

APPLICATION

PERCOLATION TESTING

A 512-784c

P _____

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

DISTRICT 5TH

DATE 10.22.99

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 Thomas A. & Sharon F. Stanton 21029 410-792-9442

ADDRESS 11961 Simpson Rd, Clarksville, MD. PHONE (301) 490.7627

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

DIVISION Cherry Brae LOT NO. #8

ROAD AND DESCRIPTION Simpson Rd

TAX MAP 41 PARCEL # 198

SIZE OF LOT 1 acre (49,942 s.f.) 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. Thomas A. Stanton
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

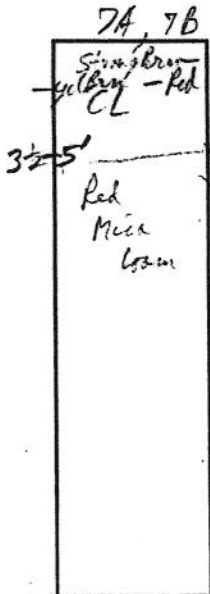
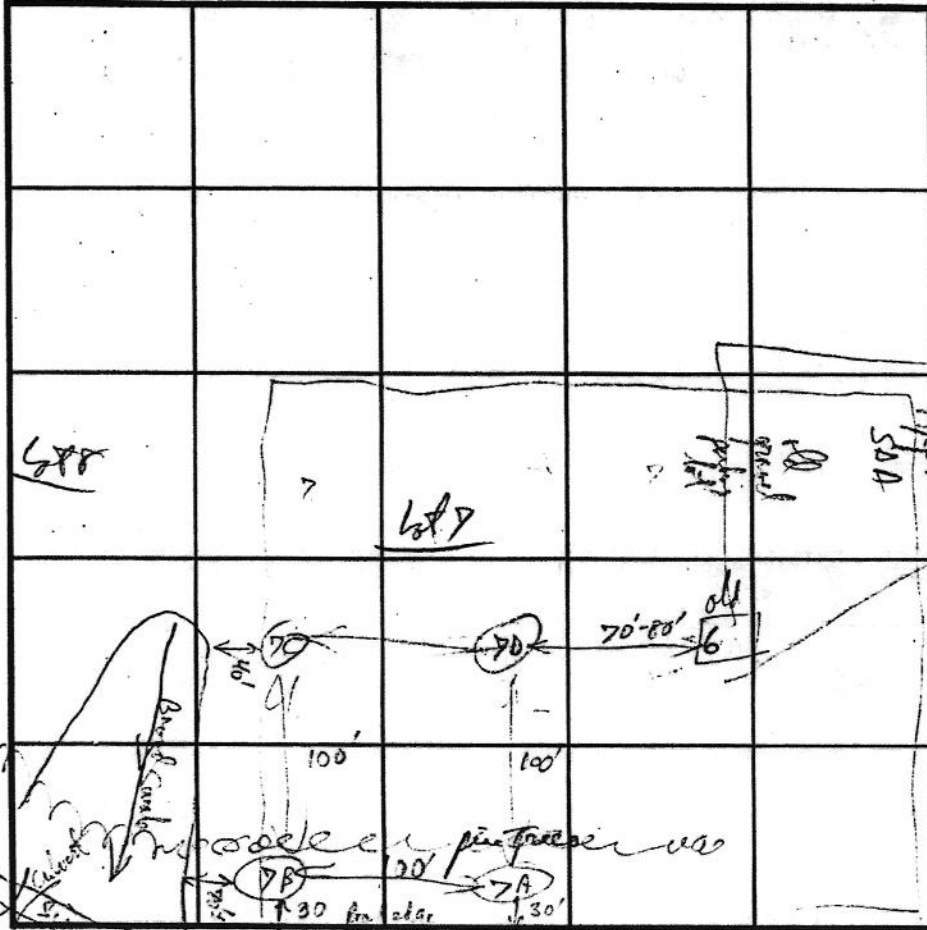
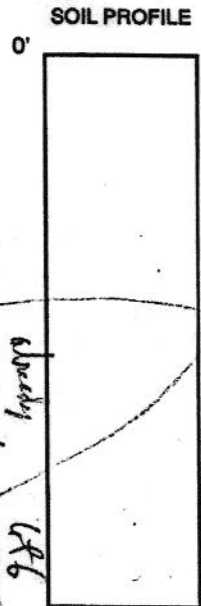
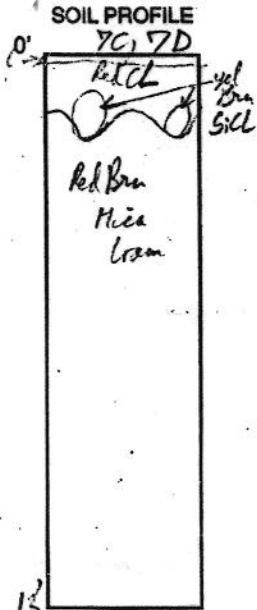
PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

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

THIS IS NOT A PERMIT

A 51284 B
COUNTY #

Cherry Brae Lt



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
12/3/99	7A High	3 1/2'	12:03:00	12:04:50	12:06:50	12:06:50	2 min
		V13 7'	12:03:30	12:04:50	12:06:50	12:06:50	2 min
	7C Mid	V13 4'	12:15:50	12:18	12:18	12:20:00	2 min
	7B (low)	V13 4 1/2'	12:25:00	12:34	12:34	12:53:00	20 min
	7A mid high	V13	Visible	Red + Yel Brn / Brn CL	to 4' or 5'		OK LINES FT

REMARKS _____

TYPE OF SOIL _____

TESTED BY Alley ALSO PRESENT Alan Kitchener (Young)

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT/BEDROOM _____



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

January 21, 2000

Thomas A. & Sharon F. Stanton
11961 Simpson Road
Clarksville, Maryland 21029

RE: Percolation test results
Purpose: Subdivision
Property ID: Cherry Brae Lots 4-8
Tax Map 41, Parcel 198
Simpson Road

Dear Mr. & Mrs. Stanton,

Percolation testing conducted Friday, December 3, 1999, on the above referenced property indicated satisfactory soil conditions. Actual test hole locations were offset somewhat from their original staked location on lot 5 due to the presence of a well on the neighboring property and on lot 8 due to a broad swale with suspected seasonally high water tables near test holes 8A and 8D.

Copies of the percolation test results are enclosed.

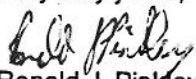
A registered engineer should submit a Percolation Certification Plan showing the following information to this office at this time:

- actual locations & elevations of all excavated test holes
- suitable house and well site on each lot
- locations of existing wells and septic within 100 feet of property boundaries
- streams/swales/springs and any other relevant landscape features
- field-matched contour lines

Please be advised that each lot should include adequate area to develop the initial potable water well and sufficient area to develop a replacement well. While no minimum square footage is currently suggested, room for three well sites spaced at least 50 feet apart is recommended. The plan should include a comment that wells for all lots must be drilled and tested for yield prior to record plat submittal for signature. All wells within 150 ft of each other shall require simultaneous yield testing.

