



Bureau of Environmental Health
 8930 Stanford Boulevard, Columbia, MD 21045
 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

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

RECEIPT DATE: 2/5/18 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 20242

APPROVAL DATE: 4/5/18 SEC **PERMIT: CONSTRUCTION**

A _____

PROPERTY ADDRESS: 17741 Hardy Road

SUBDIVISION: Woodcamp Farms LOT: 25 TAX ID: 04-354605

CONTRACTOR: J & A Construction Services EMAIL: _____

CONTRACTOR ADDRESS: 7991 Bennett Branch Road, Mount Airy, MD 21771 PHONE: 410-635-2484

PROPERTY OWNER: John Piorkowski and Rebecca Carbis EMAIL: _____

OWNER ADDRESS: 587 W. Watersville Road, Mount Airy, MD 21771 PHONE: _____

SEPTIC TANK SIZE (GALLONS): 1500 TANK MANUFACTURER: _____

PUMP MODEL: _____ PUMP SIZE _____ PUMP TANK CAPACITY: _____

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 4 APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>178</u>	INLET DEPTH: <u>4</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>9</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>6.5</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	Keep septic tank 20' from house. Adjusted trench spend w/ 1.5 ft of sidewall credit. Install 2 x 90' trenches on contour. Fall from house aprox. 2'	

ISSUED BY: Hank Oswald ISSUE DATE: 2/5/18 EXPIRATION DATE: 2/5/19

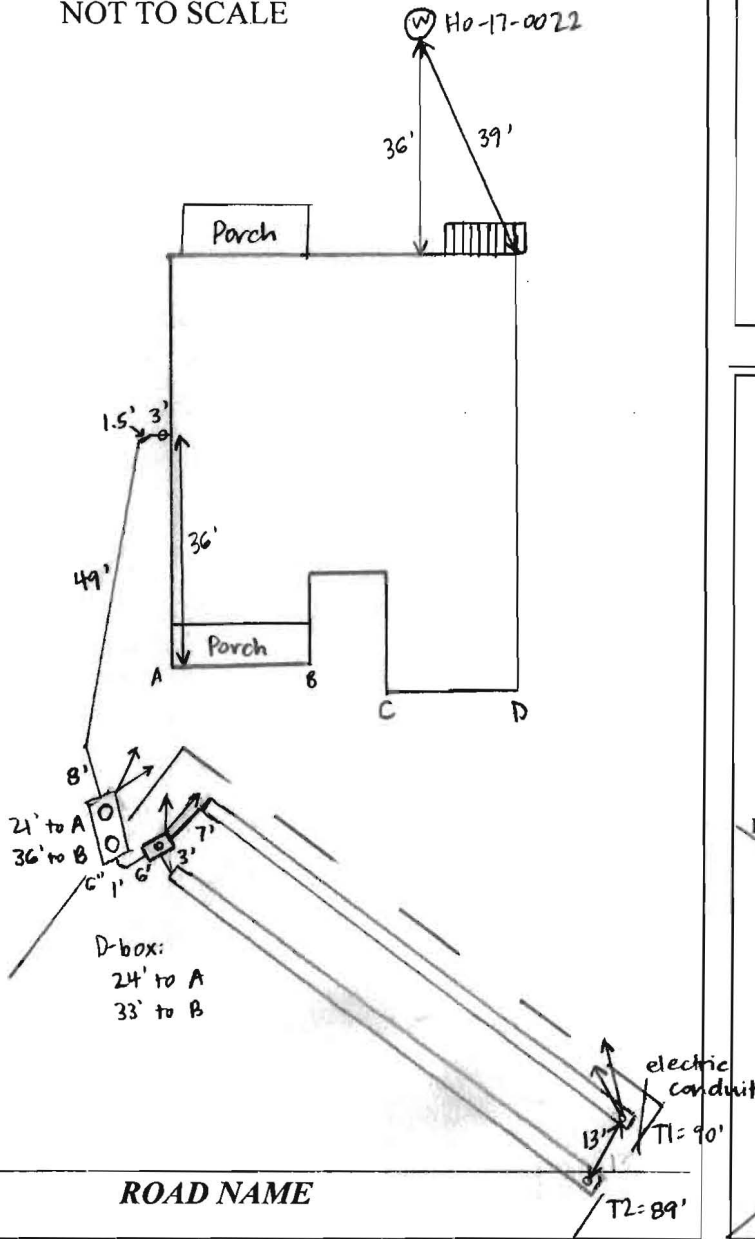
- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
 ELECTRICAL PERMIT ISSUED E _____
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

NOT TO SCALE



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	4.5-5'	8'
NUMBER OF TRENCHES	2	
TOTAL LENGTH	179'	
ABSORPTION AREA	537' + SIDEWALL	
DISTRIBUTION BOX LEVEL	YES	
DISTRIBUTION BOX BAFFLE	YES	
DISTRIBUTION BOX PORT	YES	

SEPTIC TANK DATA	
SEPTIC TANK I LEVEL	YES
MANUFACTURER	BABYLON
CAPACITY	1500 GAL
SEAM LOC	TOP
TANK LID DEPTH	2.5-3'
BAFFLES	YES
BAFFLE FILTER	NO
MANHOLE LOC	FRONT + REAR
6" PORT LOC	NONE
WATERTIGHT TEST	NO
SLOTTED	YES
DATE ON LID	2-7-18

PUMP/SEPTIC TANK LEVEL	
MANUFACTURER	
CAPACITY	GAL
SEAM LOC	
TANK LID DEPTH	
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	
DATE ON LID	

PRE-CONSTRUCTION:

4/3/18 Met J+A on site for layout. SDA corner stakes + tank stake present. Some fill along upper SDA edge - J+A will remove before trench layout. OK to set tank 20' off house (at least 10' off porch). (SC) 4/4/18 Fill removed from upper portion of SDA. Shot contour + laid out 2x 90' trenches. OK for inlet to be 5' to make fall to trenches. (SC)

INSTALLATION:

4/4/18 House connection made, tank set. Grade must be adjusted to keep 3' or less of cover on tank. (SC) 4/5/18 Trenches complete, T1 open @ ends for inspection and T2 uncovered. 3' wide, 4-4.5' to stone. Levelled speed levelers in D-box. Contractor hit electric conduit in SDA corner near T1 end, 3' deep. Likely crosses driveway + not in SDA otherwise. Upper riser ring cracked - contractor fixed. [corrective action + completed] (SC)

FINAL INSPECTOR Sarah Collins DATE OF APPROVAL 4/5/18

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, October 24, 2017 11:02 AM
To: ron@vanmar.com
Cc: MIKE_BIRNER@HUNTSENDREMODELING.COM
Subject: B17002571_17741 Hardy Road

Hi Ron:

Good morning. I received a call from John P. who wanted to know about the status of the building permit for 17741 Hardy Road. I tried returned his phone call and left a brief message. At this point, we still need a revised OSDS plan showing the tank meeting the 20 foot setback to the house foundation. Also, there is a potential for a future bedroom in the basement so it might prove useful to size the septic system for 5 bedrooms (instead of 4). Lastly, I informed Mike awhile back that if the wall check included the covered porch as part of the foundation outline, we would not be able to issue the septic permit because the well box does not meet the 30 foot setback (I was looking for confirmation from him on this part of the project).

Anyway, as soon as we have the revised OSDS plan and issued the basement bedroom memo, we should be able to approve the BP. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, October 26, 2017 2:50 PM
To: 'Mike - Hunts End Remodeling'
Subject: RE: B17002571_17741 Hardy Road

Hi Mike:

Thanks for the clarification. I was concerned that the septic permit might be held up if the porch was shown as part of the foundation on the wall check plan.

Thanks,

Hank

From: Mike - Hunts End Remodeling [mailto:mike_birner@huntsendremodeling.com]
Sent: Thursday, October 26, 2017 2:42 PM
To: Oswald, Hank
Cc: ron@vanmar.com
Subject: Re: B17002571_17741 Hardy Road

Hi Hank,

Just to confirm regarding our previous conversation about the covered porch and the setback to the well box, my understanding was that since the porch will be on post footers (not part of the continuous foundation wall) that we were ok with the setback as shown. It may be in the best interest of the homeowner to show it beyond the porch anyway provided there's room, but if I'm not remembering correctly please clarify. Our intention is to place the porch on post footings and would not be part of the wall check. If there's anything else you're looking for me to clarify, please let me know.

