

GENERAL NOTES

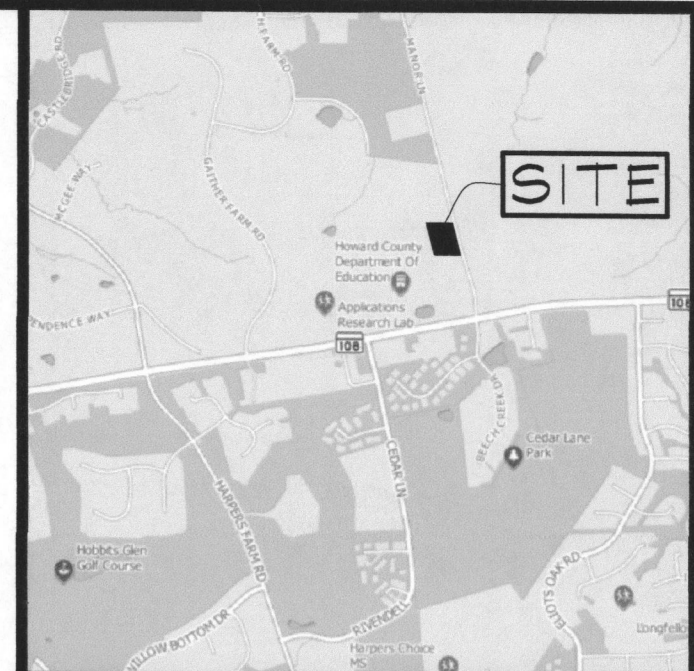
- 1) THIS PROPERTY IS ZONED RC-DEO.
- 2) THE PROPERTY BOUNDARY SHOWN IS BASED ON CURRENT DEED AND HOWARD COUNTY GIS DATA.
- 3) DEED REFERENCE: LIBER 20608 FOLIO 265.
- 4) THE EXISTING TOPOGRAPHY IS BASED ON HOWARD COUNTY GIS.
- 5) ANY CHANGE TO THE SEWERAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 6) ADJUSTMENTS TO THE SEPTIC AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- 7) SOIL TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
- 8) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 9) ALL EXISTING WELLS AND SEWERAGE DISPOSAL AREAS AND COMPONENTS WITHIN 100'-FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING/PROPOSED WELLS 200' DOWN GRADIENT FROM EXISTING OR PROPOSED SEPTIC SYSTEMS HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- 10) ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- 11) THE PURPOSE OF THIS PERCOLATION TEST PLAN IS TO ESTABLISH SEWERAGE DISPOSAL AREA AND WELL LOCATIONS FOR THIS EXISTING PROPERTY THAT IS BEING RENOVATED.

ZONING DATA

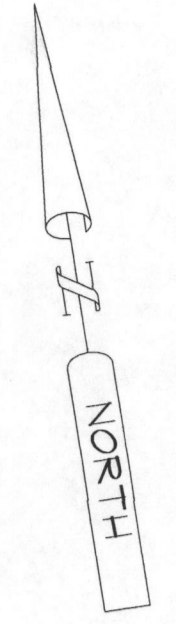
ZONING: RC-DEO
 MIN. LOT AREA = 3.0 ACRES
 MIN. LOT WIDTH AT R/W = 200 FT
 FRONT BRL = 75 FT
 REAR BRL = 60 FT
 SIDE BRL = 30 FT

LEGEND

	EX. PROP. LINE
	EX. FENCE
	PROP. DRIVEWAY
	PROP. SEWERAGE EASEMENT
	SOIL BOUNDARY
	EX. 2' CONTOUR
	EX. 10' CONTOUR
	WELL (EX. OR PROP.)
	BUILDING RESTRICTION LINE
	PROP. PERC TEST
	FAILED PERC TEST
	PASSED PERC TEST
	EX STEEP SLOPES



VICINITY MAP



DATE	03/23
PROJECT	22-0812
ILLUSTRATION	JWW
ENGINEERING	NA
APPROVAL	JWW
SCALE	1" = 20'

