

4/17/97  
10:00

# APPLICATION

PERCOLATION TESTING

A 58052

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE 3/27/97

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

PERGULOW OK - (CW)

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Florence + Samuel Salem

ADDRESS Brooklyn Bridge Pro PHONE \_\_\_\_\_

AGENT OR PROSPECTIVE BUYER Revellopment, Inc.

ADDRESS 6258 Cardinal Lane PHONE 410.962.5805  
Columbia md 21044

PROPERTY LOCATION:

SUBDIVISION Reservoir Overlook (Sketch Plan) LOT NO. 110

ROAD AND DESCRIPTION off Harding Road

TAX MAP 46 PARCEL # 186, 75, 187, 78

SIZE OF LOT 43,560 sq ft TYPE BLDG. SFD  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

J. M. Reolbe  
(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

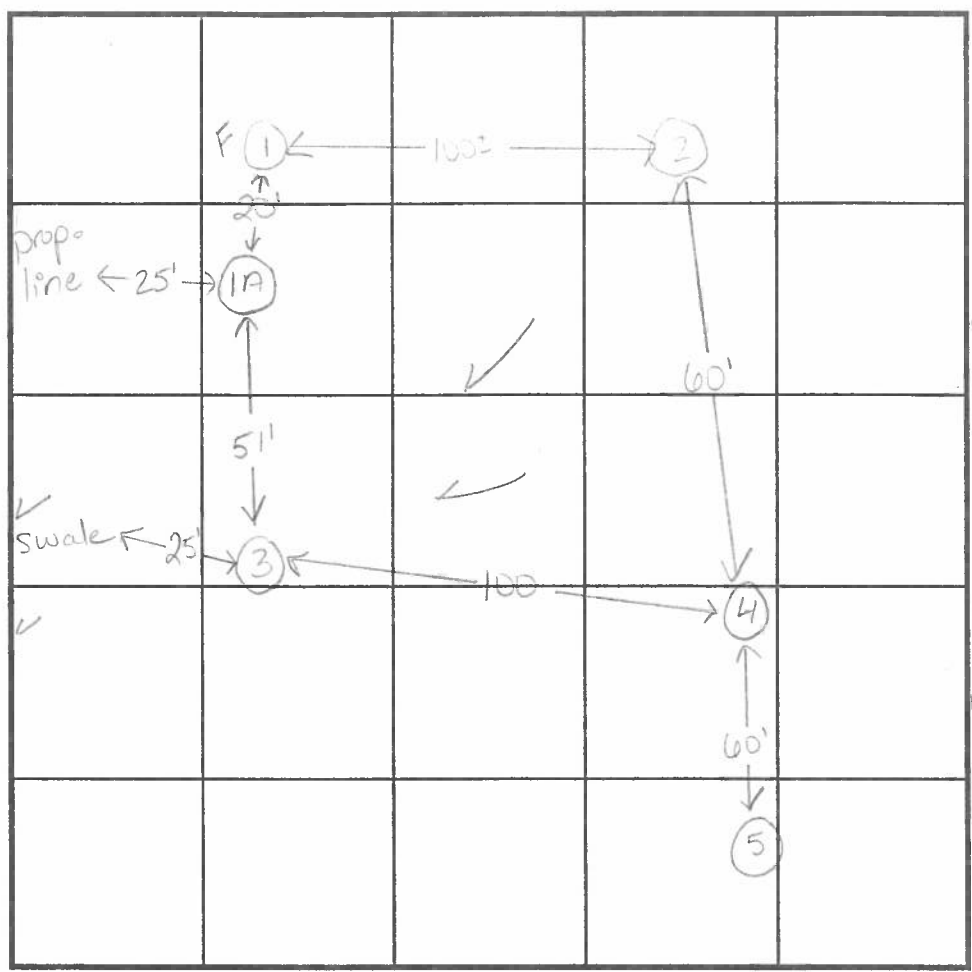
PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

A54052

COUNTY #



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE (1)

0' topsoil  
 1.0' Clay loam  
 heavy loam  
 red/br/or  
 1.7' red/or  
 silty clay  
 1m  
 10% shale  
 frags  
 13.0'

SOIL PROFILE (4)

0' topsoil  
 1.0' red/br/  
 orange  
 clay loam  
 5.0' red/br  
 silty  
 loam  
 10-15%  
 shale  
 frags  
 13.0'

(2)

