



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
(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

March 27th, 2012

To: Rob Vogel
Robert H. Vogel Engineering, Inc.

RE: Perc Test Report, [Keane Property, 1475 Route 32]; A#536768

Percolation testing was conducted on the referenced property on March 21st, 2012. The purpose for conducting these percolation tests was to delineate septic reserve area for an anticipated 3 lot subdivision.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Soil conditions were either satisfactory or unsatisfactory for onsite wastewater disposal at the specified test locations. Areas that may be included in a septic reserve are represented by test locations having satisfactory soil conditions. The area of the septic reserve must be at least 10,000 square feet, though Howard County Code [3.805.A.2.X] requires that the area be large enough to accommodate an initial drainfield and two repair drainfields for the planned residence.

Soil conditions observed were satisfactory for onsite wastewater treatment and disposal. A total of 15 percolation tests were conducted. All 15 tests were adequate.

Field data collected are shown on Percolation Test Worksheets enclosed with this letter. Recommended Inlet and Trench Bottom depths, and Usable Sidewall all are based on observed soil properties and characteristics at respective test locations as well as the particular soils materials tested. The values for the drainfield parameters will be documented during the Percolation Certification Plan process, and then maintained in the Health Department file for the subject property.

Additional field review of well or septic system conditions may be required at any time during this process. If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan or Site Plan, please contact me at the above address or by calling (410) 313-6287.

Respectfully,

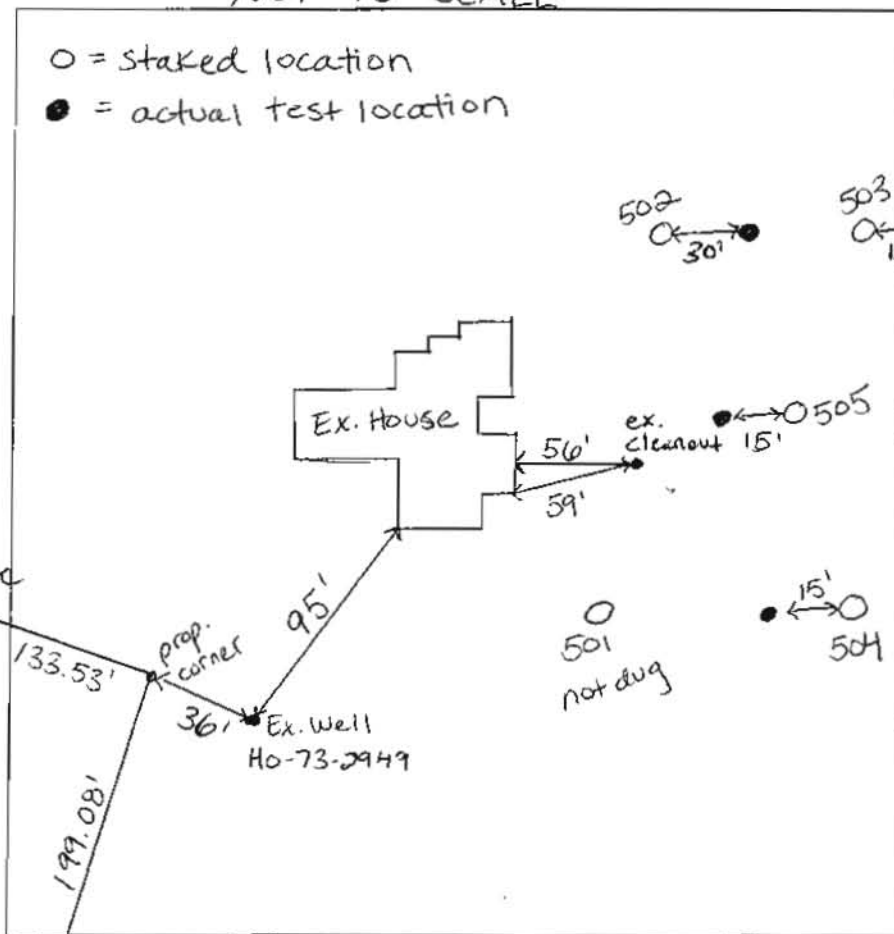
Heidi Scott, R.S.
Environmental Sanitarian
Well and Septic Program

Enclosures (1)

Copy: Tim Keane
File

NOT TO SCALE

○ = staked location
● = actual test location



505
 roots / org l
 yellow brn scl 1 f s b k
 yellow brn sil
 yellow fsl
 beige yellow fsl, many saprolite
 yellow fsl 20% mica

