



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

March 9, 2016

Scott Milne
13470 Clarksville Pike
Highland, MD 20777

RE: 12930 and 12926 Byefield Road
Hemlock Hills lots 28 and 29

Mr. Milne:

It has come to our attention that lots 28 and 29 of Hemlock Hills are being advertised for sale as buildable lots. The real estate listing indicates that the lots have been perc approved. Please note that the Health Department does not have record of an approved perc certification plan approving a sewage disposal area for either lot. Furthermore, percolation testing was recently conducted on both lots with mixed results. No percolation certification plan was submitted or approved following that testing.

The Health Department will not approve a building permit for either lot until such time as a percolation certification plan has been approved establishing a sewage disposal area based on passing percolation testing. Subsequently, a well must be drilled and approved and a sewage disposal system design plan for the proposed house must be approved prior to Health approval of a building permit. A copy of this letter will be retained in the Health Department property file for each lot.

If you have any questions, you may contact me at 410-313-1771 or jewilliams@howardcountymd.gov.

Jeff Williams
Program Supervisor, Well & Septic Program

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, February 23, 2016 10:40 AM
To: 'Donna Danner'
Cc: Dennis Danner (d2danner@verizon.net)
Subject: RE: Lot 28 Byefield Rd

Hi Donna:

In order for this lot to become buildable, an appropriate sewage disposal area would have to be established on a percolation certification plan and approved by the Health Officer.

This office doesn't have record of a percolation test ever conducted on this lot prior to the one conducted earlier this month. The owner will need to produce those records for review and approval by the Health Department.

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

Hank

-----Original Message-----

From: Donna Danner [<mailto:dmdanner@verizon.net>]
Sent: Sunday, February 21, 2016 10:01 PM
To: Oswald, Hank
Cc: DENNIS
Subject: Lot 28 Byefield Rd

Hank , I read your report and I need a definitive answer. Is this a build able lot? At this point our engineer is saying he doesn't think so and he knows a sand mount system won't work because of the grade is 15% Please clarify for me if we could build anything on this lot?

Also, the owners have told their agent that it was perced at one time and passed. Is this true and if so is it grandfathered in. I don't believe this to be true but that is what they are claiming. Please call me at 240-882-4082 or my husband Dennis at 240-375-4934 if you have any other thoughts or ideas. About this lot. At this point we are going to be walking away from it and looking for another lot to build on Thanks for your time and guidance, Donna Sent from my iPhone

Oswald, Hank

From: Oswald, Hank
Sent: Friday, February 12, 2016 4:15 PM
To: Dennis Danner (d2danner@verizon.net); 'surveysinc@verizon.net'
Subject: 12930 & 12926 Byefield Drive_Perc Test Result
Attachments: Perc Test Report_Byefield Drive_2.12.16.pdf; Field Notes.pdf

Mr. and Mrs. Danner:

Please see attached perc test result letter and field notes from testing conducted on 2/11/16 (Hemlock Hills Lot 28 & 29).

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

Respectfully,

Hank

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



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

February 11, 2016

To: Dennis Danner (Buyer); Surveys, Inc

RE: Percolation Test Report; 12930 & 12926 Byefield Drive, Highland, MD 20777

Percolation tests were conducted at 12930 & 12926 Byefield Drive (Tax Map 40, Parcel 278, Lots 28 & 29) on February 11, 2016. Tests and/or profile descriptions were documented for 9 locations (test hole P1 – P9). All test holes except P8 and P9 passed.

Percolation test holes P8 and P9 **failed** due to high ground water levels. Water seepage was observed at depths as shallow as 5 feet down to 9 feet. Since these test holes failed, this office cannot approve the proposed sewage disposal area for Lot 28 on this percolation plan.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Only areas that may be included in the septic reserve area are those represented by test locations having satisfactory soil condition.

The next step in the process is to have an engineer/consultant review the results of this percolation test and perhaps propose a relocated sewage disposal area for further testing. Be advised that proposed sand mound areas must be on slopes less than 12%. Contour in proposed area must be field run at 1 foot intervals before testing.

