



HOWARD COUNTY HEALTH DEPARTMENT

72880

DATE 12/1/20

Received From

Benchmark Eng.

PHONE #

410 465-6105

For

Revised Per

13570 Broccoli
way

CASH

CHECK

NO.

04499 ED von

Dollars

\$

10.00

Received By

King

November 30, 2020

Jeff Williams, Program Supervisor
Well and Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045

Re: Brighton Mill, Lot 6
Sewage Disposal Area setback variance request

Mr. Williams:

I am writing to request a variance from the Maryland Department of the Environment for the separation distance between my on-lot sewage disposal area, a short retaining wall, my common property line with the preservation parcel and to a future pool location. The initial sewage disposal system has been installed and the Engineer has designed the two future repair systems as shown on the attached plan. Per the Engineer, the percolation test results revealed a design that is very compact due to an application rate of 1.2, a depth to effective sidewall of 5.0', and a bottom trench depth of 8'. We plan on constructing the pool very soon and wish to modify the sewage disposal area to accommodate the pool design while still provide adequate future sewage disposal.

Our design of the sewage disposal area does not negatively impact any other lots in the subdivision of Brighton Mill, in Howard County, Maryland. The design does not encroach into any well setbacks or setback to houses. The parcel behind our house is preservation parcel with a stream buffer, gas main easement and forest conservation in the area below our rear property line.

Regarding the setback from the sewage disposal area to the swimming pool, the design has maintained a minimum distance of 20.0' from the face of the wall to the sewage disposal area below the wall where the retaining wall that supports the designed pool. This portion of the wall has a maximum height of 7.0' and tapers down to a height of 2.5'. The ground slopes in this area are designed at 4:1. The retaining wall and a small portion of the pool is closer than 20' to the sewage disposal area where the proposed sewage disposal area limits tie to the existing sewage disposal area limits. The southwestern corner of the pool and the retaining wall, 2.5' height at this location, are at 17.5' from the sewage disposal area.

The retaining wall is shorter where it supports the patio and the distance between the sewage disposal area and the wall is less than 20'. Where the wall that supports the patio is 2.5' tall it is within 4.5' of the sewage disposal area at the closest point. The wall decreases in height towards the deck stairs and is only a step down into the back yard when it gets to within 2.25' of the sewage disposal area. This is the area necessary to grade around the pool without grading into the septic disposal area.

The setback from the sewage disposal area to the southern side property line was included in a previous waiver request. This revised percolation certification plan extends this area allowing a separation distance of 5.0' between the Property Line and sewage disposal area about 11' along the property line toward the rear of the lot.

Additionally, this waiver requests a reduction to the setback between the rear property line and the sewage disposal area. The design shows a minimum distance of 5.0', a reduction of 5.0' from the required 10' setback. The rear property line is straight and could easily be surveyed in the future. The design of the future sewage disposal trenches shows a design that is not near this property line. This area

is necessary to maintain the 10,000 sf minimum area of the sewage disposal area. This area is near passing percolation test P-27 and extends the sewage disposal area towards the passing percolation test.

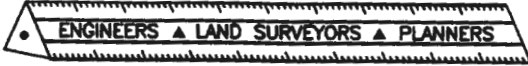
I appreciate your time and effort reviewing this request. If you have any questions or concerns please do not hesitate to contact us. You can also contact the Engineer, John Carney of Benchmark Engineering, Inc., at 410-465-6105.

Sincerely,

A handwritten signature in black ink, appearing to be 'Wilson and Vivian Chan', with a long horizontal flourish extending to the right.

Wilson and Vivian Chan, Owners
13570 Broccolino Way
Clarksville, MD 21029

BENCHMARK



ENGINEERING, INC.

8480 Baltimore National Pike • Suite 315 • Ellicott City, Maryland 21043
 410-465-6105 410-465-6644 (Fax)

LETTER OF TRANSMITTAL

DATE	11/30/20	PROJECT No.	3040
ATTENTION	Self Williams		
RE:	Brighton Mill Lot 6		
	13570 Broccolino Way		

TO: Health Dept.