4880 MANOR LANE
 TAX MAP 29, PARCEL 121, 1.0 ACRES
 HOWARD COUNTY, MARYLAND
PERCOLATION TEST PLAN

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, AGRICULTURE, LEED PROFESSIONALS
 105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2806, JNTEENGINEERINGLLC.COM

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

COUNTY HEALTH OFFICER _____ DATE _____

PERCOLATION CERTIFICATION:
 I CERTIFY THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	WET SEASON
GmB	Glenville Silt Loam, 3%-8% Slopes	NO	0.37	NO	YES
GaB	Glenville silt loam, 1%-8% Slopes	NO	0.24	NO	NO

* 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.



OWNERS:
 RAMADAN ZABLAH
 (C/O: WINSTON BOWEN)
 2828 MILLERS WAY DRIVE
 ELLICOTT CITY, MD 21042

4880 MANOR LANE
 ELLICOTT CITY, MD 21042
 PARCEL 121, MAP 29, GRID 11
 1.0 ACRES, ACCT#03-297497
PERCOLATION TEST PLAN
WET WEATHER SOILS

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Wednesday, May 29, 2024 8:33 AM
To: jim@jnmengineeringllc.com
Cc: wb.7171@gmail.com; Wolf, Kevin; Silvast, Zackary; Williams, Jeffrey
Subject: FW: Perc Cert Plan_4880 Manor Lane
Attachments: agreement_manor.pdf

Hi Jim,

Good morning. As you may know, we have an approved septic plan for 4880 Manor Lane, but we still need an approved perc cert plan. We also need the owner to come in to this office to sign the agreement for the Innovative System. I've attached a copy of the agreement, so he may read over it. Once the agreement has been signed by the owner and this office, the owner will need to record it with Office of Lane Records and provide a receipt. Lastly, please locate, fence or rope-off the initial and reserve areas as soon as possible.

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

Regards,

Hank

From: Oswald Jr, Woodin
Sent: Tuesday, May 21, 2024 8:38 AM
To: jim@jnmengineeringllc.com
Subject: Perc Cert Plan_4880 Manor Lane

Hi Jim,

As you may know, a septic plan was submitted for 4880 Manor Lane. The plan outlined 2 sewage disposal areas on the property. We will need a perc cert plan outlining these two areas. In addition to the standard notes, here are some additional notes to consider.

- The OSDS designed to serve the property is designated an innovative system by MDE. An innovative agreement signed by the owner and MDE must be recorded in Land Records for the property prior to the release of a septic permit.
- The system is designed for x bedrooms. There is no availability to increase the number of bedrooms without prior permission from MDE.
- A well must be drilled prior to Health Dept approval of a building permit.
- Locate, fence or rope-off the initial and reserve areas before building permit approval. Vehicular traffic over the disposal areas is prohibited to avoid soil compaction and could render the lot non-buildable.
- A design plan for the innovative system must be approved by MDE and HCHD and the system must be installed under a permit from HCHD to the specifications outlined in the approved design plan.

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

Regards,

Hank

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

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Oswald Jr, Woodin

From: Winston Bower <wb.7171@gmail.com>
Sent: Wednesday, August 21, 2024 1:15 PM
To: Oswald Jr, Woodin
Subject: Re: 4880 Manor Lane

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

Hi Mr. Oswald

The Septic area and the majority of the property has been roped off for some time now. I also submitted an updated floor plan and a description for a 4 bedroom about 2 months ago, it's already in the system. I stopped by the permits office today to confirm. They said you should be able to see it from your end as well.

Thank you
Winston
443-956-7367

On Wed, Aug 14, 2024, 12:21 PM Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hi Jim,

Good afternoon. I am not sure if someone from this office reached out to you regarding the status of the perc cert plan for 4880 Manor Lane, but it has been approved. Moving forward, the new well has to be drilled and completion report received/approved prior to BP approval. Additionally, the septic contractor qualified to install the I and A system must also apply for the septic permit and pay the fee. Please note, the system must be installed during dry conditions (between now and October). As previously mentioned, both SDAs must be roped off if not already. Please let me know when this has been done, so I can confirm it in the field. Lastly, the current floor plan shows 7 bedrooms. As you know, this property is restricted to 4 bedrooms, so please submit revise floor plans to DILP.

