



HOWARD COUNTY HEALTH DEPARTMENT

DATE 5/14/20

AS

Received From

Su Dexe Homes LLC

PHONE #

443-896-7523

For

Perc test

CASH

CHECK

10600 Breezewood

NO.

1009

Five Hundred Six

Dollars

\$ 506

Received By

CM Youmans



To Director of Finance for \$506⁰⁰

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

1567393

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Breezewood Farms

PROPERTY ADDRESS 10600 Breezewood Woodstock, MD 21163

TAX ACCOUNT # 279189 TAX MAP 10 GRID 18 PARCEL 188 LOT NO. 31 PROPOSED LOT SIZE (ACRES) 1.65

ZONING CATEGORY RC-DEO TIER

PROPERTY OWNER(S) Carlton Shirard, Waymonett Campbell

DAYTIME PHONE 443-896-7823 CELL 410-707-5790 EMAIL

MAILING ADDRESS 6025 Same Song Sq Columbia, MD 21044

APPLICANT Carlton Shirard RELATIONSHIP TO OWNER:

DAYTIME PHONE 410-707-5790 CELL EMAIL sudoxehomes@gmail.com

MAILING ADDRESS 6025 Same Song Sq Columbia, MD 21044

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S):

PROPERTY:

- Subdivision: Number of lots including residue: Subdivision classification (per dept. of planning and zoning) Major Minor Construct new OSDs on undeveloped lot Repair or replace failing OSDs Upgrade existing OSDs

BUILDING:

- Residential with 4 existing or proposed bedrooms in the completed structure Commercial (provide detail of type of use and numbers of employees/customers on accompanying plan)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- Yes No

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- This application is valid for two(2) years from date of fee payment and approval is based upon health officer signature of a perc certification plan prior to expiration of this permit. The application fee is non-refundable. This application must be accompanied by all applicable fees and a suitable site plan in order to be processed. This is a public document.

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

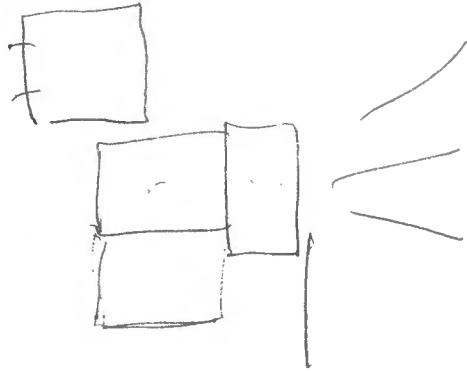
By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

SIGNATURE OF APPLICANT

DATE

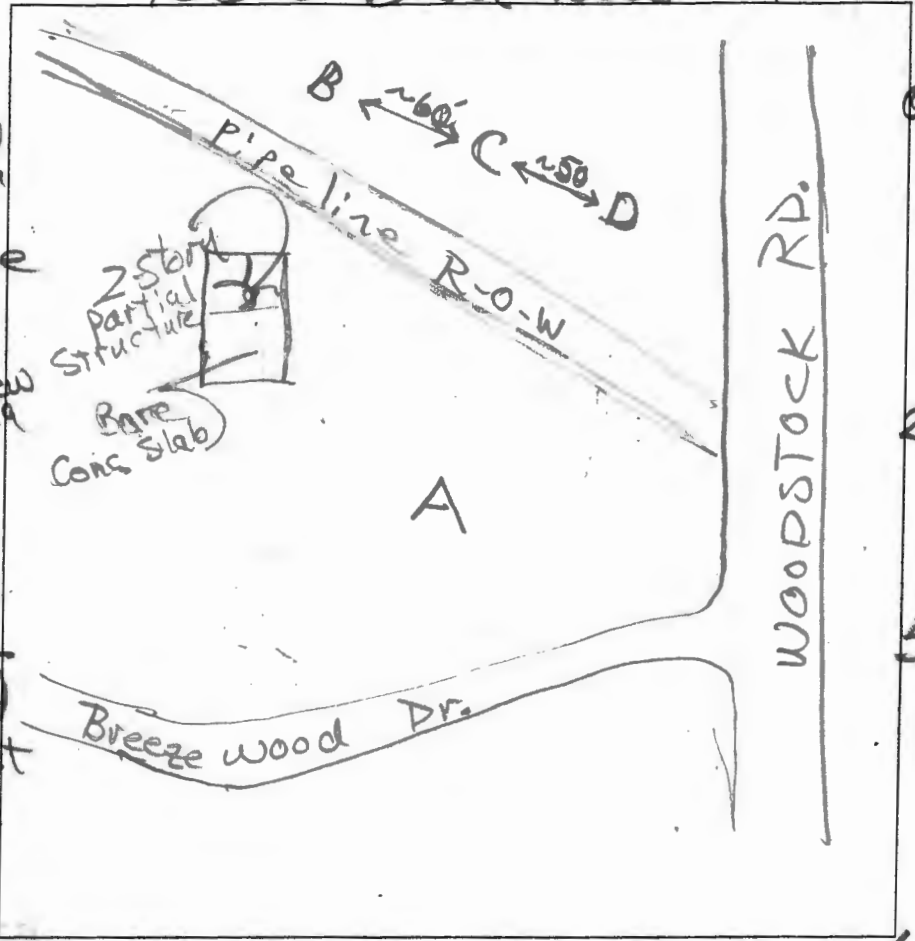
2/28/2020

- Floor plans -



RECEIVED
MAY 14 2020
HOWARD COUNTY HEALTH DEPT.
COMMUNITY HYGIENE TEAM

0600 Breezewood Dr.



'B'

0.6' dk brns sl
1 fsbk, mica

1.2' dk brn gsl
1 fsbk, dense
few mica

2.5' brn chsl
1 msbk, few
dense mica

4' ht. brn L
2 msbk, ss
few mica
moist

6.0' pale brn L
mzd (yel-red)
mzd (grey)
thick platy, moist
few mica

8' brn sl
thin platy
many mica
water seeps

'D'

0.5' dk brns sl
1 fsbk

1.1' dk brn gsl
1 fsbk

2' brn s
1 msbk

2.5' yel-red & brn
sl, 2 msbk

5' yel-red
brn gsl
2 msbk, ss
common mica
moist

6.5' yel-red L
dk, grey-brn
sl, interlayered
platy
many mica
in sl
moist
water seeps

'C'

