

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, October 20, 2015 1:50 PM
To: jreynolds@vogeleng.com
Subject: Fortune Property_Perc Cert Plan_6902 Brooks Road

Hi Jeremiah:

The percolation certification plan for the Fortune Property did not include two alternate well locations. In addition, are you proposing to relocate the lot line to include the SDA or create an easement from the lot line to access the SDA? In either case, please add a note to the plan recognizing that changes to the deed for the lot line would have to be done or establish/sign an easement agreement prior to Health approval of the building permit.

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: Jeremiah Reynolds <jreynolds@vogeleng.com>
Sent: Tuesday, October 20, 2015 2:29 PM
To: Oswald, Hank
Subject: RE: Fortune Property_Perc Cert Plan_6902 Brooks Road

Will do. Thanks.

Jeremiah Reynolds
Cad Drafter
Robert H. Vogel Engineering, Inc.
8407 Main Street
Ellicott City, MD 21043
Phone: 410-461-7666
Fax: 410-461-8961
Email: jreynolds@vogeleng.com
www.vogeleng.com

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Tuesday, October 20, 2015 2:20 PM
To: Jeremiah Reynolds
Subject: RE: Fortune Property_Perc Cert Plan_6902 Brooks Road

Thank for the update. Could you also add the SDA for 6905 Brooks Road to the plan (See attachment)

From: Jeremiah Reynolds [<mailto:jreynolds@vogeleng.com>]
Sent: Tuesday, October 20, 2015 1:59 PM
To: Oswald, Hank
Subject: RE: Fortune Property_Perc Cert Plan_6902 Brooks Road

Thanks for the information. We will be relocating the lot line to include the septic easement. The process has already begun.

Jeremiah Reynolds
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To: jreynolds@vogeleng.com

Subject: Fortune Property_Perc Cert Plan_6902 Brooks Road

Hi Jeremiah:

The percolation certification plan for the Fortune Property did not include two alternate well locations. In addition, are you proposing to relocate the lot line to include the SDA or create an easement from the lot line to access the SDA? In either case, please add a note to the plan recognizing that changes to the deed for the lot line would have to be done or establish/sign an easement agreement prior to Health approval of the building permit.

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

Respectfully,

Hank

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Oswald, Hank

From: Williams, Jeffrey
Sent: Friday, June 12, 2015 9:00 AM
To: Rob Vogel; Oswald, Hank; 'Jeremiah Reynolds'
Cc: 'Fortune, Christopher'
Subject: RE: Revised Perc Test Plan - 6902 Brooks Road, Highland, MD 20777

It's unfortunate and a little surprising that the upper holes were too slow. We knew the lower stuff was wet. There is a lot of area left to try, but based on the failing results up high, it's a crap shoot. There's no area that looks more promising than another. We could try anywhere else you want. We could go off further to the side, or we could go further up the hill.

You're allowed to have two or three areas that add up to the required space to fit 3 systems (as long as each area can fit a whole system). We could ultimately use what passed this time in conjunction with another area if future testing is successful.

Jeff

From: Rob Vogel [<mailto:rvogel@vogeleng.com>]
Sent: Thursday, June 11, 2015 2:23 PM
To: Oswald, Hank; 'Jeremiah Reynolds'
Cc: 'Fortune, Christopher'; Williams, Jeffrey
Subject: RE: Revised Perc Test Plan - 6902 Brooks Road, Highland, MD 20777

Thanks Hank. It seems like we are pinned in by fails on all sides. Is there anywhere else you would suggest?
Thanks, Rob

Robert H. Vogel, P.E., M.ASCE

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Ellicott City, Maryland 21043
Phone: 410-461-7666
FAX: 410-461-8961
www.vogeleng.com

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Thursday, June 11, 2015 9:51 AM
To: Jeremiah Reynolds
Cc: Fortune, Christopher; Rob Vogel; Williams, Jeffrey
Subject: RE: Revised Perc Test Plan - 6902 Brooks Road, Highland, MD 20777

Hi Jeremiah:

In order for this office to accept the proposed sewage disposal area, additional percolation tests would have to be done in the highlighted areas. Alternatively, we could try additional testing beyond test holes 9, 10, and 12.