Should you have any questions regarding this evaluation please contact me. I may be reached at (410) 313-1786 or by email hoswald@howardcountymd.gov

Respectfully,

Hank Oswald

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

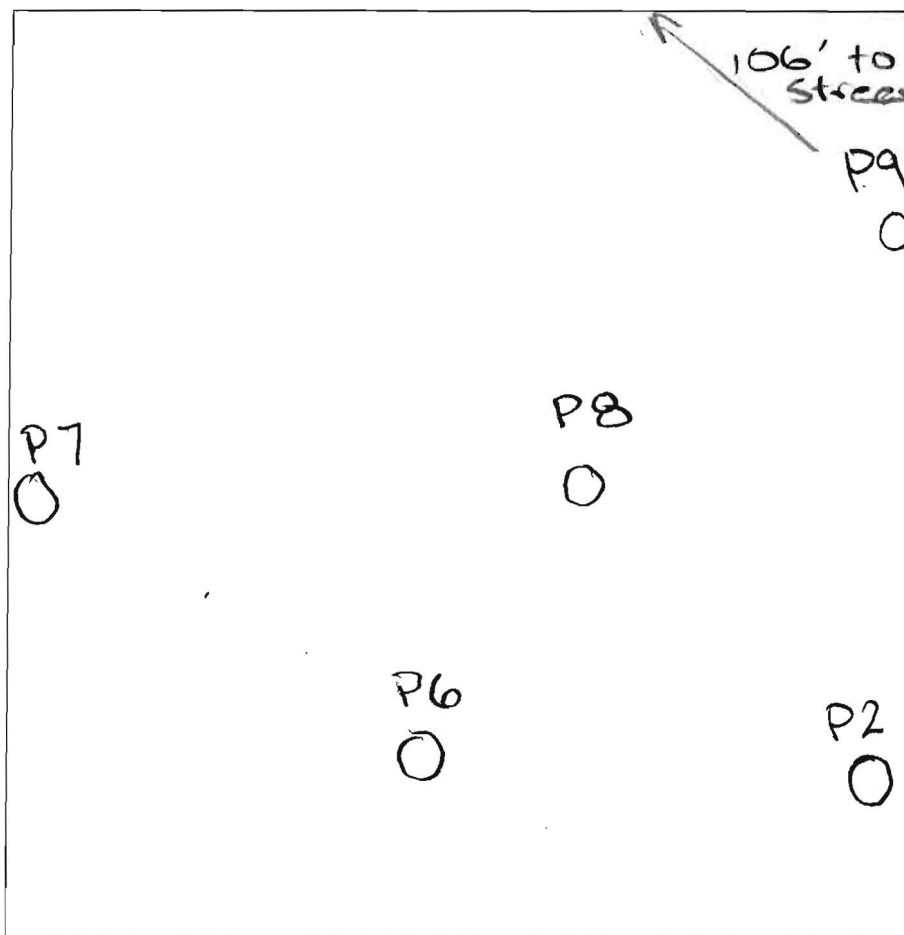
Lot 28

A/P

P7
0.6' brl
or
scl
3' Tan
sl
7' ls
12'

P8
0.7' brl
or
scl
4.5' mottling
wet
6' ssil
water
seepage
9' water

P9
0.4' brl
or scl
5' water
seepage
t sl
8' water



P6
0.7' brl
or
scl
3' tan
sl/
ls
12'

P3 (lot 29)
0.6' brl
or
scl
4.5' tan
sl
12'

P2
0.7' brl
or
cl
3.5' tan
sl w/
pockets
of ls
12'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
2/11/16	P7	4 1/2'	8:56	8:58	9:01	3	P
2/11/16	P8	—	water @ shallow depth				F
2/11/16	P9	—	water @ shallow depth				F
2/11/16	P6	4 1/2'				< 2	F
	L	retest	932	934	936	2	P
2/11/16	P2	4.5/12	937	939	943	4	P
2/11/16	P3	6/12	1015	1019	1025	6	P