0.6' dk brns sl
1 fsbk

1.2' dk brn gsl
1 msbk, dense

2' red-brn L
1 msbk, ss
common mica

4' 5-15% channels

2' yel-red & pale brn

chil, 2 msbk

many mica

4' 10-20% rock

red-brn fl

2 msbk, common mica

5.2' yel-red & dk brn
sl, platy

6.8' many mica, moist
water seeps

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
6/10/20	B	2.0'	4:28	4:40	5:29	41	F
6/10/20	C	2.0'	4:15	5:00	5:31	730	F
6/10/20	D	2.3'	4:01	4:26	5:26	760	F

REMARKS: **'C'** moved only $\frac{3}{4}$ " in 31 min. after 45 min pre-wet

SANITARIAN: **P Bricker** BACKHOE: **Dartell Kelly** OTHERS: _____

TEST HOLES USED IN SDA: _____ AVG. PERC TIME: _____ SQ. FT/BR: _____

TRENCH WIDTH: _____ INLET DEPTH: _____ MAX. BOT DEPTH: _____ EFFECTIVE SW: _____

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

June 25, 2020

TO: Carlton Sharard, Sudoxe Homes LC
SudoxeHomes@gmail.com

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

RE: 10600 Breezewood Drive percolation test results

Dear Mr Sharard,

On June 10, 2020, percolation tests were conducted at 10600 Breezewood Drive for the purpose of identifying soils approvable for wastewater disposal. Observation pits were dug at 3 staked locations. The soil profiles were described and percolation tests were conducted. The data were documented on a Field Worksheet which I have copied and attached to this letter. Each of the three locations FAIL for conventional drainfield systems and 2 of the 3 test locations FAIL for nonconventional drainfield systems. Overall, the attempt to identify and certify a sewage disposal area in support of Building Permit proposal B20001364 has failed.

Prior to these tests, a percolation test was conducted on the southern portion of the parcel for the purpose of designing a septic system repair. That percolation test was a PASS. The attending Environmental Sanitarian observed that he believes the area may be large enough for a septic system drainfield to serve a three-bedroom residence.

If greater amount of conditioned living space than in the original residence, and/or more than three bedrooms are desired, the Health Department recommends that a soils consultant is hired to identify an area for potential future repair area wherein a drip distribution system or other Innovative & Alternative system may be installed. That area shall be designated on the Percolation Certification Plan.

The existing septic system, installed in 1967, consists of a 750-gallon septic tank and a dry well having 384 sq.ft. of absorption area. That septic system was believed to support a three-bedroom residence. During recent percolation testing, depth to groundwater was observed to be about 6 ft to 6.5 feet across the northeast portion of the lot. The installed dry well was described to have 8 feet of depth beneath the inlet making the total depth of the dry well to be at least 10-11 feet. (The inlet typically would have been installed at 2-3 feet depth.) The installed dry well is in a landscape position comparable to test #3 and at a similar elevation as test #3. Therefore, the existing dry well is believed to be installed to depth below the level of the seasonal high-water table and is not approvable for use with a rebuilt residence having more conditioned living space or more bedrooms than the original residence. Older dry wells are inherently at risk for catastrophic collapse, and the Health Department recommends that the dry well be properly abandoned if permission can be obtained for that specific activity within the pipeline easement.

Prior to Health Department approval for re-construction of the residence, the following must be implemented or resolved:

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

1. A Percolation Certification Plan must be submitted and approved so that well locations may be approved and the approvable area for wastewater disposal certified. At least two well locations must be identified and approved.
2. A modern well must be installed to replace the spring as the drinking water resource for the property. The Well Completion Report must be received in the Bureau of Environmental Health and it must be approved by an Environmental Sanitarian.
3. A written permission is to be obtained from the pipeline company which explicitly states the conditions for allowing the existing dry well to remain in the pipeline easement, and includes the conditions and procedures to follow for abandoning the dry well when necessary. A copy of this letter from the pipeline company shall be submitted to the Health Department for inclusion in the property file.
4. A BAT Site Plan, for the installation of a Best Available Technology (BAT) unit with the replacement septic system, must be submitted to the Bureau of Environmental Health and approved prior to Bureau.
5. The existing septic tank must be properly abandoned and replaced by a best available technology unit (BAT unit) of adequate size to serve a three-bedroom residence. A septic system drainfield for a three-bedroom residence must also be installed and approved.

Be advised that an alternative for replacing the abandoned existing septic system is to install a holding tank. This decision should be made prior to developing the Percolation Certification Plan. A holding tank may be approved by the Health Department after the Applicant enters into a Holding Tank Agreement with the Health Department and records the document. Among the requirements of the Agreement, the Applicant must commit to a contract with a scavenger service to maintain the holding tank.
6. The current proposal has three bedrooms illustrated, and a room labeled as 'Den' which meets the Code criteria for the definition of bedroom. For the current construction proposal to move forward, the 'den' will have to be re-designed, or the second floor re-designed to exclude that room.

Please contact me by 'Reply' if you have questions or concerns regarding these requirements.

Respectfully,

Robert Bricker, CPSS, REHS/RS, L.E.H.S.



HOWARD COUNTY HEALTH DEPARTMENT

66423

DATE 10/29/19

14/185

Received From

TRUCE Contractors

PHONE #

795-4840

For

Septic Permit
10600 Blosswood Dr.
Refunded Sale

CASH

CHECK

NO.

019595

One Hundred Two

Dollars

\$ 921.00

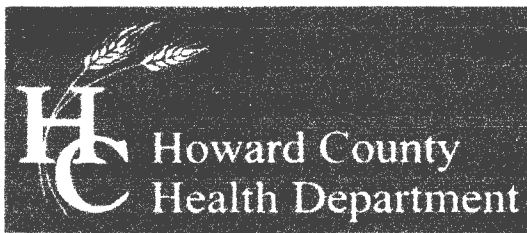
Received By

A Kemp

FILE INQUIRY NOTES

10600 Breeswood Dr

DATE	RESULTS OF REVIEW FOR FILE
10/30/17	<p>contacted Freedom Septics to get information on perc app. They explained system has been disrupted by "others" for property transfer. No report was acquired. Date for perc set up. <u>perm</u></p>
11/15/19	<p>upon arrival of perc test, site evaluation conducted. Owner present. Found Ex. well is a "spring-fed" system down-grabbed of ex. septic system. Ex septic composed of tank and dry well. c/o on tank to grade. Dry well prob'd in ex. location w/ no c/o to grade. Owner was trying to explain situation that the property is to be sold but contingent only if perc system is available ^{for SPA}. I tried to explain to owner, owner's agent and potential buyer agent property application was applied for was fine to report existing system. And a perc cost plan would need to be generated along w/ developing an SPA for 10,000 ft² (3 systems). Area very limited due to Ex. gas/pipeline easement. Permit <u>not</u> to be released. No surface discharge or backup present @ time of site evaluation. <u>perm</u></p>



