

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

DEMOLITION REQUEST FORM

(Please fill in all blanks)

Information of Property to be Demolished:

Jacob R. Hikmat 2011 Old Saint Johns Lane, Ellicott City
Current Owner's Name Property Address
MD 21042
Mt Hebron Meadows
Subdivision (if applicable) 1
Lot #
17 750 203502
All Prior Owners' Names (if requested or known) Tax Map Parcel # Tax ID# (District: 02)

new home subdivision
Purpose/Reason for Demolition

see above purpose

Future plans of property after demo (i.e. subdivision, parking lot, re-build new house, etc...)

If a subdivision, SDP# SDP-10-072 Has the structure(s) been deemed unsafe by DILP YES NO

UTILITY RECORDS:

Property currently connected to public water YES NO

Property currently connected to public sewer YES NO

Does the property currently have any wells and/or septic systems YES NO

→ Explain:

NO

YES

*Note: Any wells and/or septic systems that are to remain may require an approved percolation certification plan under *Howard County Code Sec. 3.805*

*Note: Any septic systems that are to be abandoned must be done by a septic contractor with documentation of the process.

*Note: All abandoned wells are to be sealed by a well driller licensed by the Maryland State Board of Well Drillers *COMAR Sec 26.04.04.11 Abandonment Standards D (3)*

COMMENTS:

Burkard Homes, LLC ; Doug Eshelman

Applicant's Name (please print)

410-456-0999

Applicant's Phone #

dfeshelman@aol.com

Applicant's Email

443-367-0420

Applicant's Fax #

[Signature]

Applicant's Signature

07/24/12

Date

Attention: Tim Burkard

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

DEMOLITION REQUEST FORM

(Please fill in all blanks)

Information of Property to be Demolished:

Jacob R. Hikmat Current Owner's Name
2011 Old Saint Johns Lane, Ellicott City Property Address
MD 21042
Mt Hebron Meadows Subdivision (if applicable)
1 Lot #
17 Tax Map 750 Parcel # 203502 Tax ID # (District: 02)
new home subdivision Purpose/Reason for Demolition
see above purpose
 Future plans of property after demo (i.e. subdivision, parking lot, re-build new house, etc....)
 If a subdivision, SDP# SDP-10-072 Has the structure(s) been deemed unsafe by DILP YES NO

UTILITY RECORDS:

Property currently connected to public water YES NO
 Property currently connected to public sewer YES NO
 Does the property currently have any wells and/or septic systems YES NO
 → Explain: NO YES

*Note: Any wells and/or septic systems that are to remain may require an approved percolation certification plan under *Howard County Code Sec. 3.805*

*Note: Any septic systems that are to be abandoned must be done by a septic contractor with documentation of the process.

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COMMENTS:

Burkard Homes, LLC ; Doug Eshelman Applicant's Name (please print)
dfeshelman@aol.com Applicant's Email
[Signature] Applicant's Signature
410-456-0999 Applicant's Phone #
443-367-0420 Applicant's Fax #
07/24/12 Date
 Attention: Tim Burkard
 240-375-1052



Office of the Health Officer
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-6300 | Fax: 410-313-6303
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

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

MEMORANDUM

Sent via email dfeshelman@aol.com

TO: Burkard Homes, LLC
ATTN: Doug Eshelman

FROM: Kevin M. Wolf, R.S., R.E.H.S. *(Kmw)*
HCHD, Well & Septic Program
Groundwater Mgmt. Sec.

DATE: September 14th, 2012

RE: 2011 Old Saint John's Lane
Ellicott City, MD 21042
M. 17, G.50 P. 750- 33,487SF
(Demolition of existing structure – Rebuild new subdivision)

This is to advise that the Howard County Health Department recommends issuance of the demolition permit for the above referenced property.

The existing septic system on this property was pumped out by Hatfield's Equipment on 7/31/2012. A Confirmation letter was received by this office and reviewed for compliance. The existing septic tank and its components have been abandoned and collapsed on 7/31/2012 per Howard County Code. This process was completed by J & A Construction. Documentation has been received by this office for review of compliance.

According to public utility records, this parcel is currently connected to public water and will remain so. Current utility records show this parcel has both water and sewer access. If plans to re-build on this parcel, you will need to connect to public water and sewer per Howard County code.

If any wells or septic systems are found during site work, you must notify this office immediately!

KMW
Cc: File

J & A Construction Services, Inc.