Regards,

Hank

From: Jeremiah Reynolds [<mailto:jreynolds@vogeleng.com>]
Sent: Thursday, June 04, 2015 4:42 PM
To: Oswald, Hank
Cc: Fortune, Christopher; Rob Vogel
Subject: Revised Perc Test Plan - 6902 Brooks Road, Highland, MD 20777

Hank,

I have attached a revised percolation test plan based on findings from the last round of tests and your recommendations. Please take a look at it and let me know if you are ok with us moving forward. If you are not and will require more testing, please tell me where you would like us to test.

Thanks,

Jeremiah Reynolds
Cad Drafter



Email: jreynolds@vogeleng.com
www.vogeleng.com

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, June 11, 2015 9:51 AM
To: 'Jeremiah Reynolds'
Cc: Fortune, Christopher; Rob Vogel; Williams, Jeffrey
Subject: RE: Revised Perc Test Plan - 6902 Brooks Road, Highland, MD 20777
Attachments: Brooks Road_Perc Test Hole Locations.pdf

Hi Jeremiah:

In order for this office to accept the proposed sewage disposal area, additional percolation tests would have to be done in the highlighted areas. Alternatively, we could try additional testing beyond test holes 9, 10, and 12.

Regards,

Hank

From: Jeremiah Reynolds [<mailto:jreynolds@vogeleng.com>]
Sent: Thursday, June 04, 2015 4:42 PM
To: Oswald, Hank
Cc: Fortune, Christopher; Rob Vogel
Subject: Revised Perc Test Plan - 6902 Brooks Road, Highland, MD 20777

Hank,

I have attached a revised percolation test plan based on findings from the last round of tests and your recommendations. Please take a look at it and let me know if you are ok with us moving forward. If you are not and will require more testing, please tell me where you would like us to test.

Thanks,

Jeremiah Reynolds
Cad Drafter



Email: jreynolds@vogeleng.com
www.vogeleng.com

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, May 21, 2015 11:44 AM
To: Rob Vogel (rvogel@vogeleng.com)
Subject: 6902 Brooks Road_Fortune Property_Perc Test Results II
Attachments: Perc Test Report_6902 Brooks Road_Fortune Property_5.21.2015.pdf; 6902 Brooks Road_Perc Result II.pdf

Hi Rob:

Attached you will find the percolation test results for 6902 Brooks Road conducted on May 14, 2015.

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

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, November 10, 2015 8:55 AM
To: Rob Vogel (rvogel@vogeleng.com)
Subject: Fortune Property_General Note Addition Request

Hi Rob:

We want a note added to the percolation test plan stating the larger parcel is non-buildable until a 10,000 sq. ft. SDA is established on it. If the lot line change is to be via a plat, then the plat must state the larger parcel is non-buildable until the Health Department has approved a 10,000 sq. ft. SDA.

I could add the note to the percolation test plan. Please let me know.

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
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ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

LETTER OF TRANSMITTAL

Date: 6/16/2015
To: Howard County Health Department
Attn: Hank Oswald
cc:
Subject: Brooks Road, Ashby Property

Project Number:

ATTACHED:

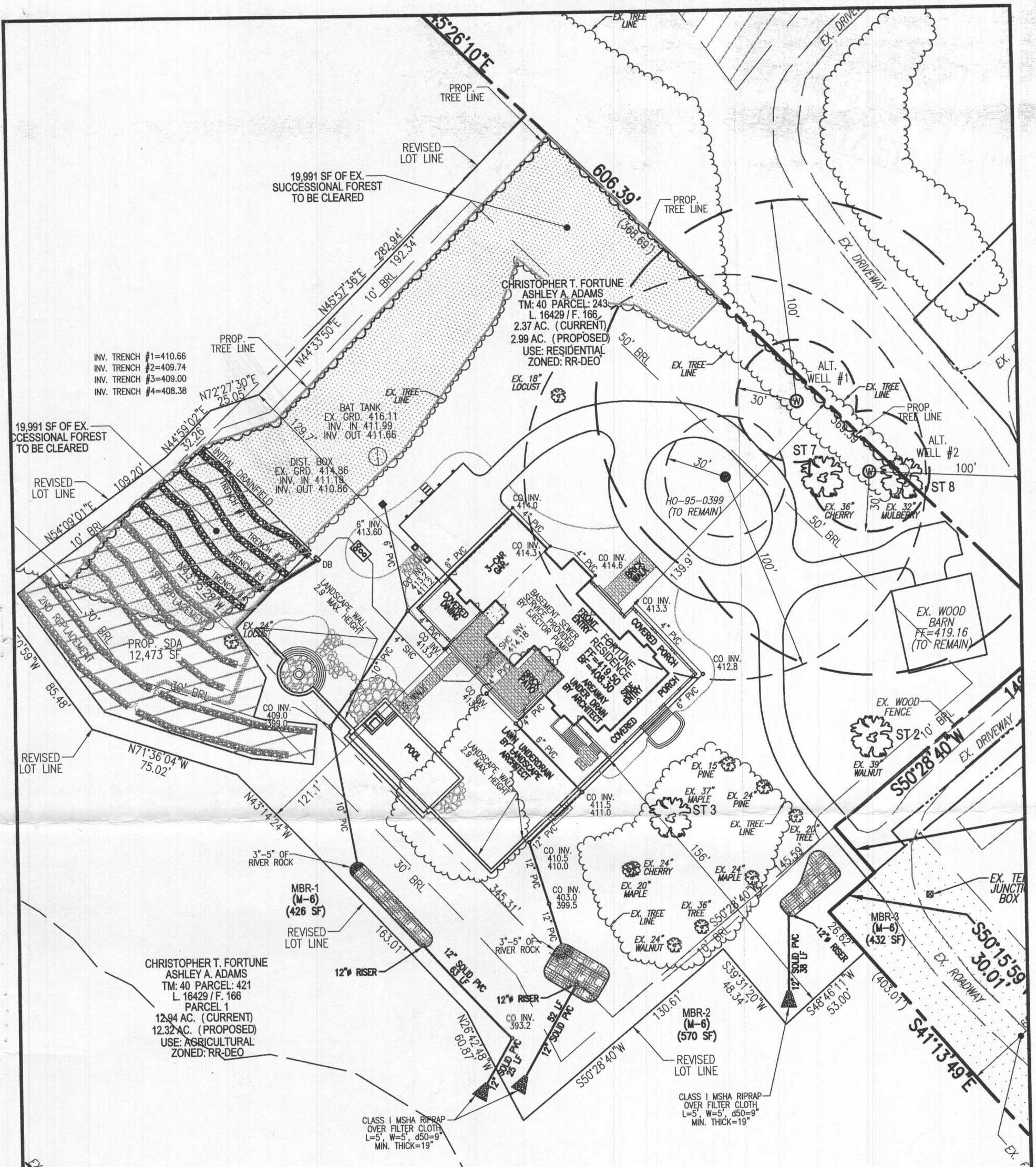
# Copies	Description
1	Revised plan

Remarks:

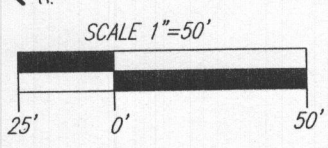


Transmitted by:

Received by:



LAYOUT PLAN
SCALE: 1"=50'



ROBERT H. VOGEL ENGINEERING, INC.
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ASHLEY A. ADAMS
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BUILDER
SMITHOUSE CONSTRUCTION, LLC
232 COCKEYSVILLE RD., SUITE B200
COCKEYSVILLE, MD 21030
(410) 329-1262

