

# PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

01-163892

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
461-9933

INDEXED

P \_\_\_\_\_

A 56976A

DISTRICT \_\_\_\_\_

DATE \_\_\_\_\_

DATE SYSTEM APPROVED \_\_\_\_\_

INSPECTOR \_\_\_\_\_

\_\_\_\_\_ IS PERMITTED TO INSTALL \_\_\_\_\_ ALTER \_\_\_\_\_

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

SUBDIVISION Hursley Manor Est LOT 1 ROAD 6086 Lawyers Hill Rd

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

ADDRESS EX. HOUSE OF HURSLEY MANOR EST

PLANS APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

COVER NO WORK UNTIL INSPECTED AND APPROVED

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

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON, CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

**\*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

A56976-A

# APPLICATION

PERCOLATION TESTING

A 56976 A

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 TIMOTHY & SUSAN COLEMAN

ADDRESS 6162 LAWYERS HILL ROAD  
ELK RIDGE, MD 21227 PHONE 379-6685

AGENT OR PROSPECTIVE BUYER MILDENBERG, BOENDER & ASSOC., INC.

ADDRESS 5072 DORSEY HALL DR., SUITE 202  
ELLICOTT CITY, MD 21042 PHONE 997-0296

PROPERTY LOCATION:

SUBDIVISION HURSLEY MANOR ESTATES LOT NO. 1 (Existing house)

ROAD AND DESCRIPTION LAWYERS HILL ROAD - APPROX. 1500'

NORTHEAST OF INTERSECTION OF SUMMER HOME

TAX MAP 32 PARCEL # 5 VIEW LANE / LAWYERS HILL ROAD

SIZE OF LOT ~ 2.90 AC 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. Stephanie Demclute  
(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

