



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 525176

AGENCY REVIEW: _____

DATE 7/24/06

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 4 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) Mr. Geoffrey Hermanstorfer

DAYTIME PHONE 301-833-5065 CELL 202-744-9791 FAX 301-833-5065

MAILING ADDRESS 4013 New Cut Road Ellicott City MD 21043
STREET CITY/TOWN STATE ZIP

APPLICANT Phoenix Engineering, Inc/Sara Wheelbarger

DAYTIME PHONE 410-247-8833 CELL 443-528-8248 FAX 410-247-9397

MAILING ADDRESS 1420-A Joh Avenue Baltimore MD 21227
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Hermanstorfer Property LOT NO. N/A

PROPERTY ADDRESS 4013 New Cut Road Ellicott City
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 25 GRID 14 PARCEL(S) 295 PROPOSED LOT SIZE 1.7 Acres

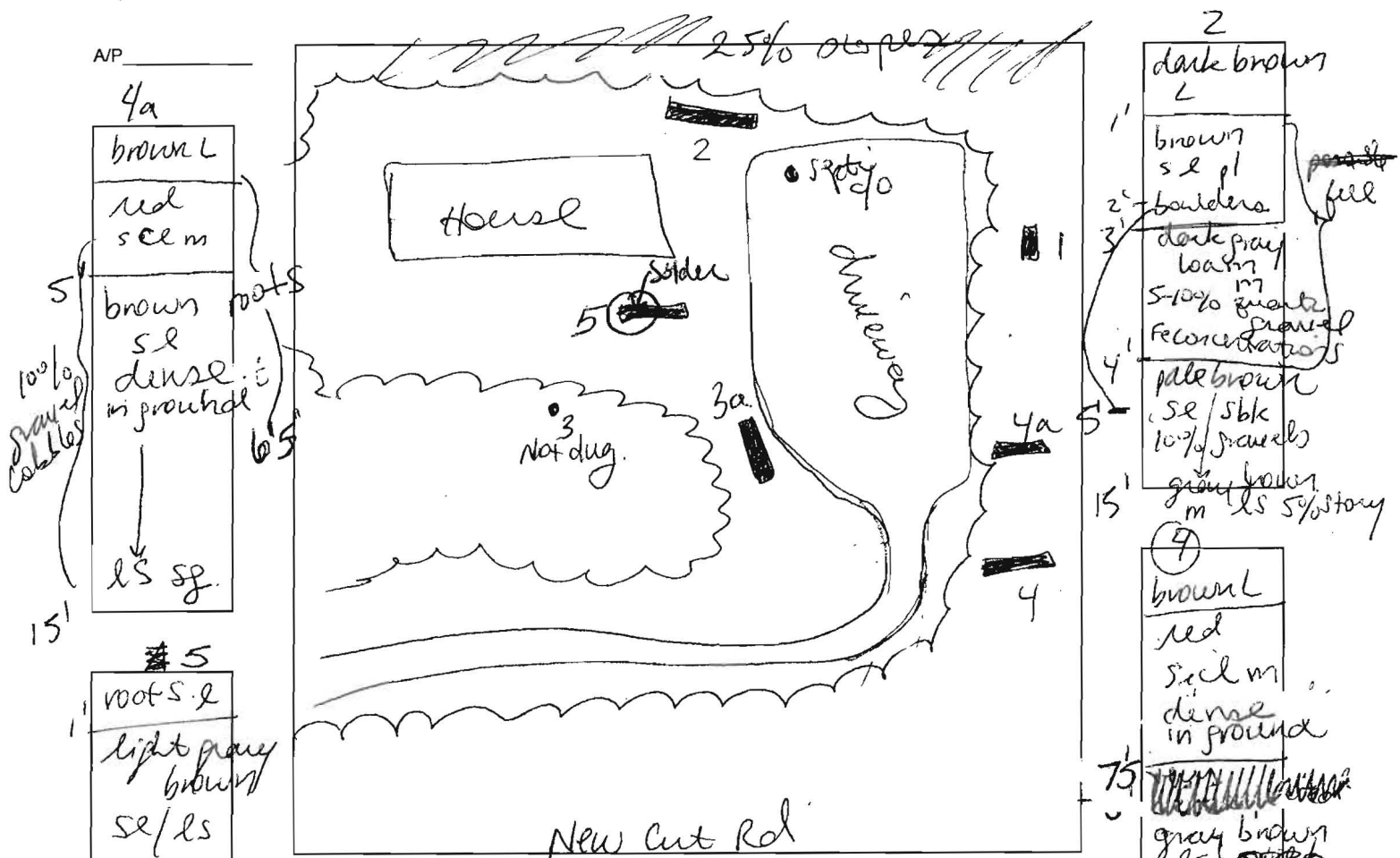
AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A.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

TEST RESULTS WILL BE MAILED TO APPLICANT.

