

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

March 30, 2012

Ridge View LLC
c/o Richard J. Demmitt
P.O. Box 228
Clarksville, MD 21029

RE: **Variance approval**
Windsor Forest Knolls, lot 1, tax act no. 04-373162
Windsor Forest Knolls, lot 2, tax act no. 04-373170

Mr. Demmitt:

The Health Department has received your variance request dated March 6, 2012 for the above referenced property. Maryland Department of the Environment has accepted our recommendation to approve the following variance requests under the *Code of Maryland Regulations 26.04.02.05 (C)* to allow the wells serving Lots 1 and 2 to be located down grade from the Sewage Disposal Area on the Paragon Property, Parcel A, tax act. No. 04-358945. Due to the landscape position of the sewage area and wells, the request was approved subject to the following conditions:

1. Wells HO-95-1028 and HO-95-1029 have been constructed using over 100 feet of steel well casing with over 100 feet of grout.
2. The on-site sewage disposal system (OSDS) on the Paragon Property, Parcel A is designed as a low pressure dosed system.
3. Install a Hoot ANR system or the Nitrex system (used as an add-on to the Advantex) that shall be maintained in perpetuity or until public sewer becomes available; *and*
4. Record an agreement in land records for the Paragon Property that requires operation and maintenance in perpetuity by maintaining a service contract with a certified service provider. The system shall be inspected and have necessary operation and maintenance performed by a certified service provider at a minimum of once per year.

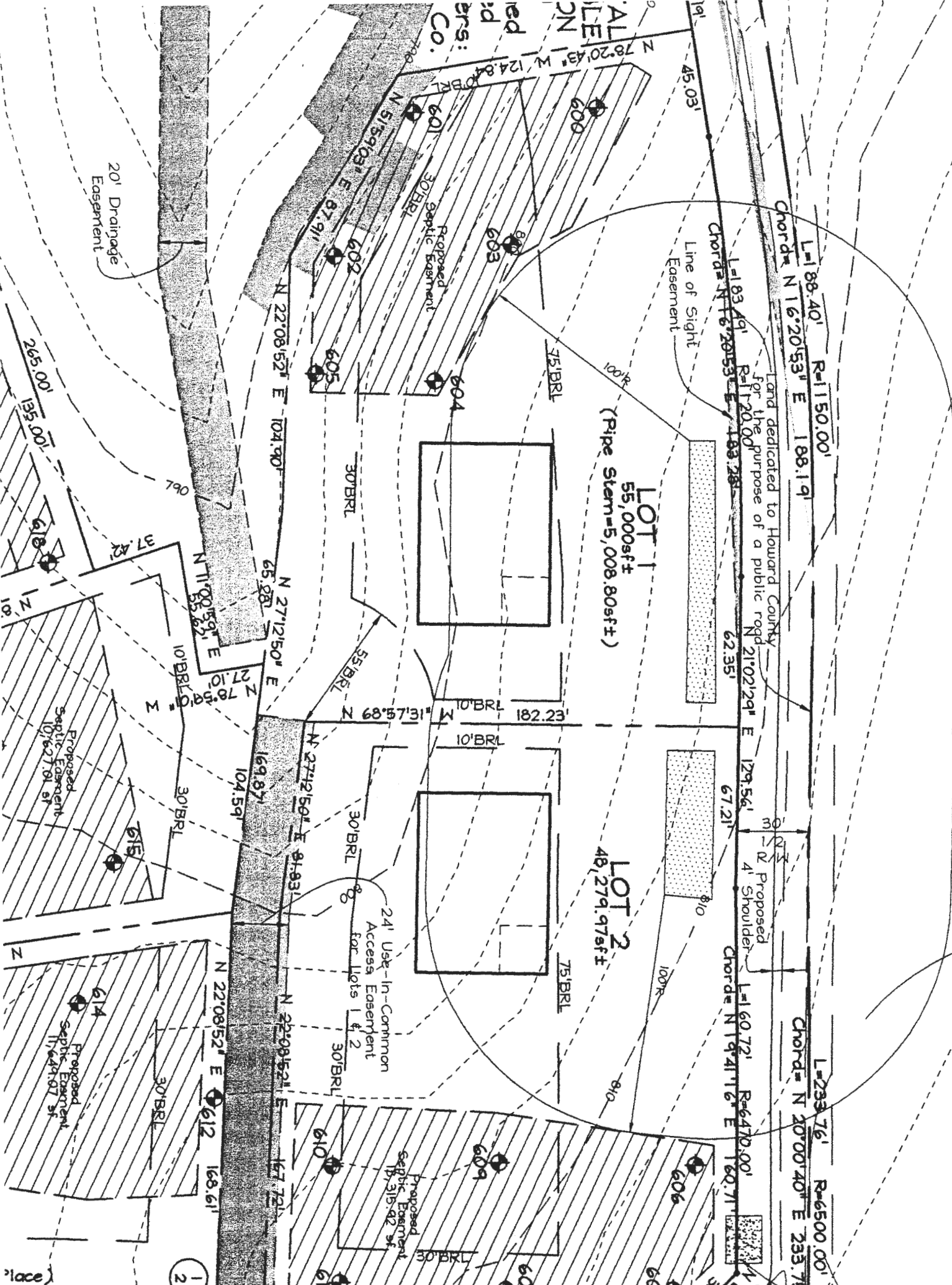
If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-2651.