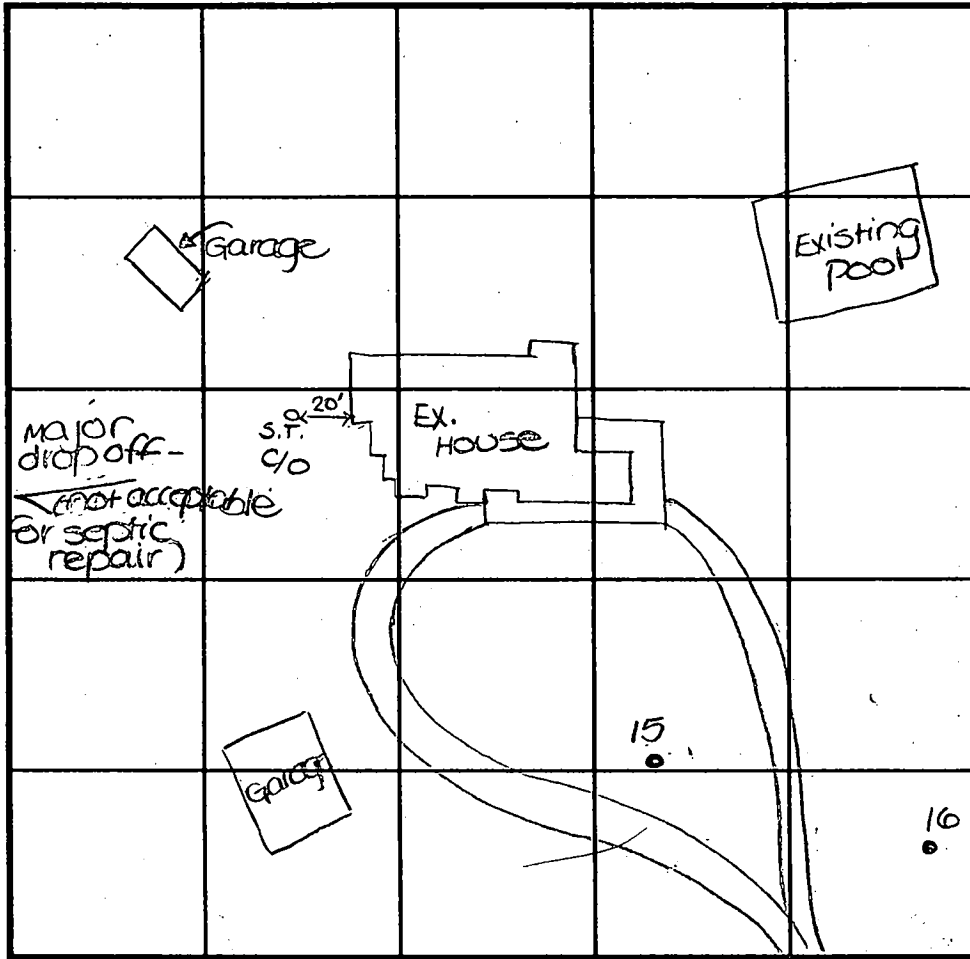
A 56976A

COUNTY #

SOIL PROFILE

0' (15)  
 1' topsoil  
 or br  
 cl lm  
 11' or br  
 si lm  
 to  
 beige  
 si lm  
 11.5' 15%  
 rock  
 frag

0' (16)  
 1' topsoil  
 red br  
 cl lm  
 3' brt or  
 si cl lm  
 brt dk  
 si lm  
 11.5' 10%+  
 rock  
 frag



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.  
 Lawyers Hill Road

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
6-24-96	15	6.0'S	2:14	2:19	2:19	2:27	8
		11.5'D					
	16	7.0'S	2:17	2:19	2:19	2:23	4
		11.5'D					

REMARKS: hole tested as staked-hole (17) not dug - not usable  
 TYPE OF SOIL (use holes (15) and (16) and existing system) area  
 TESTED BY D. Soe ALSO PRESENT owner  
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 6 TRENCH WIDTH 3  
 INLET DEPTH 5.5 MAXIMUM BOTTOM DEPTH 7.0 SQ. FT./BEDROOM 180





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## HOWARD COUNTY HEALTH DEPARTMENT

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

July 23, 1996

Mr. and Mrs. Timothy Coleman  
6162 Lawyers Hill Road  
Elkridge, Maryland 21227

RE: Percolation Test Results  
Application Numbers: A56976A-A56976D  
Proposed Use: Subdivision  
Property ID: Hursley Manor Estates  
Lawyers Hill Road  
Tax Map: 32 Parcel #: 5

Dear Mr. and Mrs. Coleman:

Percolation testing was conducted June 24, 1996 on the above referenced property. Several test holes failed due to water table problems, others will require re-evaluation in the Spring "wet season" testing before a final decision can be made. Copies of the percolation test results are enclosed.

A Percolation Certification Plan showing the following information should be submitted to this office by a registered engineer:

- actual locations & elevations of all excavated test holes
- a suitable house site for each lot
- locations of existing wells and septics located on the property
- all existing structures on the property
- locations of existing wells and septics within 100 feet of property boundaries
- streams/swales/springs or any other relevant features
- "A" numbers on all proposed septic reserve easements
- contour lines

This plan should be submitted within 60 days to allow field verification if necessary.

Please be advised that proposals for subdivision require a Groundwater Appropriations permit prior to any plat approvals.

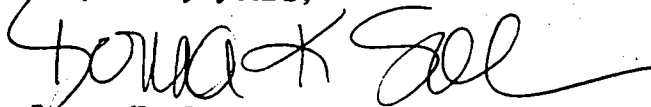
Mr. and Mrs. Coleman  
(Continued)

- 2 -

July 23, 1996

If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-2640.

