

Oswald, Hank

From: Oswald, Hank
Sent: Monday, August 12, 2019 10:32 AM
To: 'competentb@gmail.com'
Subject: B19002442_11610 Johns Hopkins Road_Floor Plans/OSDS Plan
Attachments: Section 3.801 Bedroom Definition.pdf

Hello Mr. Singh:

Good morning. The floor plans for building permit # B19002442 (11610 Johns Hopkins Road) show 10 bedrooms and the OSDS Plan is sized for 9 bedrooms.

Bedroom count by Definition (See attachment):

Basement – 3 bedrooms (Office, Guest Room and Gym Area)
1st Floor – (Guest Room 1 & 2)
2nd Floor – (Suite 1 thru 4 and Master Bedroom)

Please revise the floor plan or septic plan to match. Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov



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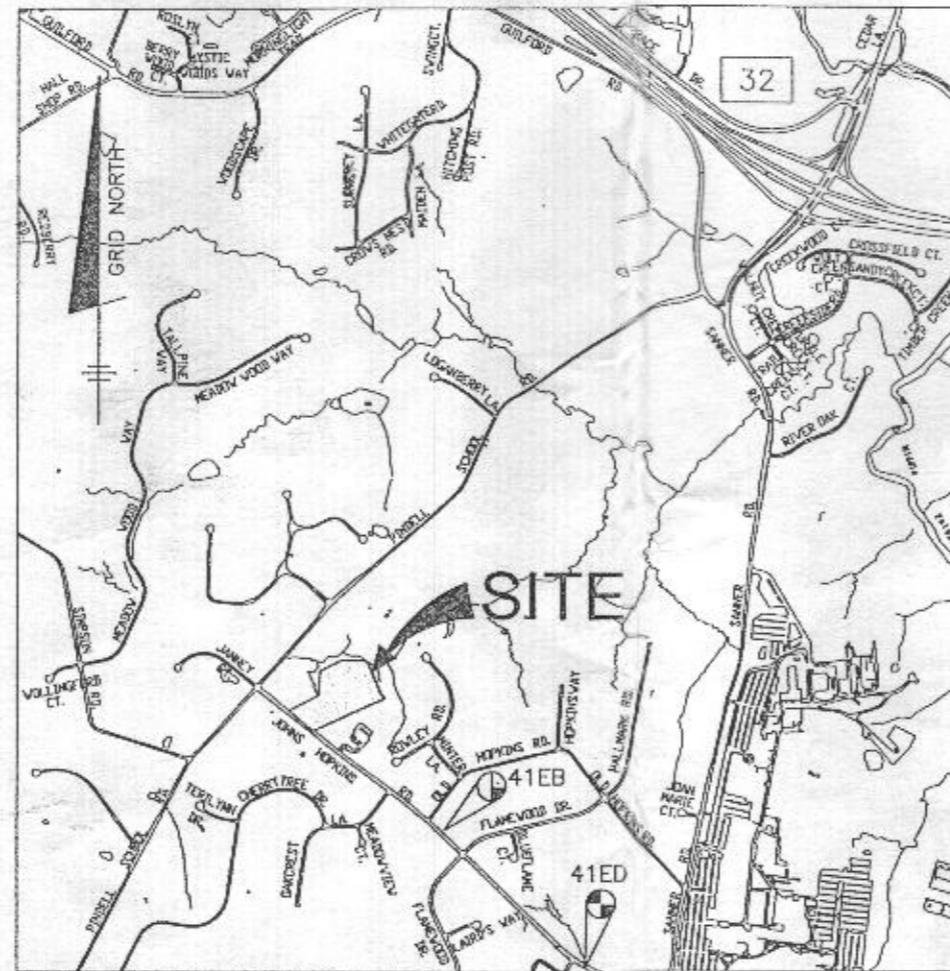
BUILDING PERMIT PLAN NOTES:

1. THE LOT SHOWN HEREON WAS RECORDED IN LIBER 14121 AT FOLIO 176. REFER TO THE TITLE FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT AUGUST, 2017.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
7. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
8. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED TO BE PROVIDED BY MICRO-BIORETENTION FACILITIES (MDE M-6).
9. MICRO-BIORETENTION FACILITIES SHOULD HAVE EITHER 4" OR 6" ROOF LEADERS DEPENDING ON THE SIZE OF THE ROOFTOP AREA.
10. THE SEPTIC TANK WILL BE A 2000 GALLON TWO COMPARTMENT TANK AND THE PUMP TANK WILL HAVE A 2000 GALLON ONE COMPARTMENT TANK.

