

Bureau of Environmental Health

8930 Stanford Blvd., Columbia, MD 21045
Main: 410-313-1771 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

Date: July 26, 2017

To: Robert Oliff, Caruso Homes, Inc.
roliff@carusohomes.com

From: Robert Bricker, REHS/R.S., L.E.H.S.
Environmental Sanitarian II, Well and Septic Program
Howard County Bureau of Environmental Health

RE: B17002675, 'On Hold'; Percolation Certification Plan Revision and Plot Plan revision are required

The proposed construction of a single-family dwelling on Maplewood Farms Preservation Parcel 'A' is **On-Hold**. The proposed structure, the driveway, and stormwater management facilities 3 and 4 ("Rain Garden", M-7) are all proposed within regulated setbacks to the existing approved well zone and/ or existing well. A revision of the Percolation Certification Plan is needed, and a revision of the Plot Plan will be required after the Percolation Certification Plan is signed.

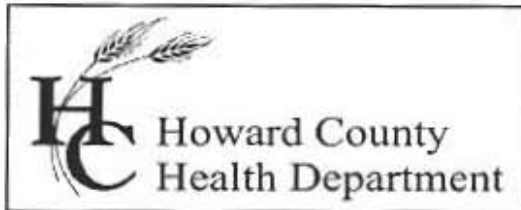
The Percolation Certification Plan revision is to redefine a 1500-square-foot well zone, or to define two (2) alternate locations for a Replacement Well.

The Health Department strongly recommends that installation of stormwater management facilities be delayed until the Plot Plan revision is approved. The Plot Plan revision must include the following edits:

1. The discharge location of the Rain Garden 4 is within 50 feet of the existing well and will have to be extended to 50 feet or more from the well.
2. Rain Garden 4 is within 100 feet of the existing well, the Rain Garden must be installed with an impermeable liner.
3. The phrase 'with impermeable liner' needs to appear in the label for Rain Garden 4.
4. Rain Garden 3 is within 100 feet of the existing well. The location of Rain Garden 3 can be adjusted so that it is 100 feet or more from the existing well.
5. The well location certification statement will also need to be included on the Plot Plan. In essence, THE EXISTING WELL SHOWN ON THIS PLAN (TAG NO. HO -) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

After the Percolation Certification Plan revision is approved, a formal Revision Sheet and copies of the revised Plot Plan for Health Department and Development Engineering Division are to be submitted through Department of Inspections, Licenses, and Permits. Should you have any questions concerning this matter, you may contact me by 'Reply' to email, or by calling 410-313-2691.

Copy: Najib Roshan, roshannj@aol.com
Jayesh Pancholi, Engineering Specilaist II, DED
file



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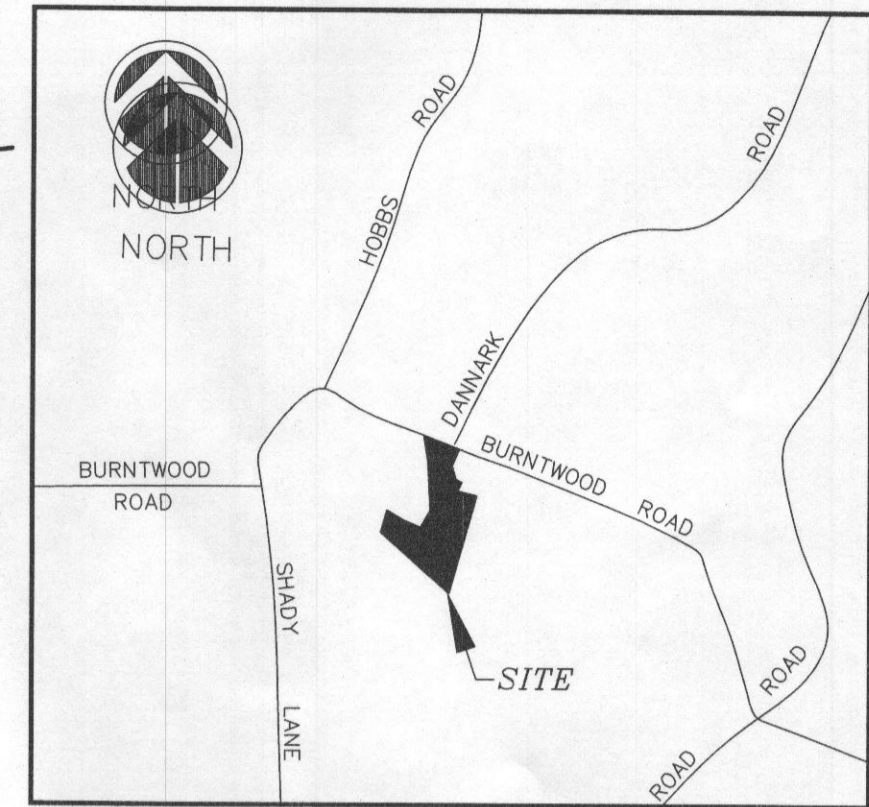
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Copy: Najib Roshan, roshanni@aol.com
Jayesh Pancholi, Engineering Specialist II, DED
file

