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

MEMORANDUM

TO: Linda Alexander
CLSI

FROM: Jeff Williams
Deputy Director, Environmental Health

RE: Revised PC 14080 Triadelphia Rd

DATE: May 9, 2022

I have reviewed the revised perc cert submitted on 4/29/2022 and have the following comments:

1. The plan does not show sewage disposal areas on neighboring properties and does not identify or label sewage disposal systems on neighboring properties.
2. The proposed well location closest to the house is downgrade of the shared sewage disposal area on Parcel H and possibly downgrade of sewage disposal areas and a system at 14114 and 14116 Triadelphia.
3. The proposed well locations closer to 14110 Triadelphia Rd are downgrade of a portion of the sewage disposal area on 14080 and possibly a portion of the shared sewage disposal area on Parcel H.

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, November 15, 2021 3:16 PM
To: 'lalexander@clsimail.com'
Subject: 14080 Triadelphia Rd

Hello. We received a proposed perc cert revision moving a well box for this property. The perc cert does not show the shared sewage disposal system located on neighboring Parcel H. Furthermore, that system is located upgrade of the proposed well location. Please note that we will not consider wells downgrade of shared disposal areas even if they are able to be sited over 200' away.

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

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Williams, Jeffrey

From: Williams, Jeffrey
Sent: Tuesday, December 28, 2021 2:25 PM
To: Linda D. Alexander
Subject: RE: 14080 Triadelphia Rd Hopkins choice Parcel I 2006016A

It looks like anything near the road and near the existing well would be easy approvals. In terms of anything closer: the well box as shown by the driveway is a no-go downgrade of the shared system. The individual well by 14100 might be possible, the one on the left. We'd have to see the proposed PC with neighboring septic. If the well is away from the swale by the shared driveway, it might be possible to argue that it is not downgrade of the shared system. We'd have to take a closer look on paper.

From: Linda D. Alexander <lalexander@clsimail.com>
Sent: Thursday, December 23, 2021 10:20 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: 14080 Triadelphia Rd Hopkins choice Parcel I 2006016A

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

Jeff,
See the attached for other possible locations shown in red. The situation is the existing well needs some work done to it plus the size of the pump is huge to get the water the whole way back to the house. A well driller told the owner that it would probably be better to drill a new well. Also the numerous cleanouts that we field located for the existing shared septic system.

Could you please look at the attachment? I am trying to speed up the process for a possible new well. I want to show the one that we can get approved.

Thank you in advance for your help with this matter.

Linda D. Alexander
Associate / Senior Project Manager

CLSI

439 East Main Street, Westminster, MD. 21157
lalexander@clsimail.com
direct: 410-871-4475
cell: 443-375-9903

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Monday, November 15, 2021 3:16 PM
To: Linda D. Alexander <lalexander@clsimail.com>
Subject: 14080 Triadelphia Rd

COUNTY#

SOIL PROFILE

662

strong
org brn
silt
Rx 40%

med
ground
strong
org
sand
w silt
pockets
Moist
Bottom

664

Gravelly
Loom
CLM

4'

@ 5 1/2'

to 6'
lateral
Mn accum.
on hard
sap faces
Lm-silm
strong org, yellow
Bottom

14 1/2'

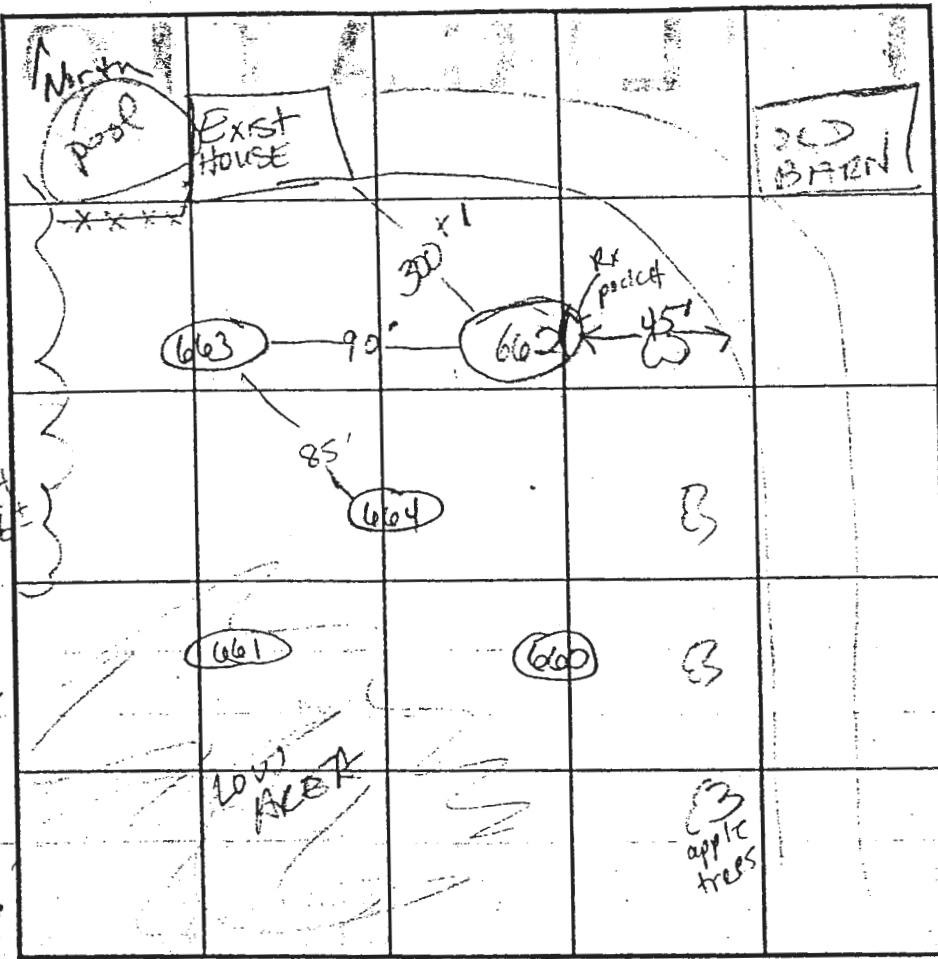
org brn
wk rd brn
CLM

strong
org
silm

6 1/2'

Brn
org
loamy
sand

hard
sap
w/brn



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE

663

orange
loam

sandy
loam
45'

loam
mixed
lateral
Mn accum.
on sap
150'