Thanks,
Mike

Mike Birner
Architect, CGR
President
Hunt's End Remodeling, LLC
2600 Longstone Lane, Suite 204
Marriottsville, MD 21104
410.970.0084

Remodeling Magazine's [Big50](#) Inductee
"Best of [Houzz](#)" for Customer Service and Satisfaction

www.huntsendremodeling.com
mike_birner@huntsendremodeling.com

Like us on Facebook and follow us on [Twitter](#)



On Oct 24, 2017, at 11:01 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Ron:

Good morning. I received a call from John P. who wanted to know about the status of the building permit for 17741 Hardy Road. I tried returned his phone call and left a brief message. At this point, we still need a revised OSDS plan showing the tank meeting the 20 foot setback to the house foundation. Also, there is a potential for a future bedroom in the basement so it might prove useful to size the septic system for 5 bedrooms (instead of 4). Lastly, I informed Mike awhile back that if the wall check included the covered porch as part of the foundation outline, we would not be able to issue the septic permit because the well box does not meet the 30 foot setback (I was looking for confirmation from him on this part of the project).

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Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Monday, October 30, 2017 8:52 AM
To: ron@vanmar.com
Subject: OSDS Plan_17741 Hardy Road_30 foot Setback

Hi Ron:

Good morning. The revised OSDS Plan shows the basement stairwell closer than 30 feet to the well box/well. Is there any way to shift the house so the setback can be met? This office will not grant a variance to the setback requirement for new house construction.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: July 14, 2017

DPZ File No. WP-18-003

Department of Planning and Zoning

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

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

See: []

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 25

ENCLOSED FOR YOUR [] Signature Approval [x] Review & Comments [] Files

THE ENCLOSED [] Original [] Pre-Packaged Plan Set

Table with 3 columns: Plans, # of Plans, Supplemental Documents. Lists various planning documents and their counts.

WAS: [x] Received [] Tentatively Approved [] Recorded
[] Received and Revised [] Approved On July 14, 2017

COMMENTS: Due- 17 Working Days: 8/8/17

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

H.C.

DPZ STAFF INITIALS: KTB

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 7/14/17 DPZ File Number WP-18-003

I. Site Description

Subdivision Name/Property Identification: LOT 25 WOODCAMP FARMS
 Location of property: SOUTH SIDE HARDY RD, 1000' ± EAST OF LONG CORNER ROAD
(Street Address and/or Road Name)

UNDEVELOPED RESIDENTIAL
(Existing Use)

SINGLE FAMILY HOME
(Proposed Use)

6
(Tax Map No.)

6
(Grid/Block No.)

485
(Parcel No.)

4
(Election District)

RC-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.)

PLAT 23676, PLAT OF REVISION F-16-000

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>SEC 16.1205 (7)</u>	<u>RETENTION OF SPECIMEN TREES</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

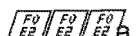
III. *Justification*

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:

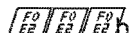
- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval 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.

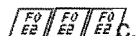
IV. *Pre-Submission Meeting Requirements*

 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.

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

- 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). **WETLAND CERTIFICATION, JUSTIFICATION NARRATIVE.**
 - N/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).
 - 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.

✓ 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 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 *

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

7/13/2017
(Date)

David A. Adams
(Signature of Petition Preparer) *

7/3/17
(Date)

JOHN PROKOWSKI
(Name of Property Owner)

DAVID A. ADAMS
(Name of Petition Preparer, Surveyor/Engineering/Architect
or Agent/Developer)

587 W. WALKERSVILLE RD.
(Address)

310 S. MAIN ST.
Address)

MOUNT AIRY, MD. 21771
(City, State, Zip Code)

MOUNT AIRY, MD 21771
(City, State, Zip Code)

E-Mail johnp2@umbc.edu

E-Mail dadams@vanmar.com

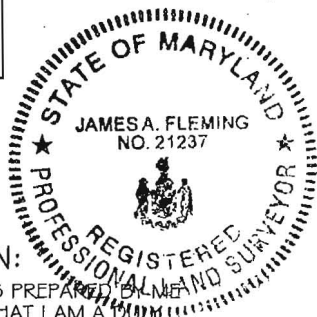
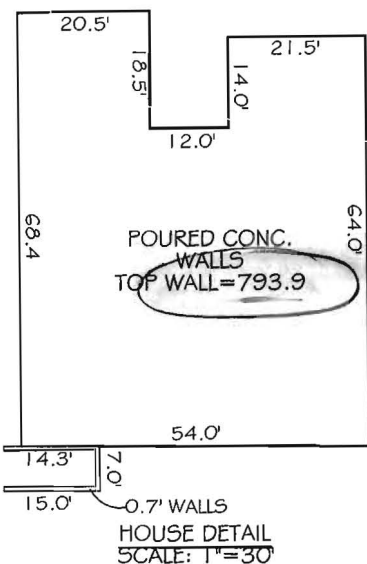
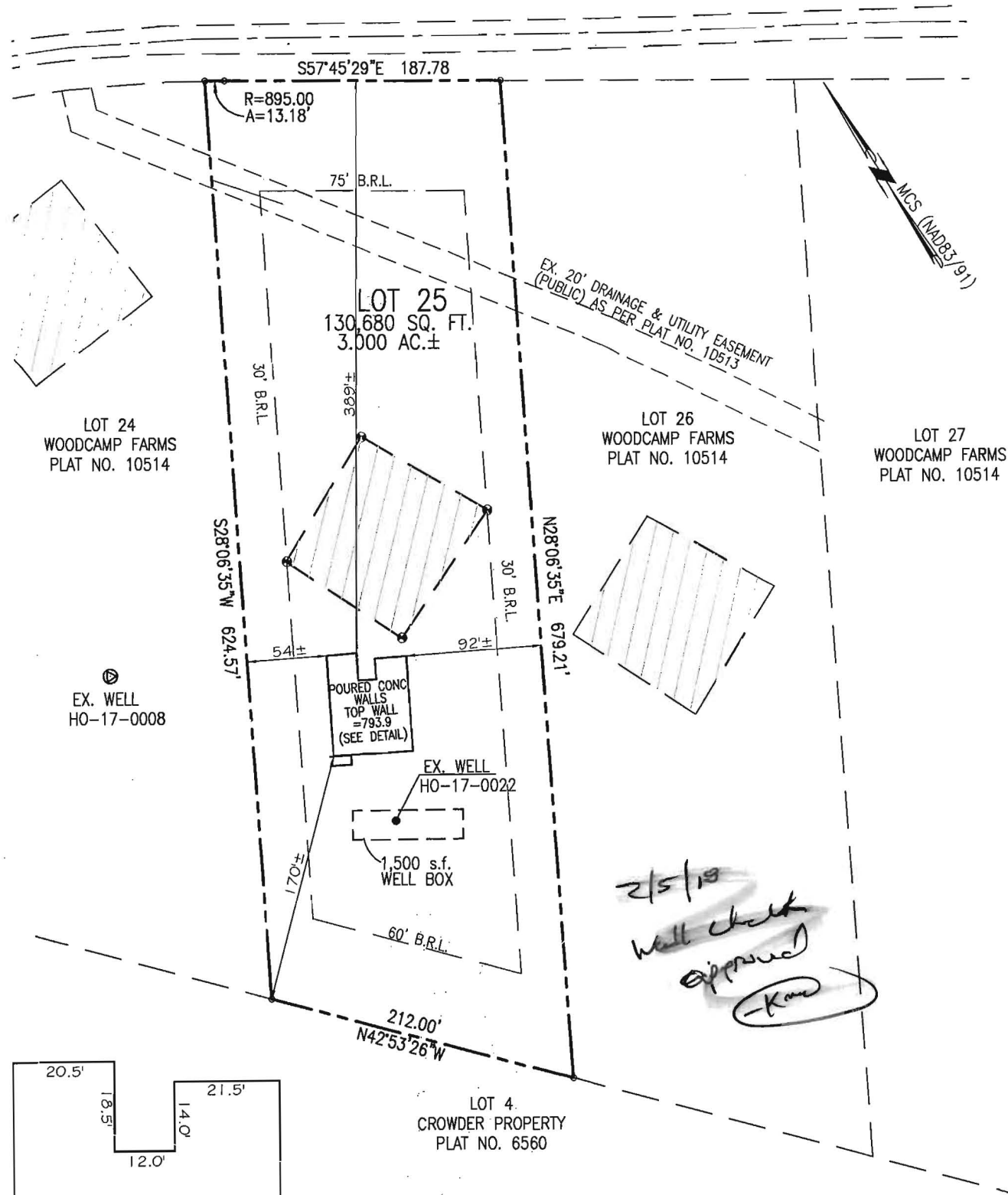
443-956-6851
(Telephone) (Fax)

301-829-2890
(Telephone) (Fax)

Contact Person: JOHN PROKOWSKI

Contact Person: DAVID A. ADAMS

HARDY ROAD
(50' R/W)



- NOTES:
- 1) FOUNDATION AND FOOTINGS ARE IN PLACE AS SHOWN HEREON.
 - 2) BUILDING TIES ARE ±0.5' UNLESS OTHERWISE NOTED.
 - 3) TOP OF WALL = 793.90

WALL CHECK DRAWING
LOT 25
WOODCAMP FARMS

PLAT NO. 23676

17403 HARDY ROAD

ELECTION DISTRICT: No. 4

HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'

DECEMBER, 2017

PROFESSIONAL CERTIFICATION:

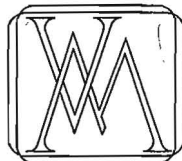
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21237, EXPIRATION DATE JANUARY 18, 2019, IN ACCORDANCE WITH COMAR 09.13.06.12.