Very truly yours,



Donna K. Soe, R.S.  
Water and Sewerage Program

DKS:jr

Enclosures

cc: Mildenberg, Boender & Associates  
File

September 19, 1996

Mr. Craig Williams  
Howard County Health Department  
3525 Ellicott Mills Drive, Suite H  
Ellicott City, MD 21043

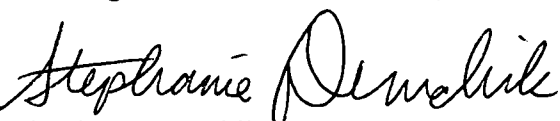
RE: Hursley Manor Estates  
Percolation Plat

Dear Mr. Williams:

On behalf of our clients, Timothy and Susan Coleman, we are submitting the enclosed blueprint copy of the Percolation Plat for your review and approval. Due to your request for re-evaluation of many of the holes that were tested, we have submitted this plat requesting review and approval of one lot. The septic easement for this lot is within an area that passed testing. It is our belief that these test results will meet with your approval.

Thank you for your time and effort. Should you have any questions or comments concerning this matter, please feel free to contact our office.

Very truly yours  
Mildenberg, Boender & Associates, Inc.

  
Stephanie J. Demchik, BSLA  
Project Manager

cc: Timothy Coleman

sjd

\94045.17

major concern w/proposal - no reasonable  
septic repair area to serve existing house.  
suggest owner come in to discuss

RECEIVED

SEP 18 1996

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH

10/8/96  
letter not sent  
by mail, but  
faxed to Stephanie  
(DKS)



**HOWARD COUNTY HEALTH DEPARTMENT**

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

October 8, 1996

Ms. Stephanie J. Demchik  
c/o Mildenberg, Boender & Assoc., Inc.  
5072 Dorsey Hall Drive, Suite 202  
Ellicott City, Maryland 21042

RE: Percolation Plat  
Hursley Manor Estates  
Lawyers Hill Road

Dear Ms. Demchik:

Upon review of the above referenced plat, several concerns arose that need to be resolved prior to Health Department approval of any proposal. The most important concern with the current proposal is the establishment of a reasonable septic repair area to serve the existing house. Percolation test results, grading and slope make the proposed septic area for the existing house unsuitable.

A meeting to include the property owner, engineering consultant and the Health Department seems the most efficient manner in which to determine appropriate resolution of this concern.

Please call this office at (410) 313-2640 to schedule an appointment at your earliest convenience. Thank you in advance for your cooperation in this matter.

Sincerely,

Donna K. Soe, R.S.  
Water and Sewerage Program

DKS

cc: Timothy Coleman  
file

Post-it® Fax Note	7671	Date	10/8	# of pages	1
To	Stephanie	From	Kum		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			



Health

1997 MAR - 5 P 12:44  
HOWARD COUNTY HEALTH DEPT  
ENVIRONMENTAL HEALTH

**DEPARTMENT OF PLANNING & ZONING**

*Joseph W. Rutter, Jr., Director*

March 4, 1997

Timothy and Susan Coleman  
6162 Lawyers Hill Road  
Elkridge, MD 21227

RE: F-97-123, Hursley Manor, Lots 1 & 2

Dear Mr. and Mrs. Coleman:

The Subdivision Review Committee has determined that the above referenced plan does not conform with the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a revised plan submission within 45 days from the date of this letter. (by April 18, 1997).

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan may be resubmitted as a new application.

You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF SETS (Drawings, plans)	SUPPORT DATA (Traffic, floodplain wetland, noise studies, SWM reports, etc.)
Department of Planning and Zoning	2	
Development Engineering Division	4	SWM Analysis
Health Dept.	1	

Sheet 2, F-97-123

If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plan. If you have any questions concerning this letter, please contact Cindy Hamilton at 313-2354.