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

4013 New Cut Rd.



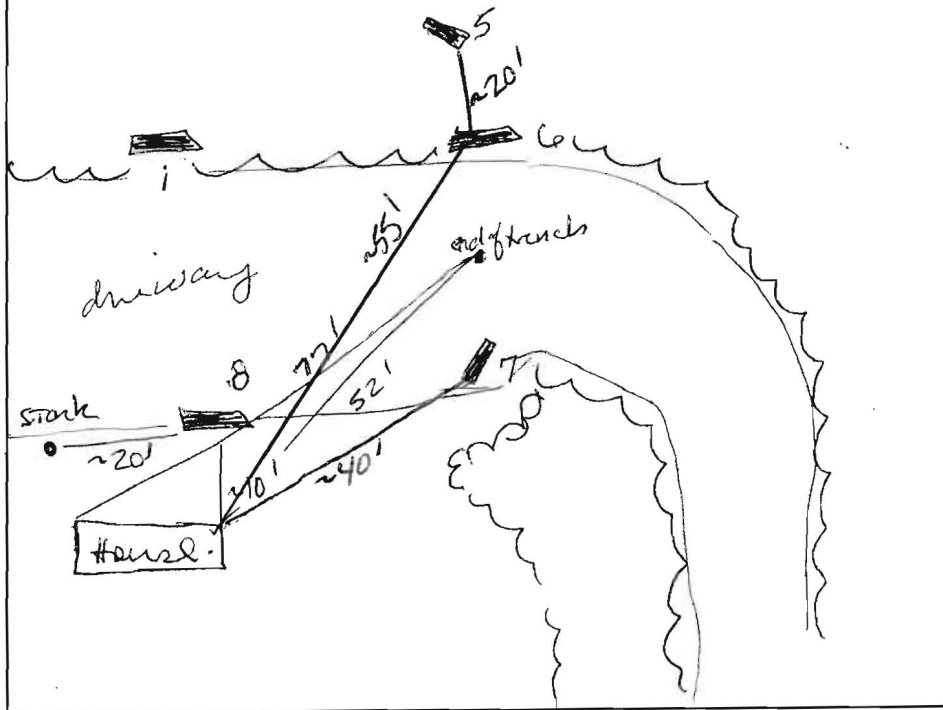
4a
brown L
red s.c.m.
brown s.l. dense in ground
ls sg.
15'
100% gravel cobbles
#5
root s.l.
light gray brown
se/ls
sg.
decomposing rock.
7'
boulder @ 7'
1
dark brown L roots
1'
brown heavy L rotted rock
23'
pale brown ls sg
5% gravel
pale gray brown fine ls sg.
13'

2
dark brown L
1'
brown s.l. pl
2'
boulders
3'
dark gray loam
5-10% quartz gravel
Felsic boulders
4'
pale brown se/sbk
10% gravel
15'
gray brown m ls 5% story
9
brown L
red s.c.m.
dense in ground
75'
gray brown ls
rotted rock
HB
3a
brown L
sbk
25"
light gray brown
se/ls
dense sg.
10-15% gravels
35'
gravel
200%
4'
13'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
8/11/06	5'	7'	observation hole		visual	?	
	1	5'/13'	9:59	10:01	10:05	4	P
	2	7'/15'	10:40	10:43	10:48	5	P
	4	-/11'	too hard				F
	3a	5'/13'	11:33	11:45	11:58	13	P
	4a	6'/15'	11:49	11:52	11:59	7	P

REMARKS: Holes dug per plan #3 not dug #5 visual observation; field
 SANITARIAN: SF/AT/RB BACKHOE: OTHERS:
 TEST HOLES USED IN SDA: AVG. PERC TIME: SQ. FT/BR:
 TRENCH WIDTH: INLET DEPTH: MAX. BOT DEPTH: EFFECTIVE SM:
 pretreatment potential
 #2 inlet @ 4' existing trench located ~ middle of driveway?

4013 New Cut Rd.



7
driveway sand
~1.5-2' red yellow sl coarse
23.5' gray coarse sl sg squolite decompos rock
17'

1
dark brown
2
brown heavy decompos rock
23.5' pale brown ls sg 50% gravel squolite w
18' HB.

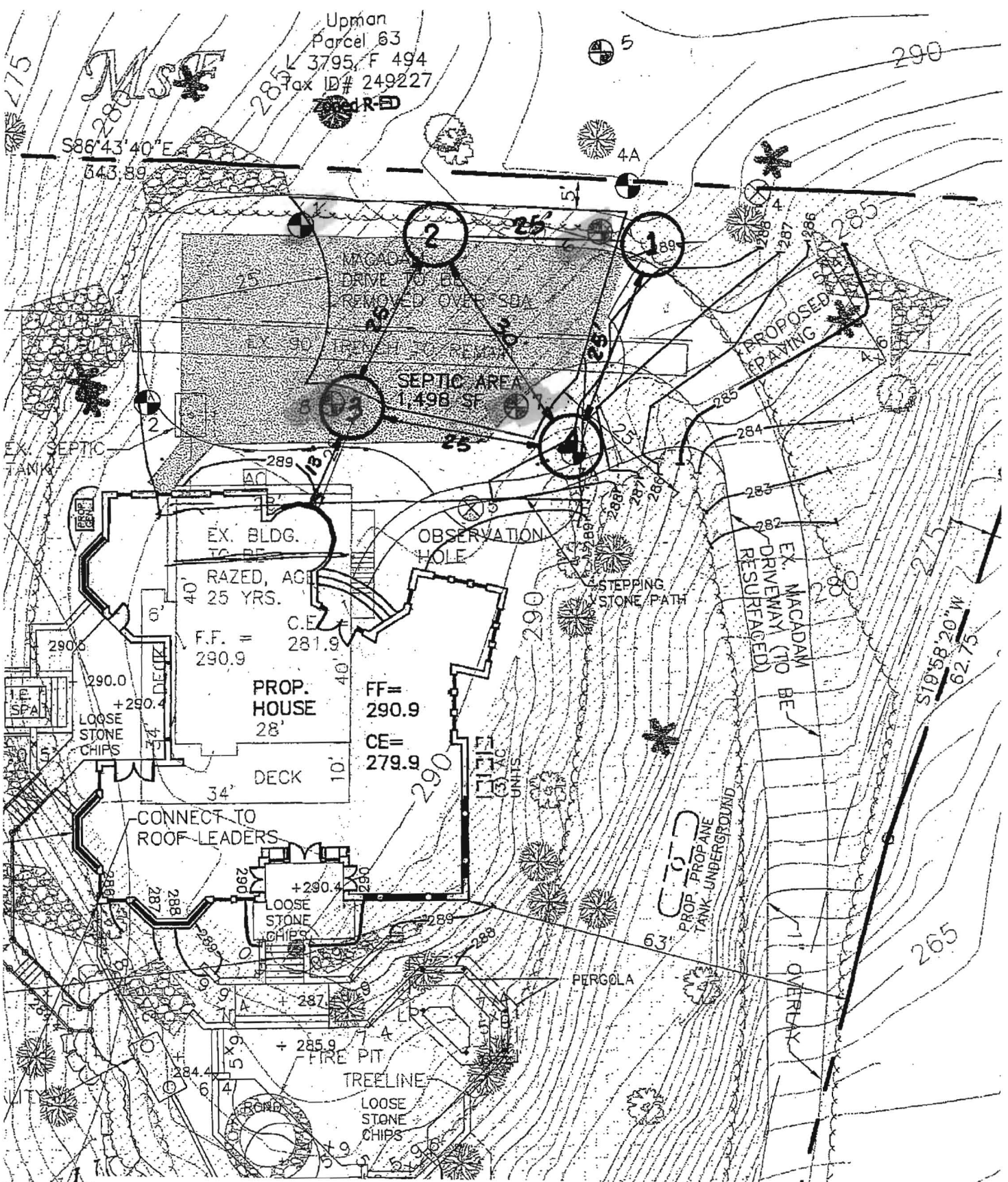
8
driveway sand
2' pale brown sl sg stony (boulders) 50% cobbles 100% fill?
6' roots
9' HB