BENCHMARK INFORMATION NAD83

Ho. Co. STATION 41EB	Ho. Co. STATION 41ED
NORTHING: 546,222.22'	NORTHING: 544,800.61'
EASTING: 1,337,778.22'	EASTING: 1,339,251.13'
ELEVATION: 463.78'	ELEVATION: 405.70'

TRENCH DATA					
INITIAL SYSTEM		FIRST REPLACEMENT		INITIAL SYSTEM	
TRENCH 1-1		TRENCH 2-1		TRENCH 3-1	
LENGTH	78.2 ft	LENGTH	78.2 ft	LENGTH	78.2 ft
GROUND ELEVATION	467.9	GROUND ELEVATION	464.9	GROUND ELEVATION	462.0
INVERT ELEVATION	465.2	INVERT ELEVATION	462.9	INVERT ELEVATION	460.0
MAX BOTTOM ELEVATION	459.9	MAX BOTTOM ELEVATION	456.9	MAX BOTTOM ELEVATION	454.0
TRENCH 1-2		TRENCH 2-2		TRENCH 3-2	
LENGTH	78.2 ft	LENGTH	78.2 ft	LENGTH	78.2 ft
GROUND ELEVATION	466.2	GROUND ELEVATION	463.4	GROUND ELEVATION	460.6
INVERT ELEVATION	464.2	INVERT ELEVATION	461.4	INVERT ELEVATION	458.6
MAX BOTTOM ELEVATION	458.2	MAX BOTTOM ELEVATION	455.4	MAX BOTTOM ELEVATION	452.6
				TRENCH 3-3	
				LENGTH	78.2 ft
				GROUND ELEVATION	459.4
				INVERT ELEVATION	457.4
				MAX BOTTOM ELEVATION	451.4



ADC MAP 5052 GRID E4

VICINITY MAP
SCALE: 1" = 2000'

Spec Sheet information			
System	Application Rate	Effective Depth	Bottom Depth
Initial	1.2	4.0	8.0
1st Replacement	1.2	4.0	8.0
2nd Replacement	0.8	4.0	8.0

SEPTIC INVERT CHART - LOT 1	
INV @ HOUSE	441.1
GROUND @ HOUSE	444.0
INV IN TANK	440.6
INV OUT TANK	440.3
TOP OF TANK	441.6
GROUND OVER TANK	444.0
INV IN DIST BOX	465.4
INV OUT DIST BOX	465.3
GROUND AT DIST BOX	467.7

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: 06-08-2020.



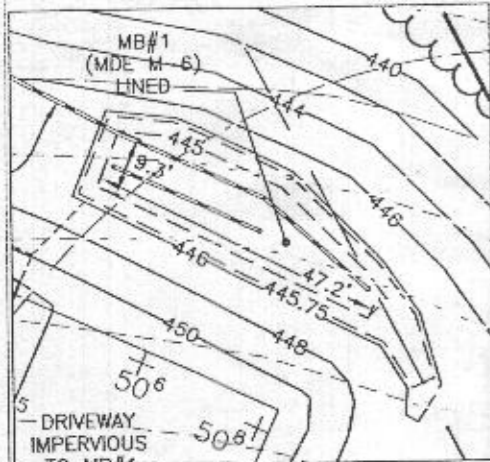
BUILDER: COMPETENT BUILDERS, INC. HARI RAJ SINGH FULTON, MD 20759 443-839-1930	OWNER: HAJEET S. GILL RAJDEEP K. GILL 8111 CHAPEL MANOR LANE ELLICOTT CITY, MD 21043 PHONE: 443-509-4019
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BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315
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(P) 410-485-6105 • (F) 410-465-8644
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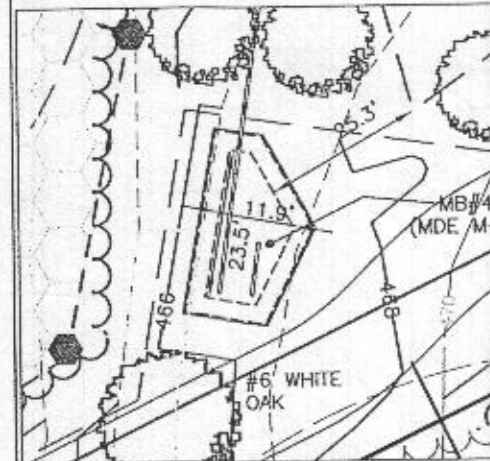
PROJECT:	AJ GILL PROPERTY JOHNS HOPKINS ROAD		
LOCATION:	TAX MAP: 41, GRID: 9, PARCEL: 259 ZONED: RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MD, TAX ID #05-351731		
TITLE:	BUILDING PERMIT PLAN		
HOUSE TYPE:	CUSTOM		
DATE:	JULY, 2019	PROJECT NO.:	2473
SCALE:	AS SHOWN	DRAWING	1 OF 4