Bureau of Environmental Health

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Twitter: HowardCoHealthDep

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

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Breezewood Farms

PROPERTY ADDRESS 10600 Breezewood Drive Woodstock 21143

TAX ACCOUNT # P3 280136 TAX MAP 10 GRID 18 PARCEL 183 LOT NO. PROPOSED LOT SIZE (ACRES) 1.27 acres

ZONING CATEGORY TIER

PROPERTY OWNER(S) Pauline + Marianne Myrtle

DAYTIME PHONE 410 707 1835 CELL 4 EMAIL

MAILING ADDRESS 10611 Brown Farm Rd Woodstock MD 21143

APPLICANT Freedom Septic RELATIONSHIP TO OWNER: Contractor

DAYTIME PHONE 410 795 3447 CELL EMAIL kasey@freedomseptic.com

MAILING ADDRESS 2309 Liberty Rd Sykesville MD 21784

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S):

PROPERTY: SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: SUBDIVISION CLASSIFICATION (PER DEPT. OF PLANNING AND ZONING) MAJOR MINOR CONSTRUCT NEW OSDS ON UNDEVELOPED LOT REPAIR OR REPLACE FAILING OSDS UPGRADE EXISTING OSDS

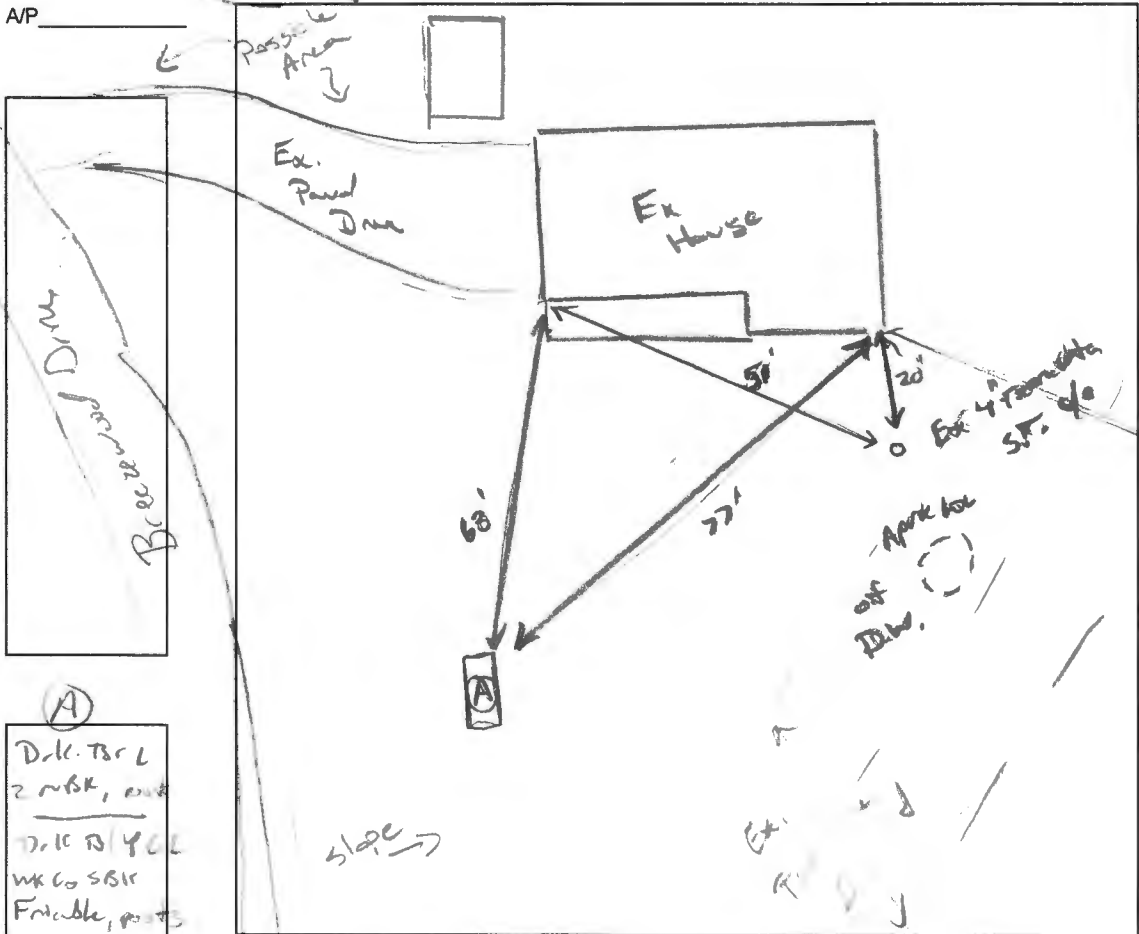
BUILDING: RESIDENTIAL WITH EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR? YES NO

- AS APPLICANT, I UNDERSTAND THE FOLLOWING: THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT. THE APPLICATION FEE IS NON-REFUNDABLE THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations. By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service. SIGNATURE OF APPLICANT DATE 10/23/19

AVP



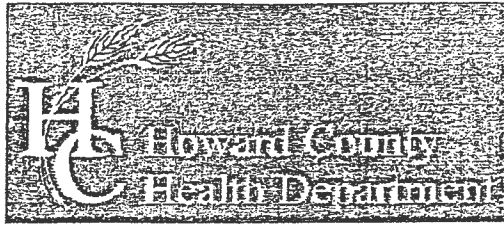
(A)
 Dk. Br L
 2 msk, out
 Dk. Br YCL
 WK Co SBK
 Friable, roots
 4'
 Ki Br/Y SL
 WK Co SBK
 Friable
 10' C
 Chunks
 7'
 1:1 A/Y FSL
 WK Co SBK
 Friable
 14'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
11/15/19	(A)	5' / 14'	00:39	00:40	00:41	1	H
		Repair	00:42	00:43	00:45:30	2 1/2	P

REMARKS See memo dated 11/15/19
 SANITARIAN K. Wolf BACKHOE Don = Freedom OTHERS owner
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH 2 INLET DEPTH 2 MAX. BOT DEPTH 8 EFFECTIVE S/W 4.5-8

$3BR = \frac{4.50}{1.2} = 3.75 \div 2 = 1.875 (.40) = 75 LF$

$5 BR = \frac{7.50}{1.2} = 6.25 \div 2 = 3.125 (.40) = 125 LF$



Bureau of Environmental Health

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

INFORMATION FORM - SEPTIC SYSTEM REPAIR/UPGRADE

Reason for Request:

- Failing System
System relocation for proposed addition
System upgrade for proposed addition
Inadequate treatment zone
Collapsed septic tank
Collapsed drywell

Has the septic tank been pumped within the last month?