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items
- Photocopies Prints Originals Samples
 - Specifications Invoices Change Order Other _____

COPIES of	No. of SHEETS	DESCRIPTION
3	1	Revised Perc Cert
1	1	Variance Request

THESE ARE TRANSMITTED as checked below

- For Comment For your use For Approval
- For Review As requested Other _____

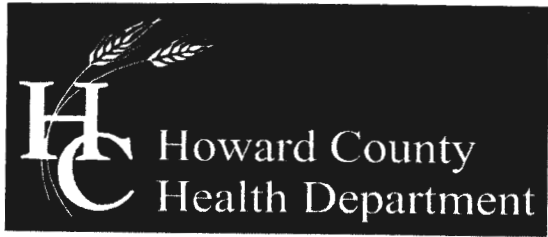
REMARKS: As discussed by email on
11/24/20

COPY TO: _____

RECEIVED BY: _____

If enclosures are not as noted, kindly notify us at once.

SIGNED: John Carney



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
Twitter: HowardCoHealthDep

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

June 24, 2015

General Waiver

To: Environmental Health Specialists
Bureau of Environmental Health

From: Michael J. Davis *mjd*
Assistant Director

Re: **General Waiver to waive to the ten (10) foot property line setback for sewage disposal areas in certain situations**

The ten (10) foot property line setback for sewage disposal areas on Perc Certification Plans is waived up to five (5) feet for additions, upgrades, and repairs. The general waiver also applies to BAT site plans for additions, upgrades, and repairs. Perc Certification Plans and BAT site plans shall have a note indicating that the property line or lines in that area must be professionally staked by a licensed surveyor.

12/11/20

Jeff,

No waiver required from me unless I missed something. Waiver to steep slope (retaining wall) required from Steve. Not note on perc int.

Mike

Williams, Jeffrey

From: Steven Krieg -MDE- <steven.krieg@maryland.gov>
Sent: Tuesday, December 15, 2020 10:52 AM
To: Williams, Jeffrey
Subject: Re: retaining wall setback

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

Jeff

I guess my concern with these would be where the drainage through these walls goes, but as long as that drainage is not directed too much over the septic area, tanks or system, I don't have an issue with them and I wouldn't say it needs a variance from us.



Steven Krieg, LEHS, REHS/RS
Regional Consultant
Water and Science Administration
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230
steven.krieg@maryland.gov
410-537-3680 (O)

[Website](#) | [Facebook](#) | [Twitter](#)

Click here to complete a three question [customer experience survey](#).

On Mon, Dec 14, 2020 at 2:43 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hey Steve. I'm wondering how you want to handle issues related to retaining walls to SDAs in general and for this project attached. I've taken the stance that a large retaining wall should be setback 25' from an SDA under the interpretation that they are changing the grade and the wall is a steep slope. I have let up on that for very small retaining walls only a few feet high. In this case here, a retaining wall will be 7.5' high upgrade of an SDA 20' away. It slopes down to 2' high and will be as close as 4' away as it goes. I'm ok with it. I'm wondering if you think this sort of thing needs a variance request or what. Thanks

Jeff Williams

Program Supervisor, Well & Septic Program

Bureau of Environmental Health

Howard County Health Dept.

