

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, October 13, 2022 3:37 PM
To: Frank White
Cc: Freemon, Robert; Silvast, Zackary
Subject: RE: well and septic issues on a few Keystone Jobs

I looked at the plans and here are my comments:

1420 Long Corner is up for signature. Our secretary will call you when it has been signed, so no need for everyone to continue to call us for a status update. If the Director requests revisions, we will call or email you right away to let you know.

6526 Haviland Mill Rd:

- The proposed well locations are too close together. The previously approved perc cert showed a house footprint slightly smaller than our standard 70x55' because of the tight conditions on the lot. That speaks to the fact that a larger house may not be possible on a lot like this.
- As we discussed months ago, you can use the old perc cert with the old well box to pursue a well permit if you like, but you would have to make some adjustments to either the well areas or the house footprint after the fact.
- It appears as though the house might be repositioned to get 50' between well sites, but it may end up that the house is too big for the lot.
- Knowing that you have proposed stormwater and an approved ECP, we would like to see the stormwater devices in those cases. If you end up moving the house location or changing the house footprint, you will likely have to revise the ECP and the stormwater design, so make sure to show that on the PC to verify setbacks.

14945 Old Frederick:

- I agree with all of Zack's revision comments from 9/12 with the following additional comments:
 - Remove notes 1-3, they are more appropriate for an OSDS plan
 - Note 6 should be revised to call it a sewage disposal area, not a sewage area
 - Note 7 clarify whether the topo was field verified or field run and the extent of that work
 - Note 10 does not apply
 - Add a note stating that a well must be drilled and approved prior to Health Dept approval of a building permit.

Thanks
Jeff

Based on August submittal
JW

From: Frank White <Frank.White@kci.com>
Sent: Thursday, September 29, 2022 4:13 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: well and septic issues on a few Keystone Jobs

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

Jeff,

I understand that you will need to do some digging. Below are the job numbers and the permit numbers. I am available Monday until noon then I am out of the office and Tuesday I will make myself available.

1420 Long Corner Rd B-21004966 this the one we spoke about the other day pertaining to the multiple attempts to drill a well. Perc recert plan.

6526 Haviland Mill B21003349 this is one is pertaining to well box as opposed to well site.

14945 Old Frederick RD B22001367 septic disposal area.

Thanks,

Frank F. White Jr

*Associate / Project Manager
Land Development Practice*



KCI TECHNOLOGIES INC.

936 Ridgebrook Road, Sparks, Maryland 21152

o: 410.316.0803 | f: 410.316.7853

frank.white@kci.com | www.kci.com

RISE TO THE CHALLENGE

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Sent: Thursday, September 29, 2022 3:54 PM

To: Frank White <Frank.White@kci.com>

Subject: [External Email] RE: well and septic issues on a few Keystone Jobs

From IT@KCI.COM 410-316-7820 *** This is an External Email from outside of KCI.

Hi Frank. I'm not sure how productive a meeting like that would be without knowing the properties in question and being able to dig into their status before the meeting. Can you give me a list of the projects you are referencing? I can then look into them and get back to you with a possible meeting time to discuss. With the digging needed, I'm not sure it will get accomplished by tomorrow. Thanks
Jeff

From: Frank White <Frank.White@kci.com>

Sent: Thursday, September 29, 2022 3:12 PM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Subject: well and septic issues on a few Keystone Jobs

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

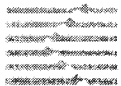
Jeff,

Would you have time tomorrow to set up a quick teams meeting to discuss a few jobs that we have had in for review. I am trying to get these to move forward and would like to discuss them and see if we can have some resolution and a possible timeframe for approval. I am available all day except from 10 till 11. If you have some availability please let me know and I will set up the meeting.

The jobs are
1420 Long Corner
Haviland Mill
14945 Old Frederick Rd

Thanks,

Frank F. White Jr
Associate - Project Manager
Land Development Practice



KCI

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RISE TO THE CHALLENGE



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7817

Date: October 19, 2022

To: Howard County Health Department
8930 Stanford Blvd
Columbia, MD 21045

Re: 14945 Old Frederick Rd
Perc Cert Revision

KCI J.O. No.: 271803754.112

Attention:

- We are submitting
- We are forwarding
- Herewith
- We are returning
- Under separate cover
- We request

Hand Delivered

No.	Description
4	Perc Cert Revision Plans
1	Fee

Remarks:

- In accordance with your request
- For your review
- For processing
- Plans reviewed and accepted
- Plans reviewed and accepted as noted
- For revision by you
- For your use
- Please call when ready
- Please return to this office
- Approval requested
- Confer. requested at your convenience

This submittal is to revise the location of the proposed well. For further information, please contact the writer at this office.

Very truly yours,
KCI TECHNOLOGIES, INC.

Frank White
Project Manager
Land Development Practice

cc: Enclosures
Files

Employee Owned Since 1988



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Very truly yours,
KCI TECHNOLOGIES, INC.

Frank White
Project Manager
Land Development Practice

cc: Enclosures
Files

Silvast, Zackary

From: Silvast, Zackary
Sent: Monday, September 12, 2022 12:23 PM
To: Jacob Leimbach
Cc: Frank White
Subject: Regarding PC 14945 Old Frederick Road

Hey Jacob,

I have some revision comments for Rizvi property.

1. **Need to label existing 10,000 SDAs & should be in the legend.**
 - a. Existing SDAs should be differentiated between proposed one(s).
2. **Should show existing septic system for 14949.**
 - a. That includes tank and drainfields
3. **Well for 14949 should be labeled and show well tag number if available.**
 - a. If no tag, "existing drilled well (no tag)"
4. **All structures should be labeled.**
 - a. Especially houses
5. **Should show roughly where Widerman house & well is. (14911)**
 - a. Even if it's a small insert, don't have to show full Widerman lot.
6. **SDA is alright.**
 - b. I would configure it in a way to leave room for more than three septic systems.
 - c. Seems like a lot of "wasted" area.
 - d. Edges could be touched up to create necessary room.

Thanks, we look forward to your re-submittal.

- ZS

Zack Silvast (LEHS)