LEGEND

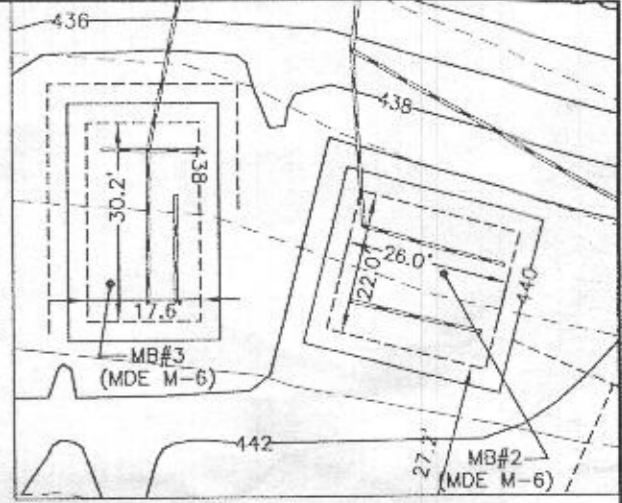
- EXISTING STRUCTURE
- PERCOLATION TEST PASSED
- EXISTING SEPTIC FIELD
- EXISTING WELL
- EXISTING WELL BOX



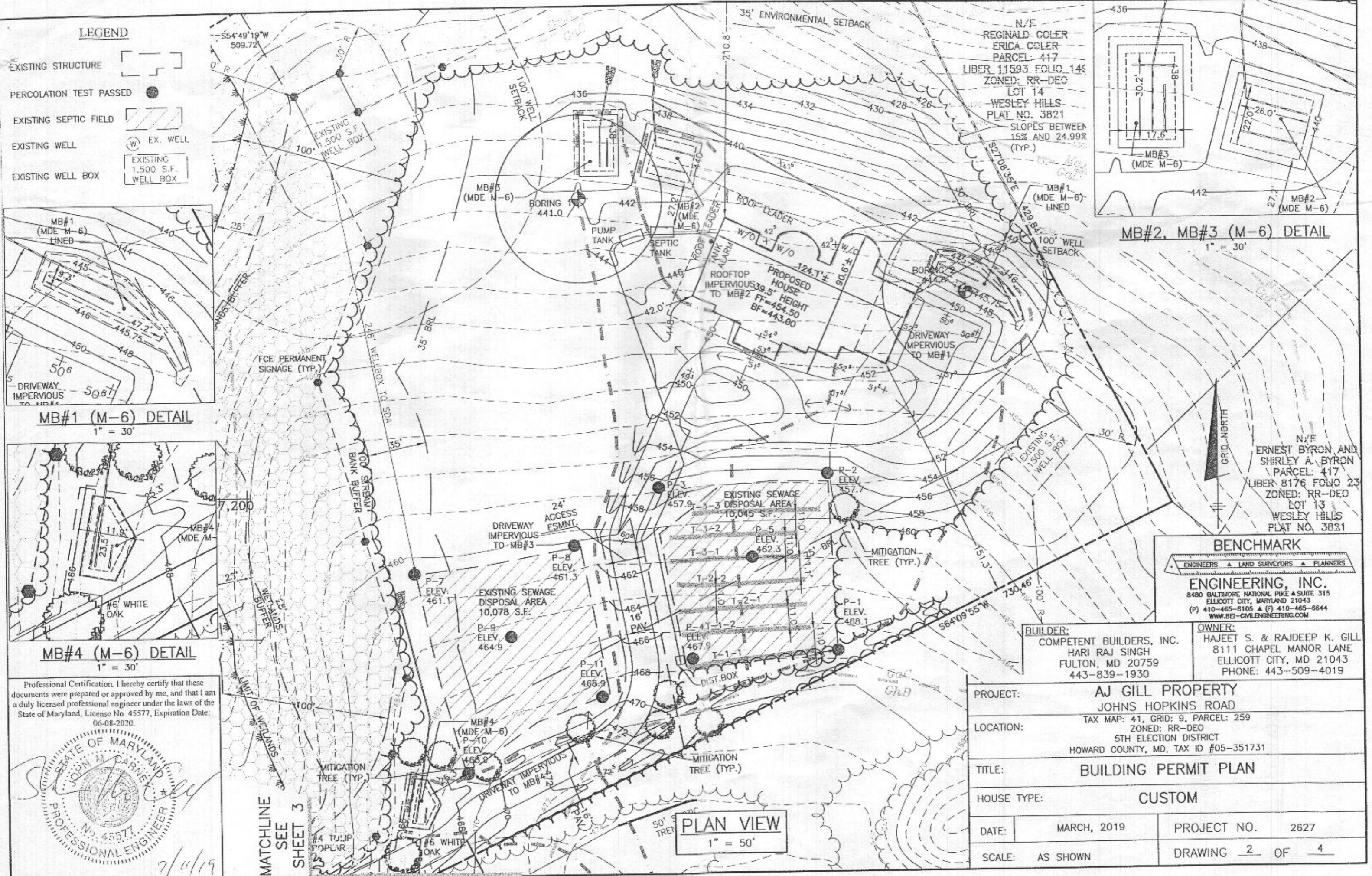
MB#1 (M-6) DETAIL
1" = 30'



MB#4 (M-6) DETAIL
1" = 30'



MB#2, MB#3 (M-6) DETAIL
1" = 30'



PLAN VIEW
1" = 50'

