

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

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

RECEIPT DATE: 5-20-24 **ONSITE SEWAGE DISPOSAL SYSTEM** P 586686

APPROVAL DATE: 11/15/2024 **PERMIT: NEW CONSTRUCTION** A

PROPERTY ADDRESS: 3085 Woodbine Road

SUBDIVISION: Warfield Ridge LOT: 4 TAX ID: 04-356845

CONTRACTOR: Freedom Septic EMAIL: Christy@Freedomseptic.com

CONTRACTOR ADDRESS: 2809 Liberty Road, Sykesville, MD 21784 PHONE:

PROPERTY OWNER: Sara & Dylan Strothers EMAIL:

OWNER ADDRESS: 3085 Woodbine Road, Woodbine, MD 21797 PHONE: 410-795-2947

SEPTIC TANK SIZE: 1500 PUMP SIZE: N/A PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM: ☒ GRAVITY ☐ DRIP DISPERSAL BEDROOMS: 5 APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>222 195' (3 @ 65')</u>	INLET DEPTH: <u>2'</u>
	TRENCH WIDTH: <u>3'</u>	MAXIMUM BOTTOM DEPTH: <u>5.5 7'</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10'</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4 5'</u>
LOCATION:	SYSTEM TO BE STAKED BY DESIGNER AND VERIFIED BY APPROVING AUTHORITY DURING PRE-CONSTRUCTION INSPECTION.	
NOTES:	<u>* Install 3x74 Trenches, Dig observation hole between 6/10/2025</u>	

ISSUED BY: [Signature] ISSUE DATE: 6/10/2024 EXPIRATION DATE: 5-20-25

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR REGISTERED WITH THE STATE OF MD ON-SITE WASTEWATER PROFESSIONALS BOARD: CONFIRMED ☒ Future Replacement Trench 3' Rock Vein R/E 10/15/24
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADE FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
☐ ELECTRICAL PERMIT ISSUED E N/A
- NOTE: THE HCHD DOES NOT WARRANTY ANY SYSTEM AND CANNOT GUARANTEE THE PERFORMANCE OF THIS SYSTEM AS DESIGNED. BY ACCEPTING THIS PERMIT, THE OWNER AND/OR APPLICANT ACKNOWLEDGE THAT THE SPECIFICATIONS DETAILED IN THIS DESIGN ARE ONE POSSIBLE OPTION AND THAT THE HCHD WILL REVIEW OTHER PROPOSALS. YOU HAVE THE OPTION TO SEEK THE ADVICE OF A QUALIFIED DESIGN CONSULTANT OR PROFESSIONAL ENGINEER FOR FURTHER GUIDANCE.
- NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

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

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

Specs updated on 11/12/24.
g.l.

NOT TO SCALE

Pre construction (Contd):

9/13/2024-Installer onsite for pre-con. Sewer coming out of house per plan 100' from house. SDA 3' below basement floor. Per plan. OK.
Trench staked, SDA staked. Lot not cleared, cannot confirm trenches.
Call for reinspection. (SAMP)

9/25/2024-Installer onsite for pre-con. SDA & trenches staked. Trench lengths @ 56', Spzle between trenches 10'. Moved middle of lower trenches up slightly to be on contour. All trenches on contour. OK to start work. (SP/MB)

10/16/2024-Installer onsite for pre-con of extended trenches & 3rd trench in redlined plan. Rock outcrop seen below 3rd trench, rock continues 1' from 3rd trench. 25' setback from rock to 2nd & 3rd trench out, cannot install. 1st trench finished while onsite bottom & inlet per plan. Length @ 70'. Installer stopping work. (SP/MB)

11/13/2024-Installer onsite for inspection. For trench installed to 70'. SDA & trenches staked out, trench lengths @ 65' & 66'. Both trenches on contour. OK to start work. (SP/MB/TS)

11/14/2024-Installer onsite for inspection solid PVC from d-box to upper trench install. Upper trench length @ 68'. Inlet @ 2', width @ 3'. Stone & fabric only. (SP)

11/15/2024-Installer onsite for inspection bottom trench length @ 65'. Inlet @ 2', width @ 3'. Stone & fabric OK. (SP)

See separate sheet
for as built

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	2'	7'
NUMBER OF TRENCHES	3	
TOTAL LENGTH	203'	
ABSORPTION AREA	609 ft ³ + SW	
DISTRIBUTION BOX LEVEL	Yes	
DISTRIBUTION BOX BAFFLE	Yes	
DISTRIBUTION BOX PORT	Yes	

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL	Yes
MANUFACTURER	Babylon
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	2' - 1/2'
BAFFLES	16' Front / 9' Back
BAFFLE FILTER	-
MANHOLE LOC	Front/Back
6" PORT LOC	-
WATERTIGHT TEST	-
SLOTTED	Yes
DATE ON LID	8/19/2024

PUMP/SEPTIC TANK LEVEL N/A

MANUFACTURER	
CAPACITY	GAL
SEAM LOC	
TANK LID DEPTH	
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	
DATE ON LID	

SEPTIC CONTRACTOR ONSITE INSTALLING SYTEM: Daniel Farrow
SEPTIC CONTRACTOR ONSITE LICENSED WITH THE STATE OF MD: YES/NO

PRE-CONSTRUCTION NOTES: 7/29/24 (contractor wants to adjust FM to save trees) (P)

7/29/24 - stake for ST not in the right place according to the approved plan contractor unsure if the approved plan is the most recent edition since there was a red line plan (unapproved) in the file. Sewer line slope extreme and requested that he step that line upon installation. SDA and woods leading to SDA was not cleared and

INSTALLATION NOTES: increases! He requested a stake where sewer line comes out of the house to help contractor (P)

10/3/2024 Installer on site. House connection was not per plan. Engineer will submit as-built once construction is completed. The HC is on the front of the house and not the right side when facing house. Installer connected 11.6 feet of pipe so far. Plans to dig to the ST location today. (MB/SP)

10/4/2024 Sewer line to ST completed. ST installed. Re-inspect for baffles & slots. Port of the back SL has been done. OK to backfill. Clean outs are appropriately distanced. Contractor while digging

has encountered excessive rock. (MB/RR) 10/7/2024-Installer on site. Upper left trench has 2'-3' of rock 20' into trench, rock continues @ lower left trench. Installer dug 28' from rock @ lower left trench & found more