Sincerely,

Michael J. Davis
Assistant Director
Bureau of Environmental Health

Maryland Department of the Environment
Steven Krieg, R.S.

PSR SIGNED 2/20/03



1
2

place

Signed Perc
Cert

McKee Property
PARCEL NO. 243
ZONED: RCDEC

G1A



APPLICATION

PERCOLATION TESTING

A 516902

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE _____

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Payne

ADDRESS PO Box 581, Mt. Airy 21771 PHONE _____

AGENT OR PROSPECTIVE BUYER Ridgeview LLC, Charles A. Sharp

ADDRESS PO Box 228, Clarksville 21029 PHONE 410-489-4630

PROPERTY LOCATION:

SUBDIVISION Payne Property LOT NO. 1

ROAD AND DESCRIPTION Long Corner Rd.

TAX MAP 6 PARCEL # 57

SIZE OF LOT 40 - 60,000 sq. ft TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

[Signature]
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

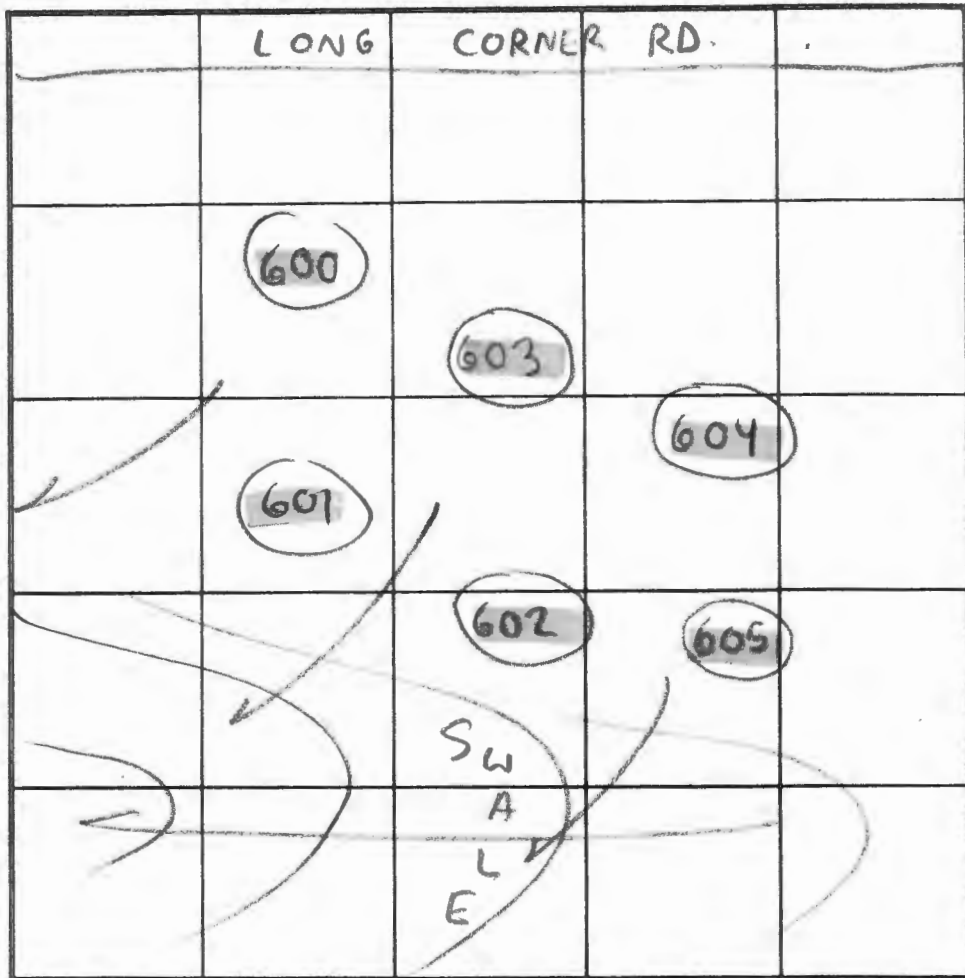
REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