12-15-2017

For VanMar Associates, Inc.
James Alden Fleming, Prof. Land Surveyor

Date

I CERTIFY THIS PLAT TO BE CORRECT; IT IS THE RESULT OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS REFERENCED HEREON.



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners

310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
©Copyright, Latest Date Shown

REFERENCE	JOB NO.
PLAT NO. 23676	B7-5634

LETTER OF TRANSMITTAL

AGENCY CLIENT FILE ACCT. CORR. OTHER

VanMar Associates, Inc.

Engineers ~ Surveyors ~ Planners
310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
301-829-2890 301-831-5015 301-695-0600
410-549-2751 (FAX) 301-831-5603

TO: Howard County Department of
Environmental Health
8930 Stanford Boulevard
Columbia, Maryland 21045

Attn: Hank Oswald, L.E.H.S.

DATE: 11/1/17

PROJECT: Woodcamp Farms, Lot 25

VMA#: b75621

COUNTY#:

ENCLOSED:

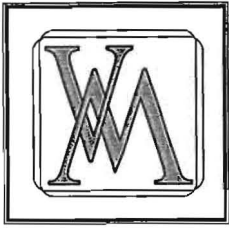
COPIES	DATE	DESCRIPTION
3	10/31/17	Revised On Site Sewage Disposal System Design Plan Lot 25 Woodcamp Farms

REMARKS: Hi Hank, plan revised to reflect basement entrance. Thank you!

COPIES TO (ADDRESS: John Piorkowski, 587 West Watersville Road, Mt. Airy, Maryland 21771

SUBMITTED BY: dkv

g\enr b7 5621 hd rev osds plan 11.1.17



**VANMAR
ASSOCIATES, INC.**

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

October 26, 2017

Mr. Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD 21045

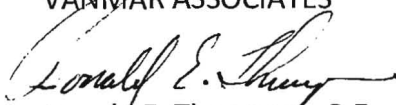
RE: Woodcamp Lot 25
17741 Hardy Road

Enclosed is an updated Onsite Sewage Disposal System Design Plan per your October 24th email comments. Please note the following:

1. The septic tank location has been revised to be 20-feet from the house.
2. The home owner will be eliminating a wall in the basement to eliminate a future bedroom in the basement. Therefore, the septic system remains a 4-bedroom system.
3. The covered porch will be on footers and will not be part of the wall check.

Please contact me with any additional comments or questions you may have.

Thank you,
VANMAR ASSOCIATES


Ronald E. Thompson, P.E.

Ron Thompson

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, October 24, 2017 11:02 AM
To: Ron Thompson
Cc: MIKE_BIRNER@HUNTSENDREMODELING.COM
Subject: B17002571_17741 Hardy Road

Hi Ron:

Good morning. I received a call from John P. who wanted to know about the status of the building permit for 17741 Hardy Road. I tried returned his phone call and left a brief message. At this point, we still need a revised OSDS plan showing the tank meeting the 20 foot setback to the house foundation. Also, there is a potential for a future bedroom in the basement so it might prove useful to size the septic system for 5 bedrooms (instead of 4). Lastly, I informed Mike awhile back that if the wall check included the covered porch as part of the foundation outline, we would not be able to issue the septic permit because the well box does not meet the 30 foot setback (I was looking for confirmation from him on this part of the project).

Anyway, as soon as we have the revised OSDS plan and issued the basement bedroom memo, we should be able to approve the BP. Should you have any questions, please don't hesitate to ask.

Respectfully,

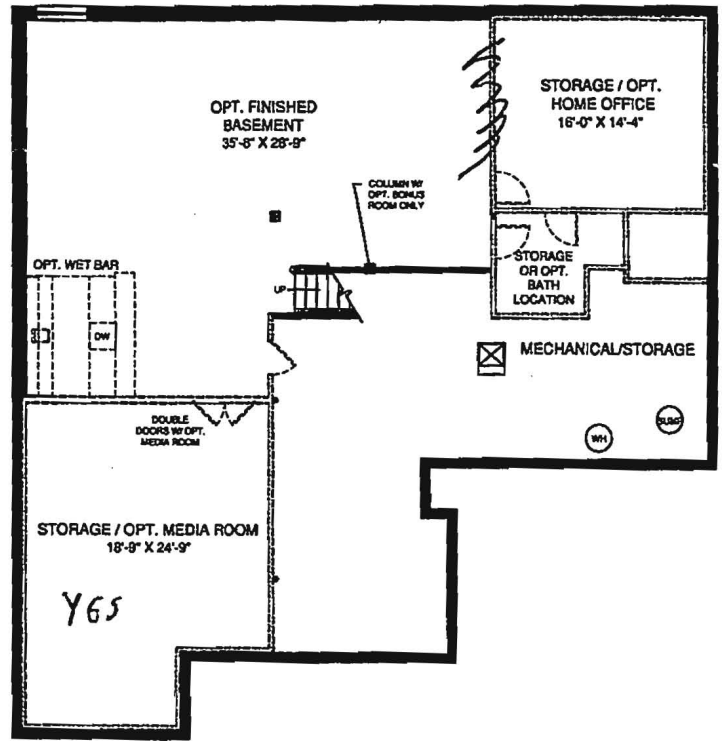
Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)



OPT. SLIDING GLASS DOOR OR
OPT. DOUBLE PATIO DOOR

OPT. HOME OFFICE AND
OPT. BASEMENT
BATHROOM



- o No ~~stor~~ HOME OFFICE
- o BATHROOM CAN BE POWDER ROOM
- o

LETTER OF TRANSMITTAL

AGENCY
 CLIENT
 FILE
 ACCT.
 CORR.
 OTHER

VanMar Associates, Inc.
 Engineers ~ Surveyors ~ Planners
 310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
 301-829-2890 301-831-5015 301-695-0600
 410-549-2751 (FAX) 301-831-5603

TO: Howard County Department of
 Environmental Health
 8930 Stanford Boulevard
 Columbia, Maryland 21045

Attn: Hank Oswald, L.E.H.S.

DATE: 10/26/17

PROJECT: Woodcamp Farms, Lot 25

VMA#: b75621

COUNTY#:

ENCLOSED:

COPIES	DATE	DESCRIPTION
3	10/26/17	Letter of Response to Comments to Hank Oswald & attachments
3	10/25/17	Revised on Site Sewage Disposal System Design Plan Lot 25 Woodcamp Farms

REMARKS: Hi Hank, plan revised and submitted for your review and approval. Thank you!

COPIES TO (ADDRESS): John Piorkowski, 587 West Watersville Road, Mt. Airy, Maryland 21771

SUBMITTED BY: dkv

g\enr b7 5621 hd rev osds plan 10.26.17



Howard County Department of Planning and Zoning
Division of Land Development

**INITIAL SUBMISSION
ALTERNATIVE COMPLIANCE WORKSHEET
(For DPZ Use Only)**

Project Name LOT 25 WOODCAMP FARMS DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

I. Application Requirements

Indicate Yes, No or N/A

- a. Application is complete
- b. Required number of plans and applications are provided
- ___ Plans (15 sets on County Road or
- ___ Applications 19 sets on State Road)
- c. Supplemental Information is provided
- d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
- e. Certification of pre-submission 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

Fee

Number of alternative compliance sections requested 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

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 _____

JUSTIFICATION FOR THE
REMOVAL OF SPECIMEN TREES ON LOT 25 OF WOODCAMP FARMS
July 3, 2017

Rationale

Of the 3.00 acres of land, which make up Lot 25 of Woodcamp Farm, 100% is covered by a mature deciduous forest, including seven specimen trees size of 30" dbh and greater. In order to build a home, with septic, driveway, and grading, three of the seven specimen trees need to be removed. The following narrative is submitted to justify the removal of some specimens.

Location of development, especially the extent of grading within the Limits of Disturbance (LOD), is largely due to constraints resulting from septic test approvals and house construction. Such grading will occur within the root zone of Specimen Trees #3 and #4. Additionally, Specimen #7 exists within 15' of the corner of the proposed house.

Each specimen was measured, evaluated, and survey located in the field. The following is a description of each tree.