504
 yellow scl msbk
 yellow brn sil
 yellow brn sil / v fsl
 saprolite
 yellow v fsl
 saprolite many mica

503
 org bm l sbk
 red brn scl msbk
 yellow brn fsl
 saprolite
 yellow brn v fsl
 many mica
 beige v fsl
 saprolite

502
 bm l sbk
 org/red scl 2 msbk
 yellow brn fsl
 yellow v fsl
 saprolite
 beige v fsl w/mica

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
6-15-12	505	5' / 47"	9:42	9:46	9:50	4	P.
	504	4.5' / 10'	9:46	9:49	9:52	3	P
	503	4' / 11'	9:56	10:07	10:31	24	P
	502	4.5' / 10'	10:06	10:17	10:38	21	P

REMARKS holes dug near stakes hole 505 - stone found for ex. trench
 SANITARIAN HS BACKHOE Frank OTHERS Tim Keane
 TEST HOLES USED IN SDA 4 AVG. PERC TIME 30 FT/HR
 TRENCH WIDTH INLET DEPTH MAX. BOT. DPTH EFFECTIVE SDA

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

October 23, 2012

Mrs. Brenda Barth
Howard County Department of Planning & Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: Keane Property
F-13-006

REVISED
NOV 01 2012
DPZ Land Development

Dear Brenda,

In accordance with your comments dated October 18, 2012 we offer the following point by point response.

DLD comments, Plat Sheet 1:

1. The forest conservation obligations have been met for this resubdivision under the previously recorded plat. A copy of the previously approved FC plan (worksheet on plan) have been attached.
2. General note 26 has been revised.
3. General note 34 has been added.
4. General note 16 has been revised.

Plat, Sheet 2:

1. A lighter line has been used to delineate the UIC access easement.
2. Yes, a new UIC easement document will be submitted with the legal documents.
3. Setbacks have been revised.
4. Stream bank buffer labeled where applicable.
5. Stream buffer has been dimensioned on lot 7, setbacks have been revised.
6. Centerline has been indicated and dimensioned.
7. Privately owned label has been added.

Plat, Sheet 3:

1. A lighter line has been used to delineate the UIC access easement.
2. Lot 7 has been label.

Final Plan, Sheet 1:

1. General note 30 has been revised.
2. Note to remain per our phone conversation.
3. General note 31 has been revised to match plat note.
4. Waiver notes have been added.
5. General note 27 has been revised.
6. Signature block has been removed.

Final Plan, Sheet 2:

1. Setbacks lines have been corrected per plat comments.

HEALTH DEPT comments:

1. Rain gardens have been relocated out of the 100' setback.

DED comments (PLAT):

1. General note 22 has been revised to remove dry wells and add rain gardens.
2. General notes 33 & 34 have been added regarding the waivers.

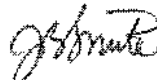
DED comments (ENGINEERING):

Final Plan:

1. General note 5 has been revised with correct survey information.
 - A. General note 11 has been revised to indicate rain gardens.
 - B. General note 31 & 35 have been revised, note 30 will be revised once the required documents have been recorded.
 - C. General notes 33 & 34 have been added regarding the waivers.
 - D. A SWM chart has been added to the cover sheet.
2. Standard detail R-1.101 has been added to sheet 2. Driveway dimensions have been added to the plan indicating both 16' and 12' widths.
3. Sheet 3 has been revised to indicate all grades and spot elevations.
4. Additional notes have been added to sheet 6.
5. Pavement addition along MD Rt. 32 has been added and an SHA plan has been attached with this submittal.
6. Additional dimensions, spot elevations and grading have been added to sheet 4 which is at a 50 scale. This should allow for better clarification on the proposed houses and driveways.

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

Sincerely,
ROBERT H. VOGEL ENGINEERING, INC.



Jeff Smith, P.E.
Project Manager

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 8/29/12

DPZ File No. WP-13-033

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: Keran Property

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

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/> Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<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
 Received and Revised Approved

Recorded 8/29/12
 On _____

COMMENTS: _____ SRC/Comments Due By: 9/20/12

VPB Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.
9-4-12

DPZ STAFF INITIALS JW

Howard County Department of Planning and Zoning
 Division of Land Development
WAIVER PETITION APPLICATION

Date Submitted/Accepted 8/29/12 DPZ File Number WR-13033

I. Site Description

Subdivision Name/Property Identification: Kenex Property
 Location of property: 1475 SYRACUSE ROAD (MIDWAY RD)
(Street Address and/or Road Name)

RESIDENTIAL SFD
(Existing Use)

RESIDENTIAL SFD
(Proposed Use)

9
(Tax Map No.)