NOT TO SCALE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

COUNTY # _____

SOIL PROFILE

600

0' dark brn ts

4" red-brn clay 1m

5'6" tan-brn channery sandy 1m 15-25% WEATHERED MICA SCHIST

13'

603

6" dark brn topsoil

6" red-brn silty clay 1m

6' tan-red brn channery sandy 1m 10-20% WEATHERED MICA SCHIST

13'

604/602/605

8" dark brn topsoil

red-brn clay 1m

5' red-brn channery sandy 1m 15-25% MICA SCHIST WEATHERED

13'

SOIL PROFILE

601

0' brown topsoil

4" red-brn silty clay 1m

5' red-brn channery sandy 1m 40-50% WEATHERED MICA SCHIST

13'

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
4/4/02	600	5'6" T / 13' V	5:56pm	5:58pm	5:58pm	6:06pm	8min	OK
	603	5' T / 13' V	5:33pm	5:52pm	5:52pm	6:05pm	13min	OK
	604	5'6" T / 13' V	5:30pm	5:35pm	5:35pm	5:54pm	19min	OK
	601	4' T / 13' V	5:40pm	5:50pm	5:50pm	6:00pm	10min	OK
		8' T / 13' V	5:40pm	6:00pm	6:00pm	6:30pm	30min	OK
	602	5' T / 13' V	5:26pm	5:28pm	5:28pm	5:43pm	15min	OK
	605	5' T / 13' V	5:31pm	5:33pm	5:33pm	5:36pm	3min	OK

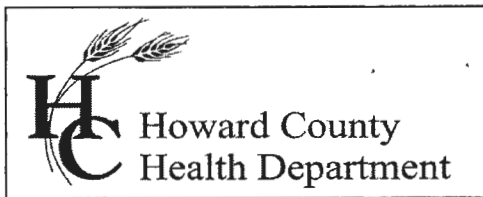
REMARKS _____

TYPE OF SOIL Mt. Airy Channery

TESTED BY SRK & FA Jeff Allen-Bachhoe ALSO PRESENT Chuck Sharp Richard Demmitt

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 13min TRENCH WIDTH 3'

INLET DEPTH 2 MAXIMUM BOTTOM DEPTH 6 SQ. FT./BEDROOM 210



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Peter L. Beilenson, M.D., M.P.H., Health Officer

September 15, 2010

Hunt Club Ventures LLC
5300 Dorsey Hall Drive, Ste. 200
Ellicott City, MD 21042
and
Ridge View LLC
P.O. Box 228
Clarksville, MD 21029

RE: Paragon Property, Parcel A, tax act no. 04-358945
Windsor Forest Knolls, lot 1, tax act no. 04-373162
Windsor Forest Knolls, lot 2, tax act no. 04-373170

Dear Sirs:

This letter is being issued regarding the approval of the revised Perc Certification Plan for the Paragon Property, Parcel A, on September 10, 2010 to relocate the platted 10,000 square foot sewage disposal area (SDA) at least 100 foot from the well boxes serving Windsor Forest Knolls lots 1 and 2. The following general notes were added to the revised Perc Certification Plan.