Specimen #3. A 32" dbh Hickory sp. The tree stands in the edge of the approved septic field area. Health is poor. The bole is split from the ground to a height of approximately 4'. The collar shows root rot. Significant competition is seen in the canopy by surrounding trees. The canopy is thin. Removal is required by the Health Department for installation of the septic field.

Specimen #4. A 32" dbh Hickory sp. Health is fair. The tree stands within the approved septic field area. Significant competition is seen in the canopy by surrounding trees. The canopy is thin. Removal is required by the Health Department for installation of the septic field.

Specimen #7. A 30" dbh Hickory sp. Health is fair. The tree stands 13.4' from the corner of the proposed house and has a significant lean in that direction. Significant competition is seen in the canopy by surrounding trees. The canopy is thin. Removal is recommended due its proximity to the house, root removal and water table fluctuation as a result of construction. Removal of surrounding trees for house construction will also subject the tree to wind throw, making its removal important for safety reasons.

In summary, three of seven specimen trees require removal for construction of house and septic.

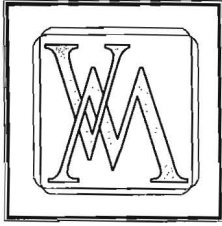
Respectfully submitted,
VANMAR ASSOCIATES, INC



David A. Adams, RLA



VanMar Associates, Inc



VANMAR
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

July 7, 2017

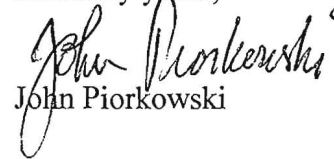
Kent Sheubrooks, Division Chief
Division of Land Development
Howard County Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

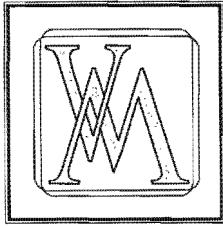
Re: Owner's Authorization
Woodcamp Farms, Lot 25
Tax Map 6, Grid 6, Parcel 485

Dear Mr Sheubrooks,

VanMar Associates, Inc is authorized to prepare plans and exhibits for the development of the above referenced property, including application for Alternative Compliance for approval of the removal of specimen trees.

Sincerely yours,


John Piorkowski



VANMAR
ASSOCIATES, INC.

Engineers • Surveyors • Planners

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(301) 695-0600

(301) 831-5015

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Fax (301) 831-5603

July 3, 2017

Kent Sheubrooks, Division Chief
Division of Land Development
Howard County Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: Wetland Certification
Woodcamp Farms, Lot 25
Tax Map 6, Grid 6, Parcel 485

Dear Kent,

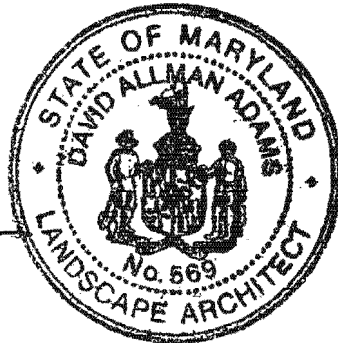
On or about May 29, 2017 a wetlands investigation was performed on the subject property owned by Richard M. & Barbara A Hough. The existing lot is three acres in size.

The lot is 100% forested with no wetland species found within 100' of the lot boundaries. No surface water was observed. There is a 20' drainage swale through the northern portion of the lot, which collects drainage from the surrounding lands. No surface water nor wetland plant species were observed in the swale.

It is concluded that no wetlands exist on the property or within 100' of any property line.

Sincerely yours,
VanMar Associates, Inc.

David A. Adams, RLA



Oswald, Hank

From: Oswald, Hank
Sent: Friday, March 03, 2017 10:41 AM
To: 'Ron Thompson'; Williams, Jeffrey
Subject: RE: OnSite Disposal
Attachments: Septic Specs_Hardy Road_Lots 25 and 26.pdf

Hi Ron:

Attached, please find a copy of the septic specs for Woodcamp Farms, Lots 25 & 26. Note, the OSDS Plan must show a well box or 2 alternate well sites. Should the existing well site on the approved plan result in dry hole, the existing plan would need to be revised. An engineer could come in to the office and redline the plan to show a well box or new well sites in an agreed upon location.

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

Hank

From: Ron Thompson [<mailto:ron@vanmar.com>]
Sent: Thursday, March 02, 2017 2:04 PM
To: Williams, Jeffrey; Oswald, Hank
Subject: OnSite Disposal

Jeff and Hank:

Attached are the Onsite Sewage Disposal Worksheet for Lots 25 & 26. I have included the approved plan for your reference.

Thank you.