17+18
(Grid/Block No.)

41
(Parcel No.)

3RD
(Election District)

RR-DEO
(Zoning District)

18.9 ac
(Total Site Area)

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

F-99-98
F-12-006

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>15.120(b)(4)(iii)b.</u>	<u>ENVIRONMENTAL FEATURES ARE NOT PERMITTED ON LOTS LESS THAN 10 ACRES</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

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

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

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

(SEE ATTACHED)

IV. **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. [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**

KEANE PROPERTY
WAIVER PETITION APPLICATION

III. JUSTIFICATION

The purpose of this waiver petition is to request relief from Section 16.120(b)(4)(iii)(b) of the Regulations in order to permit a portion of the 100' stream buffer to be located on the proposed 3-acre lots. This requested is a result of the recent Maryland Department of the Environment stream use designation changes and the required 100' setback requirement to perennial streams.

The previous stream setback requirement was 75' which could be facilitated in the non-buildable preservation parcel. However, there would not be enough buildable lot area remaining to create the proposed lots if the additional 25' stream buffer were excluded from the lots and placed in the non-buildable preservation parcel. The previous record plat established a 75' stream buffer which will be revised with the subsequent plat.

Should this waiver not be approved, the property owner would incur significant financial hardship since a building lot would be eliminated. The original minor subdivision was created to facilitate the ultimate redevelopment of the remaining property.

Should this waiver request be approved, 25' of the total 100' stream buffer would be located on proposed Lots 6 and 7 (in addition to a 35' building setback to the buffer). Since the proposed lots are 3-acres in size, the setbacks and buffers will not impact the development of the lot and vice versa.

The granting of this waiver will be detrimental to the Public's interest and will serve to further protect the stream by increasing the buffer to 100' from the existing 75' and providing an additional 35' building setback.

The granting of the waiver will not nullify the intent of the Regulations.

application.



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.



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 (**7 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 11 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 7 or 11 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <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

- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ 3. North arrow and scale of plan.
- ✓ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ 6. Delineation of building setback lines.
- ✓ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- ✓ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- N/A 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- N/A 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- N/A 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- N/A 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- N/A 14. Submit 2 sets of photographs for all existing on-site structures.
- ✓ 15. Identify the location of any existing wells and/or private septic systems.
- N/A 16. **Route 1 Manual**
Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- N/A 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.
- N/A 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.**

N/A

Please complete the following:

A pre-submission meeting was held with DPZ on _____ with _____ [date] _____, if applicable. [DPZ, Director, DLD Division Chief or other SRC representatives]

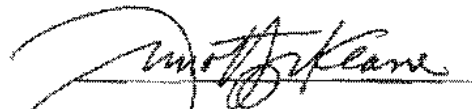
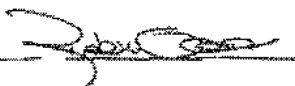
VI. Fees

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the Director of Finance. The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. Owner's/Petitioner's Certification

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

Owner's authorization attached *

	_____		8/21/12
(Signature of Property Owner) (Fee Simple Owner Only)	(Date)	(Signature of Petition Preparer) *	(Date)
Tim Keane	8/21/12	Robert H. Vogel Engineering, Inc	
(Name of Property Owner)		(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)	
CHRISTINA FAMILY OVERSEAS CENTER			
1475 SYKESVILLE ROAD		8407 Main Street	
(Address)		(Address)	
SYKESVILLE MD 21784		ELLSWORTH CTR. MD 21043	
(City, State, Zip Code)		(City, State, Zip Code)	
E-Mail _____		E-Mail R.Vogel@Vogeleng.com	
443-324-9806		410 461-7666	410 461 8961
(Telephone)	(Fax)	(Telephone)	(Fax)
Contact Person: Tim Keane		Contact Person: Robert Vogel	

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 (7 sets on County Road or
 ___ Applications 11 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 _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: July 12, 2012