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

Very truly yours,


Ronald J. Pinkley, R.S.
Water and Sewerage Program

Enclosures
cc:File
LDE

APPLICATION

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PROPERTY OWNER Thomas A. & Sharon F. Stanton

ADDRESS 11961 Simpson Rd, Clarksville, MD 21029 PHONE (301) 490-7627

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

DIVISION Cherry Brae LOT NO. # 5

ROAD AND DESCRIPTION Simpson Rd

TAX MAP 41 PARCEL # 198

SIZE OF LOT 1 acre (46,375 s.f.) 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. Thomas A. Stanton
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REASONS FOR REJECTION OR HOLDING _____

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

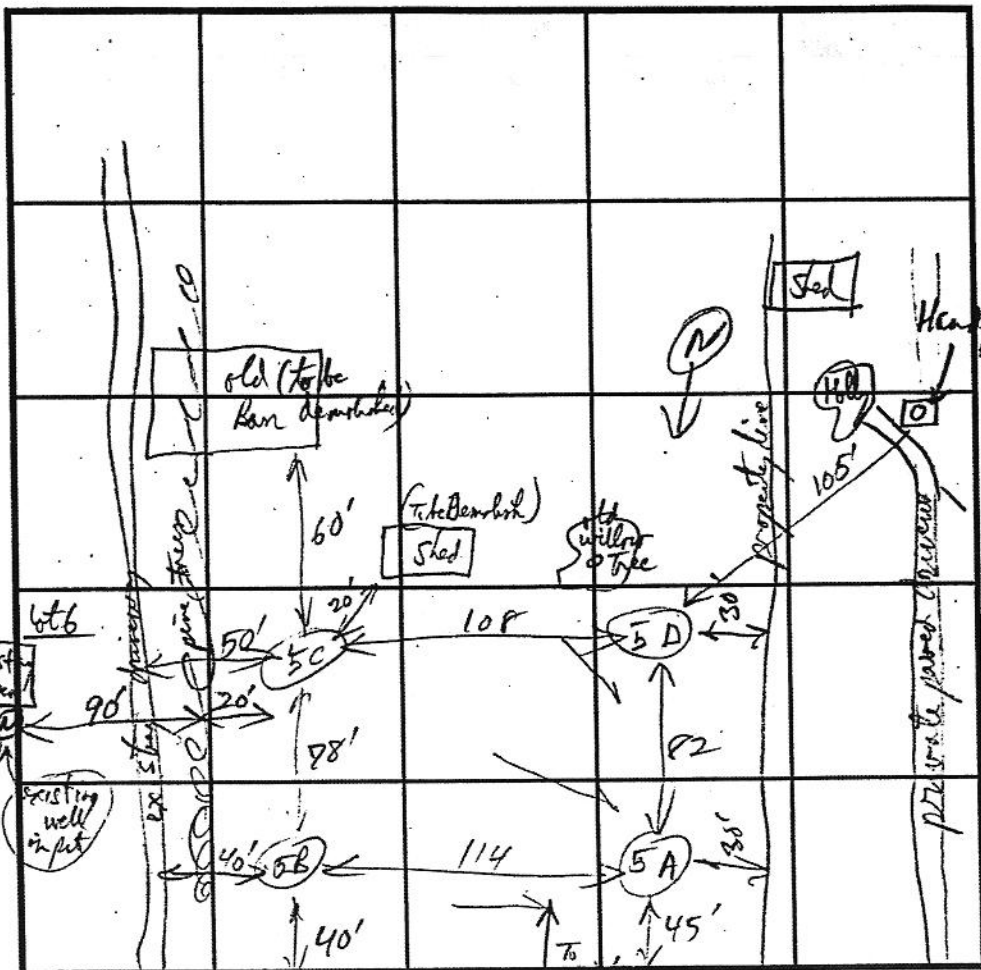
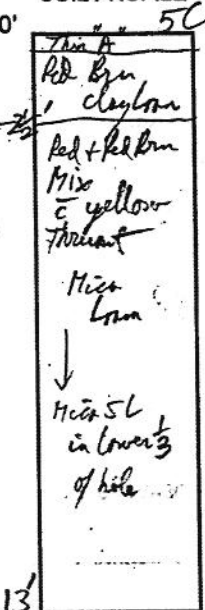
THIS IS NOT A PERMIT

A512984 A

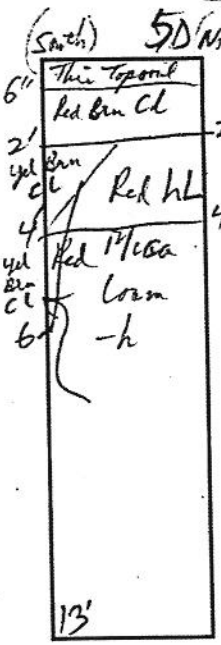
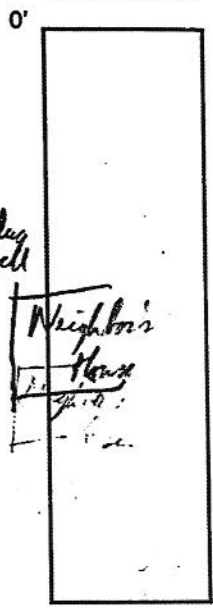
Cherrytree lot 5

COUNTY #

SOIL PROFILE



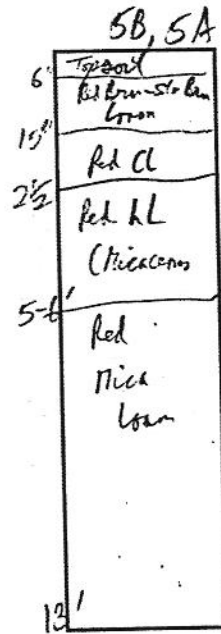
SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
12/13/99	5C	3 1/2	12:58:30	1:02:00	1:02:00	1:06:30	4 1/2 mpi
		✓ 13' 7'	12:59:00	1:06:26	1:06:26	1:18:30	12 mpi
	5D	✓ 13' 4'	1:06:20	1:13:00	1:13:00	1:25	22 min
	5A	✓ 13'	1:08:30	1:13:00	1:13:00	1:17:30	4 1/2 mpi
	5B	✓ 13'	Visual only (same as 5A)				1st 5 mpi

REMARKS _____
 TYPE OF SOIL Cherty
 TESTED BY R. W. [Signature] ALSO PRESENT R & K
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 9 TRENCH WIDTH _____
 INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____



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ADDRESS 11961 Simpson Rd, Clarksville, MD, 21029 PHONE (301) 490-7627

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

DIVISION Cherry Brae LOT NO. #7

ROAD AND DESCRIPTION Simpson Rd

TAX MAP 41 PARCEL # 198

SIZE OF LOT 1 acre (49,932 s.f.) TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

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(SIGNATURE OF APPLICANT)