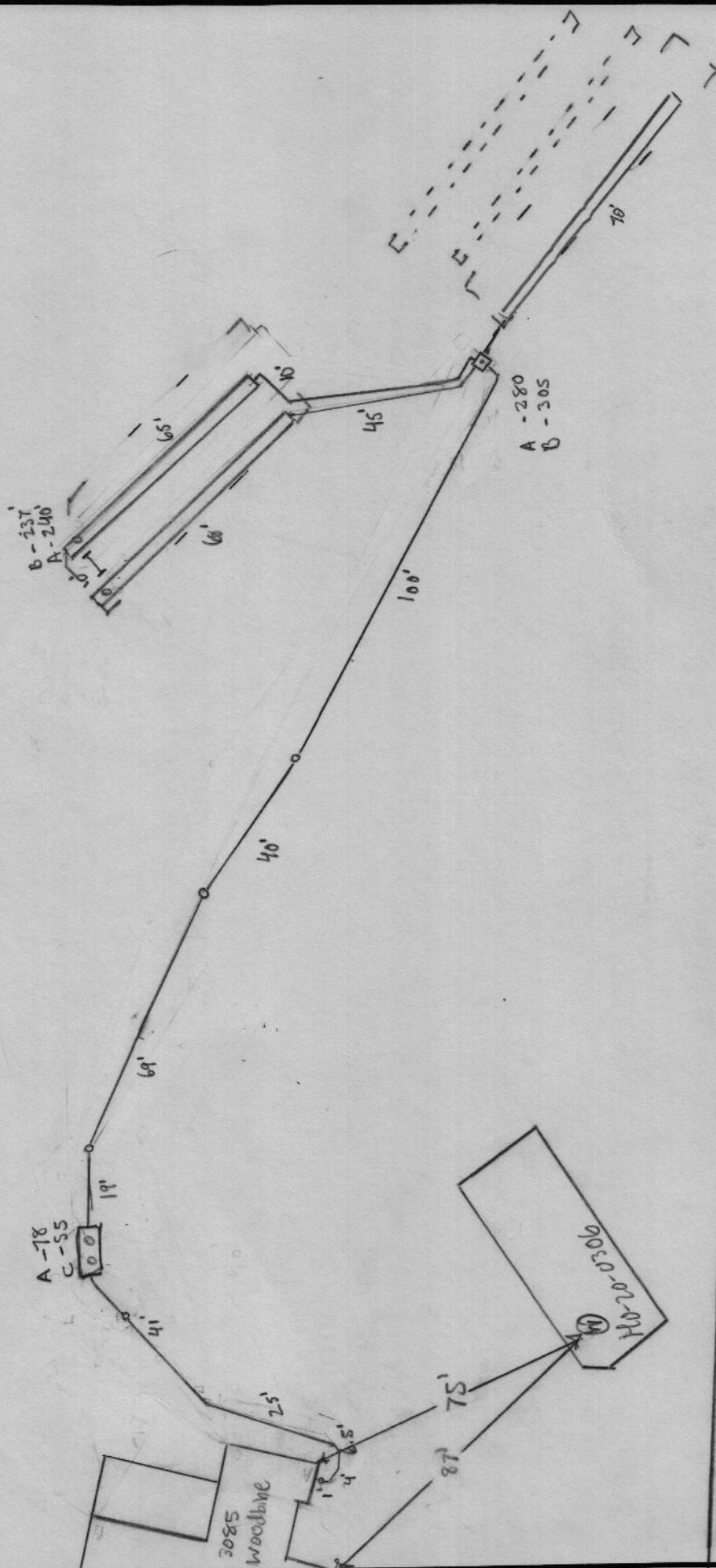
rock. 12' from this point is where no rock is found. Installer stopped per engineer's instructions. (P)

CONTROL PANEL DATA

CONTROL PANEL HEIGHT	(MIN 30")
INSPECTION DATE	
INSPECTION: PASS/FAIL (CIRCLE ONE)	

1" $\approx$ 40'

NOT TO SCALE



Silvast, Zackary

From: Freemon, Robert
Sent: Friday, November 8, 2024 4:54 PM
To: jim@jnmengineeringllc.com; 'Dylan Strother'; christy sheubrooks
Cc: Skalny, Cindy; Yungmann, David; 'Sarah Strother'; Williams, Jeffrey; Davis, Michael; Silvast, Zackary; Wolf, Kevin; Rappaport, Ryan; Page, Shepsura; Burns, Matthew
Subject: RE: 3085 Woodbine - septic coordination (Nov 7 2024)

Jim,

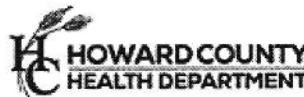
The general idea we are good with. Below are my comments for the OSDS plan.

- Label the existing trench as 56ft long with an extension of 9ft. From my calculations you are looking at 3 x 65ft trenches (5BRs, 0.8 rate, 2ft sidewall credit = 195ft Total).
- Label the proposed trenches to be 65ft.
- I would remove the TP/PT from the holes. Add OBS to the observation holes where we did not test due to rock, but are considered fails.
- Show an SDA around the proposed trenches. Don't worry about it having to match a future PC. We just want to see an SDA on the plan for the proposed trenches and have it staked so our inspectors and Freedom have maybe 5ft of wiggle room.
- We recommend moving the trenches at perc holes J & K up in elevation 5ft to 10ft, keep distance away from D and A2.
- Take away black bold border boundary around holes 107-109 and L & M.
- Relabel "Prop. Seage Disposal Area 2" as "Proposed SDA Location For Future Perc Testing".
- Have the trench detail section of the plan show the specs for the proposed two trenches and the existing trench.
 - Specs Existing Trench: 0.8 rate, 3.5-5.5 SWC (2ft) (Invert at 2ft)
 - Specs Proposed Trenches: 0.8 rate, 5-7 SWC (2ft)

If you can get the paper copies of the plan in to the Health Dept. and the site staked by Tuesday Zach can take a look at the plan and approve it.

Freedom,

We don't have much scheduled for Tuesday so if your available you can call for an inspection the same day (Tuesday). Installation can happen the same day once the layout inspection is ok'd assuming you are available.



8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program

Robert "Spencer" Freemon
Phone: 410-313-6357

Email: rffreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: jim@jnmengineeringllc.com <jim@jnmengineeringllc.com>
Sent: Friday, November 8, 2024 2:49 PM

Freemon, Robert

From: Freemon, Robert
Sent: Tuesday, October 15, 2024 2:45 PM
To: christy@freedomseptic.com; 'Dylan Strother'; jim@jnmengineeringllc.com
Cc: Williams, Jeffrey; Wolf, Kevin; Page, Shepsura; Burns, Matthew; Rappaport, Ryan
Subject: 3085 Woodbine
Attachments: Permit.pdf; Site Plan.pdf; Trench Detail.pdf

Hi All,
Just letting everyone know the revised/redlined OSDS plans are good to go. Freedom can move forward with the layout/installation of the initial system. So far we don't have any inspections on the books for tomorrow. If Freedom is available, work on the initial septic system can resume as early as tomorrow. Attached are the sections of the approved plan regarding the new trenching details. We can either bring the signed OSDS plan out to the field the day of layout inspection or Freedom can come and pick it up from the Health Dept.

Dylan,
After speaking with Jeff, the Health Dept. is bound by state regulation to not give *final* approval on the septic permit until a 10,000sqft sewage disposal area (able to fit 3 systems) has been approved and the initial system has been installed. Approval to start installation of the initial system has been given but in light of the rock vein Health cannot give final septic permit approval until the remaining sqft of the reserve sewage disposal area has been acquired. Unfortunately until the septic permit has been given final approval the U&O would be held up. The Health Dept. will work with you and your contractors to help expedite this project.



8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program

Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

3085 Woodbine

Freemon, Robert

From: Sauer, Julia
Sent: Thursday, October 24, 2024 12:51 PM
To: Dylan Strother; jim@jnmengineeringllc.com
Cc: Williams, Jeffrey; Freemon, Robert
Subject: RE: Deed of the FCE - 3085 Woodbine Road
Attachments: DeedofEasement_WarfieldRidge.pdf
"Forest Conservation Easement"

Good afternoon,

Attached is the Deed of Forest Conservation Easement for this subdivision. Article II – Item #3 – allows private septic systems approved by the County and constructed subsequent to the execution of the Deed with the stipulation that the Deed of Easement is amended and that all replanting requirements created by the construction of the utility are met by the owner or developer whose site the utility serves. If the forest conservation easement area is determined to be acceptable for the septic reserve area, the owner will be required to relocate the forest conservation easement area onsite and amend the plat, forest conservation plan, and deed of easement. If the forest conservation easement area is determined unacceptable for the septic reserve area, the owner is responsible to restore the forest conservation easement area to current conditions.

Sincerely,

Julia Sauer

Planning Supervisor | Division of Land Development
410.313.4342 (o) | jsauer@howardcountymd.gov
3430 Court House Drive, Ellicott City, MD 21043 | [website](#)



From: Dylan Strother <dystrother@gmail.com>
Sent: Thursday, October 24, 2024 8:53 AM
To: jim@jnmengineeringllc.com
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Freemon, Robert <rfeemon@howardcountymd.gov>; Sauer, Julia <jsauer@howardcountymd.gov>
Subject: Re: Deed of the FCE - 3085 Woodbine Road

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

Julia - can you send an email that confirms this we have it documented?

