



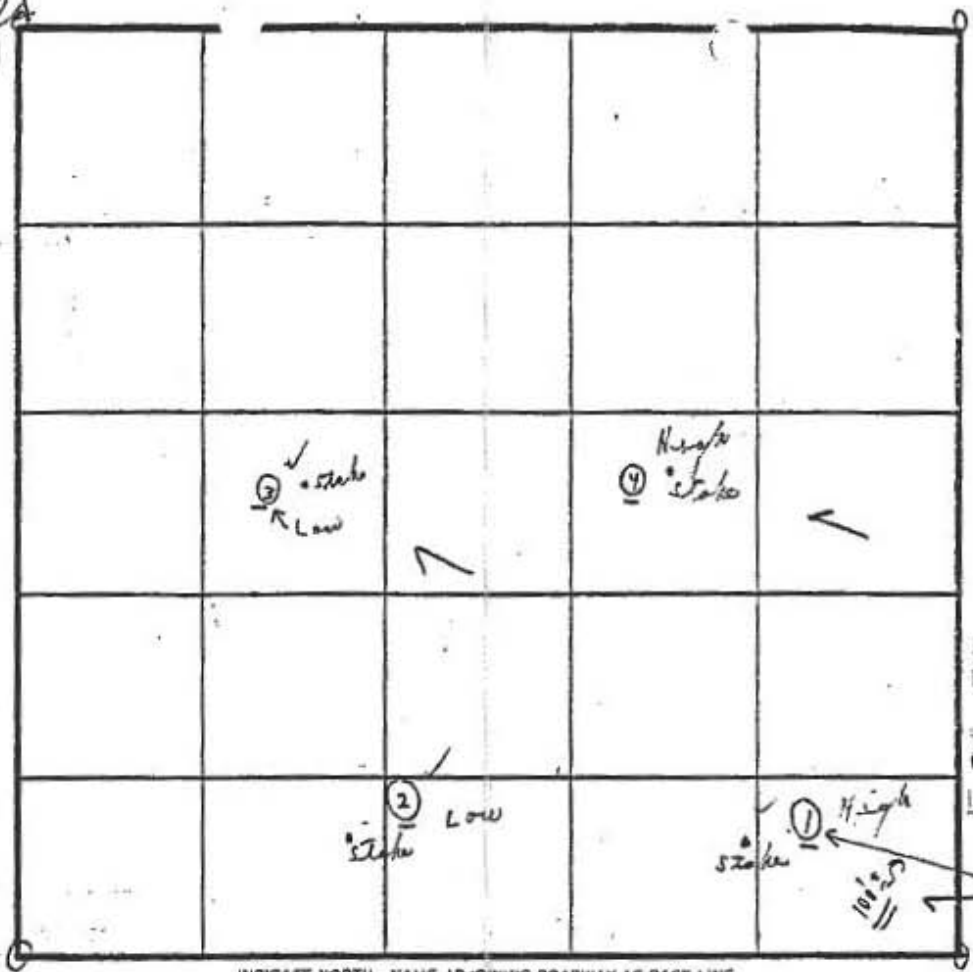
1052A  
 A#43373  
 #21

SOIL PROFILE

0' to 6 1/2' <sup>③</sup>  
 6 1/2'  
 LIGHT LOAM  
 12 1/2'

SOIL PROF.

0' - 6 1/2'  
 Clay <sup>④</sup>  
 6 1/2' - 8'  
 Very  
 Loam  
 7'  
 14'



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

HARDY ROAD

(1:30 - 36m)

SOIL PROFILE

0' to 7' #  
 clay <sup>①</sup>  
 7' to 12'  
 LOAM  
 15%  
 Small  
 Rock

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	SOIL PR.
			START	STOP	START	STOP		
1/4/29	①	①A 4'	12:47	12:54	12:54	1:	3/4" XXX	0' - 6 1/2' Clay
		Dum to 2'	12:46	12:50	12:50	12:58	8m	
	②	④ 1/2'	12:51	1:16	1:16	1:16	1:16 3/4"	8 1/2' - 13'
	③	13'						LOA
	③	③A 4' 3"	1:02	1:17	1:17	1:17	1:17 1/2"	
	④	12' 1/2'						
	④	6 1/2' to 14'						
	④	14' - Dum to						
	①B	①B 7'	2:06	2:09	2:09	2:19	10min	
	③B	7' X	1:52	2:00	2:00	2:20	20min	
	②B	7'	1:58	2:00	2:00	2:02	2min	

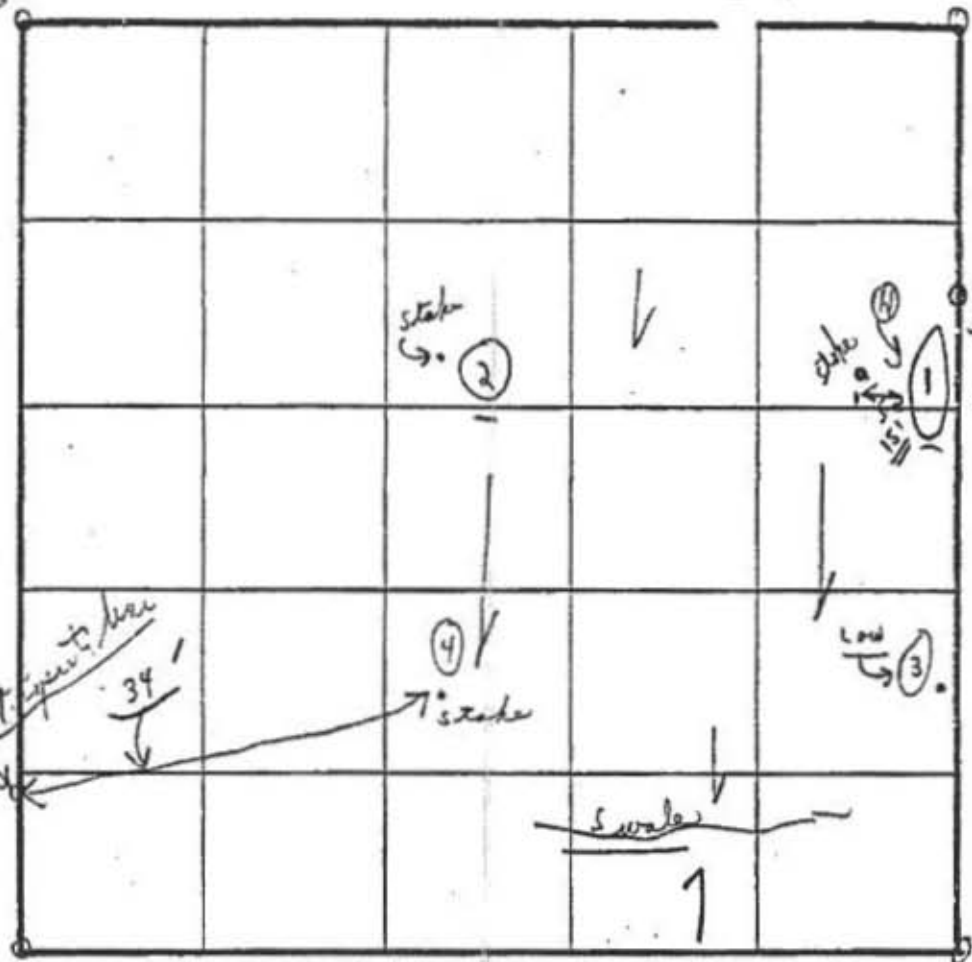
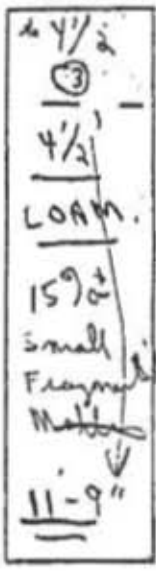
Removal 3' wide trench in woods; test per stake  
 7' to 8' all hole, light color loam below clay  
 C.B.V. Jeff ?  
 (16% Shaded Engineer)

EH-12-1078

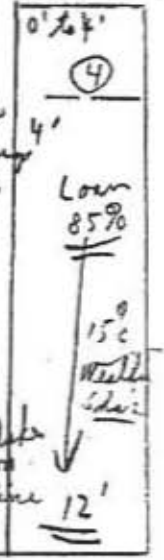
DESIGNED BY

LOT 26  
A 42375

#23  
SOIL PROFILE



SOIL PROF:

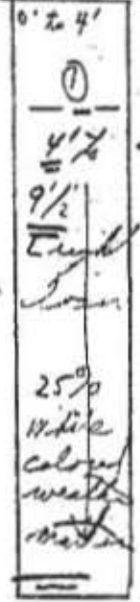


INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

HARDY ROAD

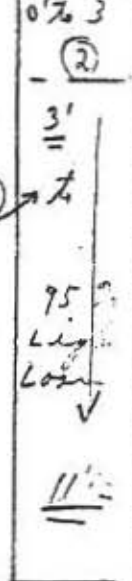
Inlet  
4 1/2' -  
2 min average

SOIL PROFILE



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1' DROP		TIME
			START	STOP	START	STOP	
1/30/89	①	5'	3:23	3:25	3:25	3:26	1 1/2 min
	①	9 1/2'	← solid				
	②	3'	3:37	3:38	3:38	3:39	1 min
	②	6'	3:37	3:38	3:38	3:39	1 min
	③	4 1/2'	3:28	3:30	3:30	3:32	2 min
	③	11-9"					
	④	4'	3:45	3:47	3:47	3:49	2 min
	④	12'	3:	3: Veneal	3:		

SOIL PROF:



EH-12-1079

REMARKS: \* Recommend shallow trenches - 3' wide 4 1/2 - 6 1/2' deep. Tests in woods, tests per station.