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

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

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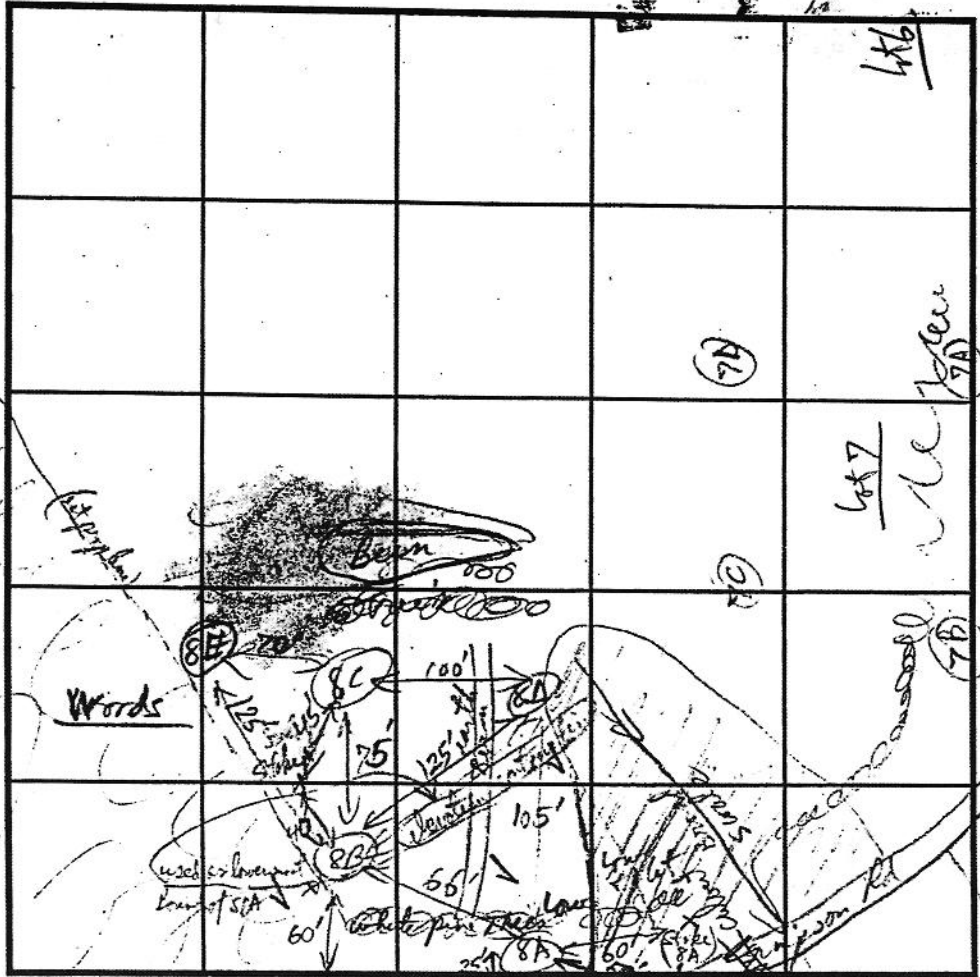
COUNTY #

SOIL PROFILE

0' (P) 67
 1" st brn CL
 yel brn ch
 3 1/2" red mica brn 3 1/2"
 yel brn 41
 Red-pale red
 Mica brn

8E, 8C, 8B
 6" red brn loam
 1 1/2" red CL yel brn
 4" red-pale red
 Mica (8-12% clay)
 loam
 (25% R-DR 6/5/78)

(North) 8N (South)
 8" yel brn
 SCL CL-ML
 3" yel brn
 SCL + orange yel
 5" red-pale red
 Mica loam
 (-8-12% clay)



SOIL PROFILE

0'

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
12/3/99	old 8A	Not dug	where field (inswale)	Wood	60ft	furth East	
Not visible (due to contours)	New 8A	V13 5'	1:34:00	1:40:00	1:41:00	1:47:00	22 minutes
	8B	V13 4 1/2'	1:38:00	1:41:00	1:41:00	1:47:00	6 min
	8C	V 4'	1:49:00	1:51:00	1:51:00	1:55:00	4 min
		V13 7'	1:45:00	1:50:00	1:50:00	1:57	7 min
	(closest limit to swale allowable) → 8D	V1 1/2'	Visual only				
	8E	V13 4'	2:23:00	Wood		2:33	5 min