Sincerely,



Richard Blood, Acting Division Chief  
Division of Land Development

*CH*  
RB/CH/F97123

Enclosures: DPZ, DED, Health, SCD, R&P, CP&ZA

cc: Research  
Development Engineering Division  
Comp. Planning & Zoning Admin.  
Health Dept.  
Mildenberg, Boender and Assoc.  
Van Wensil

1997 MAR - 5 P 12: 44  
DEPT OF HEALTH ENVIRONMENTAL HEALTH



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**HOWARD COUNTY HEALTH DEPARTMENT**

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

March 26, 1997

Mr. and Mrs. Timothy Coleman  
6162 Lawyers Hill Road  
Elkridge, Maryland 21227

RE: Percolation Test Results  
Application Numbers: A56976A - A56976D  
Proposed Use: Subdivision  
Property ID: Hursley Manor Estates  
Lawyers Hill Road  
Tax Map: 32 Parcel #5

Dear Mr. and Mrs. Coleman:

Wet season percolation testing conducted February 19, 1997 on the above referenced property indicated unsatisfactory soil conditions. Insufficient depths to groundwater and unsatisfactory percolation rates were encountered in the test holes.

Copies of the test results are enclosed.

Should you request reconsideration of this preliminary determination, further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site for each lot. 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 feet of property boundaries have been shown.

This plat should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the address below or by calling (410) 313-2640.

Very truly yours,

Donna K. Soe, R.S.  
Water and Sewerage Program

DKS

Enclosures

cc: Mildenberg, Boender & Assoc., Inc. - Stephanie Demchik  
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



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DEPARTMENT OF PLANNING & ZONING

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*Joseph W. Rutter, Jr., Director*  
June 3, 1997

Timothy and Susan Coleman  
6162 Lawyers Hill Road  
Elkridge, MD 21227

RE: F-97-123, Hursley Manor, Lots 1 & 2

Dear Mr. and Mrs. Coleman:

The Subdivision Review Committee has evaluated the revised plan submission submitted by your consultant on April 18, 1997 and has determined that action toward approval/denial of the plan will not be taken until the Planning Director has made a final decision concerning the corresponding waiver petition (WP-97-80).

Enclosed for your use are the comments generated by this Division and the Development Engineering Division for the revised plan submission. While you are awaiting a final decision on the waiver, your consultant should be modifying the plat originals in response to these comments.

If you have any questions regarding a specific comment, please contact the responsible review agency. If you have any questions concerning this letter, please contact Cindy Hamilton at (410) 313-2354.

Sincerely,

*Cindy Hamilton*

Division of Land Development

CH/F97123

Enclosures: DPZ, DED

cc: Research  
Development Engineering Division  
Health Dept.  
Mildenberg, Boender and Assoc.  
Van Wensil

**MILDENBERG,**  
**BOENDER & ASSOC., INC.**

Engineers

Planners

Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

November 21, 1997

Mr. Craig Williams  
Howard County Health Department  
3525 Ellicott Mills Drive, Suite H  
Ellicott City, MD 21043

RE: Hursley Manor Estates ; F-97-123  
Record Plat

Dear Mr. Williams:

In response to your concern about the driveway crossing the septic easement for Lot 2, we have added the note # 38 to the record plat. See the attached record plat. The note reads as follows:

"The owner of Lot 1 will be responsible for any driveway repair necessitated by repairs to the septic easement for Lot 2."

Please advise as to whether this note sufficiently addresses your concern. Thank you for your time and effort. Should you have any questions or comments concerning this matter, please feel free to contact our office.

Very truly yours  
Mildenberg, Boender & Associates, Inc.



Stephanie J. Demchik, BSLA  
Project Manager

cc: Timothy Coleman  
Cindy Hamilton, DPZ

sjd

96077\wp\077-12.hd

11/24/97

CW,

My recommendation is to deny approval of the plat with the proposed note. Please see copy of COMAR (attached) in support of this recommendation - NOTE DOES NOT SATISFY REG.

DKS

STEPHANIE

OR AS PROPOSED,  
EXCEPTION WARRANTED  
FOR THIS CASE ~~FOR~~

TO ~~FOR~~ OUT OF  
CONSIDERATION FOR  
"HISTORIC ASPECTS."  
THIS IS NOT TO BE  
INTERPRETED AS  
A PRECEDENT  
FOR OTHER PROPOSALS.