- Yes Date pumped:
No

Was a visual inspection of the septic tank and/or drain fields conducted?

- Yes Explain observations:
No

Was a visual inspection of the sewage line conducted?

- Yes
Blockage leading to the tank
Yes Explain:
No
Blockage leading to the field
Yes Explain:
No

Existing system design

- Drywell
Trench
Mound
Unknown
Other:

Is discharge surfacing on the ground?

- Yes
No

Additional Comments:

*For REPAIRS, are the owners proposing, or do they plan to add in the future, any additions or modifications to the property, i.e. pools, living space additions, garages, etc? This information must be disclosed at the time of this application. The Health Department will not be able to accommodate requests in the field for property modifications unrelated to the repair request. Such requests may require an additional fee, testing, and submittal of a Percolation Certification Plan, if the property does not meet current Code and Regulation.

Septic Contractor: Freedom Septic Contractor's Phone: 410-934-6813
Contractor's Address: 2300 Liberty Rd Sykesville, MD 21784
Property Address: 10600 Briarwood Drive County file:
Subdivision: Lot: Year Built: N/A
Owner's Name: Family + Maurice Dyer LLC Owner's Phone: 410-767-7585
Name of previous owners: Existing bedrooms: Proposed bedrooms:
Has this request been previously discussed with a Sanitarian? (Name):
Public Sewer available/nearby:

*A Sanitarian will be in contact within three business days, depending upon the urgency of the situation, to coordinate the scheduling/review of the repair or upgrade.

Prior to scheduling inspections, scaled plans should be submitted to clarify the nature of the addition.
Print out a copy of Real Property Data via Dept. of Taxation website Indexed file found
If public sewer may be nearby, verify whether sewer is technically "available" through the Bureau of Engineering.
If sewer is available and the property is within the Metropolitan District, connection to sewer is required: If the owner believes reason for exemption exists, the owner should justify the request in writing.
If soil/site conditions are limited and sewer and/or Metro District status is not conducive to connection, the Sanitarian may recommend pursuit of Emergency Sewer Extension or Emergency Metro District Inclusion. The Owner should contact the Bureau of Utilities for details.
No permit is to be issued nor inspection to be scheduled without prior fee collection at the office unless an emergency situation exists. The contractor is to notify office of the emergency situation as soon as possible.

RE: [External Message] Fwd: Breezewood Farms

Moore, Scott R. <SMoore@colpipe.com>

Mon 8/31/2020 10:45 AM

To: Gregory Benefiel <surveysinc@verizon.net>; Bricker, Robert <RBricker@howardcountymd.gov>
Cc: Moore, Scott R. <SMoore@colpipe.com>

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

Colonial Pipeline Requirements

Gentlemen,

1. The proposed work outside of our easement is fine.
2. Crossing our easement would require test pitting of the pipelines by either soft-dig or hand digging.
3. Once the depth of the lines is determined, CPC would perform an Accommodation Survey for equipment safely crossing the pipelines at a cost of \$2000.00
4. After the Accommodation Survey is completed by the CPC Engineering team, it will be determined what type of protection (matting/additional fill/air bridging) would be required to cross the pipelines.
5. Any connections between the main system and the backup tank would have to be hard piped and, maintained at (2) feet above or below the pipelines.

Feel free to call and discuss if needed.

Thanks,

current proposal appears to place holding tank across pipeline.



Scott R Moore
Right Of Way Inspector
Colonial Pipeline Company
o. 410.970.2138 | m. 443.821.1797 | smoore@colpipe.com



From: Gregory Benefiel <surveysinc@verizon.net>
Sent: Monday, August 31, 2020 9:44 AM
To: rbricker@howardcountymd.gov
Cc: Moore, Scott R. <SMoore@colpipe.com>
Subject: [External Message] Fwd: Breezewood Farms

WARNING: This email originated outside of Colonial Pipeline.

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Mr. Moore & Mr. Bricker,

Hoping all is well with you guys and you had a nice weekend. I'm going to be your friendly "Mr. Pain in the Butt to start a Morning" guy today. My boss, Greg Benefiel, sent you guys a plan a week or so ago in the hopes of getting a solution to our clients issues. I know everyone is busy during the pandemic (we are busy as heck) but our clients have a bunch of time & money tied up in this project and we were all hoping to have an answer by now to keep the ball rolling. If you guys could take a look at the plan and give us whatever comments you may have, that would be fantastic. I dropped off the plans to the HoCo Health Dept. on the morning of the 19th and Greg emailed Mr. Moore the plan before that. Any help you could give us would be appreciated. There are 2 other plans that need to be submitted before all is said and done so we really need the initial drawing looked at as the other 2 will be based off of the first plan sent. Thanks a lot. Take care & Stay safe.



kwolf@howardcountymd.gov

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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: Paul Sill <paul@sillengineering.com>
Sent: Wednesday, January 15, 2020 8:33 AM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: RE: 10600 Breezewood Drive

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

Morning Kevin,
I don't think I ever heard back from you on this, did I?
Thanks,
Paul

From: Paul Sill
Sent: Thursday, December 26, 2019 1:55 PM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: 10600 Breezewood Drive

Hey Kevin,
I just talked with the new property owner of the above address about an addition to the house and an extra bedroom. He sent me the attached test results that you did last month. Per your notes, it looks like we need a perc cert with additional testing and possibly a new well could be required. Could you let me know where in the process he is and what you think the next steps are? If you have any additional info besides the attached, could you please forward that too?
Thanks,

Paul M. Sill, PE, LEED AP
SILL ENGINEERING GROUP, LLC
11130 Dovedale Court
Marriottsville, MD 21104
Office: 443-325-5076 ext. 102
Fax: 410-696-2022
Cell: 443-878-4314
Website: www.sillengineering.com

 Please consider the environment before printing this email.