TYPE OF SOIL: \_\_\_\_\_  
TESTED BY: C. H. [Signature]

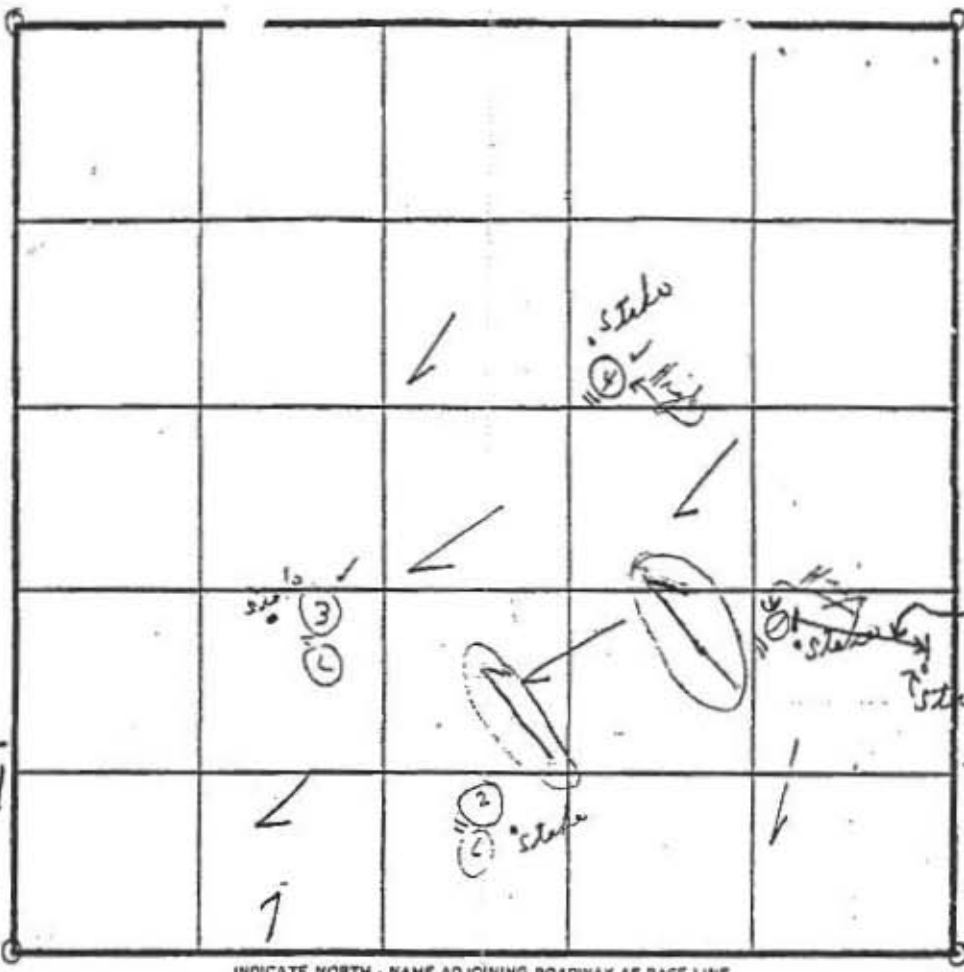
LOT 25  
# 43374

# 22

SOIL PROFILE

0' to 3 1/2'  
4 1/2' to 12'  
Swdt  
Loam

SHALLOW ONLY  
F = 9 min  
Inlet = 4.5 ft  
Bottom = 6.5 ft  
210 sqft/bdmin



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.  
HARDY ROAD

SOIL PROFILE

0' to 4'  
Clay  
Light  
loam  
12 1/2'

Inlet 4' face  
below  
20 min at  
every

SOIL PROFILE

0' to 6 1/2'  
12 1/2' SOLID  
Loam  
12'  
to  
12 1/2'

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	SOIL PRO
			START	STOP	START	STOP		
1/20/89	H ①	① 4 1/2'	2:33	3:01	1/8" or less	See below	3 min	0' to 4 1/2' Clay
	L ②	9'	2:32	2:33			3 min	
	L ②	4 1/2'	2:37	2:48	2:48	3:08	20 min	4 1/2'
	L ②	11'			15% ±	small weathered material		11' Loam 85%
	L ③	4'	2:39	2:41	2:40	2:43	3 min	
		12 1/2'						
	H ④	4 1/2'				Visual		
		12'				1/2' to 12' Loam Visual		
	① B	7'	3:06	3:09	3:09	3:20	11 min	

SOIL PRO  
0' to 4 1/2'  
Clay  
4 1/2'  
11'  
Loam  
85%

6701-71-118

REMARKS: Recommend 3' wide trenches  
Tests in woods; test per stake  
Light loam in all holes below clay  
C.B.N.  
TESTED BY: [Signature]  
Fennel - 5 Ensign



Approved

\* Copy of signed Prelim 4-20-92

- TO SDA ✓
- TO foundation ✓
- TO Pool
- TO Deck
- TO Rd ✓
- TO Drive way (?)
- TO Lot line ✓
- TO Above grade liquor

- To property lot 25 - 120'
- To Below grade liquor
- Tennis court
- Garage (2)



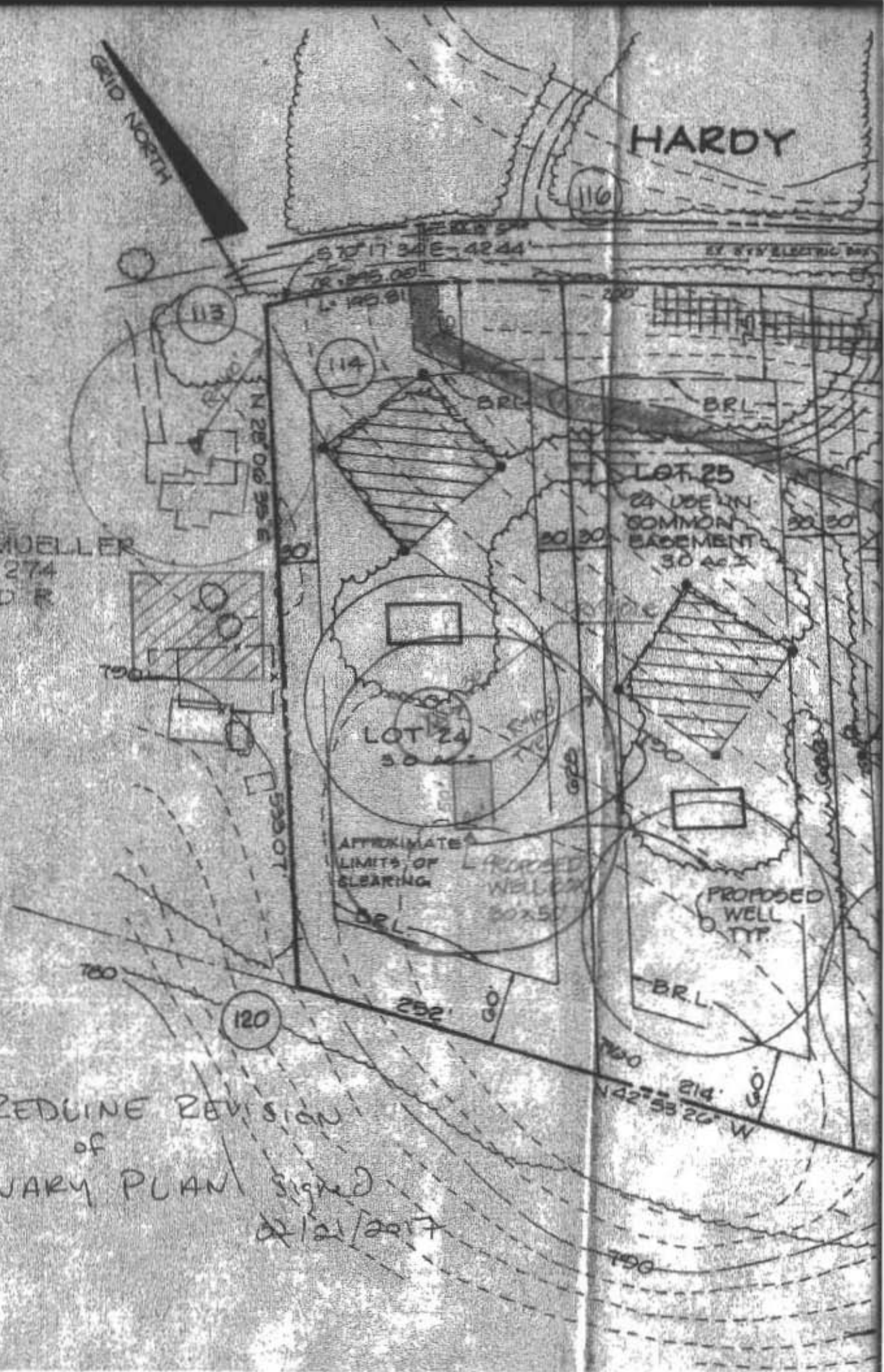
DARRELL L. JOHNSON  
 & WF  
 1457/438

GRID NORTH

HARDY

GAVIN R. MUELLER  
1435/274  
ZONED R

FIRST REDLINE REVISION  
of  
PRELIMINARY PLAN signed  
2/21/2017



## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Wednesday, July 26, 2017 3:16 PM  
**To:** Linda D. Alexander (lalexander@clsimail.com); Linda D. Alexander (lalexander@clsi-civileng.com) (lalexander@clsi-civileng.com)  
**Subject:** 17751 Hardy Rd