Plan Review Supervisor - Water & Sewer Division

410-313-1777

Environmental Health Bureau

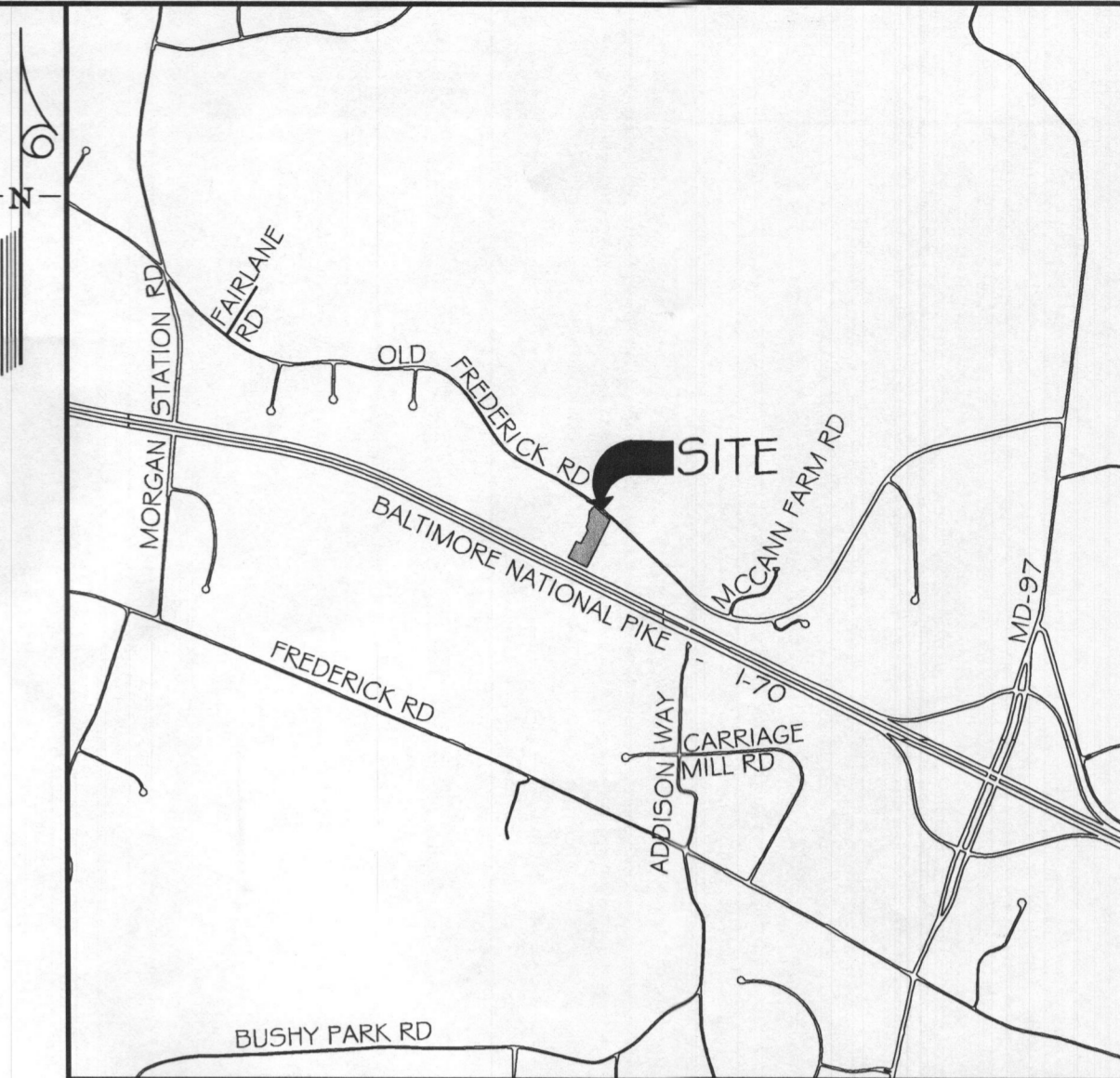
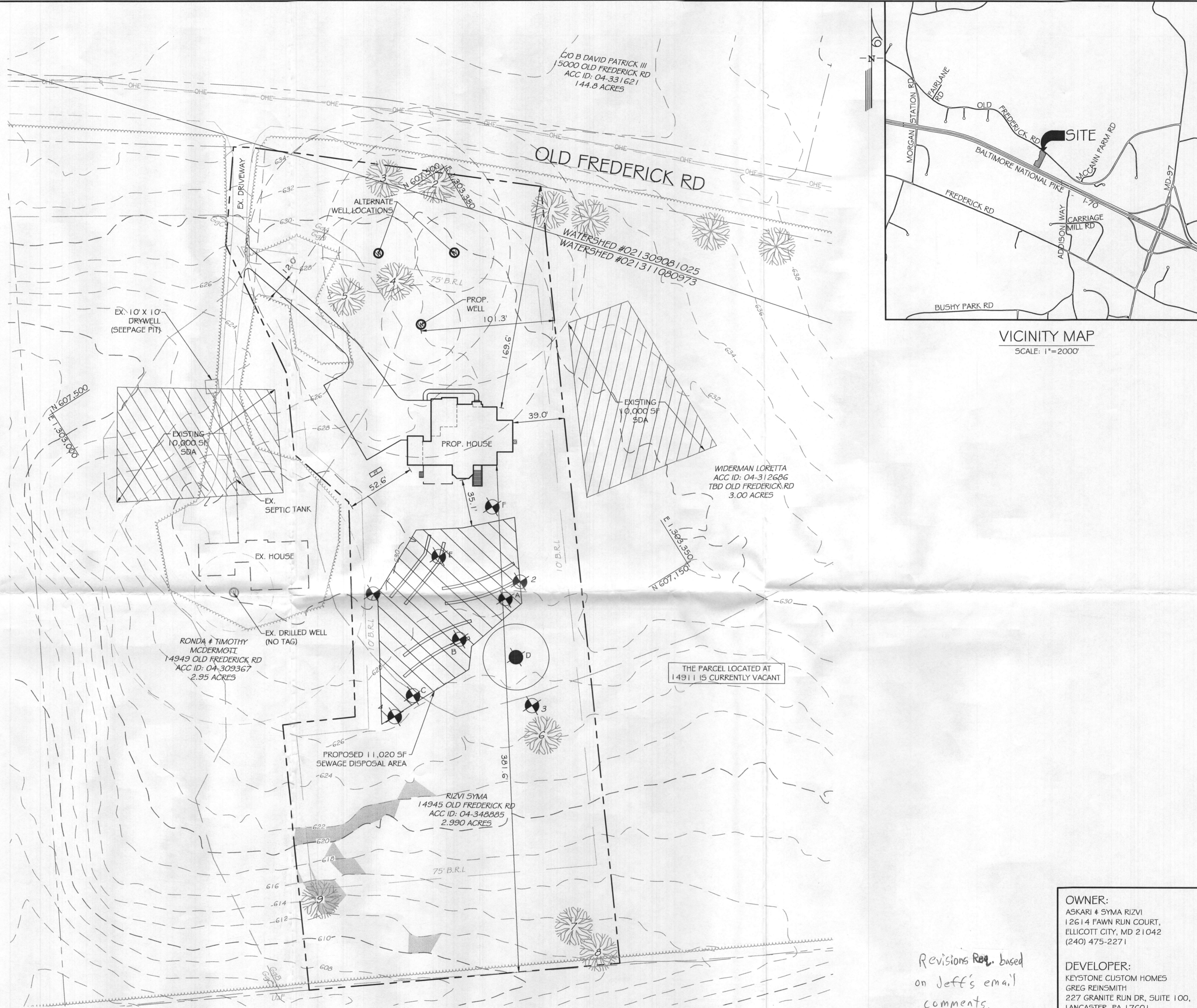
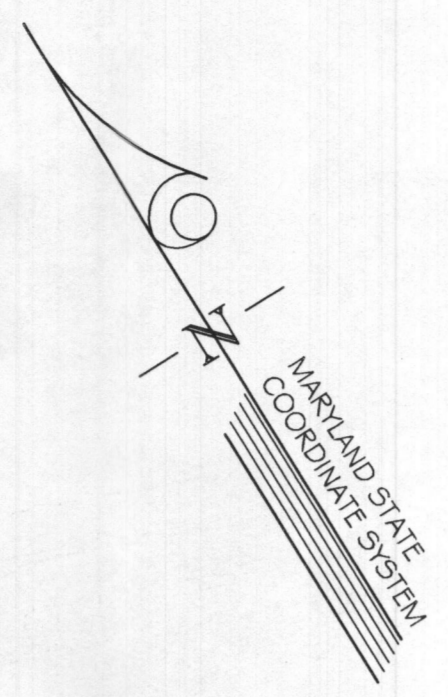
Howard County Health Department

GENERAL NOTES:

OWNER: ASKARI & SYMA RIZVI
 12614 FAWN RUN COURT
 ELLICOTT CITY, MD 21042
 DEED REF. 15776/00170
 PLAT REF. 0471 "BATES PROPERTY"
 TAX MAP: 0008 GRID: 0009 PARCEL: 0073 LOT: 5
 SITE ADDRESS: 14945 OLD FREDERICK RD
 WOODBINE, MD 21797

ZONING:	RC - DEO	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	2.99 ACRES	
MIN. LOT WIDTH	60 FT.	221.54 FT.	
FRONT YARD	75 FT.	169.6 FT.	
SIDE YARD	10 FT.	39.0 FT.	
REAR YARD	75 FT.	391.6 FT.	
BLDG. HEIGHT	40 FT.	TBD	

- ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
- THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- ELECTRICAL WORK FOR THE INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
- ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- EXISTING SYSTEM LOCATION HAVE BEEN OBTAINED FROM THE HEALTH DEPARTMENT AND THE PROPERTY OWNER.
- THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- TOPOGRAPHY SHOWN IS AT TWO-FOOT CONTOUR INTERVALS (ONE-FOOT INTERVALS ARE REQUIRED FOR MOUND SYSTEMS AND SYSTEMS WITH PIPE DEPTH LESS THAN TWO FEET) AND HAS BEEN FIELD VERIFIED OR FIELD RUN.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE LOT SHOWN HEREIN COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- A PROFESSIONAL SURVEYOR OR ENGINEER MUST MARK THE PROPERTY LINE WHEN THE TRENCHES ARE BEING INSTALLED IN AREAS WHERE THE PROPERTY LINE SETBACK HAS BEEN REDUCED.



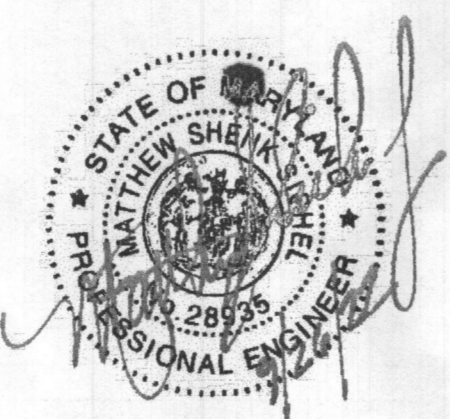
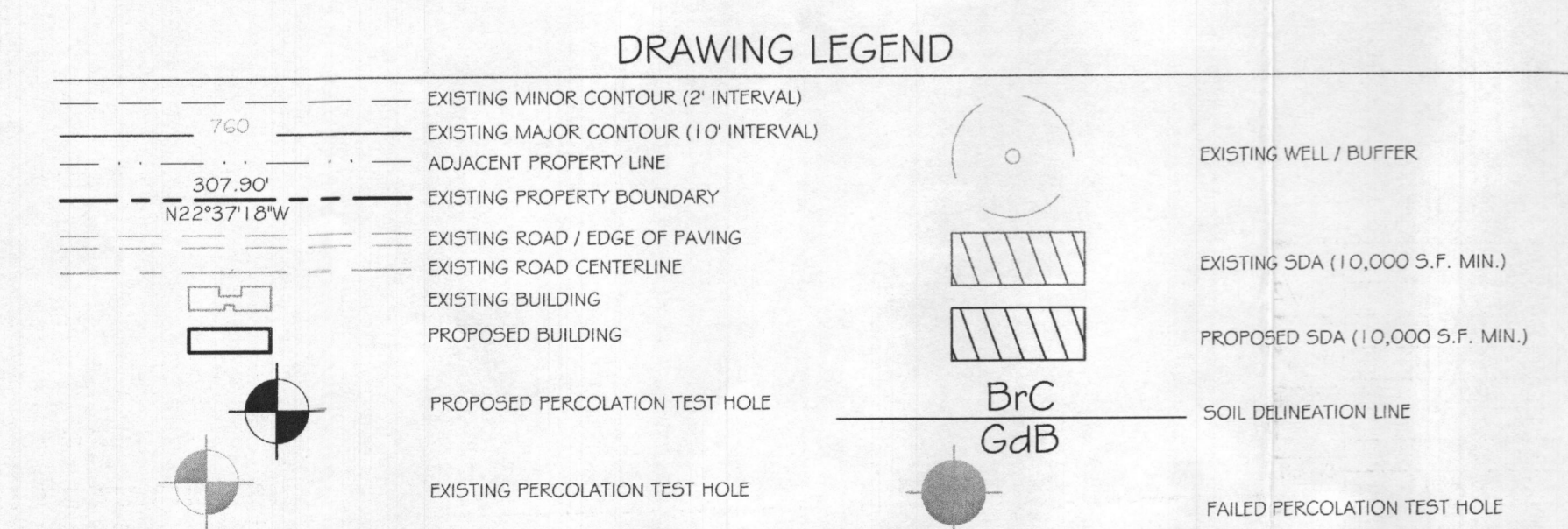
VICINITY MAP
 SCALE: 1"=2000'