MISS-UTILITY NOTE:
 1. CONTACT MISS-UTILITY 72 HOURS BEFORE ANY TRENCHING,
 (800) 257 - 7777.



VICINITY MAP
 SCALE: 1" = 4000'

BUILDABLE PRESERVATION
PARCEL "A"
 MAPLEWOOD FARMS
 PLAT NUMBER 22666
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

PLAN PREPARED BY:
NJR & ASSOCIATES
 Land Surveying and Planning
 100 STATES ROUTE 336
 WEST WOODS, MARYLAND 21794
 TEL: (240) 608-3800

REVISIONS

NO.	DATE	DESCRIPTION

DATE: MAR. 5, 2017
 JOB NUMBER: 3379
 FILE NUMBER: 3379SITE
 PLOTTED: AUG 1, 2017
 DRAWN BY: NR
PERCOLATION CERTIFICATION PLAN
 SHEET 1 OF 1



NON-BUILDABLE PRESERVATION
PARCEL "C"
 MAPLEWOOD FARMS
 PLAT No.19375

- SEQUENCE OF CONSTRUCTION:**
- OBTAIN GRADING PERMIT.
 - INSTALL SEDIMENT CONTROLS AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS.
 - PERFORM NECESSARY GRADING AND STABILIZE THE SITE WITH TOPSOIL AND SEEDING NOTES. ALL DOWNSPOUTS, SWALES, DITCHES AND OTHER CONCENTRATED FLOW AREAS SHALL RECEIVE EROSION CONTROL MATTING.
 - AFTER THE SITE IS PERMANENTLY STABILIZED AND PERMISSION IS GRANTED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

LEGEND

- EX. POST
- EX. VALVE
- EX. ROAD SIGN
- EX. SEPTIC FACILITY COVER
- EX. WELL
- EX. POWER POLE
- EX. GUY ANCHOR
- EX. EVERGREEN TREE
- EX. DECIDUOUS TREE
- PROP. SPOT ELEVATION
- EX. CONTOUR
- PROP. CONTOUR
- EX. EDGE WOODED AREA
- PROP. EDGE WOODED AREA
- PROP. SUPER SILT FENCE
- PROP. SILT FENCE
- PROP. LIMIT OF DISTURBANCE
- PROP. DRAINAGE DIVIDE
- EX. TREE TO BE REMOVED
- DISCONNECTION OF NON-ROOFTOP RUNOFF, N-2
- PROPOSED WELL RESERVE BOX

STORMWATER MANAGEMENT SUMMARY

Total ESDv provided:

Disconnection of Non-rooftop Runoff	270 cf
Rain Garden #1	242 cf
Rain Garden #2	149 cf
Rain Garden #3	289 cf
Rain Garden #4	388 cf
GRASS SWALE	10 cf
TOTAL	1,348 cf

ESDv requiring treatment = 1,339 cf.
 ESDv provided is more than required. Therefore, OK.