I reviewed the redline and it looks fine. There's nothing to sign here in this unusual situation, we will just accept the redline as the new official perc cert. Thanks

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261  
[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)

### CONFIDENTIALITY NOTICE

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## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, January 18, 2017 10:50 AM  
**To:** 'Charles Crocken'  
**Subject:** RE: Woodcamp Farms Lot-24

Hi Mr. Crocken:

I checked with my coworker, Kevin Wolf who oversees the review of all well permit applications. He said to also show all surrounding well and septic systems including residences located at 17740, 17750, 17767 Hardy Road, 865 Long Corner Road.

Once you have them on a scaled site plan, turn in the well permit application and site plan to him for final review.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

---

**From:** Charles Crocken [<mailto:crcengr2@comcast.net>]  
**Sent:** Wednesday, January 11, 2017 12:42 PM  
**To:** Oswald, Hank  
**Subject:** Woodcamp Farms Lot-24

Hank,

The contract purchaser, Andrew Farina, needs a permit to drill a well on Lot-24.

The sale of the lot is contingent upon drilling a satisfactory well. That is all he wants to do at this time.

Please let me know if the attached plan with accompanying topo is adequate for the obtaining the well permit. CRC has plotted the SDA from the location shown on the record plat which corresponds with perk data. There is space available to adjust the location of the well box in the field if necessary.

## Wolf, Kevin

---

**From:** Wolf, Kevin  
**Sent:** Friday, January 20, 2017 4:42 PM  
**To:** 'Andrew Farina'  
**Subject:** RE: hardy rd - lot 24

Andrew,

Yes, this is a signed preliminary plan. This plan would suffice drilling in the one location on the plan. If you want to deviate from this location, you will need to revise this on what our plan is called now Perc Cert Plan. The other thing to note, with this one location selected on the prelim, if you choose to go thru with this and the driller does not get successful yield, you will not be able to move to another location until you create a Perc Cert plan and get it approved with a 1500sq ft well box or 3 well locations.

Kevin

---

**From:** Andrew Farina [<mailto:andrew@utilitiesunlimitedinc.com>]  
**Sent:** Friday, January 20, 2017 4:30 PM  
**To:** Wolf, Kevin  
**Subject:** RE: hardy rd - lot 24

We dug this up, does it work?

Andrew Farina  
Utilities Unlimited, Inc.  
410.442.1755

---

**From:** Wolf, Kevin [<mailto:KWolf@howardcountymd.gov>]  
**Sent:** Friday, January 20, 2017 4:16 PM  
**To:** Andrew Farina <[andrew@utilitiesunlimitedinc.com](mailto:andrew@utilitiesunlimitedinc.com)>  
**Subject:** RE: hardy rd - lot 24

Looks good. Have to verify this info to the submittal of the Perc Cert plan when we get it.

Kevin

---

**From:** Andrew Farina [<mailto:andrew@utilitiesunlimitedinc.com>]  
**Sent:** Friday, January 20, 2017 4:12 PM  
**To:** Wolf, Kevin  
**Subject:** hardy rd - lot 24

This is what I have?

Andrew Farina  
Estimator / Project Manager

Utilities Unlimited, Inc.  
410.442.1755 x16 Office  
301.672.2788 Cell  
[www.utilitiesunlimitedinc.com](http://www.utilitiesunlimitedinc.com)

439 East Main Street  
Westminster, MD 21157-5539



(410) 848-1790 • (301) 662-1799  
FAX (410) 848-1791

**Transmit To:**

Mr Hank Oswald  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045

**Project Info:**

WOOD CAMP FARMS, LOT 24  
17751 Hardy Road  
Mt. Airy, MD 21771

**Project No: 2017144**

**Date: Sep 19, 2017**

**We are Transmitting:**

- |   |  |   |  |   |                          |
|---|--|---|--|---|--------------------------|
| <input checked="" type="checkbox"/> Here with | <input type="checkbox"/> Originals         | <input type="checkbox"/> Computer Media     | <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Via Overnight | <input type="checkbox"/> |
| <input type="checkbox"/> Our                  | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Project Manuals    | <input type="checkbox"/> Payment Cert. | <input type="checkbox"/> Express Mail             | <input type="checkbox"/> |
| <input type="checkbox"/> Your                 | <input type="checkbox"/> Copies            | <input type="checkbox"/> Product Literature | <input type="checkbox"/> Change Order  | <input type="checkbox"/> 1st Class Mail           | <input type="checkbox"/> |

Sets	Type	Dwg No	Dated	Description
3 1	D Size Bond Copies Letter			OSDS Plans Response Letter

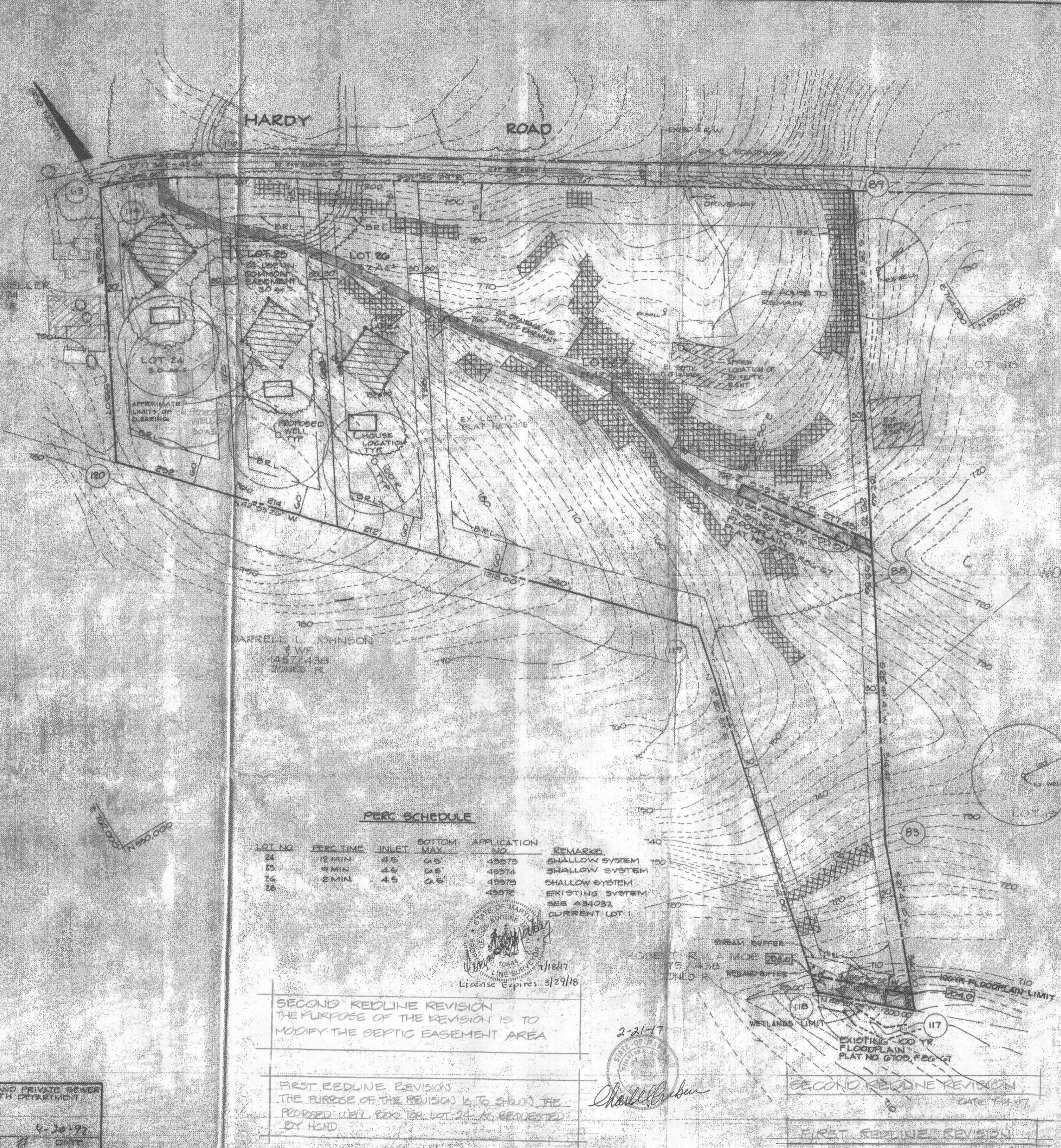
- |                                       |   |                                      |  |                          |
|---------------------------------------|---|--------------------------------------|--|--------------------------|
| <input type="checkbox"/> As Requested | <input type="checkbox"/> For Your Use               | <input type="checkbox"/> For Filing  | <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> |
| <input type="checkbox"/> As Required  | <input checked="" type="checkbox"/> For Your Review | <input type="checkbox"/> For Bidding | <input type="checkbox"/> As Discussed            | <input type="checkbox"/> |

