


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

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

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Jeff Williams 
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: September 18, 2013

RE: Petition # **WP-14-019**

The Health Department has reviewed the above referenced waiver petition and has the following comment.

- The revised septic and well locations must be established on a Health Department approved perc certification plan prior to Health officer signature of the forest conservation plat or site development plan.

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

Date Submitted/Accepted 8/22/2013 DPZ File Number WP-14- 019

I. Site Description

Subdivision Name/Property Identification: Phelps Property, Lot 2
 Location of property: 8369 Old Frederick Road
 (Street Address and/or Road Name)

SFD	SFD and Preservation		
(Existing Use)	(Proposed Use)		
<u>18</u>	<u>1</u>	<u>357</u>	<u>2</u>
(Tax Map No.)	(Grid/Block No.)	(Parcel No.)	(Election District)
<u>R-20</u>	<u>3.4</u>		
(Zoning District)	(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.)
The property was divided by plat number 4768 (F-81-07), recorded on 12/5/80. The property is in the R-20 zoning district and is mostly wooded with a significant amount of the property being slopes greater than 25%. There are no wetlands or streams near the existing house but there are near the power lines on the property. The property is adjacent to property owned by the Maryland Department of Forests and Parks. There is no floodplains on the property.

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>16.117(D) 16.120(b)(4)(ii)(b)</u>	<u>Forest Conservation and Preservation of Natural Cover</u>
2. <u>16.116 (a)(4)</u>	<u>Delineation of Streams & Wetlands</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,
	NA	Not Applicable		Justification Attached

- T 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- T 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- T 3. North arrow and scale of plan.
- T 4. Location, extent, boundary lines and area of any proposed lots.
- T 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.
- T 6. Delineation of building setback lines.
- T 7. Delineation of all existing public road and/or proposed street systems.
- T 8. Identification and location of all easements.

- T ___ 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.
- T ___ 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).
- T 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- T ___ 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).
- T 14. Submit 2 sets of photographs for all existing on-site structures.
- T 15. Identify the location of any existing wells and/or private septic systems.

X 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.

X 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.

T 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.**

T ___ 19. Please complete the following:

A pre-submission meeting was held with DPZ on 8/21/13 with _____ with
 _____ [date]
Kent Sheubrooks and Brenda Luber, 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 *

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

(Date)

Ronald Phelps

(Name of Property Owner)

8369 Old Frederick Road

(Address)

Ellicott City, MD 21043

(City, State, Zip Code)

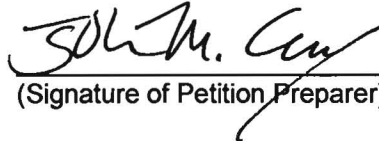
E-Mail _____

(Telephone)

(Fax)

Contact Person:

Ronald Phelps



(Signature of Petition Preparer) *

8/21/13

(Date)

John Carney

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

513 South Luzerne Avenue

(Address)

Baltimore, MD 21224

(City, State, Zip Code)

E-Mail _____

jcarney@bei-civilengineering.com

410-465-6105

(Telephone)

(Fax)

Contact Person:

John Carney

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 _____

Waiver Petition Justification

Summary of Waiver:

Phelps Property, Lot 2, is a 3.4 acre lot in the Ellicott City area of Howard County that has been developed as a single family detached residence. The property is Zoned R-20. The property currently is a mix of lawn and woods with one dwelling, one shed and a fenced yard on the southern side of the property. The northern side of the property is encumbered by a 66' wide Consolidate Gas, Electric, Light and Power right-of-way. The Eastern side of the property was encumbered with a 16.5 foot wide A.T.& T. right-of-way but that easement has been abandoned by deed, L.999, F.615, attached to deed history. These easements are shown on the plat that divided this property, plat number 4768, recorded on 12/5/80 in the land records of Howard County. The property also has a private sewage disposal reservation area and a private well.

The property contains a large amount of steep slopes, 25% and greater. The property abuts the forest area of the Patapsco River parkland. It abuts the area delineated as "Hub" on the Green Infrastructure Network map provided by Howard County GIS Department. The land adjacent to the east is owned by the State of Maryland, Department of Forest and Parks. Howard County Department of Recreation and Parks has offered the attached opinion regarding protecting these resources with an easement.

This development plan for this property is to record a forest easement over some of the property to serve as a forest bank. Our intention is to enter 1.7 acres, more or less, of existing forest and 0.3 acres, more or less, of reforestation area into a public forest conservation easement. The total easement area would be approximately 2.0 acres. This would result in about 1.2 acres, more or less, of forest conservation area bank that could be applied to other development projects that do not fulfill their obligation on site.

There are trails within the forested areas of this property. The trails are within the proposed limits of the forest easement and are to remain to allow passive recreation of the forested areas. There are four specimen trees that will be within the limits of the forest easement.

The area to be planted is near the 66' power right-of-way. The easement shall be set back 20' from the edge of the easement and the first 25' closest to the easement will be planted with trees that mature at a height of less than 40' as required by the DPZ memo regarding Forest Conservation easements near transmission rights-of-way. Approximately 45% of the reforestation planting area is on slopes that are 25% or greater. Approximately 70% of the retention area is on slopes that are 25% or greater. Protection of these slopes by recordation of a public forest conservation easement will allow a level of protection not matched by other easements.

Additionally, our intentions are to record a neighborhood preservation easement to create two transferable units while retaining one unit for the existing dwelling. One unit will be transferred to Orchard Park, Section 3, SDP-13-055 and F-14-026.

Section to be Waived:

Section 16.117(b) – Forest Conservation and Preservation of Natural Cover

Section 16.117 Justification:

- a) The extraordinary hardships and practical difficulties of development of this property are the size and existing topography. The property is heavily wooded and contains several specimen trees. The property also contains approximately 1.8 acres of steep slopes that should not be disturbed. The property is less than the 10 acres threshold as required by 16.120(b)(4)(iii)(b) but the property abuts protected forest that would increase the contiguous forest above the 10 acre threshold. The steep slopes limit the area that could be developed as an additional residence to the area near the power lines. The best use of this area is reforestation.
- b) The intent of the regulations is met by increasing the protected natural resources.

Adequate separation distance between a proposed forest easement and existing dwelling is achievable to greatly reduce the potential of encroachment into the easement. The attached exhibit shows the easement set 40' from the existing principal structure. The ground at this location is approximately 13' below the grade at the house. We are proposing location the easement at 40' to exceed the 35' setback for forest easements required for lots greater than 10 acres. We feel the vertical separation will also allow for a level of protection as it is physically difficult to access this location. We also propose to space the forest conservation easement signage at 50' intervals along the lines nearest the house. The signage will be shown on the eventual site development plan.

Behind the house there is a fenced yard, the existing septic reserve area extends past the fence. The forest easement will not encroach onto the septic reserve area and will be approximately 23' beyond the fence at the closest point. The proposed forest easement line nearest the fence can be posted with forest conservation signs at each corner and the midpoint of the line and can be shown as such on the site development plan.

The attached plan shows a 10' access strip to the existing well and the eventual 1,500 square foot well box that will be required by the Health Department. This should be adequate for the irregular maintenance of the well.

Two old vehicles and a pile of scrap metal are being removed from the area designated as forest easement on the attached exhibit due the intention of

placing this easement over the property and the requirements of the forest conservation manual.

- c) The approval of this waiver is not detrimental to the public interest because of the increase of protection for the Patapsco Drainage area. It is an increase in the protection afforded the steep slopes. This proposal provides a forest bank in the eastern part of the county. This proposal increases the protected forest near the "Hub" areas on the Green Infrastructure Network Map. This proposal will not eliminate the passive recreational use of the existing trails.

As outlined in a DPZ memo the reforestation area has been delineated at 20' from the transmission line right-of-way. Additionally the first 25' of the easement area will be planted with species of trees that the height at maturity does not exceed 40'. The transmission lines should be protected by these measures. The tree species will be shown on the eventual site development plan.

- d) The approval of this waiver will not nullify the intent of the regulations as environmental protection is one of the goals of the Development Regulations. It is possible, with the above noted safeguards, to create this easement on this property while greatly reducing the likelihood of human impacts to the forested areas. It is possible to protect these resources while allowing for the continued passive recreational use of the trails.