9. The property owners request the variance in writing;
10. The on-site sewage disposal system (OSDS) is designed as a low pressure dosed system;
11. Relocate the SDA serving the Paragon Property to maintain a minimum of 100 foot of separation from the well boxes on lots 1 and 2 of the Windsor Forest Knolls subdivision;
12. Install a Hoot ANR system or the Nitrex system (used as an add-on to the Advantex) that shall be maintained in perpetuity or until public sewer becomes available; *and*
13. Record an agreement in land records for the Paragon Property that requires operation and maintenance in perpetuity by maintaining a service contract with a certified service provider. The system shall be inspected and have necessary operation and maintenance performed by a certified service provider at a minimum of once per year.

The variance request from Hunt Club Ventures LLC and Ridge View LLC to allow the OSDS on the Paragon Property up gradient of the wells on Windsor Forest Knolls lots 1 and 2 must be provided prior to the issuance of all building permits. Note 11 was resolved with the revised Perc Certification Plan and future recordation of the Paragon Property record plat illustrating the revised SDA. Notes 10 and 12 are requirements that will be illustrated in detail on the plot plan associated with the building permit for the Paragon Property. Note 13 must be completed prior to issuance of the interim certificate of potability that triggers Health Department approval of the Use and Occupancy Permit by the Department of Inspections, Licenses and Permits.

Thank you for your cooperation and resolution to this matter. Please feel free to contact me at (410) 313-2651 with any questions.

Respectfully,

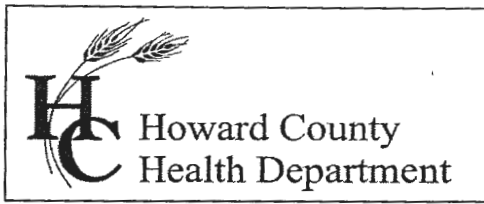
A handwritten signature in black ink, appearing to read "Michael J. Davis". The signature is written in a cursive style with a large, prominent initial "M".

Michael J. Davis, R.S.

Assistant Director

Bureau of Environmental Health

c: File



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Peter L. Beilenson, M.D., M.P.H., Health Officer

April 6, 2010

Hunt Club Ventures LLC
5300 Dorsey Hall Drive, Ste. 200
Ellicott City, MD 21042

and

Ridge View LLC
P.O. Box 228
Clarksville, MD 21029

RE: Paragon Property, Parcel A, tax act no. 04-358945
Windsor Forest Knolls, lot 1, tax act no. 04-373162
Windsor Forest Knolls, lot 2, tax act no. 04-373170

Dear Sirs:

This letter is being issued as follow up to the Health Department review of the above referenced properties. A perc certification plan establishing a sewage disposal area (SDA) on Paragon Property was signed on August 28, 1995 and the final record plat was signed on July 25, 1996. The Health Department signed the original perc certification plan for the Windsor Forest Knolls subdivision on July 31, 2002, an amended perc certification plan on February 26, 2007, and later signed the record plat on September 14, 2007. Both the signed perc certification plan and the amended perc certification plan for Windsor Forest Knolls failed to illustrate the SDA that had been established on the Paragon Property. The *Code of Maryland Regulations* (COMAR), *Title 26.04-02.05 C states:*

On-site sewage disposal systems shall be located downgrade from private water supplies. A variance to this requirement may be granted by the Department of the Environment after consideration of the hydrogeologic conditions and recommendations of the Approving Authority.