14 1/2' Bottom

666

loamy
sand
pink
Bottom

12 1/2' Water

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
10-17-02	662	0'5" / 14 1/2" V	2:00:14	2:01:10	2:01:10	2:02:50	~2 min
	664	5' / 14" V	2:05:30	2:10	2:10	2:23	3 min
	660	Visual - like 664					
	663	5" / 14" V	2:21	2:22:30	2:22:30	2:26	4 min
	661	5'5" / 14 1/2" V	2:32:30	2:33:40		2:37:20	4+
		12' - static H ₂ O level					MAKE INITIAL
				WET	SESSRI	ESTINK	

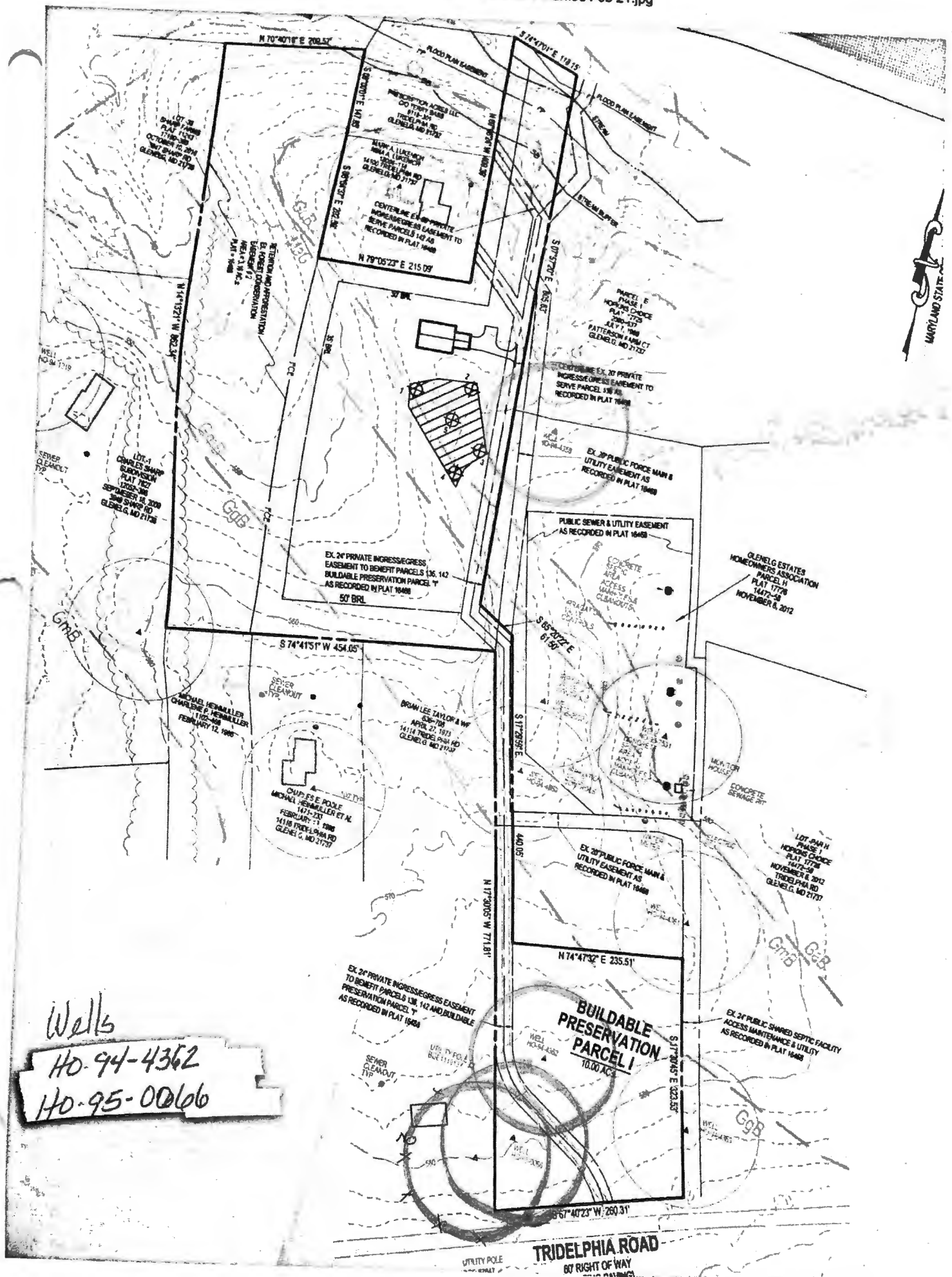
REMARKS These stakes are relocated from On soils