REMARKS map 40, P. 278, Lot 28

SANITARIAN BACKHOE Fogles OTHERS Buyer Dennis Danner

TEST HOLES USED IN SDA AVG. PERC TIME SQ. FT/BR

TRENCH WIDTH INLET DEPTH MAX. BOT DEPTH EFFECTIVE SW

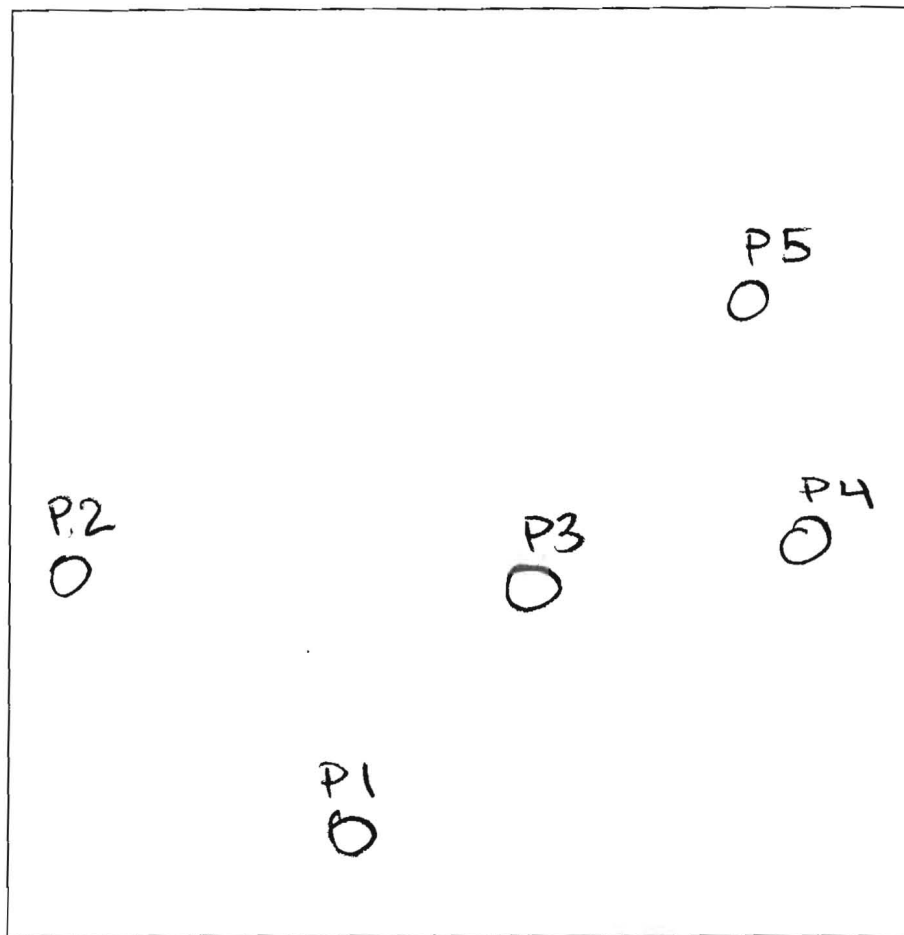
Lot 29

A/P

P2
brl
0.7'
or
cl
3.5'
tan
sl w
pockets
of ls
12'

P3
brl
0.6'
or
scl
4.5'
tan
sl
12'

P1



P5
brl
or
scl
3'
tan
sl
12'

P4
brl
or
scl
3'
tan
sl/
ls
12'

12926 Byfield Drive

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
2/11/16	P2	4.8/12	9:37	9:39	9:43	4	P
2/11/16	P1	4/12	9:43	9:45	9:48	3	P
2/11/16	P3	6/12	10:15	10:19	10:25	6	P
2/11/16	P5	4.5/12	10:01	10:03	10:06	3	P
2/11/16	P4	3.8/12	10:08	10:10	10:12	2	P

REMARKS

map 40, p 278, Lot 29

SANITARIAN

BACKHOE

Fogles

Buyer

OTHERS

Dennis Danner

TEST HOLES USED IN SDA

AVG. PERC TIME

SQ. FT/BR

TRENCH WIDTH

INLET DEPTH

MAX. BOT DEPTH

EFFECTIVE S/W

#28

OWNER'S DEDICATION

We, Thomas G. Oyster and Dorothy D. Oyster, his wife, owners of the property shown and described hereon adopt this plan of resubdivision, establish the easements as shown hereon for drainage and reserve the fee simple title to the beds of the streets and/or roads shown hereon, and in consideration of the approval of this plat by the Office of Planning and Zoning of Howard County, We or our assigns do hereby give and grant unto Howard County, Maryland the right and option to acquire for the consideration of one dollar the fee simple title to the beds of the streets and/or roads shown hereon within the period of five years from the date of the recording of this plat among the Land Records of Howard County.

Witness our hands and seals the 21 day of April 1969.

Thomas G. Oyster
THOMAS G. OYSTER
Dorothy D. Oyster
DOROTHY D. OYSTER
WITNESS
WITNESS

Note: This plat hereby extinguishes the 5' Utility easements as shown on the proceeding plat of Hemlock Hill as recorded in Plat Book 12 as Folio 23 as their necessity does not conform with the Public Service Commission of Maryland Order No. 57282.

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a resubdivision of the land which by deed dated August 11, 1966 and recorded among the Land Records of Howard County in Liber N#457, Folio 785 etc. was granted and conveyed by Thomas G. Oyster and wife to Oyster Builders Inc. a Maryland Corporation, and that it is also a resubdivision of Lots 1 through 13 as shown on a plat of Hemlock Hill as recorded among the said Land Records in Plat Book 12 as Folio 23 and that iron pipes marked thus: a, and concrete monuments marked: a, are in place as shown hereon.