5
dark gray & top soil crumbly
brown sl m
25' gray sl sg
↓
ls sg.
HB

6
dark brown top soil roots
1/2" brown sl sg w/ gray sl sg squolite
↓
35" gray ls sg cw coarse weathered rock
25% gravel/cobbles
13'

DATE	TEST #	DEPTH	START	BREAK 1' DROP	STOP 2' DROP	TIME OF 2nd INCH	P/F/H
11/13/05	(4A) 5	13'5"				ok	P
	(4A) 6	4' / 13'	10:02	10:04	10:08	4	P
	(3A) 7	17'				visual ok	P
	1	14'				visual ok	P
	8	9'				observational	
↳ boulders removed created some cave in of profile, no developed horizons were visible potential fill area based on observations and comparison to hole #2 from 8/11/06.							

REMARKS holes staked in field by engineer *redug to go deeper original holes*
 SANITARIAN _____ BACKHOE Hatfields OTHERS K. wheelbarger
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____
to support dry wells



Post-it® Fax Note	7671	Date	11-16-06	# of pages	3
To	Sara F	From	Roland W		
Co./Dept	HC Health	Co.	Phoenix		
Phone #		Phone #	410-247-8833		
Fax #	410-313-2648	Fax #	410-247-9397		

4013 New Cut Road
Using Drywells

Criteria:

- 3 Bedrooms
- 150 Gal./Day/BR
- 180 SF of Trench
- .83 Application Rate

Formula:

$$\text{Applic. Rate} = \frac{\text{G/D/BR}}{\text{Trench (SF)}}$$

$$0.83 = \frac{150}{180}$$

$$\text{Req. Drywell Area} = \frac{3 \text{ BR} \times 150}{0.83}$$

$$542 = \frac{450}{0.83}$$

$$\text{VF Drywell Req'd} = \frac{542}{\text{Circum of 10' } \phi \text{ DW.}}$$

$$17.26 \text{ VF} = \frac{542}{31.42}$$

Answer = 17.26 VF of Drywell (10' ϕ)

11-14-06

* as per Sara Fegel

Septic Trench Calc.

3 Bedrooms

150 Gal/Day/Bedroom

180 SF of Trench

7' Trench depth @ perc. test * = refer^{to} gravel depth.

3 Trench width *

0.83 Application Rate

2' Cover over trench *

$$\text{Application rate} = \frac{G/D/BR}{SF \text{ of Trench}}$$

$$0.83 = \frac{150}{180}$$

Formula:

$$\frac{(\text{Total BR})(\text{SF Trench})}{\text{Trench Width}} = \frac{3 \times 180}{3} = 180$$

(180) (sidewall factor) = Req'd. Trench Length

$$180 \times .28 = 50.4 \quad (\text{use } 51)$$

$$\text{Ex Trench is } \underset{L}{70'} \times \underset{W}{3'} \times \underset{D}{7.5'} =$$

~~Signature~~




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

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

MEMORANDUM

TO: Roland Wheelbarger
Phoenix Engineering

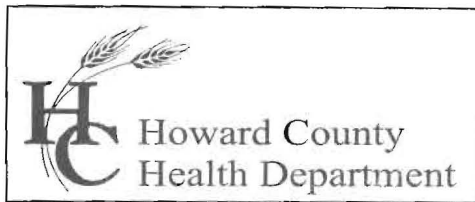
FROM: Sara Fegel 
Well and Septic Program
Development Coordination Section

RE: 4013 New Cut Rd

DATE: September 14, 2006

The following modifications are needed prior to approval of the percolation certification plan for the referenced property.

- Adjust existing trench as shown on plan.
 - Extend SDA to be 5' to property line
 - Show test hole #4 on plan and in chart
 - Show elevations for test hole #4 and observation hole #5
 - Correct the symbol for test hole #5, it is not considered failing
 - Add to general notes, driveway is to be removed prior to building permit approval
 - Add to general notes, septic system is to be abandoned prior to building permit approval
 - SDA can not extend past test hole #4A or 3A
 - Change title to say "Percolation Certification Plan"
 - Show symbol for SDA
 - Move well statement to general notes
- /



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

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

August 16, 2006

Geoffrey Hermanstorfer
c/o Sara Wheelbarger
Phoenix Engineering, Inc
1420-A Joh Avenue
Baltimore, MD 21043

RE: PERCOLATION TEST RESULTS -525176
4013 New Cut Rd

Dear Mr. Hermanstorfer:

Percolation testing conducted August 11, 2006 on the referenced property indicated satisfactory and unsatisfactory soil conditions. Limiting factors included rock refusal and dense soils. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer/surveyor of a percolation certification plan showing the following:

- 1) Actual locations and elevations of all excavated test holes
- 2) Proposed building, well, and septic system
- 3) Locations of existing structures, wells, and septic areas including tanks and trenches
- 4) Locations of any other relevant features such as >25% slopes, streams, swales, and utility easements
- 5) Septic area has a 25' setback from abandoned wells and 25% or greater slopes
- 6) Topography needs to be on 2' contour intervals
- 7) Show an alternative driveway location, driveways can not be overtop of septic areas
- 8) A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown ✓
- 8) A note stating existing well to be abandoned prior to building permit approval ✓
- 7) A note stating "All wells to be drilled prior to building permit approval. It is the developer's responsibility to schedule the well drilling prior to building permit submission. It will not be considered "government delay" if the well drilling holds-up the Health Department signature of the permit."
- 8) A note indicating that depicted topography reflects field-matched information ✓
- 9) A health officer signature block stating "approved for private water and private sewer systems" ✓
- 10) A MDE sewage disposal area statement is required ✓
- 11) MDE minimum lot width statement ✓
- 12) Include A# in the title block ✓