Plat these  
comments made  
to deal on back  
of page

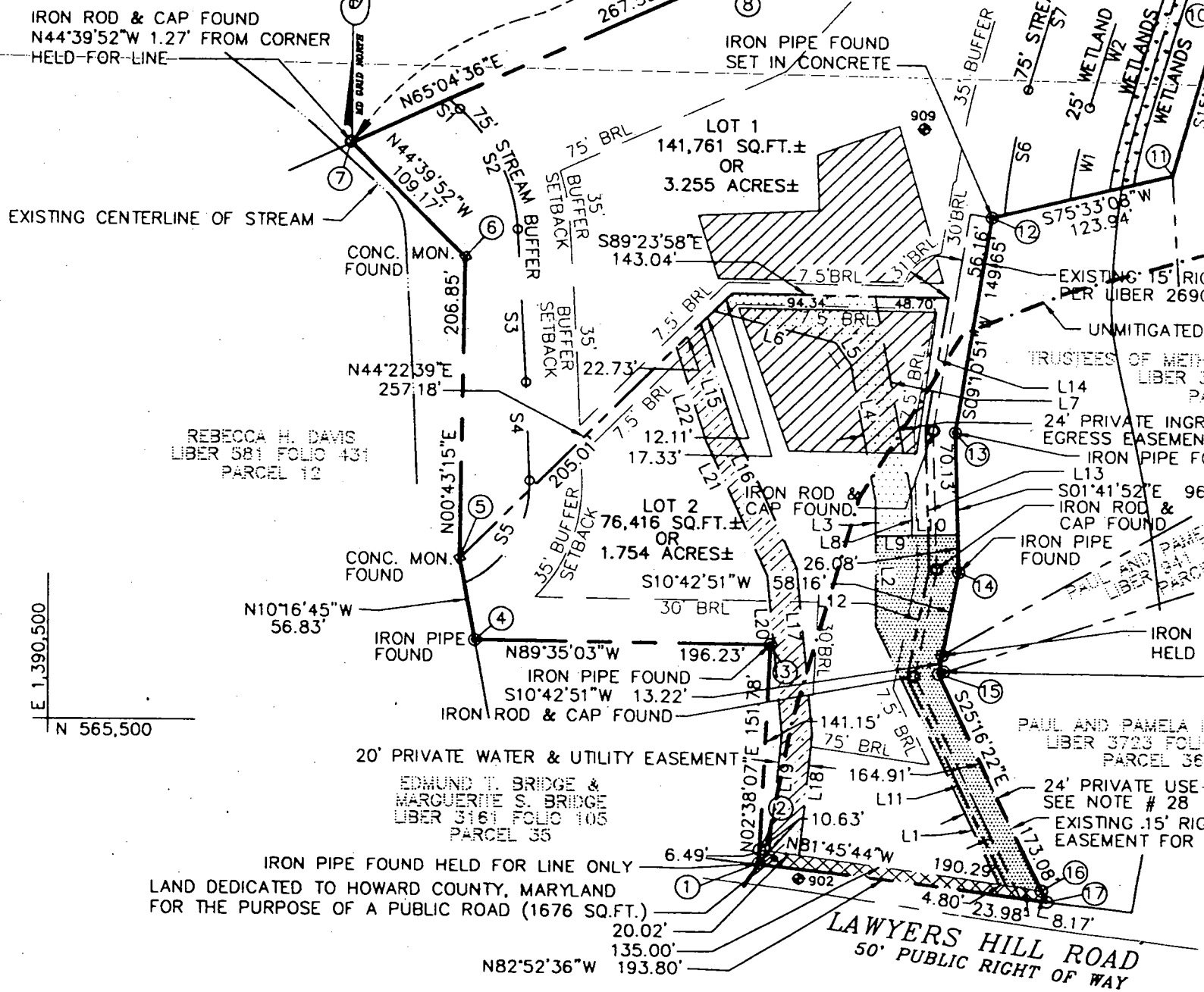
11/24/97 (CW)