**Remarks:**

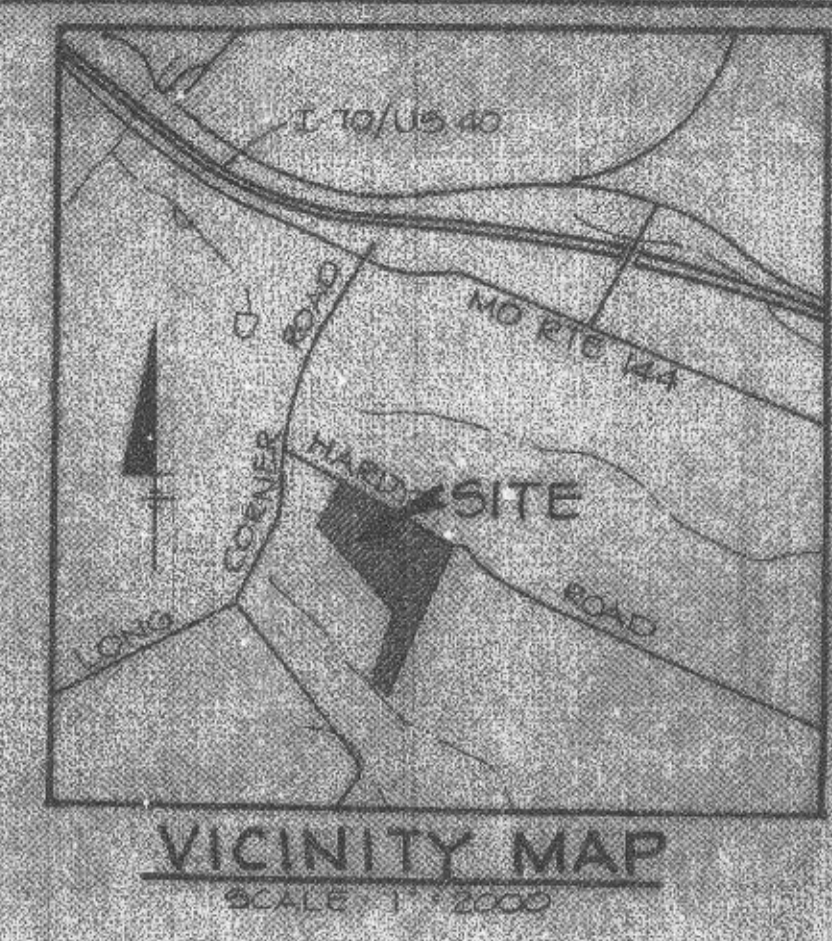
If enclosures are not as noted,  
please notify us immediately.

Copy To \_\_\_\_\_

\_\_\_\_\_ Linda D. Alexander



COORDINATE LIST		
NO.	NORTH	EAST
85	54921.34	76354.14
86	54902.01	763508.18
87	550350.74	763993.47
113	551152.30	762537.17
114	551117.99	762677.18
116	551082.42	762863.81
117	548895.41	763188.50
118	549026.52	763085.08
119	547769.73	763214.98
120	550602.10	762350.01



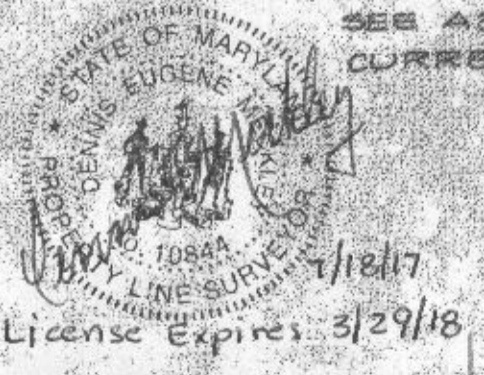
MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPEREAM AREA	REMAINING AREA	100-YR FLOODPLAIN	25% SLOPE	MINIMUM LOT SIZE
24	5.0 AC					5.0 AC
25	5.0 AC					5.0 AC
26	5.7 AC					5.7 AC
27	27.4 AC			0.8 AC		21.0 AC

**GENERAL NOTES**

- THIS AREA INDICATES APPROVED PERC AREAS AND RESERVES A PRIVATE SEWER EASEMENT OF 10.00' IN WIDTH TO BE RECEIVED BY THE APPLICANT FROM THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR NEIGHBORHOOD SEWER SERVICE. UNDEVELOPED AREAS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME USEFUL UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT EASEMENTS FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A PROPOSED SEWERAGE EASEMENT PLAN SHALL NOT BE NECESSARY.
- INDICATES SLOPE PERCENT
- EXISTING ZONING: R
- GROSS AREA: 30.02 AC
- AREA OF PROPOSED LOTS: 30.02 AC
- AREA OF PROPOSED ROADS: 0.00 AC
- WATER AND SEWER SHALL BE PRIVATE
- BRL - BUILDING RESTRICTION LINE
- LIMITS OF 100 YR FLOODPLAIN ARE TAKEN FROM PLAT NO. 6705, P. 80-87
- INDICATES FIELD LOCATED PERC HOLES
- INDICATES 100 YR FLOODPLAIN
- PRIVATE WATER AND SEWER SYSTEMS WILL BE PROVIDED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- QUANTITY OF SEWER LINES: 2.4
- AREA OF FLOODPLAIN: 13.5 AC
- NET AREA OF SITE: 31.5 AC
- TOPOGRAPHY SHOWN HEREON BASED ON HOWARD COUNTY 200 SCALE TO 0
- SKETCH PLAN 5-87-82 APPROVED 8/23/89
- WATER PATTERN MAP-85 WAS APPROVED ON 12/22/85. THIS IS A WATER TO SEWER 10:1 RATIO AND 10:1 (5:1) FOR MAKING ROAD IMPROVEMENTS TO HARDY ROAD.

**PERC SCHEDULE**

LOT NO.	PERC TIME	INLET	BOTTOM MAX.	APPLICATION NO.	REMARKS
24	12 MIN	4.5	6.5	49373	SHALLOW SYSTEM
25	8 MIN	4.5	6.5	49374	SHALLOW SYSTEM
26	2 MIN	4.5	6.5	49375	SHALLOW SYSTEM
26				49372	EXISTING SYSTEM



SECOND REDLINE REVISION  
THE PURPOSE OF THE REVISION IS TO  
MODIFY THE SEPTIC EASEMENT AREA

FIRST REDLINE REVISION  
THE PURPOSE OF THE REVISION IS TO SHOW THE  
PROPOSED WELL BOX FOR LOT 24 AS REQUESTED  
BY HCMD