REMARKS use 8D-8B as lowermost bound of SDA -

TYPE OF SOIL _____

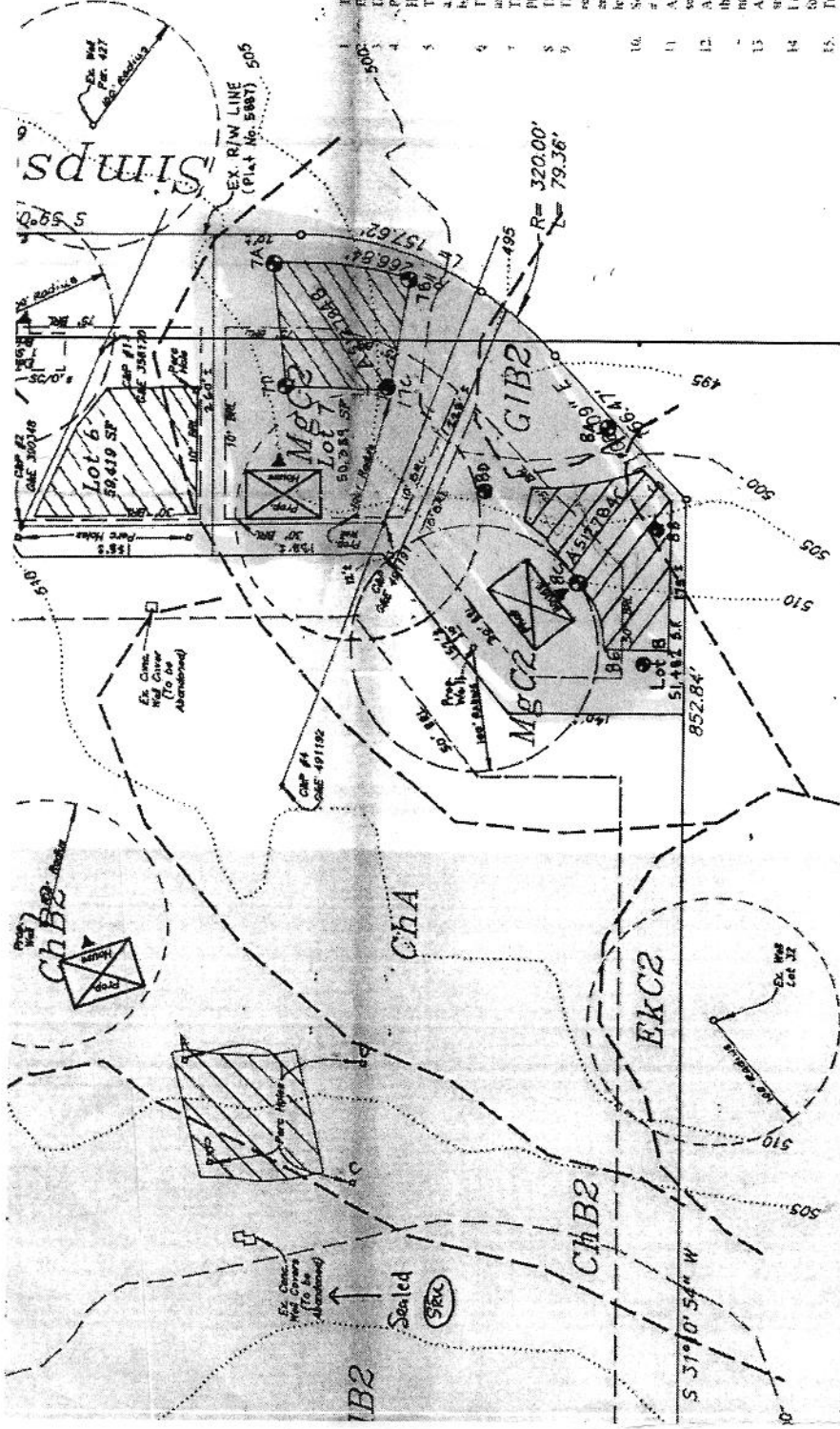
TESTED BY R. Kelly ALSO PRESENT RHK

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____

GENERAL NOTES

1. Total area of site: 22.29 - Acres
2. Existing zoning: R-10 (R-10) Comprehensive Zoning Plan
3. Deed reference: Cherry Brae, Lot #4 L. 4770, F. 316
4. Plat reference: Plat no. 3887, recorded among the Land Records of Howard County on August 9, 1984
5. Total number of proposed lots/dwellings: 5
6. a) number of existing dwellings: 1
7. b) number of proposed dwellings: 4
8. The lot shown entirely with the minimum lot area and ownership width as required by the Maryland State Department of the Environment
9. The topography shown is compiled from the Howard County Aerial Photogrammetry
10. The existing septic system serving the existing dwelling on lot 6 shall remain. The sewage disposal easement area shown on this lot encompasses the existing system and also provides sufficient area for at least one future replacement system.
11. Soil group delineation taken from the Howard County Soil Survey, Sheet # 28.
12. All percolation test holes have been field located. All existing wells and septic systems within 100 feet of the property boundary have been shown. A groundwater appropriation permit from the Maryland Department of the Environment is not required for this subdivision since less than 10 new lots are proposed.
13. All proposed wells shall be drilled and tested for yield prior to final plat signature approval.
14. Lot 6 will likely require a pump system with visual and audible alarms for installation of the septic system.
15. Tree protection fence or three prong fence shall be placed around the perimeter of the sewage disposal easements prior to any construction of road or lot improvements to insure that placement of fill material upon the easement will not occur.
16. In accordance with Section 105/E.1 C of the Howard County Zoning Regulations, The Health Department recommends the lot size of lots 6, 7, and 8 to be increased beyond the 50,000 square foot maximum.



SOILS LEGEND

MAP SYMBOL	NAME	SLOPE CHARACTERISTICS
Bs	Belle Silt Loam	0-3% Slopes
ChA	Cherryville Silt Loam	3-8% Slopes, Moderately Eroded
ChB2	Chester Silt Loam	3-8% Slopes, Moderately Eroded
ChC2	Chester Gravelly Silt Loam	6-15% Slopes, Moderately Eroded
ChE2	Chester Gravelly Silt Loam	3-8% Slopes, Moderately Eroded
EKA	Elk oak Silt Loam	6-15% Slopes, Moderately Eroded
ChA	Chester Silt Loam	0-3% Slopes
MgC2	Manor Gravelly Loam	6-15% Slopes, Moderately Eroded
MnE2	Manor Loam	3-8% Slopes, Moderately Eroded

All Ex. Wells and Septic Systems within 100 feet of property boundaries have been shown

designate a private sewage easement of 10,000 sq ft for individual sewage disposal. Improvements in this area are restricted until public sewage treatment plant is installed. The county health department shall be notified and a public health officer shall be granted variances for encroachments into the easement. Recordation of a modified sewage assessment shall

Signed
Revised
Percolation Plat

Resubdivision of Cherry Brae

Lots 4 - 8

See Map 41, Parcel 116
5th Election District
Howard County, Maryland
Scale 1" = 100' Oct. 1999

LDE, Inc.

9250 Rumsey Road - Suite 106
Columbia, Maryland 21045
(410) 715-1070 (410) 715-9540 fax

OWNER / DEVELOPER:

MR. TOM STANTON
11961 SIMPSON ROAD
CLARKSVILLE, MD 21029
301-490-7627
410-792-9442

Revised 2/12/99, 5PH

APPLICATION

PERCOLATION TESTING

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TELEPHONE: 313-2640

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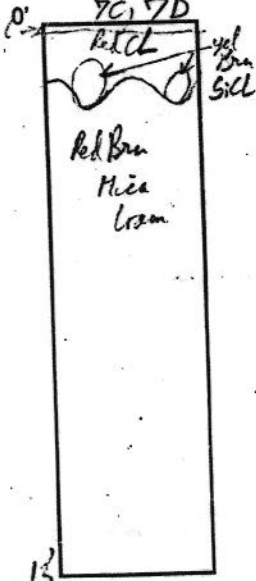
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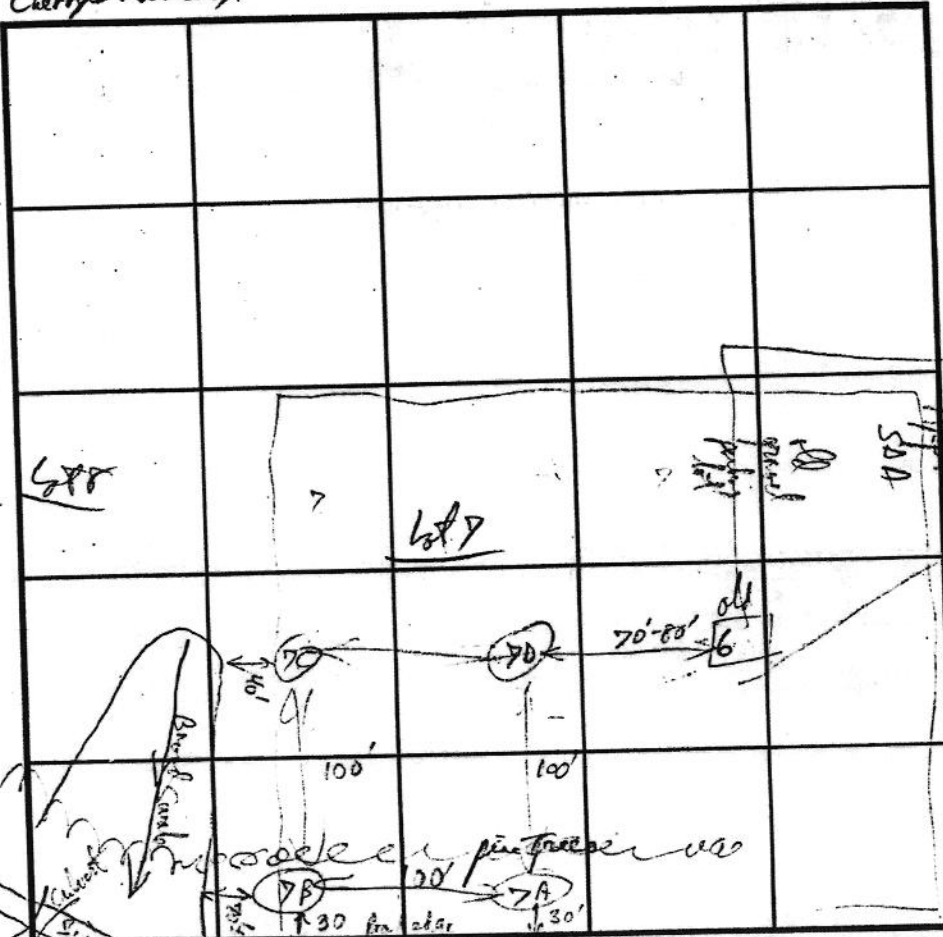
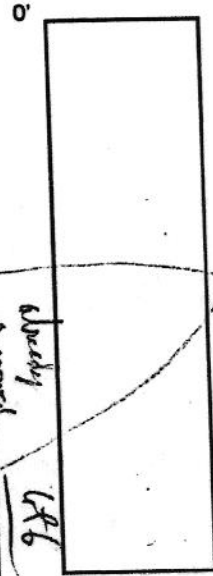
A 512784 B
COUNTY #