**WETLAND BUFFER**

N1	R=411.11'; L=64.30'; Δ=8°57'40"; T=32.22'; CH=N11°10'44"E 64.23'
N2	R=4023.19'; L=126.02'; Δ=1°47'41"; T=63.01'; CH=N16°33'24"E 126.01'

**NORTHBOUND LANES  
INTERSTATE I-95**  
RIGHT OF WAY VARIES  
STATE ROADS COMMISSION OF MARYLAND  
PLAT NO. 30500

OWNERSHIP UNKNOWN  
PARCEL 74



MAINTENANCE AGREEMENT FOR PARCELS 36 AND 53 & HURSLEY  
TATES, LOTS 1 & 2 ARE RECORDED AMONG THE LAND RECORDS OF  
COUNTY, MARYLAND.

LOCATED WITHIN THE HISTORIC DISTRICT BOUNDARY AS PER ZB948M.

EXISTING HOUSE TO REMAIN ON LOT 1 KNOWN AS 6162 LAWYERS HILL ROAD,  
MARYLAND 21227, IS LISTED ON THE HOWARD COUNTY HISTORIC SITES  
HO-446, THE DOBBIN-WARNER HOUSE / HURSLEY.

- 24. THIS AREA DESIGNATES WETLANDS.
- 25. THIS AREA DESIGNATES A 20' PRIVATE WATER & UTILITY EASEMENT.
- 26. THIS AREA DESIGNATES A PRIVATE LOT 1, MINIMUM 24' WIDTH.
- 27. THE PROJECT IS IN THE METROPOLITAN DISTRICT.

DEPARTMENT OF PLANNING AND ZONING  
Development

To: Cindy Hamilton -DPZ

P&Z File No. F97-123

Re: Health Dept Plan comments

F 97 - 123

Hursley Manor

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

This is to provide notice that Health Dept objectionsto the driving crossing have been withdrawn. OK to accept record plat for processing.

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

From: Craig Williams

*amc*

Date: 11/24/97

Review & Comments  Files

HD-170

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" 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 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 checked="" 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.
<b>Applications</b>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Appllc/Exhibit		<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic		<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application		<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist		<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate		<input checked="" type="checkbox"/> Supplement Plan

*S. DEMCHIK TO PROPOSE PLAT LANGUAGE TO ASSURE DRIVEWAY ACCESS IS MAINTAINED AT TIME OF SEPTIC REPAIR. ACCESS IS TO HISTORIC HOUSE. A CHANGE IN ACCESS LOCATION WOULD BE DETRIMENTAL TO HISTORIC INTERESTS.*

*11/24/97*

*Health Dept*

*DED*

WAS:  Received  Tentatively Approved  Recorded 4-18  
 Received and Revised  Approved  On \_\_\_\_\_

COMMENTS: Not approvable in this configuration because use-in-common driveway easement, as defined in Note #26, crosses septic easement and therefore is in conflict with minimum ownership criteria per COMAR 26.04.03.03 SRC/COMMENTS DUE BY: 5-13

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

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

DATE: 1-24-97

P&Z File No. WP 97-80

**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: Hursley Manor Est.

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
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<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.
<b>Applications</b>		<input type="checkbox"/> Industrial Waste Survey (DPW)
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<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 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 1-24

COMMENTS: No objection to this request (WP-97-80); however SRC/COMMENTS DUE BY: 2-20  
the location of the use-in-common driveway easement is  
problematic-see written comment to F-97-123, attached.

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

## Hursley Manor Estates, Waiver Petition

### Summary:

A Sketch Plan (S-96-11) containing 9 additional lots was submitted for review and approval on December 11, 1995. The citizens of the area and the Historic District Commission voiced objections to the project. The layout was revised to address these objections while maintaining the viability of the project, however, the citizens and the commission remained in opposition to the project. The Sketch Plan was withdrawn and work on an alternate acceptable plan proceeded. A plan that greatly reduced the number of lots (potential 3 additional lots) was prepared. This plan was based on the elimination of the Sewage pump station and the noise wall and a successful percolation of the lots. A plat was submitted to the Health Department for approval. One lot passed the percolation test while the others required wet season percolation. The plat submitted for approval consists of the one lot that passed the percolation test. A second plat will be submitted for the potential additional two (2) lots as soon as the percolation plat is approved.