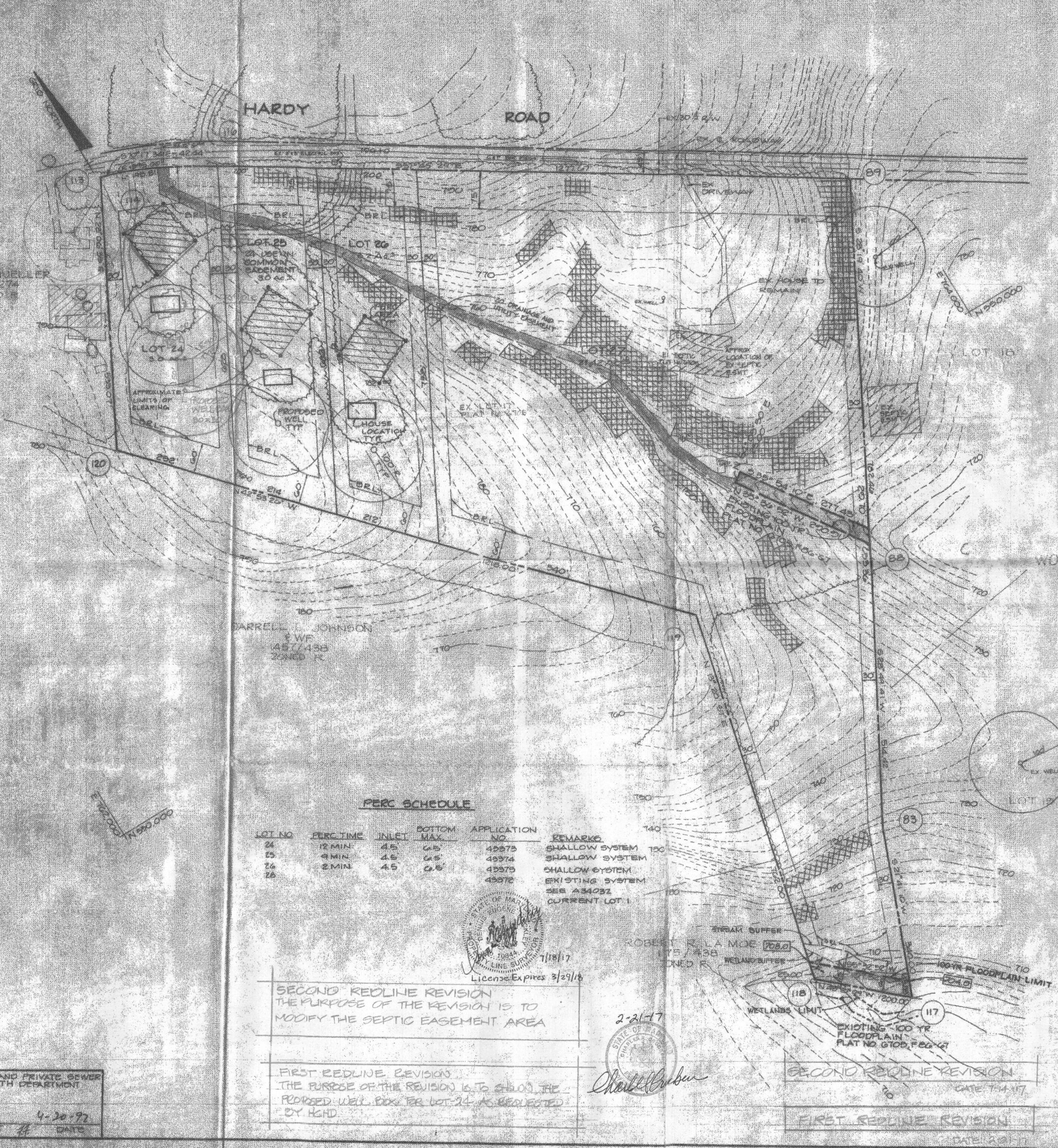
SECOND REDLINE REVISION  
DATE: 7-14-17

FIRST REDLINE REVISION  
DATE: 2-21-17

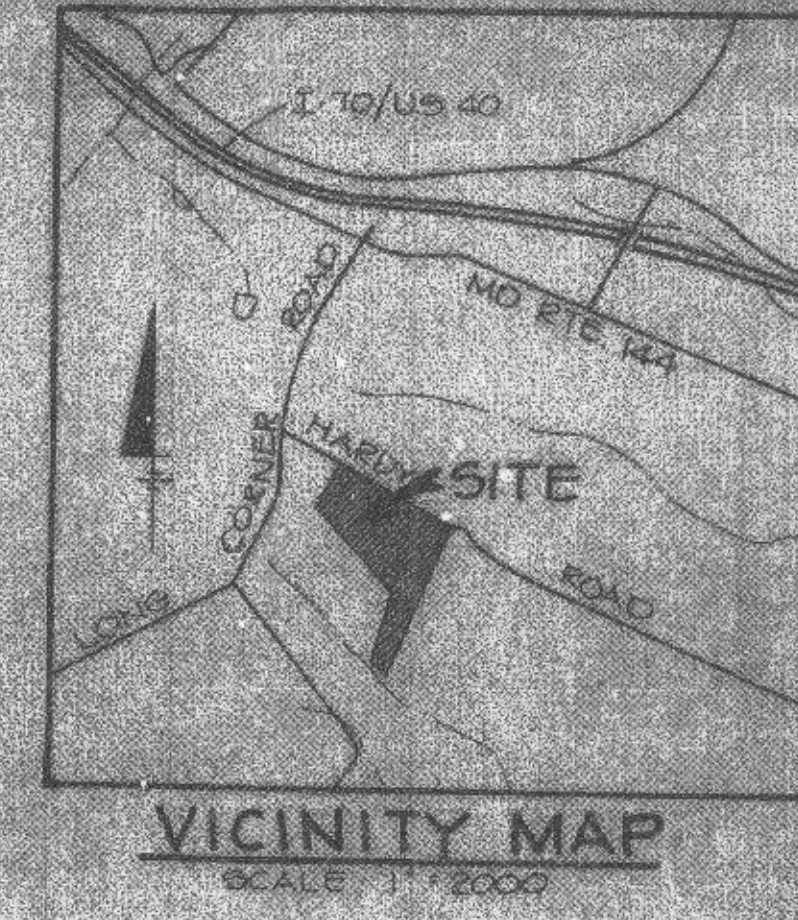
APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

*J. B. ...* 4-20-99  
COUNTY HEALTH DEPARTMENT # DATE

NO.	DATE	REVISION
<p><b>TSA GROUP LLC</b> planning • architecture • engineering 8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6100</p>		
<p>OWNER: RICHARD HOUGH, 17655 HARDY ROAD, MT. AIRY, MARYLAND 21111</p>		
<p>PROJECT: WOODCAMP FARMS, LOTS 24 THRU 27, A RESUBDIVISION OF LOT 17</p>		
<p>DEVELOPER: RICHARD HOUGH, 17655 HARDY ROAD, MT. AIRY, MARYLAND 21111</p>		
<p>TITLE: PRELIMINARY PLAN</p>		
<p>DATE: FEB 21, 2017</p>		
<p>DES. R.M.P. DRN. C.V.P. SCALE: 1" = 100' DRAWING: 1 OF 1</p>		



COORDINATE LIST		
NO.	NORTH	EAST
83	549211.54	763514.14
86	549202.01	763502.18
87	550350.76	763793.47
113	551132.30	762487.17
114	551117.99	762477.13
116	551082.40	762867.81
117	548895.41	762888.50
118	549726.52	763039.03
119	549709.73	763214.76
120	550002.10	762951.01



MINIMUM LOT SIZE CHART					
LOT NO.	GROSS AREA	MINIMUM REMAINING AREA	100-YR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
24	3.0 AC ±	---	---	---	3.0 AC ±
25	3.0 AC ±	---	---	---	3.0 AC ±
26	3.0 AC ±	---	---	---	3.0 AC ±
27	2.0 AC ±	---	---	---	2.0 AC ±

**GENERAL NOTES**

1. [Hatched Area] THIS AREA INDICATES APPROVED PERC AREAS AND REMAINS A PRIVATE SEWER SYSTEM OF 16,000 GPD AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND HUMAN RESOURCES FOR SEWERAGE TREATMENT. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. PROVISIONAL OF A PROPOSED SEWERAGE EASEMENT PLAN SHALL NOT BE NECESSARY.
2. [Cross-hatched Area] INDICATES SLOPES 1% - 25%.
3. EXISTING ZONING - R2.
4. GROSS AREA - 30.67 AC.
5. AREA OF PROPOSED LOTS - 30.00 AC.
6. AREA OF PROPOSED ROADS - 0.20 AC.
7. WATER AND SEWER SHALL BE PRIVATE.
8. B.R.L. - BUILDING RESTRICTION LINE.
9. LIMITS OF 100 YR FLOODPLAIN ARE TAKEN FROM PLAN NO. G705-F-20-GT.
10. [Dotted Area] INDICATED FIELD LOCATED PERC HOLES.
11. [Dashed Line] INDICATED 100 YR FLOODPLAIN.
12. PRIVATE WATER AND SEWER SYSTEMS WILL BE PROVIDED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
13. NUMBER OF BUILDINGS WITH 2.5 B.R.L.
14. AREA OF FLOODPLAIN - 12.8 AC.
15. NET AREA OF SITE - 2.0 AC.
16. TOPOGRAPHY SHOWN HEREON BASED ON HOWARD COUNTY 800 SCALE TOPO.
17. SKETCH PLAN 0-89-02 APPROVED 2/25/92.
18. WATER PATTERN WP-89-100 WAS APPROVED ON 12/28/92. EXISTING A WATER TO SECTION 10, 13, 14, 15, AND 16, (18) (19) FOR MAKING ROAD IMPROVEMENTS TO HARDY ROAD.

PERC SCHEDULE				
LOT NO.	PERC TIME	INLET	BOTTOM MAX	APPLICATION NO. / REMARKS
24	12 MIN	4.5	6.5	49373 SHALLOW SYSTEM 150
25	4 MIN	4.5	6.5	49374 SHALLOW SYSTEM
26	2 MIN	4.5	6.5	49375 SHALLOW SYSTEM
27				49372 EXISTING SYSTEM SEE A34232 CURRENT LOT 1



SECOND REDLINE REVISION  
THE PURPOSE OF THE REVISION IS TO  
MODIFY THE SEPTIC EASEMENT AREA

FIRST REDLINE REVISION  
THE PURPOSE OF THE REVISION IS TO SHOW THE  
PROPOSED WELL BOX FOR LOT 24 AS REQUESTED  
BY HGD.