EXISTING NATURAL SENSITIVE RESOURCE	TOTAL AREA
WATERBODIES	0.00 ACRES
FLOODPLAIN, RIPARIAN, NATURAL DRAINAGE WAYS	0.00 ACRES
WETLANDS	0.00 ACRES
WOODLANDS	1.28 ACRES
STEEP SLOPES 15-25%	0.00 ACRES
STEEP SLOPES 25%+	0.00 ACRES

*WITHIN LIMIT OF DISTURBANCE

SOILS	
G ₃ (B)	GLENELG LOAM, 0-3% SLOPES
G ₃ (D)	GLENELG LOAM, 3-8% SLOPES
G ₃ (C)	GLENELG LOAM, 8-15% SLOPES

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE



I CERTIFY THAT THE INFORMATION SHOWN HEREIN IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PERC PLAN
 SCALE: 1"=40'

NO.	DATE	REVISIONS DESCRIPTION	BY	DATE
				09/20/2022
SCALE: 1"=40'				DESIGNED BY: FTW
				DRAWN BY: JDL

ASKARI & SYMA RIZVI PROPERTY
 PERC CERTIFICATION PLAN
 14945 OLD FREDERICK RD
 WOODBINE, MD 21797

DRAWING NO. ZhoOF1
 SHEET 1 OF 1
 KCI JOB NUMBER 271803754.112

Revisions Req. based on Jeff's email comments.
 JLB 10/13/22

OWNER:
 ASKARI & SYMA RIZVI
 12614 FAWN RUN COURT,
 ELLICOTT CITY, MD 21042
 (240) 475-2271

DEVELOPER:
 KEYSTONE CUSTOM HOMES
 GREG REINSMITH
 227 GRANITE RUN DR, SUITE 100,
 LANCASTER, PA 17601
 (717) 464-9060 EXT. 1108

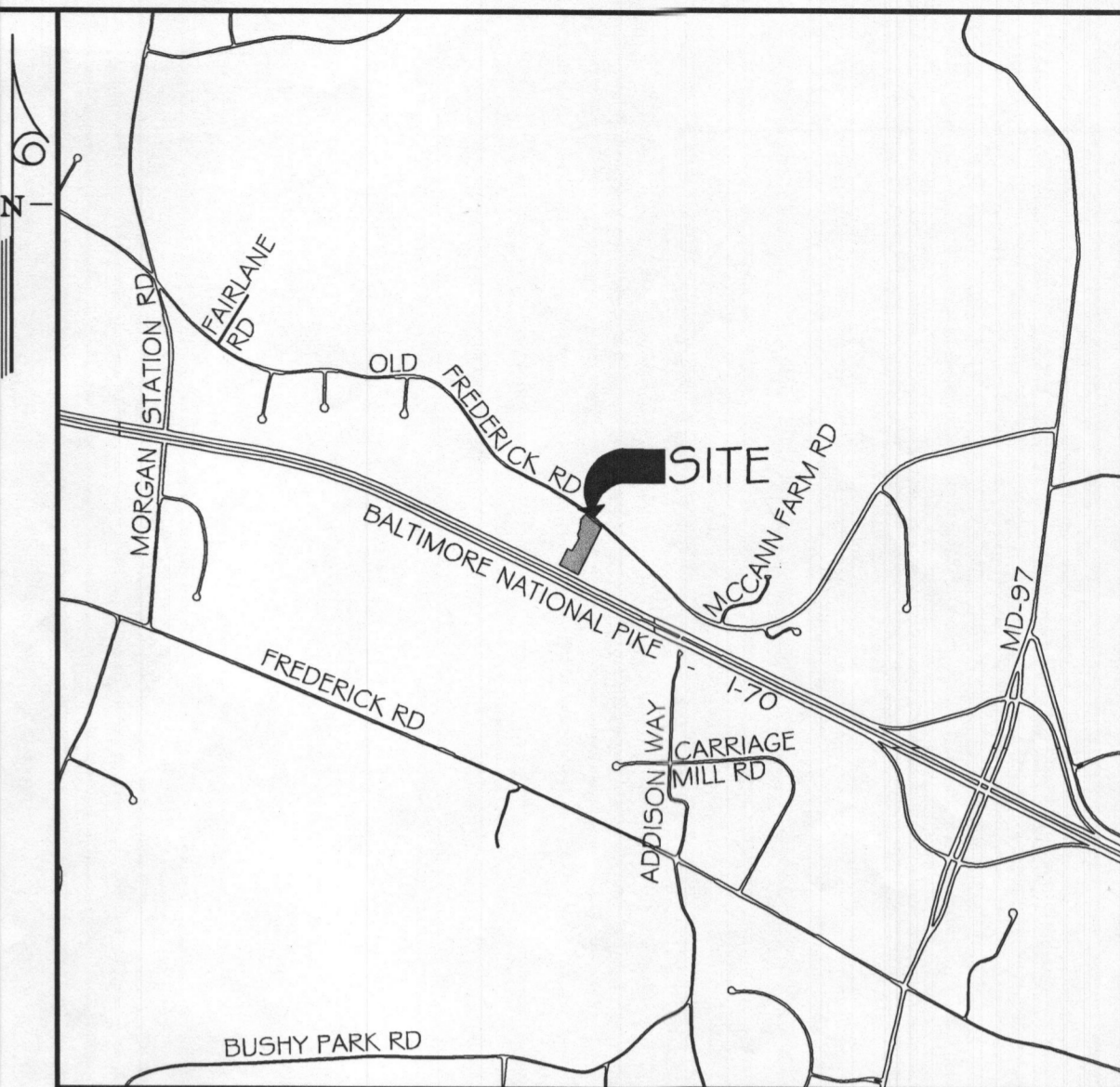
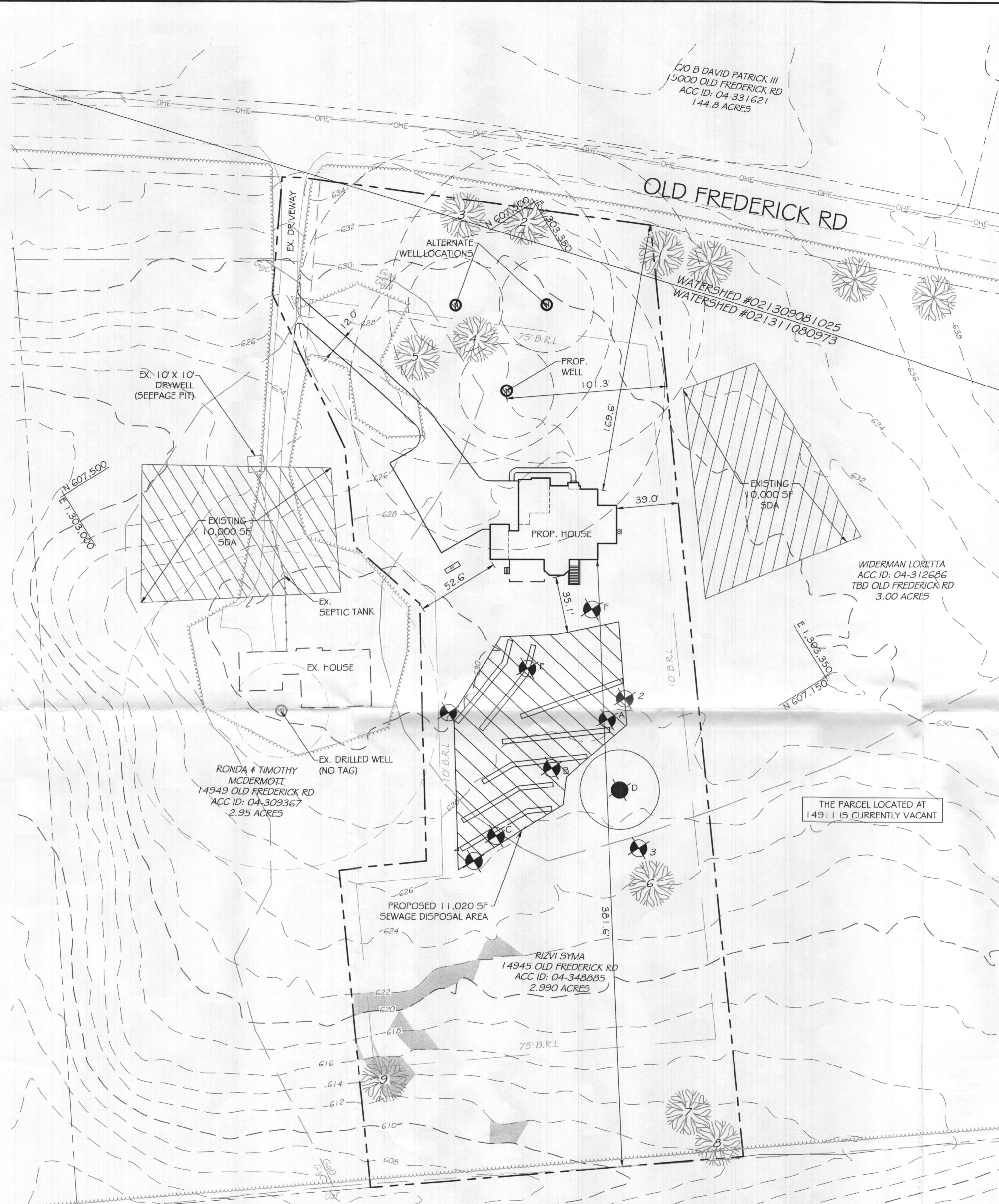
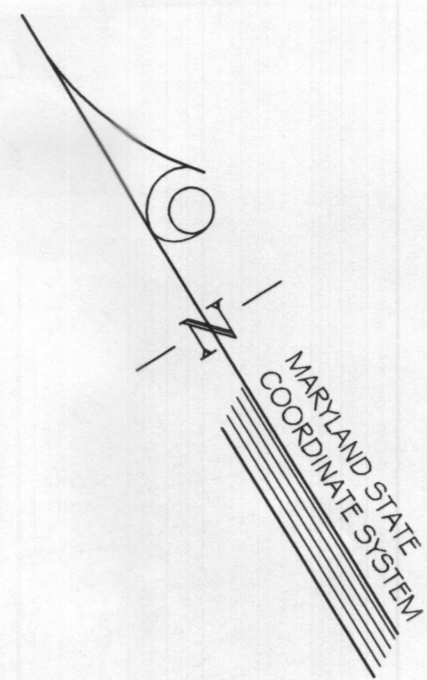
DESIGNER:
 KCI TECHNOLOGIES INC.
 FRANK WHITE
 936 RIDGEBROOK RD,
 SPARKS, MD 21152
 (410) 316-0803