If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Sincerely,


Sara Fegel
Well and Septic Program
Development Coordination Section

Enclosures
Cc: File



Howard County
Health Department

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TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

MEMORANDUM

TO: Roland Wheelbarger
Phoenix Engineering

FROM: Sara Fegel *SF*
Well and Septic Program
Development Coordination Section

RE: 4013 New Cut Rd

DATE: August 31, 2006

The following modifications are needed prior to approval of the percolation certification plan for the referenced property.

✓ • Expand well statement to read, "All wells to be drilled prior to building permit approval. It is the developer's responsibility to schedule the well drilling prior to building permit submission. It will not be considered "government delay" if the well drilling holds-up the Health Department signature of the permit."

✓ • Extend contour lines into and around SDA

? *W* • Show an alternative location for a driveway, driveways can not be overtop of the SDA

✓ • Show the square footage of the SDA

• Adjust SDA and existing trench as shown on plan

✓ • SDA needs to be 20' from house and 25' from 25% slopes

✓ • Explain hole #5 to have been a soil observation hole, rather ^{than} saying pass or fail.

Post-it® Fax Note	7671	Date	10.30.06	# of pages	2
To	Sara F	From	Roland W.		
Co./Dept.	Health Dept.	Co.	Phoenix Eng.		
Phone #		Phone #	410.247-		
Fax #	410.248-2648	Fax #			

Revised 10.30.06

4 Bedrooms

150 Gal per day each bedroom

180 SF of Trench

.83 Application rate

Use (2) 12' deep
Drywells : perc.
accordingly

$$\text{Applic. rate} = \frac{\text{Gal/D/per BR}}{\text{Trench SQ FT}}$$

$$0.83 = \frac{150}{180}$$

$$4 \times 150 = 450 \text{ total GPD}$$

0.83 Applic rate

~~542~~
723
Circumfer of Dry well

answer

$$\frac{723}{31.42} = \frac{73.01}{17.32} \text{ VF of Drywell required per system}$$

Note Dry wells require 2 feet of cover and the depth is determined by the total depth of perc hole dug. In this case hole #1 was dug 13' deep. Subtract 4' from the 13' depth to get the depth of the bottom of the dry well. In this case 13' - 4' = 9 minus 2' cover = 7' of usable space for drywell.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

January 30, 2007

Geoffrey Hermanstorfer
4013 New Cut Road
Ellicott City, Maryland 21043

RE: Hermanstorfer Property
Site Development Plan Application
DPZ File No. SDP-07-052

Dear Mr. Hermanstorfer:

The Subdivision Review Committee has determined that the above-referenced plan does not conform to the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a **revised** plan submission within **45** days from the date of this letter (**on or before March 16, 2007**).

If the revised plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.156 of the Howard County Subdivision and Land Development Regulations. After that date, any plans resubmitted must be processed as a new site development plan application. You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to SRC comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF SETS (Drawings, plans)	SUPPORT DATA (Traffic, floodplain wetland, noise studies, SWM reports, etc.)
DLD	1	
DED	4	
DF&R	2	
Health	1	

Geoffrey Hermanstorfer
January 30, 2007
Page 2

Once the requested information has been received and reviewed, this office will coordinate the SRC agencies' comments and prepare a recommendation for the Planning Director's action. Please contact Carol Stim of the Department of Planning and Zoning at 410-313-2350 to schedule an appointment to submit the requested information. Please bring a copy of this letter with you to the appointment.

Should you have any questions or require additional information please contact Dave Boellner by telephone at 410-313-3956 or by e-mail at dboellner@co.ho.md.us.

Sincerely,



Cindy Hamilton, Chief
Division of Land Development

CH/DBB

Enclosures: DLD, DED, DF&R, Health Department, and SCD comments

CC: DPZ, DED
DPZ, Research
DF&R
Health Department
SCD
John Heinrichs – Phoenix Engineering, Inc.

DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

Date: January 30, 2007

Re: Hermanstorfer Property
Site Development Plan Application
DPZ File No. SDP-07-052

Subj: Division Review Comments

The following are comments resulting from review of the referenced application by the Howard County Department of Planning and Zoning, Division of Land Development. You are requested to submit a point-by-point response letter addressing each comment. Specify any significant design changes shown on the revised plan submission. **Bolded or underlined comments indicate the most significant issues causing revised plan submissions or direct submissions.** Additional comments may be generated upon review of future submittals.

General

1. **New Cut Road is designated as a Scenic Road on the County's Scenic Roads Inventory. Explain how the proposed design conforms to the County guidelines for preserving and enhancing the scenic character of the view along the Scenic Road in accordance with Section 16.125 of the Subdivision and Land Development Regulations. Specifically, how the proposed visual impact has been minimized from the Scenic Road through the location of structures and uses away from the road unless screened by topography or vegetation.**
2. **Per Section 107.F.1.a. of the Zoning Regulations, this plan will require Planning Board approval (based on the criteria in Section 107.E.6) or it must be developed under the R-20 Regulations (see Section 107.G.1.). Clarify your intentions. If you are developing as R-ED, provide detailed information on how the plan complies with the Board's criteria enumerated in Section 107.E.6. If you are developing as R-20, alter the setbacks to reflect R-20 requirements and add a note explaining the use of this development option.**
3. **Given the prohibition for grading steep slopes summarized in 16.116(b)(1) of the Subdivision Regulations, the proposed limits-of-disturbance (LOD) cannot be approved. Clearly delineate the extent of the protected steep slopes and adjust the LOD to avoid them.**
4. Include the DPZ File Number referenced above on all plats, plans, reports and correspondence regarding the final plan.
5. Include a label on all plans identifying New Cut Road as a Scenic Road.