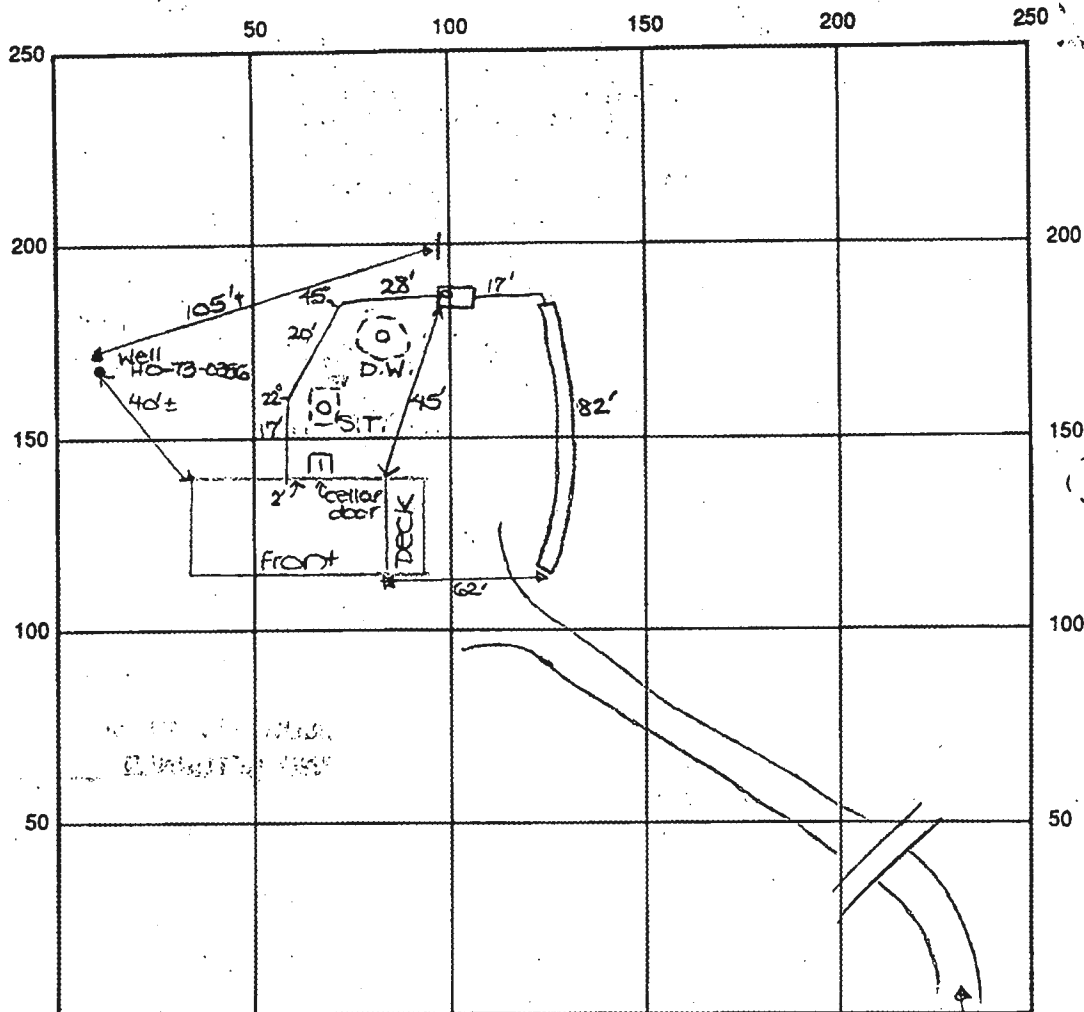
TYPE OF SOIL Area w/ high Fe content

TESTED BY ALSO PRESENT

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME TRENCH WIDTH

INLET DEPTH MAXIMUM BOTTOM DEPTH SQ. FT/BEDROOM





* Note:

[] = Abandoned septic tank

() = Abandoned dry well

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

Triadelphia Road

Long Gravel Drain

SEPTIC TANK LEVEL OK - 1000 gal CLEANOUTS one on s.t.

DISTRIBUTION BOX LEVEL N/A

DRAIN FIELD/TITLE DEPTH 10 FT. TRENCH WIDTH 2 FT. INLET DEPTH 3 FT.

EFFECTIVE GRAVEL DEPTH 7 FT. TOTAL LENGTH 82 FT.

NUMBER OF TRENCHES 1 ONE SIDEWALL/ ~~BASE~~ AREA 574 SQ. FT.

DRYWALL INSIDE DIAMETER — FT. EFFECTIVE DEPTH BELOW INLET — FT.

ABSORBENT AREA 574 SQ. FT.

REMARKS: 5/31/96 A.M. OK to stone trench and continue. DKS
5/31/96 P.M. Final - OK to cover all work. Old septic
tank and drywell abandoned. DKS

DATE SYSTEM APPROVED

5/31/96

INSPECTOR

Donald S. Coe

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, March 16, 2023 10:15 AM
To: Linda D. Alexander
Subject: RE: hopkins choice
Attachments: WS_HopkinsChoice_PercCert_Jeff.pdf

Hi Linda. In digging through the file, we found the attached perc cert from 2004 where they identified a well box in the bottom corner. In looking at the neighboring lots, I don't see a problem with this location and we would prefer it to the spot by 14100 Triadelphia. That lot is very limited with future septic repair area and we don't want to add a well near there to complicate things any further. This corner spot I would just suggest trying to get it more in the corner to keep it from being downgrade of their own SDA as much as possible. The further out of the swale it is the better for that purpose.

Jeff

From: Linda D. Alexander <lalexander@clsimail.com>
Sent: Thursday, February 16, 2023 2:11 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: hopkins choice

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

Linda D. Alexander

Senior Associate / Senior Project Manager

CLSI

439 East Main Street, Westminster, MD. 21157
lalexander@clsimail.com
direct: 410-871-4475
cell: 443-375-9903

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, June 29, 2023 7:47 AM
To: Wayne Watkins; Linda D. Alexander
Subject: RE: Hopkins Choice phase 1

Hi Wayne. I did have a chance to review with the Director, Mike. Looking at this location, we are back in the large swale with the well location downgrade of 3 individual SDA's and the shared disposal system. Given that, we were not comfortable recommending the variance for this location. I'm not sure there are any locations left other than using the existing well down by the road.

From: Wayne Watkins <watkinsjwayne@gmail.com>
Sent: Tuesday, June 27, 2023 8:49 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Linda D. Alexander <lalexander@clsimail.com>
Subject: Re: Hopkins Choice phase 1

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

A few weeks ago I delivered a plan of Well Relocation for your review.
Before we prepare the variance request I need to know if you recommend approval, base on that plan.
In the variance request we would be using said plan as the exhibit

On Thu, May 18, 2023, 8:51 AM Wayne Watkins <watkinsjwayne@gmail.com> wrote:

Thanks, Will be back after we discuss with our client

On Thu, May 18, 2023, 8:20 AM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

I did look at it. If you can get it 200' from everything, we can take a look at it. My concern with that spot is that it is downgrade of 3 separate sewage disposal areas, none of which have advanced pre-treatment. If you want to pursue this area we would need to see you wedge in a well box or 3 well sites meeting 200' and have the owners sign a variance request form for the downgrade location. We could review and send to MDE for consideration if we recommend. Thanks