GENERAL NOTES:

OWNER: ASKARI & SYMA RIZVI
 12614 FAWN RUN COURT
 ELLICOTT CITY, MD 21042
 DEED REF. 1577600170
 PLAT REF. 8471 'BATES PROPERTY'
 TAX MAP: 0008 GRID: 0009 PARCEL: 0073 LOT: 5
 SITE ADDRESS: 14945 OLD FREDERICK RD
 WOODBINE, MD 21797

ZONING:	RC - DEO	REQUIRED	PROPOSED
MIN. LOT AREA	N/A		2.99 ACRES
MIN. LOT WIDTH	60 FT.		221.54 FT.
FRONT YARD	75 FT.		169.6 FT.
SIDE YARD	10 FT.		39.0 FT.
REAR YARD	75 FT.		381.6 FT.
BLDG. HEIGHT	40 FT.		TBD

- ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN
- EXISTING SYSTEM LOCATION HAVE BEEN OBTAINED FROM THE HEALTH DEPARTMENT AND THE PROPERTY OWNER.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE ARE SHALL NOT BE NECESSARY.
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- THE WELL MUST BE DRILLED AND APPROVED PRIOR TO HEALTH DEPARTMENT APPROVAL OF A BUILDING PERMIT



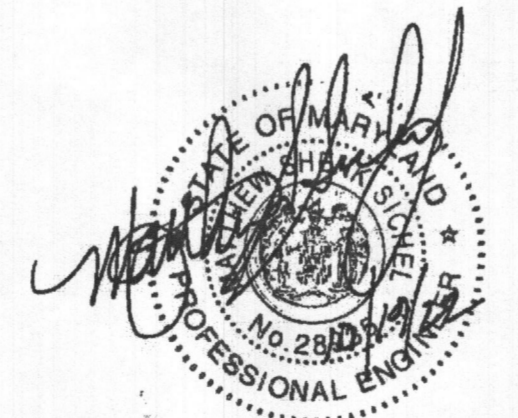
VICINITY MAP
 SCALE: 1"=2000'

EXISTING NATURAL SENSITIVE RESOURCE	TOTAL AREA
WATERBODIES	0.00 ACRES
FLOODPLAIN, RIPARIAN, NATURAL DRAINAGE WAYS	0.00 ACRES
WETLANDS	0.00 ACRES
WOODLANDS	1.28 ACRES
STEEP SLOPES 15-25%	0.00 ACRES
STEEP SLOPES 25%+	0.00 ACRES

SOILS	
GgA(B)	GLENELG LOAM, 0-3% SLOPES
GgB(D)	GLENELG LOAM, 3-8% SLOPES
GgC(B)	GLENELG LOAM, 8-15% SLOPES

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE 11/30/23



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PERC PLAN
 SCALE: 1"=40'

KCI TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 936 RIDGEBROOK ROAD
 SPARKS, MARYLAND 21152
 TELEPHONE: (410) 316-7800
 FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 10/19/2022
 SCALE: 1"=40'
 DESIGNED BY: FFW
 DRAWN BY: JDL

ASKARI & SYMA RIZVI PROPERTY
 PERC CERTIFICATION PLAN
 14945 OLD FREDERICK RD
 WOODBINE, MD 21797

DRAWING NO. **Zho0F1**
 SHEET 1 OF 1
 KCI JOB NUMBER 271803754.112

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 ELLICOTT CITY, MD 21042
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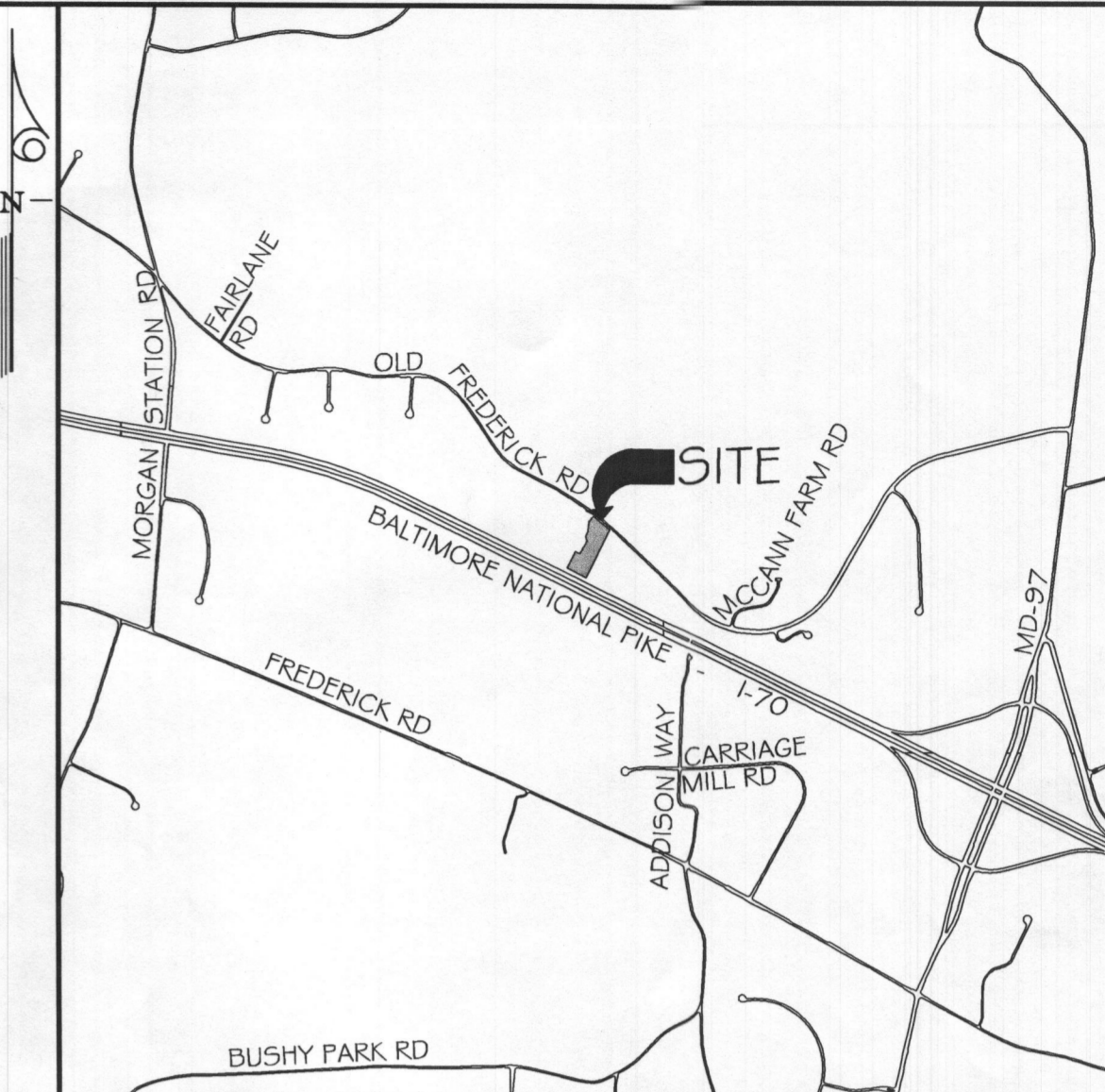
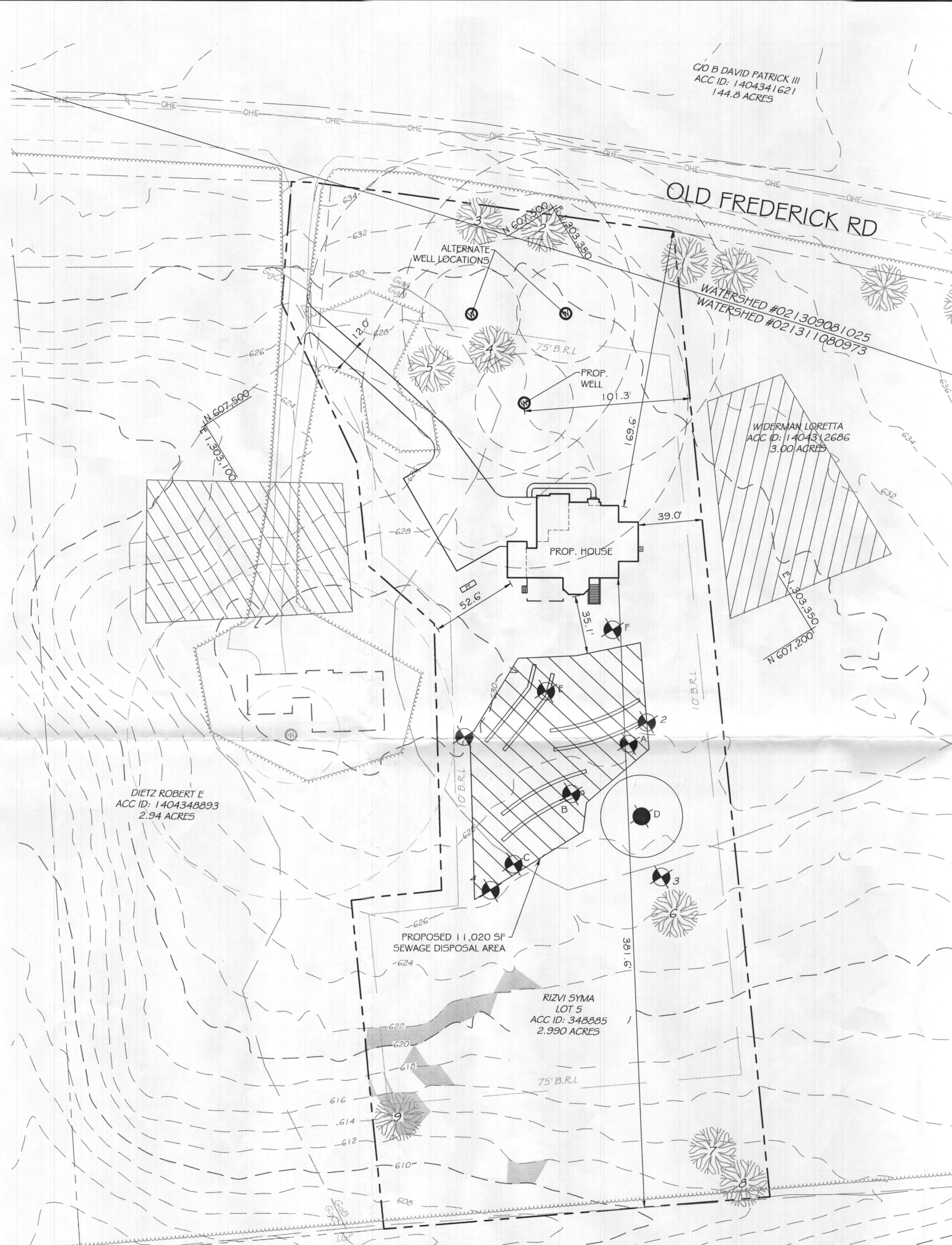
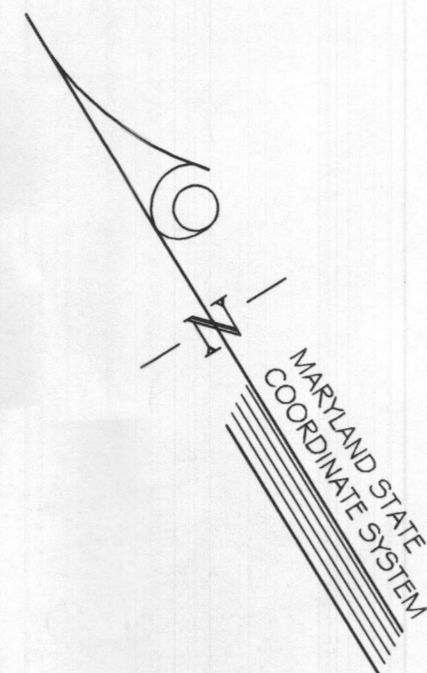
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 PLAT REF: 21-045
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 SITE ADDRESS: 14945 OLD FREDERICK RD
 WOODBINE, MD 21797