DLD Comments: SDP-07-052

January 30, 2007

Page 2 of 3

Checklist Items

6. Complete and submit the “*Procedures for Public Notice of New Residential Developments*” acknowledging receipt of public notice posters and agreeing that posting will be performed in accordance with County Council Bill 52-2001 (Checklist Item 1.c).
7. Provide a sheet index chart on sheet 1 of the site development plans (Checklist Item 4). Provide a “Permit Information Chart” (Checklist Item 10).
8. Include the general note described in Checklist Item 13.b. in the General Notes on sheet 1.
9. Submit a landscaping plan in accordance with the Howard County Landscape Manual prepared by a qualified professional, including schedules of required landscaping, location and type of plant material, planting legend and typical planting details. Special attention should be given to disturbed area on the northern perimeter since the proposed limit-of-disturbance and potential forest clearing in this area extends to the property line. All landscape schedules, plant lists, notes and details shall be shown on the Landscape Plan sheet. (Checklist item 44.)
10. Alter the treeline to be retained so it reflects the proposed grading and clearing.
11. Include general note(s) describing landscaping requirements and financial sureties as described in the application checklist. (Checklist items 13.g. and h., as applicable.)
12. Provide environmental information as described in application checklist item 18.e., particularly with regard to specimen trees.
13. Measure the height of the structure to the mean roof line.

Sheet 1

14. The existing driveway extends onto adjacent parcel 64. Provide evidence that an easement exists (and cite the liber and folio recordation references), acquire an easement, or relocate the driveway to be entirely on the subject parcel.
15. On the vicinity map, improve the visibility of the project site location by increasing site contrast and bolding site label font.
16. Since a “*Declaration of Intent*” has been filed by the developer, change the Section cited in General Note 8 from “16.1202(b)(1)(iii)” to “16.1202(b)(2)(i)(a)”. Within the note quantify the square footage of forest cleared.

DLD Comments: SDP-07-052

January 30, 2007

Page 3 of 3

17. Legend: Enlarge blocks depicting slope hatching to improve readability.
18. General Note 7.b.: change width requirement to 16 feet for driveways serving more than one residence per the County Design Manual.
19. Dimension the width of the existing driveway. Confirm that adequate width (12 feet) is provided.

Soils Map

20. Include on the Soils Map a reference to the source of the soils information depicted on the map.
21. Add soil "ReC2" to the Soil Classification Table.
22. Specify in the Soil Classification Table whether Codorus silt loam is hydric or if it possesses hydric inclusions.

Dry well Calc.

3 Bedrooms

150 Gal per day each bedroom

180 SF of Trench

.83 Application rate

$$\text{Applic. rate} = \frac{\text{Gal/D/per BR}}{\text{Trench SQ FT}}$$

$$0.83 = \frac{150}{180}$$

$$3 \times 150 = \frac{450 \text{ total GPD}}{0.83 \text{ Applic rate}}$$

$$\frac{542}{\text{Circumfer of Dry well}}$$

answer

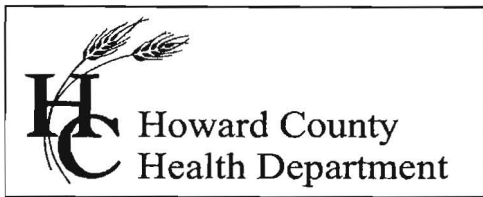
$$\frac{542}{31.42} = 17.26 \text{ VF of Drywell required per system}$$

(2-Drywells)

Note: Dry wells require 2 feet of cover and the depth is determined by the total depth of perc hole dug. In this case hole #1 was dug 13' deep. Subtract 4' from the 13' depth to get the depth of the bottom of the drywell. In this case 13' - 4' = 9' minus 2' cover = 7' of usable space for drywell.

FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
12/1/06	Drywells to be used #1, #2, #4
	#1 13' deep = 9' deep drywell w/ 4' EA = 5'
	#2 13' deep = 9' deep drywell w/ 5' EA = 4'
	#4 17' deep = 13' deep drywell w/ 5' EA = 8'
	17'
	Drywell #3 not useable bottom only
	9' = 5' deep drywell = not efficient
	is considering depths of other drywells.
	Also soil questionable, possibly fill area.
	See soil notes.
	Trench (existing)
	10' deep
	~3' wide
	EA 4'-7' actual EA used 6'
	w/ 4' sidewalk
	$\frac{180 \times 3}{3} \times .42 = 75.6$



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TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

MEMORANDUM

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Sara Fegel
Well and Septic Program
Development Coordination Section

RE: File Number: WP-07-102
Title: Hermanstorfer Property
4013 New Cut Rd

DATE: April 25, 2007

The Health Department has no objections to the waiver petition; however, a revised percolation certification plan is needed and a revised SDP plan showing the adjustments to the floor plans on the first floor.

*Emailed to C. Hamilton 4/25/07
Sent into office 4/25/07*



Howard County
Health Department

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website: www.hchealth.org

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

MEMORANDUM

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Sara Fegel *SF*
Well and Septic Program
Development Coordination Section

RE: File Number: WP-07-102
Title: Hermanstorfer Property
4013 New Cut Rd

DATE: April 30, 2007

The Health Department has no objections to the waiver petition.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 4/24/07

DPZ File No. WP-07-102

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: HERMANSTORFER PROP.

ENCLOSED FOR YOUR → Signature Approval
THE ENCLOSED → Original

Review & Comments Files
 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"/>
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>
<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"/>
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>
<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
<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> 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
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<input type="checkbox"/> Deeds
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<input type="checkbox"/> Route 1 Details/Summary

Applications	# of Sheets
<input checked="" type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>

* THIS IS TO ADD (1) ONE
ADDITIONAL SECTION *

WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 4/24/07

COMMENTS: _____

SRC/Comments Due By: 5/10/07

4/24/07 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

* SEE OR CALL DAVE BOELLNER IF YOU HAVE QUESTIONS * DPZ STAFF INITIALS DB

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted 4/25/07 DPZ File Number WP-07-102

I. Site Description

Subdivision Name/Property Identification: Hermanstorfer Property

Location of property: 4013 New Cut Road
(Street Address and/or Road Name)

Residential
(Existing Use)

Residential
(Proposed Use)

25
(Tax Map No.)