Section to be waived:

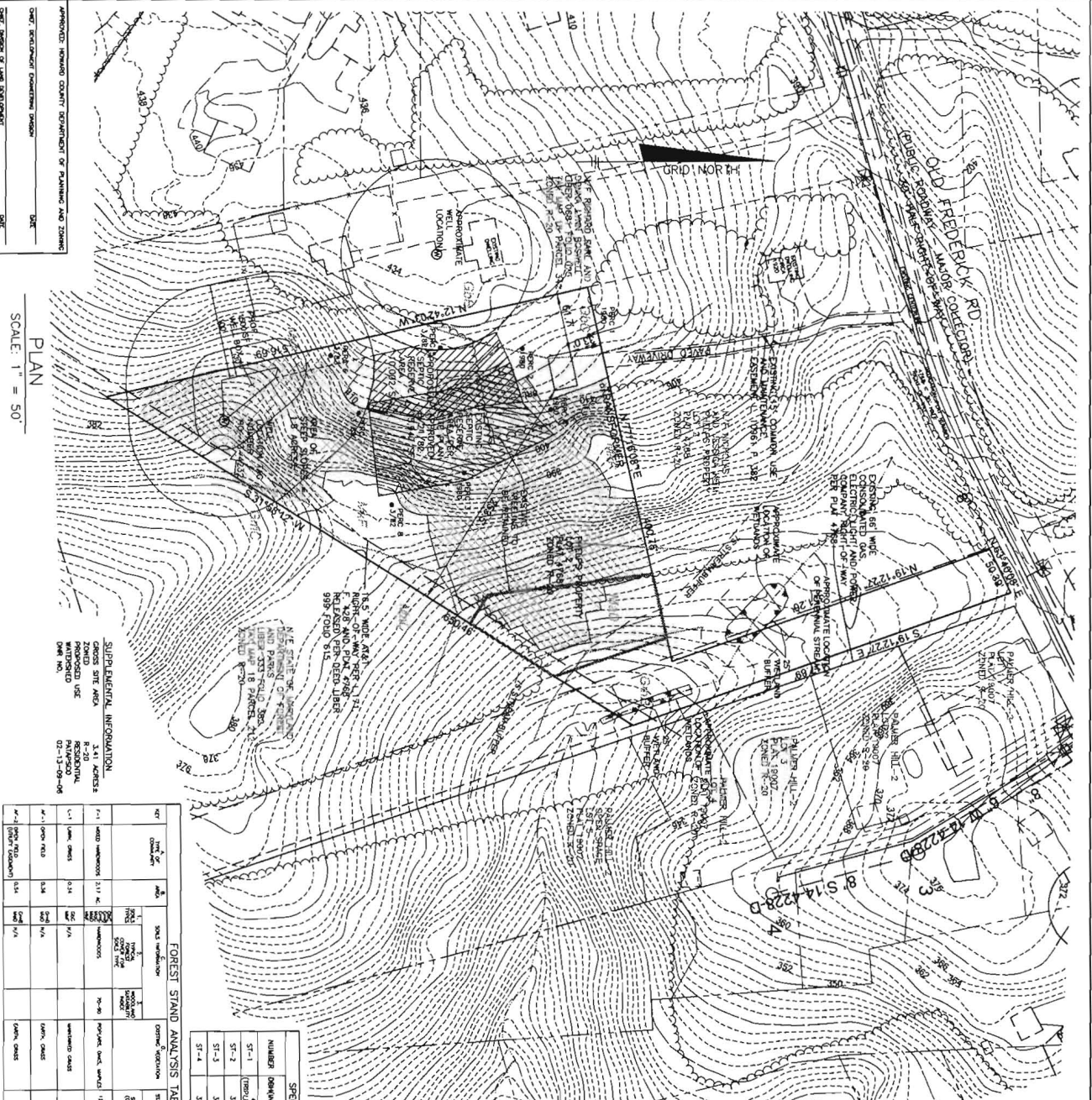
Section 16.116(a)(4) – Forest Conservation and Preservation of Natural Cover

Section 16.116(a)(4) Justification:

- a) The extraordinary hardships and practical difficulties of showing the wetlands, wetland buffers, stream and stream buffers on the property is the delineation of the features. The intent of this development is to create a forest conservation easement and a neighborhood preservation easement. The neighborhood preservation easement will cover the entire property much like a preservation easement in the western part of the county. The wetland delineation study and survey field location of the wetland limits are an unnecessary expense because that area is going to be placed in a public easement and no disturbances is proposed with this plan. We are going to process a site development plan in order to create the forest bank, that SDP will show no disturbances. A note can be added to the site development plan directing that if a disturbance is show then the wetlands and streams must be delineated.
- b) The intent of the regulations is met by increasing the protected natural resources by the neighborhood preservation easement.

Adequate separation distance between the approximate wetland and stream location and any existing structures exist. The area of the transmission lines is maintained by the power company and is necessary for the protection of the transmission lines and access to the lines.

- c) The approval of this waiver is not detrimental to the public interest because there are no disturbances proposed near the stream or wetlands and their buffers. This request is in line with the regulations for the western part of the county where environmental features do not need to be delineated if no disturbance is proposed near them.
- d) The approval of this waiver will not nullify the intent of the regulations as environmental protection is one of the goals of the Development Regulations. The environmental areas are not going to be disturbed and the intent is to create a reforestation area and increate the forest near the stream and wetland to the extent possible with regards to the transmission line easement.



APPROVED: HANCOCK COUNTY DEPARTMENT OF PLANNING AND ZONING
 DATE: _____
 DATE: _____
 DATE: _____

SCALE: 1" = 50'
 PLAN

SUBJECT: PHELPS PROPERTY
 ZONING DISTRICT: R-20
 PROJECT NO.: 2013-09-06
 DATE: 02-13-09-06

FOREST STAND ANALYSIS TABLE

STAND NO.	STAND NAME	STAND TYPE	STAND CLASSIFICATION	STAND CONDITION	STAND AGE	STAND HEALTH
1	1-1	1-1	1-1	1-1	1-1	1-1
2	2-1	2-1	2-1	2-1	2-1	2-1
3	3-1	3-1	3-1	3-1	3-1	3-1
4	4-1	4-1	4-1	4-1	4-1	4-1
5	5-1	5-1	5-1	5-1	5-1	5-1
6	6-1	6-1	6-1	6-1	6-1	6-1
7	7-1	7-1	7-1	7-1	7-1	7-1
8	8-1	8-1	8-1	8-1	8-1	8-1
9	9-1	9-1	9-1	9-1	9-1	9-1
10	10-1	10-1	10-1	10-1	10-1	10-1

SPECIMEN TREE CHART

NUMBER	COMMON NAME	CONDITION
ST-1	POPLAR	GOOD
ST-2	POPLAR	GOOD
ST-3	POPLAR	GOOD
ST-4	POPLAR	GOOD

BENCHMARK ENGINEERING INC.
 2000 BALDWIN RD. SUITE 200
 BALDWIN, MD 21224
 443-812-4806

PHELPS PROPERTY
 LOT 1
 300 BALDWIN RD. SUITE 200
 BALDWIN, MD 21224
 443-812-4806

DATE: 02-13-09-06
 PROJECT NO.: 2013-09-06
 DRAWING NO.: 101

REVISIONS

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE ANALYSIS DATA/TABULATION

1) AREA OF SITE: 1.11 AC
 2) AREA OF WETLANDS AND SWAMP: 0.00 AC
 3) AREA OF 10-1% TOLERANCE: 0.00 AC
 4) AREA OF 2-10% TOLERANCE: 1.11 AC
 5) AREA OF 2-10% TOLERANCE SET OF DEVELOPER: 0.00 AC
 6) AREA OF DEVELOPER: 0.00 AC
 7) AREA OF DEVELOPER SET OF DEVELOPER: 0.00 AC
 8) AREA OF DEVELOPER SET OF DEVELOPER: 0.00 AC
 9) AREA OF DEVELOPER SET OF DEVELOPER: 0.00 AC
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 17) AREA OF DEVELOPER SET OF DEVELOPER: 0.00 AC
 18) AREA OF DEVELOPER SET OF DEVELOPER: 0.00 AC
 19) AREA OF DEVELOPER SET OF DEVELOPER: 0.00 AC
 20) AREA OF DEVELOPER SET OF DEVELOPER: 0.00 AC

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20 PER THE 2-7-04 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE HANCOCK COUNTY DEPARTMENT OF PLANNING AND ZONING REGULATIONS AND THE ZONING REGULATIONS OFFERING PLAN 11.
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 10-1% TOLERANCE ZONE.
3. PROPOSED LOTS WILL BE 10-1% TOLERANCE ZONE.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 10-1% TOLERANCE ZONE.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 10-1% TOLERANCE ZONE.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 10-1% TOLERANCE ZONE.
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8. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 10-1% TOLERANCE ZONE.
9. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 10-1% TOLERANCE ZONE.
10. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 10-1% TOLERANCE ZONE.
11. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
12. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
13. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
14. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
15. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
16. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
17. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
18. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
19. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.
20. A 10-1% TOLERANCE ZONE IS REQUIRED FOR THE DEVELOPER.

VICINITY MAP

SCALE: 1" = 200'

LEGEND

- SLOPES GREATER THAN 25%
- EXISTING SEPTIC RESERVE AREA
- PROPOSED FOREST RETENTION AREA
- PASSING PERCOLATION TEST

DATE: 02-13-09-06

John Carney

From: Moody, Bryan <bmoody@howardcountymd.gov>
Sent: Wednesday, August 14, 2013 12:10 PM
To: jcarney@bei-civilengineering.com
Cc: McNamara, Dan
Subject: FW: 8369 Old Frederick Road
Attachments: 8369 old frederick road conceptual forest conservation 8-9-13.pdf; ATT00001.htm

Mr. Carney,

Dan McNamara has asked me to investigate this matter further. Regarding the acreage, I believe a waiver petition to characterize this area as an off-site or bank for other projects even though the area is under 10 acres is reasonable. Regarding the utility, I believe the County has backed away from permitting easements within areas overlapped by tree height restrictions and/or maintenance buffers due to conflicting use designations and maintenance rules.

