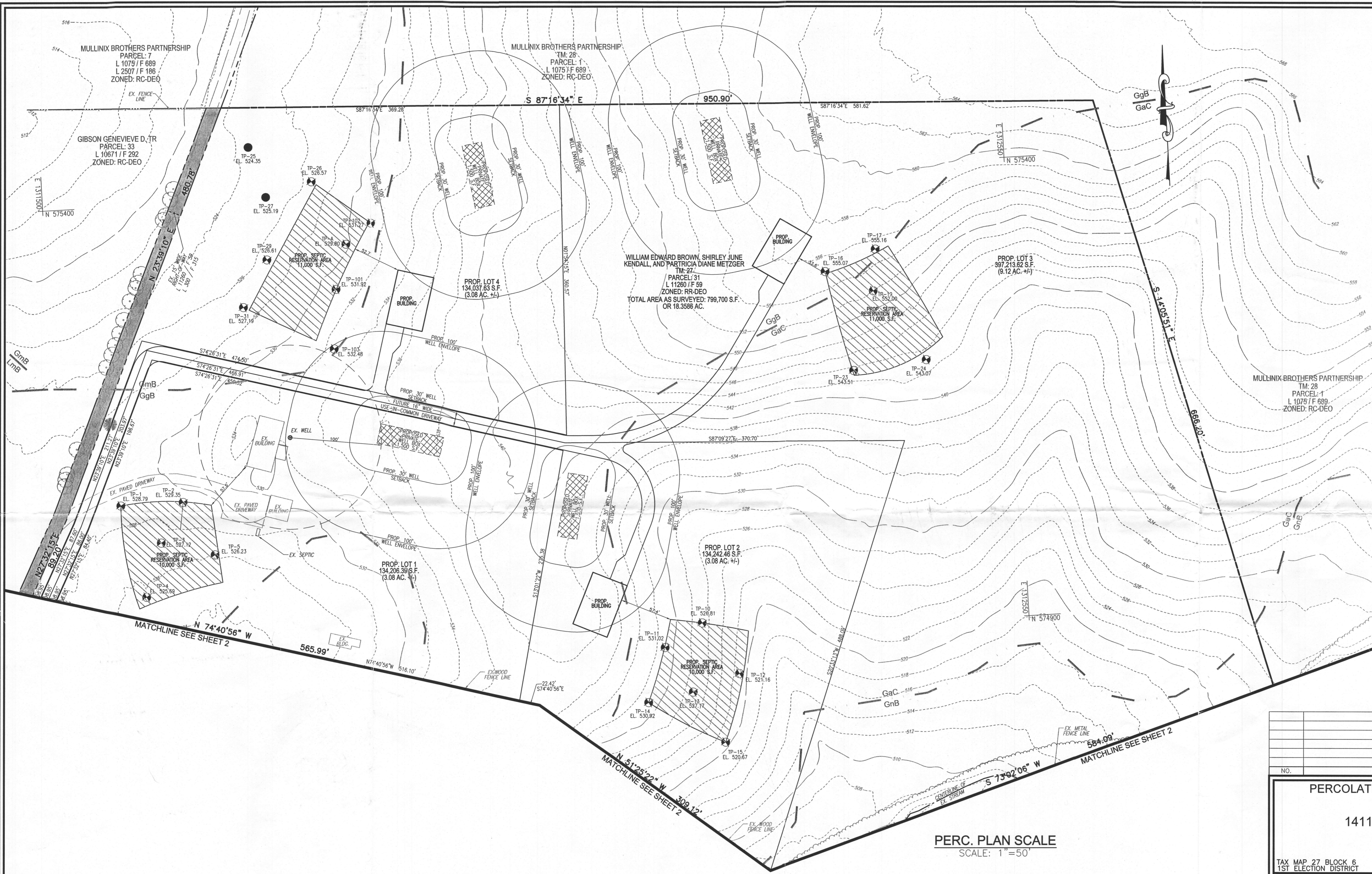
FROM: Heidi Scott, R.S.
Well and Septic Program
Development Coordination Section

RE: File Number: F-11-062
Studdard Property Lots 1-4
Howard Rd

The following comments apply to the above referenced plan prepared by Robert H. Vogel Engineering, Inc. received on 2/17/2011

