

Bureau of Environmental Health
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website: www.hchealth.org

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

February 12, 2010

Joseph Snodgrass
c/o David Carney, esq.
5705 Landing Road
Elkridge, Maryland 21075

RE: Variance request -revised
1540 and 1564 Long Corner Rd
Tax Map 6 Parcel 83
Howard County, Maryland

Dear Mr. Snodgrass,

The Health Department submitted a variance request on your behalf for the potential development of 1540 Long Corner Road (Howard County Tax Map 6, Parcel 83). Consideration of the soil conditions and percolation test results, assumed groundwater flow patterns, landscape position, and verification of the treatment zone of the existing seepage pit, were some of the factors used in making our recommendation for approval.

The Maryland Department of the Environment (MDE) has accepted our recommendation to approve the variance request subject to the specific conditions that are described below. The pending approval will allow for the existing seepage pit serving 1564 Long Corner Road to remain upgradient and at least 200 feet distance from three proposed well locations for 1540 Long Corner Road.

The variance is approvable subject to the following conditions concerning the primary well:

* The initial well must have steel casing set a minimum of 50 feet OR ten feet into the competent bedrock whichever is deeper.

If you have any questions regarding this letter, you may contact me at the above address or by calling (410) 313-1771.

Respectfully,



Robert Bricker, R.S.

Well and Septic Program

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

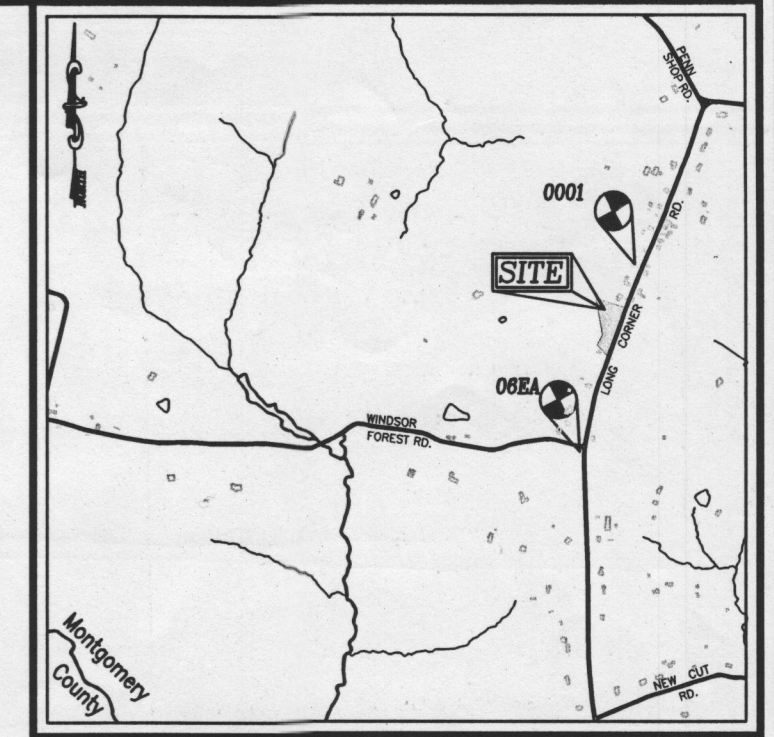
COPY: Robert Vogel, P.E., Consulting Engineer
Jeremy Rutter, Heritage Land Development (Applicant)

GENERAL NOTES:

1. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY.
2. EXISTING SEPTIC LOCATIONS SHOWN ARE BASED ON A FIELD SURVEY.
3. ALL EXISTING WELLS AND SEPTIC AREAS WITHIN 100' OF THE SITE HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
4. ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF BUILDING PERMIT.
5. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO BUILDING PERMIT SUBMISSION.
6. THE UNDEVELOPED LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
7. HEALTH DEPARTMENT HAS WAIVED SETBACK OF SDA FROM PROPERTY LINE FROM 10' TO 5'.
8. APPLICATION A-530253
9. THE EXISTING DRY WELL (SERVING THE RESIDENCE KNOWN AS 1564 LONG CORNER ROAD) MUST BE FILLED WITH GRAVEL PRIOR TO BUILDING PERMIT APPROVAL FOR 1540 LONG CORNER ROAD. *See Note 19*
10. STANDARD BIOLOGICAL TESTS WILL BE CONDUCTED WHEN THE NEW WELL IS DRILLED AS WELL AS WHEN THE WELL LINE IS CONNECTED TO THE NEW RESIDENCE (1540 LONG CORNER ROAD). THE WATER HOUSE CONNECTION FOR 1540 LONG CORNER ROAD SHOULD BE COMPLETED IN A TIMELY MANNER SO THAT REQUIREMENTS FOR DECONTAMINATION DO NOT DELAY ISSUANCE OF ICOP.
11. SHOULD EFFORTS TO DECONTAMINATE A NEW WELL AT 1540 LONG CORNER ROAD FAIL, THE DRY WELL SERVING 1564 LONG CORNER ROAD WILL BE ABANDONED PRIOR TO ISSUANCE OF ICOP FOR THE NEW RESIDENCE AT 1540 LONG CORNER ROAD.
12. SHOULD THERE BE A NECESSITY TO DRILL A WELL AT EITHER ALTERNATIVE WELL LOCATION (1540 LONG CORNER ROAD), THE DRY WELL SERVING 1564 LONG CORNER ROAD WILL BE ABANDONED PRIOR TO RELEASE OF THE WELL PERMIT.
13. THE STRUCTURE AT 1564 LONG CORNER ROAD IS LIMITED TO 3 BEDROOMS.
14. THE OFF-SITE SEPTIC EASEMENT TO SERVE 1564 LONG CORNER ROAD CONTAINS THE EXISTING DRY WELL AND HAS AREA ADEQUATE FOR 2 REPAIR SYSTEMS.
15. THE ACCESS EASEMENT TO THE REPAIR AREA SERVING 1564 LONG CORNER ROAD MUST BE RECORDED PRIOR TO BUILDING PERMIT APPROVAL.
16. THE INITIAL WELL WILL BE DRILLED AS A TEST WELL AND MUST HAVE A STEEL CASING SET A MINIMUM OF 50 FEET, OR TEN FEET INTO THE COMPETENT BEDROCK, WHICHEVER IS DEEPER. FOLLOWING DRILLING THE WELL WILL BE CHLORINATED AND PURGED, THEN TESTED FOR NITRATES, AMMONIA (EPA METHOD 365.1), TOTAL COLIFORM, E. COLI, CHLORIDES, AND METHYLENE BLUE - ACTIVATED SURFACTANTS (MBAS).
17. SHOULD THE REQUIRED WATER QUALITY TESTS INDICATE THE WELL IS CONTAMINATED BY DOMESTIC WASTEWATER, THE DRY WELL SERVING 1564 LONG CORNER ROAD WILL BE ABANDONED PRIOR TO APPROVAL OF A BUILDING PERMIT FOR THE NEW RESIDENCE AT 1540 LONG CORNER ROAD.
18. SHOULD THE EXISTING DRY WELL (SERVING THE RESIDENCE KNOWN AS 1564 LONG CORNER ROAD) REMAIN, IT MUST HAVE A PVC OBSERVATION PIPE INSTALLED AND THE VOID FILLED WITH GRAVEL PRIOR TO BUILDING PERMIT APPROVAL FOR 1540 LONG CORNER ROAD.
19. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN. *rb*