DPZ will have the final say, but those areas not on steep slopes and within anticipated setbacks for structures and utilities should otherwise be considered suitable as an off-site forest conservation easement or mitigation bank despite the limited acreage through a waiver petition. That's my opinion.

Regarding the Hub, I don't have access to that GIS layer but this area would be a priority for the placement of an easement given the adjoining forested parklands.

Sincerely,

Bryan R. Moody, MS, CPRP
Natural Resources Program Manager I
Natural Resources Division
Howard County Dept. of Recreation & Parks
7120 Oakland Mills Road
Columbia, MD 21046
410-313-6201 (office)
410-313-1631 (fax)

From: McNamara, Dan
Sent: Friday, August 09, 2013 2:52 PM
To: Moody, Bryan
Subject: Fwd: 8369 Old Frederick Road

Bryan, please research and respond

Sent from my iPhone
Have a great day!!!!

Begin forwarded message:

From: "John Carney" <jcarney@bei-civilengineering.com>
To: "McNamara, Dan" <dmcnamara@howardcountymd.gov>
Subject: 8369 Old Frederick Road

Dan, I am purchasing lot 2 of the Phelps Property (Tax Map 18, Parcel 357 the lot in the rear) and I would like to record an easement for a forest bank on the property. Unfortunately it does not fulfill the requirement of the Subdivision and Land Development regulations as the lot is less than 10 acres. I am planning on doing a Waiver Petition to the forest conservation section of the Subdivision Regs.

The easement would be about 78,500 square feet with 65,000 square feet of retention and 13,500 square feet of reforestation. There is a transmission line on the property near the area of planting that the easement will have to stay 20' feet away from and the first 25' of planting will have to be native species that mature at a height of less than 40'. I am also proposing to keep the easement 40' from the existing house. There are substantial slopes on the property and the edge of the easement will be about 12 feet vertically below the elevation at the house. The shaded area on the plan is steep slopes, 25% or greater.

The areas are approximate as the well, septic and boundary may change the limits of the FCE.

I have looked at the Howard County Map called Green Infrastructure Network and I can't tell if this property abuts the "Hub" which is shown with a red border. Do you have a better map or can you tell if this parcel abuts the Hub area? What is the Hub area? The area to the southeast is owned by Maryland Department of Forests and Parks.

Would you support this request to allowing a forest conservation easement under these conditions to DPZ? If so I will provide them a copy of it for them to consider during their review of the Waiver Petition.

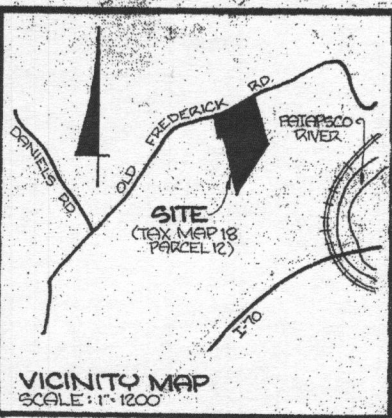
Thanks, for any input. If you have any questions let me know. John

John Carney
Benchmark Engineering, Inc.
8480 Baltimore National Pike, Suite 315
Ellicott City, Maryland 21043
Phone: 410-465-6105 Ext. 1152
Fax: 410-465-6644
Email: jcarney@bei-civilengineering.com<<mailto:jcarney@bei-civilengineering.com>>

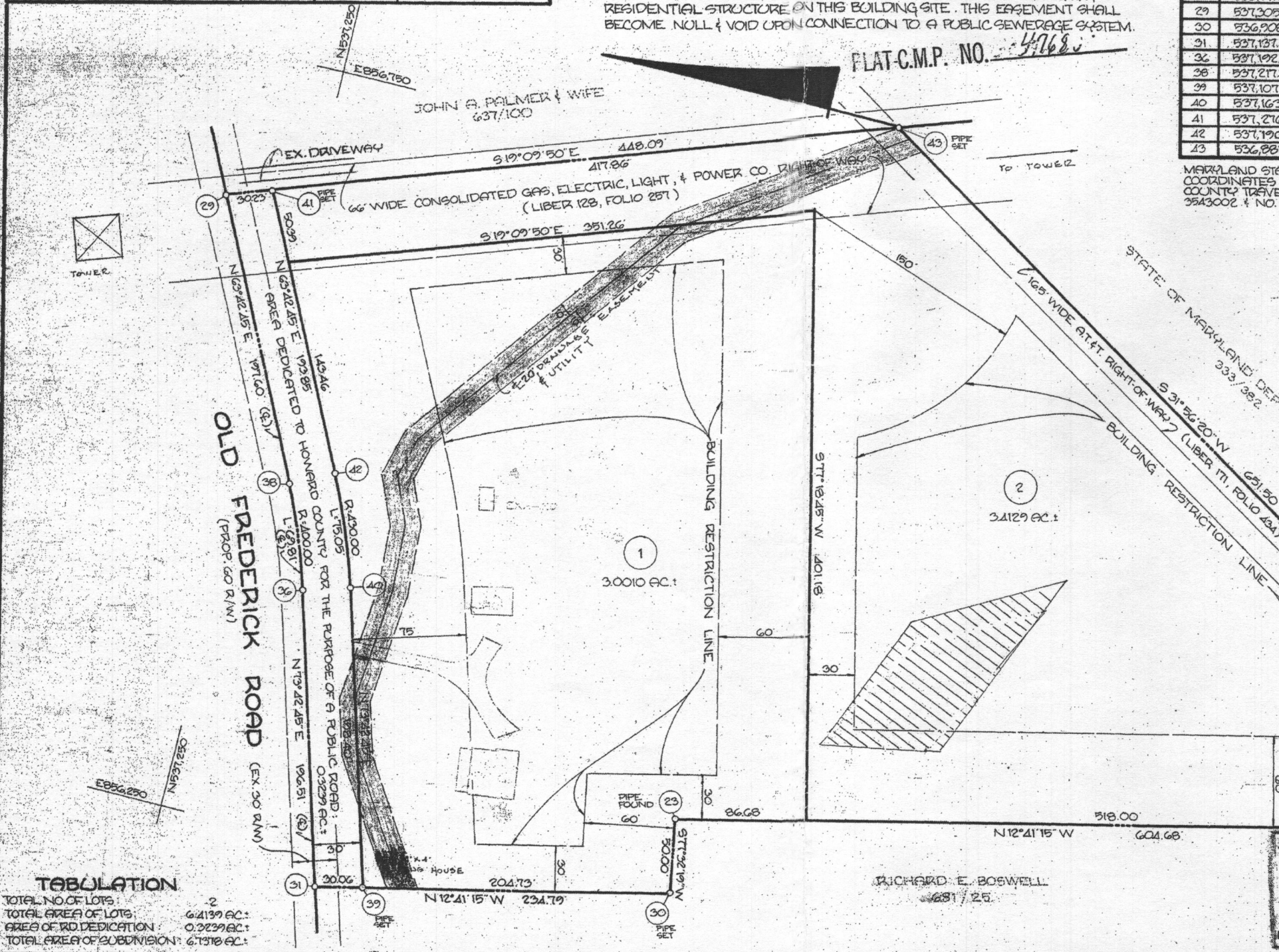
FROM TO	RADIUS	Δ	LENGTH	TANGENT	CHORD
36-38	400.00	10°00'00"	69.81	35.00	N68°42'45"E 69.72
40-42	430.00	10°00'00"	75.05	37.62	N68°42'45"E 74.95

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROX. 10,000^{sq} FOR INDIVIDUAL SEWAGE DISPOSAL AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH & MENTAL HYGIENE. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE & SERVICING ANY RESIDENTIAL STRUCTURE ON THIS BUILDING SITE. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.

COORDINATES		
NO.	NORTH	EAST
6	836,329.11	856,454.47
23	836,219.03	856,321.66
29	837,305.24	856,632.03
30	836,908.24	856,272.84
31	837,137.30	856,221.27
36	837,192.41	856,409.89
38	837,217.73	856,474.86
39	837,107.97	856,227.87
40	837,163.61	856,418.31
41	837,216.69	856,661.95
42	837,190.84	856,408.15
43	836,881.98	856,199.12



Maryland State Archives



MARYLAND STATE GRID SYSTEM COORDINATES BASED ON HOWARD COUNTY TRAVERSE POINTS NO. 3543002 & NO. 3543003.

- NOTES**
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM DRIVEWAY.
 - SUBJECT PROPERTY ZONED R-1 PER 10/3/77 COMPREHENSIVE ZONING.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH & MENTAL HYGIENE.
 - EXISTING STRUCTURES ON LOT 1.
 - NO NEW BUILDING OR ALTERATION OR ADDITION TO EXISTING STRUCTURES WILL BE ALLOWED AT A DISTANCE CLOSER TO THE PROPERTY LINES THAN THE BUILDING RESTRICTION LINES SHOWN HEREON.