1.0' topsoil  
 red/yellow  
 clay loam  
 4.5' Silty/cl  
 loam  
 or/red  
 mica  
 loam  
 3.0'

(5)

1.0' topsoil  
 silty/cl/m  
 red/br  
 4.0' silty  
 pink/red  
 10-15%  
 shale frags  
 13.0'

(3)

1.0' topsoil  
 mica/  
 cl/loam  
 red/br/  
 orange  
 4.0' brown/red  
 silty  
 loam  
 15-20%  
 shale  
 frags  
 2.5'

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4-17-97	1	4.5'S	10:31	slow repour			
		13.5'D	visual	see profile			
	(repour) →	7.0'S	10:49	slow due to clay			F
	1A	6.0'S	11:19	11:21	11:21	11:25	4min
		13.5'D	profile	same as #1			
	2	3.5'S	10:41	10:45	10:45	11:02	17min
		13.0'D	see visual	profile			
	3	3.5'S	11:04	11:05	11:05	11:14	9min
		12.5'D	visual	see profile			

REMARKS test holes not staked

TYPE OF SOIL

TESTED BY Ron Pickley / K. Abiste ALSO PRESENT Robert Fyork / Paul Parille

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 7-8 min TRENCH WIDTH 2

INLET DEPTH 4.5' MAXIMUM BOTTOM DEPTH 8.0' SQ. FT/BEDROOM 210

# APPLICATION

PERCOLATION TESTING

A 58052

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE \_\_\_\_\_

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT OR PROSPECTIVE BUYER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION \_\_\_\_\_ LOT NO. \_\_\_\_\_

ROAD AND DESCRIPTION \_\_\_\_\_

TAX MAP \_\_\_\_\_ PARCEL # \_\_\_\_\_

SIZE OF LOT \_\_\_\_\_ TYPE BLDG. \_\_\_\_\_  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