Jeff

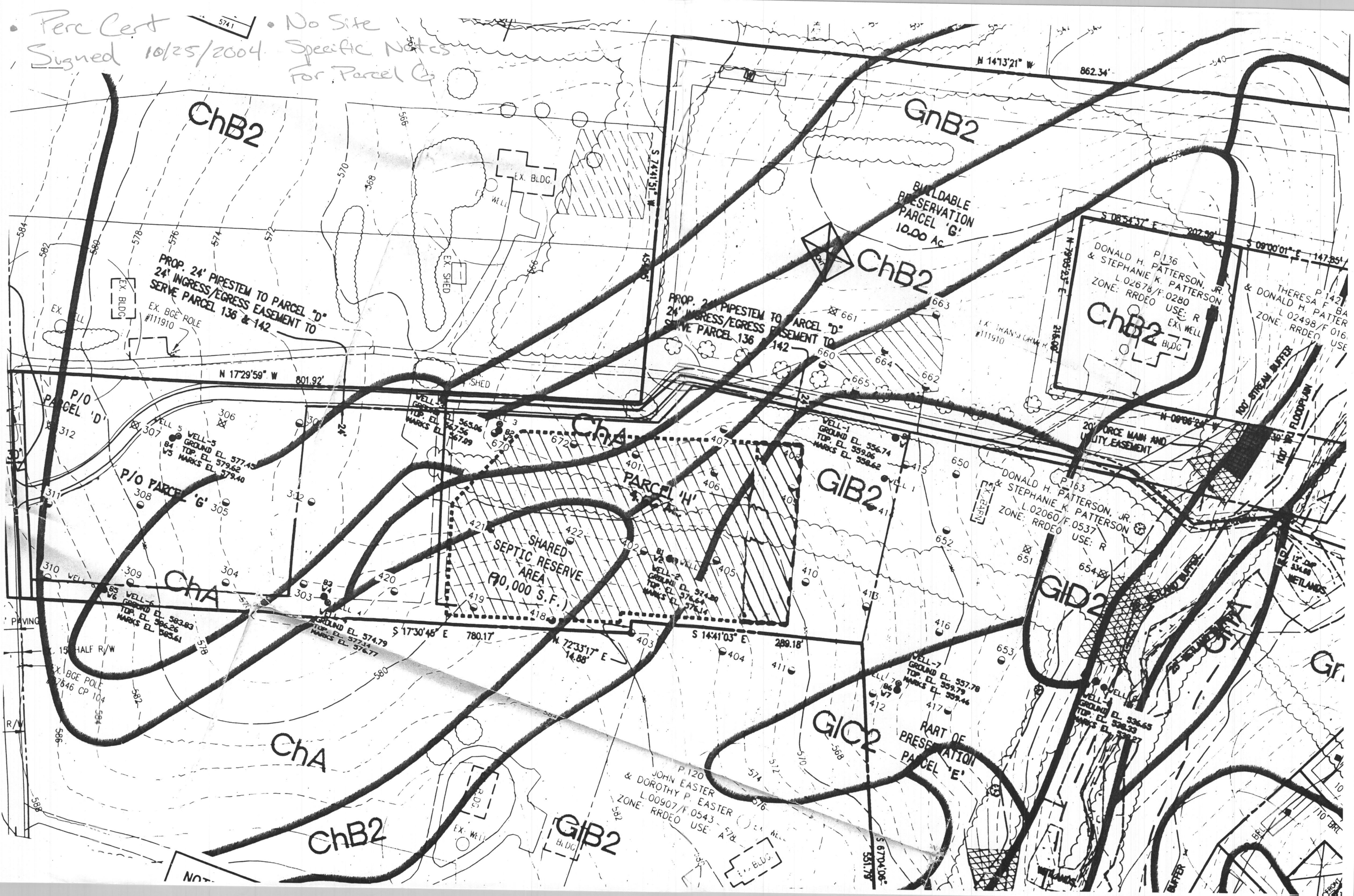
From: Wayne Watkins <watkinsjwayne@gmail.com>
Sent: Tuesday, May 16, 2023 9:21 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Hopkins Choice phase 1

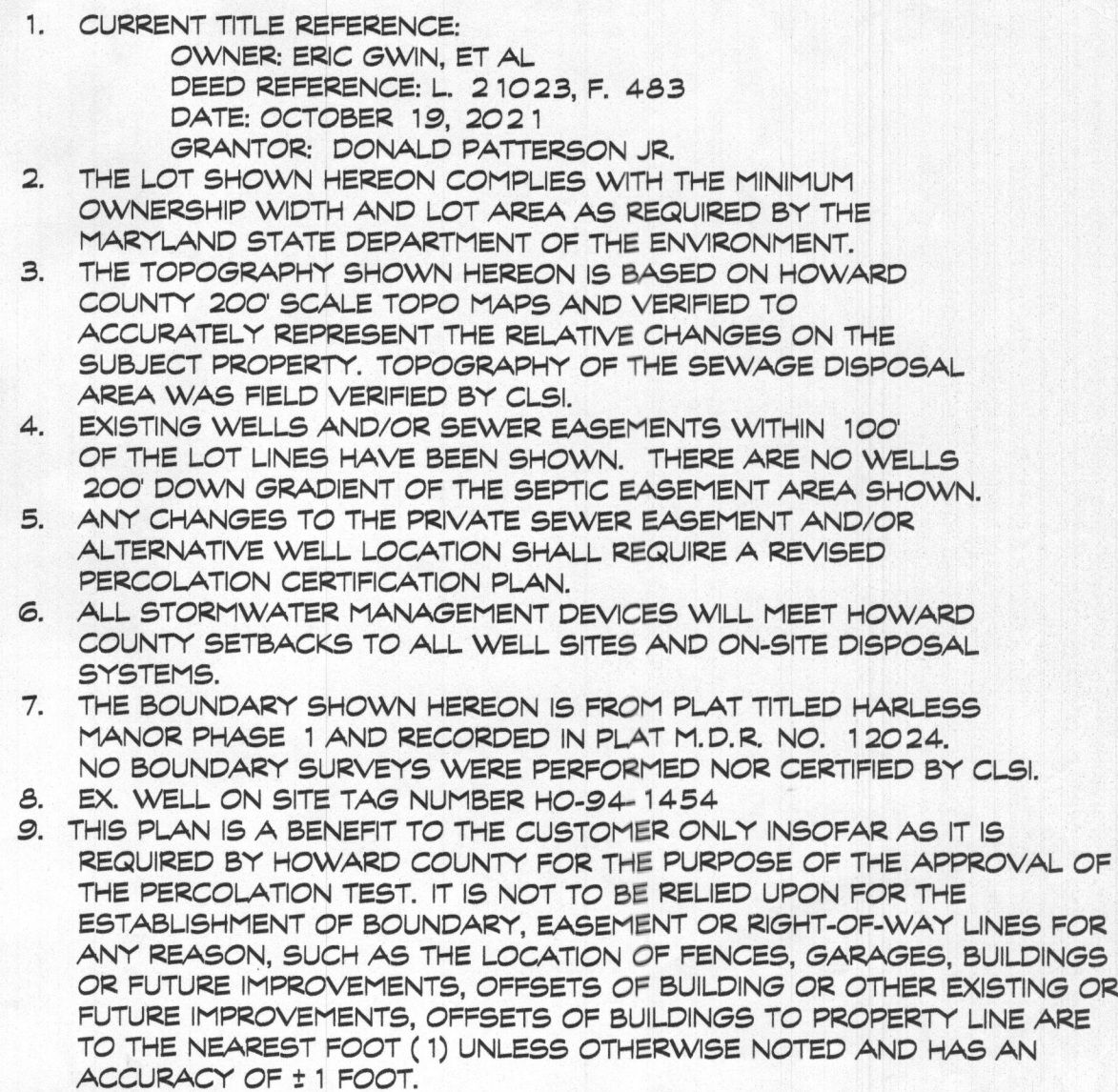
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Did you have a chance to look at the sketch on the well relocation I dropped off last week?