TABULATION

TOTAL NO. OF LOTS:	2
TOTAL AREA OF LOTS:	6.1139 AC.
AREA OF RD DEDICATION:	0.2839 AC.
TOTAL AREA OF SUBMISSION:	6.1378 AC.

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
Kenneth L. King
 RECEIVED BY:
 DATE: 12/5/80 PLAT:

APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joann Boylan 11-18-80
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.
Thomas L. Harris 12-5-80
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
John F. Nunnery 12-4-80
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND WHICH, BY DEED DATED 3/15/73 & RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 647, FOLIO 272, WAS CONVEYED BY LAWRENCE I. PHELPS ONTO LAWRENCE I. PHELPS, EVELYN R. PHELPS, & MIRIAM E. PHELPS, & THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Walter Park 7/15/80
 WALTER PARK DATE
 PROFESSIONAL L.S. # 85339

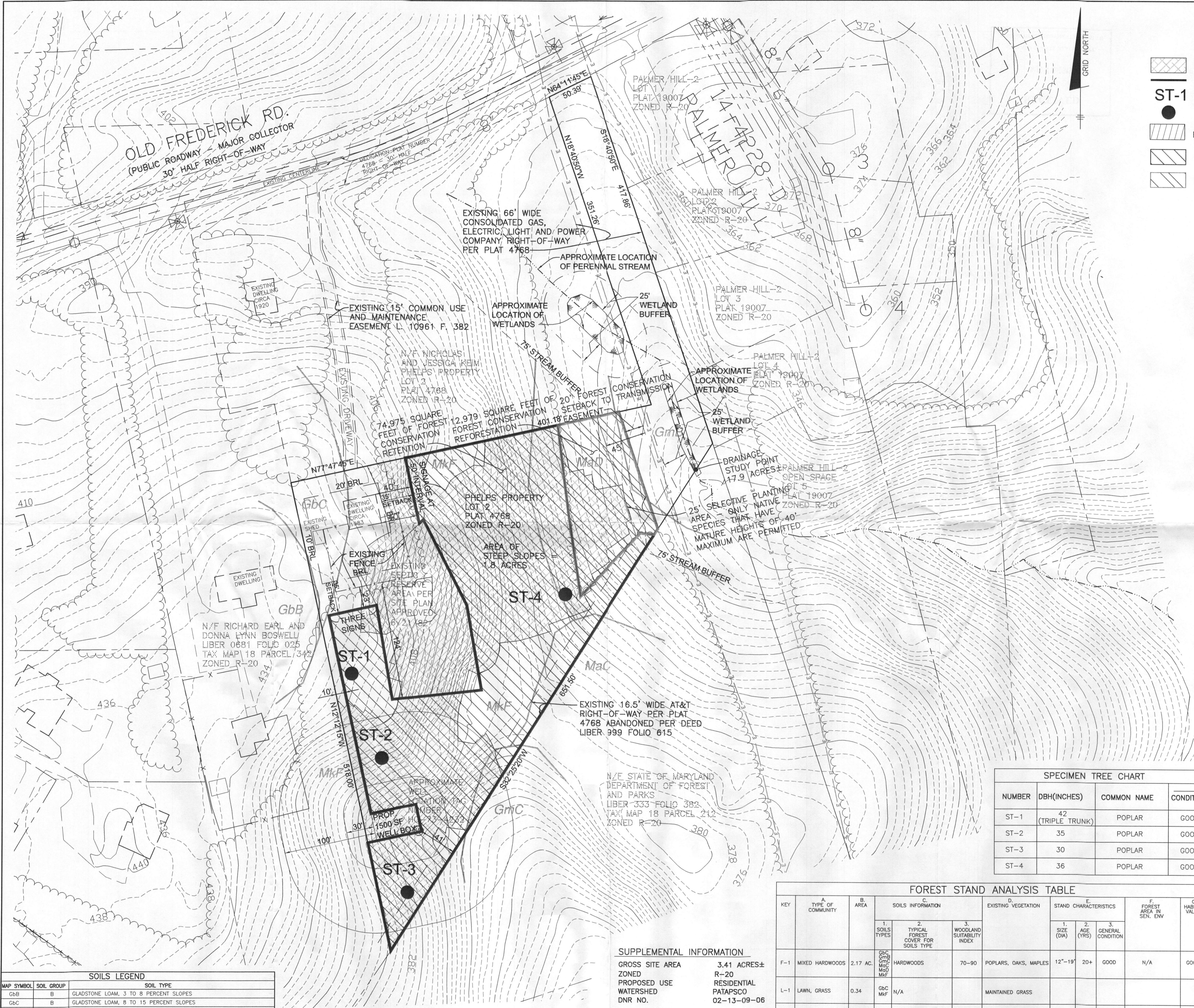
DEDICATION FOR INDIVIDUALS
 WE, EVELYN R. & MIRIAM E. PHELPS (LAWRENCE I. PHELPS BEING DECEASED), OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, & GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS, ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, & FOR GOOD & OTHER VALUABLE CONSIDERATION, GRANT THE RIGHT & OPTION UNTO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS, ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES, & OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS & DRAINAGE BASIN FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR, & MAINTENANCE; & (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER SAID ESMTS. & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 14 DAY OF JULY, 1980.

Evelyn R. Phelps & *Miriam E. Phelps*
 EVELYN R. PHELPS WITNESS MIRIAM E. PHELPS WITNESS

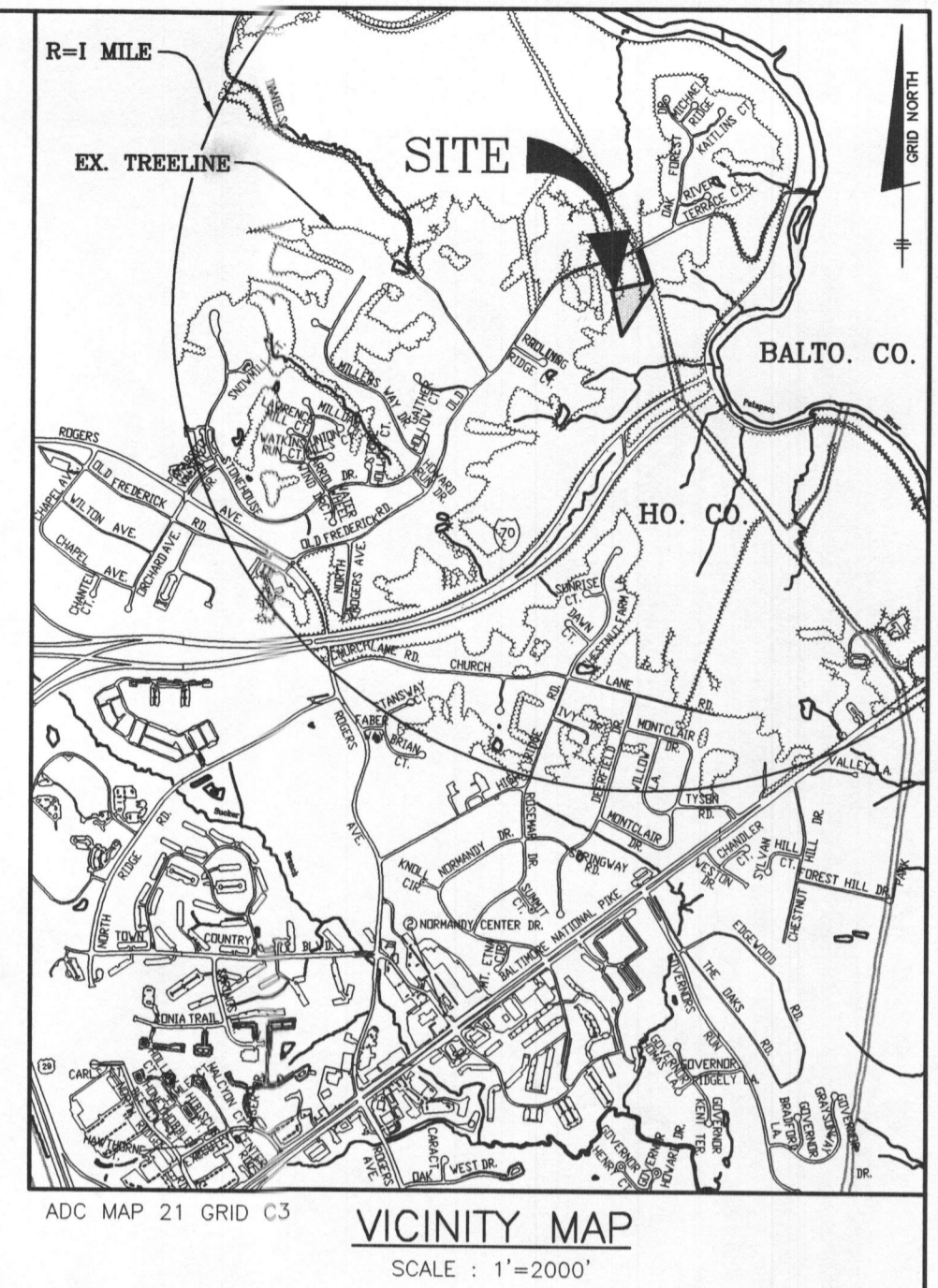
RECORDED ON _____ AS PLAT NO. _____ AMONG THE LAND RECORDS OF HOWARD CO., MD.