\_\_\_\_\_  
(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

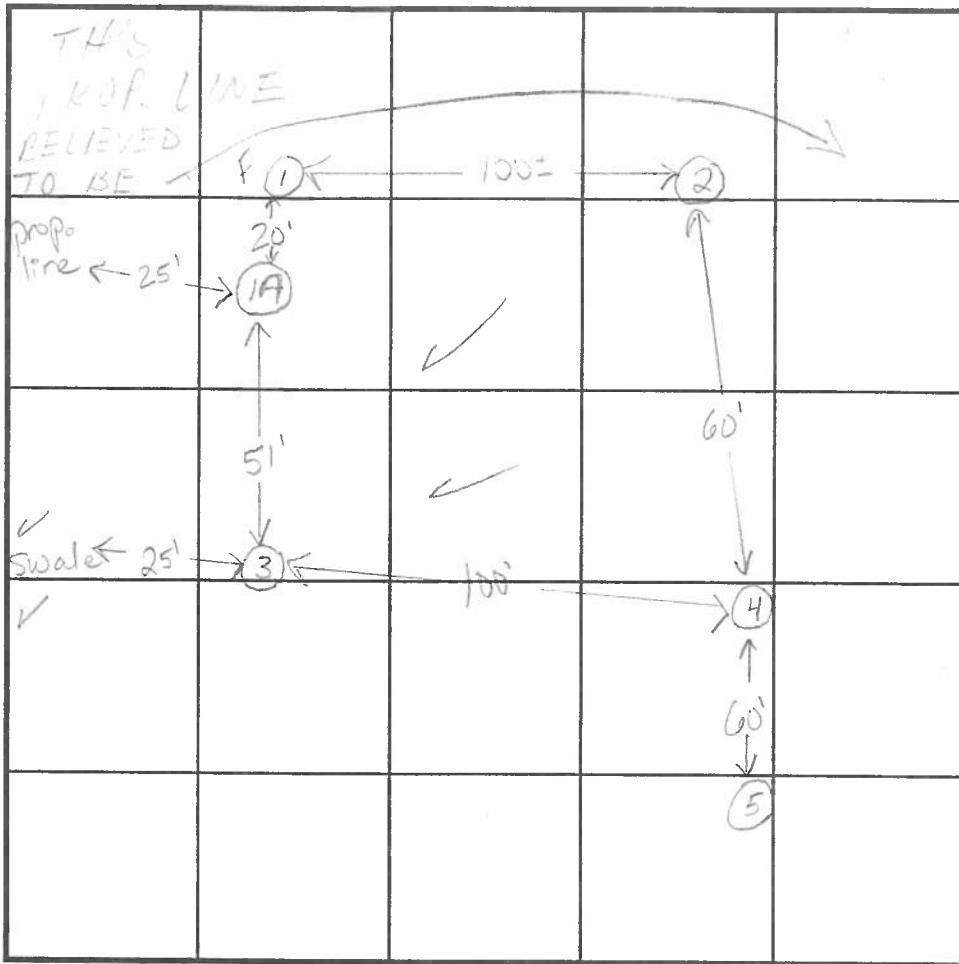
158052

COUNTY #

SOIL PROFILE

0' (4)  
 topsoil  
 red/br/orange  
 cl lm  
 5.0'  
 red/br  
 silty  
 lm  
 10-15%  
 shale  
 frags

3.0' (5)  
 topsoil  
 silty/cl  
 loam  
 red/br  
 1.0'  
 silty  
 lm  
 pink/red  
 10-15%  
 shale  
 frags  
 3.0'



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4-17-97	4	4.0'S	11:44	11:45	11:45	11:46	Fast
		13.0'D	visual - see profile				
	(repair)	4.0'S	11:47:30	11:49	11:49	11:52	3min
	5	3.5'S	11:58	12:00	12:00	12:04	4min
		13.0'D	visual - see profile				

REMARKS test holes not staked

TYPE OF SOIL \_\_\_\_\_

TESTED BY Ken Pinkley / K. Maite ALSO PRESENT Robert Fyock / Paul Parille

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 7-8 min TRENCH WIDTH \_\_\_\_\_

INLET DEPTH \_\_\_\_\_ MAXIMUM BOTTOM DEPTH \_\_\_\_\_ SQ. FT./BEDROOM \_\_\_\_\_

March 28, 1997

To: Craig Williams, Environmental Health

From: Paul Reville, Revelopment, Inc.

Re: Perc Test, Lot 110 Reservoir Overlook

Yesterday, when I applied for a perc test for Lot 110, Reservoir Overlook, you asked me to supply you with a justification for a well and septic lot in a public water and sewer subdivision. (You may also recall my telling you that I will be submitting a waiver petition on this same question if the perc test is favorable.)

We believe that this lot should be served by well and septic because:

- 1) **Environmental damage-** In order to bring public water and sewer to Lot 110 by way of the planned utilities within Reservoir Overlook it would be necessary to cross the stream, wetlands, and their buffers that separate Lot 110 from the main body of the subdivision.
- 2) **Topography-** Given that the building envelope for Lot 110 is at the 370 contour, that the stream is at the 320 contour and that the cul-de-sac of Road "B" is at the 350 contour there is no practical way to provide sewer service from the main body of the subdivision to Lot 110.
- 3) **Future Development-** It is likely that when the larger properties (North of this site and adjoining either side of Old Columbia Pike) develop the sewer lines constructed to serve that development would provide service to Lot 110.

Finally a member of your staff asked that I provide the name, address, and telephone number of the property owner (we are contract purchasers):

Mr. And Mrs. Samuel J. Salem  
7600 Laurel Ridge Court  
Laurel, MD 20707  
(310) 498-1532

# APPLICATION

PERCOLATION TESTING

A 58098

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE 4/22/27

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Samuel + Florence Salem; Revellment Inc. contract purchaser

ADDRESS 6258 Cardinal Lane Land <sup>state</sup> PHONE 410-665-5807

AGENT OR PROSPECTIVE BUYER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION Reservoir Overlook LOT NO. ~~110~~ 110-A

ROAD AND DESCRIPTION Harding Road @ Old Columbia Pike

TAX MAP 46 PARCEL # ~~186~~ 186

SIZE OF LOT 1 acre TYPE BLDG. Single family  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. De Berche  
(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