14
(Grid/Block No.)

295
(Parcel No.)

2
(Election District)

R-ED
(Zoning District)

74,052 SF / 1.70 Ac
(Total Site Area)

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

See SDP 07-052

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>16.116(b)(1)</u>	<u>Protection of Wetland, Streams and Steep Slopes</u>
2. <u>16.116(a)(2)(ii)</u>	<u>Does not permit grading, removal of vegetative cover and trees, paving, and new structures within 75' of a perennial stream bank.</u>
3. _____	_____
4. _____	_____
5. _____	_____

Supplemental Sheet to WP 07-102

16.116(b)(1)

Although the total lot area is 1.70 acres, the buildable/useable area of the lot is less than 0.6 acres; so nearly 2/3 of the site is in steep slopes or other sensitive areas. The proposed house and surrounding amenities are not easily visible from the road, given the knoll placement of the house. The owner feels that the steep slopes and forested areas surrounding the house create a valuable buffer for this site. The limit of disturbance has been kept as small as possible, in an attempt to avoid environmentally sensitive and steep slope areas. The few steep slopes that are being disturbed appear to be primarily man-made and were most likely constructed in the 1970's during the initial lot clearing and excavation for the existing dwelling. Proposed amenities such as the elevated decks and walkways will not necessitate grading, but rather boring and/or drilling holes in the earth for the placing of support columns. While we will be disturbing a small portion of the steep slopes, no grading is proposed. The owner has made every attempt to incorporate the preservation of the natural land features into the proposed improvements.

16.116(a)(2)(ii)

The proposed disturbance within the stream buffer is minor in nature. The required disturbance is necessary for the grading to widen the existing driveway in order to achieve the 12' minimum required by county regulations. The grading would remove approximately 12"-15" depth of soil to allow for the installation of proper base material for a widening strip and the construction of a riprap apron for the discharge of an 8" overflow pipe from the on-site SWMF. The proposed well was placed on one of the few accessible locations on the site, which happens to fall within the outermost limits of the stream buffer. Again, this will not necessitate and grading, just the drilling of the well. The proposed house will also utilize propane fuel, which requires a storage tank. In keeping with the rustic environment, the owner wishes to bury the tank. Therefore the only visible sign of the buried tank will be the filler cap. Disturbed areas in this buffer, outside of the road widening, will be reseeded immediately and allowed to re-vegetate naturally. The Development Engineering Division has already granted a waiver for the steep slopes of the driveway, since the driveway is unable to be moved due to the topography of the land. The purpose of this regulation is to protect the natural features of these delicate areas. The limit of disturbance for this site has been kept to a minimum and, therefore, these regulations have not been compromised.

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

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	<u>T</u> Information Provided	<u>X</u> Information Not Provided
	<u>NA</u> 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.

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.

T 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.**

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 *

Geoffrey Hermanstorfer
(Signature of Property Owner)
(Fee Simple Owner Only) 3.13.07
(Date)

John Heinrichs
(Signature of Petition Preparer)
(Date) 3.13.07
(Date)



Geoffrey Hermanstorfer
(Name of Property Owner)

Phoenix Engineering, Inc.
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

6421 Wind Rider Way
(Address)

1420 Joh Avenue, Suite A
Address)

Columbia, Maryland 21045
(City, State, Zip Code)

Baltimore, Maryland 21227-1046
(City, State, Zip Code)

E-Mail geoff.hermanstorfer@us.army.mil

E-Mail jheinrichs@phoenixengineeringinc.net

301-768-8163
(Telephone) (Fax)

410-247-8833 410-247-9397
(Telephone) (Fax)

Contact Person: Geoffrey Hermanstorfer

Contact Person: John Heinrichs




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

MEMORANDUM

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Sara Fegel 
Well and Septic Program
Development Coordination Section

RE: File Number: SDP-07-052
Title: Hermanstorfer Property
4013 New Cut Rd

DATE: June 12, 2007

The Department of Health has reviewed the referenced SDP plan. All previous comments have been met. The only comment the Health Department has regards the first floor plan shown on page 2 of 5. This floor plan needs to reflect the architectural plans. Currently, the floor plans for this project are being held for review. Further revision submittals are not required as long as the original mylar reflects the approved first floor plan.

Cc.
John Heinrichs, Phoenix Engineering
Forwarded to J 6/12/07
Emailed to DPZ 6/12/07

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 12/1/06

DPZ File No. SDP-07-052

Department of Planning and Zoning

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

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

Agencies

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

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

RE: Hermanstranfer Property

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"/> Prel Equiv Sketch Plan	_____
<input type="checkbox"/> Preliminary Plan	_____
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	_____
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input checked="" type="checkbox"/> Final Development Plan	_____
<input checked="" type="checkbox"/> Site Development Plan	<u>3</u>
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____
<input type="checkbox"/> Grading Plan	_____
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____
<input type="checkbox"/> Water and Sewer Plan	_____

Supplemental Documents	
<u>3</u> Wetlands Report	<u>DED, DED, 300</u>
Soils/Topo Map/Drain Area Map	<u>2000</u>
FSD/FCP/Worksheet and Application	<u>IDED</u>
Declaration of Intent (Forest Cons)	<u>150</u>
Drainage and/or Computation/Pond Safety Comps	
Preliminary Road Profiles	
APFO Roads Test/Mitigation Plan/Traffic Study	
Noise Study	
Sight Distance Analysis/Speed Flow Study	
Floodplain Study	
Stormwater Management Comps/Geo-Tech Report	
Industrial Waste Survey (DPW)	
Road Poster Form Letter	
Response Letter	
Perc Plat	
Scenic Road Exhibits	
<input checked="" type="checkbox"/> Deeds	<u>DED, DED</u>
<input checked="" type="checkbox"/> Photographs	<u>DED, HDE</u>
Retaining Wall Comps/Details	
Poster/Community or HDC Meeting Information	
Route 1 Details/Summary	

Applications

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

WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 12/6/06

COMMENTS: see attached

SRC/Comments Due By: 12/28/06

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

DPZ STAFF INITIALS JW

PHOENIX ENGINEERING, INC.