P.O. Box 870 Mount Airy, MD 21771

301-607-8480

Fax 410-795-0016

Septic Abandonment

Date: July 31, 2012

Howard County Environmental Health Dept.
7178 Columbia Gateway Drive
Columbia, MD 21046

To Whom It May Concern,

Re: 2011 Old St. Johns Lane
Ellicott City, MD 21042

J & A Construction Services, Inc, Abandoned The Existing Septic System at The Above Named Address As Per Howard County Health Dept. Specs. The Existing Septic Was Pumped By Hatfields Equipment, Inc. And J & A Construction Services, Inc. Removed The Tank & Dry Well Completely & Backfilled With Suitable Materials. The Existing Home Is To Be Demolished.

J & A Construction Services, Inc.

Jason E. Poe

Jason Poe

Bricker, Robert

From: jacob hikmat [jacobhikmat@yahoo.com]
Sent: Friday, August 03, 2012 9:32 AM
To: Davis, Michael J; Bricker, Robert
Cc: Burkard Homes; Farrar, Jill; Sheubrooks, Kent; Maya Mildenberg
Subject: Mount Hebron Meadow, SDP-10-072, Septic abandonment
Attachments: 20120803203456125.pdf

Mike, Robert

The septic for Mt. Hebron Meadow was abandoned on July 31, 2012 (See attached letter from J & A construction).

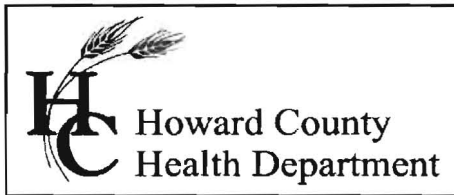
Due to bank procedural issues, we were unable to remove the septic before recording the plat. You agreed to record it without abandoning the septic subject to including Health Department signature on the SDP.

Given the fact that it has been abandoned, do we still need to include Health Department signature?

Please advice.

Thanks much for your help.

R. Jacob Hikmat, President
Mildenberg, Boender and Associates, Inc.
6800 Deerpath Road, Suite 150
Elkridge, MD 21075
410-997-0296
410-997-0298 (Fax)
443-538-9547 (Cell)



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

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

June 21, 2012

To: Kent Sheubrooks, Chief
Division of Land Development

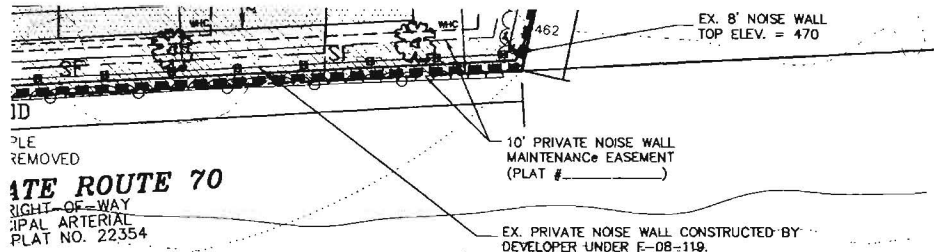
From: Robert Bricker, REHS/R.S., Environmental Sanitarian
Well and Septic Program

RE: SDP-12-040, Columbia Memorial Park, Lot 3 (Tax Map 29, Parcel 371)

The referenced plan cannot be approved at this time, revisions are needed.

1. The Health Officer signature block should be conditioned for Public Water System and Public Sewer System.
2. On the plan show the location of the septic tank, and label it "Septic Tank To Be Abandoned".
3. There are three Notes ordered as "28". Renumber the Notes properly.
4. Edit the first note labeled as "28" as follows:
THE SEPTIC SYSTEM SERVING THE EXISTING HOUSE ON LOT 1 OF MT. HEBRON MEADOW SUBDIVISION WILL BE PROPERLY ABANDONED PRIOR TO DEMOLITION OF THAT STRUCTURE. THE CONTRACTOR IS TO FOLLOW THE SEPTIC TANK EFFLUENT LINE TO IDENTIFY THE TYPE OF DISTRIBUTION UTILIZED. ALL VOIDS ARE TO BE PUMPED, CRUSHED AND FILLED WITH CLEAN EARTH MATERIALS.
5. Add this Note:
IF A WELL IS DISCOVERED DURING DEMOLITION OF THE HOUSE, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE HEALTH DEPARTMENT. IF A WELL IS FOUND, IT MUST BE SEALED BY A LICENSED WELL DRILLER.