ZONING:	RC - DEO	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	221.54 FT.	1.50 ACRES
FRONT YARD	75 FT.	179.4 FT.	
SIDE YARD	10 FT.	33.2 FT.	
REAR YARD	75 FT.	359.9 FT.	
BLDG. HEIGHT	40 FT.	TBD	

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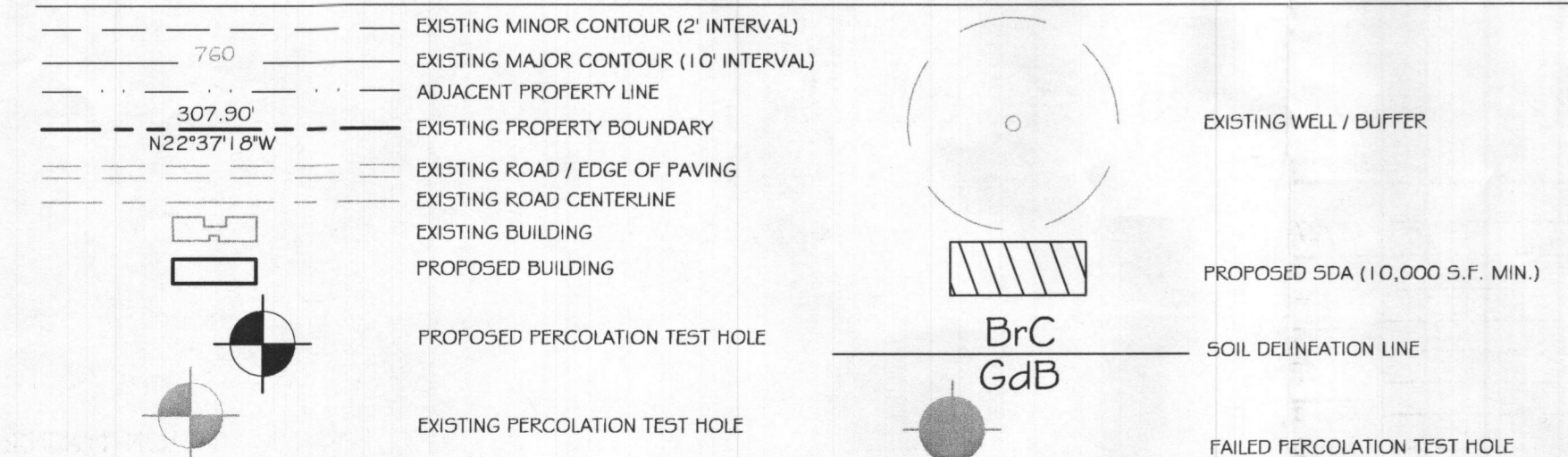
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STEEP SLOPES 25%+	0.00 ACRES

SOILS	
GgA(B)	GLENELG LOAM, 0-3% SLOPES
GgD(B)	GLENELG LOAM, 3-8% SLOPES
GgC(B)	GLENELG LOAM, 8-15% SLOPES

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE

DRAWING LEGEND



PERC PLAN
 SCALE: 1"=40'



I CERTIFY THAT THE INFORMATION SHOWN HEREIN IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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ASKARI & SYMA RIZVI PROPERTY
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 14945 OLD FREDERICK RD
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DEVELOPER:
 KEYSTONE CUSTOM HOMES
 GREG REINSMITH
 227 GRANITE RUN DR, SUITE 100,
 LANCASTER, PA 17601
 (717) 464-9060 EXT. 1108

DESIGNER:
 KCI TECHNOLOGIES INC.
 FRANK WHITE
 936 RIDGEBROOK RD,
 SPARKS, MD 21152
 (410) 316-0803

ZhoOF1
 SHEET 1 OF 1
 KCI JOB NUMBER
 271803754.112

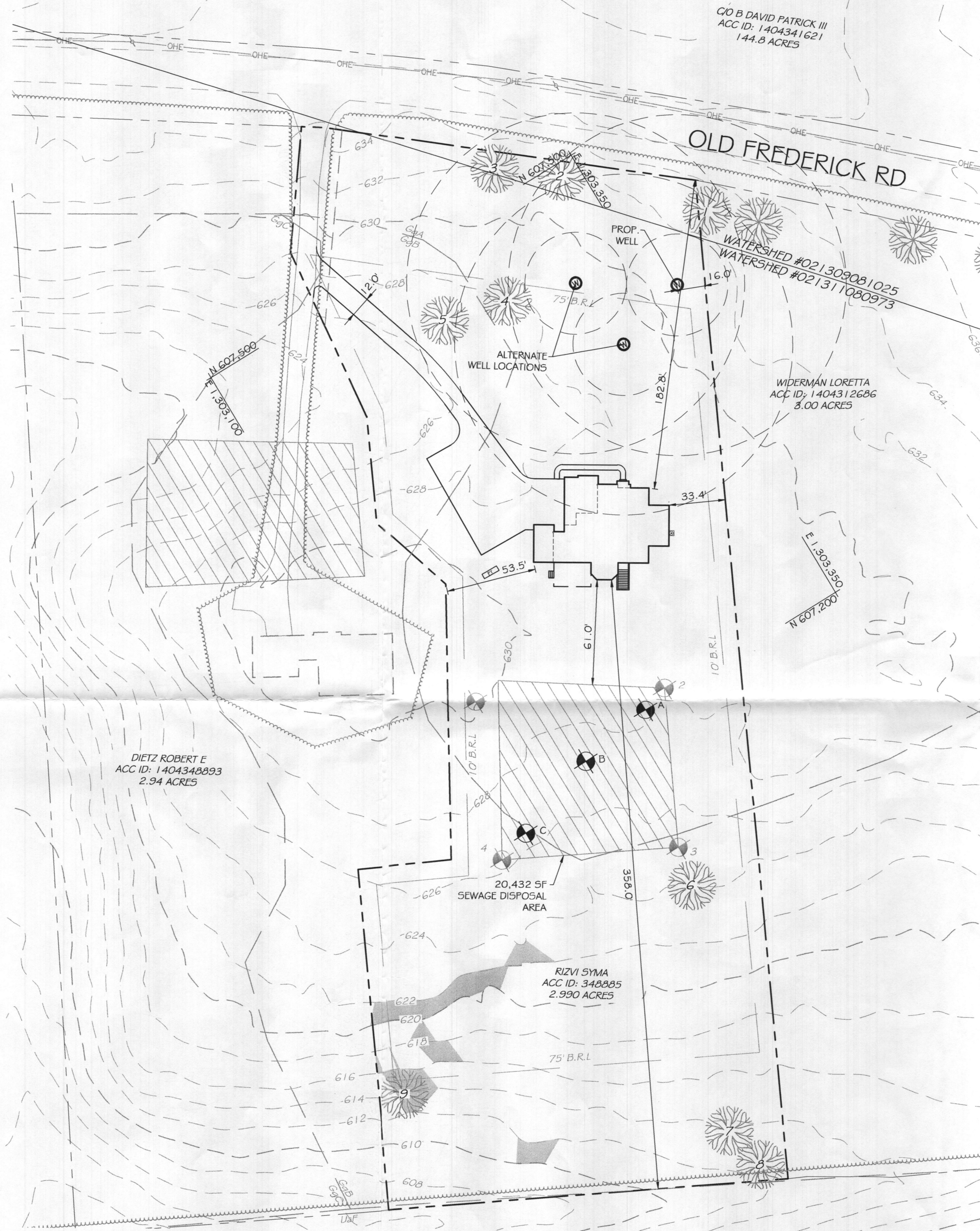
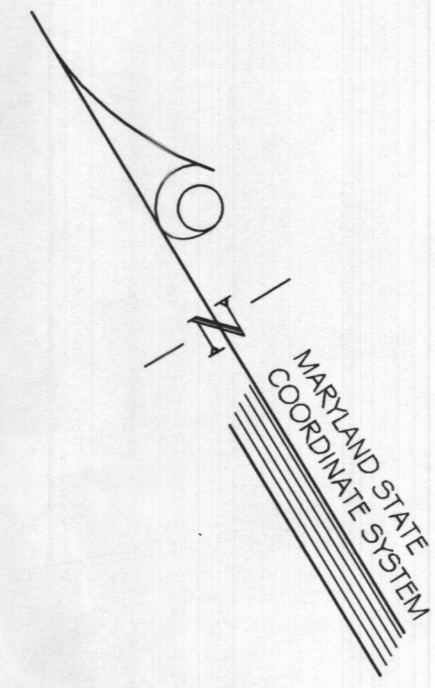
Revise.
 28 9/19, 9/12