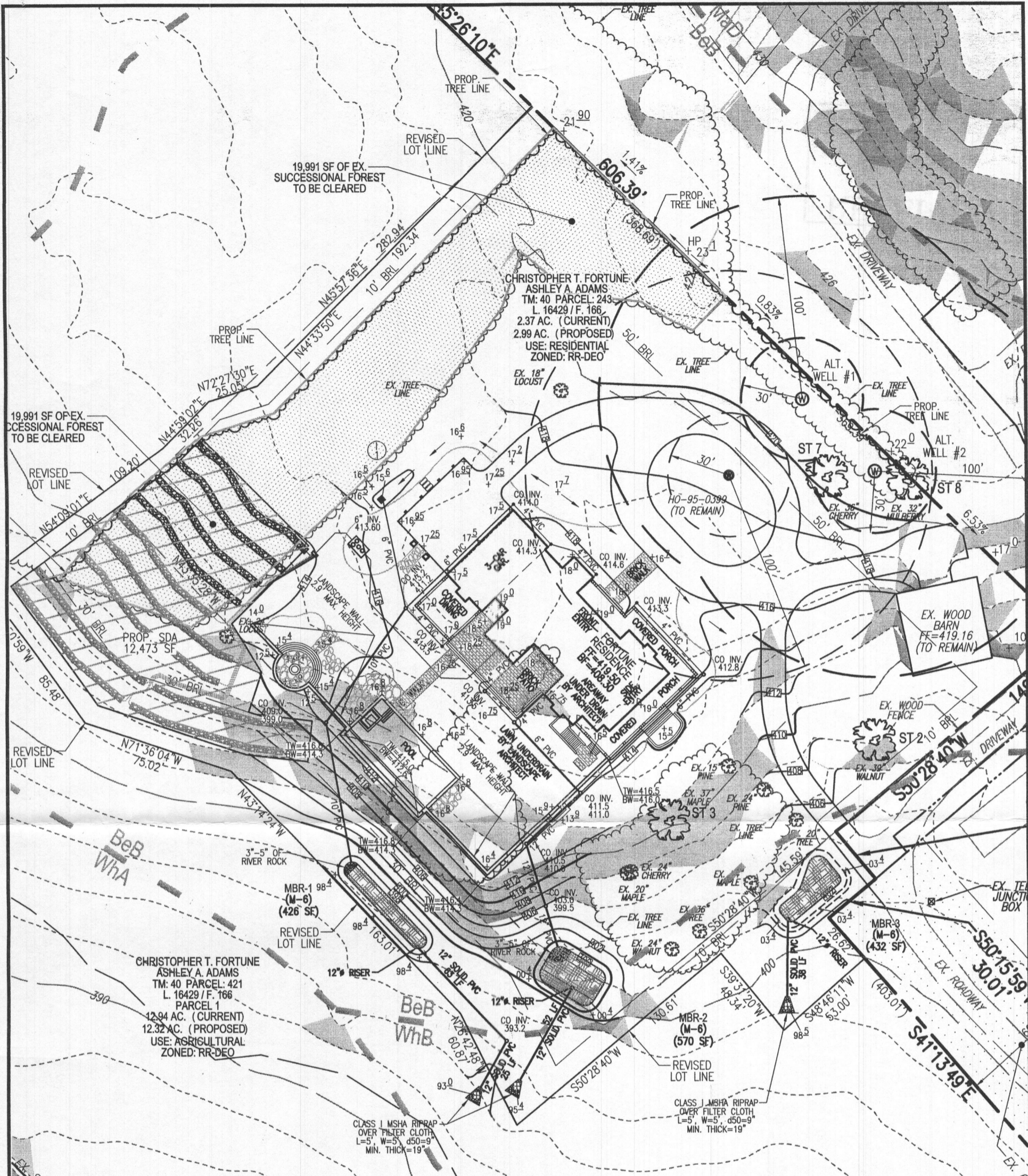
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DRAWN BY	JMR
CHECKED BY	RHV
DATE	OCTOBER 2016
W. O. #	14-60
SHEET#	1 OF 3

5TH ELECTION DISTRICT
TAX MAP: 40 GRID: 03

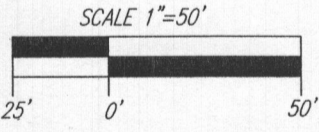
PLOT PLAN
FORTUNE PROPERTY
6902 BROOKS ROAD
HIGHLAND, MD 20777
(L. 16429 / F. 166)
REF: GP-17-001

ZONED: RR-DEO
PARCEL: 421 & 243
HOWARD COUNTY, MARYLAND

K:\Projects\14-60\ENGR\dwg\PLOT PLAN\01_PLOT PLAN.dwg, 11/15/2016 3:35:29 PM



GRADING PLAN
SCALE: 1"=50'



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SCALE AS SHOWN
DRAWN BY JMR
CHECKED BY RHV
DATE OCTOBER 2016
W. O. # 14-60
SHEET# 2 OF 3