Copy: file



PROPOSED USE FOR SITE : RESIDENTIAL
 TOTAL NUMBER OF UNITS ALLOWED : 4
 TOTAL NUMBER OF UNITS PROPOSED : 4
 TYPE OF PROPOSED UNIT : SFD
 DPZ FILES: SP-09-01, F-08-119, WP-11-045
 DEED REFERENCE: 10955/141 PLAT NO. XXXXXX

6. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOCIATES IN AUGUST, 2007.
7. BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2007 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
8. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 35AA & 35BB.
 STA. No. 17EA N 594,357.62 E 1,357,519.37 ELEV. 478.780
 STA. No. 17EB N 593,813.873 E 1,355,731.85 ELEV. 453.488
9. NO CEMETERIES EXIST ON SITE.
10. NO HISTORIC STRUCTURE EXISTS ON SITE.
11. NO WETLANDS, STREAMS, 25% STEEP SLOPES OR FLOODPLAINS EXIST ON SITE.
12. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER CONTRACT NO. 20-1909-D WILL BE UTILIZED.
13. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
14. ALL DRIVEWAY ENTRANCES TO BE HOWARD COUNTY STD. R-6.06 UNLESS OTHERWISE NOTED.
15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS :
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
16. PER SECTION 128 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
17. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WAS FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.35 ACRES (15,246 SQ.FT.) IN THE AMOUNT OF \$11,435.00 WAS FULFILLED WITH THE FINAL PLAT.
18. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
19. PERIMETER LANDSCAPING FOR LOTS 1-4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, FINANCIAL SURVEY FOR THE REQUIRED LANDSCAPING OF 21 SHADE TREES AND 2 PINE TREES IN THE AMOUNT OF \$6,450.00 WAS POSTED WITH THE FINAL PLAT.

20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM OR ITS BUFFER AND FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
21. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING OF ALL PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
22. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THE PROJECT MET CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATION GUIDELINES FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY PLAN APPROVAL (SP-09-001) ON APRIL 19, 2009. THIS PLAN IS ALSO SUBJECT TO EXPIRATION OF THE WAIVER.
23. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES. ROOFTOP AND NON-ROOFTOP DISCONNECTIONS.
24. EXISTING SEDIMENT CONTROL DEVICES INSTALLED UNDER APPROVED F-08-119 WILL BE UTILIZED. THE CONTRACTOR SHALL MAKE ANY REPLACEMENT OR REPAIRS NECESSARY TO THOSE DEVICES.
25. EXISTING UTILITIES ARE BASED ON FIELD LOCATED STRUCTURES.
26. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
27. SHC ELEVATIONS SHOWN ARE LOCATED AT THE EASEMENT.
28. THE SEPTIC SYSTEM REMAINING NEXT TO THE EXISTING STRUCTURE AT 2011 OLD ST. JOHN LANE WILL BE PUMPED AND CRUSHED, AND THE VOIDS FILLED WITH CLEAN EARTH MATERIALS PRIOR TO RECORD PLAT APPROVAL OF THE PROPOSED SUBDIVISION.
28. THIS PROJECT IS SUBJECT TO WP-11-045 REQUESTING A WAIVER OF SECTION 16.144(p) WHICH REQUIRES THAT DEVELOPERS AGREEMENT MUST BE FILED WITHIN 120 DAYS OF RECEIVING APPROVAL OF FINAL PLANS AND SECTION 16.144(q) WHICH REQUIRES THAT DEVELOPER MUST SUBMIT FINAL PLAT WITHIN 180 DAYS OF FINAL PLANS APPROVAL.
 WP-11-045 WAS APPROVED ON OCTOBER 21, 2010 SUBJECT TO FOLLOWING CONDITIONS:
 1. THE APPLICANT MUST POST SURETY AND EXECUTE THE DEVELOPERS AGREEMENT ON OR BEFORE OCTOBER 28, 2011.
 2. THE APPLICANT MUST SUBMIT THE ORIGINAL FINAL PLAT MYLAR ON OR BEFORE DECEMBER 27, 2011.

INDEX OF DRAWINGS

NO.	DESCRIPTION
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TAX MAP 17, BLOCK 15, PARCEL 61, SINC
Mt. HEBRON MEADOW
 A RESUBDIVISION OF LOT 2 OF THE DAMPMAN PROPERTY LOTS 1-2 (PLAT 10498) SECOND E.L.
SITE DEVELOPMENT
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 Deepwater Road, Suite 150, Elbridge, MD 21075
 997-0296 Fax (410) 997-0298 Fax

FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
5/1/12	<p>Mt. Hebron Meadow, can't abandon septic until sewer is installed. ^{Can't demolish house until Record Plat is signed.}</p> <p>A.D.O. (Advance Deposit Order) developer makes approx 25% deposit (of cost to extend sewer), and contractor can then extend sewer</p>
	<p>Water line is Developer's to St. John's Lane. i.e. Developer controls installation of line and water.</p>
	<p>* Potential to Demolish House, abandon septic, after Record Plat signed, but before SDP is signed.</p>
	<p>R. Bucher</p>

File No. F-08-119
6
Mt. Hebron Meadows
(Formerly "DAMPYAN")

**DEPARTMENT OF PLANNING AND ZONING
FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL**

This form is for the processing of originals for signature approvals. If corrections or additions must be made to the original, the corrections needed must be identified in the space provided and the plans must be returned unsigned to the Department of Planning and Zoning. DPZ will notify the owner of the required revisions and request that the owner's engineer make the corrections or contact the appropriate County agency with questions concerning such revisions.