- I understand this is a sensitive topic for those in the field and that would help I'm sure

Dylan Strother
dystrother@gmail.com

Forest Conservation Number F-95-045**DEED OF FOREST CONSERVATION EASEMENT
(Onsite)**

THIS DEED OF FOREST CONSERVATION EASEMENT ("Deed of Easement") is made this 18th day of JUNE, 2010, by and between **GEORGETTA GUINN COOPER** (the "Grantor"), and **HOWARD COUNTY, MARYLAND** (the "County"), a body corporate and politic.

MDR CHS
Jul 16, 2010 11:28 am

RECITALS

WHEREAS, the Grantor is the fee simple owner of certain real property located within the Fourth Election District of Howard County, Maryland being Lot Numbers 2, 3 and 4 on Plat No. 11780, and commonly shown as Tax Map 13, Parcel 223, Lots 2, 3 and 4 (the "Property") and specifically described in three deeds which were conveyed to the Grantor by Georgetta Guinn Cooper all dated May 11, 1995 and recorded among the Land Records of Howard County, Maryland in Liber 3777, folio 72; Liber 3777, folio 63; and Liber 3777, folio 68, on July 26, 1996.

WHEREAS, Grantor requested the County's approval of the development of the Property pursuant to final plat number F-95-045 titled "Warfield Ridge, Lots 1-4" (the "FP") incorporated into this Deed of Easement by this reference.

WHEREAS, as a condition of the County's approval of the FP in accordance with the Forest Conservation Act of Howard County (the "Act"), as may be amended, Grantor has submitted and the County has approved a Forest Conservation Plan (the "Plan"), the original of which is filed in the County's Department of Planning and Zoning and incorporated into this Deed of Easement by reference, which Plan delineates Grantor's plan for forest retention, reforestation, or afforestation in an area located on the Grantor's Property and designated as Forest Conservation Easement (collectively the "Forest Conservation Easement Area"), together with the right of access all as shown on the plat titled "Warfield Ridge, Lots 1-4" recorded among the Land Records of Howard County, Maryland as Plat Number 11780 recorded on July 6, 1995 (the "Plat").

WHEREAS, one of the required elements of the Plan is the establishment of a forest conservation easement in, on, over and through the Forest Conservation Easement Area to ensure the permanent protection and management of the Forest Conservation Easement Area.

WHEREAS, the Grantor is willing to grant to the County, binding Grantor, its heirs, personal representatives, successors and assigns, a forest conservation easement, running with the land in perpetuity, in, on, over across and through the Forest Conservation Easement Area and to be bound by the grants, covenants, terms and conditions set forth in this Deed of Easement, and the County is willing to accept such forest conservation easement.

WHEREAS, WHEREVER THE TERM OR REFERENCE TO Grantor is used or made in this Deed of Easement, the term Grantor shall include the Grantor and Grantor's heirs, personal representatives, successors and assigns and this Deed of Easement shall be binding on them. Similarly, wherever the term or reference to the County is used or made in this Deed of Easement, the term County shall include the County and its successors and assigns and this Deed of Easement shall insure to their benefit.

NOW, THEREFORE, in consideration of the foregoing recitals, deemed to be a substantive and material part of this Deed of Easement, and the covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE I **GRANT AND AGREEMENTS**

GRANTOR hereby grants to the County, its successors and assigns, in perpetuity, a forest conservation easement, of the nature and character and to the extent hereinafter set forth, running with the land in, on, over, across, and through the Forest Conservation Easement Area, including the right of ingress and egress throughout the Property as needed from time to time (collectively the "Easement"). Further, and as part of the Easement, Grantor establishes and declares the restrictions set forth in this Deed of Easement in favor of and for the benefit of the County.

FURTHER, the Grantor covenants with the County: (1) to do and refrain from doing upon the Easement all and any of the various acts hereinafter set forth, it being the intention of the parties that the Forest Conservation Easement Area shall be preserved and managed for the purposes set forth in the provisions of the Act, and (2) that the covenants, conditions, limitations and restrictions contained herein are intended to limit the Grantor's use of the Forest Conservation Easement Area in perpetuity.

ARTICLE II **COVENANTS, CONDITIONS, LIMITATIONS AND RESTRICTIONS**

Grantor hereby relinquishes the right to use or develop the Forest Conservation Easement Area for any purpose whatsoever, except for the following uses:

1. Planting, retaining managing, maintaining, and protecting trees in the Forest Conservation Easement Area in accordance with the terms and conditions of the Agreement.
2. Passive recreational activities approved by the County and which are consistent with and do not interfere with forest conservation and management or cause harm to protected forest resources, such as, walking or horseback riding along unpaved trails and bird watching.
3. The granting of rights-of-ways for public roads, public utilities, and private septic systems approved by the County and constructed subsequent to

the execution of this Deed of Easement with the stipulation that this Deed of Easement is amended and that all replanting requirements created by the construction of such road or utility are met by the owner or developer whose subdivision, site or project the public road or utility serves or, in the case of capital projects, by the County.

4. Forest conservation and management practices, including, but not limited to: watering; fertilizing; mulching; controlling invasive or undesirable competing vegetation; protecting the trees from damage, disease, and pests such as deer and rodents; thinning, pruning, or replacing trees; and repairing and replacing fences and signs delineating the boundaries of the Forest Conservation Easement Area.

The Grantor hereby covenants and agrees to conserve and manage the Forest Conservation Easement Area in accordance with sound forest management practices and to perform any tasks necessary thereto, including, but not limited to those items listed in paragraph 4 above and educating residents and/or business occupants of the Property about the proper use and protection of the Forest Conservation Easement Area.

The Grantor hereby grants the County, and its contractors, agents, and employees, the right of access through the Property, as needed from time to time to enforce this Deed of Easement, to inspect the trees and vegetation within the Forest Conservation Easement Area, and to take any actions deemed necessary by the County to manage the Forest Conservation Easement Area.

The Grantor covenants and agrees that any uses and activities which are inconsistent with sound forest conservation and management practices shall be prohibited in the Forest Conservation Area and such prohibited uses and activities include, but are not limited to, the following:

a. Mowing or clearing of any vegetation without an express written agreement with the County.

b. Developing agricultural, residential, commercial and industrial uses (other than public roads and utilities and private septic systems, as provided above), accessory uses to the aforesaid principal uses, and non-passive recreational activities, including, but not limited to, sheds, swing sets, play equipment, paved trails, swimming pools, and gardens.

c. Cutting, harvesting, damaging, or removing trees or other vegetation except as is consistent with forest management practices and as necessary to protect the public, health, safety, and welfare, as determined and approved by the County.

d. Composting or dumping of soil, lawn clippings, trash, ashes, garbage, waste, abandoned vehicles, appliances, machinery, or other materials.

- e. Excavating, dredging, mining and removing of loam, gravel, soil, rock, sand, coal, petroleum and other materials.
- f. Storing any material such as firewood, stone, equipment, or tools.

ARTICLE III **ENFORCEMENT OF REMEDIES**

Upon any breach of the terms of this Deed of Easement by Grantor, the County may, after reasonable notice to Grantor, exercise any or all of the following remedies:

1. Issue a notice of violation in accordance with the Act, which includes a fine for each day the breach continues.
2. File a lawsuit to enjoin any breach or enforce any covenant by exparte, temporary, and/or permanent injunction either prohibitive or mandatory.
3. Require that the Forest Conservation Easement Area be restored to the condition required by either the Plan, the Agreement, or this Deed of Easement.
4. Issue a stop-work order to persons violating or committing waste to the Forest Conservation Easement Area.
5. Take any actions deemed necessary by the County to cure Grantor's breach and to manage the Forest Conservation Easement Area in accordance with sound forest management practices and to perform any tasks necessary thereto.