Therefore, the wells that were drilled on lot 1 and lot 2 of Windsor Forest Knolls are not in conformance with COMAR because they have been located directly downgrade from the existing SDA on the Paragon Property.

On February 22, 2010 we met to discuss the situation and explained that I would consult with Steven Krieg, Regional Consultant, Wastewater Permits Program, Maryland Department of the Environment regarding the potential for a variance. The Health Department and Maryland Department of the Environment will approve a variance if:


1. The property owners request in the variance writing;

2. The onsite sewage disposal system (OSDS) is designed as a low pressure dosed system;
3. Relocate the SDA serving the Paragon Property to maintain a minimum of 100 foot of separation from the well boxes on lots 1 and 2 of the Windsor Forest Knolls subdivision;
4. Install advanced pretreatment to the OSDS on the Paragon Property with technology that will reduce nitrogen by seventy percent or better;
5. Limit the house on the Paragon Property to three bedrooms; *and*
6. Record an agreement in land records for the Paragon Property that restricts the house to three bedrooms and requires advanced pretreatment that reduces nitrogen by at least seventy percent until the property is connected to public sewer.

If the property owners are not willing to accept all six requirements, the Health Department will not be able to approve building permits for Windsor Forest Knolls, lots 1 and 2 based on the fact that the wells have been drilled directly downgrade from the platted SDA that was established prior to drilling the wells.

If you feel this is not an accurate assessment of the situation or you have any questions regarding this decision, I may be reached at (410) 313-2651.