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MATCHLINE SEE SHEET 3

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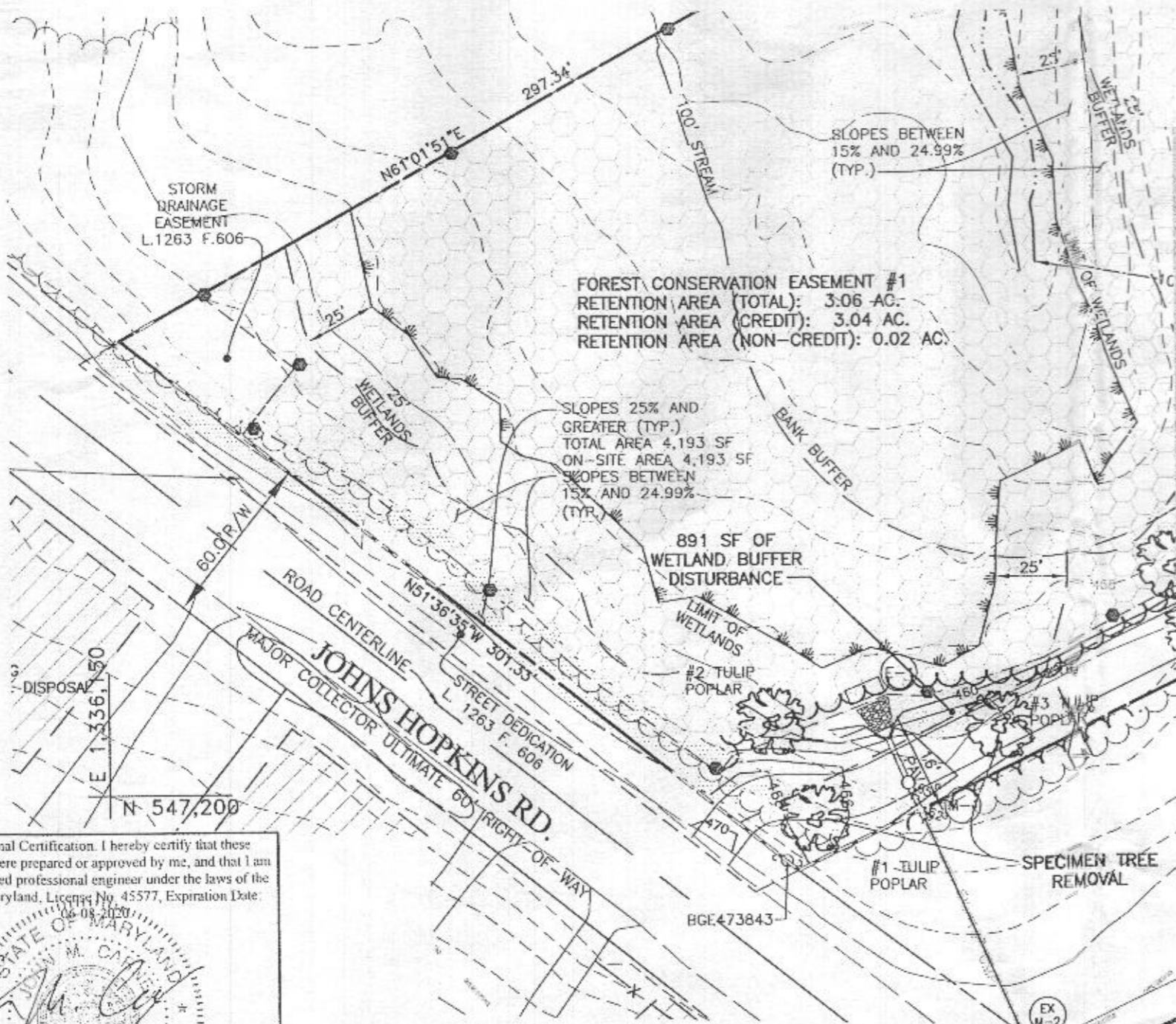
BUILDER:
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HARI RAJ SINGH
FULTON, MD 20759
443-839-1930