The County's remedies shall be cumulative and shall be in addition to any other rights and remedies available to the County at law or equity. If Grantor is found to have breached any of Grantor's obligations under this Deed of Easement, Grantor shall reimburse the County for any costs or expenses incurred by the County, including court costs, reasonable attorney's fees, and any administrative and overhead costs.

No failure on the part of the County to enforce any covenant or provision of this Deed of Easement shall discharge or invalidate such covenant or any other covenant, condition, or provision hereof or affect the right of the County to enforce the same in the event of a subsequent breach or default.

ARTICLE IV **MISCELLANEOUS**

Grantor shall make specific reference to this Deed of Easement in a separate paragraph of any subsequent contract of sale for the Property, deed or other legal instrument by which any interest in the Forest Conservation Easement Area or Easement is conveyed and to notify the County of the transfer of the interest in the Property or the Forest Conservation Easement Area or Easement.

This instrument sets forth the entire agreement of the parties with respect to this Deed of Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to this Deed of Easement, excepting the Plan. If any provision is found to be invalid, the remainder of the provisions of this Deed of Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby. If any terms of the Deed of Easement, the Plan or the Developer Agreement, if any, conflict, the terms of this Deed of Easement shall control. The Plan and the Developer Agreement survive the conveyance of, and do not merge into, this Deed of Easement.

The parties to this Deed of Easement may be contacted at the following address or telephone number:

To the Grantor:

Georgetta Guinn Cooper
10223 Riggs Road
Adelphi, Maryland 20783

To the County:

Howard County, Maryland
Department of Recreation and Parks
7120 Oakland Mills Road
Columbia, Maryland 21045
410-313-4730

GRANTOR represents and warrants, as of the date of this Deed of Easement, that it is the sole owner and lawfully seized of a fee simple estate in the Property and the Easement and has the right to grant the Easement in, on, over, across and through the Property, and that there exist no liens, security interests or other encumbrances on or with respect to the Easement. Grantor further covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the Easement, that Grantor shall warrant specially the Easement, and that Grantor shall execute such further assurances of the same as may be required. Notwithstanding the foregoing, if there is any lien holder having a lien interest in and to the Easement, then all lien holders, if so required, will subordinate their lien interest to the Easement or consent to not extinguish the Easement in a foreclosure action by executing a joinder attached hereto and made a part hereof.

In the event of a foreclosure, the Grantor's lender shall not be responsible for the acts or omissions of the Grantor occurring prior to the date of foreclosure and the County will not see to enforce remedies against the lender for such prior acts and omissions. Further, the lender shall recognize the Easement and foreclosure, sale or purchase the Property subject to the Easement and this Deed of Easement.

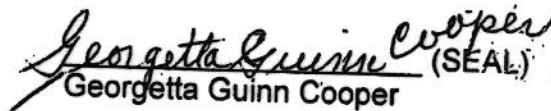
All references herein to "Grantor" shall be deemed plural if more than one person has an interest in the property herein conveyed to the Grantee. Any pronoun reference herein shall be deemed to apply to the appropriate gender or person, as the case may be.

IN WITNESS WHEREOF, the Grantor and the County have hereunto set their hands and seals the date first above written.

GRANTOR/DEVELOPER:

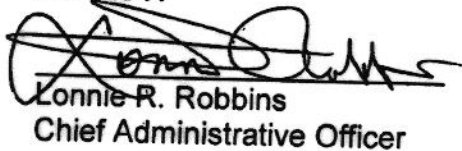
WITNESS:


 JANET P. SMITH
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires March 9, 2013


 Georgetta Guinn Cooper (SEAL)

ACCEPTED by the County on this 18th day of June, 2010.

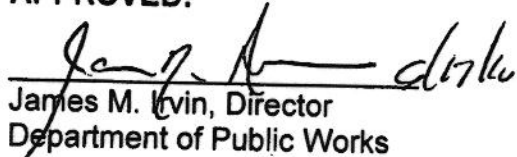
ATTEST:


 Lonnie R. Robbins
 Chief Administrative Officer

HOWARD COUNTY, MARYLAND

By:  (SEAL)
 Ken Ulman
 County Executive

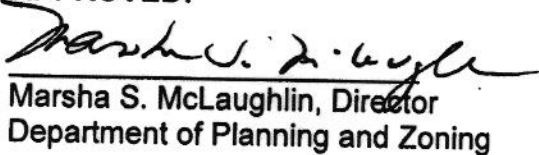
APPROVED:


 James M. Ivin, Director
 Department of Public Works

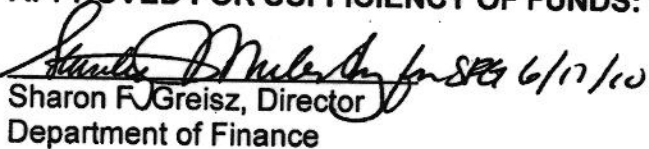
APPROVED:


 Gary J. Arthur, Director
 Department of Recreation & Parks

APPROVED:

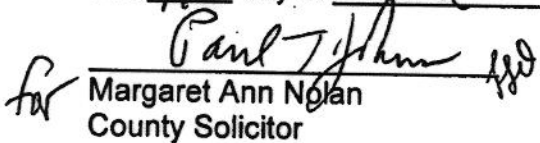

 Marsha S. McLaughlin, Director
 Department of Planning and Zoning

APPROVED FOR SUFFICIENCY OF FUNDS:


 Sharon F. Greisz, Director
 Department of Finance

APPROVED FOR FORM AND LEGAL SUFFICIENCY

this 16th day of June, 2010.


 Margaret Ann Nolan
 County Solicitor

GRANTOR/DEVELOPER:

STATE OF MARYLAND, Prince Georges COUNTY, TO WIT:

I HEREBY CERTIFY that on this 8th day of June, 2010, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Georgetta Guinn Cooper, the Grantor in the within Deed of Forest Conservation Easement, and she acknowledged the same to be her act.

AS WITNESS my Hand and Notarial Seal.

Janeth Smith
Notary Public

My Commission Expires: 3/9/2013

COUNTY EXECUTIVE:
STATE OF MARYLAND, Baltimore COUNTY, TO WIT:

I HEREBY CERTIFY that on this 18th day of JUNE, 2010, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Ken Ulman, the County Executive for Howard County, Maryland, the Grantee in the within Deed of Forest Conservation Easement, who acknowledged the same to be the act of the County and that he executed the foregoing Deed of Forest Conservation Easement for the purposes therein contained by signing in my presence the name of Howard County, Maryland as County Executive.

AS WITNESS my Hand and Notarial Seal.

JOSEPH G. HAPPEL, III
Notary Public
Baltimore County, Maryland
My Commission Expires Jan. 21, 2013

Joseph G. Happel, III
Notary Public

My Commission Expires:

THIS IS TO CERTIFY that this instrument was prepared by Howard County, Maryland, the grantee named in the within Deed of Forest Conservation Easement.