MBE/WBE Certified Consulting Engineers

May 23, 2007

Ms. Cindy Hamilton
Division of Land Development
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, Maryland 21043

REVISED

MAY 23 2007

DPZ-LAND DEV.

Re: Hermanstorfer Property
SDP 07-052

Dear Ms. Hamilton:

Attached, please find ten (10) sets of revised prints for the project referenced above. All comments transmitted by you in the letter dated April 18, 2007 have been addressed and our responses are as follows:

GENERAL

1. See WP 07-102
2. See WP 07-102
3.
 - a. The Use-In-Common easement was mistakenly omitted on Plat 18657. The surveyor is preparing a Plat of Correction at this time. A copy of the original "Hogg Property" is attached for your convenience. A letter from the Hogg Property surveyor acknowledging this fact will be delivered to your office as soon as we receive it.
 - b. See Previous Comment.
 - c. See Previous Comment.
4. The perennial stream buffers, as shown on Plat 18657, have been shown on the plan.
5. The proposed water and gas connections have been shown on the plan.
6. Hatching to indicate slopes has been expanded to the Limit of Disturbance.
7. The side yard BRL has been changed to 10' as per your direction.
8. The proposed tree lines do reflect the trees to be retained. The owner wants to retain the wooded appearance of the lot by saving as many trees as possible. There are no large trees being disturbed. Photographs of the driveway widening area are included with this submission.
9. The Financial Surety for required landscaping has been corrected using Howard County Department of Planning and Zoning unit prices.
10. The financial surety information is shown in General Note #11.
11. The spelling to "SITE" in the sheet index has been corrected.
12. Landscape Plans for future projects will include landscaping schedules as found in the Howard County Landscape Manual.

PHOENIX ENGINEERING, INC.

13. The size for *Kalmia latifolia* was increased by 6" to 2-1/2' - 3.' *Kalmia latifolia japonica* was not specified, nor does it exist.
14. The spelling of "TENANT" was corrected in the financial surety note.

SOILS MAP

15. A soils map is included with this submission. Previous comments 20-22 have been addressed by adding the source of the soils data and ReC2 to the Soils Classification Table. The Codorus soil does not have hydric inclusions.

DEVELOPMENT ENGINEERING DIVISION

- I.F. The riprap outfall has been reconfigured and relocated to be within the Use-In-Common easement. The easement has been centered on the property line, as requested. See General Comment #3 for an explanation of the easement issue.

GENERAL COMMENTS

1. The Forest Conservation Easement, as shown on Plat 18655, has been shown on the plan.
2. The "swale" and associated stream buffers, as shown on Plat 18655, have been shown on the plan.
3. All references to "Water Quality Cistern" have been changed to "Pretreatment Cistern".
4. The Operation and Maintenance Schedule for the infiltration trench has been added to Sheet 5.
5. The Operation and Maintenance Schedule for the pretreatment cistern has been added to Sheet 5.
6. The riprap detail has been added to Sheet 5.
7. A 12" sand layer has been added to the infiltration trench, as requested.
8. The elevations on the pretreatment cistern have been corrected.
9. The wood block in the infiltration trench has been changed to a 1 1/2" concrete pad.
10. The testing was done by way of an infiltration test pit. A 10' deep hole was dug, as would be dug for a Health Department percolation test. Water was poured into a 12"x12"x6" test hole. Water infiltrated at 7 minutes for the first inch and 8 minutes for the second inch. No bedrock was encountered anywhere on the site during the percolation tests. The percolation tests ranged in depth between 12' through 16' in depth.

STANDARD HOWARD COUNTY COMMENTS

1. Understood

PHOENIX ENGINEERING, INC.

FINANCIAL GUARANTEE

1. Understood
2. Understood

BUREAU OF LIFE SAFETY

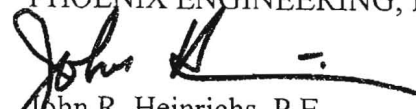
1. The owner will have the house wired for a fire alarm but does not want the house sprinklered. Details to add a fire department connection to the underground tank have been added to Sheet 5.

HEALTH DEPARTMENT

1. The SWM infiltration trench has been moved so that it has no impact on the proposed well area. A new percolation certification plan was approved by the Health Department on 5-1-07.

If you have any questions or comments please feel free to contact me at: (410) 247-8833.