SOIL TABLE

SYMBOL	NAME/DESCRIPTION	TYPE	HYDRIC
GgB	Glenelg Loam, 3 to 8% slopes	B	No
GnB	Gelvinville-Baile Silt Loam, 3 to 8% slopes	C	Yes

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS TO ADJUST THE WELL RESERVE AREA TO MOVE IT FURTHER THEN 30' FROM THE PROPOSED STRUCTURE.

NOTES:

- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS TAKEN FROM HOWARD COUNTY GIS PLANS AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- ALL EXISTING WELLS WITHIN 200 FOOT OF THIS SITE AS SHOWN HEREON ARE FIELD LOCATED.
- ALL EXISTING SEPTIC FIELDS WITHIN 100 FOOT OF THIS SITE AS SHOWN HEREON ARE SCALED FROM AVAILABLE EXISTING PLANS.
- THIS SURVEY IS TIED TO MARYLAND STATE PLANE NAD 83/91 COORDINATE SYSTEM.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.

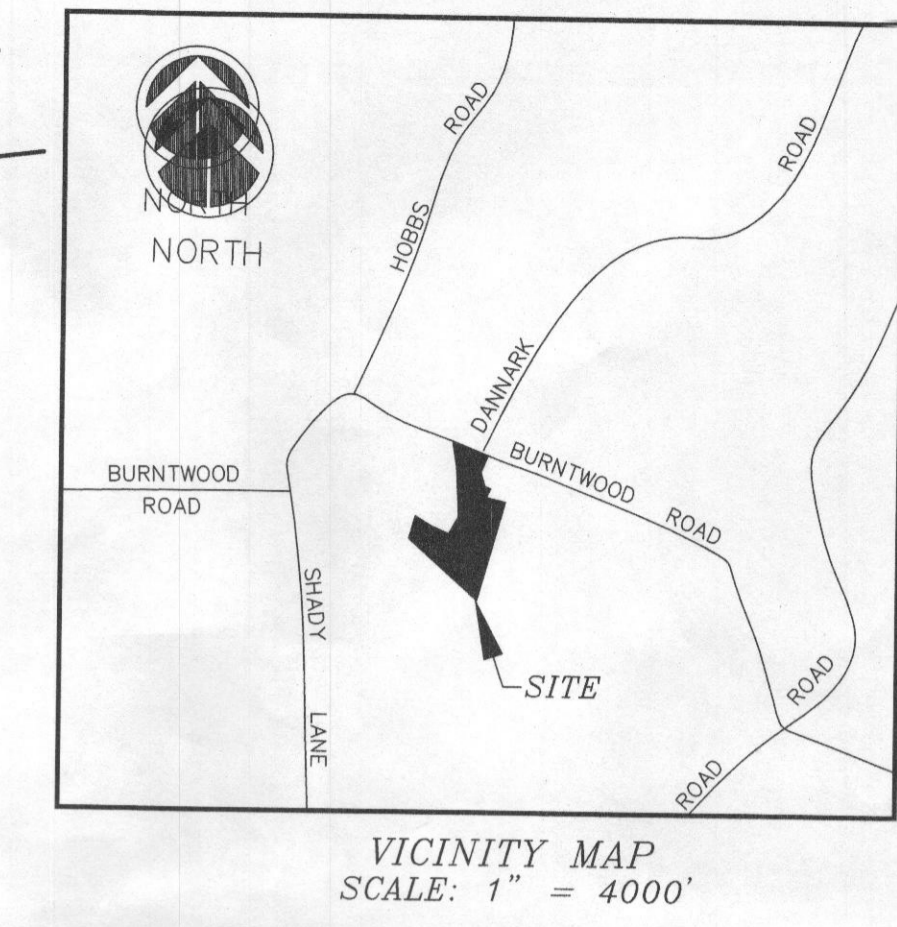
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT. DATE

ENGINEERS CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEWAGE AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT."