Tina D. Hackett
Tina D. Hackett, Chief
Real Estate Services Division

AFTER RECORDING, RETURN TO:
HOWARD COUNTY, MARYLAND
Real Estate Services Division
3430 Court House Drive
Ellicott City, Maryland 21043

Left Over

Dylan Voice mail

Giving Update

on Situation

was working

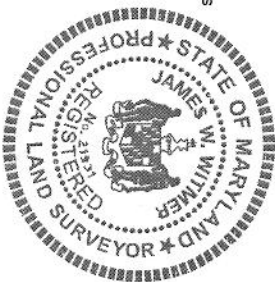
forward

RST
10/21

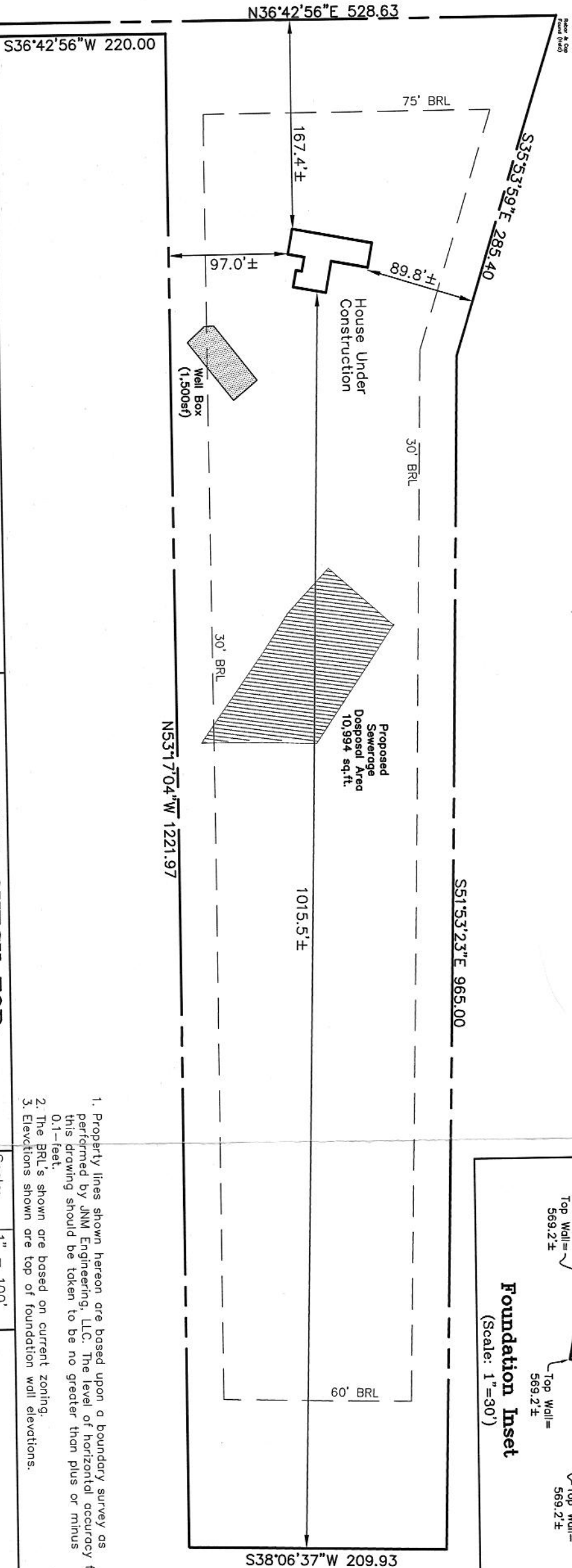
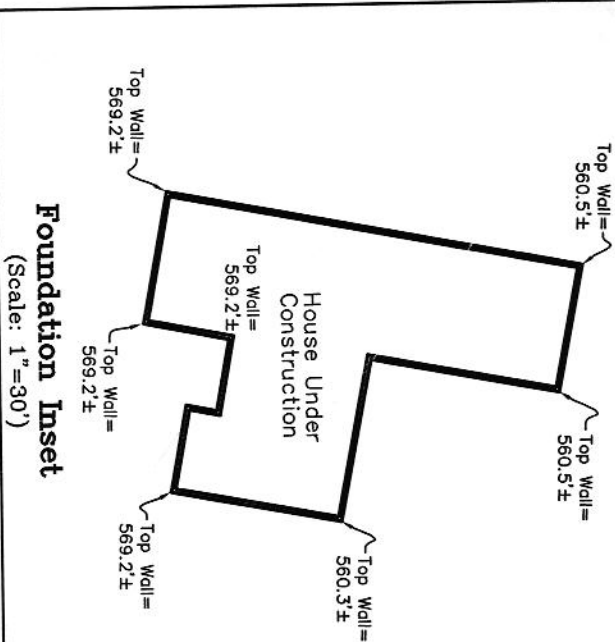


Surveyor's Certificate
The information shown hereon has been based upon the results of a field inspection pursuant to the deed or plat of record. I hereby certify that this location survey was prepared or approved by me, and I am a duly licensed professional surveyor under the laws of the state of MD, license number 21931, expiration December 18, 2024.

Jim Witmer
James W. Witmer, Professional Land Surveyor
Maryland reg. No. 21931



Wall Check
OK
R/W 6/10/2024

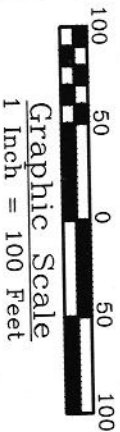


1. Property lines shown hereon are based upon a boundary survey as performed by JNM Engineering, LLC. The level of horizontal accuracy for this drawing should be taken to be no greater than plus or minus 0.1-feet.
2. The BRL's shown are based on current zoning.
3. Elevations shown are top of foundation wall elevations.



JNM ENGINEERING, LLC

CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
(301) 514-2808, JNMENGINEERING.LLC.COM



WALL CHECK FOR:
3085 Woodbine Road
Field Survey Conducted 2/21/24
Wall Check Completed 3/5/24

Scale:	1" = 100'
Date:	3/5/24
Field By:	JWW
Drawn By:	JWW
File No.:	xxxx
Page No.:	1 of 1

30 '85 Woodlake

10/23/85 - Phone call w/ owner - Dylan Strother. We discussed his timeline for finding an OSDS + SDA after rock encountered. I explained we need engineer to submit plans before contractor can install. He was concerned about delays and if we find good perc's, but contractor finds rock in trenches. I said we will do all we can to be available for perc testing and ~~sub~~ plan reviews. We agreed that engineer onsite during perc's could start up plan onsite for our approval. I explained that we need to find repair area and we can perc all available areas in one day. He will coordinate with engineer + contractor for perc dates and I will discuss with our director, Mike Davis, about any relief we can give on requirements. I explained certain requirements are in COMAR and require MSE review. I also said we may not need any variances depending on outcome of perc testing. Jcw

Freemon, Robert

From: Freemon, Robert
Sent: Monday, October 21, 2024 4:03 PM
To: 'jim@jnmengineeringllc.com'; Sauer, Julia; 'Dylan Strother'
Cc: Page, Shepsura; Burns, Matthew; Wolf, Kevin; Rappaport, Ryan; Silvast, Zackary
Subject: RE: Deed of the FCE - 3085 Woodbine Road
Attachments: Rock Observed_241021_152550.pdf; As Built_241021_152642.pdf; Possible Perc Test Area_241021_154948.pdf

Hi All,

Attached is what our inspector observed out in the field (As Built & Rock Observed). Also attached is a possible alternate area to test. Jim if you can send me a plan via PDF for the new proposed SDA I can take a look at it and send out some dates I can be available for testing. If you send it to me PDF I can review it quicker but I will need a physical copy of the plan brought to me the day of testing. Based on what I have heard regarding the rock issues encountered, it sounds like we do need to move the entire 10,000sqft. It sounds like an at grade system would not be suitable in the current area.



*8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program*

*Robert "Spencer" Freemon
Phone: 410-313-6357*

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Wolf, Kevin <KWolf@howardcountymd.gov>
Sent: Friday, October 18, 2024 8:58 AM
To: 'jim@jnmengineeringllc.com' <jim@jnmengineeringllc.com>; Sauer, Julia <jsauer@howardcountymd.gov>; 'Dylan Strother' <dystrother@gmail.com>; Freemon, Robert <rfreemon@howardcountymd.gov>
Cc: Page, Shepsura <spage@howardcountymd.gov>; Burns, Matthew <mburns@howardcountymd.gov>
Subject: RE: Deed of the FCE - 3085 Woodbine Road

Jim,

We will forward you our field notes this morning. I don't believe there are any options in the sewage disposal area (sda) where the initial and 1st replacement systems are. The rock encountered out here was greater than 50% with less than 4 foot treatment area. This area where the sda resides is mapped within the Occoquan soil series. I can tell you this soil map unit is known for intrusive gneiss rock outcrops and incrops throughout as well as angular vein quartz that can spread from the soil surface to shallow depths; hence what we encountered. It may be better to have the perc test locations shown more close to each other to try to contain any outcrops we find. Spencer has been out sick so he will coordinate efforts when he returns.