Cherrybrae lot

SOIL PROFILE
7C, 7D

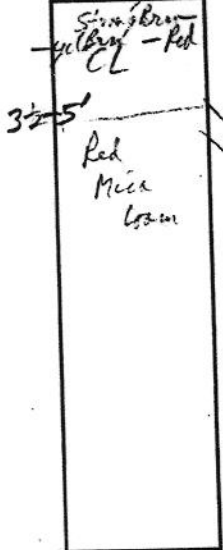


SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

7A, 7B



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			START	STOP	START	STOP	
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	7A Mid High	V13	Visible	Rt + yellow Brn CL	4' to 5'		OK 5 min

REMARKS _____
 TYPE OF SOIL _____
 TESTED BY AK ALSO PRESENT Alan Kitchener (Yankee)
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____
 INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____



HOWARD COUNTY HEALTH DEPARTMENT

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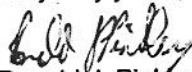
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AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

DIVISION Cherry Brae LOT NO. # 5

ROAD AND DESCRIPTION Simpson Rd

TAX MAP 41 PARCEL # 198

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(SINGLE FAMILY DWELLING OR COMMERCIAL)

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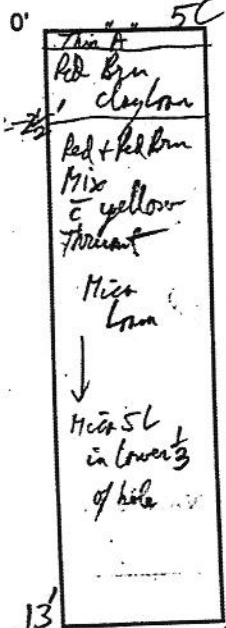
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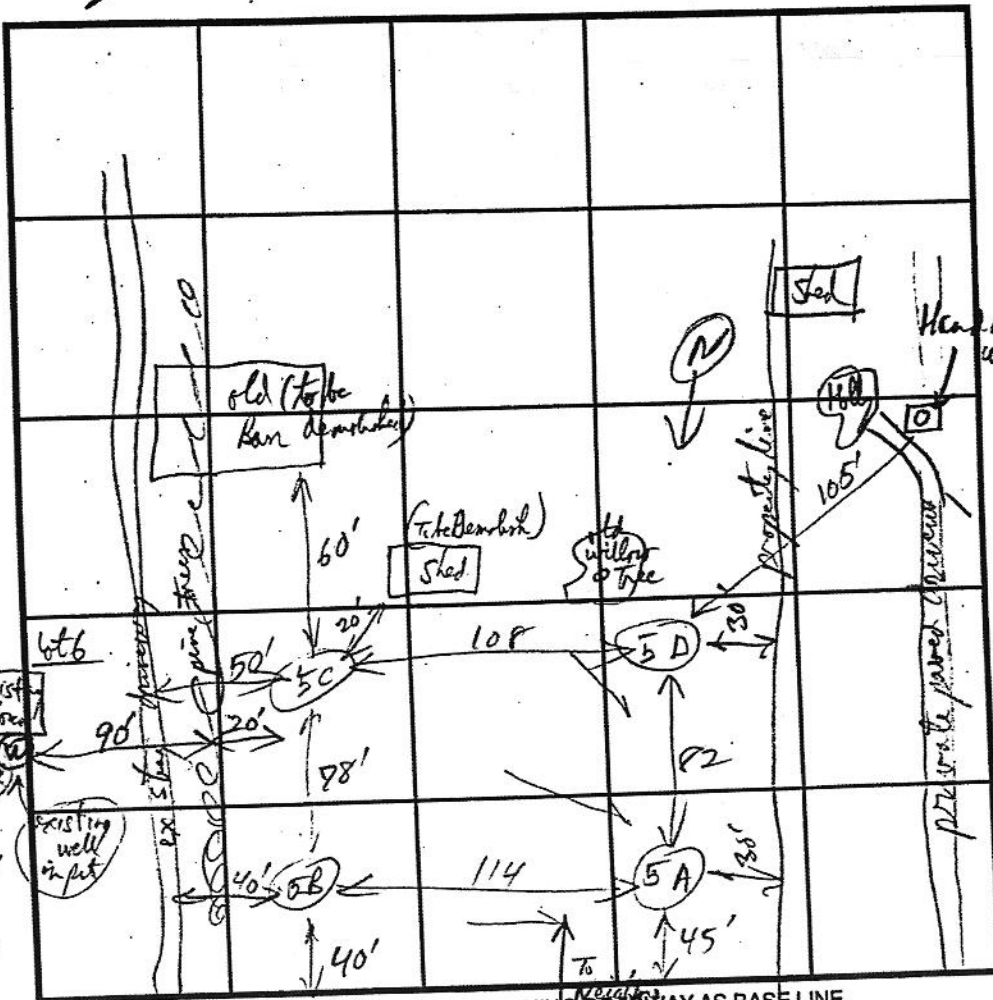
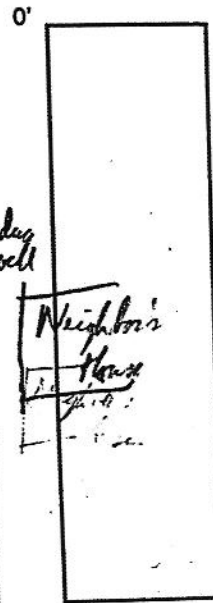
Cherry Stac 445

A5/2884 A
COUNTY #

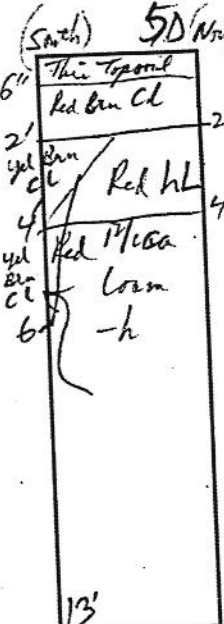
SOIL PROFILE



SOIL PROFILE

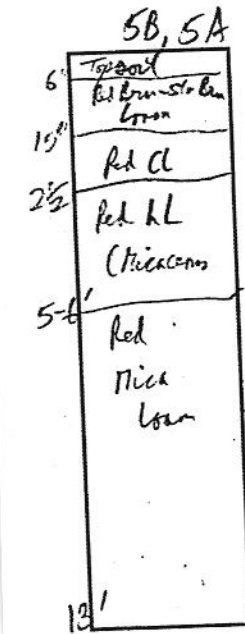


Simpson Rd INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
12/13/99	5C	3 1/2'	12:58:30	1:02:00	1:02:00	1:06:30	4 1/2 mpt
		13' 7'	12:59:00	1:06:26	1:06:26	1:18:30	12 mpt
	5D	13' 4'	1:06:20	1:13:00	1:13:00	1:25	22 min
	5A	13'	1:08:30	1:13:00	1:13:00	1:19:30	4 1/2 mpt
	5B	13'	Visual only (same as 5A)				1st 5 mpt

REMARKS _____
 TYPE OF SOIL Chester
 TESTED BY RPP/mbly ALSO PRESENT R&K
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 9 TRENCH WIDTH _____
 INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____



APPLICATION

PERCOLATION TESTING

A 512784B

P _____

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

DISTRICT 5TH

DATE 10.22.99

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 Thomas N. & Sherm F. Stanton

ADDRESS 11961 Simpson Rd, Clarksville, MD, 21029 PHONE (301) 490-7627

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

DIVISION Cherry Brae LOT NO. #7

ROAD AND DESCRIPTION Simpson Rd

TAX MAP 41 PARCEL # 198

SIZE OF LOT 1 acre (49,932 s.f.) 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. Thomas N. Stanton
(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 512 784C Cherry Brook lot 8