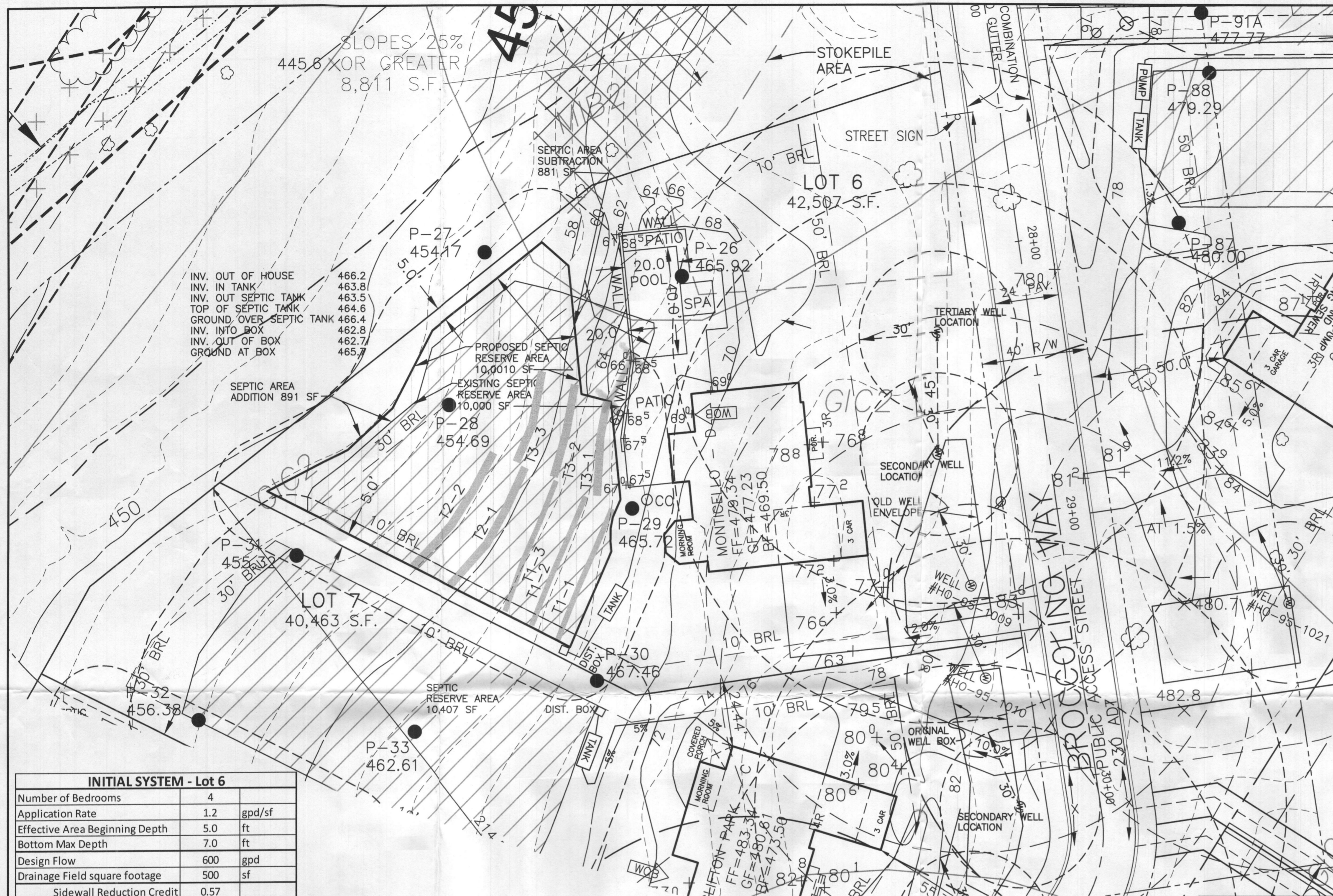
410-313-4261

jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

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[Click here](#) to complete a three question customer experience survey.



- NOTES:**
- THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR BRIGHTON MILL, PLAT No. 19463. REFER TO THE PLAT FOR LOT DIMENSIONS, LOT AREAS AND ALL EASEMENTS.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER 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 DISPOSAL AREA. ANY CHANGES TO A PRIVATE SEWERAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN. RECORDATION OF A MODIFIED EASEMENT PLAT SHALL NOT BE NECESSARY.
 - SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER GP-08-36 AND MODIFIED FOR THIS SPECIFIC HOUSE ORIGINALLY. A NEW GRADING PERMIT MAY BE NECESSARY FOR THE DISTURBANCE ASSOCIATED WITH THE POOL AND PATIO CONSTRUCTION.
 - TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY GIS AND IS FIELD VERIFIED BY BENCHMARK ENGINEERING, INC.
 - EXACT LENGTH OF SEPTIC TRENCHES ARE BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF TRENCH LAYOUT AND INSPECTION.
 - SPOIL FROM THE TRENCHING OF THE SEPTIC AREA IS TO BE PLACED ON THE UPHILL SIDE OF THE EXCAVATION FOR EACH INDIVIDUAL LOT.
 - ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS.
 - SEPTIC TANK FOR THIS LOT TO BE 2,000 GALLONS.
 - THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-1009, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. AND IS ACCURATELY SHOWN.
 - THE PURPOSE OF THIS REVISED PERCOLATION CERTIFICATION PLAN IS TO ADJUST THE SEWERAGE DISPOSAL AREA AND SHOW A RETAINING WALL, POOL AND PATIO.

I 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 KNOWLEDGE AND BELIEF.

John M. Carney 11/30/20
 PLAN PREPARER
 JOHN M. CARNEY FOR BENCHMARK ENGINEERING, INC.