I further certify that the requirements of Section 60-B Article 17 of the Annotated Code of Maryland (Title Clerk of Court - Subtitle Clerk of Circuit Court) as far as they relate to the marking of this plat and setting of markers, have been complied with.

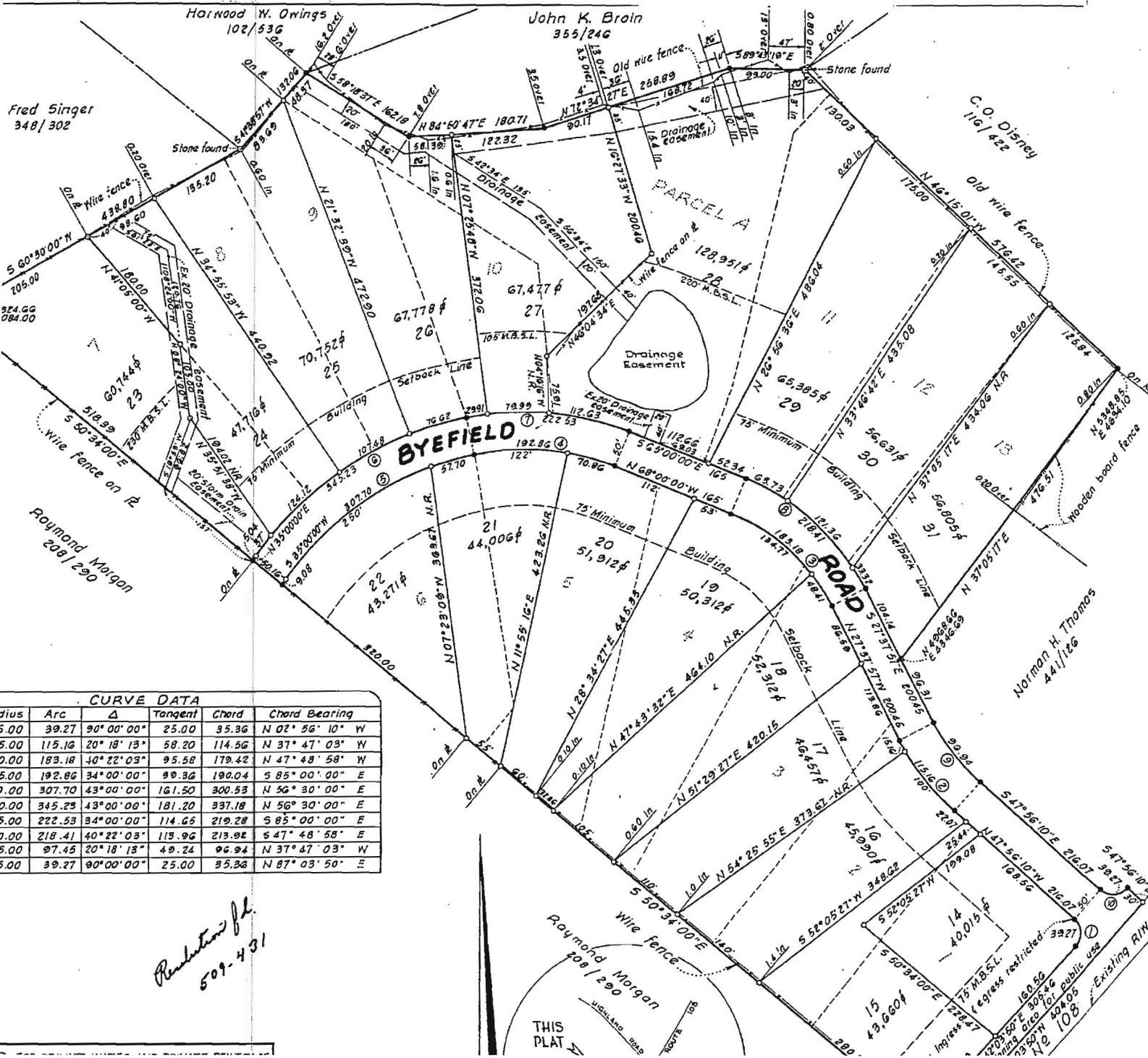
April 21, 1969

Gifford Dye
GIFFORD DYE
REGISTERED LAND SURVEYOR MD. N# 9111

Co-ordinates - Assumed

Total No. Lots 18
Area in Lots 23.8791 Acres Total Area 25.8336 Acres.