Thanks,

Kevin M. Wolf, LEHS, REHS/RS
Groundwater Mgmt. Sec. Supervisor
Well & Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045
410-313-2645 (Office)
410-313-2648 (Fax)
www.hchealth.org



kwolf@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: jim@jnmengineeringllc.com <jim@jnmengineeringllc.com>
Sent: Friday, October 18, 2024 5:36 AM
To: Sauer, Julia <jsauer@howardcountymd.gov>; 'Dylan Strother' <dystrother@gmail.com>; Wolf, Kevin <KWolf@howardcountymd.gov>; Freemon, Robert <rfreemon@howardcountymd.gov>
Subject: RE: Deed of the FCE - 3085 Woodbine Road

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

Good morning Spencer and Kevin,

I have been speaking with planning and zoning about our issue out here with the septic. Julia researched the forest conservation easement and there is a provision that allows us to perc test within the easement. This opens up a lot more area for us on the site. We will have to realign the FCE once completed but we can handle this once a suitable area is located. Could you forward any notes from the recent install attempt that identifies the rock location, depth to rock, etc. Is there an option to use part of the area for a shallow system?

Thanks again,
Jim

Jim Witmer, PE, PS
President
 JNM Engineering, LLC
1 Park Avenue, suite 1A
Mount Airy, MD 21771
301-514-2808

From: Sauer, Julia <jsauer@howardcountymd.gov>
Sent: Thursday, October 17, 2024 2:13 PM
To: jim@jnmengineeringllc.com
Subject: Deed of the FCE - 3085 Woodbine Road

Jim –
Per our conversation, attached is the Deed of FCE for this property/subdivision.

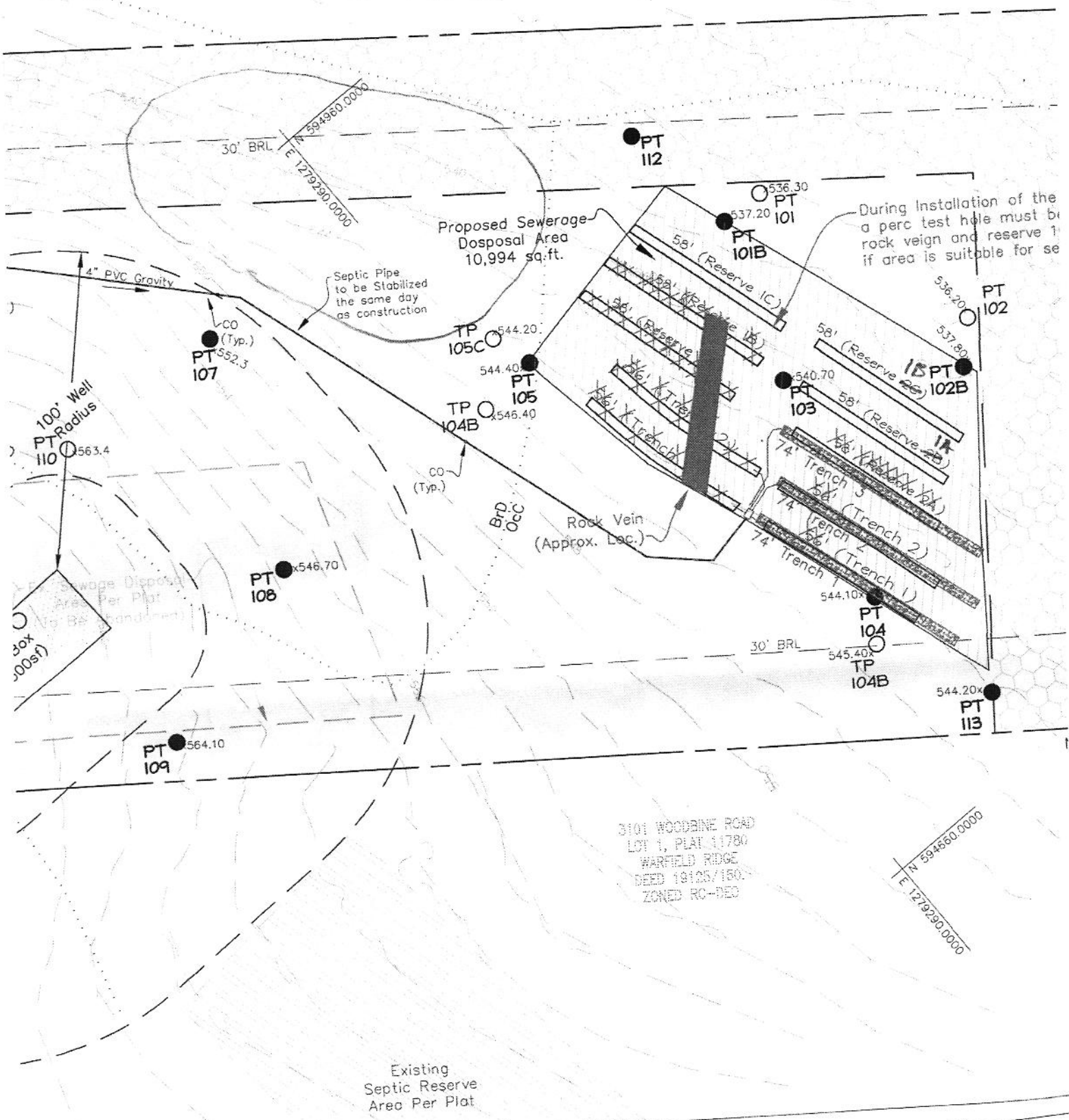
Sincerely,

Julia Sauer

Planning Supervisor | Division of Land Development
410.313.4342 (o) | jsauer@howardcountymd.gov
3430 Court House Drive, Ellicott City, MD 21043 | [website](#)



2631 WOODBINE ROAD
DEED 17679/54
PARCEL 14, MAP 13
ZONED RC-DEO



3101 WOODBINE ROAD
LOT 1, PLAT 11780
WARFIELD RIDGE
DEED 19125/150
ZONED RC-DEO

N 59°46'00.00\"
E 127°29'00.00\"

Existing
Septic Reserve
Area Per Plat



Rock 40' from lower left trench



Rock 28' from lower left trench



Rock @ 4" outlet line



Rock @ upper left trench



Rock @ lower left trench

10/7/2024

SP/MB

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	GROUP
GcC	Glenelg Loam, 8%-15% Slopes	NO	0.24	NO	B
McD	Manor Loam, 15%-25% Slopes	NO	0.37	YES	C
GdB	Glenville silt loam, 5%-8% Slopes	NO	0.24	NO	B
BrD	Brinklow Chan. Loam 15%-25% Slopes	NO	0.20	NO	C
Co	Codorus & Hatboro Sl., 0%-3% Slopes	YES	0.37	NO	C
GmB	Glenville Silt Loam, 3%-8% Slopes	YES	0.37	YES	C
GcC	Codorus Loam, 8%-15% Slopes	NO	0.37	YES	B