Respectfully,

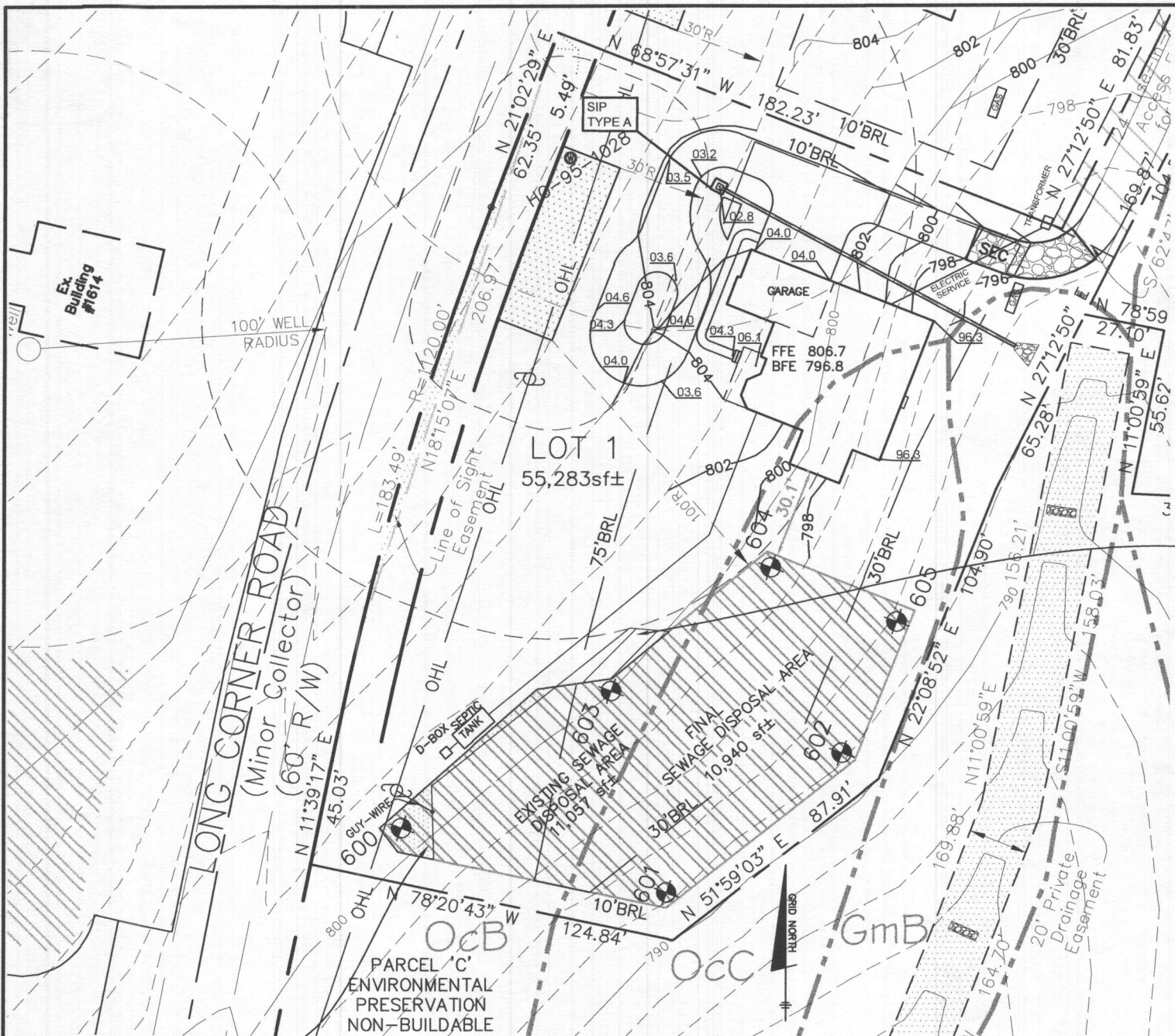


Michael J. Davis, R.S.

Assistant Director

Bureau of Environmental Health

c: File

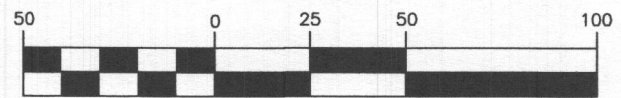


ADDITIONAL SEPTIC DISPOSAL (AREA 266 SF)

AREA OF SEPTIC DISPOSAL TO BE REMOVED (AREA 383 SF)

PLAN VIEW

1" = 50'



(IN FEET)
1 inch = 50 ft.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD DATA PROVIDED BY HOWARD COUNTY HEALTH DEPARTMENT AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

Alice A. Miller
2023.04.15 15:20:12 -04:00
ALICE A. MILLER, P.E.
PLAN PREPARER FOR BENCHMARK ENGINEERING INC.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

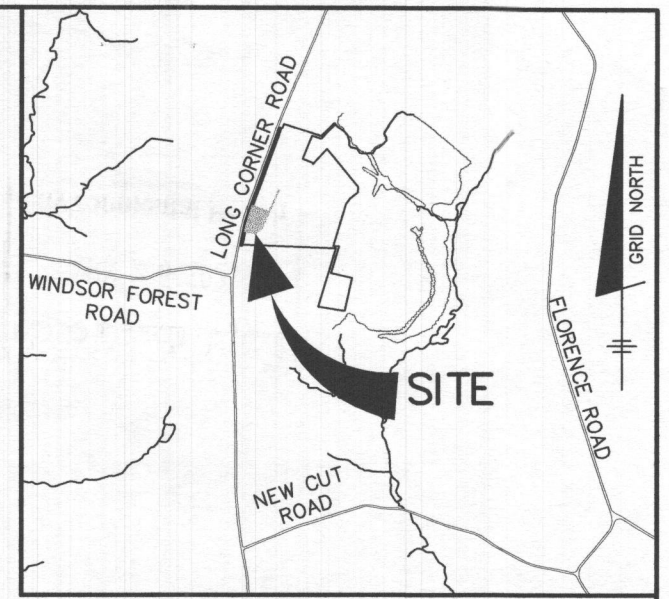
[Signature]
HOWARD COUNTY HEALTH OFFICER
DATE: 4/27/23

OWNER/BUILDER:
KEYSTONE CUSTOM HOMES, INC.
227 GRANITE RUN DR.
SUITE 100
LANCASTER, PA 17601
717-464-9060

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
3300 NORTH RIDGE ROAD ▲ SUITE 140
ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 ▲ (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