DPZ File No. F-13-006

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

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

See: **ECP-12-060**

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

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

RE: Keane Property, Lots 5-8 and Non-Buildable Pres. Parcels A & B

ENCLOSED FOR YOUR = Signature Approval Review & Comments Files

THE ENCLOSED = Original Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<u>23</u> Final Plat/Plat of Easement/RE Plat	<u>3</u>	<input type="checkbox"/> Declaration of Intent/Fee-in-Lieu (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)*	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<u>6</u> Landscape Plan/Supplemental Plan	<u>6</u>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<u>Applications</u>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input checked="" type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input checked="" type="checkbox"/> Perc Plat
<input checked="" type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input checked="" type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input checked="" type="checkbox"/> Deeds
<input type="checkbox"/> Overall Scaled Composite	<input type="checkbox"/>	<input checked="" type="checkbox"/> Photographs
<input type="checkbox"/> Water & Sewer Plans	<input type="checkbox"/>	<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/> List of Street Names	<input type="checkbox"/>	<input checked="" 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 July 12, 2012

COMMENTS: See attached memo HJ Due- 17 Working Days: **August 6, 2012**

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

DPZ STAFF INITIALS: JB



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

DATE: August 6th, 2012

TO: Kent Scheubrooks, Chief
Division of Land Development

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

RE: File Number: **F-13-006**
Keane Property, Lots 5-8 and Non Buildable Pres. Parcels A & B
Route 32

The following comment(s) apply to the above referenced plan. These comments must be addressed prior to Health Dept. approval:

- Wells must be drilled for lots 6, 7 & 8. Completion reports must be received by the Health Dept.
- The proposed house site on Lot 6 is approx. 10' from the proposed private well easement area. The house must be at least 30' from this area. A Revised Percolation Certification Plan must be submitted to the Health Dept. to revise the private well easement location.

HS
File




Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

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

MEMORANDUM

TO: Kent Sheubrooks, Chief
Dept. Planning & Zoning

FROM: Kevin M. Wolf, R.S., R.E.H.S. 
Well and Septic Program
Groundwater Mgmt. Sec.

DATE: December 19th, 2012

RE: 'All-Wells-Drilled' -- F-13-006
Keane Property, Resubdivision of lot 4, 5-8

The wells for the *Keane Property* subdivision have been drilled and received preliminary approval by the Health Department. The recordation of plat F-13-006 should not be held up any longer due to issues involving well drilling. The developer of this project has fulfilled this prerequisite. If there are any questions involving this particular memorandum, I can be reached at (410) 313 – 2645.

KMW
C.c. Tim Keane, Trinity Homes
File

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

November 29, 2012

Mike Davis
Howard County Health Department
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD

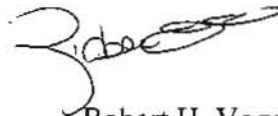
Re: Keane Property

Dear Mr. Davis,

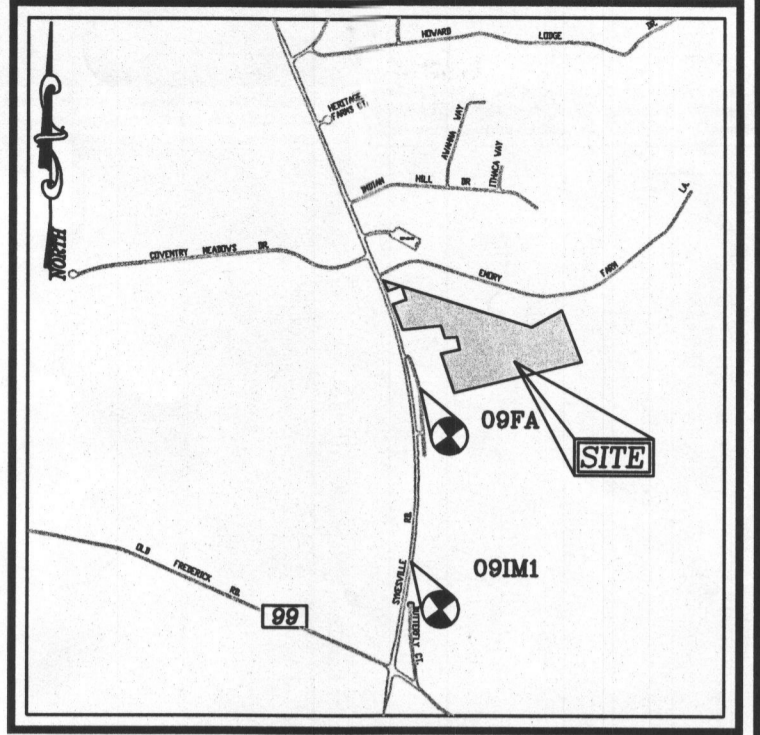
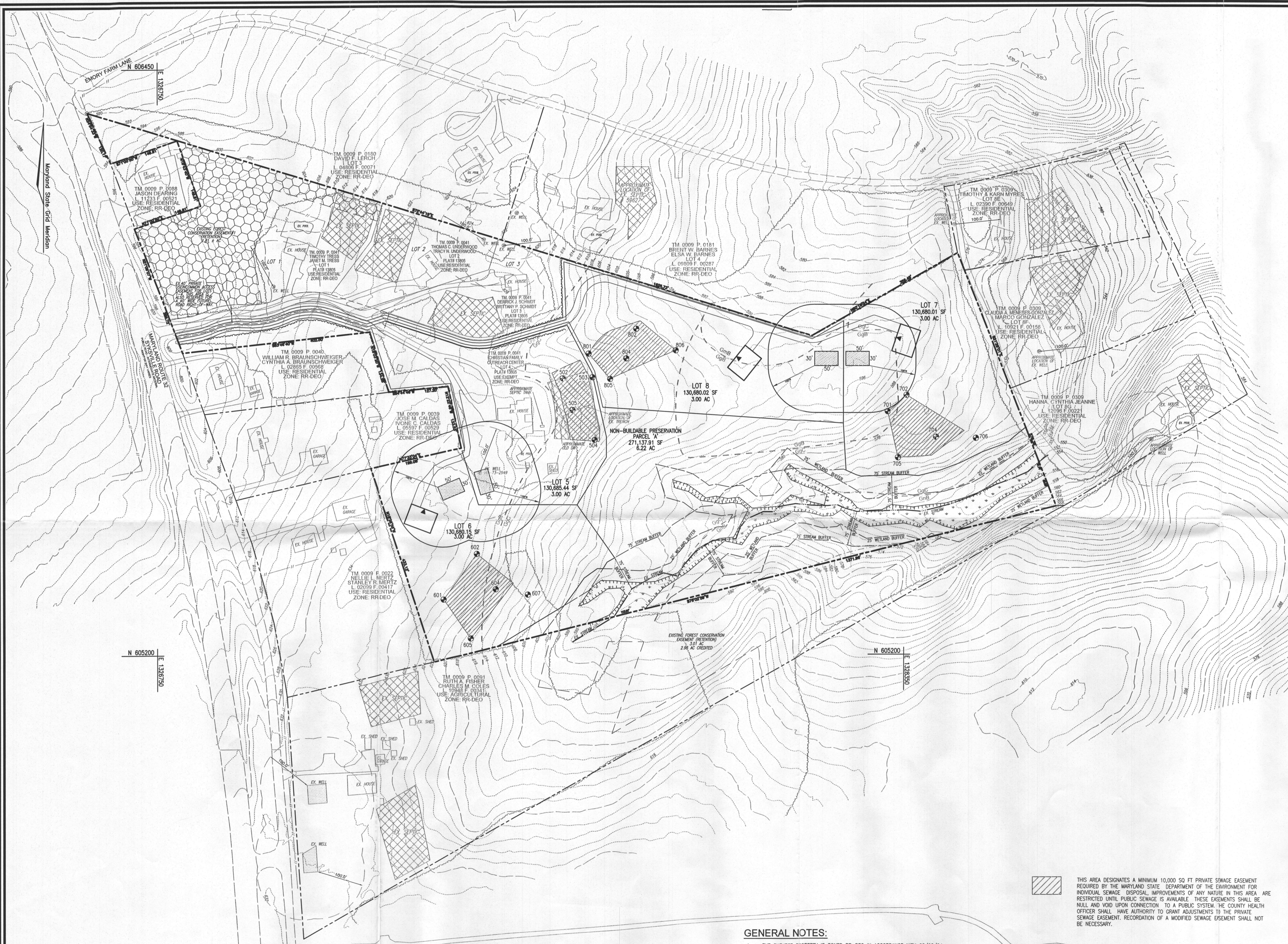
Please be advised that we have surveyed the subject property and have staked out the well envelopes as shown on the attached well plats.

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

Sincerely,
ROBERT H. VOGEL ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'R. Vogel', with a stylized flourish at the end.