BENCHMARKS

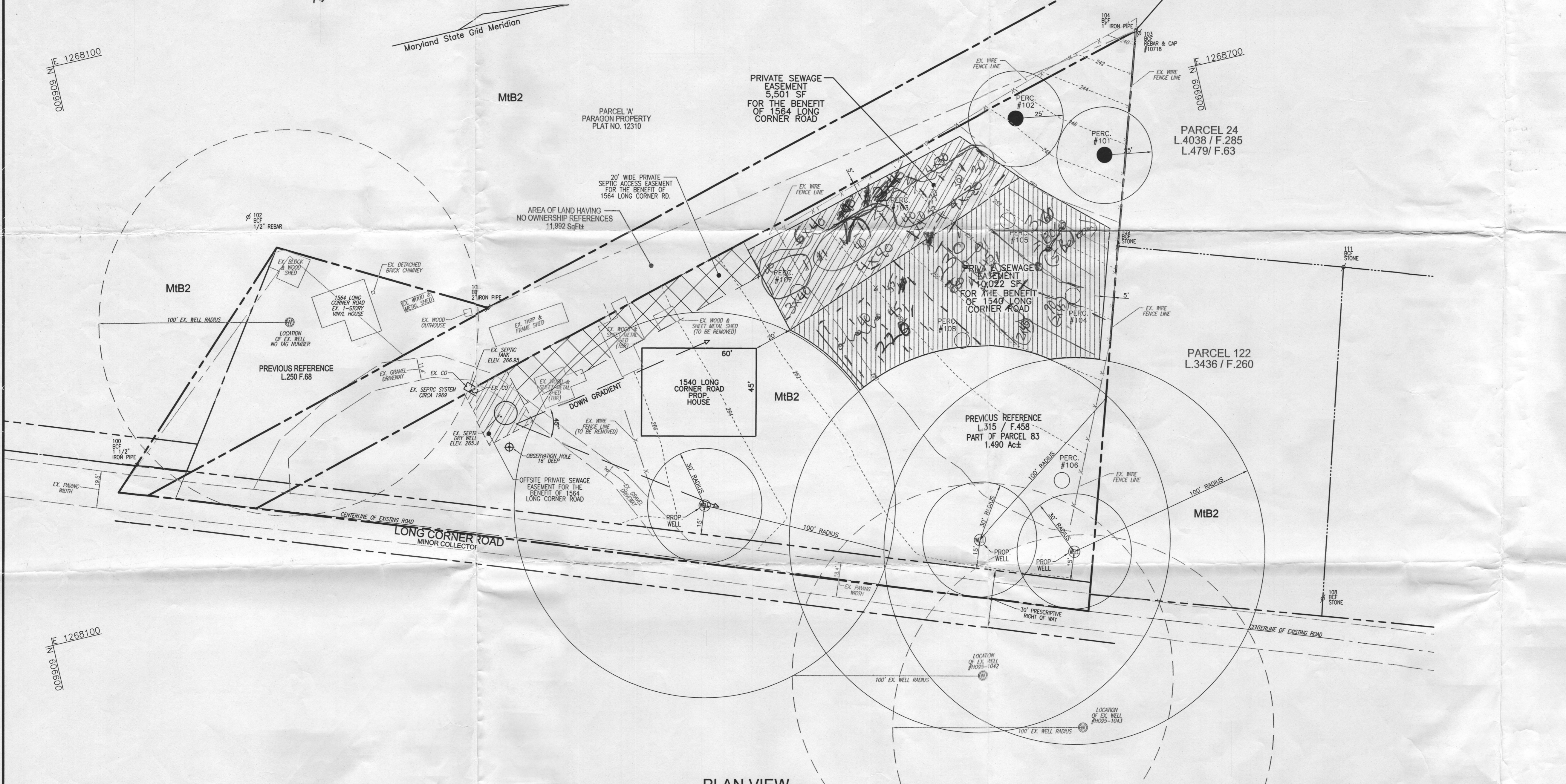
HOWARD COUNTY BENCHMARK 0001 (CONCRETE MONUMENT)
 N 607303.2145 E 1268306.1165 ELEV. 812.778
 HOWARD COUNTY BENCHMARK 06EA (CONCRETE MONUMENT)
 N 605662.2772 E 1267824.3235 ELEV. 785.452



VICINITY MAP
 SCALE: 1"=2000'
 ADC COORDINATE: 2 C11

LEGEND

	RIGHT-OF-WAY
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EXISTING TREELINE
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD LINES
	CENTERLINE OF EXISTING ROAD
	EXISTING EDGE OF PAVING
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PASSED PERCOLATION TEST LOCATION
	FAILED PERCOLATION TEST LOCATION
	EXISTING WELL LOCATION
	OBSERVATION HOLE
	PROPOSED WELL LOCATION
	PROPOSED OFFSITE PRIVATE SEPTIC EASEMENT



1268100
 006900

1268100
 006900

SOILS LEGEND

SOIL	NAME	SLOPE	CLASSIFICATION
MIB2	MT AIRY CHANNERY LOAM	3%-8% MODERATELY ERODED	A

PLAN VIEW
 SCALE: 1"=30'

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

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 PROFESSIONAL KNOWLEDGE AND BELIEF.

Thomas M. Hoffman, Jr. 8/12/09
 THOMAS M. HOFFMAN, JR., PROFESSIONAL LAND SURVEYOR #267 DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
B. Wilson for Peter Brilenson 9/1/2009 3/11/10
 COUNTY HEALTH OFFICER DATE

PERCOLATION CERTIFICATION PLAN
1540 AND 1564 LONG CORNER ROAD

TAX MAP 6 GRID 10 PARCELS 83
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RHV	
DRAWN BY: JCO	
CHECKED BY: RHV	
DATE: FEBRUARY 2009	
SCALE: 1"=30'	
W.O. NO.: 04-33.05	PROFESSIONAL CERTIFICATE 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. EXPIRATION DATE: 06-27-2010

1 SHEET OF 1

PC530253