During the Historic District Commission hearings and input from the citizens, the noise wall, the number of proposed lots, and the proposed paving seemed to be the major concern. A meeting was held with yourself and members of your staff on June 10, 1996 to present this plan. It was agreed that a waiver to the noise requirement will be granted.

This waiver is justified for the following reasons:

- a. Strict compliance with the regulation would require the construction of an excessive noise wall or berm (up to 22' may be required). This noise mitigation would be very costly and the proposed three lots could not sustain such cost. This would be a great hardship on our client.
- b. This project falls in the Lawyers Hill Historic District and is Zoned R-ED. Providing the Noise barrier will require significant grading and would change the Historic district and scenic road characteristics of Lawyers Hill Road as per the citizens and the Historic District Commission. The intent of the regulations will be better served by maintaining the character of the area in lieu of the noise mitigation required for the lots. The house will be built in accordance with HUD requirements. This condition will be added on the record plat and will be reviewed at the building permit stage.

The house will be built to mitigate noise inside the structure. The proposed alternative will service the intent of the regulations by providing noise mitigation inside the structure in accordance with HUD requirements.

- c. Approval of the waiver will not be detrimental to the public interest based on the fact that it will not change the noise level on any adjacent properties. It will maintain the existing character of the area which is the desire of the adjacent property owners.
- d. Approving this waiver will not nullify this intent because the house will be built in accordance with HUD requirements and will provide acceptable noise level inside the house. The intent of the regulations in the Historic and R-ED district is to maintain the existing conditions as much as possible.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 1-24-97

P&Z File No.

F 97-123

Department of Planning and Zoning

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

12/17/97  
F-97-123  
Recorded

- 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

copy of plat  
these comments  
were made  
to on  
back

- 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: Hursley Manor Est., lots 1 + 2 (W/P 97-80)

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

Plans

- |   | # of Sheets |
|---|-------------|
| <input type="checkbox"/> Sketch Plan              | _____       |
| <input type="checkbox"/> Prel Equiv Sketch Plan   | _____       |
| <input type="checkbox"/> Preliminary Plan         | _____       |
| <input checked="" type="checkbox"/> Final Plat    | _____       |
| <input type="checkbox"/> Final Constr Plans (RDS) | _____       |
| <input type="checkbox"/> Final Development Plan   | _____       |
| <input type="checkbox"/> Site Development Plan    | _____       |
| <input type="checkbox"/> Landscape Plan           | _____       |
| <input type="checkbox"/> Grading Plan             | _____       |
| <input type="checkbox"/> House Type Revision Plan | _____       |
| <input type="checkbox"/> Water and Sewer Plan     | _____       |

Supplemental Documents

- Wetlands Report *IDED*
- Soils/Topo Map/Drain Area Map
- FSD/FCP/Worksheet and Application
- Declaration of Intent
- Drainage and/or Computation/Pond Safety Comps
- Preliminary Road Profiles
- APFO Roads Test/Mitigation Plan
- Traffic Study/Noise Study
- Sight Distance Analysis
- Floodplain Study
- Stormwater Management Comps.
- Industrial Waste Survey (DPW)
- Road Poster Form Letter
- Response Letter
- Perc Plat
- Scenic Road Exhibits *OPZ*
- Supplemental Sheet

ITC  
ISC'S  
18/1PKS

1/4 H...  
X

2DED  
X

Applications

- Waiver Petition Applic/Exhibit
- Planning Board Applic
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved  On

1-24

COMMENTS: Not approvable in this configuration because use-in-common driveway easement, as defined in Note #23, crosses septic easement and therefore is in conflict with minimum ownership criteria per COMAR 26.04.03.03(1) SRC/COMMENTS DUE BY 2-19

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