DPZ Julie Morrison-Lamar 3/23/12 3/26/12
Reviewing Agent

Rejected For: Verify landscaping & doc notes prior to Director signature. Bonding

② **HEALTH** Robert Chicker 4-11-12
Reviewing Agent

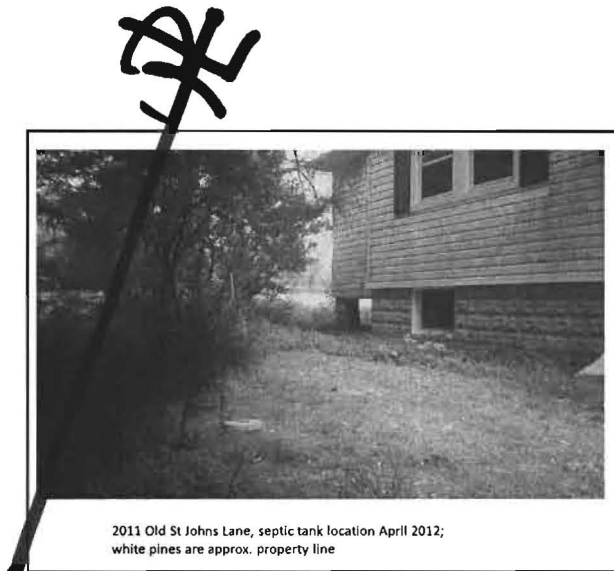
Rejected For: Septic system has not been abandoned.

① Please see Note #23 & Determine if bond should be added.
DED Nicole Van 3/26/12
Reviewing Agent

Rejected For:

③ DWILES
Chief, DED
Reviewing Agent

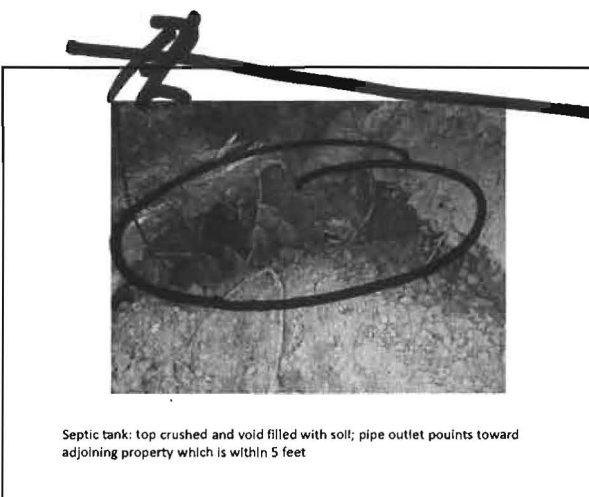
Rejected For:



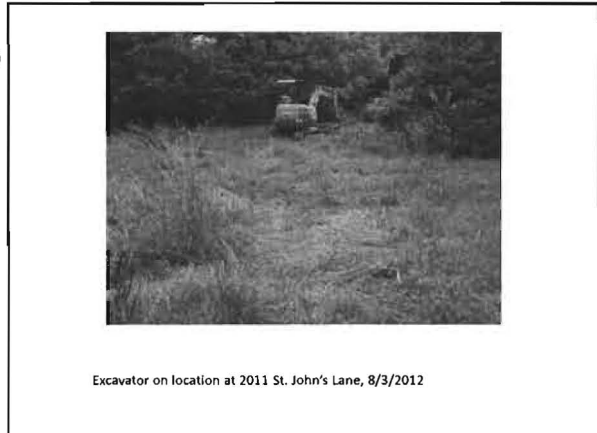
2011 Old St Johns Lane, septic tank location April 2012; white pines are approx. property line



Septic tank excavation 8/3/2012; adjoining property behind white pines



Septic tank: top crushed and void filled with soil; pipe outlet points toward adjoining property which is within 5 feet