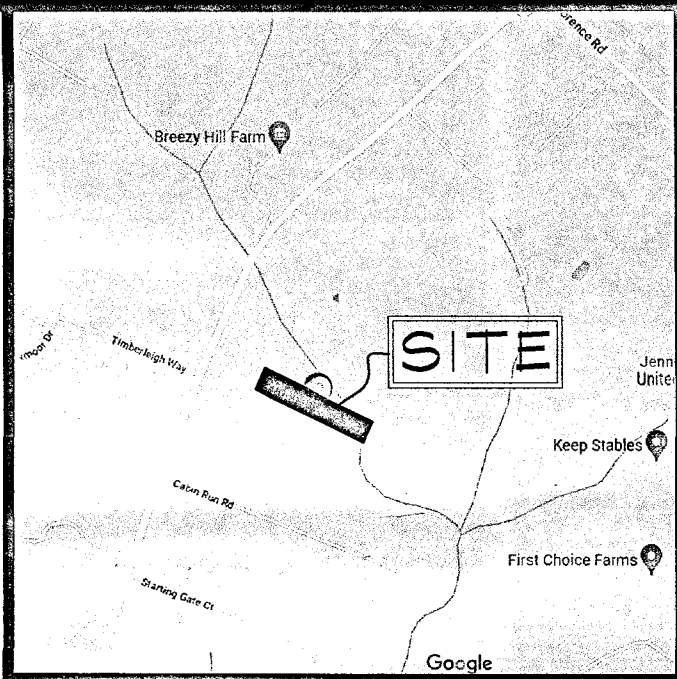
SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15% OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 WITH A SLOPE GREATER THAN 5 PERCENT.

ZONING DATA

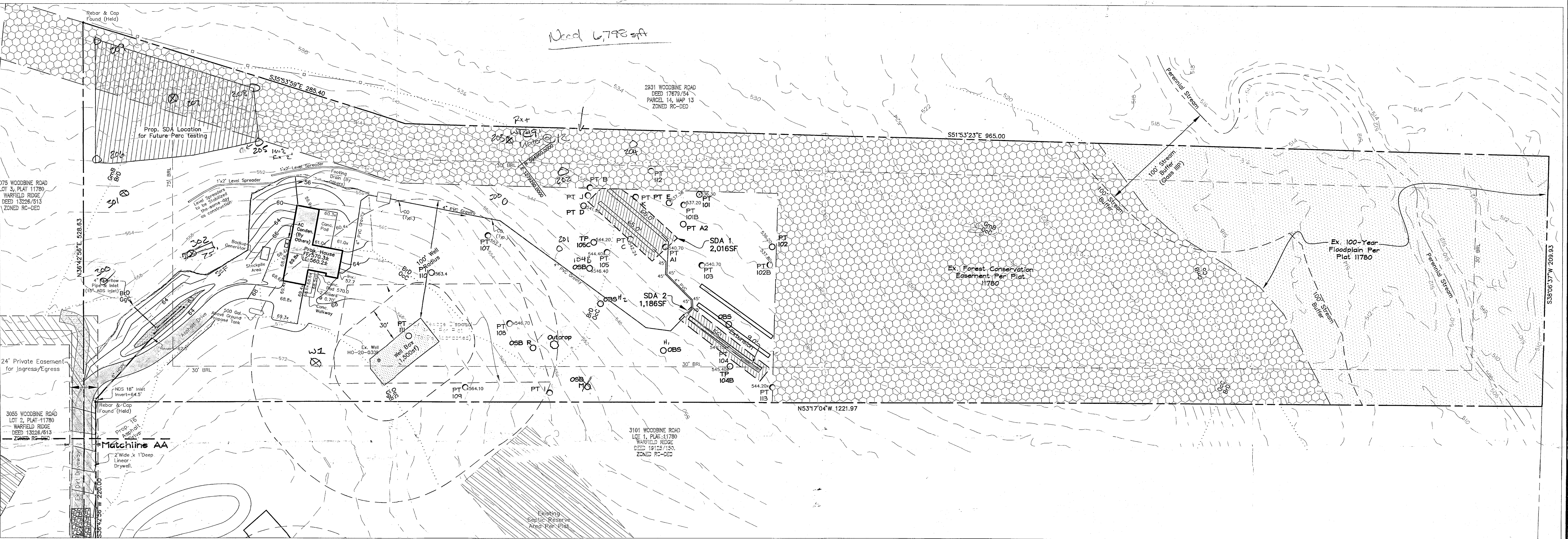
ZONING: RC-DEO
MIN. LOT AREA = 130,680 SQ FT (3 AC.)
MIN. LOT WIDTH AT R/W = 200 FT
MIN. LOT WIDTH AT B.R.L. = 200 FT
FRONT B.R.L. = 75 FT
REAR B.R.L. = 30 FT
SIDE B.R.L. = 60 FT

LEGEND

- EX. PROP. LINE
- EX. FENCE
- PROP. DRIVEWAY
- EX. SEWAGE DISPOSAL AREA (7/25/2023)
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL BOX
- BUILDING RESTRICTION LINE
- PASSED PERC TEST
- FAILED PERC TEST



VICINITY MAP



GENERAL NOTES

- THIS PROPERTY IS ZONED RR-DEO.
- THE PROPERTY BOUNDARY SHOWN IS BASED ON EXISTING PLATS OF RECORD AND A SURVEY CONDUCTED BY JNM ENGINEERING, LLC.
- DEED REFERENCE: LIBER 19125 FOLIO 150.
- THE EXISTING TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PREPARED BY JNM ENGINEERING, LLC. TOPOGRAPHY SHOWN OUTSIDE OF THE PROPOSED DEVELOPMENT AREA IS BASED ON HOWARD COUNTY GIS.
- ANY CHANGE TO A SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- SOIL TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND SEWAGE EASEMENTS AND COMPONENTS WITHIN 200-FEET OF THE PROPERTY HAVE BEEN SHOWN.
- ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- SEPTIC TANK COVER DEPTHS SHALL NOT EXCEED 3 FEET.
- SEPTIC TANK COVER DEPTHS 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.



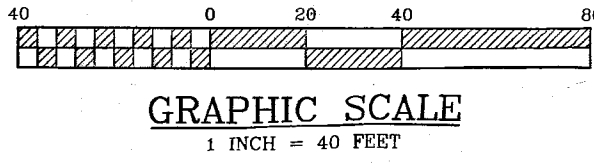
Approved Septic System Plan
Howard County Health Department
Signature: [Signature]
Date: 11/12/24

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

JAMES W. WITMER
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21931

OWNERS:

SARAH & DYLAN STROTHERS
3085 WOODBINE ROAD
WOODBINE, MARYLAND 21797
410-693-7367



GRAPHIC SCALE
1 INCH = 40 FEET

NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

3085 WOODBINE ROAD
WOODBINE, MD 21797
PARCEL 223, MAP 13, 6.78 ACRES
PLAT 11780, WARFIELD RIDGE
ONSITE SEWAGE DISPOSAL DESIGN PLAN

REVISION

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

REVISION

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

REVISION

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

REVISION

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

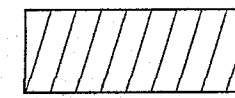
SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	GROUP
GgC	Glenela Loom, 2%-15% Slopes	NO	0.24	NO	B
McD	Manor Loom, 15%-25% Slopes	NO	0.37	YES	C
GgB	Glenville silt loam, 5%-8% Slopes	NO	0.24	NO	B
BrD	Brinklow Chan. Loom 15%-25% Slopes	NO	0.20	NO	C
Co	Coderus & Hatboro SL, 0%-3% Slopes	YES	0.37	NO	C
GmB	Glenville Silt Loom, 3%-8% Slopes	YES	0.37	YES	C
OcC	Ocoquan Loom, 8%-15% Slopes	NO	0.37	YES	B

SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15% OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 WITH A SLOPE GREATER THAN 5 PERCENT.