FINAL PLAT
PHELPS PROPERTY
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MD.
 JULY 11, 1980
 SCALE: 1" = 50'

SURVEYORS
 HUDKINS ASSOCIATES, INC.
 231 JOSEPH SQUARE
 COLUMBIA, MARYLAND 21044



- LEGEND**
- SLOPES GREATER THAN 25%
 - STAND BOUNDARY
 - SPECIMEN TREE
 - EXISTING SEPTIC RESERVE AREA
 - PROPOSED FOREST RETENTION AREA
 - PROPOSED FOREST REFORESTATION AREA



- GENERAL NOTES**
1. SUBJECT PROPERTY ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
 2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
 3. PROJECT LIMITS WILL BE BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. DATED AUGUST, 2012 AND PLAT NUMBER 4768.
 4. EXISTING TOPOGRAPHY FOR THIS PLAN IS BASED ON HOWARD COUNTY GIS.
 5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. GPS RECEIVERS WERE USED TO ESTABLISH THE CONTROL FOR THIS PROJECT.
 6. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
 7. THERE ARE STEEP SLOPES (25% OR GREATER) IN EXCESS 20,000 S.F. ON THIS SITE.
 8. A FOREST STAND DELINEATION WAS PREPARED BY BENCHMARK ENGINEERING, INC., AND DATED AUGUST, 2013.
 9. THERE IS NO NEED FOR A PRELIMINARY FLOOD STUDY FOR THIS PROJECT.
 10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
 11. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
 12. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA. WATER AND SEWER WILL BE PRIVATE.
 13. THERE IS NO FOREST CONSERVATION ACT OBLIGATION FOR THIS PROJECT. THIS SITE WILL PROVIDE A RETENTION/REFORESTATION BANK FOR FOREST CONSERVATION OBLIGATIONS FOR OFF-SITE DISTURBANCES.
 14. THE PREVIOUS DPZ FILES FOR THIS SITE ARE: F-81-07
 15. THERE ARE NO FLOODPLAIN ON THIS PROPERTY. THE DRAINAGE AREA AT THE STUDY POINT IS LESS THAN 30 ACRES. THERE ARE WETLANDS AND STREAMS ON THIS PROPERTY AS INDICATED ON THIS PLAN. THESE LOCATIONS ARE APPROXIMATE, NO DELINEATION HAS BEEN PERFORMED FOR THE STREAM OR WETLANDS.

SITE ANALYSIS DATA/TABULATION

A) TOTAL PROJECT AREA.....	3.41± AC.
B) AREA OF WETLANDS AND BUFFER.....	0.00 AC.
C) AREA OF 100-YR. FLOODPLAIN.....	0.00 AC.
D) AREA OF FOREST.....	0.51± AC.
E) AREA OF STEEP SLOPES 25% OF GREATER..	1.82± AC.
F) AREA OF DEDICATION.....	0.00 AC.
G) HIGHLY ERODIBLE SOILS (K > 0.35).....	0.00 AC.
H) NUMBER OF UNITS ALLOWED.....	6
I) NUMBER OF RESIDENTIAL UNITS PROPOSED..	1 (EXISTING)
J) AREA OF PLAN SUBMISSION.....	3.41± AC.
K) LIMIT OF DISTURBED AREA.....	0.00 AC.
L) OPEN SPACE REQUIRED.....	0.00 AC.
M) OPEN SPACE PROVIDED.....	0.00 AC.
N) PRESENT ZONING DESIGNATION.....	R-20
O) PROPOSED USE: EXISTING SINGLE FAMILY DETACHED DWELLING AND PRESERVATION	
P) IMPERVIOUS COVER.....	0.04± AC.

SPECIMEN TREE CHART

NUMBER	DBH(INCHES)	COMMON NAME	CONDITION
ST-1	42 (TRIPLE TRUNK)	POPLAR	GOOD
ST-2	35	POPLAR	GOOD
ST-3	30	POPLAR	GOOD
ST-4	36	POPLAR	GOOD

FOREST STAND ANALYSIS TABLE

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOILS INFORMATION			D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. FOREST AREA IN SEN. ENV	G. HABITAT VALUE
			SOIL TYPES	2. TYPICAL FOREST COVER FOR SOILS TYPE	3. WOODLAND SUITABILITY INDEX		1. SIZE (DIA)	2. AGE (YRS)	3. GENERAL CONDITION		
F-1	MIXED HARDWOODS	2.17 AC.	Gbc GmB GmC MkF	HARDWOODS	70-90	POPLARS, OAKS, MAPLES	12"-19"	20+	GOOD	N/A	GOOD
L-1	LAWN, GRASS	0.34	Gbc MkF	N/A		MAINTAINED GRASS					
AF-1	OPEN FIELD	0.36	GmB MkF	N/A		EARTH, GRASS					
AF-2	OPEN FIELD (UTILITY EASEMENT)	0.54	GmB MkF	N/A		EARTH, GRASS					

SUPPLEMENTAL INFORMATION

GROSS SITE AREA 3.41 ACRES±
ZONED R-20
PROPOSED USE RESIDENTIAL
WATERSHED PATAPSCO
DNR NO. 02-13-09-06

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
GbB	B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
GbC	C	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
GmB	B	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
GmC	C	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES
MoC	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES
MoD	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES
MkF	B	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY

FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0
* HYDRIC SOILS

PLAN
SCALE: 1" = 50'

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8490 BALTIMORE NATIONAL PIKE & SUITE 315 • ELIJAH CITY, MARYLAND 21043
(P) 410-465-8108 (F) 410-465-8644
75 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702
(P) 301-371-8686 (F) 410-465-8644
WWW.BE-CIVILENGINEERING.COM