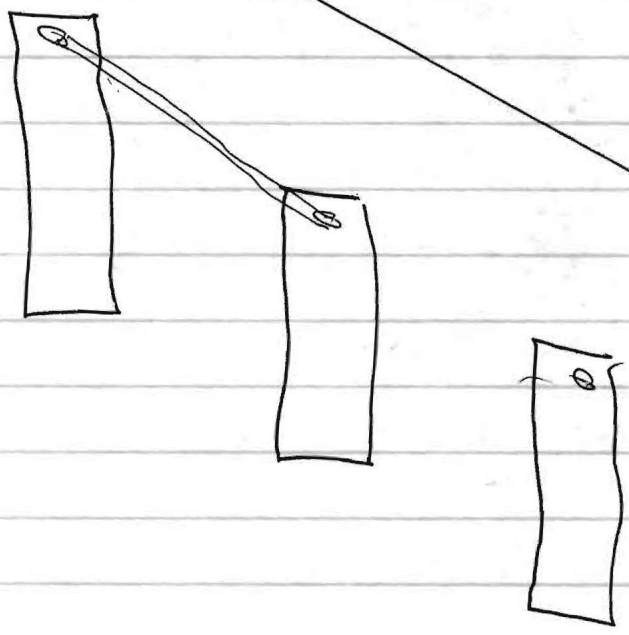
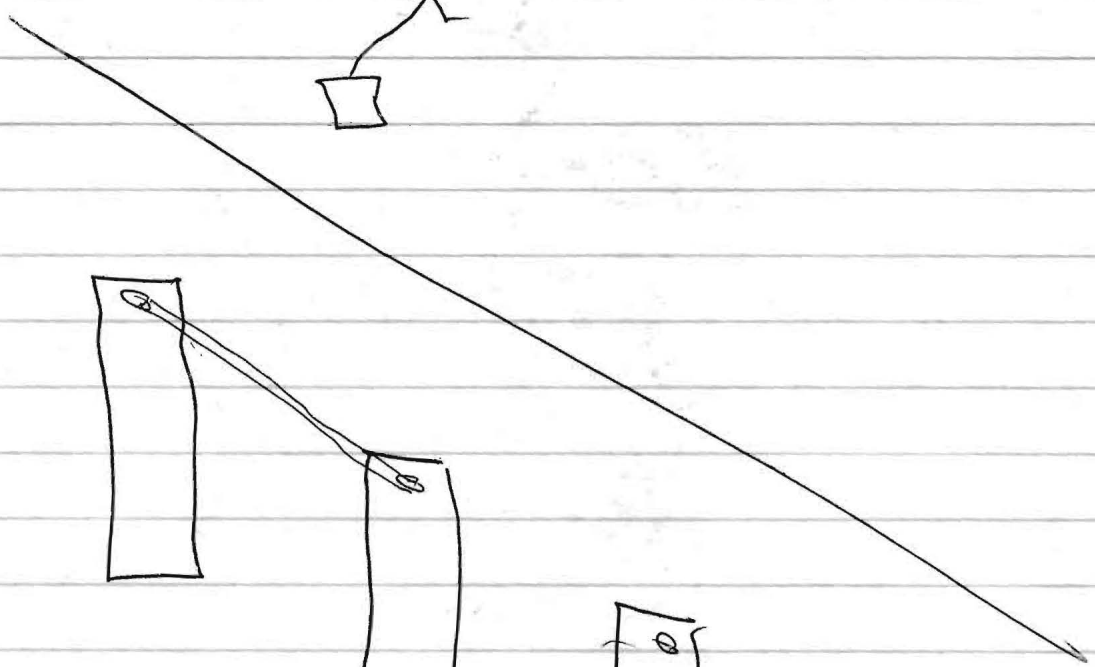
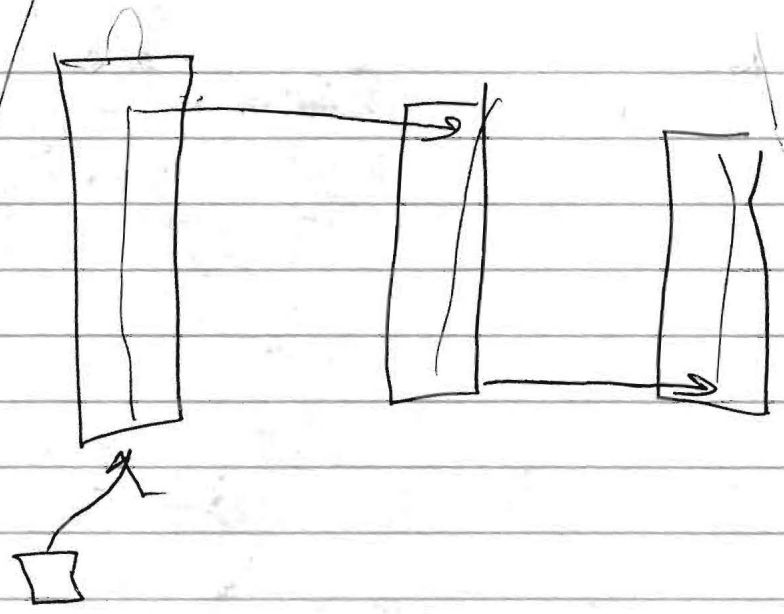
Very truly yours,
PHOENIX ENGINEERING, INC.


John R. Heinrichs, P.E.
Vice President

RJW/sew

Type of Conventional Systems

System.



FAST TRACK PLAN

DataBase No: _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: March 17 2007

DPZ File No. SDP-07052

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: FDNY, WSP, SDP, PLY

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

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	_____	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	_____	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	_____	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	_____	<input type="checkbox"/> Declaration of Intent (Forest Cons)
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<input checked="" type="checkbox"/> Site Development Plan	<u>5</u>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	_____	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	_____	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
Applications	MAY 23 2007	<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	_____	<input type="checkbox"/> Road Poster Form Letter
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		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 5/23/07

COMMENTS: See memo attached to DPZ to 12/07 of
 SRC/Comments Due By: 1/11/07

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

DPZ STAFF INITIALS JK



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

MEMORANDUM

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Sara Fegel *SF*
Well and Septic Program
Development Coordination Section

RE: File Number: SDP-07-052
Title: Hermanstorfer Property
4013 New Cut Rd

DATE: March 20, 2007

The following comments apply to the site development plan prepared by Phoenix Engineering.

- Updated percolation certification plan required to show well box adjustment

emailed OP2 3/20/07

Geoffrey Hermanstorfer
6412 Wind Rider Way
Columbia MD 21045
410-312-1642

October 18, 2006

Howard County Health Department
Well and Septic

To Whom It May Concern:

I am requesting a variance be granted in regards to 4013 New Cut Rd., Ellicott City, MD 21043 to allow an innovative/alternative septic system to be installed in place of a traditional system. There is an existing 3 bedroom home on the, built prior to 1985, with an approved traditional septic system in place.

I propose to build a new home on the lot with 4 bedrooms. The proposed septic field is not of sufficient size to accommodate a traditional septic system due to the geographic layout of the property and grades in excess of 25%. I have already approached the adjoining property owners requesting an easement and was told no.

I have already requested to be put on the capital project list for Howard County to bring public sewer to my property. We are currently on the waiting list.

I have a civil engineering firm, Phoenix Engineering of Baltimore MD, available to produce the necessary documents to demonstrate an innovative/alternative solution would provide a viable solution to the site restrictions while still meeting health department parameters.

I may be reached during regular business hours at 301-833-5066.

Geoffrey Hermanstorfer