OWNER:
HAJEET S. & RAJDEEP K. GILL
8111 CHAPEL MANOR LANE
ELLCOTT CITY, MD 21043
PHONE: 443-509-4019

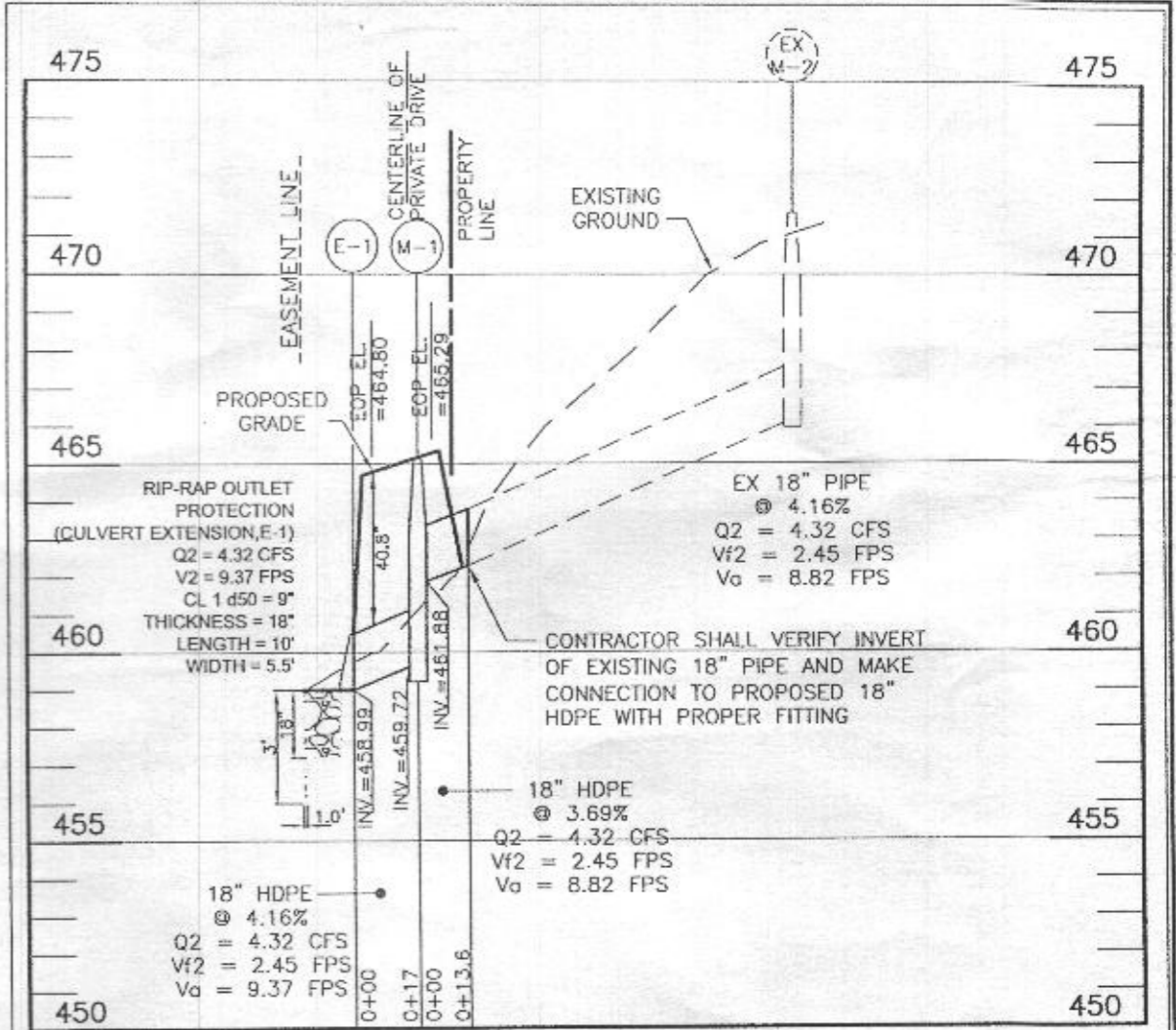
PROJECT:	AJ GILL PROPERTY JOHNS HOPKINS ROAD		
LOCATION:	TAX MAP: 41, GRID: 9, PARCEL: 259 ZONED: RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MD, TAX ID #05-351731		
TITLE:	BUILDING PERMIT PLAN		
HOUSE TYPE:	CUSTOM		
DATE:	MARCH, 2019	PROJECT NO.	2627
SCALE:	AS SHOWN	DRAWING	2 OF 4

LEGEND

- EXISTING STRUCTURE
- PERCOLATION TEST PASSED
- EXISTING SEPTIC FIELD
- EXISTING WELL
- EXISTING WELL BOX



MATCHLINE SEE SHEET 2



STORM DRAIN EXTENSION
SCALE: 1"=50' HORIZ., 1"=5' VERT.