ZONING DATA

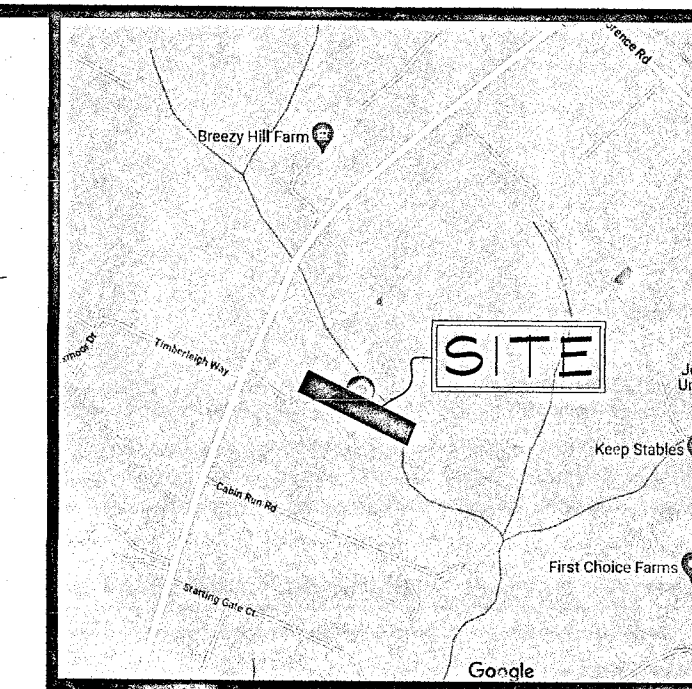
ZONING: RC-DEO
MIN. LOT AREA = 130,000 SQ FT (3 AC.)
MIN. LOT WIDTH AT R/W = 200 FT
MIN. LOT WIDTH AT B.R.L. = 200 FT
FRONT B.R.L. = 75 FT
REAR B.R.L. = 30 FT
SIDE B.R.L. = 60 FT



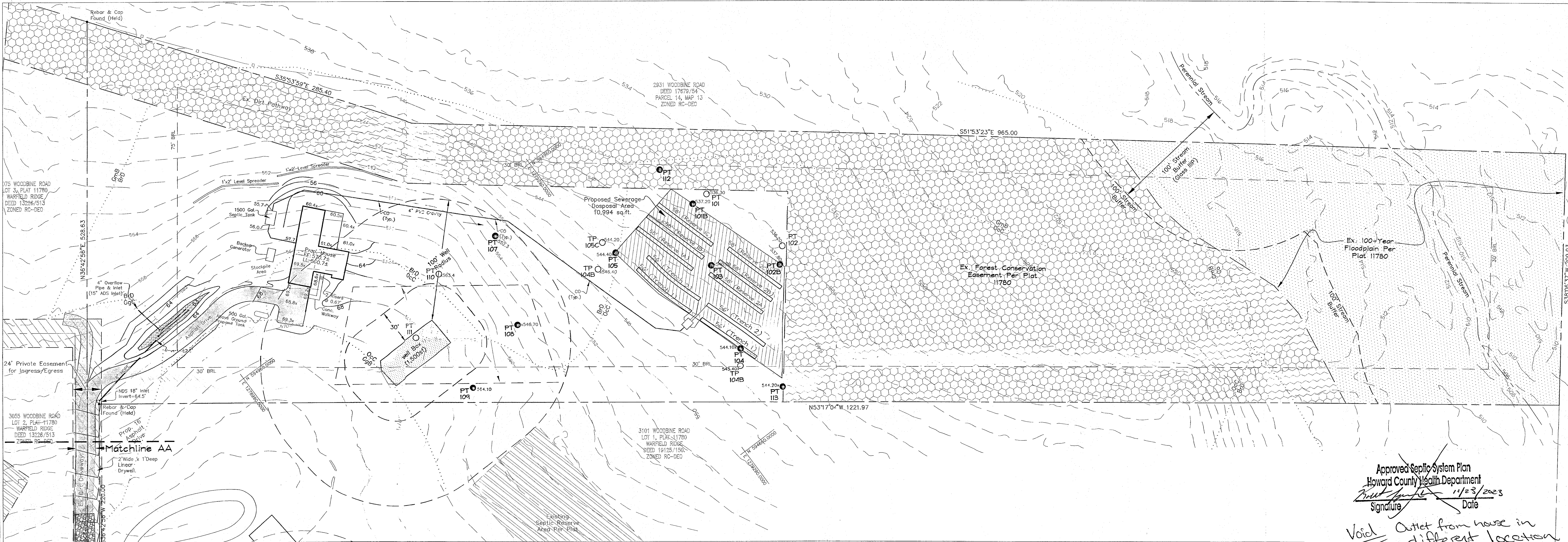
THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IS THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.

LEGEND

- EX. PROP. LINE
- EX. FENCE
- PROP. DRIVEWAY
- APPROVED SEWERAGE DISPOSAL AREA (7/25/2023)
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL BOX
- BUILDING RESTRICTION LINE
- PASSED PERC TEST
- FAILED PERC TEST



VICINITY MAP

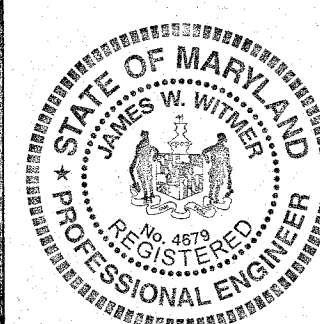


Approved Septic System Plan
Howard County Health Department
Signature: [Signature] Date: 11/23/2023

Void Outlet from house in different location

GENERAL NOTES

- THIS PROPERTY IS ZONED RR-DEO.
- THE PROPERTY BOUNDARY SHOWN IS BASED ON EXISTING PLATS OF RECORD AND A SURVEY CONDUCTED BY JNM ENGINEERING, LLC.
- DEED REFERENCE: LIBER 19125 FOLIO 150.
- THE EXISTING TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PREPARED BY JNM ENGINEERING, LLC. TOPOGRAPHY SHOWN OUTSIDE OF THE PROPOSED DEVELOPMENT AREA IS BASED ON HOWARD COUNTY GIS.
- ANY CHANGE TO A SEWER DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- ADJUSTMENTS TO THE SEWER DISPOSAL AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- SOIL TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND SEWERAGE EASEMENTS AND COMPONENTS WITHIN 200-FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- SEPTIC TANK COVER DEPTHS SHALL NOT EXCEED 3 FEET.
- ANY CHANGE TO THE LOCATION 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 WELL FOR THIS LOT SHALL BE DRILLED PRIOR TO BUILDING PERMIT APPROVAL IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO BUILDING PERMIT APPROVALS. IT WILL NOT BE CONSIDERED GOVERNMENTAL DELAY IF THE WELL DRILLING HOLDS UP HEALTH DEPARTMENT APPROVAL OF THE BUILDING PERMIT.



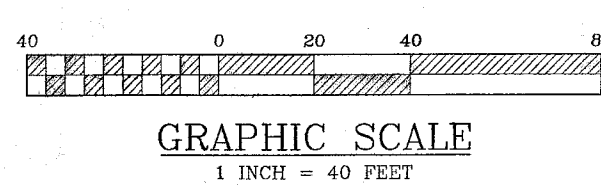
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO BE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES W. WITMER
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21931

6/11/23
DATE

OWNERS:

SARAH & DYLAN STROTHERS
3085 WOODBINE ROAD
WOODBINE, MARYLAND 21797
410-693-7367



GRAPHIC SCALE
1 INCH = 40 FEET

NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

3085 WOODBINE ROAD
WOODBINE, MD 21797
PARCEL 223, MAP 13, 6.78 ACRES
PLAT 11780, WARFIELD RIDGE
ONSITE SEWAGE DISPOSAL DESIGN PLAN

3085 WOODBINE ROAD

WOODBINE, HOWARD COUNTY, MARYLAND

ONSITE SEWAGE DISPOSAL DESIGN PLAN

JNM ENGINEERING, LLC

CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
ENVIRONMENTAL, AGRICULTURE, LEED PROFESSIONALS
105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
(301) 514-2808, JNMENGINEERINGLLC.COM