Excavator on location at 2011 St. John's Lane, 8/3/2012

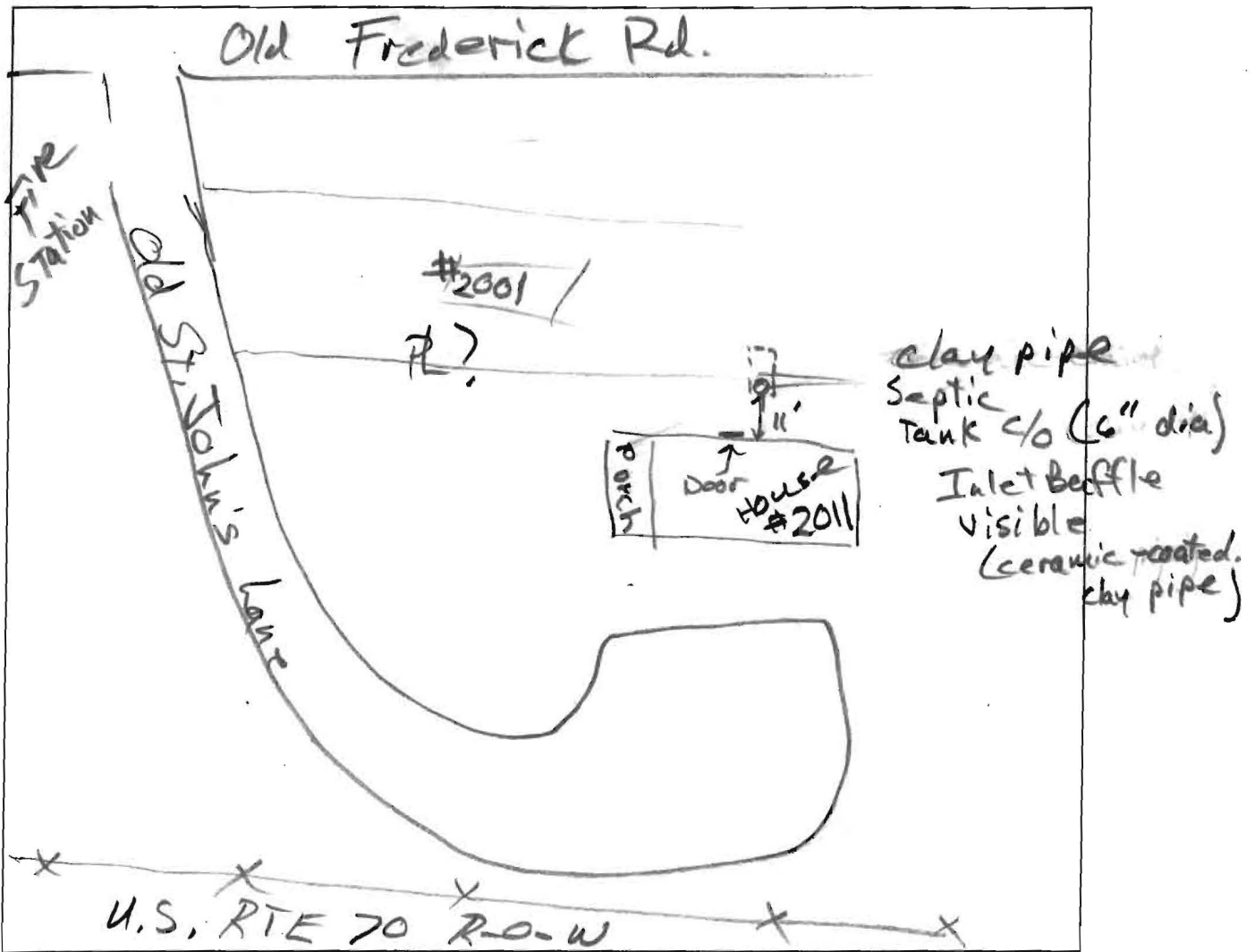
No excavation of dry well was observed. ⁸⁻³⁻¹² RB

Dry Well or Trench(es) believed to be on adjoining lot.

SITE INSPECTION SHEET

OWNER: Jacob Hikmat PHONE #: _____
ADDRESS: 2011 Old St. Johns Ln. CONTRACTOR: _____
WELL TAG #: Well not observed
SUBDIVISION: Mt. Hebron Meadow LOT: 1 COUNTY #: _____
PROPOSAL: F-08-119 Mt. Hebron Meadow Lots 1-4
formerly known as 'Dampman Property'

LOCATION DIAGRAM



COMMENTS: Solution in Septic Tank 15' below soil surface.
Depth of solution to bottom 4'8\"

Well not found; water connected 1980; house built 1930
DATE: 4/17/12 INSPECTOR: R. Bucken