It the colored aerial showing the well in yellow

• Perc Cert
Signed 10/25/2004 • No Site
Specific Notes
For Parcel G





1. ZONING DISTRICT: RR-DEO
2. NUMBER OF BUILDING SITES: 1
3. TOTAL AREA OF LOT: 10.00±ACRES

PURPOSE NOTE:
THE PURPOSE OF THIS PERCOLATION CERTIFICATION
PLAN IS TO SHOW A NEW WELL LOCATION CLOSER
TO THE PROPOSED HOUSE LOCATION.

ERIC GWIN, ET AL
C/O MICHAEL SHARP
17005 HARDY ROAD
MT. AIRY, MD. 21771

14080 TRIADELPHIA ROAD
PLAT NO. 17904
LIBER 21023, FOLIO 483
TAX MAP: 21 * BLOCK: 12 * PARCEL: 111
ELECTION DISTRICT * HOWARD COUNTY



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 51063, EXPIRATION DATE: JUNE 7, 2023

Date	Revisions	Drawn By:	MSH
2/01/2022	REV'D WELL LOCATIONS PER E-MAIL 12/28/21	Designed By:	
		Reviewed By:	
		Date:	JULY, 2021
		Scale:	AS SHOWN
		Job No.:	2008016
		Sheet:	1 OF 2

County File No.

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT.

"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."

JAVIER MORALES ROLDAN, PROFESSIONAL LAND SURVEYOR
NO. 21885 LICENSE EXPIRES 8/9/2023

—560— EX 10' CONTOUR

----- EX 2' CONTOUR

FAILED PERC TEST

PASSED PERC TEST

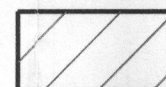
EXISTING WELL LOCATION

SOIL LINES

DENOTES - TOTAL PROPOSED SEPTIC
RESERVE EASEMENT AREA
FOR THE PURPOSE OF LOT 12,
SINGLE FAMILY RESIDENCE

EXISTING TREELINE

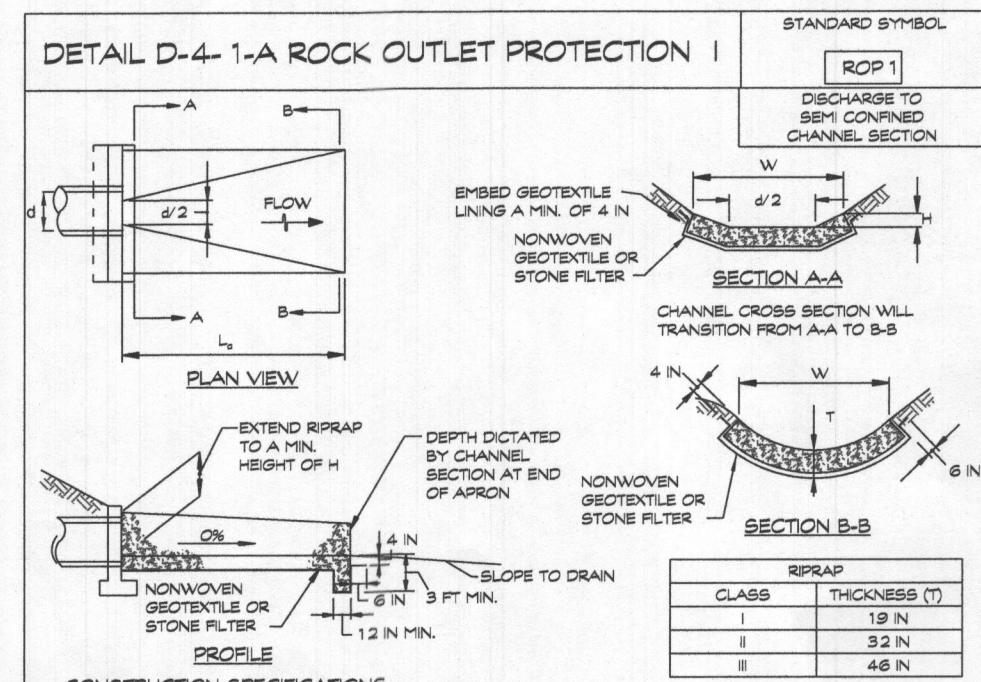
SCALE: 1"=100



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. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF THE MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

SOILS LEGEND

SOILS LEGEND				
SOIL SYMBOL	SOIL SERIES	SOIL HSG	ERODIBLE (K-FAC/35)	HYDRIC
GmB	GLENNVILLE SILT LOAM	C/D	+	+
GgB	GLENNVILLE LOAM	B	-	-
Co	CODORUS & HATBORO SILT LOAM	C	+	+
McC	MANOR LOAM	B	-	-



CLASS	THICKNESS (T)
I	18 N
II	32 N
III	48 N

1. RRRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.

2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PLACING CUTTING OR TACKING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.

3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (1/2 TO 1 1/2 INCH STONE FOR 8 INCH MINIMUM DEPTH AND RRRAP TO THE REQUIRED LINES AND GRADES. CONTACT ANY FILL SECURED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SUBSOLIDIFIED UNDISTURBED MATERIAL.

4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND SIDELINE OF RRRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RRRAP.

5. CONSTRUCT RRRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPARAGEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RRRAP OUTLET IN SUCH A MANNER THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SHALL PLANE THE JOINTS BETWEEN THE LARGER STONES. PLACE RRRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.

6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE ARRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.

7. CONSTRUCT ARRON WITH ON SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE WITH AT LEAST 18 INCHES IN WITH EXISTING GROUND.