- All wells must be drilled and approved prior to record plat approval
- The existing well and septic system must be brought up to current code prior to record plat approval (per general note #5 on the Percolation Certification Plan)

HS
Cc:
File



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: 9 F13, AND 13 F1

BENCHMARKS
HOWARD COUNTY BENCHMARK 241B (CONC. MON.)
N 579255.46 E 1308759.16
*LOCATED 4.3' BACK FROM THE EDGE OF PAVEMENT, NORTHEAST OF THE INTERSECTION OF HOWARD ROAD AND TRIAPHELPHIA ROAD.
HOWARD COUNTY BENCHMARK 241C (CONC. MON.)
N 578150.48 E 1309107.30
*LOCATED 2.2' BACK FROM EDGE OF PAVEMENT, SOUTH SIDE OF HOWARD ROAD.

LEGEND

	RIGHT-OF-WAY LINE
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EXISTING CONTOUR
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD LINES
	SOILS
	EXISTING 50' WIDE RIGHT OF WAY
	EXISTING 15' WIDE RIGHT OF WAY
	EXISTING WELL
	PASSED PERC. TEST
	FAILED PERC. TEST
	PROPOSED PRIVATE WELL AREA

OWNER
WILLIAM EDWARD BROWN
14118 HOWARD ROAD
DAYTON, MD, 21036

PERC. PLAN SCALE
SCALE: 1"=50'

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE 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.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

Robert H. Vogel
COUNTY/HEALTH OFFICER
DATE: 8/12/2009

PERCOLATION CERTIFICATION:
I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF.

Thomas M. Kelly
LAND SURVEYOR
DATE: 7.07.09

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GcC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GcD	GAILA LOAM, 15 TO 25 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENNVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C
LmB	LEGORE-MONTALTO SILT LOAMS, 3 TO 8 PERCENT SLOPES	C

GENERAL NOTES:

- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS TAKEN FROM HOWARD COUNTY GIS, AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- ALL WELLS AND SEPTIC SYSTEMS PLACED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- THE LOT(S) SHOWN HEREON COMPLY/COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- THE WELL AND SEPTIC FOR THE EXISTING HOUSE MUST BE BROUGHT UP TO CODE PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE FINAL RECORD PLAT.
- ALL WELLS TO BE DRILLED PRIOR TO RECORD PLAT SUBMISSION.