Real Property Data Search (w3)

Search Result for HOWARD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 279189		
Owner Information		
Owner Name:	SUDOXE HOMES LLC	Use: RESIDENTIAL
Mailing Address:	6025 SAME SONG SQUARE COLUMBIA MD 21044-	Principal Residence: NO Deed Reference: /19063/ 00357
Location & Structure Information		
Premises Address:	10600 BREEZEWOOD DR WOODSTOCK 21163-0000	Legal Description: LOT 31 S 3 10600 BREEZEWOOD DR BREEZEWOOD FARMS
Map: 0010	Grid: 0018	Parcel: 0188
Neighborhood: 3010103.14	Subdivision: 0003	Section:
Block:	Lot: 31	Assessment Year: 2019
Town: None		Plat No:
		Plat Ref:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1930	1,488 SF	
		Property Land Area
		1.6500 AC
County Use		
Stories	Basement	Type
2	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	3	2 full
Garage		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2019
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
Land:	162,700	211,500
Improvements	94,900	78,800
Total:	257,600	290,300
Preferential Land:	0	268,500
		279,400
		0
Transfer Information		
Seller: ABRAMS ARLENE L	Date: 12/11/2019	Price: \$250,000
Type: NON-ARMS LENGTH OTHER	Deed1: /19063/ 00357	Deed2:
Seller: ABRAMS WALTER J	Date: 11/03/1987	Price: \$30,000
Type: ARMS LENGTH IMPROVED	Deed1: /01743/ 00708	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
	Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

Wolf, Kevin

From: Wolf, Kevin
Sent: Thursday, January 16, 2020 9:54 AM
To: Paul Sill
Subject: RE: 10600 Breezewood Drive
Attachments: 10600_Breezewood_Drive.pdf

Hey Paul,
Sorry, I did not. This came in during my extended holiday leave.

If this is the same buyer that I originally spoke with during the site evaluation, then they already know pretty much what needs to happen here. Just to give you the back ground, the application that the septic contractor pulled from our office was for a site evaluation for a failing septic system. After about 1hr and half of waiting for miss utility, bge, and gas line inspector, and another 1hr into my site assessment, they explained to me that the perc test was for a "suitability" for an addition/expansion to the house. This, as the seller's agent elaborated further, mentioned a 2 bedroom addition as well. I did my best explaining to them that this is a whole different application altogether (i.e. Ho Co Code 3.805, Perc Cert (PC), min 5 hole testing, etc..). Another 30mins on the phone explaining this... I went ahead and had the contractor dig a perc test for a possible repair. See attached. The soil looked good and we tried laying out an area for one replacement system. The existing drywell has no visible cleanout to grade, it was probed, nothing dug up as the drywell resides inside the gas line easement. So basically we could not tell if it was failing/holding water or not. No visible signs of surface failure either. We left the site and I documented the application as a site assessment for possible repair, no permit to be issued.

So, if the owner wants to do an addition to the property, (increase living space beyond 250sq ft, and/or add bedroom) a percolation certification (PC) is required. A perc test application (\$506) along with a test plan will be needed.

I can tell you that this property has some obstacles. The existing well is a 'spring-fed' system at the lower part of the lot (heading north) which seemed to me that it was off their property. We will most likely make them drill a new well and show 2 alt well sites on the PC. Steep slopes and swales on both sides of the property, including a wet-season soil at the NW part. However, this area seemed to be pretty low-lying, close to a headland/swale. And to top it off, there is a pipeline easement running NW/SE in the middle of the property which cuts off pretty much all the usable "gravity flow" system design in the front of yard.

Hope this helps. Let me know if you need anything else.

Thanks,

Kevin M. Wolf, LEHS, REHS/RS
Groundwater Mgmt. Sec. Supervisor
Well & Septic Program
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD 21045
(o) 410-313-2645
(f) 410-313-2648