SECOND REDLINE REVISION  
DATE: 7-14-17

FIRST REDLINE REVISION  
DATE: 2-21-17

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*Joyann Bedice* 4-20-92  
 COUNTY HEALTH DEPARTMENT # DATE

NO. DATE	REVISION
TSA GROUP INC. planning • architecture • engineering 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6100	
PROJECT: WOODCAMP FARMS LOTS 24 THRU 27 A RESUBDIVISION OF LOT 17	
OWNER:	LOCATION:
RICHARD HOUGH 17655 HARDY ROAD M. A. IRY, MARYLAND 21171	TAX MAP NO. 6, PARCEL NO. 465 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DEVELOPER:	TITLE:
RICHARD HOUGH 17655 HARDY ROAD M. A. IRY, MARYLAND 21171	PRELIMINARY PLAN 529-22 WP 89-148 F-20-GT F-791006
DES. R.M.F.	DATE: FEB 6, 1992 MARCH 25, 1992
DRN. Q.V.P.	PROJECT NO. 0142
	SCALE: 1" = 100'
	DRAWING: 1 OF 1

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: August 2, 2017

DPZ File No. WP-18-014

Department of Planning and Zoning

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

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

Agencies

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

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

RE: Woodcamp Farms – Lot 24

ENCLOSED FOR YOUR =     Signature Approval   ✓   Review & Comments     Files

THE ENCLOSED =     Original     Pre-Packaged Plan Set

Plans	# of Plans
<u>   </u> Sketch Plan	<u>   </u>
<u>   </u> Prel Equiv Sketch Plan	<u>   </u>
<u>   </u> Preliminary Plan	<u>   </u>
<u>   </u> Final Plat/Plat of Easement/RE Plat	<u>   </u>
<u>   </u> Final Constr Plans (RDS)	<u>   </u>
<u>   </u> Final Development Plan	<u>   </u>
<u>   </u> Site Development Plan	<u>   </u>
<u>   </u> Landscape Plan/Supplemental Plan	<u>   </u>
<u>   </u> Grading Plan	<u>   </u>
<u>   </u> House Type Revision/Walk-Thru Red-Line	<u>   </u>
<u>   </u> Water and Sewer Plan	<u>   </u>

Supplemental Documents

- Wetlands Report
- Soils/Topo Map/Drain Area Map
- FSD/FCP/Worksheet and Application
- Declaration of Intent (Forest Cons)
- 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
- ✓   Justification Letter
- Perc Plat
- Scenic Road Exhibits
- Deeds
- Photographs
- Retaining Wall Comps/Details
- Poster/Community or HDC Meeting Information
- Route 1 Details/Summary

Applications

<u>15</u> Alternative Compliance Application	<u>15</u>
<u>   </u> Planning Board Application	<u>   </u>
<u>   </u> ASDP/CSDP Application	<u>   </u>
<u>   </u> DED Application/Checklist	<u>   </u>
<u>   </u> DED Fee Receipt/Deeds/Cost Estimate	<u>   </u>

- Overall Scaled Composite
- Water & Sewer Plans
- List of Street Names

WAS:   ✓   Received     Tentatively Approved  
    Received and Revised     Approved

    Recorded  
On August 2, 2017

COMMENTS: \_\_\_\_\_ Due- 17 Working Days: 8/25/17

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

DPZ STAFF INITIALS: JS

Howard County Department of Planning and Zoning  
Division of Land Development

INITIAL SUBMISSION  
ALTERNATIVE COMPLIANCE WORKSHEET  
(For DPZ Use Only)

Project Name Woodcamp Farms - Lot 24 DPZ File No. WP-18-014  
DPZ Plan Reviewer \_\_\_\_\_ Submission Date \_\_\_\_\_  
Plan Consultant Representative \_\_\_\_\_ Time \_\_\_\_\_

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete \_\_\_\_\_
  - b. Required number of plans and applications are provided \_\_\_\_\_
    - \_\_\_ Plans (15 sets on County Road or
    - \_\_\_ Applications (19 sets on State Road)
  - c. Supplemental Information is provided \_\_\_\_\_
  - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable \_\_\_\_\_
  - e. Certification of pre-submission HPC 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**
- Number of alternative compliance sections requested \_\_\_\_\_ Fee \$ 1
- \* Base Fee for first two alternative compliance sections (\$450) \$450
- Fee for each additional alternative compliance section (\_\_\_ additional alternative compliances x \$50 each) \_\_\_\_\_
- .....
- \* (Maximum fee of \$350 for Agricultural Preservation parcels)

**TOTAL** 450<sup>00</sup>

III. **Certification**

Cash Receipt No. \_\_\_\_\_ Amount \_\_\_\_\_  
**SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530**

Check issued by \_\_\_\_\_

\_\_\_ Alternative Compliance application is accepted for processing.

\_\_\_ Scheduled SRC meeting date.

\_\_\_ Alternative Compliance application is rejected.

Reason: \_\_\_\_\_

\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_  
\_\_\_\_\_

Howard County Department of Planning and Zoning  
Division of Land Development

# ALTERNATIVE COMPLIANCE APPLICATION

*[Alternative Compliance from Subdivision and Land Development Regulations]*

Date Submitted/Accepted 8/2/17 DPZ File Number WP-18-014

**I. Site Description**

Subdivision Name/Property Identification: WOODCAMP FARMS - Lot 24  
Location of property: 17751 Hardy Rd; Mt. Airy, MD. 21771  
(Street Address and/or Road Name)

Residential  
(Existing Use)

Residential  
(Proposed Use)

0006  
(Tax Map No.)

0006  
(Grid/Block No.)

485  
(Parcel No.)

4th  
(Election District)

RR-DEO  
(Zoning District)

3.00 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, alternative compliance petitions, etc.)

- Simplified Environmental Concept Plan
- Forest Stand Delineation Plan
- Forest Conservation Plan

**II. Alternative Compliance 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 alternative compliances 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 an alternative compliance 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>16.1205 (a)(7)</u>	<u>Specimen trees</u>
2. <u><del>16.120(b)(4)(iii)(b)</del></u>	<u><del>Forest Conservation Easement on parcel greater than 10 acres.</del></u>
3. _____	_____
4. _____	_____
5. _____	_____

### III. *Justification*

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

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

**PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUESTS.**

### IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation 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 HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance 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 alternative compliance application.

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road.**)

In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

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

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

B. **Plan Requirement Checklist**

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

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input type="checkbox"/> Not Applicable	
	<input type="checkbox"/> NA	

- ✓ 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.
- ✓ 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for alternative compliance to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for alternative compliance of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- D/A 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- D/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.

D/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.

- ✓ 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.**

- ✓ 19. 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 Alternative Compliance 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 application 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 provide an alternative compliance request of 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 \*

Andrew Farina                      7/31/17                      \_\_\_\_\_                      7/31/17  
(Signature of Property Owner)      (Date)                      (Signature of Petition Preparer) \*      (Date)  
(Fee Simple Owner Only)

Andrew Farina                      Linda Alexander / CLSI  
(Name of Property Owner)                      (Name of Petition Preparer, Surveyor/Engineering/Architect  
or Agent/Developer)

17400 Nursery Ct                      439 E Main St  
(Address)                      (Address)

Mt. Airy, MD 21771                      Westminster, MD 21157  
(City, State, Zip Code)                      (City, State, Zip Code)

E-Mail andrew@utilitiesunlimitedinc.com Email: lalexander@cls1mail.com

(410) 442-1755                      (410) 848-1790  
(Telephone)                      (Telephone)                      (Fax)                      (Fax)