OWNER: RONALD PHELPS
8369 OLD FREDERICK ROAD
ELLICOTT CITY, MD 21043-1913

PROJECT: PHELPS PROPERTY
LOT 2

LOCATION: TAX MAP 18, GRID 1, PARCEL 357
2nd ELECTION DISTRICT
8369 OLD FREDERICK ROAD
HOWARD COUNTY, MARYLAND, 21043

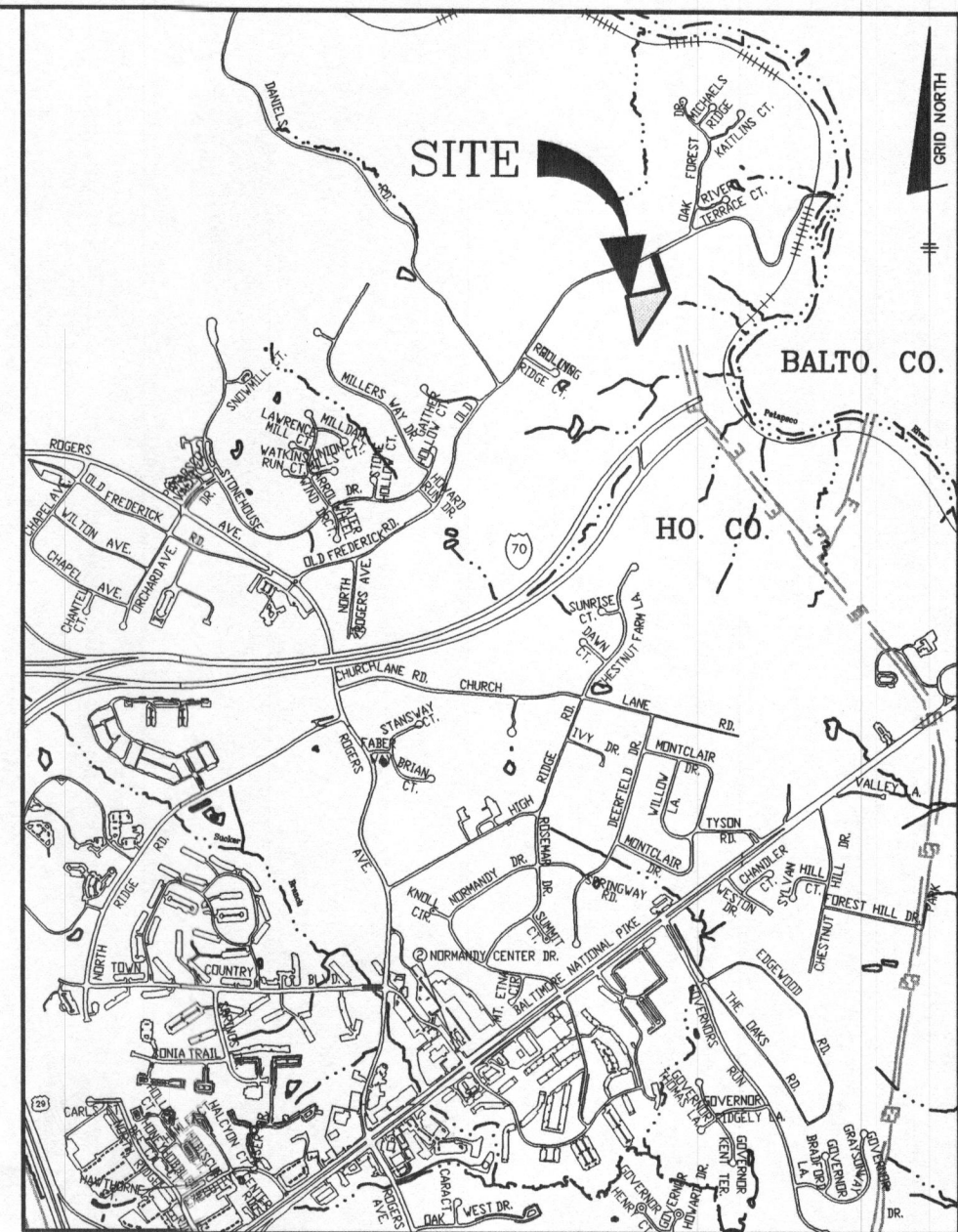
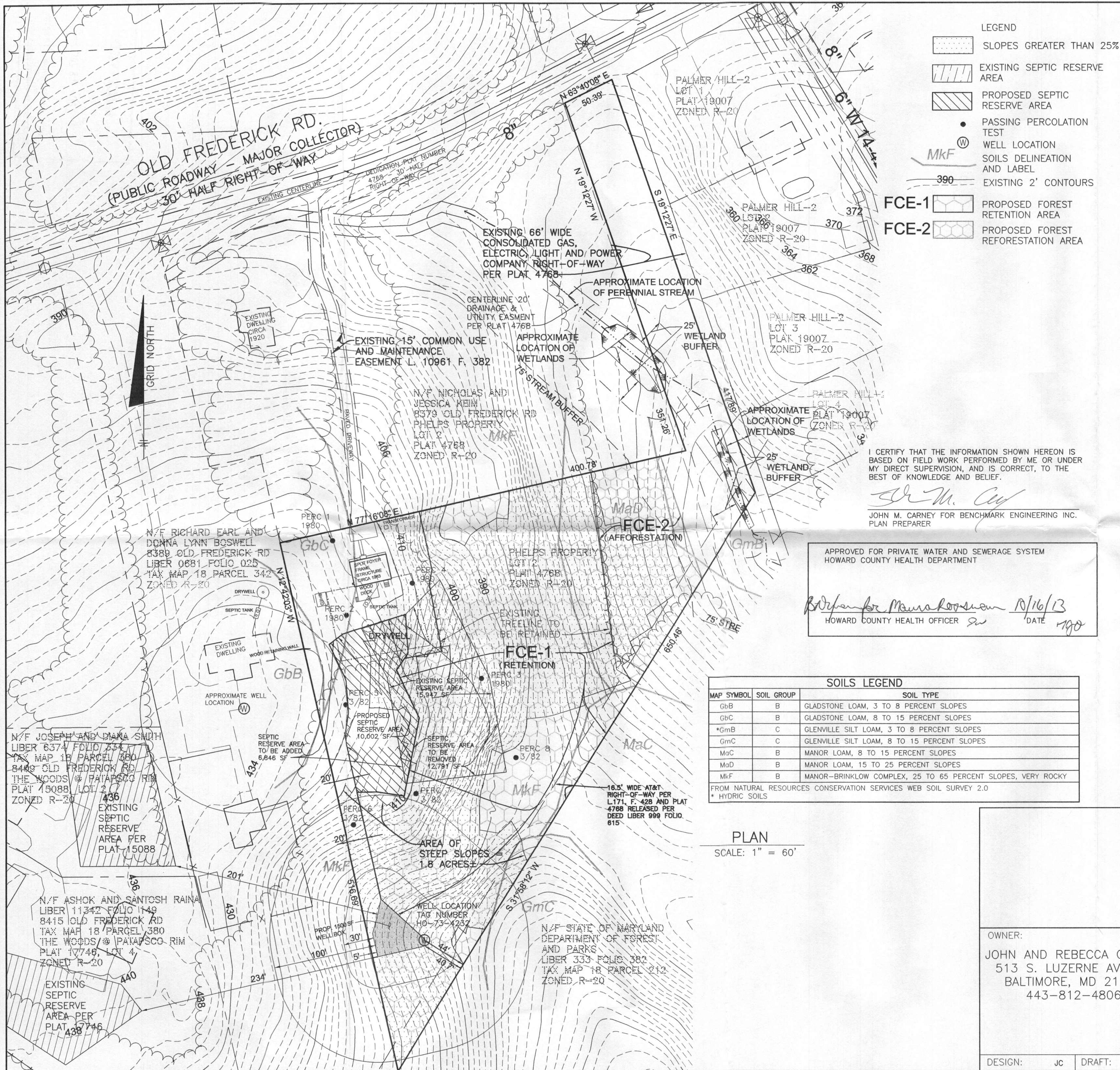
CONTRACT PURCHASER: JOHN CARNEY
513 S. LUZERNE AVENUE
BALTIMORE, MD 21224
443-812-4806

TITLE: WAIVER PETITION PLAN

DATE: AUGUST, 2013

DESIGN: c **DRAFT:** jc

SCALE: 1" = 50' **PROJECT NO.:** - **DRAWING:** 1 OF 1



ADC MAP 21 GRID C3
VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- 1.) THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 2.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. 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 SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- 3.) FOR A SEPTIC REPAIR THE EXACT LENGTH OF SEPTIC TRENCHES IS TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF TRENCH LAYOUT AND INSPECTION.
- 4.) TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY GIS.
- 5.) THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
- 6.) THE PURPOSE FOR THIS PERCOLATION CERTIFICATION PLAN IS TO REVISE THE SEWAGE DISPOSAL AREA AND TO CREATE A 1,5000 SF WELL BOX FOR FUTURE WELL REPLACEMENT.
- 7.) ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 8.) THIS PLAN SHOWS THE WELL BOX CLOSER THAN 10' TO THE PROPERTY LINE. APPROVAL OF THIS CONDITION WILL REQUIRE A VARIANCE.
- 9.) FUTURE REPLACEMENT OF THE SEPTIC SYSTEM MAY REQUIRE THE USE OF BEST AVAILABLE TECHNOLOGIES FOR TREATING THE EFFLUENT.
- 10.) A VARIANCE REQUEST FOR THE TEN FOOT SETBACK FROM A WELL TO A PROPERTY LINE WILL BE REQUIRED PRIOR TO HEALTH DEPARTMENT APPROVAL OF A REPLACEMENT WELL PERMIT.

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 KNOWLEDGE AND BELIEF.

John M. Carney
 JOHN M. CARNEY FOR BENCHMARK ENGINEERING INC.
 PLAN PREPARER

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
Brianne M. Manske 10/16/13
 HOWARD COUNTY HEALTH OFFICER DATE