Should you or the owner have any questions, please feel free to contact me.

Regards,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

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Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Wednesday, August 14, 2024 12:22 PM
To: jim@jnmengineeringllc.com
Cc: Winston Bower; Silvast, Zackary; Wolf, Kevin; Williams, Jeffrey
Subject: 4880 Manor Lane

Hi Jim,

Good afternoon. I am not sure if someone from this office reached out to you regarding the status of the perc cert plan for 4880 Manor Lane, but it has been approved. Moving forward, the new well has to be drilled and completion report received/approved prior to BP approval. Additionally, the septic contractor qualified to install the I and A system must also apply for the septic permit and pay the fee. Please note, the system must be installed during dry conditions (between now and October). As previously mentioned, both SDAs must be roped off if not already. Please let me know when this has been done, so I can confirm it in the field. Lastly, the current floor plan shows 7 bedrooms. As you know, this property is restricted to 4 bedrooms, so please submit revise floor plans to DILP.

Should you or the owner have any questions, please feel free to contact me.

Regards,

Hank

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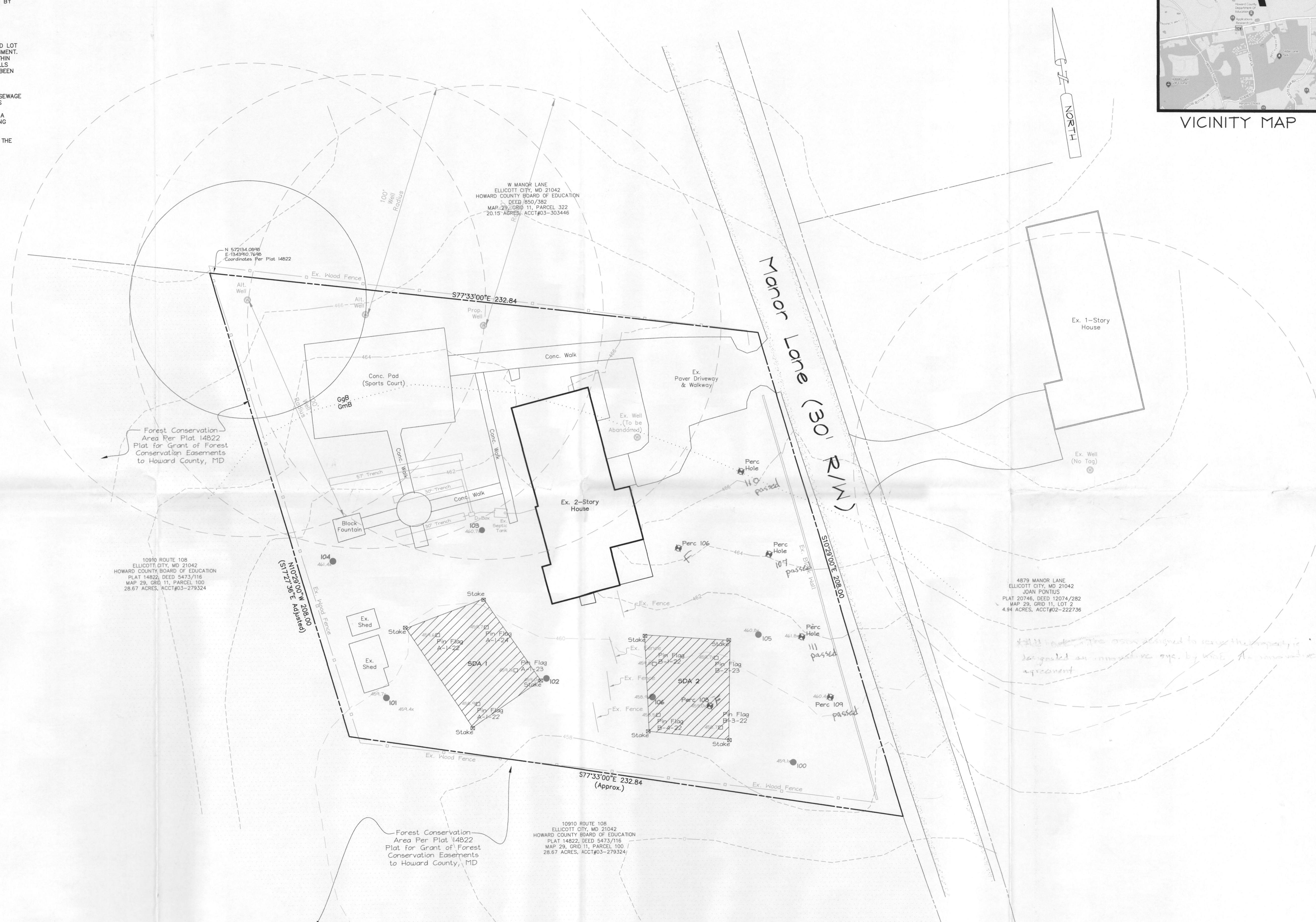
- 1) THIS PROPERTY IS ZONED RC-DEO.
- 2) THE PROPERTY BOUNDARY SHOWN IS BASED ON CURRENT DEED AND HOWARD COUNTY GIS DATA.
- 3) DEED REFERENCE: LIBER 20608 FOLIO 265.
- 4) THE EXISTING TOPOGRAPHY IS BASED ON A FIELD RUND SURVEY CONDUCTED BY JNM ENGINEERING, LLC.
- 5) ANY CHANGE TO THE SEWERAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 6) ADJUSTMENTS TO THE SEPTIC AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- 7) SOIL TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
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- 10) ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- 11) THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO ESTABLISH SEWAGE DISPOSAL AREA AND WELL LOCATIONS FOR THIS EXISTING PROPERTY THAT IS BEING RENOVATED.
- 12) THE APPROVED SEPTIC DESIGN AND SDA FOR THIS PROPERTY IS BASED ON A DESIGN PREPARED BY TOM W. ASHTON R.E.H.S., PRIOR TO ISSUING A BUILDING PERMIT, THE SEPTIC SHALL BE INSTALLED AS PROVIDED WITH THE ABOVE MENTIONED DESIGN.
- 13) A NEW WELL MUST BE INSTALLED AND THE EXISTING ABANDONED PRIOR TO THE INSTALLATION OF THE SEPTIC SYSTEM.