GENERAL NOTES:

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 PLAT REF. 21-045
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 SITE ADDRESS: 14945 OLD FREDERICK RD
 WOODBINE, MD 211797

ZONING:	RC - DEO	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	1.50 ACRES	
MIN. LOT WIDTH	60 FT.	221.54 FT.	
FRONT YARD	75 FT.	179.4 FT.	
SIDE YARD	10 FT.	33.2 FT.	
REAR YARD	75 FT.	359.9 FT.	
BLDG. HEIGHT	40 FT.	TBD	

- ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
- THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- ELECTRICAL WORK FOR THE INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
- ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- EXISTING SYSTEM LOCATION HAVE BEEN OBTAINED FROM THE HEALTH DEPARTMENT AND THE PROPERTY OWNER.
- THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENT OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE ARE SHALL NOT BE NECESSARY.
- TOPOGRAPHY SHOWN IS AT TWO-FOOT CONTOUR INTERVALS (ONE-FOOT INTERVALS ARE REQUIRED FOR MOUND SYSTEMS AND SYSTEMS WITH PIPE DEPTH LESS THAN TWO FEET) AND HAS BEEN FIELD VERIFIED OR FIELD RUN.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE LOT SHOWN HEREIN COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE 1ST REPLACEMENT SYSTEM WILL REQUIRE A PRESSURIZED DISTRIBUTION DESIGN AND A PUMP TANK AND PUMP WILL BE NEEDED AT TIME OF REPAIR.
- A PROFESSIONAL SURVEYOR OR ENGINEER MUST MARK THE PROPERTY LINE WHEN THE TRENCHES ARE BEING INSTALLED IN AREAS WHERE THE PROPERTY LINE SETBACK HAS BEEN REDUCED.



PERC PLAN
 SCALE: 1"=40'

EXISTING NATURAL SENSITIVE RESOURCE	TOTAL AREA
WATERBODIES	0.00 ACRES
FLOODPLAIN, RIPARIAN, NATURAL DRAINAGE WAYS	0.00 ACRES
WETLANDS	0.00 ACRES
WOODLANDS	1.28 ACRES
STEEP SLOPES 15-25%	0.00 ACRES
STEEP SLOPES 25%+	0.00 ACRES

*WITHIN LIMIT OF DISTURBANCE

SOILS	
GgA(B)	GLENELG LOAM, 0-3% SLOPES
GgB(B)	GLENELG LOAM, 3-8 % SLOPES
GgC(B)	GLENELG LOAM, 8-15% SLOPES

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING SDA (10,000 S.F. MIN.)
	ADJACENT PROPERTY LINE		SOIL DELINEATION LINE
	EXISTING PROPERTY BOUNDARY		EXISTING BUILDING
	EXISTING ROAD / EDGE OF PAVING		PROPOSED BUILDING
	EXISTING ROAD CENTERLINE		PROPOSED PERCOLATION TEST HOLE
	EXISTING BUILDING		EXISTING PERCOLATION TEST HOLE

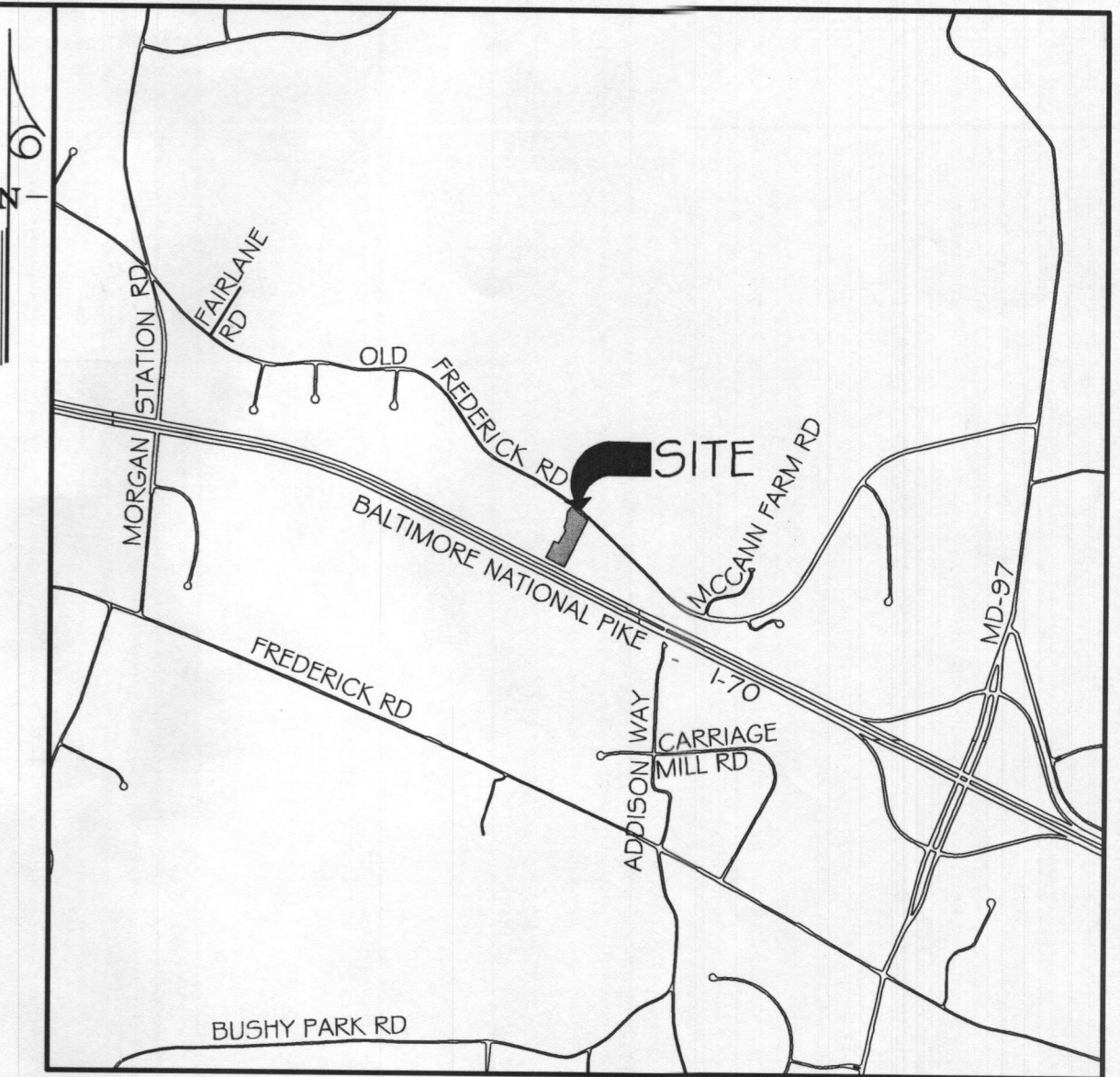
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE

KCI TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 936 RIDGEBROOK ROAD
 SHARPS, MARYLAND 21152
 TELEPHONE: (410) 316-7800
 FAX: (410) 316-7818

NO.		DATE		REVISIONS	DESCRIPTION	BY	DATE
							05/13/2022

ASKARI & SYMA RIZVI PROPERTY
 PERCOLATION TEST PLAN
 14945 OLD FREDERICK RD
 WOODBINE, MD 21179

DRAWING NO. **ZhoOF1**
 SHEET 1 OF 1
 KCI JOB NUMBER
 271803754.112



VICINITY MAP
 SCALE: 1"=2000'

OWNER:
 ASKARI & SYMA RIZVI
 12614 FAWN RUN COURT,
 ELLICOTT CITY, MD 21042
 (240) 475-2271

DEVELOPER:
 KEYSTONE CUSTOM HOMES
 GREG REINSMITH
 227 GRANITE RUN DR, SUITE 100,
 LANCASTER, PA 17601
 (717) 464-9060 EXT. 1108

DESIGNER:
 KCI TECHNOLOGIES INC.
 MICHAEL MARKAKIS
 936 RIDGEBROOK RD,
 SPARKS, MD 21152
 (732) 535-3605

GENERAL NOTES:

OWNER: ASKARI & SYMA RIZVI
 12614 FAWN RUN COURT
 ELICOTT CITY, MD 21042
 DEED REF: 15776A0170
 PLAT REF: 21-045
 TAX MAP: 0008 GRID: 0009 PARCEL: 0073 LOT: 5
 SITE ADDRESS: 14945 OLD FREDERICK RD
 WOODBINE, MD 21797