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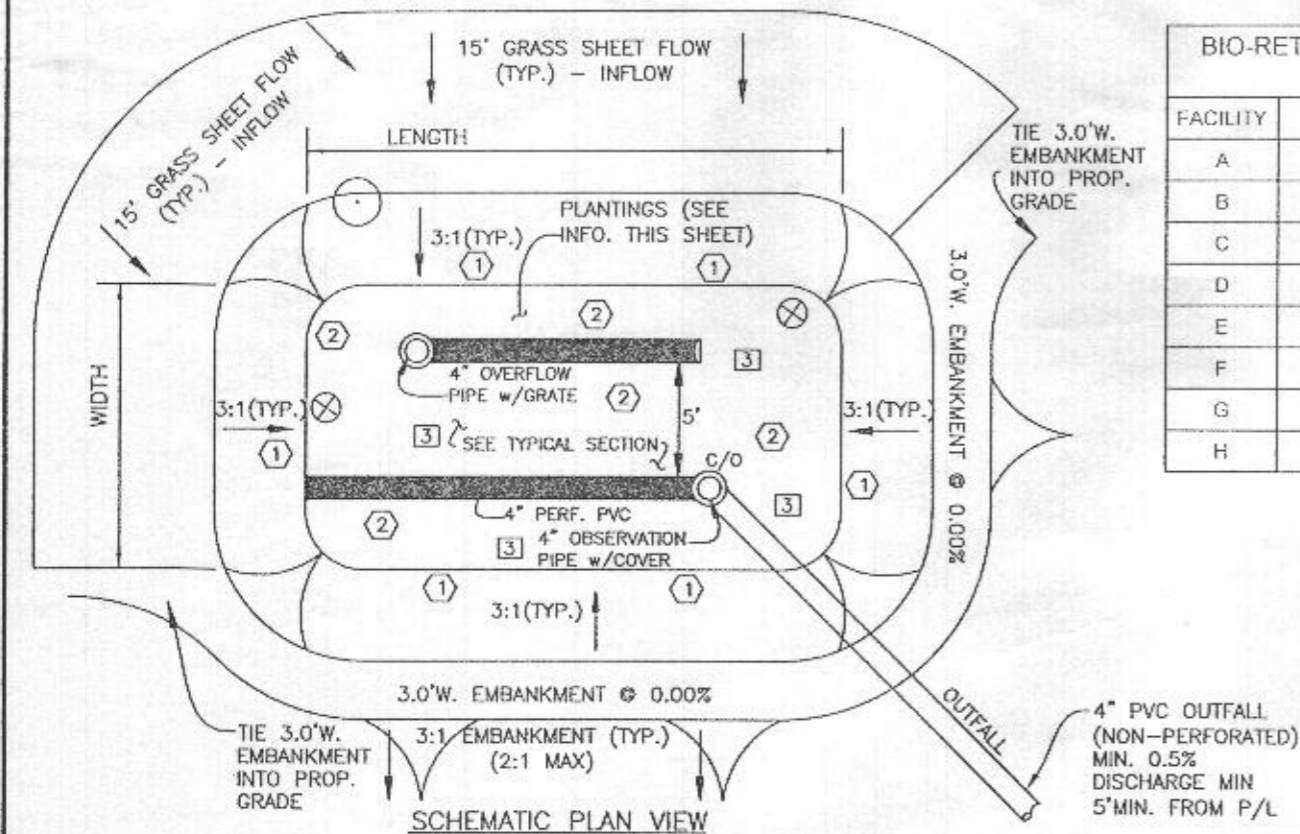
PROJECT:	AJ GILL PROPERTY JOHNS HOPKINS ROAD	
LOCATION:	TAX MAP: 41, GRID: 9, PARCEL: 259 ZONED: RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MD, TAX ID #05-351731	
TITLE:	BUILDING PERMIT PLAN	
HOUSE TYPE:	CUSTOM	
DATE:	MARCH, 2019	PROJECT NO. 2627
SCALE:	AS SHOWN	DRAWING 3 OF 4