Robert H. Vogel, P.E.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: 4693 / J7

LEGEND:

- EXISTING CONTOUR
- ⊙ EXISTING WELL
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- M1B2 M1D3 SOILS BOUNDARY
- ⊙ PASSED PERC TEST
- ▨ PROP. PRIVATE SEPTIC EASEMENT
- ▤ PROP. PRIVATE WELL EASEMENT
- ▥ EXISTING WETLAND
- ▧ EX. PRIVATE SEPTIC EASEMENT

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C

OWNER
CHRISTIAN FAMILY OUTREACH CENTER
1475 SYKSVILLE ROAD
SYKSVILLE, MARYLAND 21784

PERCOLATION CERTIFICATION PLAN
KEANE PROPERTY LOTS 5,6,7,8,
AND NON-BUILDABLE PRESERVATION PARCEL 'A'
A RESUBDIVISION OF CHRISTIAN FAMILY OUTREACH CENTER LOT 4

TAX MAP #9 GRID 17, 18 PARCEL 41
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

- GENERAL NOTES:**
1. THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH 02/02/04 COMPREHENSIVE ZONING.
 2. PROPERTY BOUNDARY FROM 'CHRISTIAN FAMILY OUTREACH CENTER' RECORD PLAT # 13804.
 3. TOPOGRAPHY SHOWN HEREON IS OBTAINED FROM CURRENT HOWARD COUNTY GIS DATA.
 4. SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE HOWARD COUNTY SOIL SURVEY.
 5. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 6. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' FROM THE PROPERTY BOUNDARIES HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
 7. ANY CHANGE TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 8. EXISTING SEPTIC AREAS AND WELLS TAKEN FROM RECORDED PLATS, FIELD EVIDENCE, AND AVAILABLE HEALTH DEPARTMENT RECORDS.
 9. ALL WELLS SHALL BE DRILLED PRIOR TO RECORD PLAT APPROVAL.

PLAN VIEW
SCALE: 1"=100'

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

Thomas M. Hoffmann, Jr.
THOMAS M. HOFFMANN, JR.
LAND SURVEYOR No. 267

7.02.12
DATE

APPROVED : FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

R. Hilson for Peter Szilowson
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

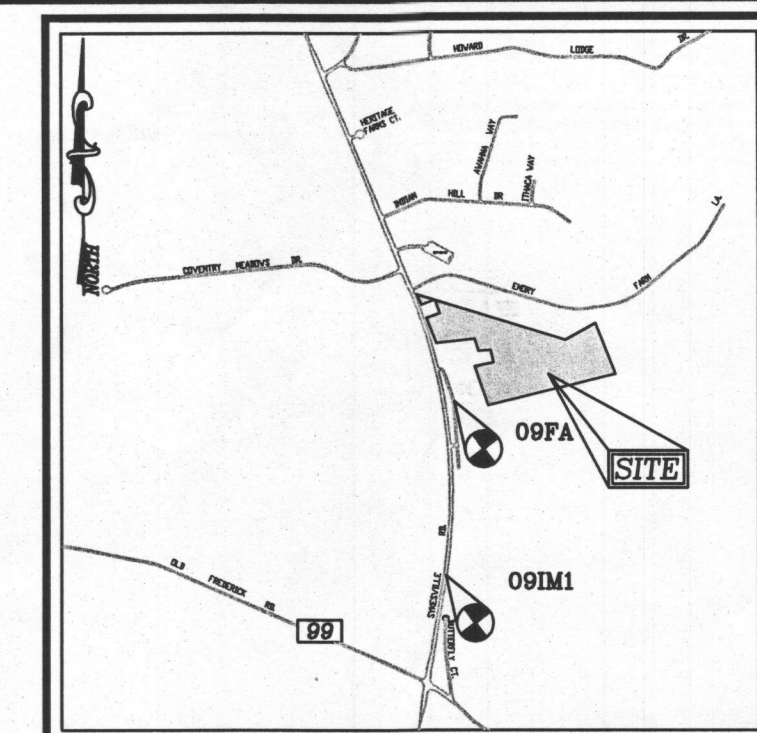
7/6/2012
DATE

DESIGN BY: RHV
DRAWN BY: KG / EDS
CHECKED BY: RHV
DATE: JUNE 2012
SCALE: 1"=100'
W.O. NO.: 12-06

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2013

1 SHEET OF 1

ROBERT H. VOGEL, PE No. 16193



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: 4693 / J7

LEGEND:

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- ⊙ EXISTING WELL
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DESIGN INFORMATION

DESIGN BY: RHV
DRAWN BY: KG / EDS
CHECKED BY: RHV
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1 SHEET OF 1



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THOMAS M. HOFFMAN, JR.
LAND SURVEYOR No. 267

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Written for Peter Beilerman
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

7/6/2012
DATE 17/00