8. MAINTAIN LAND, GRADE AND CROSS SECTION. KEEP OUTLET FREE OF BROKEN. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOW INSPECT FOR SCOUR AND DISCLOSED RRRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCE CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

CLASS	THICKNESS (T)
I	18 N
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCE CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

SOL SYMBOL	SOL SERIES	SOIL HSG	ERODIBLE (K-FAC TOR X35)	HYDRIC
Gm	GLENNVILLE SILT LOAM	C/D	+	+
Gg	GLENNVILLE LOAM	B	-	-
Co	CODRUS & HATCORN SILT LOAM	C	+	+
Mc	MANORLOAM	B	-	-

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. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF THE MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

LOT NUMBER	ADDRESS	GREEN ROOFS A-1 (Y/N)	PERMEABLE PAVEMENTS A-2 (Y/N)	REINFORCED TURF A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEETFLOW TO CONSERVATION AREAS N-3 (Y/N)	RAINWATER HARVESTING M-1 (NUMBER)	SUBMERGED GRAVEL WETLANDS M-2 (NUMBER)	LANDSCAPE INFILTRATION M-3 (NUMBER)	INFILTRATION BERMS M-4 (NUMBER)	DRYWELLS M-5 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)	RAIN GARDENS M-7 (NUMBER)	SWALES M-8 (NUMBER)	ENHANCED FILTERS M-9 (NUMBER)
18	14080 TRIADPHIA ROAD	N	N	N	0	Y	N	0	0	0	0	0	1	0	0	0

SWM DATA SUMMARY:
TOTAL AREA OF SITE = 10.00 AC.
B SOIL = 6.45 AC.
C SOIL = 0.51 AC.
C/D SOIL = 3.05 AC.

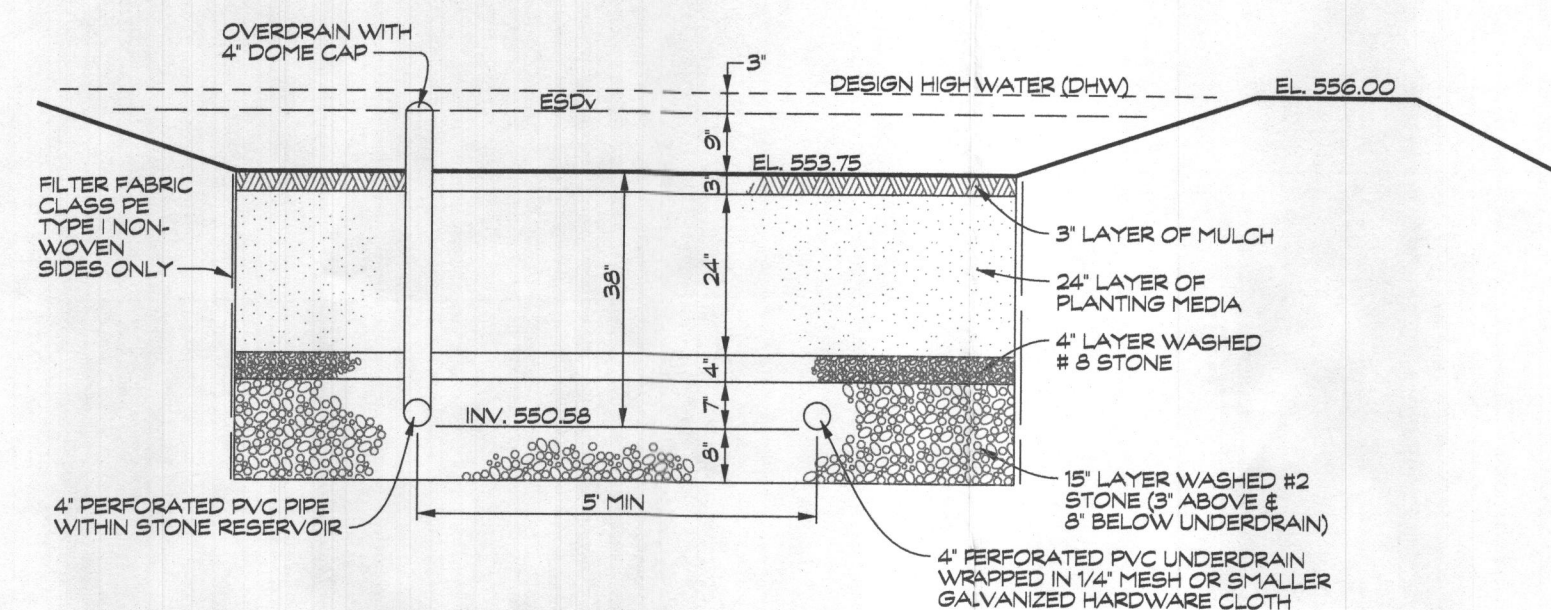
PROPERTY:
PROP. DRIVEWAY = 5,098 S.F. OR 0.12 AC.
PROP. ROOFTOP = 4,197 S.F. OR 0.10 AC.
PROP. PATIO = 2,915 S.F. OR 0.07 AC.
PROP. TREATMENT = N-2 DISCONNECTION OF NON-ROOFTOP RUNOFF M-6 MICRO-BIORETENTION

NOTE: TOTAL PROPOSED IMPERVIOUS AREA INCLUDING DRIVEWAY & HOUSE ROOFTOP = 12,210 S.F.

L.O.D. - DENOTES LIMIT OF DISTURBANCE

HOUSE DETAIL

1" = 30'



MICRO-BIORETENTION FACILITY PARCEL 1
TYPICAL SECTION
NOT TO SCALE

REQUIRED SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. NOTIFY THE HOWARD COUNTY SEDIMENT CONTROL DIVISION 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. ALL PROTECTION FENCINGS AND PERMANENT SIGNS REQUIRED UNDER THE HOWARD COUNTY CODE OF PUBLIC LAWS AND ORDINANCES, FOREST CONSERVATION SHALL BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE. (1 DAY)
4. INSTALL SUPER SILT FENCE. (2 DAYS)
5. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB WITHIN THE LIMITS OF DISTURBANCE. VEGETATIVE MATTER MAY BE GROUND ON-SITE AND USED AS MULCH AT THE DISCRETION OF THE CONTRACTOR. ANY VEGETATIVE MATTER NOT CONVERTED TO MULCH AND USED ON-SITE SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. (2 DAYS)
6. ROUGH GRADE LOT. (1 WEEK)
7. CONSTRUCT HOUSE. (8 MONTHS)
8. FINE GRADE LOT, COMPLETE DRIVEWAY CONSTRUCTION, FINE GRADE WIDE SHOULDER FOR STORMWATER MANAGEMENT DISCONNECT CREDIT AND CONSTRUCT MICRO-BIORETENTION FACILITY. (1 WEEK)
9. INSTALL SEPTIC SYSTEM, STABILIZE ALL DISTURBED AREAS ASSOCIATED WITH SEPTIC SYSTEM INSTALLATION. (3 DAYS)
10. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR REMOVE TEMPORARY SUPER SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND STABILIZE REMAINING DISTURBED AREAS.
11. SUBMIT "AS-BUILT" DRAWINGS TO HOWARD COUNTY.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2).