M.N. ROSHAN, L.S. DATE

MISS-UTILITY NOTE:
 1. CONTACT MISS-UTILITY 72 HOURS BEFORE ANY TRENCHING,
 (800) 257 - 7777.



BUILDABLE PRESERVATION
 PARCEL "A"
 MAPLEWOOD FARMS
 PLAT NUMBER 22666
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

NON-BUILDABLE PRESERVATION
 PARCEL "C"
 MAPLEWOOD FARMS
 PLAT No.19375

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- LEGEND**
- EX. POST
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APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
 M.N. ROSHAN, L.S.
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT

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 I CERTIFY THAT THIS PLAN FOR PERCOLATION AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

M.N. ROSHAN, L.S.
 AUG 1, 2017

PLAN PREPARED BY:
NJR & ASSOCIATES
 Land Surveying and Planning
 2770 STATE ROUTE 92
 WEST FRIENDSHIP, MD 21794
 TEL: (240) 508-3500

REVISIONS

NO.	DESCRIPTION

GRAPHIC SCALE 1"=20'
 DATE: MAR. 5, 2017
 JOB NUMBER: 3379
 FILE NUMBER: 3379SITE
 PLOTTED: AUG 1, 2017
 DRAWN BY: NR
PERCOLATION CERTIFICATION PLAN
 SHEET 1 OF 1

Point by Point Response To:
Health Plan Comments of 03-19-2007
Re: Henry Property F-07-074

Comments:

- ✓ 1. We have submitted an updated Percolation Certification Plan that was signed on April 18, 2007.
- ✓ 2. The existing residence on Parcel A is still being used. This well can not be capped until a new well is drilled. We will provide documentation that the well has been capped once it is completed.
- ✓ 3. Acknowledged.
- ✓ 4. Acknowledged.
- ✓ 5. A water appropriations permit is required for 10 lots or more. Since there are only 7 lots using this facility this is not required.
- ✓ 6. Note 32 has been added to **Sheet 1** of the plan set.
7. This issue has been resolved by Tim Feaga of Heritage Reality & Land Development to allow a total of 33 bedrooms (5 five bedroom homes and 2 four bedroom homes) giving a design flow of 4950 gpd.