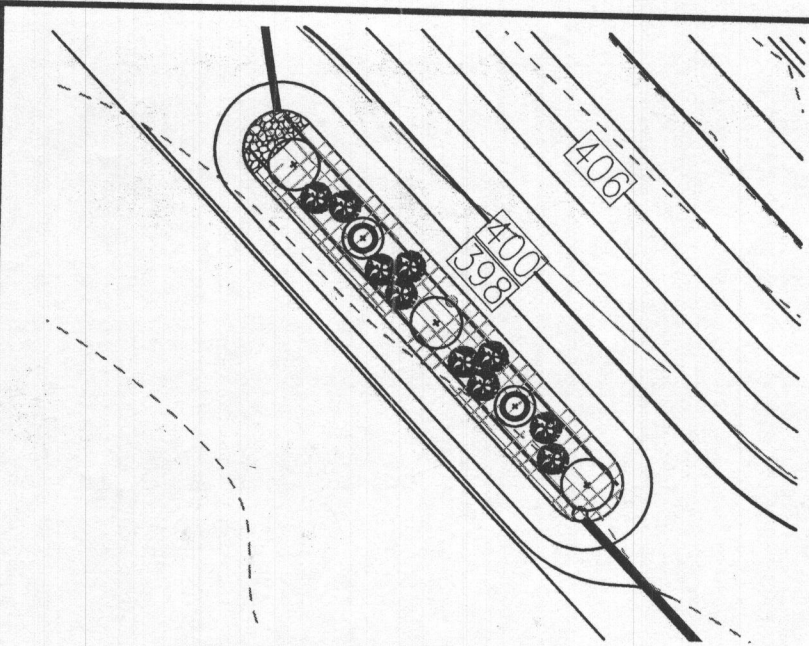
5TH ELECTION DISTRICT
TAX MAP: 40 GRID: 03

PLOT PLAN
FORTUNE PROPERTY

6902 BROOKS ROAD
HIGHLAND, MD 20777
(L. 16429 / F. 166)

REF: GP-17-001

ZONED: RR-DEO
PARCEL: 421 & 243
HOWARD COUNTY, MARYLAND



MBR-1 PLANTING DETAIL (426 SF)

SCALE: 1"=20'

MICRO-BIORETENTION PLANTING SCHEDULE (MBR-1)				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	3	LINDERA BENZOIN SPICEBUSH	5 GALLON	CONT
	2	ILEX GLABRA INKBERRY	3 GALLON	CONT
	10	VIBURNUM TRILOBUM AMERICAN Highbush Cranberry	3 GALLON	CONT

SF X 75% X .0229 STEMS PER SQUARE FOOT = PLANTS REQUIRED

MICRO-BIORETENTION PLANTING SCHEDULE (MBR-2)				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	5	LINDERA BENZOIN SPICEBUSH	5 GALLON	CONT
	7	ILEX GLABRA INKBERRY	3 GALLON	CONT
	8	VIBURNUM TRILOBUM AMERICAN Highbush Cranberry	3 GALLON	CONT

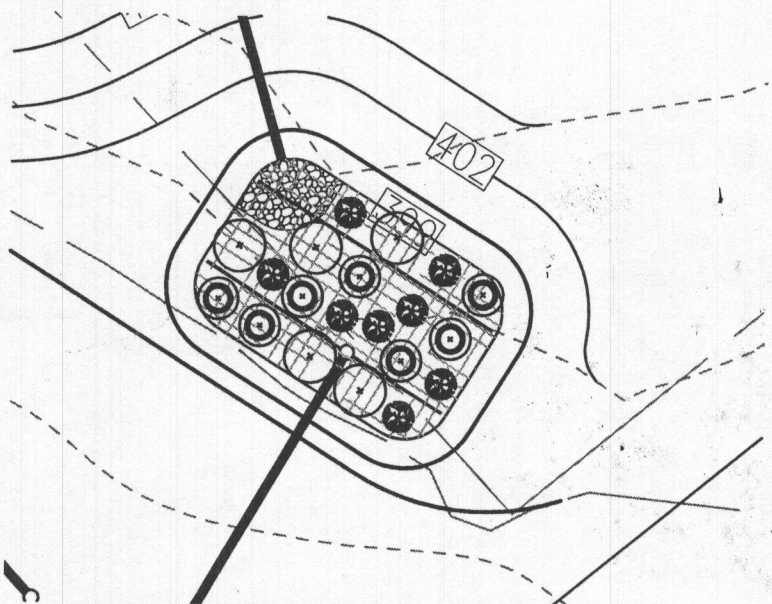
SF X 75% X .0229 STEMS PER SQUARE FOOT = PLANTS REQUIRED

MICRO-BIORETENTION PLANTING SCHEDULE (MBR-3)				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	4	LINDERA BENZOIN SPICEBUSH	5 GALLON	CONT
	4	ILEX GLABRA INKBERRY	3 GALLON	CONT
	9	VIBURNUM TRILOBUM AMERICAN Highbush Cranberry	3 GALLON	CONT