A58098

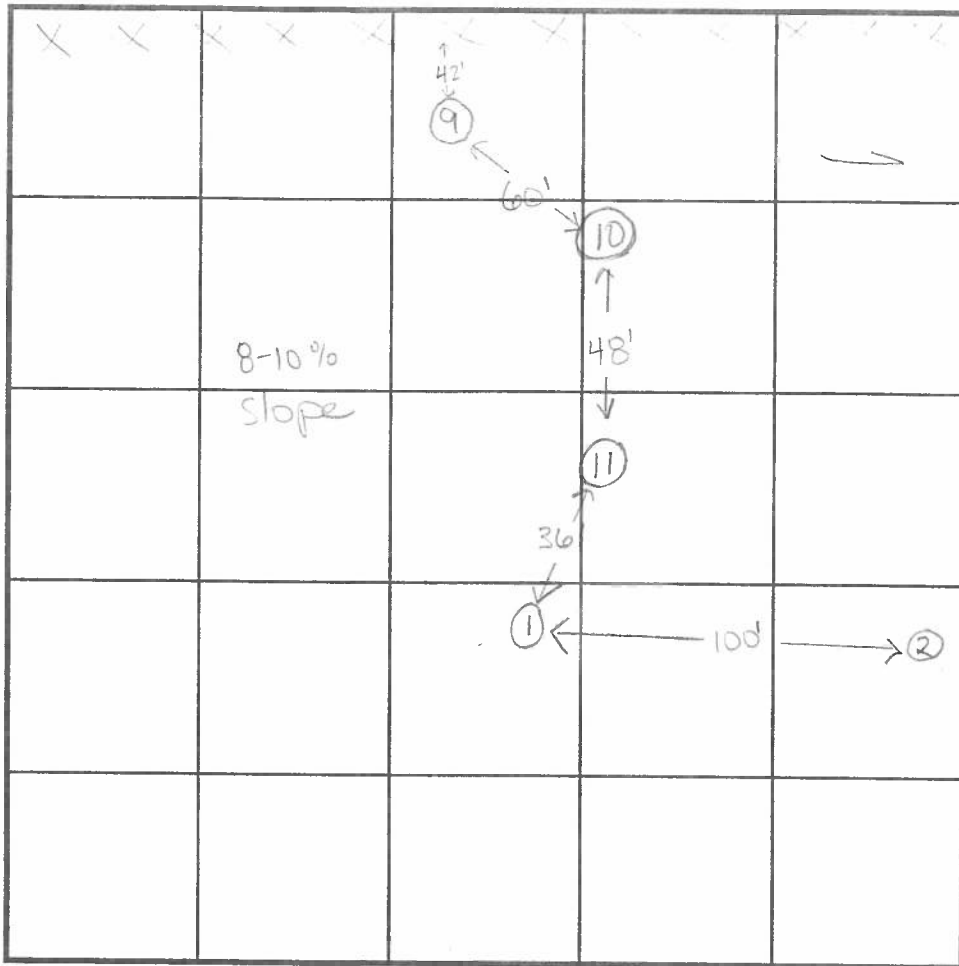
COUNTY #

SOIL PROFILE

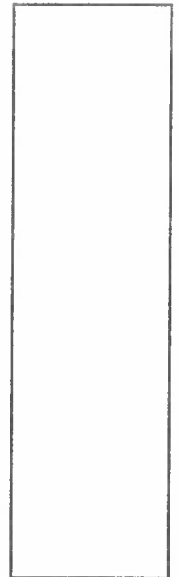
0' (9)  
 topsoil  
 1.0' red/br clay/sandy 1m  
 3.5' br/red silty/sand loam 15% shale fragments  
 3.0' Hard Bottom

(10)  
 Same soil profile as hole #9

(11)  
 1.0' topsoil  
 red/or brown silty/cl loam  
 5.0' brown/red silty/sand loam  
 3.0' 10% shale frags



SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4-17-97	9	3.5'S	1:01	1:03	1:03	1:07	4min
		13.0'D	visual - see profile				
	10	4.5'S	1:10	1:12	1:12	1:14	2min
		12.5'D	visual - see profile for hole #1				
	11		visual - OK				
		13.0'D	visual - see profile				

REMARKS test holes not staked

TYPE OF SOIL

TESTED BY Ron Pinkley / Kim Maite ALSO PRESENT Robert Fyock / Paul Ruelle

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 3 minutes TRENCH WIDTH 3

INLET DEPTH 4 MAXIMUM BOTTOM DEPTH 6 SQ. FT./BEDROOM 180



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

April 25, 1997

Mr. Paul Revelle  
Revelopment, Inc.  
6258 Cardinal Lane  
Columbia, Maryland 21044

RE: PERCOLATION TEST RESULTS  
APPLICATION #'S 58052, 58098  
PROPOSED USE: SUBDIVISION  
PROPERTY ID: RESERVOIR OVERLOOK  
LOTS 110, 110-A  
OFF HARDING ROAD AT OLD  
COLUMBIA PIKE  
TAX MAP: 46  
PARCELS: 75, 78, 186, 187

Dear Mr. Revelle:

Percolation testing conducted on April 17th on the above referenced property indicated satisfactory soil conditions.