The lots shown hereon comply with minimum ownership width and lot areas as required by Maryland State Dept. of Health Regulations, and have been approved by the Howard



Plus	Arc	Δ	Tangent	Chord	Chord Bearing
5.00	39.27	90° 00' 00"	25.00	35.36	N 02° 56' 10" W
5.00	115.16	20° 18' 13"	58.20	114.56	N 37° 47' 03" W
2.00	183.18	10° 22' 03"	95.58	179.42	N 47° 48' 58" W
5.00	192.86	34° 00' 00"	99.36	190.04	S 85° 00' 00" E
1.00	307.70	43° 00' 00"	161.50	300.53	N 56° 30' 00" E
0.00	345.23	43° 00' 00"	181.20	337.18	N 56° 30' 00" E
5.00	222.53	34° 00' 00"	114.65	219.28	S 85° 00' 00" E
2.00	218.41	40° 22' 03"	113.96	213.92	S 47° 48' 58" E
5.00	97.45	20° 18' 13"	49.24	96.94	N 37° 47' 03" W
5.00	39.27	90° 00' 00"	25.00	35.36	N 87° 03' 50" E

Resubdivision
509-431

P.B. 17 @ P. 28

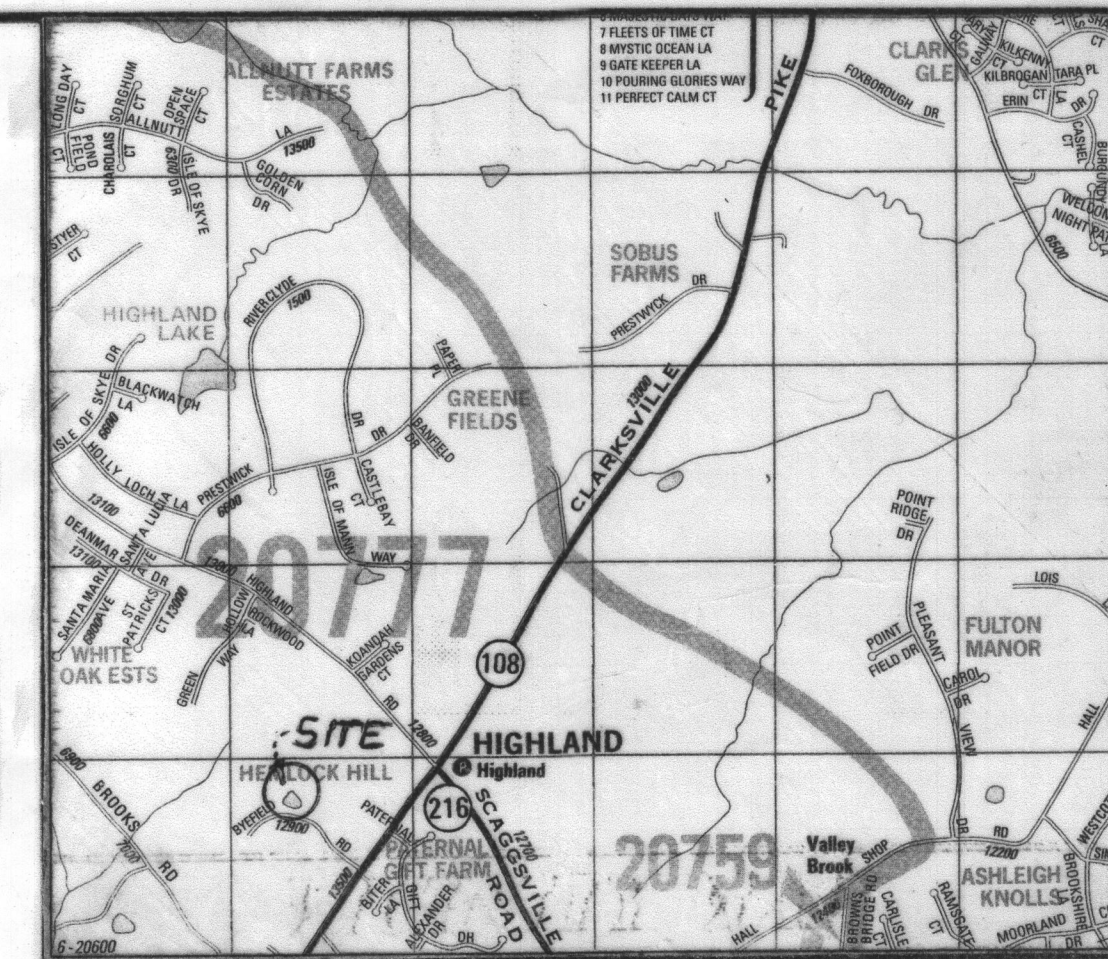
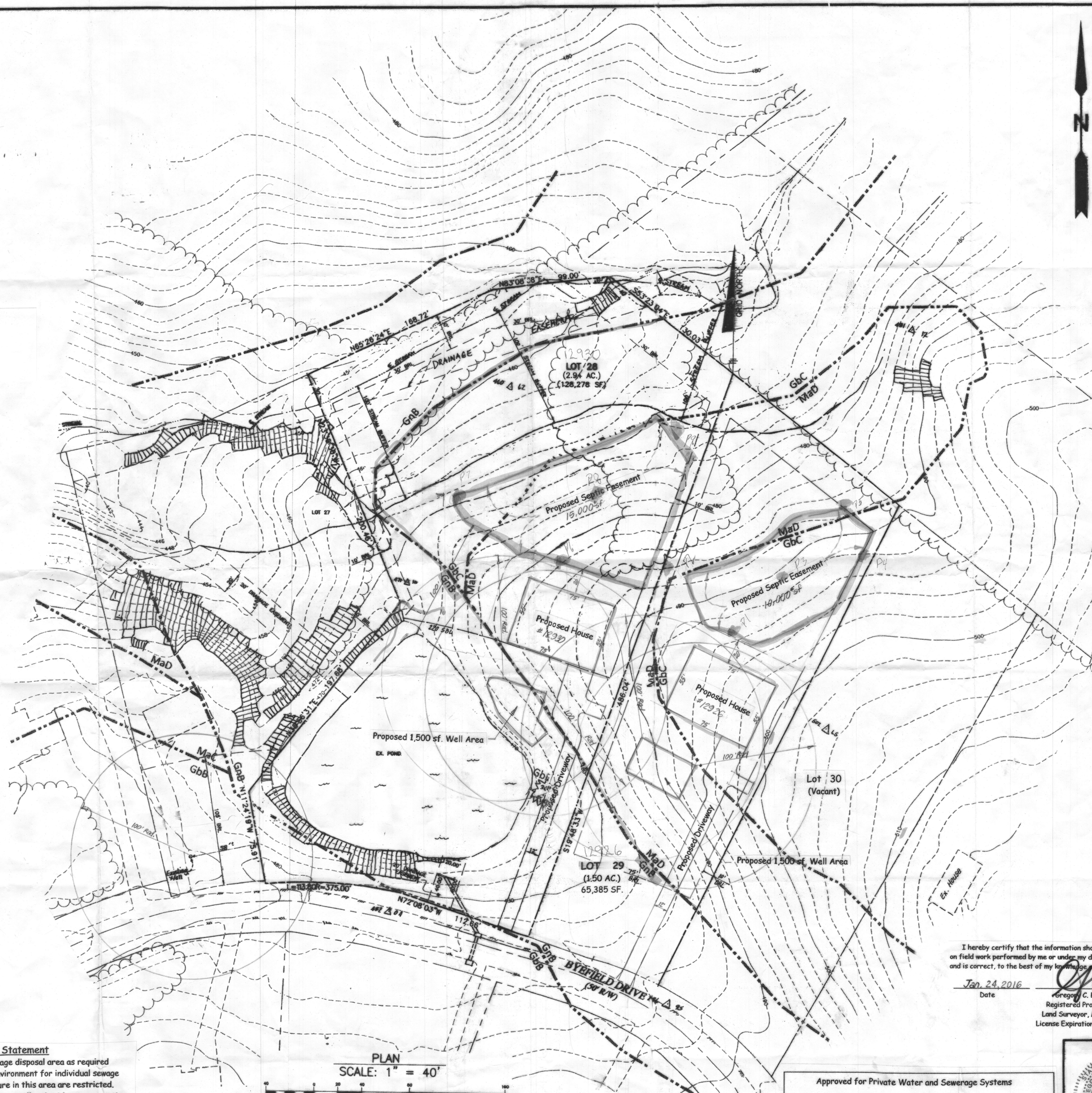
o 1 initial & 1 replace
w/ BAT? yes

LEGEND

These standard symbols will be found in the drawing.