NO.	REVISION	DATE

PERCOLATION CERTIFICATION PLAN

14118 HOWARD ROAD
PARCEL 31
TAX MAP 27
L 11260 / F 59

TAX MAP 27 BLOCK 6
1ST ELECTION DISTRICT

PARCEL 31
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

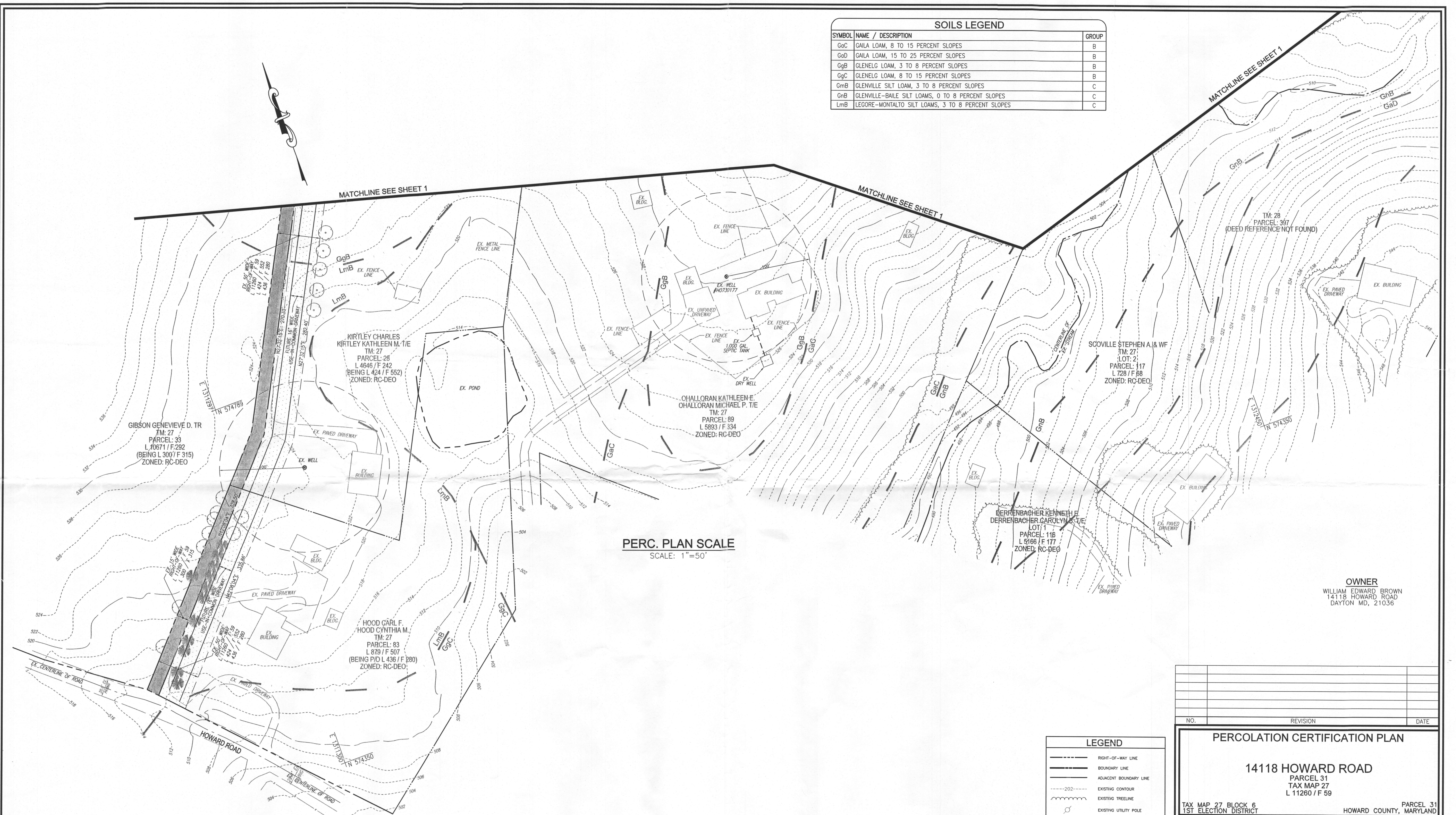
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2010.

DESIGN BY: _____ RHV
DRAWN BY: _____ JMR
CHECKED BY: _____ RHV
DATE: _____ MAY 2009
SCALE: _____ AS SHOWN
W.O. NO.: _____ 08-50

1 SHEET OF 2

ROBERT H. VOGEL, PE No. 16193

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GaD	GAILA LOAM, 15 TO 25 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C
LmB	LEGORE-MONTALTO SILT LOAMS, 3 TO 8 PERCENT SLOPES	C



PERC. PLAN SCALE
SCALE: 1"=50'

OWNER
WILLIAM EDWARD BROWN
14118 HOWARD ROAD
DAYTON MD, 21036

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APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
Robert H. Vogel 8/12/2009
COUNTY HEALTH OFFICER DATE
PERCOLATION CERTIFICATION:
I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF.
Thomas M. Bellamy 7.07.09
LAND SURVEYOR DATE

LEGEND	
---	RIGHT-OF-WAY LINE
---	BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	EXISTING CONTOUR
---	EXISTING TREELINE
○	EXISTING UTILITY POLE
○	EXISTING SIGN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD LINES
S&E	SOILS
---	EXISTING 50' WIDE RIGHT OF WAY
---	EXISTING 15' WIDE RIGHT OF WAY
○	PROPOSED WELL
○	EXISTING WELL
○	PASSED PERC. TEST
○	FAILED PERC. TEST
○	PROPOSED PRIVATE WELL AREA

NO.	REVISION	DATE

PERCOLATION CERTIFICATION PLAN

14118 HOWARD ROAD
PARCEL 31
TAX MAP 27
L 11260 / F 59

TAX MAP 27 BLOCK 6
1ST ELECTION DISTRICT

PARCEL 31
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELlicott CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
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. 16183, EXPIRATION DATE: 09-27-2010.

DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: MAY 2009
SCALE: AS SHOWN
W.O. NO.: 08-50

2 SHEET OF 2

ROBERT H. VOGEL, PE No.16183