ZONING DATA

ZONING: RC-DEO
 MIN. LOT AREA = 3.0 ACRES
 MIN. LOT WIDTH AT R/W = 200 FT
 FRONT BRL = 75 FT
 REAR BRL = 60 FT
 SIDE BRL = 30 FT

LEGEND

	EX. PROP. LINE
	EX. FENCE
	SUBJECT PROP. BOUNDARY
	PROP. SEWAGE DISPOSAL AREA EXPANSION
	SOIL BOUNDARY
	EX. 2' CONTOUR
	EX. 10' CONTOUR
	EX. WELL
	BUILDING RESTRICTION LINE
	EX. SPOT ELEVATION
	FAILED PERC TEST
	PASSED PERC TEST
	EX SEWAGE DISPOSAL AREA
	PROP. ALTERNATE WELL LOCATION
	OLD PERC TEST
	# TESTING DATE



VICINITY MAP

PROJECT	22-0812	DATE	03/23
ILLUSTRATION	JWW	ENGINEERING	NA
SCALE	1" = 20'	APPROVAL	JWW

DATE	BY	REVISION

4880 MANOR LANE
 TAX MAP 29, PARCEL 121, 1.0 ACRES
 HOWARD COUNTY, MARYLAND
PERCOLATION CERT. PLAN

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

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

COUNTY HEALTH OFFICER _____ DATE _____

PERCOLATION CERTIFICATION:
 I CERTIFY THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	WET SEASON
GmB	Glenville Silt Loom, 31-8% Slopes	NO	0.37	NO	YES
GgB	Glenville silt loam, 53-8% Slopes	NO	0.24	NO	NO

- 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.