- EX. ELEVATIONS
- PROP. ELEVATIONS
- EX. CONTOURS
- PROP. CONTOURS
- EX. WOODLINE
- SPECIFIC TREES
- STREAM/CREEK
- CONC. CURB
- SEWER LINE
- WATER LINE
- TREE CONSERVATION
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/LIGHT
- ELEC. LINE
- ED. ROAD
- SPEC. FENCE
- FAILED TEST HOLES
- PASS TEST HOLES
- SOILS DELINEATION LINE
- MaD SOILS CLASSIFICATION
- PROPOSED WELL LOCATIONS
- SLOPES 25% OR GREATER

vlet
Gmb



VICINITY MAP

SCALE: 1" = 2000'

Copyright ADC "The Map People" permitted use No. 20492158

GENERAL NOTES

- Site zoned RR-DEO.
- Area of Site = Lot 28 = 128,951 sf. or 2.9603 ac.
Lot 29 = 65,385 sf. or 1.5010 ac.
- Site is located on Tax Map 40, Grid 4, Parcel 278.
- Site is located on ADC Map page 14, grid B-13.
- Property Account No. - Lot 28 360498.
Lot 29 360455.
- Water and Sewer is to be private.
- Owner: Scott J. Milne (both lots)
13470 Clarksville Pike
Highland, Md. 20777
- Developer/Builder: Danner Development
Dennis Danner
6583 Highland Court
Highland, Md. 20777
240-375-4934
- Property Description: a) Plat of Subdivision "HEMLOCK HILLS"
Plat Book 17 @ Plat 28.
b) Liber 536 @ Folio 47 (both Lots)
- Any changes to a private sewage easement shall require a revised Percolation Certification Plan.
- All wells to be drilled prior to permit issuance. It is the developer's responsibility to schedule well drilling prior to permit issuance. It will not be considered government delay if the well-drilling holds up the Health Department signature of the permit.
- Topography obtained from Howard County records a field verified and adjusted by Survey's, Inc. January 5, 2016.
- Per FEMA Flood Insurance rate Map, properties are in Zone "C" Community Panel Number 24044-00378.
- Address: Lot 28 - 12930 Byfield Drive
Highland, Md. 20777
Lot 29 - 12926 Byfield Drive
Highland, Md. 20777

SURVEYS, INC.

SURVEYORS • ENGINEERS • LAND PLANNERS
PERMITS SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20707
PHONE 301-714-0544 FAX 301-714-0544 E-MAIL SURVEYS@SURVEYSINC.COM

DATE	REVISION

PERCOLATION TEST PLAN

12930/12926 Byfield Drive
Lots 28 & 29

HEMLOCK HILLS

5th Election District
Howard County, Maryland

SCALE 1" = 40'	DESIGNER GB	CHECKED BY GB
DATE 1-23-2016	DRAWER GB	FIELD BOOK
JOB NUMBER 16-02	SHEET NUMBER 1 of 1	FILE NUMBER L-400

I hereby certify that the information shown hereon is based on field work performed by me or under my direct supervision and is correct, to the best of my knowledge and belief.

Jan. 24, 2016
Date

Gregory C. Benefiel
Registered Professional
Land Surveyor, MD-10994
License Expiration Aug. 8, 2016

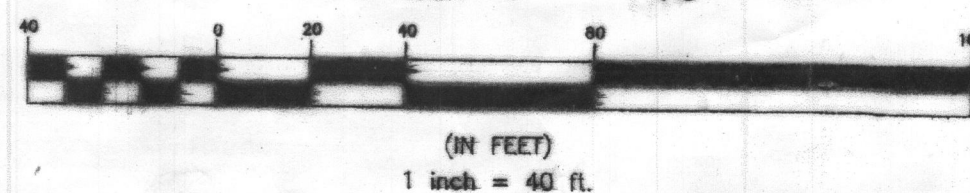
Approved for Private Water and Sewerage Systems

Health Officer, Howard County Health Dept. Date

MDE Sewage area Statement


This area designate a private sewage disposal area as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have authority to grant adjustments to the private sewage disposal area.

PLAN
SCALE: 1" = 40'



Oswald, Hank

From: Oswald, Hank
Sent: Monday, February 08, 2016 8:12 AM
To: 'Dennis Danner'
Subject: RE: Bye field rd. Hemlock hills



Mr. Danner:

The perc test plan for Hemlock Hills, Lots 28 & 29 has been reviewed with the following comment(s):

- 1.) Add 5 perc test holes for each proposed sewage disposal on the plan.
- 2.) Note: drill rig access to the well box location on Lot 28 may be an issue.

Once the revised perc test plan is received, we can schedule the perc test date. As of now, some potential dates are as follows; February 10, 11, 17, 24 and 25th. Please check back with me to confirm if the dates are still available. The owner is responsible for hiring a septic contractor to dig the perc test holes with a backhoe. The backhoe should be capable of digging a hole down to at least 12 feet. The holes must be staked by a licensed surveyor prior to the test date.