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFICULTER THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION OR DEVELOPMENT OF IMPERVIOUS AREA, IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED MICRO-BIORETENTION FACILITIES (M-6).

1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTION AREAS OF EROSION OR WASHOUT. CHECK FOR DRAINAGING WITHIN 48 HOURS, WHEN NECESSARY, REPLACE FILTER MEDIA PERMANENTLY.
2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD, DISEASED AND EXCESSIVE VEGETATION CONSIDERED BEYOND "TREATMENT" REPLACEMENT OF ALL DISEASED TREES, SHRUBS, PERCENT STAKES AND WIRES WILL BE REQUIRED.
3. MULCH LAYER SHALL BE INSPECTED EACH SPRING, ONCE EVERY 2 TO 3 YEARS, REMOVE PERVIOUS MULCH LAYER AND APPLY NEW 2 TO 3 INCH LAYER.
4. SOIL EROSION AND FLOW BLOCKAGES TO BE ADDRESSED ON AN AS NEEDED BASIS WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORMS. INSPECT CLEAN CUTS AND OBSERVATION WELLS ALONG WITH OVERFLOW/OUTFALL, ENT PIPES.

GRADING DETAIL

SCALE: 1" = 50'

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON COMPLIES WITH THE 10-YEAR OWNERSHIP WITH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
2. THERE ARE NO OTHER EXISTING WELLS AND/OR SEPTIC AREAS WITHIN 100 FEET OF THIS PROPERTY OR OTHERWISE SHOWN, FROM FIELD INSPECTION BY CLSI INC.
3. THE EXISTING WELLS SHOWN HEREON, IDENTIFIED WITH WELL TAG NUMBERS HO-94-4363 AND HO-98-0068 HAVE BEEN LOCATED AND ARE ACCURATELY SHOWN.
4. ALL EXISTING TOPO ELEVATIONS SHOWN ON THIS PLAN ARE HOWARD COUNTY 2004 TOPOGRAPHY. THE HORIZONTAL DATUM IS THE MARYLAND COORDINATE SYSTEM NAD 1983 AND VERTICAL DATUM IS BASED ON NAVD 1988.
5. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
6. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAN AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN AND/OR RED-LINE REVISION PLAN STAGES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.

SITE NOTES

1. EXISTING ZONING: RR-DEO
2. DEED REFERENCE: L. 21023 F. 483
3. SITE ANALYSIS DATA:
 - A. TOTAL AREA OF SITE: 10.00 AC. ±
 - 1. EXISTING IMPERVIOUS AREA: 0.30 AC. ±
 - 2. EXISTING GREEN AREA: 7.84 AC. ±
 - 3. EXISTING FORESTED AREA: 1.86 AC. ±
4. EXISTING SITE USE: N/A
5. AREA OF PLANT SUBMISSION: 435,468 SQ. FT.
 - 1. LIMIT OF DISTURBANCE: 43,005 SQ. FT.
 - 2. IMPERVIOUS AREA: 12,210 SQ. FT.
 - 3. REVEGETATED AREA: 31,777 SQ. FT.
 - 4. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
6. PREVIOUS SUBMITTALS: N/A
7. APPROVAL OF THIS SIMPLIFIED ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLAN, BUILDING, AND/OR GRADING PERMIT.
8. NO WETLANDS, STREAMS, FLOODPLAIN, FORESTS, STEEP SLOPES OR ASSOCIATED BUFFERS EXIST WHICH MAY AFFECT THE CONSTRUCTION OF THE PROPOSED DWELLING ON PARCEL 1.
9. FOREST CONSERVATION FOR THIS LOT WAS APPROVED UNDER SITE PLAN SP-03-08.
10. A SEDIMENT AND EROSION PLAN IS PROVIDED WITH THIS ECP SINCE THE LIMIT OF DISTURBANCE DOES EXCEED THE 30,000 SQUARE FEET THRESHOLD.
11. STORMWATER MANAGEMENT FOR THIS PROPOSAL IS PROVIDED WITH THE APPROVAL OF THE SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN.