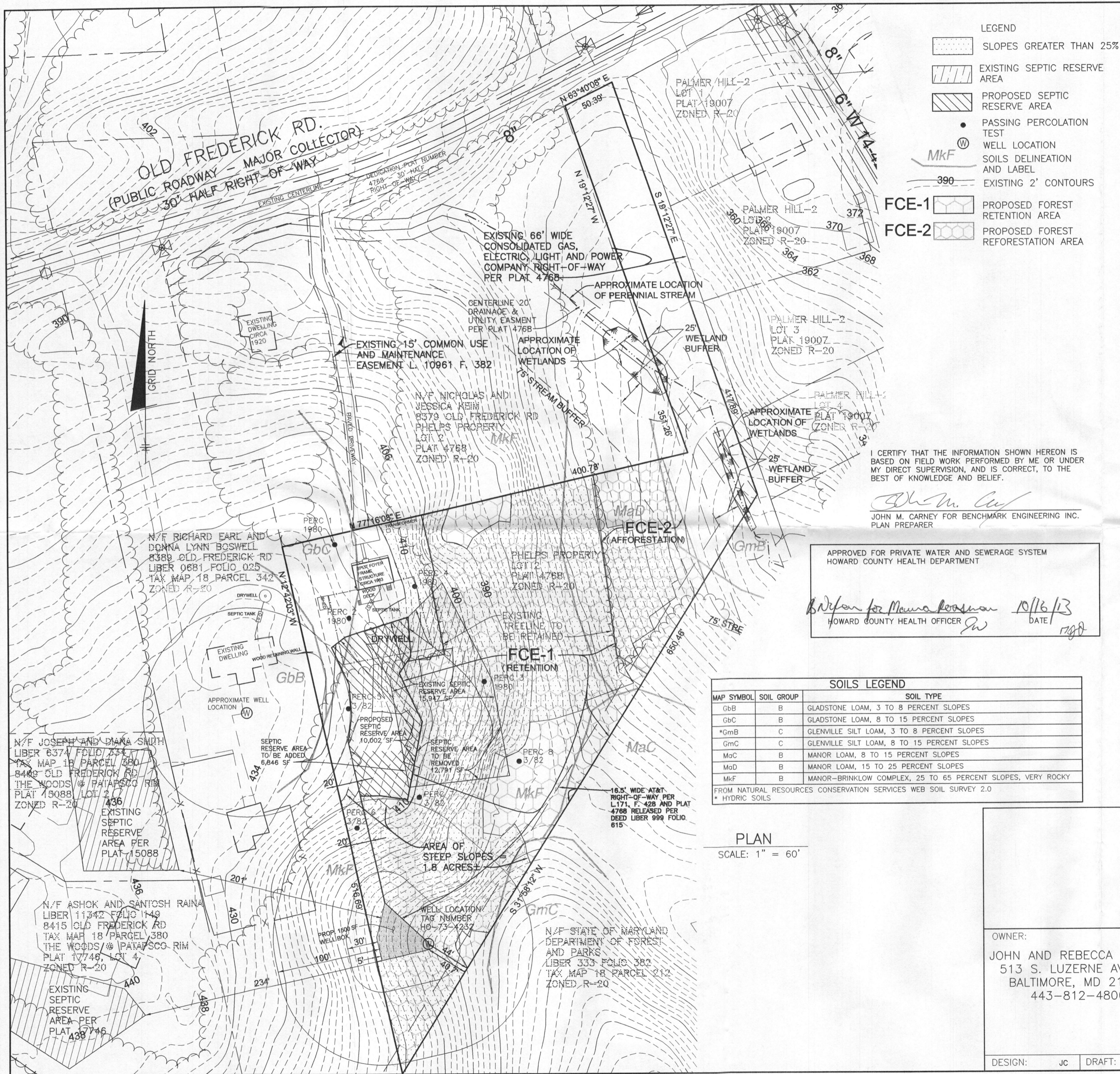
SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
GbB	B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
GbC	B	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
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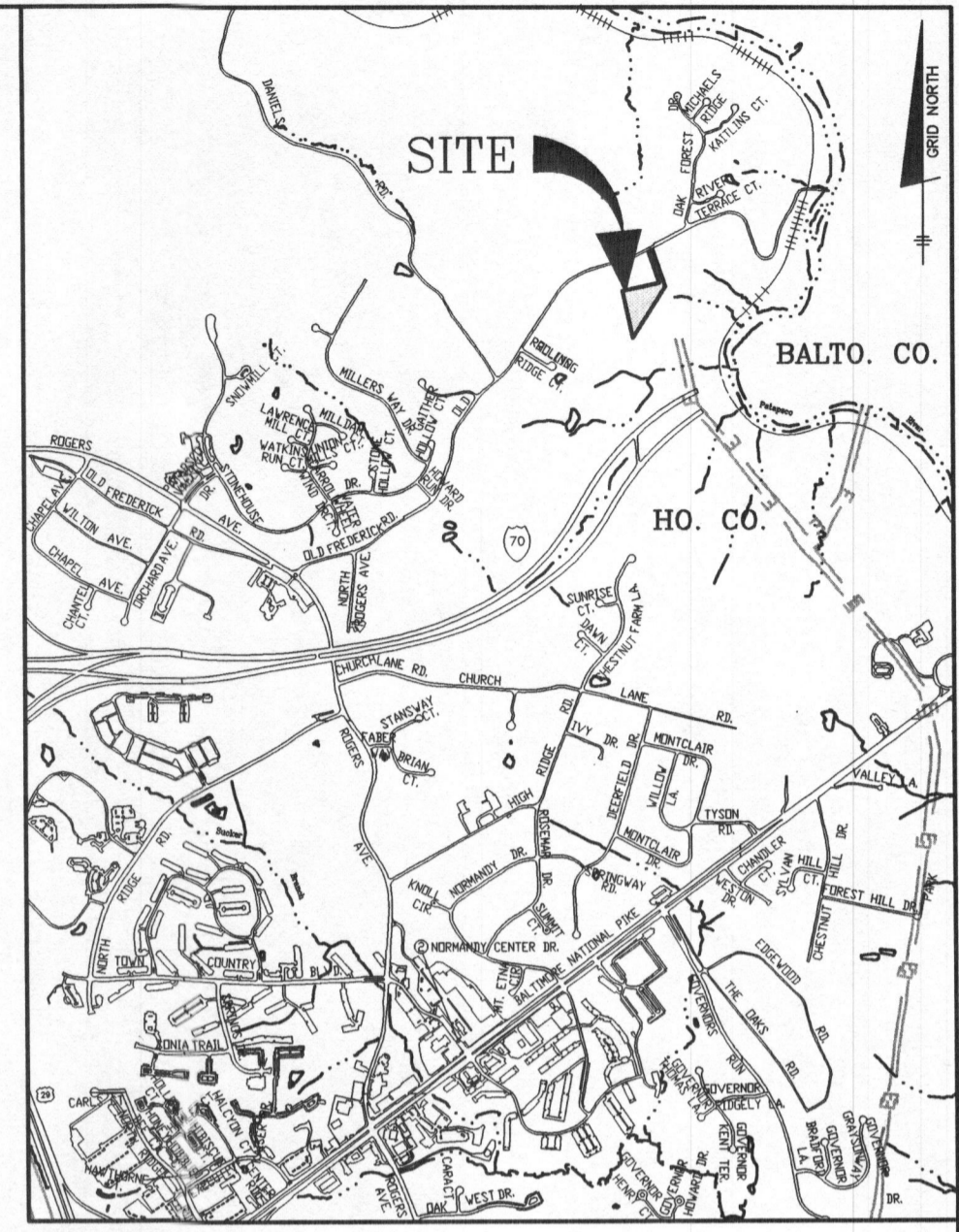
FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0
 * HYDRIC SOILS

PLAN
 SCALE: 1" = 60'

OWNER: JOHN AND REBECCA CARNEY 513 S. LUZERNE AVENUE BALTIMORE, MD 21224 443-812-4806		PROJECT: PHELPS PROPERTY LOT 2	
LOCATION: TAX MAP 18, GRID 1, PARCEL 357 2nd ELECTION DISTRICT 8369 OLD FREDERICK ROAD HOWARD COUNTY, MARYLAND, 21043		TITLE: PERCOLATION CERTIFICATION PLAN	
DATE: OCTOBER, 2013	PROJECT NO. 2589	SCALE: 1" = 60'	
DESIGN: JC	DRAFT: JC	DRAWING <u>1</u> OF <u>1</u>	



- LEGEND**
- SLOPES GREATER THAN 25%
 - EXISTING SEPTIC RESERVE AREA
 - PROPOSED SEPTIC RESERVE AREA
 - PASSING PERCOLATION TEST
 - WELL LOCATION
 - SOILS DELINEATION AND LABEL
 - EXISTING 2' CONTOURS
 - PROPOSED FOREST RETENTION AREA
 - PROPOSED FOREST REFORESTATION AREA



ADC MAP 21 GRID C3
VICINITY MAP
 SCALE: 1" = 2000'

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 KNOWLEDGE AND BELIEF.