SF X 75% X .0229 STEMS PER SQUARE FOOT = PLANTS REQUIRED

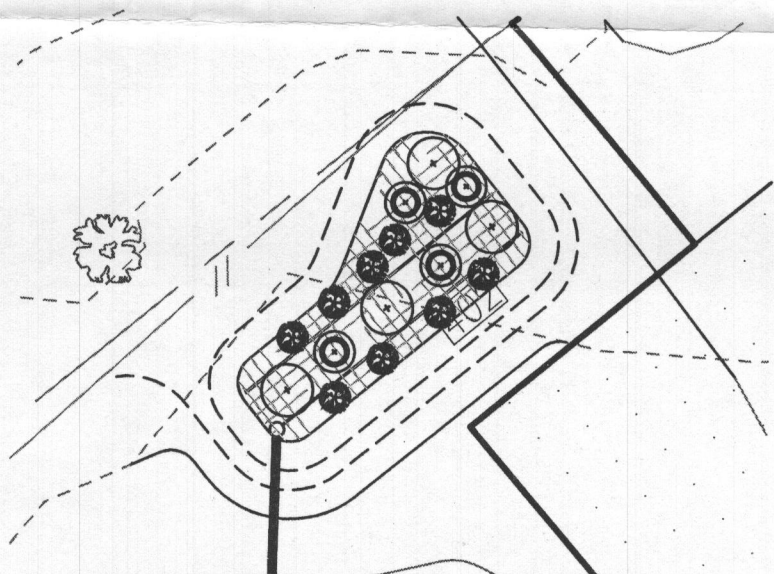
"MICRO-BIORETENTION" PLANTING SCHEDULE NOTES:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
5. MICROBIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDv SUMMARY.
6. FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH



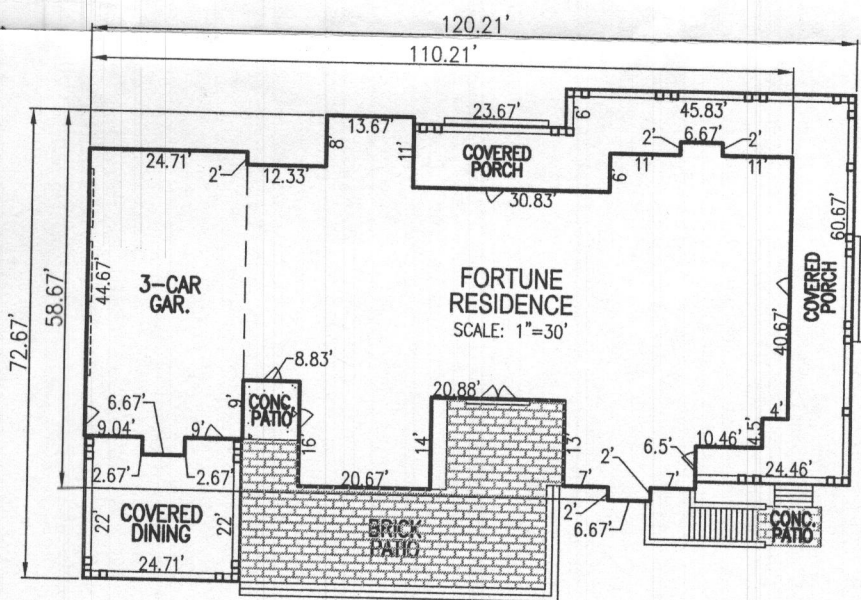
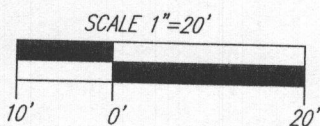
MBR-2 PLANTING DETAIL (570 SF)

SCALE: 1"=20'

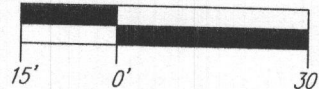


MBR-3 PLANTING DETAIL (432 SF)

SCALE: 1"=20'



SCALE 1"=30'



ROBERT H. VOGEL ENGINEERING, INC.
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SCALE AS SHOWN
 DRAWN BY JMR
 CHECKED BY RHV
 DATE OCTOBER 2016
 W. O. # 14-60
 SHEET# 3 OF 3

5TH ELECTION DISTRICT
 TAX MAP: 40 GRID: 03

**PLOT PLAN
 FORTUNE PROPERTY**

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