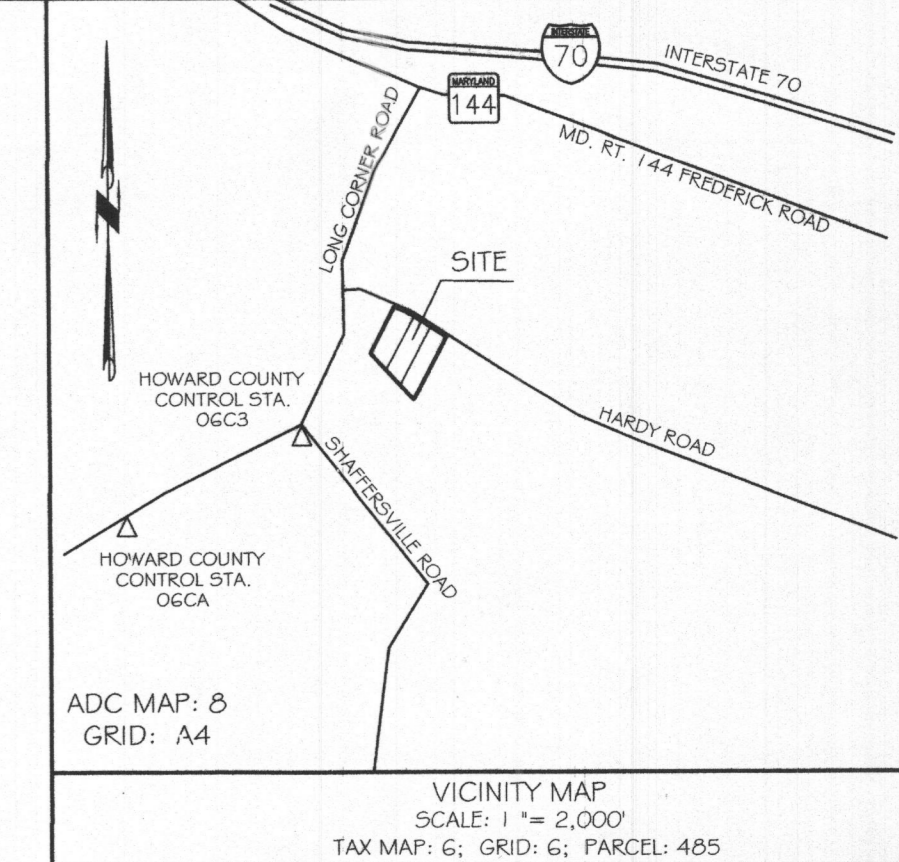
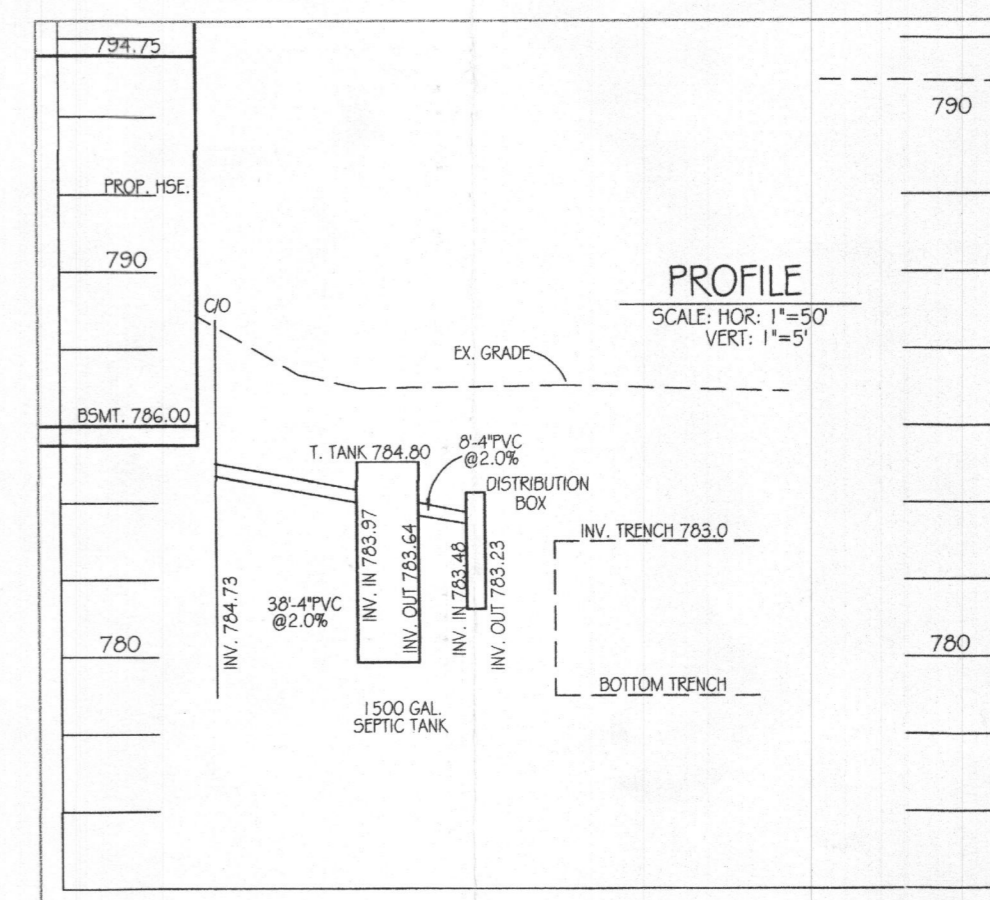
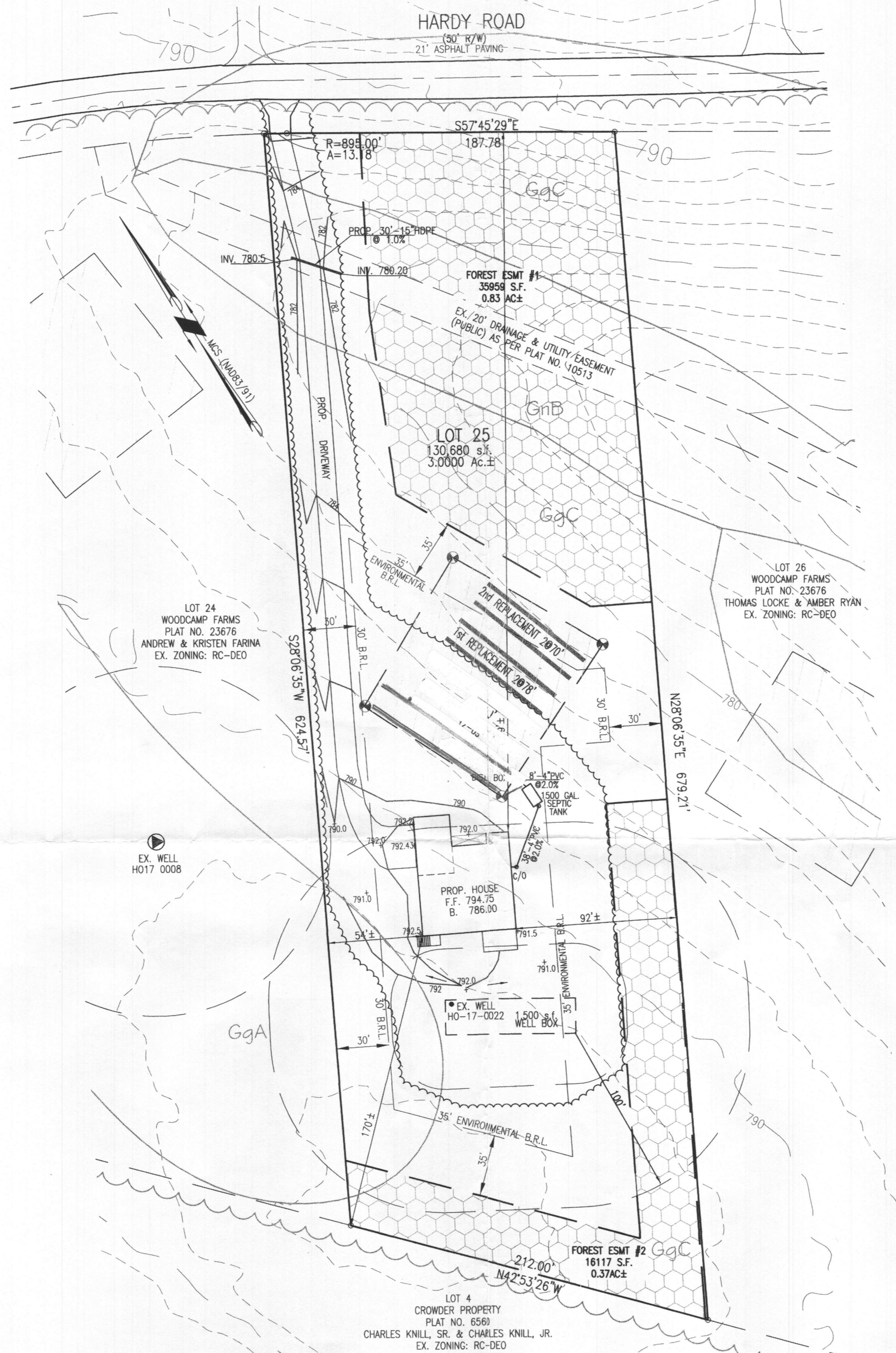
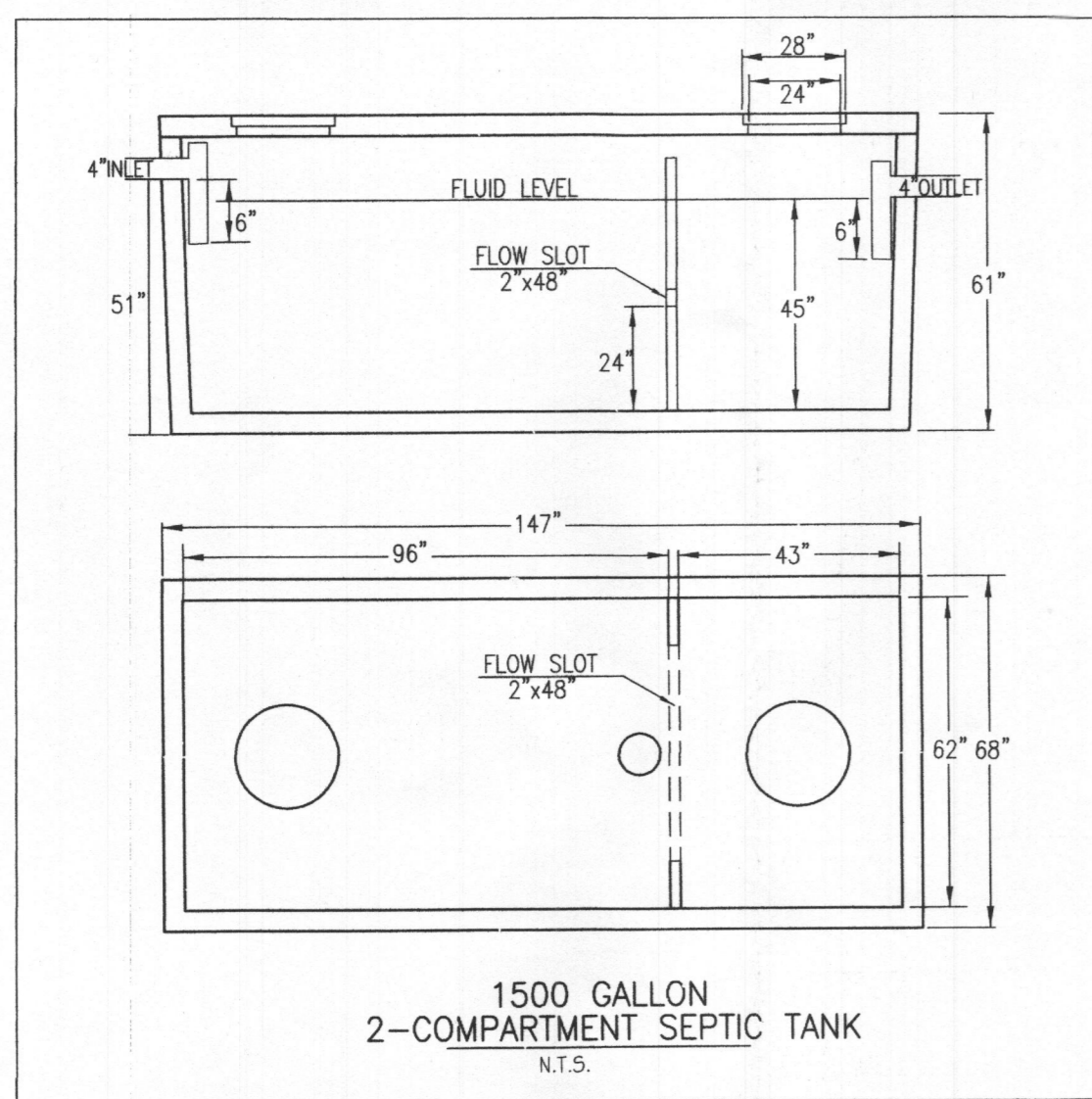
Ronald E. Thompson, PE
VANMAR ASSOCIATES
310 South Main Street
PO Box 328
Mount Airy, Maryland 21771
301-829-2890 (O)
443-421-2164 (C)
301-831-5603 (F)