COUNTY #

SOIL PROFILE

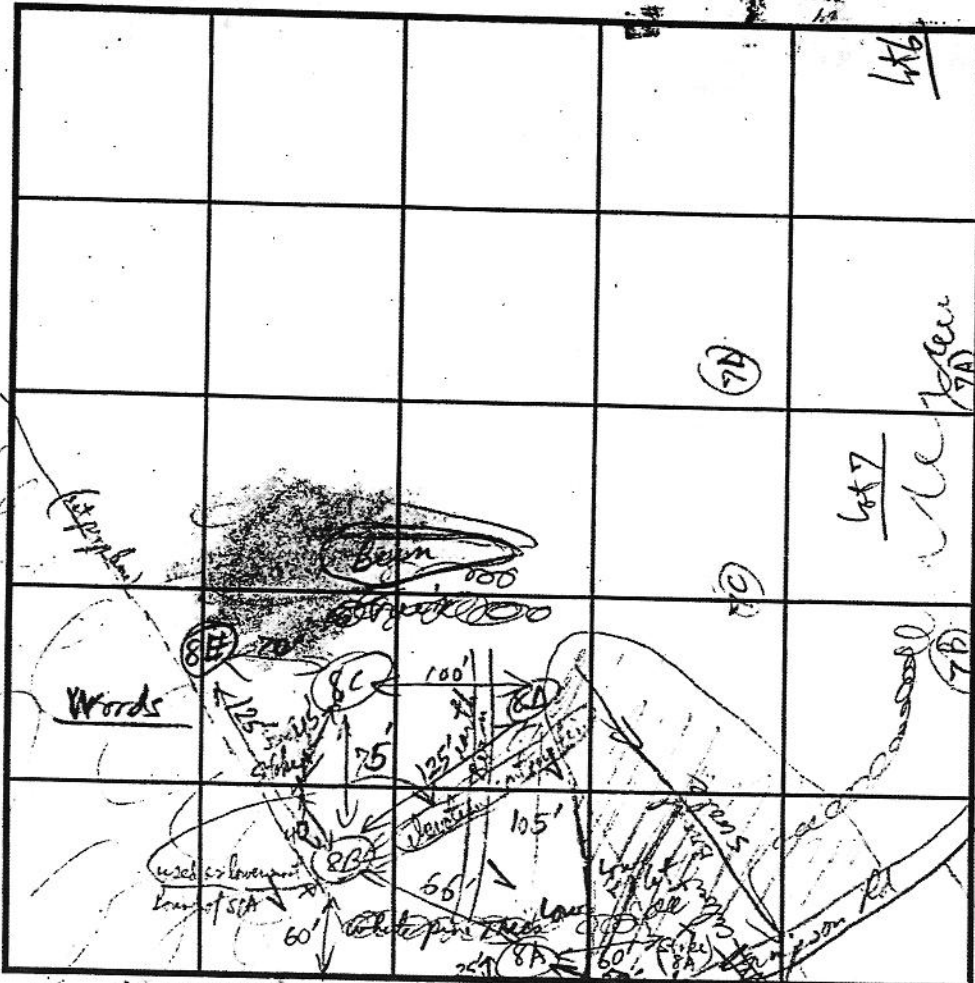
0' (1) (2) (3)
 18" str brn CL
 yel brn CL
 3/2" red mic brn 3/2"
 4" yel brn 4"
 red-pale red
 mica brn

8E, 8C, 8B

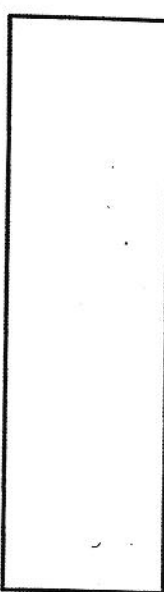
6" red brn loam
 1 1/2" red CL yel brn
 4" loam (SCL)
 red-lighter
 mica (8-12% clay)
 loam
 (25) R-DR 4/78

(North) 8D (South)

6" yel brn
 SCL CL-HL 1 1/2"
 3" mix red brn
 orange yel
 mica
 5" mix
 red-pale red
 mica loam
 (-8-12% clay)



SOIL PROFILE



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
12/3/99	old 8A	Not Dug	where	swale (inswale)	Moored	60ft further East	
Not visible (due to contours)	New 8A	V13 5'	1:34:00	2:00		2:17	22 min
	8B	V13 4 1/2'	1:38:00	1:41:00	1:41:00	1:47:00	6 min
	8C	V 4'	1:49:00	1:51:00	1:51:00	1:59:00	4 min
		V13 7'	1:45:00	1:50:00	1:50:00	1:57	7 min
	(closest limit to swale allowable) → 8D	V1 1/2'	Visual only				
	8E	V13 4'	2:23:00	Moored		2:33	5 min

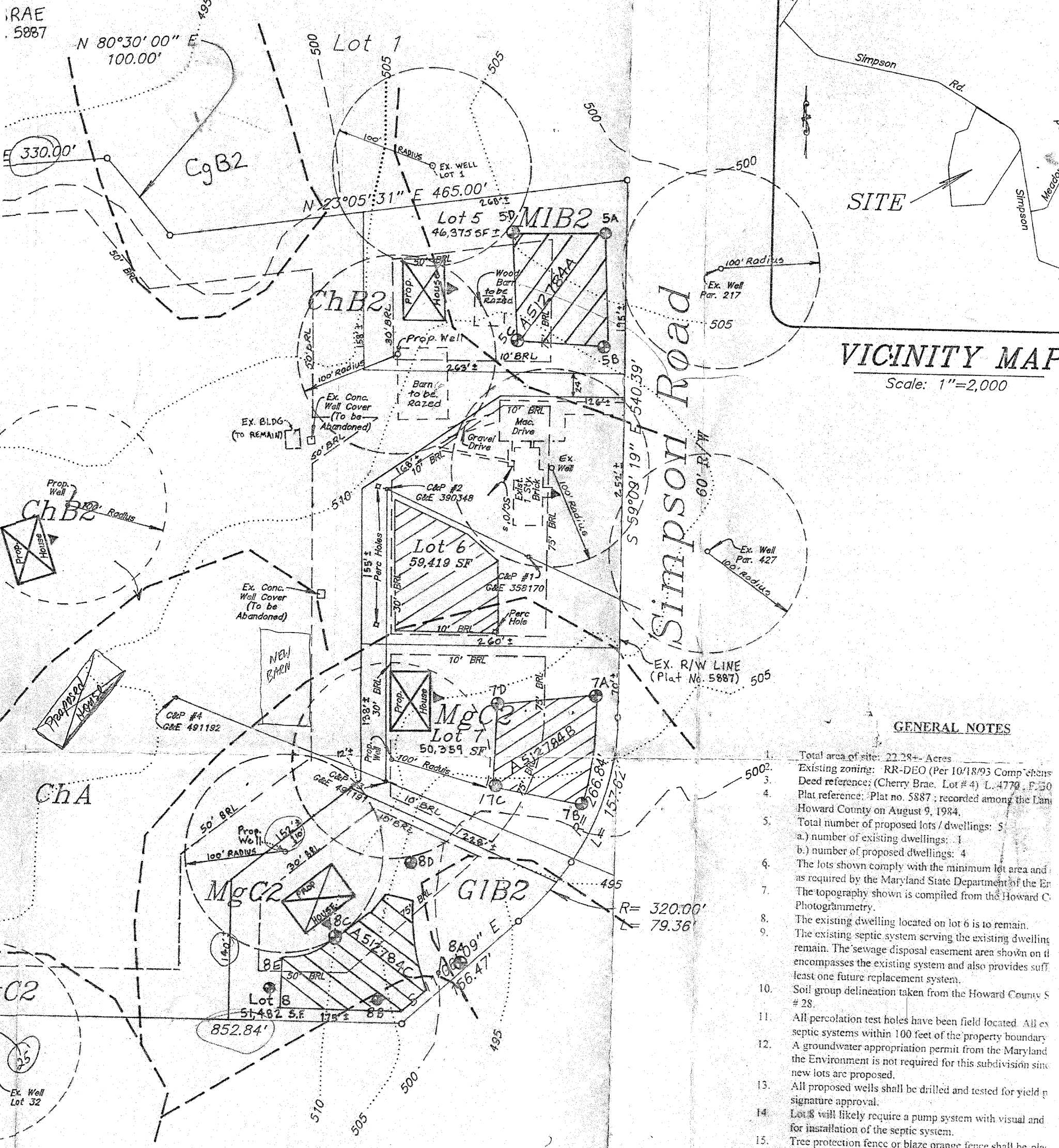
REMARKS use 8D-8B as lowestmost bound of SDA -