LEGEND

- 400 PROPOSED CONTOURS
- 400 EXISTING CONTOURS
- EXISTING PRIVATE SEWAGE DISPOSAL AREA
- EXISTING PRIVATE SEWAGE DISPOSAL AREA TO BE ABANDONED
- PROPOSED ADDITIONAL SEWAGE DISPOSAL AREA
- EXISTING WELL BOX
- SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- PERC TEST PASSED

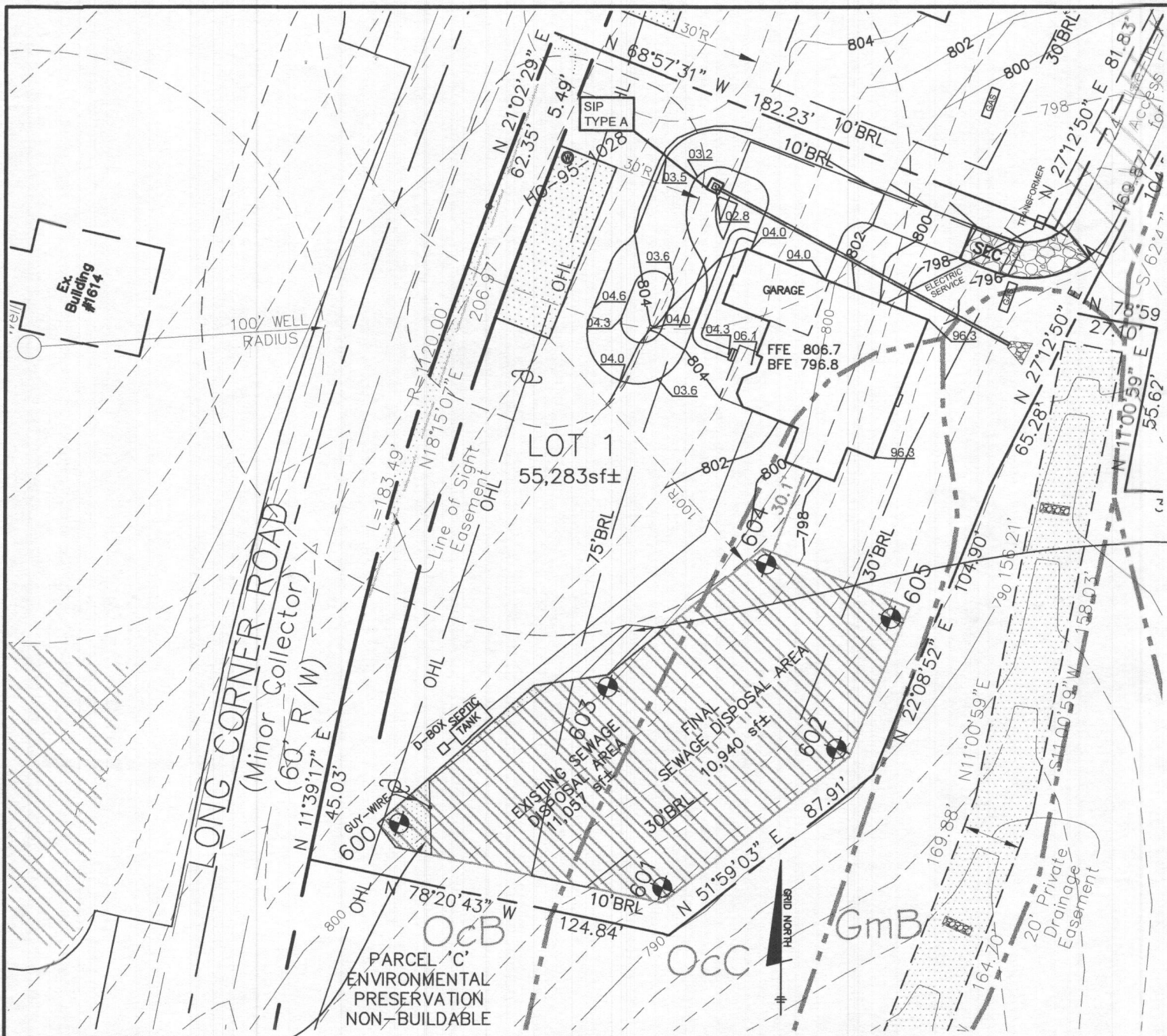


VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

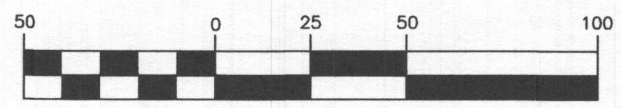
1. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THE LOT SIZE FULFILLS THE REQUIREMENTS OF THE ZONING REGULATIONS, AND IS A RECORDED LOT, PLAT 19395.
2. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
3. TOPOGRAPHY SHOWN WAS BASED ON FIELD RUN TOPOGRAPHY BY C.B. MILLER & ASSOCIATES IN APRIL, 2002, AND WAS SUPPLEMENTED BY FIELD RUN TOPOGRAPHY BY BENCHMARK ENGINEERING, INC. IN JULY, 2020 AND CONSISTS OF 2 FOOT CONTOUR INTERVALS.
4. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
5. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
6. THE EXISTING WELL SHOWN ON THIS PLAN (HO-95-1028) HAS BEEN FIELD LOCATED IN JULY, 2020 BY BENCHMARK ENGINEERING, INC. AND IS ACCURATELY SHOWN.