GENERAL NOTES

1. THIS PLAN AND THE CONVEYANCE INSTRUMENT THEREON, AND ALL INSTRUMENTS HEREAFTER MADE IN CONNECTION WITH THIS PLAN, SHALL BE CONSIDERED AS ONE AND THE SAME.
2. THE CONVEYANCE INSTRUMENT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MISSISSIPPI.
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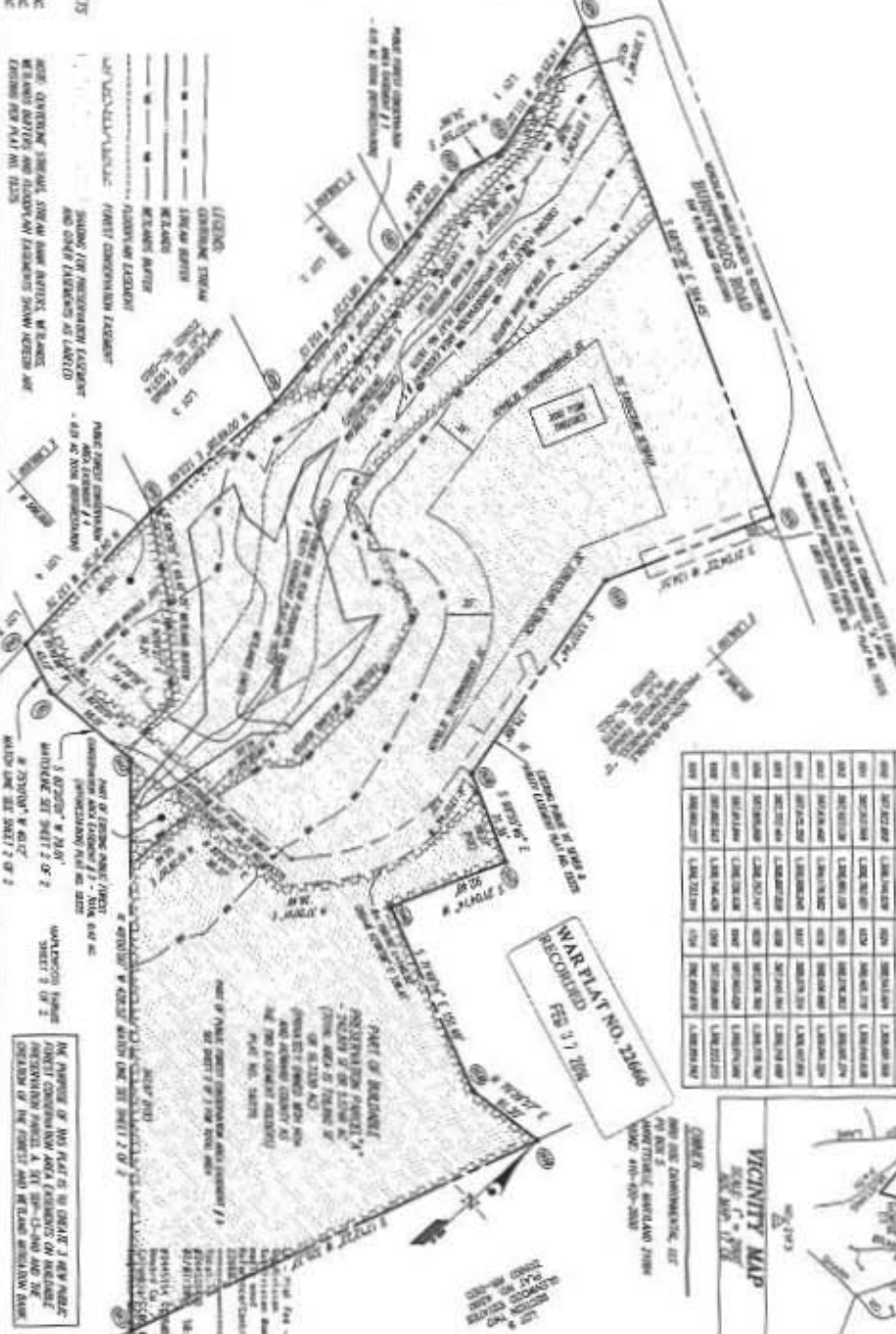
A PORTION OF THE LAND SHOWN ON THIS CONVEYANCE INSTRUMENT, HEREIN REFERRED TO AS THE "PART OF PARCEL 1", IS SHOWN AS BEING SUBJECT TO A DEED OF TRUST, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MISSISSIPPI, IN BOOK NO. 12345, PAGE 1234. THE PART OF PARCEL 1 IS SHOWN AS BEING SUBJECT TO SAID DEED OF TRUST, AND THE PART OF PARCEL 1 IS SHOWN AS BEING SUBJECT TO SAID DEED OF TRUST.

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THE CONVEYANCE INSTRUMENT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MISSISSIPPI.