TYPE OF SOIL CA

TESTED BY R. Kelly ALSO PRESENT R+K

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____



VICINITY MAP
Scale: 1"=2,000

GENERAL NOTES

1. Total area of site: 22.28+- Acres
2. Existing zoning: RR-DEO (Per 10/18/93 Comprehensive Deed reference: (Cherry Brae, Lot # 4) L. 4770, F. 50
3. Plat reference: Plat no. 5887; recorded among the Land
4. Howard County on August 9, 1984.
5. Total number of proposed lots / dwellings: 5
 - a.) number of existing dwellings: 1
 - b.) number of proposed dwellings: 4
6. The lots shown comply with the minimum lot area and as required by the Maryland State Department of the En
7. The topography shown is compiled from the Howard C Photogrammetry.
8. The existing dwelling located on lot 6 is to remain.
9. The existing septic system serving the existing dwelling remain. The sewage disposal easement area shown on th encompasses the existing system and also provides suff least one future replacement system.
10. Soil group delineation taken from the Howard County S # 28.
11. All percolation test holes have been field located. All ex septic systems within 100 feet of the property boundary
12. A groundwater appropriation permit from the Maryland the Environment is not required for this subdivision sinc new lots are proposed.
13. All proposed wells shall be drilled and tested for yield p signature approval.
14. Lot 8 will likely require a pump system with visual and for installation of the septic system.
15. Tree protection fence or blaze orange fence shall be plac perimeter of the sewage disposal easements prior to any road or lot improvements to insure that placement of fill the easement will not occur.
16. In accordance with Section 105.E.1.C of the Howard Co Regulations, The Health Department recommends the lo and 8 to be increased beyond the 50,000 square foot ma

SOILS LEGEND

MAP SYMBOL	NAME	SLOPE / CHARACTERISTICS
Ba	Baile Silt Loam	
GnA	Glenville Silt Loam	0-3% Slopes
G1B2	Gleneig Loam	3-8% Slopes, Moderately Eroded
ChB2	Chester Silt Loam	3-8% Slopes, Moderately Eroded
CgC2	Chester Gravelly Silt Loam	8-15% Slopes, Moderately Eroded
CgB2	Chester Gravelly Silt Loam	3-8% Slopes, Moderately Eroded
EkC2	Elioak Silt Loam	8-15% Slopes, Moderately Eroded
EkA	Elioak Silt Loam	0-3% Slopes
ChA	Chester Silt Loam	0-3% Slopes
MgC2	Manor Gravelly Loam	8-15% Slopes, Moderately Eroded
M1B2	Manor Loam	3-8% Slopes, Moderately Eroded

All Ex. Wells and Septic Systems within 100 feet of property boundaries have been shown

OWNER / DEVELOPER:

MR. TOM STANTON
11961 SIMPSON ROAD,
CLARKSVILLE, MD 21029

Revised
Percolation Plat

Resubdivision of Cherry

Lots 4 - 8
Tax Map 41, Parcel 198
5th Election District
Howard County, Maryland
Scale 1" = 100' Oct. 1999

LDE, Inc.
9250 Rumsey Road - Suite
Columbia, Maryland 2104

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Wednesday, May 8, 2024 3:52 PM
To: jim@jnmengineeringllc.com
Cc: 'Bruce Harvey'; Silvast, Zackary
Subject: RE: Simpson Road Lots 7 (11935 Simpson Road) and 8 (11915 Simpson Road)

Hi Jim,

As for Lot 7 (11935 Simpson Road), the homeowner will need to ask for a variance from MDE for the well box on this lot. The well box on Lot 7 is considered downgrade of the SDA located on Lot 6 (11945 Simpson Road). A revised perc cert plan is required to add the well box and adjust the SDA. No additional perc testing is required at this time.

Lot 8 (11915 Simpson Road) - A revised perc cert plan is required to add the alternate well sites and adjust the SDA. No additional perc testing is required at this time.

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

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: jim@jnmengineeringllc.com <jim@jnmengineeringllc.com>
Sent: Tuesday, May 7, 2024 10:46 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: 'Bruce Harvey' <BruceHarvey@williamsburgllc.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: Simpson Road Lots 7 (11935 Simpson Road) and 8 (11915 Simpson Road)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Thank you Hank. Zack if you need any additional info to make this call please let me know. They have a settlement date at the end of the week and we want to make sure everything is good.

Hank, based on our discussions we have adjusted the SDA from the approved plat (shown in red on attached). We will still have the min. 10,000sf and will be within the boundary of the previously approved perc locations. The purpose of

moving the SDA is to allow more room for a well box and to also allow sufficient room for a house while meeting the 30' well setback and 20' septic setback. I wanted to see if this would be okay for just a new perc certification plan without additional testing. Our goal is to avoid this if we can. If needed, I can swing in for a quick meeting to discuss.

Thanks again for the help,
Jim

From: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Sent: Monday, May 6, 2024 9:00 AM
To: Jim Witmer <jim@jnmengineeringllc.com>
Cc: Bruce Harvey <BruceHarvey@williamsburgllc.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: Simpson Road Lots 7 (11935 Simpson Road) and 8 (11915 Simpson Road)

5/6/2024

Hi Jim,

Good morning. I will need to refer this question about the down grade well on **11935 Simpson Road, Lot 7** to my supervisor Zack Silvast/upper management. In the interim, do you have a copy of the completion report for this well (tag # HO-94-2716)?

Any adjustment to the SDA on **11915 Simpson Road, Lot 8** will require a revised perc cert plan. Additional perc testing may be required depending on the changes.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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5/5/2024

Hi Hank,

Thank you for clarifying for us on the perc testing. We have completed the survey for the lot and have a couple more questions. Please see attached exhibits.

Lot 7 – The existing well has been shown and we have also shown a 1,500sf well box as required. The well box is downhill from the lot 6 septic area and is just over 100-feet away. Given this is an existing lot, is this acceptable? My

client is going to be purchasing the lots and we are trying to figure out if there will be any concerns from the HD based on what was previously approved. Also, the well is at the same elevation as the septic reserve area.