SHEET INDEX

1. SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN
2. SEDIMENT CONTROL NOTES & DETAILS

OWNER/DEVELOPER

ERIC C. GWIN
YVONNE WING KWAN POON
2813 TALLY HO COURT
ELDERSBURG, MD 21784

SIMPLIFIED ENVIRONMENTAL CONCEPT & GRADING PLAN

PARCEL I HOPKINS CHOICE - PHASE II

14080 TRIADPHIA ROAD

PLAT NO. 17904

LIBER 21023, FOLIO 483

TAX MAP: 21 * BLOCK: 12 * PARCEL: 111

4th ELECTION DISTRICT * HOWARD COUNTY, MD

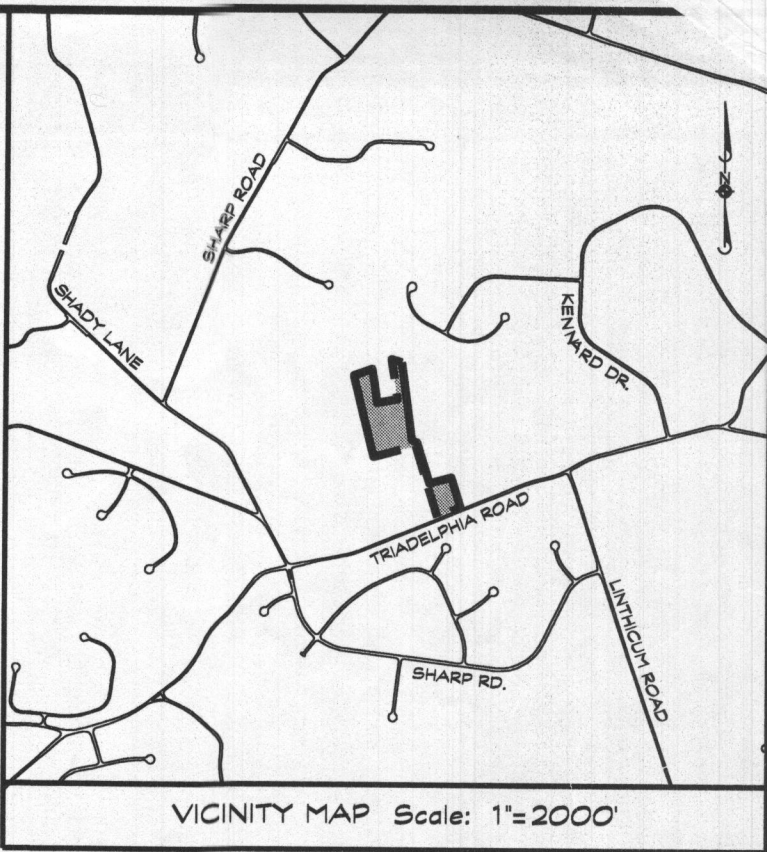
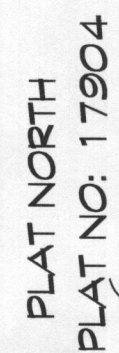


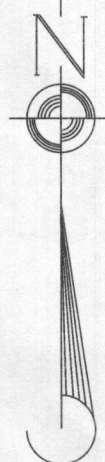
439 East Main Street Westminster, MD 21157-5599
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 51063, EXPIRATION DATE: JUNE 7, 2023

Date	Revisions	Drawn By: BH, M4
6/9/23	ADD PROPOSED WELL RELOCATION	Designed By: BH
		Reviewed By:
		Date: NOVEMBER, 2021
		Scale: AS SHOWN
		Job No.: 2008016
		Sheet: 1 OF 2

County File No.





1. CURRENT TITLE REFERENCE:
OWNER: ERIC GWIN, ET AL
DEED REFERENCE: L. 21023, F. 483
DATE: OCTOBER 19, 2021
GRANTOR: DONALD PATTERSON JR.
2. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 200 SCALE TOPO MAPS AND VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY. TOPOGRAPHY OF THE SEWAGE DISPOSAL AREA WAS FIELD VERIFIED BY CLSI.
4. EXISTING WELLS AND/OR SEWER EASEMENTS WITHIN 100' OF THE LOT LINES HAVE BEEN SHOWN. THERE ARE NO WELLS 200' DOWN GRADIENT OF THE SEPTIC EASEMENT AREA SHOWN.
5. ANY CHANGES TO THE PRIVATE SEWER EASEMENT AND/OR ALTERNATIVE WELL LOCATION SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
6. ALL STORMWATER MANAGEMENT DEVICES WILL MEET HOWARD COUNTY SETBACKS TO ALL WELL SITES AND ON-SITE DISPOSAL SYSTEMS.
7. THE BOUNDARY SHOWN HEREON IS FROM PLAT TITLED HARLESS MANOR PHASE 1 AND RECORDED IN PLAT M.D.R. NO. 12024. NO BOUNDARY SURVEYS WERE PERFORMED NOR CERTIFIED BY CLSI.
8. EX. WELL ON SITE TAG NUMBER HO-94-1454
9. THIS PLAN IS A BENEFIT TO THE CUSTOMER ONLY INsofar AS IT IS REQUIRED BY HOWARD COUNTY FOR THE PURPOSE OF THE APPROVAL OF THE PERCOLATION TEST. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARY, EASEMENT OR RIGHT-OF-WAY LINES FOR ANY REASON. THIS IS THE LOCATION OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVEMENTS. OFFSETS OF BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS, OFFSETS OF BUILDINGS TO PROPERTY LINE ARE TO THE NEAREST FOOT (1') UNLESS OTHERWISE NOTED AND HAS AN ACCURACY OF ± 1 FOOT.

DATA TABULATIONS

1. ZONING DISTRICT: RR-DEO
2. NUMBER OF BUILDING SITES: 1
3. TOTAL AREA OF LOT: 10.00±ACRES

PURPOSE NOTE:
THE PURPOSE OF THIS PERCOLATION CERTIFICATION
PLAN IS TO SHOW A NEW WELL LOCATION CLOSER
TO THE PROPOSED HOUSE LOCATION.

OWNER/DEVELOPER

ERIC GWIN, ET AL
C/O MICHAEL SHARP
17005 HARDY ROAD
MT. AIRY, MD. 21771

PERC CERTIFICATION PLAN
PARCEL I
HOPKINS CHOICE - PHASE II

14080 TRIADELPHIA ROAD
PLAT NO. 17904
LIBER 9718, FOLIO 296
TAX MAP: 21 * BLOCK: 12 * PARCEL: 111
4th ELECTION DISTRICT * HOWARD COUNTY, MD



439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 51063. EXPIRATION DATE: JUNE 7, 2023

Date	Revisions	Drawn By: MH
		Designed By:
		Reviewed By:
		Date: JULY, 2021
		Scale: AS SHOWN
		Job No.: 2006018
		Sheet: 1 OF 2

County File No. _____

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT.

"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."

JAVIER MORALES ROLDAN, PROFESSIONAL LAND SURVEYOR
NO. 21885 LICENSE EXPIRES 8/9/2023

LEGEND

—560— EX 10' CONTOUR


EX. 2' CONTOUR

FAILED PERC TEST

PASSED PERC TEST

EXISTING WELL LOCATION

SOIL LINES

 DENOTES - TOTAL PROPOSED SEPTIC RESERVE EASEMENT AREA FOR THE PURPOSE OF LOT 12, SINGLE FAMILY RESIDENCE

EXISTING TREELINE

PLAN

SCALE: 1"= 120'



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. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF THE MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

SOILS LEGEND

SOL SYMBOL	SOL SERIES	SOL HSG	ERODIBLE (K-FACTOR ≥ 5)	HYDRIC
GmB	GLENNVILLE SILT LOAM	C/D	+	+
GgB	GLENNVILLE LOAM	B	-	-
Co	CODORUS & HATBORO SILT LOAM	C	+	+
MoC	MORAN LOAM	B	-	-