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

Hank

From: Dennis Danner [<mailto:d2danner@verizon.net>]
Sent: Friday, February 05, 2016 2:44 PM
To: Oswald, Hank
Subject: Bye field rd. Hemlock hills

Please call me at 240-375-4934 my email is d2danner@verizon.net. Thanks, Dennis

Sent from my iPhone

Sent from my iPhone



HOWARD COUNTY HEALTH DEPARTMENT

A557975

DATE
1/29/16

Received
From

Donna Denner

PHONE #

240-882-4082

For

Porc App / 12930 & 12926

Byfield Rd.

☐ CASH

☐ CHECK

NO.

CC

One Thousand Twelve

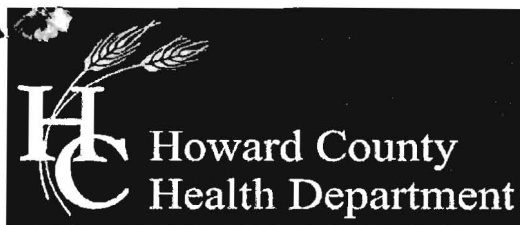
Dollars

\$

1012 00

Received By

A. King



Bureau of Environmental Health

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

557945

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Hemlock Hills

PROPERTY ADDRESS 12930 Byefield Rd. Highland 20777
STREET TOWN ZIP

TAX ACCOUNT # 36049B TAX MAP 40 GRID 4 PARCEL _____ LOT NO. 28 PROPOSED LOT SIZE (ACRES) 2.91 acres

ZONING CATEGORY RR-DEO TIER _____

PROPERTY OWNER(S) Scott J. Milne and wife

DAYTIME PHONE 301-531-5848 CELL _____ EMAIL _____

MAILING ADDRESS 13470 Clarksville Pike Highland MD 20777
STREET CITY, STATE ZIP

APPLICANT Dennis Danner RELATIONSHIP TO OWNER: Contract Buyer

DAYTIME PHONE 240 325 4931 CELL same EMAIL d2danner@verizon.net

MAILING ADDRESS PO Box 355 Highland, MD
STREET CITY, STATE ZIP

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S):

PROPERTY:

- ☐ SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: _____
- SUBDIVISION CLASSIFICATION (PER DEPT. OF PLANNING AND ZONING) ☐ MAJOR ☐ MINOR
- ☒ CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
- ☐ REPAIR OR REPLACE FAILING OSDS
- ☐ UPGRADE EXISTING OSDS

BUILDING:

- ☒ RESIDENTIAL WITH 4 EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
- ☐ COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- ☐ YES
- ☒ NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
- THE APPLICATION FEE IS NON-REFUNDABLE
- THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED
- THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

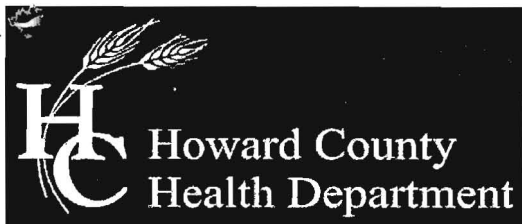
[Signature]

SIGNATURE OF APPLICANT

1/29/16

DATE

\$ 506 x 2



Bureau of Environmental Health

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

A557975-A

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Hemlock Hills

PROPERTY ADDRESS 12926 Bye Field Rd. Highland 20777
STREET TOWN ZIP

TAX ACCOUNT # 360455 TAX MAP 40 GRID 4 PARCEL - LOT NO. 29 PROPOSED LOT SIZE (ACRES) 1.5 acres

ZONING CATEGORY RR-DEO TIER 1

PROPERTY OWNER(S) Scott J. Milne & wife

DAYTIME PHONE 301-531-5848 CELL EMAIL

MAILING ADDRESS 13470 Clarksville Pike Highland, MD 20777
STREET CITY, STATE ZIP

APPLICANT Dennis Danner RELATIONSHIP TO OWNER: Contact Buyer

DAYTIME PHONE 240-375-4934 CELL EMAIL d2danner@verizon.net

MAILING ADDRESS P.O. Box 355 Highland 20777
STREET CITY, STATE ZIP

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S):

PROPERTY:

- ☐ SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE:
- SUBDIVISION CLASSIFICATION (PER DEPT. OF PLANNING AND ZONING) ☐ MAJOR ☐ MINOR
- ☒ CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
- ☐ REPAIR OR REPLACE FAILING OSDS
- ☐ UPGRADE EXISTING OSDS

BUILDING:

- ☒ RESIDENTIAL WITH 4 EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
- ☐ COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- ☐ YES
- ☒ NO

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SIGNATURE OF APPLICANT

DATE

1/29/16

506 x 2