John M. Carney
 JOHN M. CARNEY FOR BENCHMARK ENGINEERING INC.
 PLAN PREPARER

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

W. Wilson for Maureen Reasman 10/16/13
 HOWARD COUNTY HEALTH OFFICER DATE

GENERAL NOTES

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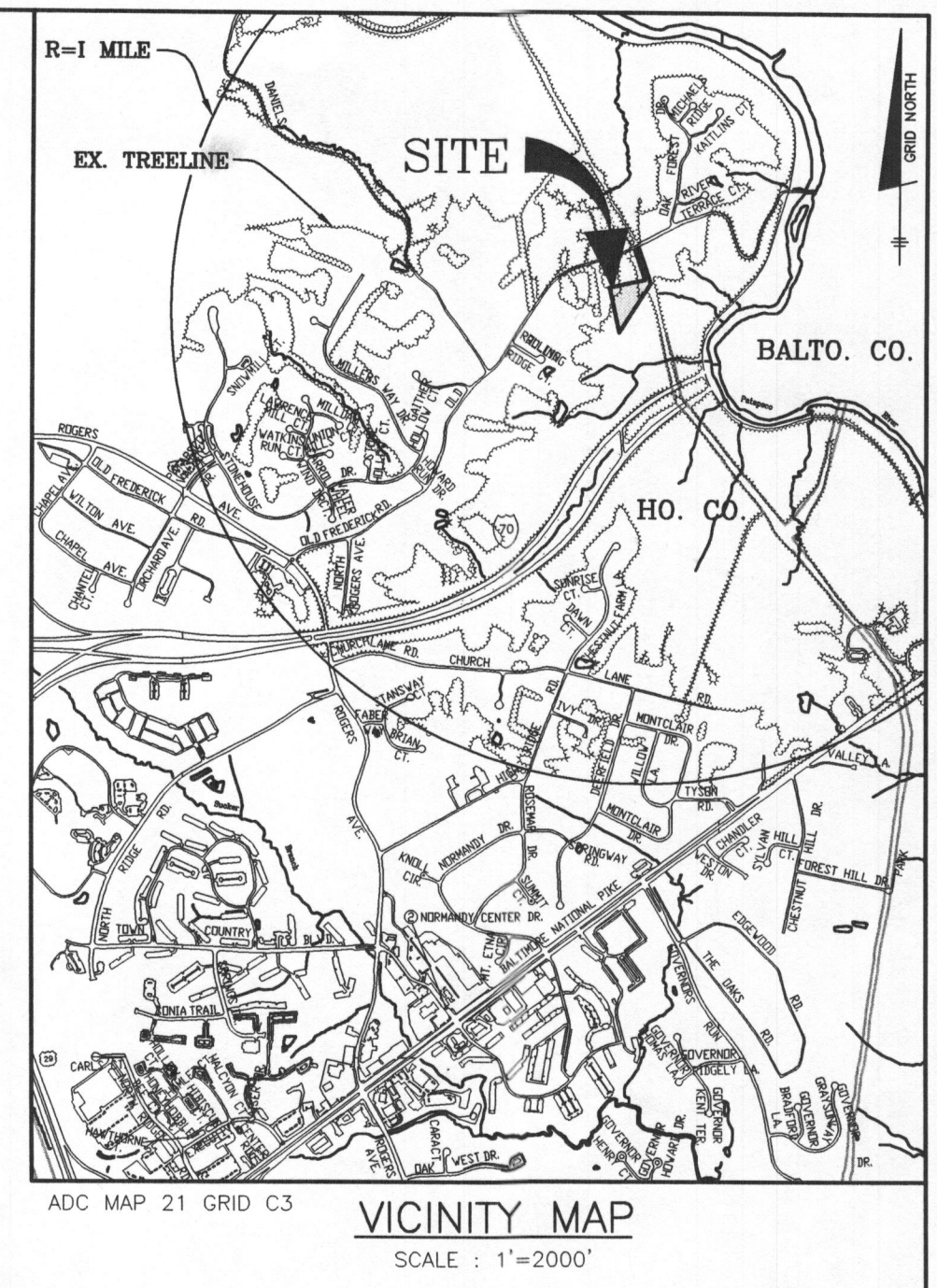
FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0
 * HYDRIC SOILS

PLAN
 SCALE: 1" = 60'

OWNER: JOHN AND REBECCA CARNEY 513 S. LUZERNE AVENUE BALTIMORE, MD 21224 443-812-4806		PROJECT: PHELPS PROPERTY LOT 2	
LOCATION: TAX MAP 18, GRID 1, PARCEL 357 2nd ELECTION DISTRICT 8369 OLD FREDERICK ROAD HOWARD COUNTY, MARYLAND, 21043		TITLE: PERCOLATION CERTIFICATION PLAN	
DATE: OCTOBER, 2013	PROJECT NO. 2589	SCALE: 1" = 60'	
DESIGN: JC	DRAFT: JC	DRAWING 1 OF 1	



- LEGEND
- SLOPES GREATER THAN 25%
 - STAND BOUNDARY
 - SPECIMEN TREE
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- GENERAL NOTES
- SUBJECT PROPERTY ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
 - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
 - PROJECT LIMITS WILL BE BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. DATED AUGUST, 2012 AND PLAT NUMBER 4768.
 - EXISTING TOPOGRAPHY FOR THIS PLAN IS BASED ON HOWARD COUNTY GIS.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. GPS RECEIVERS WERE USED TO ESTABLISH THE CONTROL FOR THIS PROJECT.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
 - THERE ARE STEEP SLOPES (25% OR GREATER) IN EXCESS 20,000 S.F. ON THIS SITE.
 - A FOREST STAND DELINEATION WAS PREPARED BY BENCHMARK ENGINEERING, INC., AND DATED AUGUST, 2013.
 - THERE IS NO NEED FOR A PRELIMINARY FLOOD STUDY FOR THIS PROJECT.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GEMETERIES LOCATED ON THIS SITE.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
 - THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA. WATER AND SEWER WILL BE PRIVATE.
 - THERE IS NO FOREST CONSERVATION ACT OBLIGATION FOR THIS PROJECT. THIS SITE WILL PROVIDE A RETENTION/REFORESTATION BANK FOR FOREST CONSERVATION OBLIGATIONS FOR OFF-SITE DISTURBANCES.
 - THE PREVIOUS DPZ FILES FOR THIS SITE ARE: F-81-07
 - THERE ARE NO FLOODPLAIN ON THIS PROPERTY. THE DRAINAGE AREA AT THE STUDY POINT IS LESS THAN 30 ACRES. THERE ARE WETLANDS AND STREAMS ON THIS PROPERTY AS INDICATED ON THIS PLAN. THESE LOCATIONS ARE APPROXIMATE. NO DELINEATION HAS BEEN PERFORMED FOR THE STREAM OR WETLANDS.

SITE ANALYSIS DATA/TABULATION

A) TOTAL PROJECT AREA.....	3.41± AC.
B) AREA OF WETLANDS AND BUFFER.....	0.00 AC.
C) AREA OF 100-YR. FLOODPLAIN.....	0.00 AC.
D) AREA OF FOREST.....	0.51± AC.
E) AREA OF STEEP SLOPES 25% OF GREATER... 1.82± AC.	
F) AREA OF DEDICATION.....	0.00 AC.
G) HIGHLY ERODIBLE SOILS (K > 0.35).....	0.00 AC.
H) NUMBER OF UNITS ALLOWED.....	6
I) NUMBER OF RESIDENTIAL UNITS PROPOSED... 1 (EXISTING)	
J) AREA OF PLAN SUBMISSION.....	3.41± AC.
K) LIMIT OF DISTURBED AREA.....	0.00 AC.
L) OPEN SPACE REQUIRED.....	0.00 AC.
M) OPEN SPACE PROVIDED.....	0.00 AC.
N) PRESENT ZONING DESIGNATION.....	R-20
O) PROPOSED USE: EXISTING SINGLE FAMILY DETACHED DWELLING AND PRESERVATION	
P) IMPERVIOUS COVER.....	0.04± AC.

SPECIMEN TREE CHART

NUMBER	DBH(INCHES)	COMMON NAME	CONDITION
ST-1	42 (TRIPLE TRUNK)	POPLAR	GOOD
ST-2	35	POPLAR	GOOD
ST-3	30	POPLAR	GOOD
ST-4	36	POPLAR	GOOD

FOREST STAND ANALYSIS TABLE

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOILS INFORMATION			D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. FOREST AREA IN SEN. ENV	G. HABITAT VALUE
			1. SOILS TYPES	2. TYPICAL FOREST COVER FOR SOILS TYPE	3. WOODLAND SUITABILITY INDEX		1. SIZE (DIA)	2. AGE (YRS)	3. GENERAL CONDITION		
F-1	MIXED HARDWOODS	2.17 AC.	GbC, GmB, GmC, MfD, MfF	HARDWOODS	70-90	POPLARS, OAKS, MAPLES	12"-19"	20+	GOOD	N/A	GOOD
L-1	LAWN, GRASS	0.34	GbC, MfF	N/A		MAINTAINED GRASS					
AF-1	OPEN FIELD	0.36	GmB, MfD	N/A		EARTH, GRASS					
AF-2	OPEN FIELD (UTILITY EASEMENT)	0.54	GmB, MfD	N/A		EARTH, GRASS					

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
GbB	B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
GbC	B	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
GmB	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
GmC	C	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES
McC	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES
MdD	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES
MfF	B	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY

FROM NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY 2.0 HYDRIC SOILS

PLAN
SCALE: 1" = 50'

SUPPLEMENTAL INFORMATION
GROSS SITE AREA ZONED R-20
PROPOSED USE PATAPSCO WATERSHED
DNR NO. 3.41 ACRES±
R-20 RESIDENTIAL PATAPSCO
02-13-09-06

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
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WWW.BE-CVLENGINEERING.COM

OWNER: RONALD PHELPS
8369 OLD FREDERICK ROAD
ELLICOTT CITY, MD 21043-1913

PROJECT: PHELPS PROPERTY LOT 2

LOCATION: TAX MAP 18, GRID 1, PARCEL 357
2nd ELECTION DISTRICT
8369 OLD FREDERICK ROAD
HOWARD COUNTY, MARYLAND, 21043

CONTRACT PURCHASER: JOHN CARNEY
513 S. LUZERNE AVENUE
BALTIMORE, MD 21224
443-812-4806

TITLE: WAIVER PETITION PLAN

DATE: AUGUST, 2013 PROJECT NO. -

DESIGN: JC DRAFT: JC SCALE: 1" = 50' DRAWING 1 OF 1