Contact Person: \_\_\_\_\_                      Contact Person: Linda



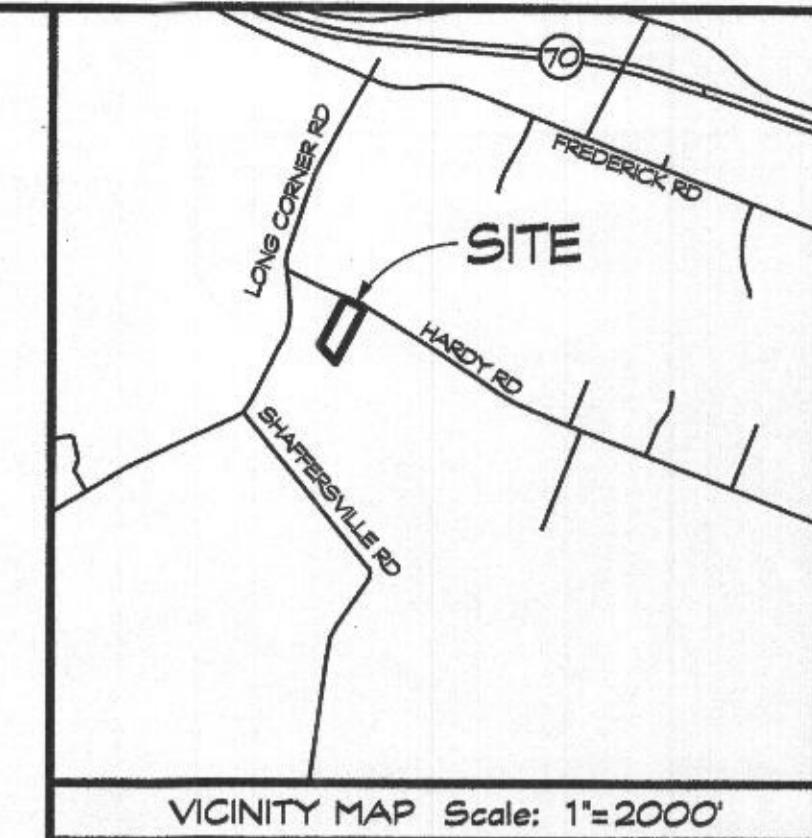
STORMWATER MANAGEMENT PRACTICES																
LOT NUMBER	ADDRESS	GREEN ROOFS M-1 (Y/N)	PERMEABLE PAVEMENTS M-2 (Y/N)	REINFORCED TURF A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (Y/N)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEETFLOW CONSERVATION AREAS M-3 (Y/N)	RAINWATER HARVESTING M-4 (NUMBER)	SUBMERGED GRAVEL WETLANDS M-5 (NUMBER)	LANDSCAPE INFILTRATION M-6 (NUMBER)	INFILTRATION BEDS M-7 (NUMBER)	DRYWELLS M-8 (NUMBER)	MICRO-BIORETENTION M-9 (NUMBER)	BAN GARDENS M-10 (NUMBER)	SWALES M-11 (NUMBER)	ENHANCED FILTERS M-12 (NUMBER)
24	17751 HARDY ROAD	N	N	N	Y	Y	N	0	0	0	0	0	0	0	0	0

### SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN NARRATIVE

- THERE ARE NO STREAMS, WETLANDS, WETLAND BUFFERS, STREAM BUFFERS, AND FLOOD PLANS LOCATED ON THE SUBJECT PROPERTY. THE LOCATION OF THE ON-SITE SEWAGE DISPOSAL AREA IS BASED UPON A PERCOLATION TEST PLAN BY OTHERS. THE SEWAGE DISPOSAL AREA IS LOCATED TO THE FRONT OF THE PROPERTY, THE DWELLING ON A KNOLL IN ORDER TO TAKE ADVANTAGE OF MODERATE ON-SITE SLOPES FOR DOWNSLOPE DISCONNECTS. WATER QUALITY IS PROVIDED BY NON-STRUCTURAL RUNOFF REDUCING PRACTICES TO LIMIT THE IMPACT OF THE DEVELOPMENT ON NATURAL RESOURCES.
- GRADING ON SITE IS LIMITED TO ONLY THAT REQUIRED TO ACCOMPLISH DISCONNECTS FOR ROOFTOP RUNOFF AND THE DRIVEWAY RUNOFF WHILE MAINTAINING FLOW PATTERNS WHEREVER POSSIBLE.
- IMPERVIOUS AREA WAS HELD TO THE MINIMUM REQUIRED TO ACCOMPLISH THE WORK.
- TEMPORARY PERIMETER SEDIMENT CONTROL IN THE FORM OF SUPER SILT FENCE IS PROPOSED IN ORDER TO PROVIDE SWM BY RUNOFF REDUCTION DURING CONSTRUCTION.
- ENVIRONMENTAL SITE DESIGN HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE BY THE USE OF A COMBINATION OF LOW IMPACT NON-STRUCTURAL DEVICES NAMELY ROOFTOP AND NON-ROOFTOP DISCONNECTS.
- NO WAIVERS FROM THE SUBDIVISION REGULATIONS AND OR DESIGN MANUAL ARE REQUIRED FOR THE PROJECT AS SHOWN HEREON.

### GENERAL NOTES:

- THE PROPERTY SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THERE ARE NO OTHER EXISTING WELLS AND/OR SEPTIC AREAS WITHIN 100 FEET OF THIS PROPERTY OR OTHERWISE SHOWN FROM FIELD INSPECTION BY CLSI INC.
- THE EXISTING WELL SHOWN HEREON, IDENTIFIED WITH WELL TAG NUMBER HO-17-0008 HAS BEEN LOCATED AND IS ACCURATELY SHOWN.
- ALL EXISTING TOPO ELEVATIONS SHOWN ON THIS PLAN ARE HOWARD COUNTY 2004 TOPOGRAPHY. THE HORIZONTAL DATUM IS THE MARYLAND COORDINATE SYSTEM NAD 1983 AND VERTICAL DATUM IS BASED ON NAVD 1983.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAM OR STREAM BUFFERS ON SITE.
- PER PERM A PANEL NO. 2402700000 THERE IS NO FEMA FLOODPLAIN ON SITE.
- THERE ARE NO CRITERIA OR HISTORIC STRUCTURES ON SITE.
- THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.120(A)(7)(C) AND SECTION 16.120(A)(9)(B) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE APPROVAL WAS GRANTED SHOWN HEREON.



### OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2).

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

### Environmental Site Design Strategies and Practices to Achieve Reduction of Impervious Areas

After examination of the site fingerprinting the CSWMP and future final design intends to incorporate the Environmental Site Design ("ESD") strategies and practices to the maximum extent practicable ("MEP"). We note the following "Better Site Design Techniques" that are incorporated as ESD's for this project design:

- Rooftop Disconnect (House and Garage)
- Wide shoulder Disconnect (Driveway)

These ESD's satisfy the intent of the SWM criteria to the MEP by:

- minimizing as closely as possible, the natural flow path;
- retaining impervious areas, and
- utilizing low-impact ESD's.

### Natural Resource Protection

Natural resource protection and enhancement is being achieved by minimizing the disturbance of the lot. Disturbance is minimized to retain the natural and traditional character of the waterways.

### Natural Erosion Patterns

Natural flow patterns are being maintained by use of non-rooftop disconnect for the proposed driveway. Rooftop disconnect for the house and garage.

### Integration of Erosion and Sediment Control into SWM Strategy

Sediment control is being provided by use of a stabilized construction entrance at the proposed driveway and by use of all fence.

### ESD Planning Techniques and Practices

The following are proposed design techniques being used to achieve implementation of ESD planning techniques and practices for Lot 24:

- Proposed Treatment:
- N-1: Rooftop disconnect for garages and house. (Grading disconnect)
- N-2: Wide Shoulder Disconnect for driveway.

### REQUIRED SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT
- NOTIFY THE HOWARD COUNTY SEDIMENT CONTROL DIVISION 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. ALL PROTECTION FENCES AND PERMITS SIGNS REQUIRED UNDER THE HOWARD COUNTY CODE OF PUBLIC LAWS AND ORDINANCES, FOREST CONSERVATION SHALL BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE. (1 DAY)
- INSTALL SILT FENCE. (2 DAYS)
- WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB WITHIN THE LIMITS OF DISTURBANCE. VEGETATIVE MATTER MAY BE GRUBBED ON-SITE AND USED AS MULCH AT THE DISCRETION OF THE CONTRACTOR. ANY VEGETATIVE MATTER NOT CONVERTED TO MULCH AND USED ON-SITE SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. (2 DAYS)
- ROUGH GRADE LOT AND DRIVEWAY. (1 WEEK)
- CONSTRUCT HOUSE AND ROOFTOP DISCONNECTS.
- FINE GRADE LOT AND COMPLETE DRIVEWAY TO BASE COURSE PAVING. (1 WEEK)
- WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR REMOVE TEMPORARY SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND STABLES REMAINING DISTURBED AREAS.
- APPLY FINAL COURSE PAVING TO DRIVEWAY. (2 DAYS)
- SUBMIT "AS-BUILT" SWM DRAWINGS TO HOWARD COUNTY.

SPECIMEN TREE CHART					
No.	D.B.H.	C.R.Z.	NAME	CONDITION	RETENTION
1	37"	55.5'	Quercus alba/White Oak	FAIR	YES
2	30"	45'	Quercus prinus/Chestnut Oak	POOR	NO
3	36.5"	54.75'	Liriodendron tulipifera/Tulip Poplar	POOR	NO
4	36.5"	54.75'	Liriodendron tulipifera/Tulip Poplar (Offsite)	POOR	NO
5	33.5"	50.25'	Quercus alba/White Oak (Offsite)	FAIR	YES
6	33.5"	50.25'	Quercus alba/White Oak	FAIR	NO
7	35"	52.5'	Quercus rubra/Northern Red Oak	POOR	NO
8	37"	55.5'	Quercus velutina/Black Oak	POOR	YES
9	40.5"	60.75'	Quercus prinus/Chestnut Oak	POOR	NO
10	30.5"	45.75'	Quercus prinus/Chestnut Oak	POOR	YES
11	39.5"	59.25'	Quercus prinus/Chestnut Oak	POOR	YES
12	34.5"	51.75'	Quercus prinus/Chestnut Oak	POOR	NO

SOILS LEGEND			
SOIL SYMBOL	SOIL SERIES	SOIL HSG	ERODIBLE (K-FACOR > 35) HYDRIC
G9A	GLENELG LOAM	B	-
G9B	GLENELG LOAM	B	-
G9C	GLENELG LOAM	B	-
G9B	GLENVILLE - BAILE SILT LOAM	C	+

- L.O.D. - DENOTES LIMIT OF DISTURBANCE TOTAL AREA = 26,800 S.F.
- NOTE: THERE ARE NO WETLANDS ON THIS SITE.
- NOTE: TOTAL PROPOSED IMPERVIOUS AREA INCLUDING DRIVEWAY & HOUSE ROOFTOP = 6,997 S.F.
- NOTE: APPROVAL OF THIS SIMPLIFIED ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN OR GRADING PERMIT.