ZONING:	RC - DEO	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	1.50 ACRES	1.50 ACRES
MIN. LOT WIDTH	60 FT.	221.54 FT.	221.54 FT.
FRONT YARD	75 FT.	179.4 FT.	179.4 FT.
SIDE YARD	10 FT.	33.2 FT.	33.2 FT.
REAR YARD	75 FT.	359.9 FT.	359.9 FT.
BLDG. HEIGHT	40 FT.	180	180

- EXISTING SITE WAS VACANT
- A MINIMUM OF 6" OF TOPSOIL WILL BE APPLIED TO ALL DISTURBED AREAS OF THIS PROJECT.
- HOWARD COUNTY IS GRANTED ACCESS TO ANY ON LOT SWM FACILITIES FOR INSPECTION IN THE EVENT OF A MALFUNCTION.
- NO PERSON SHALL PLACE ANY OBSTRUCTION IN AN EASEMENT ASSOCIATED WITH A FEDERAL OR STATE REGULATED RESOURCE WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE APPROPRIATE REGULATORY AUTHORITY.
- THE MUNICIPALITY, ITS AGENTS AND EMPLOYEES SHALL HAVE THE RIGHT TO ENTER ANY PROPERTY WHERE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL FACILITIES ARE LOCATED FOR THE PURPOSE OF INSPECTING AND, IF NECESSARY, IN THE EVENT THE RESPONSIBLE PARTIES FAIL TO DO SO, MAINTAINING OR REPAIRING SAID FACILITIES.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA DRYWELLS AND NON-ROOFTOP DISCONNECT

BREAKDOWN OF SITE FEATURES

CUT/FILL CALC.	CUT- 496 C.Y.	FILL- 1038 C.Y.	542 C.Y. (MPORT)
DRIVEWAY PAVING	4,915 SQ. FT.		
2ND ENTRANCE	3,180 SQ. FT.		
CONCRETE DRIVEWAY APRON	N/A		
6" PVC ROOF MANIFOLD	N/A		
4" PVC HOUSE MANIFOLD	N/A		
4" PVC ROOF LEADER	390 L.F.		
DRYWELLS	3 EACH		
SEPTIC SYSTEM (ON LOT)	YES		
WELL (ON LOT)	YES		
TRENCH DRAIN	N/A		
INLETS	N/A		
LEAF GUARDS	YES		
C.O. 4 VENTS	YES		
SEEPAGE PIT	N/A		
COMPOST SOCK	N/A		
ROCK CONSTRUCTION ENTRANCE	1		
CONCRETE WASHOUT	1		
SILT FENCE	650 L.F.		
ORANGE CONSTRUCTION FENCE	700 L.F.		
EROSION BLANKET	N/A		
AMENDED SOILS	YES		
PROPANE TANK (ON LOT)	YES		
CONCRETE SIDEWALK (PUBLIC)	N/A		
ADA RAMP	N/A		
INLET PROTECTION	N/A		
LANDSCAPE RETAINING WALL	N/A		

BREAKDOWN OF IMPERVIOUS AREA OUTSIDE OF ROW

HOUSE	3,192 SQ. FT.
WALKWAY	135 SQ. FT.
PORCH	29 SQ. FT.
DRIVEWAY (PAVED) TOTAL	8,095 SQ. FT.
STANDARD DRIVE	(4,915 SQ. FT.)
LOOP 2ND ENTRANCE	(3,180 SQ. FT.)
DRIVEWAY (GRAVEL)	N/A
DECK	308 SQ. FT.
PATIO (LOWER LEVEL)	N/A
TOTAL	11,779 SQ. FT.

WATER LATERAL	≥ 100 LF (WELL TO HOUSE)
SEWER LATERAL	≥ 170 LF (SRA TO HOUSE)
ELECTRIC SERVICE	(TO BE DESIGNED BY DGE)
GAS SERVICE	NOT IN AREA
PHONE	± TBD LF
TV/INTERNET	N/A
ENVELOPE SIZE	± 1.94 ACRES
BASEMENT TYPE	DEFAULT
BASEMENT HEIGHT	9.5' FTE TO FFB
BASEMENT ENTRY LOC.	STANDARD
DRIVEWAY LOCATION	RIGHT
DRIVEWAY TYPE	SIDE LOAD
UTILITY LOCATION	TBD
DRIVEWAY LAMP POST	TBD

EXISTING NATURAL SENSITIVE RESOURCE	TOTAL AREA
WATERBODIES	0.00 ACRES
FLOODPLAIN, RIPARIAN, NATURAL DRAINAGE WAYS	0.00 ACRES
WETLANDS	0.00 ACRES
WOODLANDS	1.28 ACRES
STEEP SLOPES 15-25%	0.00 ACRES
STEEP SLOPES 25%+	0.00 ACRES

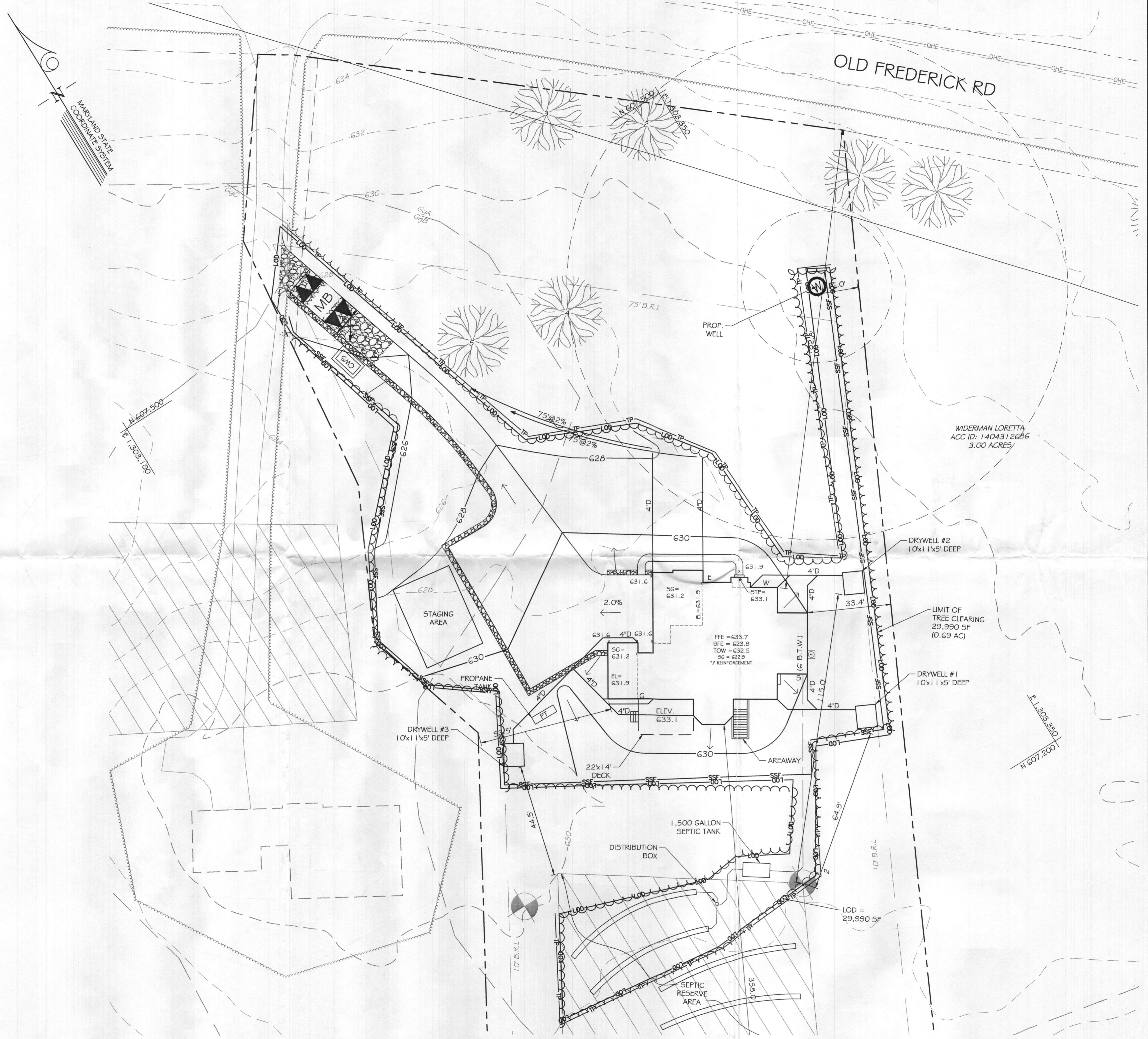
*WITHIN LIMIT OF DISTURBANCE

SOILS

GgA(B)	GLENELG LOAM, 0-3% SLOPES
GgB(B)	GLENELG LOAM, 3-8 % SLOPES
GgC(B)	GLENELG LOAM, 8-15% SLOPES

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING 50A (10,000 5.F. MIN.)
	ADJACENT PROPERTY LINE		CONCRETE WASHOUT
	EXISTING PROPERTY BOUNDARY		STABILIZED CONSTRUCTION ENTRANCE
	EXISTING ROAD / EDGE OF PAVING		TREE PROTECTION FENCE
	EXISTING ROAD CENTERLINE		
	PROPOSED MINOR CONTOUR (2' INTERVAL)		
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING BUILDING		
	PROPOSED BUILDING		
	PROPOSED SPOT ELEVATION		
	LIMIT OF DISTURBANCE		
	PROPOSED SILT FENCE		
	SOIL DELINEATION LINE		
	PERCOLATION TEST HOLE		



KCI TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 936 RIDGEBROOK ROAD
 SUITE 200, WOODBINE, MD 21797
 TELEPHONE: (410) 316-7800
 FAX: (410) 316-7818