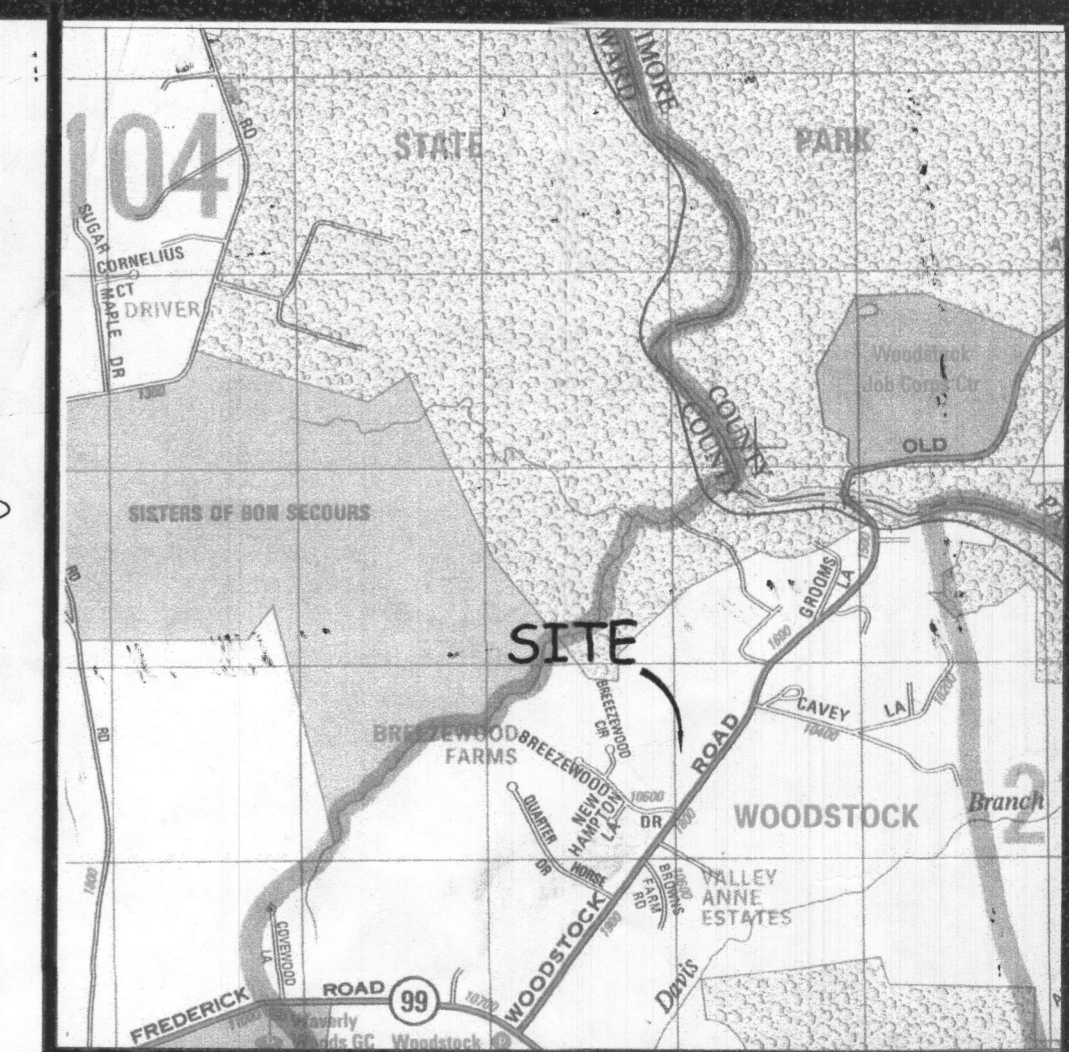
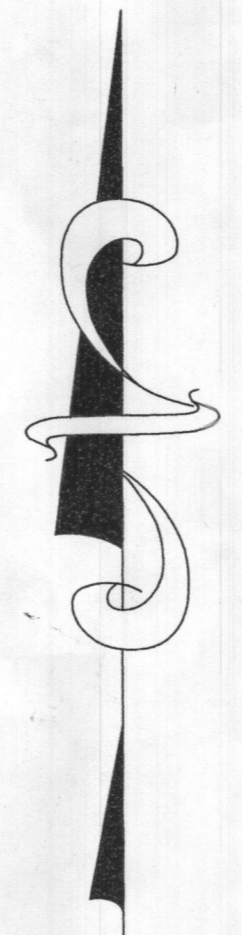
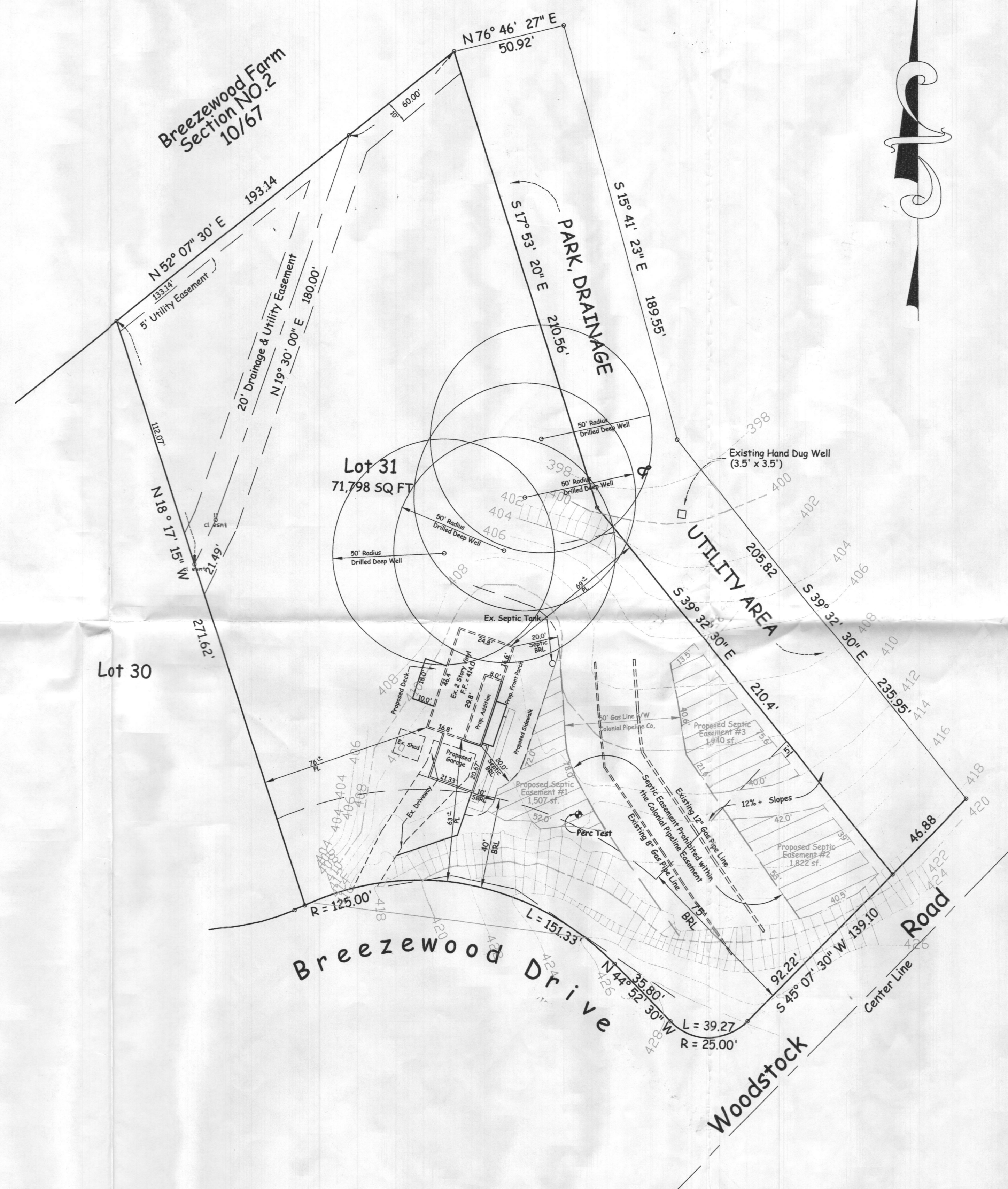
10600 Breezewood Drive



03/26/2019

LEGEND

- These standard symbols will be found in the drawing.
- x EX. ELEVATIONS
 - + PROP. ELEVATIONS
 - EX. CONTOURS
 - PROP. CONTOURS
 - EX. WOODLINE
 - SPECIFIC TREES
 - STREAM/CREEK
 - E ELEC. LINE
 - ED. ROAD
 - SPEC. FENCE
 - 25% SLOPES OR GREATER
 - PASSING PERC TEST LOCATIONS
 - SOILS DELINEATION LINE
 - SEPTIC EASEMENT