Copies of the percolation test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing the actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100' of property boundaries have been shown.

This should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the address below or by calling 313-2640.

Very truly yours,

*Kimberly Maiste*  
Kimberly Maiste, Sanitarian  
Water and Sewerage Program

1km  
Enclosures  
cc: Mr. and Mrs. Samuel Salem  
File

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Bureau of Environmental Health  
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544  
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644  
Food Protection Program (410) 313-2642 TDD (410) 313-2323

March 28, 1997

To: Craig Williams, Environmental Health

From: Paul Revelle, Revellopment, Inc.

Re: Perc Test, Lot 110 Reservoir Overlook

Yesterday, when I applied for a perc test for Lot 110, Reservoir Overlook, you asked me to supply you with a justification for a well and septic lot in a public water and sewer subdivision. (You may also recall my telling you that I will be submitting a waiver petition on this same question if the perc test is favorable.)

We believe that this lot should be served by well and septic because;

- 1) **Environmental damage-** In order to bring public water and sewer to Lot 110 by way of the planned utilities within Reservoir Overlook it would be necessary to cross the stream, wetlands, and their buffers that separate Lot 110 from the main body of the subdivision.
- 2) **Topography-** Given that the building envelope for Lot 110 is at the 370 contour, that the stream is at the 320 contour and that the cul-de-sac of Road "B" is at the 350 contour there is no practical way to provide sewer service from the main body of the subdivision to Lot 110.
- 3) **Future Development-** It is likely that when the Iager properties (North of this site and adjoining either side of Old Columbia Pike) develop the sewer lines constructed to serve that development would provide service to Lot 110.

Finally a member of your staff asked that I provide the name, address, and telephone number of the property owner (we are contract purchasers);

Mr. And Mrs. Samuel J. Salem  
7600 Laurel Ridge Court  
Laurel, MD 20707  
(310) 498-1532



file

HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

April 25, 1997

Mr. Paul Revelle
Revellopment, Inc.
6258 Cardinal Lane
Columbia, Maryland 21044

9/8/97 DISCUSSION WITH REVELLE
RE: STATUS OF SEVERAL EXISTING
WELLS & SEPTICS

RE: PERCOLATION TEST RESULTS
APPLICATION #'S 58052, 58098
PROPOSED USE: SUBDIVISION
PROPERTY ID: RESERVOIR OVERLOOK
LOTS 110, 110-A
OFF HARDING ROAD AT OLD
COLUMBIA PIKE
TAX MAP: 46
PARCELS: 75, 78, 186, 187

HE WILL PROPOSE ABANDONMENT SCHEDULE
AS PART OF PLAT SUBMISSION FOR ALL
BUT ONE.
" MURPHY " HOUSE TO REMAIN OCCUPIED DURING
THE SUBDIVISION. SEPTIC WOULD BE ON
ANOTHER LOT WHEN SUBDIVISION IS COMPLETE.

Dear Mr. Revelle:

HE WILL DISCUSS SITUATION WITH MURPHY
AND PROPOSE AN ARRANGEMENT - - - - - CW

Percolation testing conducted on April 17th on the above referenced
property indicated satisfactory soil conditions.

Copies of the percolation test results are enclosed.

Further review is contingent upon submission by a registered engineer of
a percolation certification plat showing the actual locations and elevations
of all excavated test holes and a suitable house and well site. The plat
should also include the location of all existing wells and septic systems on
the property as well as the location of any other relevant features such as
streams, swales, or existing structures. A note must be included certifying
that all wells and septic systems within 100' of property boundaries have been
shown.

This should be submitted within sixty (60) days to allow field
verification if necessary. If you have any questions regarding this matter,
please feel free to contact me at the address below or by calling 313-2640.

Very truly yours,
Kimberly Maiste
Kimberly Maiste, Sanitarian
Water and Sewerage Program

:km
Enclosures
cc: Mr. and Mrs. Samuel Salem
File

10/2/98

~~March 25, 1999~~

Ms. Jane Gottfredson  
Program Manager  
Groundwater Permits Program  
Maryland Department of the Environment  
2500 Broening Highway  
Baltimore, Maryland 21224

RE: Variance Request -  
Reservoir Overlook; F-98-61

Harding Rd

Dear Ms. Gottfredson:

We are in receipt of the letter from Russ Dickens dated October 2, 1998 (copy enclosed) regarding a variance to the minimum lot size criteria of COMAR 26.04.02.04K for the above referenced project.