NO.	DATE	REVISIONS DESCRIPTION	BY	DATE
1	01/10/2022	BACKCHECKED AGAINST 30.45	KCI	01/10/2022
2	02/03/2022	BACKCHECKED AGAINST 40.09	KCI	

SCALE: 1"=20'
 DESIGNED BY: FFW
 DRAWN BY: FFW

ASKARI & SYMA RIZVI PROPERTY
 KEYSTONE PLOT PLAN
 14945 OLD FREDERICK RD
 WOODBINE, MD 21797

DRAWING NO. ZhoOf1
 SHEET 1 OF 1
 KCI JOB NUMBER 271803754.112

GENERAL NOTES:

OWNER: ASKARI & SYMA RIZVI
 12614 FAWN RUN COURT
 ELLICOTT CITY, MD 21042
 DEED REF. 1577600170
 PLAT REF. 21-045
 TAX MAP: 0006 GRID: 0009 PARCEL: 0073 LOT: 5
 SITE ADDRESS: 14945 OLD FREDERICK RD
 WOODBINE, MD 21797

ZONING:	RC - DEO	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	N/A	1.50 ACRES
MIN. LOT WIDTH	N/A	N/A	221.54 FT.
FRONT YARD	75 FT.	75 FT.	179.4 FT.
SIDE YARD	10 FT.	10 FT.	33.2 FT.
REAR YARD	75 FT.	75 FT.	359.9 FT.
BLDG. HEIGHT	40 FT.	40 FT.	TBD

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BREAKDOWN OF SITE FEATURES

CUT/FILL CALC.	CUT- 496 C.Y. FILL- 1036 C.Y. 542 C.Y. (IMPORT)
DRIVEWAY PAVING	4,915 SQ. FT.
DRIVEWAY PAVING LOOP	
2ND ENTRANCE	3,180 SQ. FT.
CONCRETE DRIVEWAY APRON	N/A
6" PVC ROOF MANIFOLD	N/A
4" PVC HOUSE MANIFOLD	N/A
4" PVC ROOF LEADER	390 L.F.
DRYWELLS	3 EACH
SEPTIC SYSTEM (ON LOT)	YES
WELL (ON LOT)	YES
TRENCH DRAIN	N/A
INLETS	N/A
LEAF GUARDS	YES
C.O. & VENTS	YES
SEEPAGE PIT	N/A
COMPOST SOCK	N/A
ROCK CONSTRUCTION ENTRANCE	1
CONCRETE WASHOUT	1
SILT FENCE	650 L.F.
ORANGE CONSTRUCTION FENCE	700 L.F.
EROSION BLANKET	N/A
AMENDED SOILS	N/A
PROPANE TANK (ON LOT)	YES
CONCRETE SIDEWALK (PUBLIC)	N/A
ADA RAMP	N/A
INLET PROTECTION	N/A
LANDSCAPE RETAINING WALL	N/A

BREAKDOWN OF IMPERVIOUS AREA OUTSIDE OF ROW

HOUSE	3,192 SQ. FT.
WALKWAY	155 SQ. FT.
PORCH	29 SQ. FT.
DRIVEWAY (PAVED) TOTAL	8,095 SQ. FT.
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PATIO (LOWER LEVEL)	N/A
TOTAL	11,779 SQ. FT.

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SEWER LATERAL	± 170 LF (SRA TO HOUSE)
ELECTRIC SERVICE	(TO BE DESIGNED BY BGC)
GAS SERVICE	NOT IN AREA
PHONE	± TBD LF
TV/INTERNET	N/A
ENVELOPE SIZE	± 1.94 ACRES
BASEMENT TYPE	DEFAULT
BASEMENT HEIGHT	9.9 FFE TO FDF
BASEMENT ENTRY LOC.	STANDARD
DRIVEWAY LOCATION	RIGHT
DRIVEWAY TYPE	SIDE LOAD
UTILITY LOCATION	TBD
DRIVEWAY LAMP POST	TBD

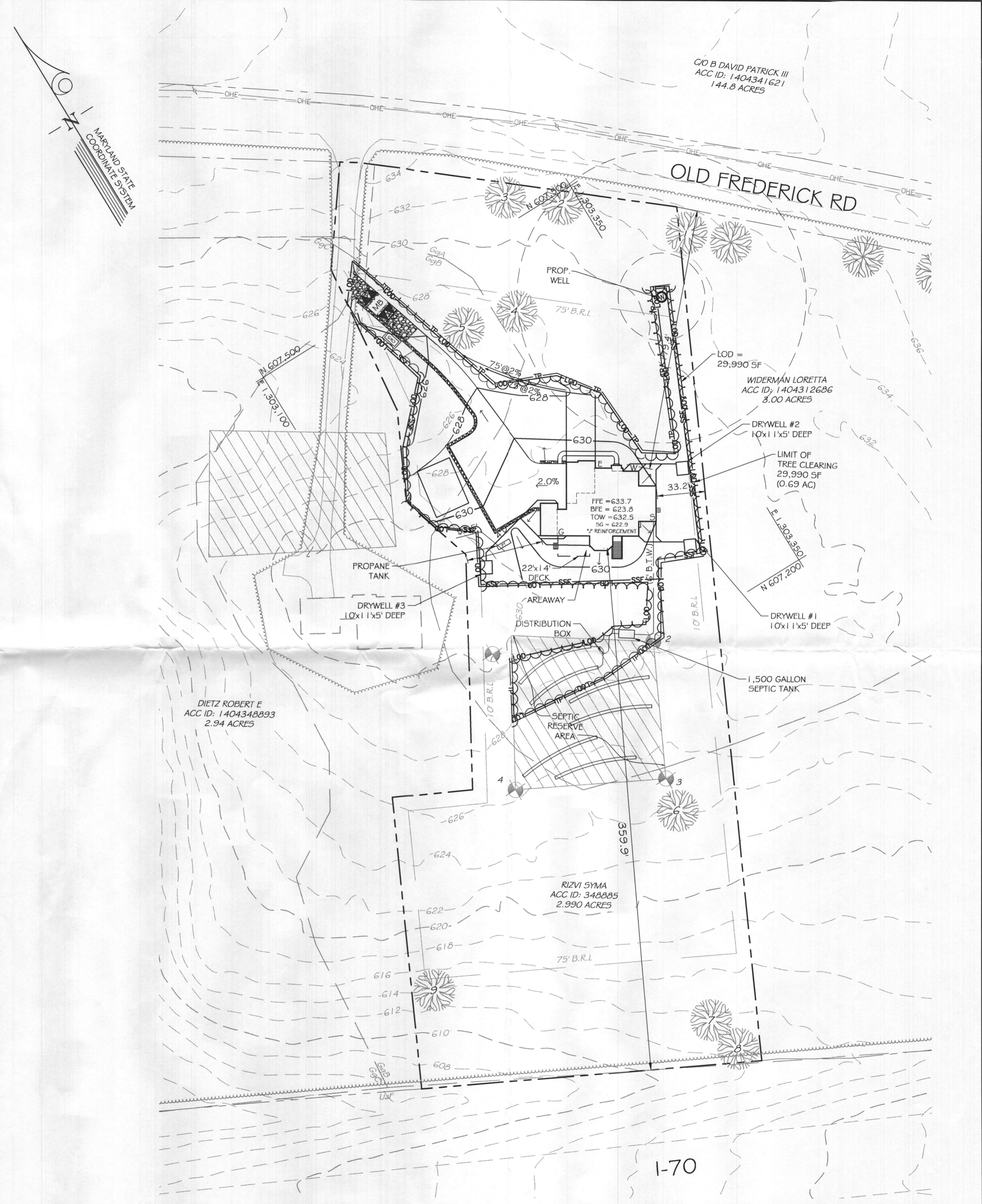
EXISTING NATURAL SENSITIVE RESOURCE	TOTAL AREA
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*WITHIN LIMIT OF DISTURBANCE

SOILS	
G ₉ (B)	GLENELG LOAM, 0-3% SLOPES
G ₉ (B)	GLENELG LOAM, 3-8 % SLOPES
G ₉ (C)	GLENELG LOAM, 8-15% SLOPES

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		EXISTING WELL / BUFFER
	EXISTING MAJOR CONTOUR (10' INTERVAL)		EXISTING SDA (10,000 S.F. MIN.)
	ADJACENT PROPERTY LINE		CONCRETE WASHOUT
	EXISTING PROPERTY BOUNDARY		STABILIZED CONSTRUCTION ENTRANCE
	EXISTING ROAD / EDGE OF PAVING		TREE PROTECTION FENCE
	EXISTING ROAD CENTERLINE		
	PROPOSED MINOR CONTOUR (2' INTERVAL)		
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		
	EXISTING BUILDING		
	PROPOSED BUILDING		
	PROPOSED SPOT ELEVATION		
	LIMIT OF DISTURBANCE		
	PROPOSED SILT FENCE		
	SOIL DELINEATION LINE		
	PERCOLATION TEST HOLE		



<p>ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS</p> <p>936 RIDGEBROOK ROAD SPARKS, MARYLAND 21152 TELEPHONE: (410) 316-7800 FAX: (410) 316-7818</p>	<p>NO. DATE DESCRIPTION</p> <p>1 01/10/2022 BACKCHECKED AGAINST 30.45</p> <p>2 02/03/2022 BACKCHECKED AGAINST 40.09</p>	<p>REVISIONS</p>	<p>DATE</p> <p>10/07/2021</p>
	<p>BY</p> <p>KCI</p> <p>KCI</p>	<p>SCALE</p> <p>1"=40'</p>	<p>DESIGNED BY</p> <p>FFW</p>
<p>ASKARI & SYMA RIZVI PROPERTY KEYSTONE PLOT PLAN 14945 OLD FREDERICK RD WOODBINE, MD 21797</p>			<p>DRAWING NO.</p> <p>ZhoOf1</p> <p>SHEET 2 OF 4</p> <p>KCI JOB NUMBER</p> <p>271803754.112</p>