VICINITY MAP

SCALE: 1"=2000'
 COPYRIGHT: A.D.C. "THE MAP PEOPLE" PERMITTED USE No 20492158

- GENERAL NOTES:
1. SITE ZONED: R-R DEO.
 2. AREA OF SITE: 71,798 SF OR 1.65 ACRES
 3. SITE IS LOCATED ON TAX MAP 10, GRID 18, PARCEL 188.
 4. SITE IS LOCATED ON ADC MAP PAGE 6, GRID D-12.
 5. PROPERTY ACCOUNT NUMBER: 279189.
 6. WATER AND SEWER IS TO BE PRIVATE.
 7. OWNER: SUDOXE HOMES, LLC.
6025 SAME SONG SQUARE
COLUMBIA, MARYLAND 20144
 8. DEVELOPER/APPLICANT: SUDOXE HOMES, LLC.
6025 SAME SONG SQUARE
COLUMBIA, MARYLAND 20144
 9. PROPERTY DESCRIPTION: DEED LIBER 19063 AT FOLIO 357, AND PLAT OF SUBDIVISION ENTITLED "BREEZEWOOD FARMS" PB. 15 AT PLAT 99.
 10. ANY CHANGES TO A PRIVATE SEWER EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 11. ALL WELLS ARE TO BE DRILLED PRIOR TO PERMIT ISSUANCE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO PERMIT ISSUANCE. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL DRILLING HOLDS UP TO THE HEALTH DEPARTMENT SIGNATURE OF THE PERMIT.
 12. TOPOGRAPHY OBTAINED FROM HOWARD COUNTY RECORDS AND FIELD VERIFIED AND ADJUSTED BY SURVEY'S INC. MARCH 15, 2020.
 13. PER FEMA FLOOD INSURANCE RATE MAP, PROPERTY IS IN ZONE C, COMMUNITY PANEL NUMBER 240044-0037B.
 14. PROPERTY ADDRESS: 10600 Breezewood Drive
WOODSTOCK, MARYLAND 21163
NO APPLICATION TEST NO.
 15. PRIOR PERC TEST PERFORMED ON NOVEMBER 15, 2019
NO APPLICATION TEST NO.
 16. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
 17. COLONIAL PIPELINE COMPANY WILL PERMIT SEPTIC SYSTEM PIPES (SOLID) TO CROSS THE 50' RIGHT OF WAY TO CONNECT TO SEPTIC EASEMENTS NO. 2 & 3. HAND DUG TEST HOLES WILL BE REQUIRED PRIOR TO COLONIAL PIPELINE CO. APPROVAL TO ASSURE PROPER CLEARANCE FROM EXISTING GAS LINE PIPES.
 18. COLONIAL PIPELINE COMPANY REQUIRES A SIGNED "ENCROACHMENT AGREEMENT" PRIOR TO CONSTRUCTION OF THE SEPTIC SYSTEM, IF SEPTIC SYSTEM ENCROACHES THE 50' COLONIAL PIPELINE EASEMENT.

PURPOSE STATEMENT

The purpose of this plan is to establish sewage disposal area on this lot.

SURVEYS, INC.

SURVEYORS * ENGINEERS * LAND PLANNERS
 PERMIT SERVICES
 350 MAIN STREET
 LAUREL, MARYLAND, 20707
 PHONE 301-776-0561 FAX 301-776-0642 E-MAIL SURVEYSINC@VERIZON.NET

DATE	REVISION

PERCOLATION TEST PLAN

10600 Breezewood Dr
 Lot 31, Section Three
 "BREEZEWOOD FARMS"

3th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE	DESIGNER	CHECKED BY
1" = 30'	GB	GB
DATE	DRAFTER	FIELD BOOK
April, 2020	TB	
JOB NUMBER	SHEET NUMBER	FILE NUMBER
20-14	1 of 1	L-508

OWNER/ DEVELOPER
 SUDOXE HOMES, LLC.
 6025 SAME SONG SQUARE
 COLUMBIA, MARYLAND 20144
 410-707-5790

CALL "MISS UTILITY" TELEPHONE NUMBER
 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST
 48 HOURS BEFORE BEGINNING CONSTRUCTION.

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS

Health Officer, Howard County Health Dept. Date

MDE Sewage Area Statement

This area designate a private sewage disposal area as required by The Maryland Department of Environment for individual sewage disposal. Improvement of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have authority to grant adjustments to the private sewage easement. Recordation of a revised sewage easement shall not be necessary.

I HEREBY 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 MY KNOWLEDGE AND BELIEF.