Professional Certification: 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. 22732 Registration Date 05/04/2018

### LEGEND

- APPROVED PERC TEST
- FAILED PERC TEST
- EXISTING WELL LOCATION
- SOIL LINES
- DENOTES TOTAL PROPOSED SEPTIC RESERVE EASEMENT AREA = 10,788 S.F. FOR THE PURPOSE OF LOT 6 SINGLE FAMILY RESIDENCE
- DENOTES STABILIZED CONSTRUCTION ENTRANCE
- DENOTES UNDERGROUND ROOF LEADERS
- DENOTES SILT FENCE
- DENOTES LIMIT OF DISTURBANCE
- DENOTES SWM COVERLAND FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- NON-ROOFTOP DISCONNECT
- 2" WASHED GRAVEL
- DRAINAGE AREA LIMIT
- DRAINAGE AREA TO WIDE SHOULDER DISCONNECT
- DRAINAGE AREA TO ROOFTOP DISCONNECT

### SITE ANALYSIS DATA SHEET

- AREA OF WETLANDS: 0 AC.
- AREA OF WETLANDS BUFFER: 0 AC.
- AREA OF FLOODPLAIN: 0 AC.
- AREA OF FLOODPLAIN BUFFER: 0 AC.
- AREA OF EXISTING FOREST: 3.00 AC.
- AREA OF FOREST TO REMAIN: 1.93 AC.
- AREA OF STEEP SLOPES: 25% OR GREATER: 0.00 AC. 15% - 25%: 0.00 AC.
- AREA OF ERODIBLE SOIL AREA: 0.11 AC.
- AREA OF LIMIT OF DISTURBANCE: 0.62 AC.
- AREA OF EXISTING IMPERVIOUS: 0.00 AC.
- AREA OF PROPOSED IMPERVIOUS: 0.16 AC.
- TOTAL AREA OF IMPERVIOUS: 0.16 AC.
- AREA OF GREEN OPEN AREA: 0.00 AC.
- TOTAL AREA OF PROPOSED RESIDENTIAL USE: 3.00 AC.
- TOTAL AREA OF SITE: 3.00 AC.

### DATA TABULATIONS

- ZONING DISTRICT: RR-DEO - RURAL RESIDENTIAL
- SOILS MAP NO.: NRCS SOIL INFO
- AREA OF LOTS: 3.00 AC.
- TOTAL NET TRACT AREA OF PLAN: 3.00 AC.

### SHEET INDEX

- SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN
- SEDIMENT CONTROL NOTES & DETAILS

## SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN

### LOT 24 WOODCAMP FARMS

17751 HARDY ROAD

TAX ACCOUNT NO.: 04354591  
 TAX MAP: 6 BLOCK: 6 PARCEL: 485  
 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

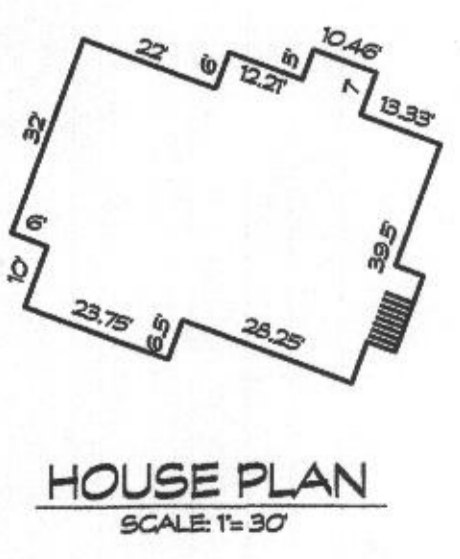
DAVID E. BOOTH JR.  
PROFESSIONAL ENGINEER REG. NO. 22732

www.clsi-civileng.com

439 East Main Street Westminster, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

Date	Revisions	Drawn By:	BH
		Designed By:	LDA
		Reviewed By:	LDA
		Date:	JUNE, 2017
		Scale:	1" = 50'
		Job No.:	2017144
		Sheet:	1 of 2

MAYLAND COORDINATE SYSTEM (NAD 83) 17751



**FORESTRY:**  
 LOT 24: 3.00 AC.  
 EX. FOREST COVER: 3.00 AC.  
 PROP. L.O.D.: 0.62 AC.  
 EX. FOREST COVER WITHIN L.O.D.: 0.62 AC.  
 EX. FOREST CLEARED: 1.67 AC.  
 (PROPOSED & FUTURE CLEARING)  
 SPECIMEN TREES TO BE REMOVED: 7

### DATA SUMMARY:

TOTAL AREA OF SITE = 3.00 AC.  
 B SOIL = 2.89 AC.  
 C SOIL = 0.11 AC.

**LOT 24:**  
 PROP. DRIVEWAY = 4,491 S.F. OR 0.10 AC.  
 PROP. HOUSE = 2,506 S.F. OR 0.06 AC.

PROP. TREATMENT = N-1 ROOFTOP DISCONNECT (HOUSE AND GARAGE)  
 PROP. TREATMENT = N-2 NON-ROOFTOP DISCONNECT (DRIVEWAY)

(A) = DRAINAGE AREA TO WIDE SHOULDER  
 (B) = DRAINAGE AREA TO ROOFTOP DISCONNECT

### ENGINEER CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNED: *David E. Booth Jr.* DATE: *June 2017*  
 DAVID E. BOOTH JR.  
PROFESSIONAL ENGINEER REG. NO. 22732

### DEVELOPERS CERTIFICATION FOR SEDIMENT AND EROSION CONTROL

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DETERMINED NECESSARY.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PRINTED: \_\_\_\_\_

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT DATE



July 28, 2017

Howard County Department of Planning and Zoning  
Division of Land Development

## Waiver Petition Application

### Site Description:

*Brief history ... reference all previously submitted or currently active plans on file with County*

Woodcamp Farms, Lot 24  
17751 Hardy Road, Mount Airy, MD 21771

### Waiver Request:

Section Reference: §16.120(b)(4)(iii)(b)

Section 16.120(b)(4)(iii)(b) of the Howard County Subdivision and Land Development Regulation states that for a lot or buildable preservation parcel of ten acres or greater in size, floodplains, wetlands, streams, their buffers, and forest conservation easements for afforestation, reforestation, or retention may be located on the lot or parcel if the building envelope is no closer than 35 feet from these environmental features provided that a deck may project ten feet beyond the building envelope.

### Justification:

- a. **Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the regulations.**

This lot is entirely wooded and has a large number of specimen trees. This existing lot was originally developed and recorded prior to 1992, prior to the current forestry ordinance. The well has been drilled and the septic system easement was determined years ago. The proposed house is located between the existing well and septic area in order to minimize the overall forestry impact. The current limit of disturbance has been kept to a minimum while still meeting stormwater management and grading ordinances. The current limit of disturbance is over 20,000 square feet, which requires the owner to address the Forest Conservation Ordinance, therefore the owner would like to not only address the Forest Conservation for the current disturbance but also for any future improvements to the property at this time, even though additional improvements may not happen for several years.

With providing for current and future improvements, the forestry impact the breakeven threshold requires 1.20 acres of forestry be retained. The current plan is providing 1.33 acres of Forest Conservation Easement. Providing this amount of easement area on-site



is the most practical, while also insuring the protection of the remaining specimen trees on-site.

Purchase of a forest bank or paying the fee in lieu for 1.20 acres presents extreme financial hardship and difficulties especially when there is a mature forest on-site that may be protected on this existing lot of record.

- b. Verify that the intent of the regulations will be served to a greater extent through the implementation of the alternative proposal.**

We believe the intent of the regulation is to preserve as much forested area as possible. Providing the 1.33 acre forest conservation easement over the existing woods on-site allows for the conservation of a mature wooded area which adjoins other primarily wooded lots. By allowing the encumbrance on this lot, the forested area can be maintained to the greatest extent practicable.

- c. Substantiate that approval of the waiver request will not be detrimental to the public interests.**

If granted, the waiver will benefit public interest by preserving a portion of mature forest in close proximity to other heavily wooded properties.

- d. Confirm the approval of the waiver will not nullify the intent of the Regulations.**

We believe the Regulations were promulgated to preserve to the maximum extent possible/practicable environmentally sensitive forest areas. We believe by allowing the forest conservation easement over the mature forest area on this lot even though the lot is smaller than 10 acres that the intent of the regulation is still met.

Respectfully submitted,

A handwritten signature in black ink that reads "Martin Rickell, Jr." in a cursive style.

Martin Rickell, Jr.  
Qualified Professional