APPROVED:
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Maureen Rossman 12/29/2020
 COUNTY HEALTH OFFICER DATE

12. MDE has approved the retaining wall in its proposed location

LEGEND

- EXISTING CONTOURS
- FIELD SURVEYED WELL LOCATION
- PASSED PERCOLATION TEST PER TEST RESULTS
- FAILED PERCOLATION TEST PER TEST RESULTS
- EXISTING APPROVED SEPTIC FIELD
- PROPOSED REVISED SEPTIC FIELD

INITIAL SYSTEM - Lot 6		
Number of Bedrooms	4	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	5.0	ft
Bottom Max Depth	7.0	ft
Design Flow	600	gpd
Drainage Field square footage	500	sf
Sidewall Reduction Credit	0.57	
Trench width	2	ft
Effective Area Depth	2	ft
Trench Spacing	10	ft
Linear Length of trench Required	143	lf

1st REPAIR SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	5.0	ft
Bottom Max Depth	8.0	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall Reduction Credit	0.50	
Trench width	3	ft
Effective Area Depth	3	ft
Trench Spacing	10	ft
Linear Length of trench Required	104	lf

2nd REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	5.0	ft
Bottom Max Depth	8.0	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall Reduction Credit	0.50	
Trench width	3	ft
Effective Area Depth	3	ft
Trench Spacing	10	ft
Linear Length of trench Required	104	lf

SPEC INFORMATION - Lot 6			
System	Application Rate	Effective Depth	Bottom Depth
Initial	1.2	5.0	7.0
1st Repair	1.2	5.0	8.0
2nd Replacement	1.2	5.0	8.0

TRENCH DATA - Lot 6					
EXISTING INITIAL SYSTEM		FIRST REPLACEMENT		SECOND REPLACEMENT	
TRENCH 1-1	LENGTH 53 ft	TRENCH 2-1	LENGTH 52.1 ft	TRENCH 3-1	LENGTH 34.8 ft
	GROUND ELEVATION 506.7		GROUND ELEVATION 459.7		GROUND ELEVATION 464.8
	INVERT ELEVATION 503.7		INVERT ELEVATION 457.7		INVERT ELEVATION 462.8
	MAX BOTTOM ELEVATION 499.7		MAX BOTTOM ELEVATION 451.7		MAX BOTTOM ELEVATION 456.8
TRENCH 1-2	LENGTH 52 ft	TRENCH 2-2	LENGTH 52.1 ft	TRENCH 3-2	LENGTH 34.8 ft
	GROUND ELEVATION 505.6		GROUND ELEVATION 503.2		GROUND ELEVATION 461.5
	INVERT ELEVATION 502.6		INVERT ELEVATION 501.2		INVERT ELEVATION 459.5
	MAX BOTTOM ELEVATION 498.6		MAX BOTTOM ELEVATION 495.2		MAX BOTTOM ELEVATION 453.5
TRENCH 1-2	LENGTH 52 ft	TRENCH 3-2	LENGTH 34.8 ft		
	GROUND ELEVATION 505.6		GROUND ELEVATION 458.9		
	INVERT ELEVATION 502.6		INVERT ELEVATION 456.9		
	MAX BOTTOM ELEVATION 505.6		MAX BOTTOM ELEVATION 450.9		