This is to recommend that a variance be granted by the Department of the Environment with respect to the minimum lot size requirement.

The proposal is for a single lot, approximately 1-1/2 acres in size, surrounded by roughly 7 acres permanently preserved from development. The Health Department supports the applicants petition, believing that the public health is protected by the overall density in conformance with the intent of the 2 acre lot size requirement.

Should you have any questions regarding this matter, please contact Frank Skinner or Craig Williams at 410-313-2640.

Sincerely,

Joyce M. Boyd, M.D.  
County Health Officer

JMB/CW:hs

cc: Craig Williams  
Frank Skinner

REVELLOPMENT INC.

Mr. Craig Williams, Program Director  
Water and Sewerage Program  
Bureau of Environmental Health  
Howard County Health Department  
3525-H Ellicott Mills Drive  
Ellicott City, MD 21043-4544

March 11, 1998

re: Reservoir Overlook , F-98-61, Lot 109

Dear Mr. Williams,

Lot 109 was proposed and approved at Sketch Plan (S-97-07) and at Preliminary Plan (P-98-03) as a 1 acre well and septic lot- the only well and septic lot in a public water and sewer subdivision of lots averaging 1/3 acre.

**Chronology**

- On March 27, 1997 I met with you at your office to review this proposed lot (then labeled Lot 110) and to apply (Application #58052) for and schedule a perc test. At that time you provided me with a copy of Title 26, subtitle 04, Chapter 03, Water Supply and Sewerage Systems in the Subdivision of Land in Maryland and pointed out that, because the proposed lot was within 2500 feet of the normal water level of the Rocky Gorge Reservoir, the lot had to be at least 43,560 square feet in area and have a minimum width of 175 feet. You also asked that I provide you with a written justification for a well and septic lot in a public water and sewer subdivision (see attached March 28, 1997 memo).
- On April 17, 1997 the perc test was performed. While in the field we proposed that additional perc tests be performed for what was thought might be a second lot, Lot 110-A.
- On April 22 a second perc test application was submitted for that second lot, Lot 110-A (application #58098).
- On April 25 we received notification that the April 17 tests indicated satisfactory soil conditions for both applications.
- On June 17, 1997 we submitted a waiver petition (WP-97-138) that was approved on July 25, 1997 (see attached) allowing Lot 110 to be approved as a well and septic lot within a public water and sewer subdivision.

Between the time that the Preliminary Plan was approved and the submission of the Final Plan the area of Lot 109 increased from 1 acre to approximately 1.5 acres and the idea of a second lot (Lot 110-A) had been abandoned. The perc area for Lot 110-A is, however, now proposed to be completely within the boundary of Lot 109.

**Current-** At yesterday's HBAM meeting with Planning and Zoning Joe Rutter indicated that there might be some discrepancy as to the minimum lot size requirement for well and septic lots within 2500 feet of the normal water elevation of a drinking water reservoir. When we spoke today you said there were two standards; 1 acre and two acres.

**Justification-** We believe that we have complied with all of the applicable minimum size and width requirements of the law and that we have secured the necessary subdivision approvals including approval of a waiver petition eliminating the necessity to provide public water and sewer service to this lot. There are three other factors that we believe should allow Lot 109 to be recorded as a 1.5 +/- acre well and septic lot, notwithstanding its size;

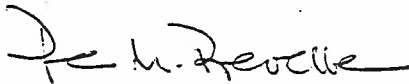
**Adjoining Property-** Mr. Paul Panitz owns Parcel 47 which adjoins Reservoir Overlook and specifically Lot 109. Mr. Panitz has subjected Parcel 47 to a State Land Preservation easement that prohibits development in perpetuity and Mr. Panitz is interested in acquiring Lot 109 for the same purpose. Discussions with Mr. Panitz have progressed to the point where he has contacted the Land Preservation program to ensure that they will accept the property, he has had the property appraised, and he has been given an executed Agreement of Sale (subject to recordation) for the lot. It the intention of both parties to settle on the sale/acquisition of lot 109 (pending Mr. Panitz' signature) immediately after recordation of the subdivision plat at which time Mr. Panitz intends to subject it to a perpetual land preservation easement.

**As is Potential-** Parcel 186 is a part of the assemblage that makes up Reservoir Overlook and is an undeveloped, unimproved property from which Lot 109 is to be subdivided. Parcel 186 would not need to go through the subdivision process in order to be developed as it has an approved perc test and is larger than either the 1 or 2 acre minimum size requirement.