COORDINATE TABLE FOR ALL SHEETS

SHEET	NORTHING	EASTING	NORTH	EASTING
001	1234567.89	9876543.21	1234567.89	9876543.21
002	1234567.89	9876543.21	1234567.89	9876543.21
003	1234567.89	9876543.21	1234567.89	9876543.21
004	1234567.89	9876543.21	1234567.89	9876543.21
005	1234567.89	9876543.21	1234567.89	9876543.21
006	1234567.89	9876543.21	1234567.89	9876543.21
007	1234567.89	9876543.21	1234567.89	9876543.21
008	1234567.89	9876543.21	1234567.89	9876543.21
009	1234567.89	9876543.21	1234567.89	9876543.21
010	1234567.89	9876543.21	1234567.89	9876543.21



- MARKING OF FINAL PLAN - THIS SHEET**
1. TOTAL NUMBER OF SHEETS TO BE RECORDED: 10
 2. THIS SHEET IS SHEET NO. 1 OF 10.
 3. THIS SHEET IS SHEET NO. 1 OF 10.
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 5. THIS SHEET IS SHEET NO. 1 OF 10.

REVISION TABLE

NO.	DATE	DESCRIPTION
1	01/13/2020	ISSUED FOR RECORD

APPROVED: [Signature] [Title]

APPROVED: [Signature] [Title]

APPROVED: [Signature] [Title]

APPROVED: [Signature] [Title]

APPROVED: [Signature] [Title]

APPROVED: [Signature] [Title]

APPROVED: [Signature] [Title]

APPROVED: [Signature] [Title]

APPROVED: [Signature] [Title]

RECORDED AS PLAT NUMBER: [Number]

RECORDED IN: [County]

REVISION TABLE:

NO.	DATE	DESCRIPTION
1	01/13/2020	ISSUED FOR RECORD

PLAT NO. 2019-00127

MSH CA185-S272-1 P-13-060

Bricker, Robert

From: roshannj@aol.com
Sent: Tuesday, August 08, 2017 2:44 PM
To: Bricker, Robert
Subject: Re: one more-RE: Maplewood Farms_Parcel A- redline edit

Please go ahead.

Thank you
Najib Roshan, LS
NJR & Associates, LLC
2770 Route 32
West Friendship, MD 21794
PH (240) 508-3200
roshannj@aol.com

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

From: Bricker, Robert <RBricker@howardcountymd.gov>
To: roshannj <roshannj@aol.com>
Cc: gphillips <gphillips@mred.us>
Sent: Tue, Aug 8, 2017 11:16 am
Subject: one more-RE: Maplewood Farms_Parcel A- redline edit

Najib,

The perc cert is being held at the moment as there is an error in the signature condition. The signature condition states "Approved for Private Water and Private Sewerage Systems." The sewerage system is shared, therefore I request your permission to strike the second 'Private' and write 'Shared' above it. This should keep it moving.
Robert Bricker, REHS/RS, L.E.H.S.

From: roshannj@aol.com [<mailto:roshannj@aol.com>]
Sent: Friday, August 04, 2017 11:52 AM
To: Bricker, Robert
Cc: gphillips@mred.us
Subject: Re: Maplewood Farms_Parcel A- redline edit

Thank you very much, the red line is fine. I will make sure to reflect the changes on our revised site plan resubmission.

Thank you
Najib Roshan, LS
NJR & Associates, LLC
2770 Route 32
West Friendship, MD 21794
PH (240) 508-3200
roshannj@aol.com

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

From: Bricker, Robert <RBricker@howardcountymd.gov>
To: roshannj <roshannj@aol.com>
Cc: gphillips <gphillips@mred.us>
Sent: Fri, Aug 4, 2017 11:06 am
Subject: Maplewood Farms_Parcel A- redline edit

Najib,

I am submitting the Maplewood Farms Buildable Preservation Parcel 'A' perc cert for signature review with redline edit of the well zone as indicated in the attached PDF. The edit is to adjust the proposed well zone for a 30-foot setback to the proposed porch as it is considered part of the structure.

Please let me know if you do not want me to send this perc cert for signature review with the redline edit.

ROBERT BRICKER, REHS/R.S., L.E.H.S.
ENVIRONMENTAL SANITARIAN II
BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
8930 STANFORD BLVD., COLUMBIA, MD 21045

Phone: Desk, 410-313-2691; Program, 410-313-1771; Bureau, 410-313-1774
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