NO.	DATE	REVISION

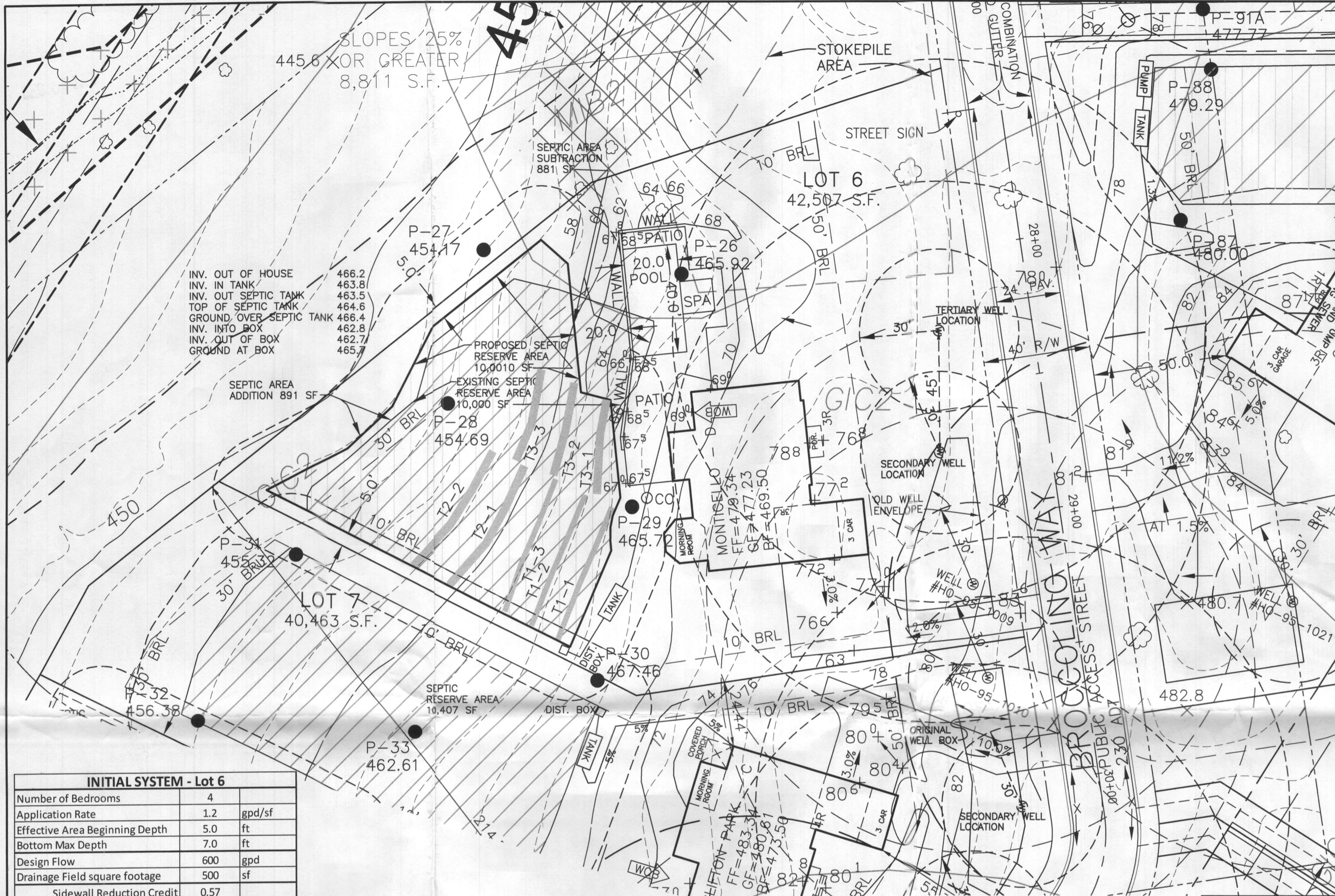
BENCHMARK ENGINEERING, INC.

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 ▲ FAX: 410-465-6644
 EMAIL: BEI@BEI-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 45577. Expiration Date: 06-08-2022.

OWNER: WILSON AND VIVIAN CHAN 13570 BROCCOLINO WAY CLARKVILLE, MD 21029	PROJECT: BRIGHTON MILL LOT 6
LOCATION: 13570 BROCCOLINO WAY, CLARKVILLE, MD 21029 TAX MAP No. 34 - BLOCK No. 2 - PARCEL No. 2 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND TAX ID 05-450063	TITLE: REVISED PERCOLATION CERTIFICATION PLAN AND PERMIT PLAN
HOUSE TYPE: MONTICELLO - D	DATE: NOVEMBER 30, 2020
DESIGN: JMC	DRAFT: JMC
SCALE: 1" = 30'	PROJECT NO. 3038 DRAWING 1 OF 1



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John M. Carney 11/30/20
 PLAN PREPARER
 JOHN M. CARNEY FOR BENCHMARK ENGINEERING, INC.

APPROVED:
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Debra for Maureen Rossman 12/23/20
 COUNTY HEALTH OFFICER
 DATE

P. M&E has approved the retaining wall in its proposed location

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Linear Length of trench Required	143	lf

1st REPAIR SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	5.0	ft
Bottom Max Depth	8.0	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall Reduction Credit	0.50	
Trench width	3	ft
Effective Area Depth	3	ft
Trench Spacing	10	ft
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2nd REPLACEMENT SYSTEM		
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NO.	DATE	REVISION

BENCHMARK
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 ▲ FAX: 410-465-6644
 EMAIL: BEI@BEI-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-08-2022.

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