7. PERCOLATION TEST FEE RECEIPT NUMBER IS 516902, DATED 4-4-2002

PURPOSE STATEMENT: THE PURPOSE OF THIS REVISED PERCOLATION PLAN IS TO ADJUST SEPTIC FIELD LAYOUT TO ACCOMMODATE AN ENCROACHING UTILITY POLE GUY.	
PROJECT:	WINDSOR FOREST KNOLLS LOT 1
LOCATION:	TAX MAP: 6 - GRID: 16 - PARCEL: 57 18406 HIDDEN CREEK WAY, TAX ID# 04-373162 ELECTION DISTRICT NO. 4 - HOWARD COUNTY, MARYLAND
TITLE:	REVISED PERCOLATION CERTIFICATION PLAN
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES
DATE:	APRIL, 2023
PROJECT NO.	2986
SCALE:	AS SHOWN
DRAWING	<u>1</u> OF <u>1</u>



PLAN VIEW

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(IN FEET)
1 inch = 50 ft.

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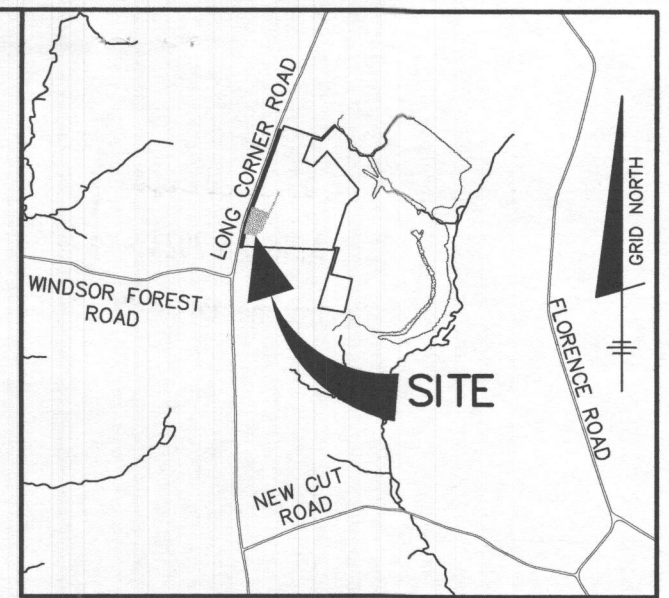
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- 400 EXISTING CONTOURS
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- EXISTING PRIVATE SEWAGE DISPOSAL AREA TO BE ABANDONED
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- SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- PERC TEST PASSED



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

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