Cabahug, Joseph

From: Ron Thompson <ron@vanmar.com>
Sent: Wednesday, February 08, 2017 12:45 PM
To: Cabahug, Joseph; John Piorkowski
Subject: Woodcamp Farms Lot 25

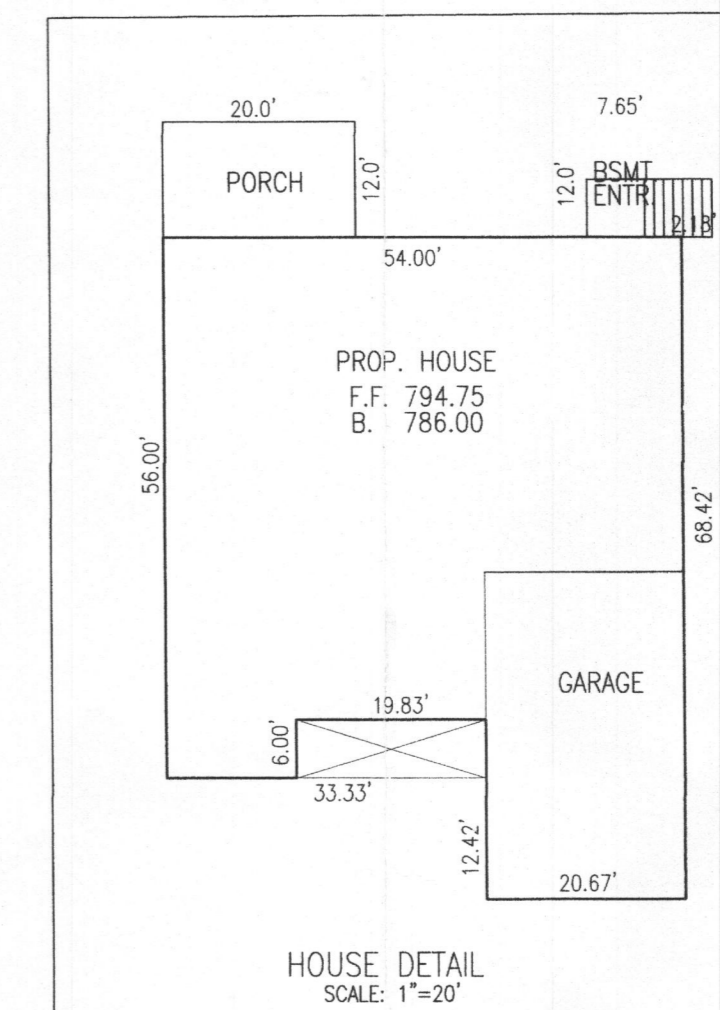
The corners of the Onsite Sewage Field and well locations have been staked in the field.

Ronald E. Thompson, PE
VANMAR ASSOCIATES
310 South Main Street
PO Box 328
Mount Airy, Maryland 21771
301-829-2890 (O)
443-421-2164 (C)
301-831-5603 (F)



GENERAL NOTES:

- TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
- THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
- ZONING DISTRICT: RC-DEO
- LIMIT OF DISTURBANCE (LOD) = 29,900 SQ.FT.
- THERE ARE NO STREAMS, PONDS, FLOODPLAINS OR WETLANDS ON THIS LOT.
- STORM WATER MANAGEMENT FOR THIS LOT IS PROVIDED BY N-1 ROOFTOP DISCONNECTION AND N-2 NON ROOFTOP DISCONNECTION.



SEPTIC SYSTEM TRENCH DESIGN

INITIAL NUMBER OF BEDROOMS = 4
 APPLICATION RATE = 0.8 GPD / sq.ft.
 DESIGN FLOW: 150 GPD X 4 BEDROOMS = 600 GPD
 600 GPD / 0.8 GPD/sq.ft. = 750 sq.ft.
 750 sq.ft. / 3 ft. WIDE TRENCH = 250 LF TRENCH
 250 LF TRENCH X 0.63 REDUCTION CREDIT = 207.5 LF TRENCH
 TRENCH 1 (T1) EX. GRD=787.0 - INV. TRENCH=783.0 - B. TRENCH=779.0
 TRENCH 2 (T2) EX. GRD=786.2 - INV. TRENCH=782.2 - B. TRENCH=778.2
 TRENCH 2 (T2) EX. GRD=785.5 - INV. TRENCH=781.5 - B. TRENCH=777.5

1st REPLACEMENT
 APPLICATION RATE = 0.8 GPD / sq.ft.
 DESIGN FLOW: 150 GPD X 4 BEDROOMS = 600 GPD
 600 GPD / 0.8 GPD/sq.ft. = 750 sq.ft.
 750 sq.ft. / 3 ft. WIDE TRENCH = 250 LF TRENCH
 250 LF TRENCH X 0.625 REDUCTION CREDIT = 156 LF TRENCH

2nd REPLACEMENT
 APPLICATION RATE = 0.8 GPD / sq.ft.
 DESIGN FLOW: 150 GPD X 4 BEDROOMS = 600 GPD
 600 GPD / 0.8 GPD/sq.ft. = 750 sq.ft.
 750 sq.ft. / 3 ft. WIDE TRENCH = 250 LF TRENCH
 250 LF TRENCH X 0.56 REDUCTION CREDIT = 140 LF TRENCH

SITE PLAN NOTES:

- ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
- MAXIMUM COVER OVER THE TANK IS 3 FEET. GREATER DEPTH WILL REQUIRE A HEAVY LOAD BEARING TANK.
- ELECTRICAL WORK FOR THE INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
- THE WELL (TAG #HO-17-0022) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
- ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADE/INT OF ANY WELLS AND OR SEPTIC SYSTEMS HAVE BEEN SHOWN.

OWNER:
 JOHN PIORKOWSKI & REBECCA CARBIS
 587 WEST WATERSVILLE ROAD
 MOUNT AIRY, MD. 21771
 433-956-6851

DEVELOPER:
 JOHN PIORKOWSKI
 587 WEST WATERSVILLE ROAD
 MOUNT AIRY, MD. 21771
 433-956-6851

Approved Septic System Plan
 Howard County Health Department

Hank Oswald 11/3/17
 Signature Date

DATE	REVISIONS
06/05/17	SEPTIC AREA & TRENCHES
10/25/17	SEPTIC TANK LOCATION
10/30/17	BSMT. ENTR.

ON SITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN

1774 I HARDY ROAD

LOT 25

WOODCAMP FARMS

PLAT NO. 23676

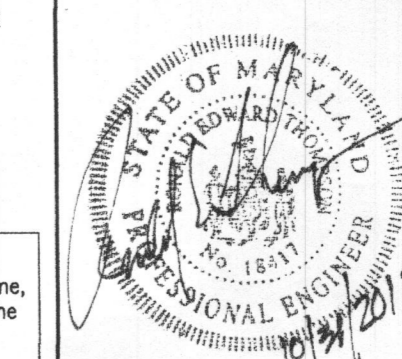
TAX MAP: G ELECTION DISTRICT: No. 4 SCALE: 1" = 50'
 GRID NO: G HOWARD COUNTY, MARYLAND DATE: APRIL, 2017
 P/O PARCEL NO: 485 EX. ZONING: RC-DEO SHEET 1 OF 1