**Additional Perc Area-** In addition the second perc test (the one for Lot 110-A) is evidence that there is more area available for septic fields than the 10,000 square foot minimum requirement, if the proposed conveyance to Mr. Panitz does not take place or if it does but the lot is developed for residential use.

**Conclusion-** Given the likelihood that Lot 109 will not be improved, by virtue of its impending sale to the adjoining property owner and his land preservation goal for it, and because the undeveloped property from which it is to be subdivided would be eligible for well and septic development "as is", and given the added protection afforded the reservoir by the second approved perc area we believe that there is more than adequate justification for approving Lot 109 as proposed.

Sincerely,



Paul M. Revelle  
President  
Revellopment, Inc.

attachments

DOES NOT APPEAR  
TO BE IN CONFLICT  
WITH INTENT OF REGULATION.  
OK TO CONTINUE SUBMISSION PROCESS  
AS PER PREVIOUS APPROVALS.  
3/12/98 *Craig Wilber*

COPIED TO [unclear]

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: 7.30-97

P&Z File No. P 98-03

- Department of Planning and Zoning**
- Transportation Planning
  - Historic Preservation
  - Comprehensive Planning and Zoning Administration
  - ~~Research~~ *Research*
  - Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

- Agencies**
- Soil Conservation District
  - Department of Inspections, Licenses & Permits
  - Department of Fire and Rescue Services
  - State Highway Administration
  - ~~Bureau of Environmental Control~~
  - Board of Education
  - Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Reservoir Overlook (S-97-07)

ENCLOSED FOR YOUR →  Signature Approval  Review & Comments  Files  
 THE ENCLOSED →  Original

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map
<input checked="" type="checkbox"/> <del>Preliminary Plan</del>	<u>1</u>	<input checked="" type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Stormwater Management Comps.
<b>Applications</b>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input checked="" type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 7-29-97

COMMENTS: See attached comments SRC/COMMENTS DUE BY: 8-21-97

*MR*  
8/21/97

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



**HOWARD COUNTY HEALTH DEPARTMENT**

*Joyce M. Boyd, M.D., County Health Officer*

August 21, 1997

TO: Cindy Hamilton  
Subdivision Review Committee

FROM: Mark Rifkin *MR*  
Water and Sewerage Program

RE: File Number: P-98-003  
Title: Reservoir Overlook

The following comments apply to the above referenced document:

Health Officer signature block to be modified to reflect that only Lot 110 has private well and septic.

Note #9 to be changed to reflect that Lot 110 is approved for interim well and septic use and that connection to public facilities is required within one year of availability to that lot as according to COMAR 26.03.01.05

Plan does not adequately address proper abandonment of existing wells and septic systems; documentation to be submitted to Health Dept. prior to record plat that all wells and septic systems have been properly abandoned; note to be included on plan stating such.

MR  
cc: File

31  
+ 376.63  
INCLUDED IN STATE  
LAND PRESERVATION  
PROGRAM.

PAUL PANTIZ  
1132/540  
R-47  
ZONED R-20

ROBERT ALLEN GOLDSF  
1506/362  
R-71  
ZONED R-20

LOT 70  
22,560.00 S.F. (NET)  
SEPPIC AREA  
(10,000 S.F.)

MARY SUSSAN TINETTI  
& HUSBAND  
704/263  
R-300  
ZONED R-20

APPROVED PERCOLATION  
TEST:  
APPLICATION # 58052  
APPROVED BY HCHD  
ON 4-25-97.

OPEN SPACE  
LOT 95  
339,673.71 S.F.