4-24-2020
 DATE

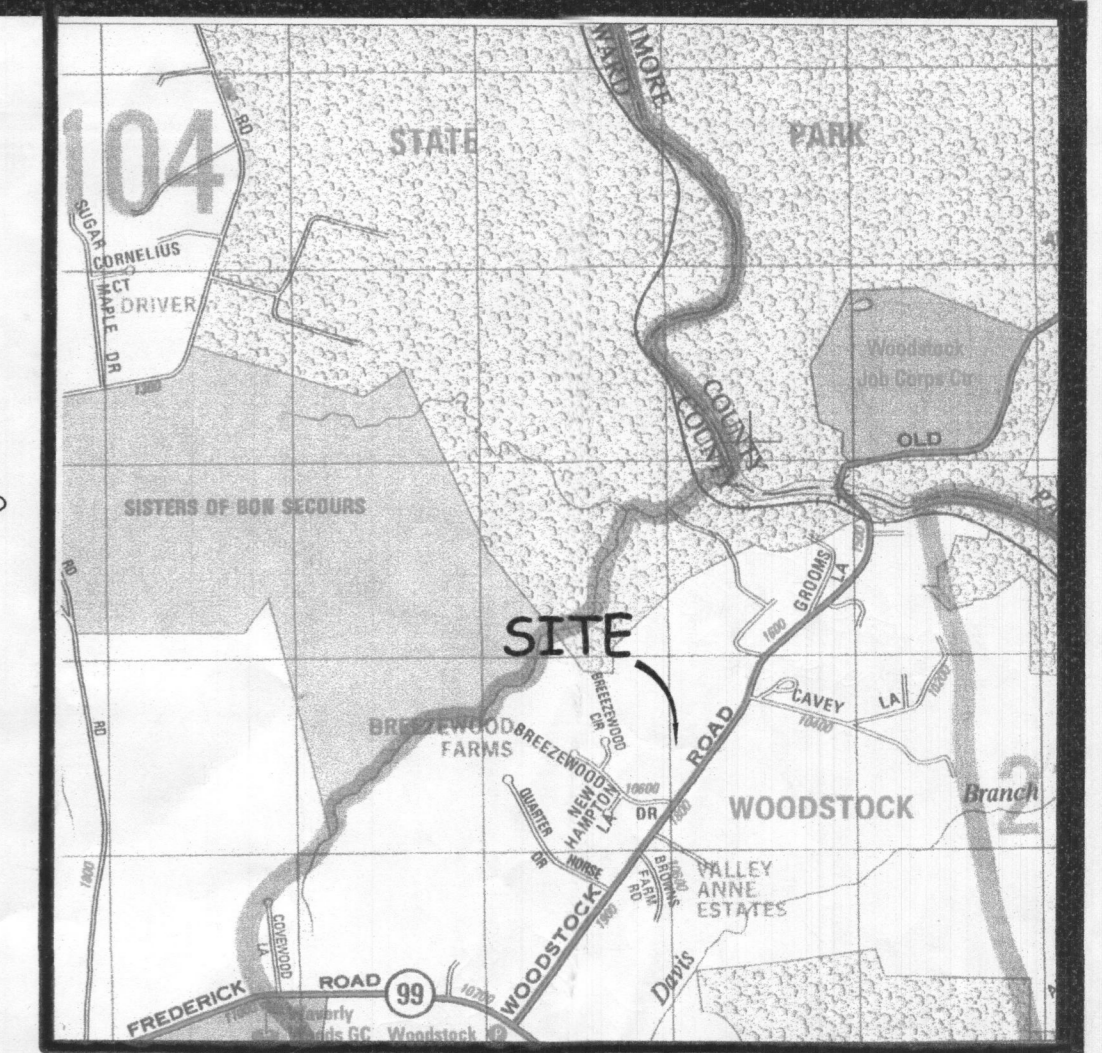
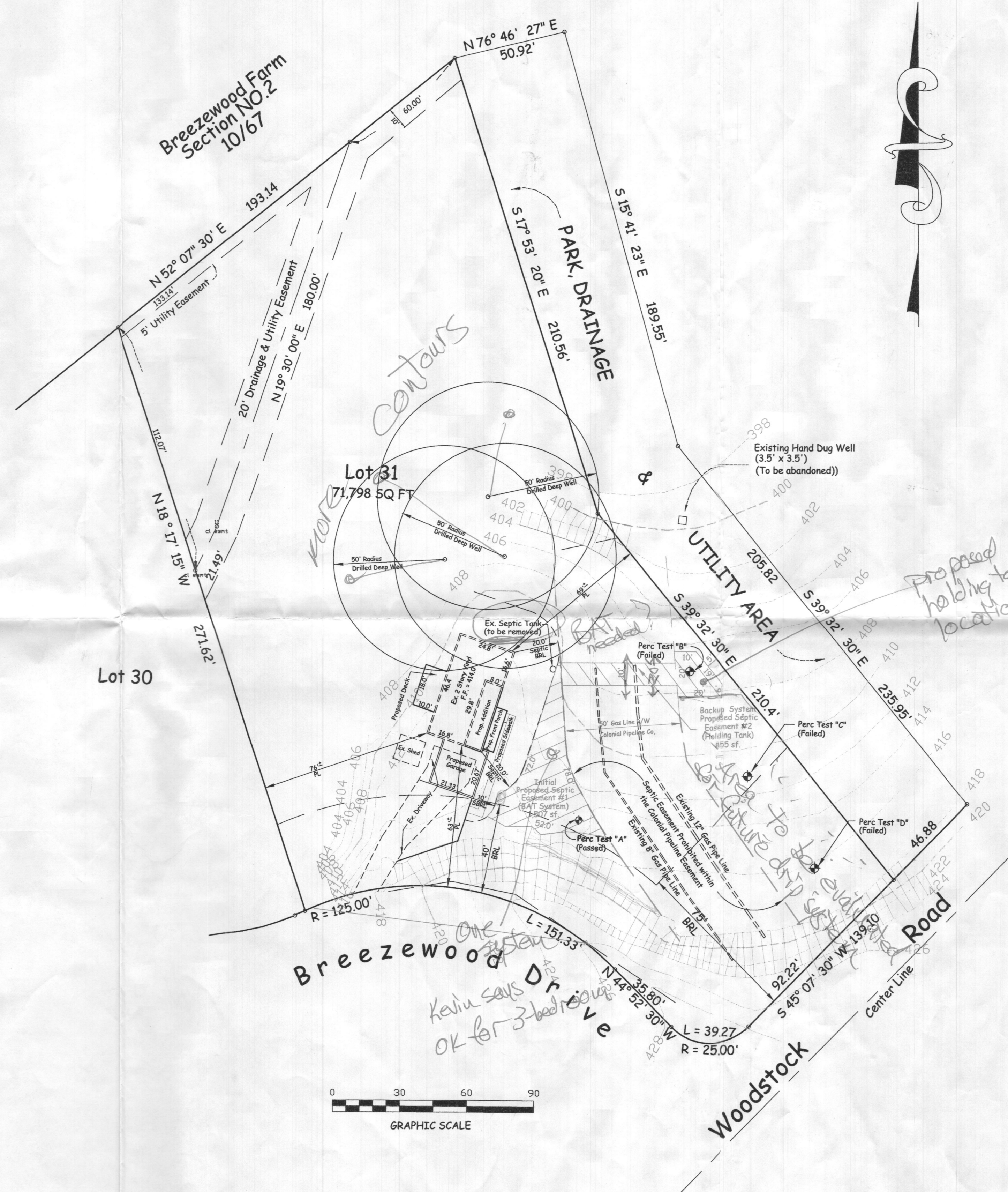
GREGORY G. BENEFIELD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR, MD. NO. 09954



LEGEND

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- + PROP. ELEVATIONS
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19. DO TO FAILING PERC TEST AND AREAS TO PERFORM PERC TEST, THE PROPOSED INITIAL SYSTEM IS TO BE A BAT DRIP SYSTEM AND BACKUP SYSTEM IS TO BE A HOLDING TANK SYSTEM.

Note w/ conditions crossing pipeline
Note for holding tank location

Note to seal dig well.
Note for septic system installation.
Note for dry well abandonment.

Kevin says OK for 3-bed house

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 LAUREL, MARYLAND, 20707
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7-28-2020
 DATE

GREGORY C. BENEFIEL
 REGISTERED PROFESSIONAL
 LAND SURVEYOR, MD No. 10994