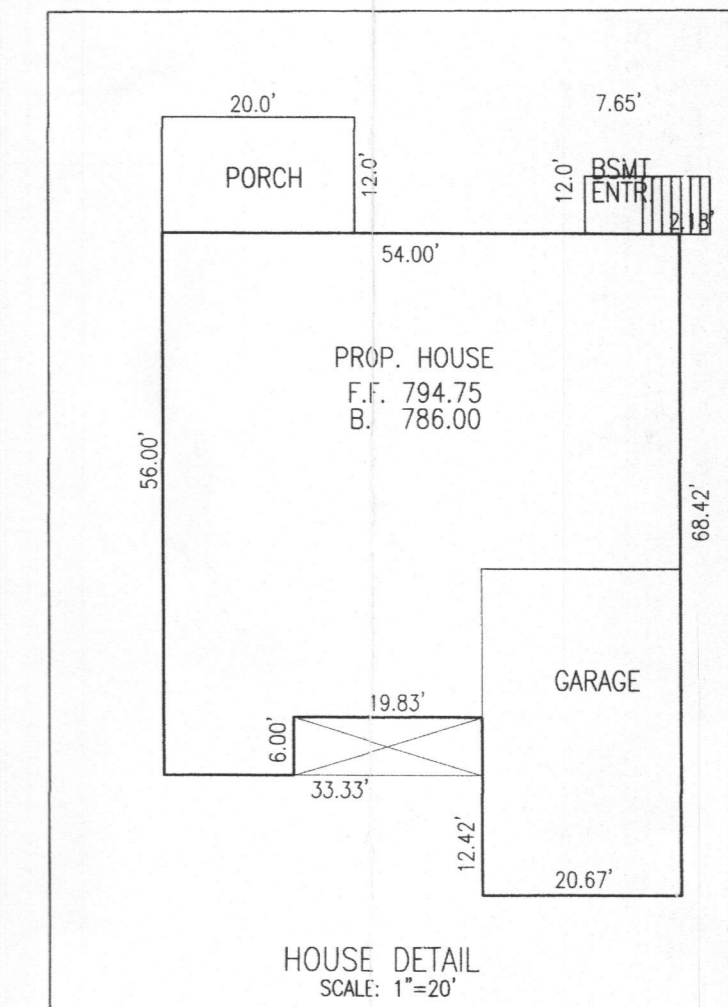
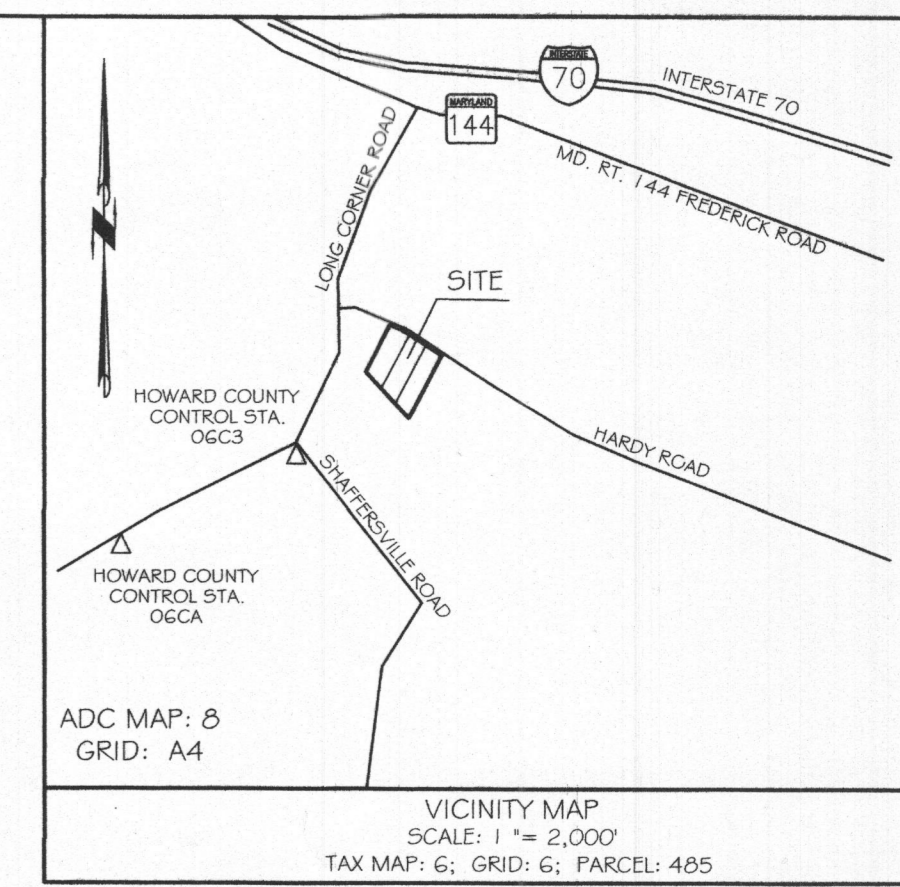
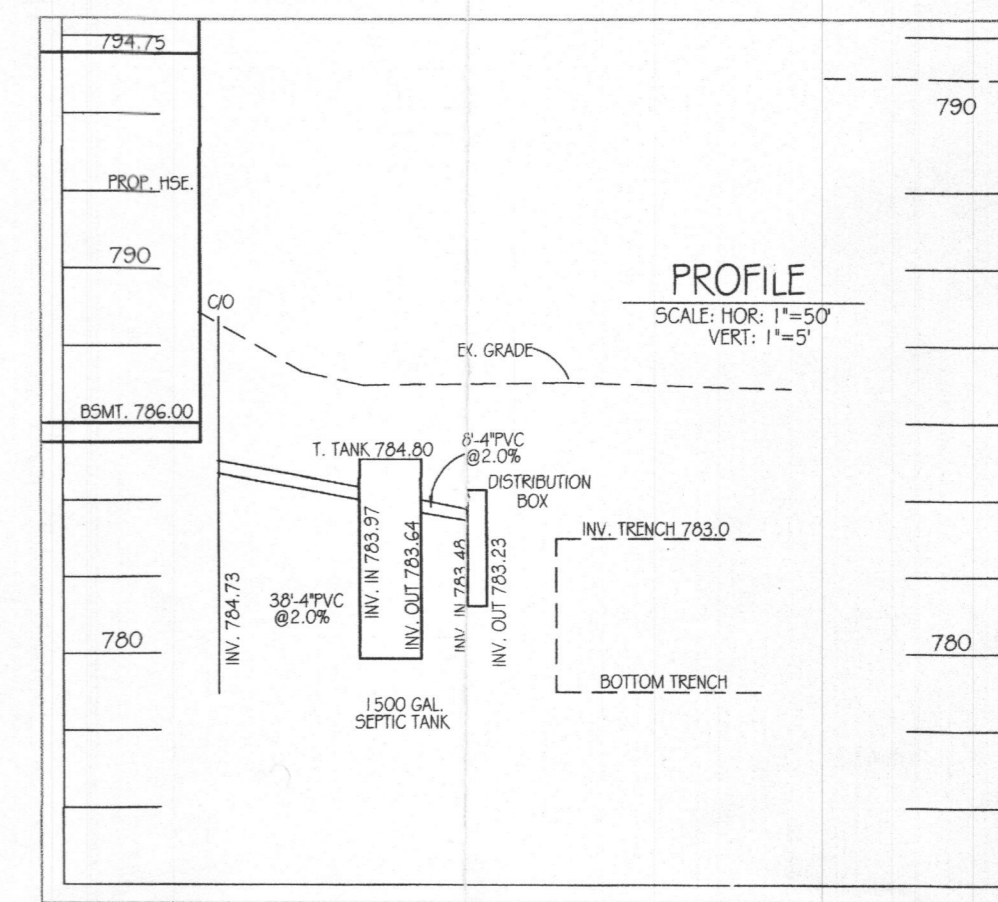
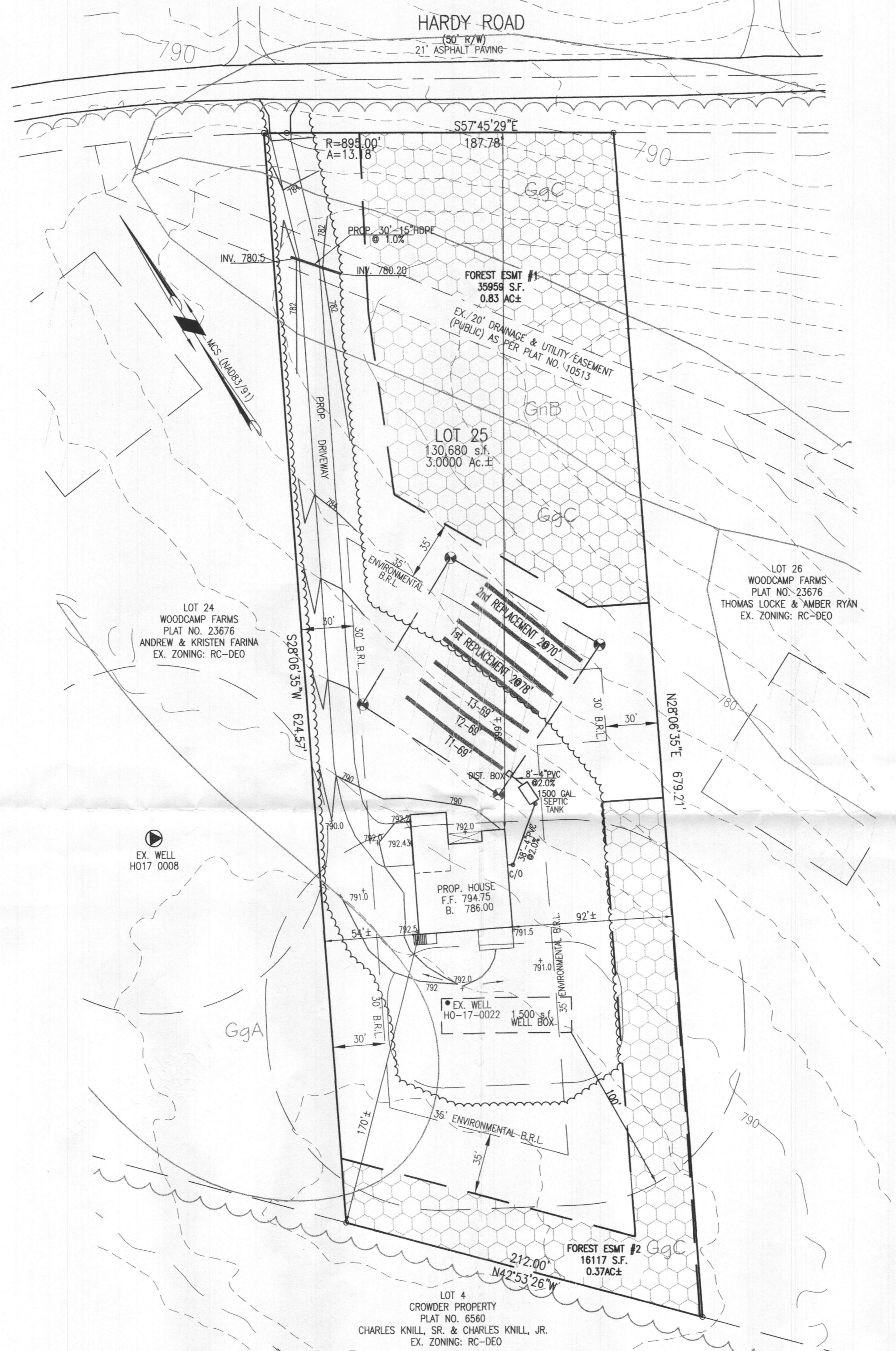
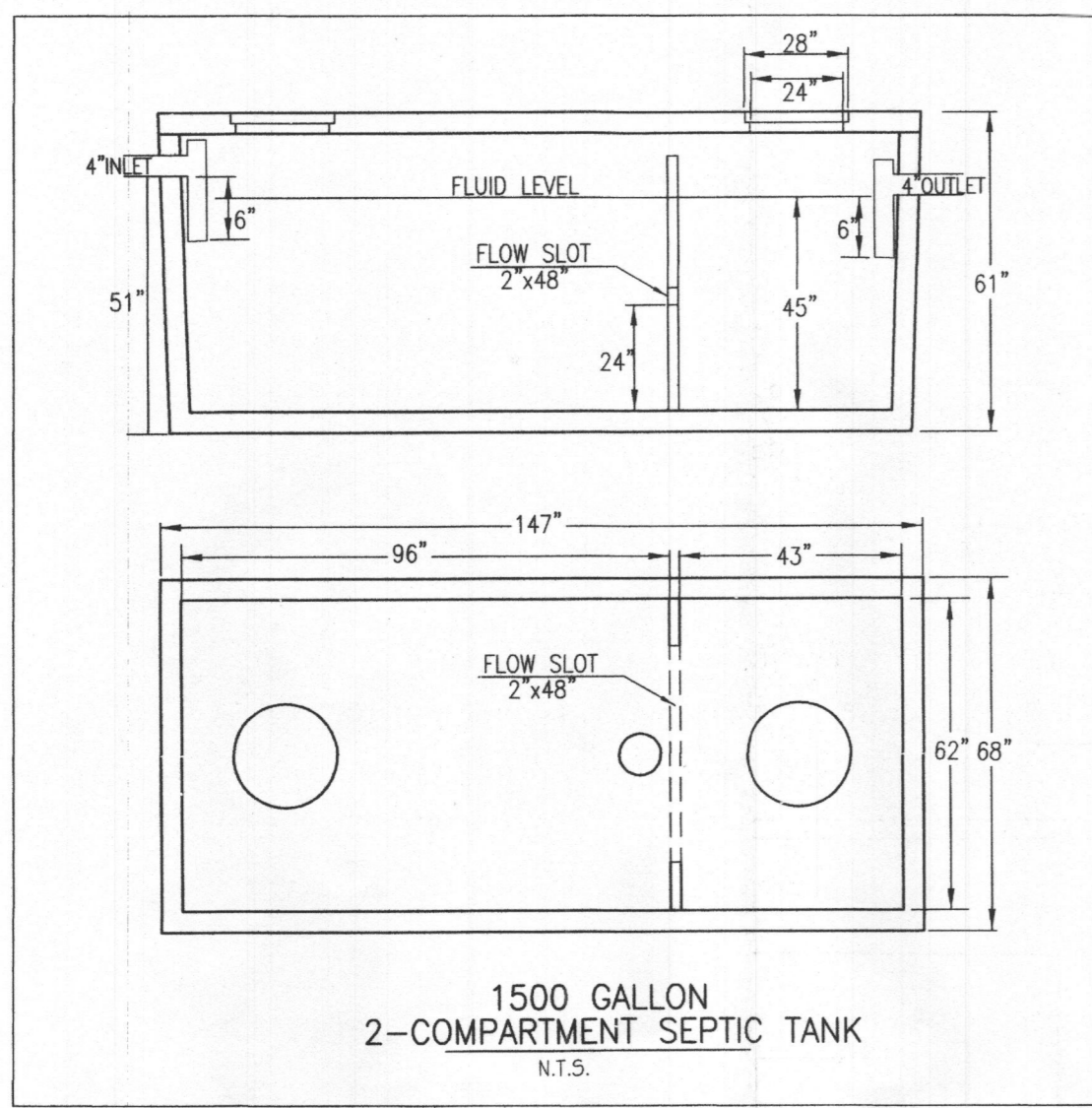


VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
 Fax (301) 831-5603 ©Copyright, Latest Date Shown

WELL CERTIFICATION
 I HEREBY CERTIFY THAT THE EXISTING WELL TAG NO. HO-17-0022 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN HEREON.
Ronald E. Thompson 10/31/2017
 RONALD E. THOMPSON, P.E. DATE

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. 18417, Expiration Date: 3-18-18.





GENERAL NOTES:

1. TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
2. THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
3. ZONING DISTRICT: RC-DEO
4. LIMIT OF DISTURBANCE (LOD) = 29,900 SQ. FT.
5. THERE ARE NO STREAMS, PONDS, FLOODPLAINS OR WETLANDS ON THIS LOT.
6. STORM WATER MANAGEMENT FOR THIS LOT IS PROVIDED BY N-1 ROOFTOP DISCONNECTION AND N-2 NON ROOFTOP DISCONNECTION.

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4. THE WELL (TAG #HO-17-0022) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
5. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND OR SEPTIC SYSTEMS HAVE BEEN SHOWN.

OWNER:
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 MOUNT AIRY, MD. 21771
 433-956-6851

DEVELOPER:
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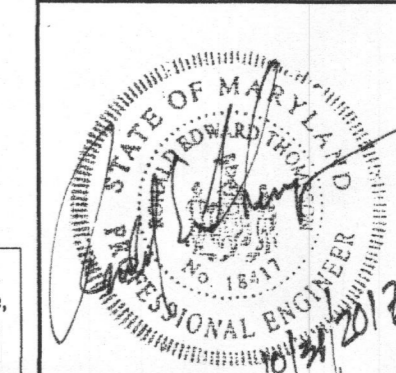
Approved Septic System Plan
 Howard County Health Department

Mark Oswald 11/3/17
 Signature Date

WELL CERTIFICATION
 I HEREBY CERTIFY THAT THE EXISTING WELL TAG NO. HO-17-0022 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN HEREON.
 Ronald E. Thompson, P.E. 12/31/2017 DATE

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. 18617, Expiration Date: 9-18-19.

DATE	REVISIONS
06/05/17	SEPTIC AREA & TRENCHES
10/25/17	SEPTIC TANK LOCATION
10/30/17	BSMT. ENTR.



ON SITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN
 17741 HARDY ROAD
 LOT 25
 WOODCAMP FARMS
 PLAT NO. 23676

TAX MAP: 6 ELECTION DISTRICT: No. 4 SCALE: 1" = 50'
 GRID NO: 6 HOWARD COUNTY, MARYLAND DATE: APRIL, 2017
 P/O PARCEL NO: 485 EX. ZONING: RC-DEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
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