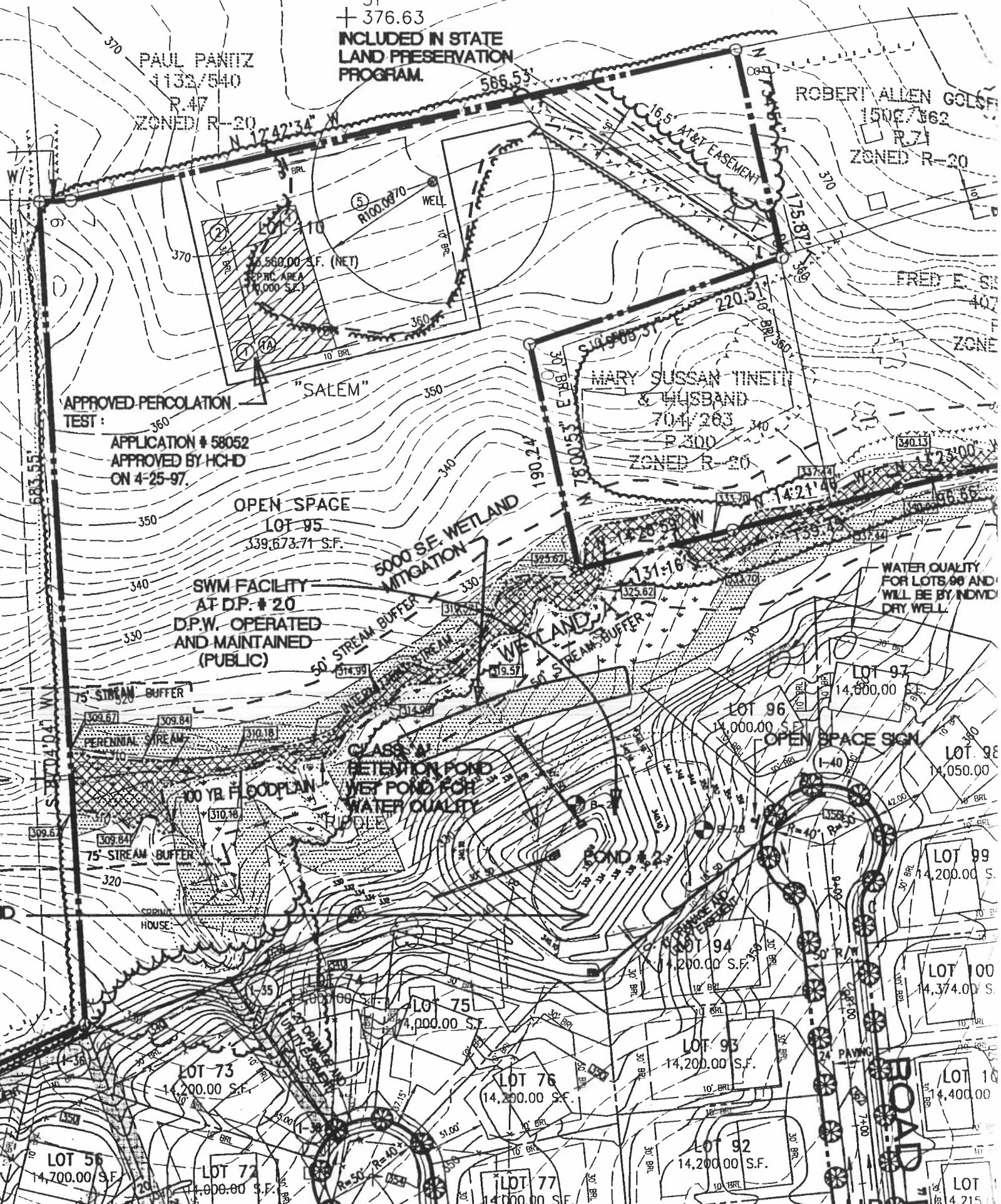
SWM FACILITY  
AT D.P. # 20  
D.P.W. OPERATED  
AND MAINTAINED  
(PUBLIC)

5000 S.E. WETLAND  
MITIGATION

WATER QUALITY  
FOR LOTS 96 AND  
WILL BE BY NDWD  
DRY WELL

CLASS &  
RETENTION POND  
WET POND FOR  
WATER QUALITY  
TRIDEE

OPEN SPACE SIGN



**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: 6-18-97

P&Z File No. WP 97-138

**Department of Planning and Zoning**

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

**Agencies**

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Reservoir Overlook (597-07)

ENCLOSED FOR YOUR →  Signature Approval  Review & Comments  Files  
 THE ENCLOSED →  Original

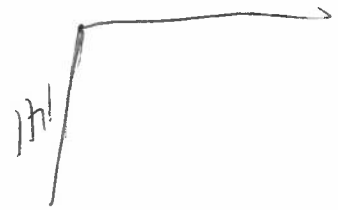
<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/>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

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 6-18

COMMENTS: Property can be considered for interim septic approval  
No objection to waiver; applicant is reminded that perc certification not yet submitted,  
and also of proper well/septic abandonment requirements (see copy of previous comments attached)  
 SRC/COMMENTS DUE BY: 7-10  
MR 7/10/97

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

301-490-6845  
Cindy



1288 Sawyer  
Aldridge  
Pass  
Monroe

1970

14837  
6