OWNERS:
 RAMADAN ZAHLAH
 (C/O WINSTON BOWEN)
 2826 MILLERS HAY DRIVE
 ELLICOTT CITY, MD 21042



4880 MANOR LANE
 ELLICOTT CITY, MD 21042
 DEED 21936/342, PARCEL 121,
 MAP 29, GRID 11
 1.0 ACRES, ACCT#03-297497
PERCOLATION CERTIFICATION PLAN

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Monday, June 10, 2024 10:27 AM
To: 'jim@jnmengineeringllc.com'
Cc: 'Winston Bower'
Subject: Perc Cert Plan Review Comments_4880 Manor Lane

Hi Jim,

Good morning. The perc cert plan for 4880 Manor Lane has been reviewed with the following comments:

1. Change note #12 to read; The next OSDS designed to serve this property has been designated an innovative system by MDE. An advanced treatment unit will be required. The future septic systems were designed by Tom W. Ashton REHS. An innovative agreement signed by the owner, the Health Department and MDE must be recorded in Land Records for the property prior to the release of a septic permit.
2. Add note; The septic system is designed for 4 bedrooms. There is no availability to increase the number of bedrooms without prior permission from MDE.
3. Change note #13 to read; The existing well must be abandoned, a new well must be drilled and completion report received prior to Health Dept approval of a building permit.
4. Add note; Locate, fence or rope-off the initial and sewage disposal areas prior to building permit approval. Vehicular traffic over the disposal areas is prohibited to avoid soil compaction and could render the lot non-buildable if ignored. There should be no disturbance of the protested area at all.
5. Add note; Existing septic system to be abandoned at time of new septic install.
6. If no tag on existing well, then add "no tag" next to existing well on plan.
7. A design plan for the innovative system must be approved by MDE and HCHD and the system must be installed under a permit from HCHD to the specifications outlined in the approved design plan. The septic permit must be issued prior to building permit approval.
8. Separate out purpose statement from general notes and place above address.
9. Delete legend symbol for existing sewage disposal area (SDA). It's not shown on the plan and correct proposed SDA legend key. Currently, it does not match plot plan.
10. Add square footage for proposed SDA locations. Label proposed.
11. Delete legend symbol for old perc test data.
12. Delete the letter "D" from the word run in note #4
13. Add appropriate #'s to the test holes sites in front of property near wall.
14. Test holes 107, 109, 110, and 111 passed. Change symbol on plan to match legend.
15. Test holes 106 and 108 failed. Change symbol on plan to match legend.
16. Add well radius around existing well.
17. Ensure the 100 ft. well radius is centered on the symbol used on the plan.
18. Add required BAT notes.

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

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health

Howard County Health Department
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Oswald Jr, Woodin

From: Jim Witmer <jim@jnmengineeringllc.com>
Sent: Friday, June 28, 2024 8:17 AM
To: Oswald Jr, Woodin
Subject: Re: FW: Perc Cert Plan Review Comments_4880 Manor Lane

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

Hi Hank,

If you could make the quick revisions that would be great. That would be a huge time saver.

On Thu, Jun 27, 2024, 9:27 AM Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hi Jim,

I've reviewed the perc cert plan. Comment #7 was a note that was supposed to be added to the plan. Also, the SDA's weren't labeled "Proposed". The 2nd sentence in note #17 isn't necessary. I could redline the plan with the note, label the SDAs and cross out the sentence in note#17. Or if you would like, you may resubmit. Please let me know.

Thanks,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

Howard County Health Department

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From: Oswald Jr, Woodin
Sent: Monday, June 10, 2024 10:27 AM
To: 'jim@jnmengineeringllc.com' <jim@jnmengineeringllc.com>
Cc: 'Winston Bower' <wb.7171@gmail.com>
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