Lot 8- The existing well is within 100-feet of the approved septic area as shown on the plat. The septic area is 11,321sf and could be shortened where the well arcs encroach and expanded downgrade and we would still be able to get a minimum 10,000sf. We would also adjust to avoid the alternate well locations and the well box for lot 7. Given this, would we be required to add perc locations or would we just have to submit a revised perc certification plan. I have include the approximate perc locations and the results on the plans for reference.

If its easier for me to swing by to discuss just let me know.

Thanks,
Jim Witmer, PE, PS
President

 JNM Engineering, LLC
1 Park Avenue, suite 1A
Mount Airy, MD 21771
301-514-2808
www.jnmengineeringllc.com

4/23/2024

Hi Jim,

Good morning. The perc test notes (attached) for 11935 (Lot 7) & 11915 (Lot 8) Simpson Road are acceptable. Therefore, we won't have to perc. However, if the engineer has to shift the SDA to fit a house & 2 alternate well sites on the OSDS plan, then additional perc testing will likely be required leading to a revised perc cert plan.

Please contact me with any questions.

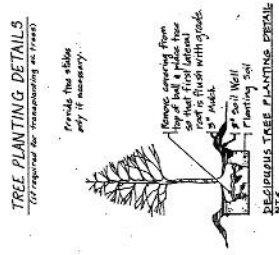
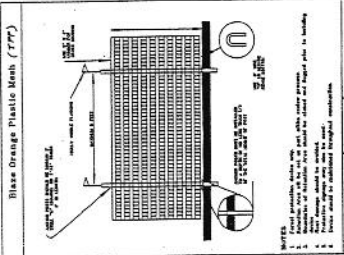
Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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Signage
 Sign Location: Plan View



Blaze Orange Plastic Mesh (FRP)

1. 15' x 15' mesh structure.

2. 15' x 15' mesh structure.

3. 15' x 15' mesh structure.

4. 15' x 15' mesh structure.

5. 15' x 15' mesh structure.

6. 15' x 15' mesh structure.

7. 15' x 15' mesh structure.

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15. 15' x 15' mesh structure.

16. 15' x 15' mesh structure.

17. 15' x 15' mesh structure.

18. 15' x 15' mesh structure.

19. 15' x 15' mesh structure.

20. 15' x 15' mesh structure.

21. 15' x 15' mesh structure.

22. 15' x 15' mesh structure.

TREE PLANTING DETAILS

1. 1' planting soil

2. 1' planting soil

3. 1' planting soil

4. 1' planting soil

5. 1' planting soil

6. 1' planting soil

7. 1' planting soil

8. 1' planting soil

9. 1' planting soil

10. 1' planting soil

11. 1' planting soil

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16. 1' planting soil

17. 1' planting soil

18. 1' planting soil

19. 1' planting soil

20. 1' planting soil

21. 1' planting soil

22. 1' planting soil

REGULATORY TREE PLANTING SPECIAL

1. 1' planting soil

2. 1' planting soil

3. 1' planting soil

4. 1' planting soil

5. 1' planting soil

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16. 1' planting soil

17. 1' planting soil

18. 1' planting soil

19. 1' planting soil

20. 1' planting soil

21. 1' planting soil

22. 1' planting soil

BREAK EVEN POINT (BEP) CALCULATIONS

1. 1.20% Residential credit ceiling density

2. 1.20% Residential credit ceiling density

3. 1.20% Residential credit ceiling density

4. 1.20% Residential credit ceiling density

5. 1.20% Residential credit ceiling density

6. 1.20% Residential credit ceiling density

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21. 1.20% Residential credit ceiling density

22. 1.20% Residential credit ceiling density

APPROVED DEPARTMENT OF PLANNING AND ZONING

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APPROVED DEPARTMENT OF PLANNING AND ZONING

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ENGINEER'S CERTIFICATE

1. [Signature]

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DEVELOPER'S CERTIFICATE

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Professional Certification

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22. [Signature]

L.D.E., INC.

9850 Runsey Road, Suite 106, Columbia, MD 21045
 (410) 715-1070 (301) 595-3424 (410) 715-9540 (Fax)

A RESUBDIVISION OF CHERRYBRAE

1. [Signature]

2. [Signature]

3. [Signature]

4. [Signature]

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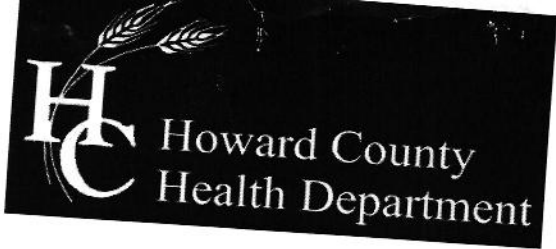
20. [Signature]

21. [Signature]

22. [Signature]

NOTE: The Owner/Developer's Forest Obligation shall be met entirely by the retention of all existing forest resources on the property. The amount of retention resources shall be determined in a Forest Conservation Easement.

F-00-153



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
 Twitter: HowardCoHealthDep

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

**APPLICATION FOR VARIANCE
 TO COMAR ONSITE WATER/SEWER FOR MDE APPROVAL**

Date Submitted 4/22/24
 11935 Simpson Road, Clarksville, MD 21029
 Property Address

Cherry Brae
 Subdivision 7 41 7 05-434351
 Lot Tax Map Grid Parcel Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):
 Perc Cert. Plans previously approved but did not show alternate well sites. Well was installed.
 Property is now going to be approved but there is an offsite septic easement uphill of the well site.

In the area below, list the specific section of the Code of Maryland Regulations (COMAR) to which a variance is being requested and provide a brief summary of the regulation and an explanation of why the variance is being requested (Attach a separate sheet if necessary).

Regulation Section	Summary and Explanation
1. <u>26.04.02.05.B(2)</u>	<u>Due to site constraints, the well locations for the existing house will be down grade from a proposed offsite SDA. Please note the 100-foot setback is provided but does not meet the 200-foot setback.</u>
2. _____	_____
_____	_____
_____	_____
_____	_____

Bruce G. Henry
 Property Owner's Signature

Health Department Use Only

Reviewed by Hank Oswald 6/17/24
 HCHD Staff Date

Recommendation: Recommended Not Recommended
[Signature] 6/20/24
 HCHD Supervisor Date

Comments/Conditions: Steel casing on replacement well to 50' or 10' into competent bedrock, whichever is deeper.

Approved by: Stem King LEHS 7/1/24
 MDE Representative Date

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, June 11, 2024 10:17 AM
To: jim@jnmengineeringllc.com
Subject: Variance Application_11935 SW Simpson Road

Hi Jim,

Good morning. We need the owner to sign and date the variance application. Please submit the signed copy as soon as possible.

In addition, we need the perc cert plan revised to show a suitable house site and proposed driveway. In addition, delete any legend symbol not being used on the plan.

Let me know if you have any questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, July 30, 2024 9:04 AM
To: jim@jnmengineeringllc.com
Subject: Perc Cert Plan_11935 SW Simpson Road

Hi Jim,

The perc cert plan for **11935 SW Simpson Road** has been reviewed with the following comments:

1. Add proposed house site (55' x 70').
2. Add proposed driveway.
3. Add note, the existing well Tag # HO-94-2716 has been field located and is accurately shown.
4. Add address label to this lot and neighboring lots shown on plan.

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

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
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- Add house site 6/11
- Add driveway
- Pebble area

Proposed SDA

- delete any unused legend symbols
- Change note # 10 to read.

- Add house site 6/11
- Add driveway
- Pebble area

Proposed SDA

- delete any unused legend symbols
- Change note # 10 to read.