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: 06-08-2020

7/17/19

ON-LOT BIORETENTION CONCEPTUAL DIMENSIONS*

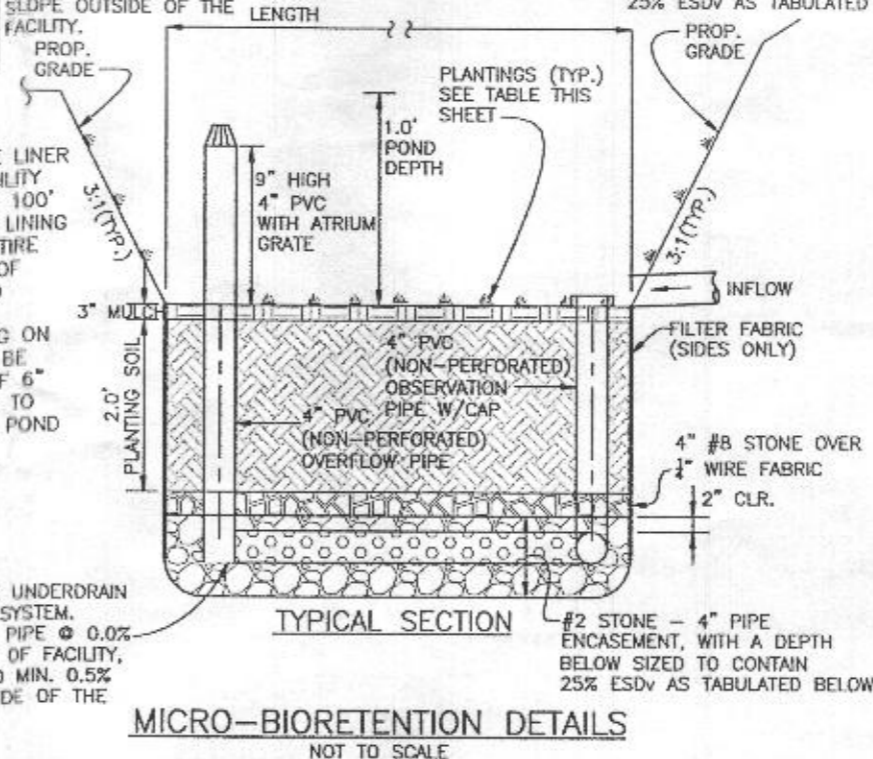
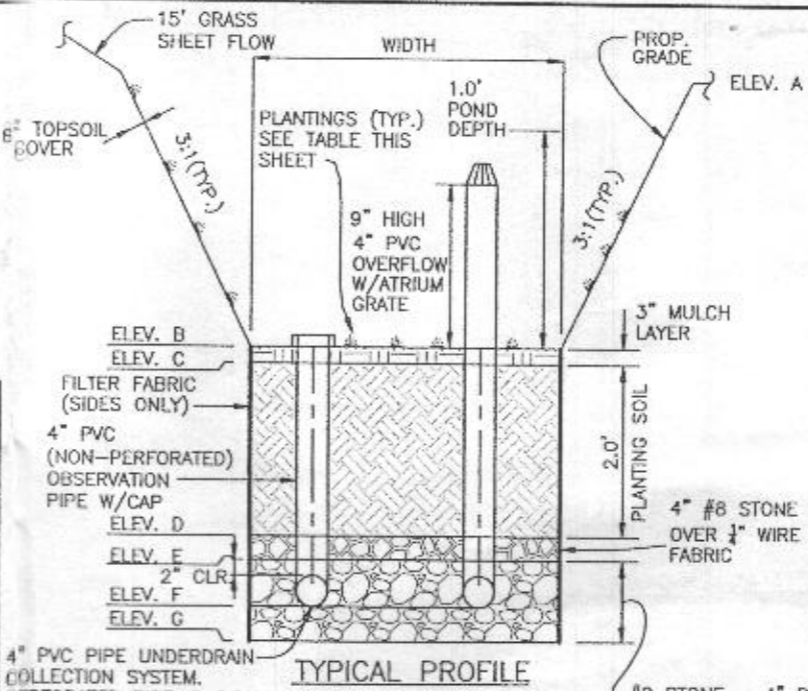
FACILITY	LENGTH (FT)	WIDTH (FT)	A	B	C	D	E	F	G	H	FILTER (A _f)	PLANTINGS		
												①	②	③
MB-1	47.2	9.3	446.00	445.00	444.75	442.75	442.42	441.92	440.92	432.80	507	23	17	17
MB-2	26.0	22.0	440.00	439.00	438.75	436.75	436.42	435.92	434.92	432.80	572	25	19	19
MB-3	17.6	30.2	439.00	438.00	437.75	435.75	435.42	434.92	433.92	434.00	533	24	18	18
MB-4	23.5	11.9	466.00	465.00	464.75	462.75	462.42	461.92	460.92	461.36	209	9	7	7



BIO-RETENTION DIMENSION LEGEND

FACILITY	NAME
A	TOP OF EMBANKMENT
B	TOP OF MULCH
C	TOP OF SOIL
D	TOP OF STONE FILTER
E	TOP OF STONE STORAGE
F	UNDERDRAIN INVERT
G	BOTTOM OF STONE
H	OUTFALL ELEVATION

NOTE: IMPERMEABLE LINER REQUIRED WHEN FACILITY IS INSTALLED IN THE 100' WELL RADIUS. THIS LINING SHOULD INCLUDE ENTIRE SIDES AND BOTTOM OF THE EXCAVATION AND EXTEND TO TOP OF EMBANKMENT. LINING ON SIDE SLOPES SHALL BE BELOW A MINIMUM OF 6" OF TOP SOIL. LINING TO BE CLAY OR 30 MIL POND LINER



4" PVC PIPE UNDERDRAIN COLLECTION SYSTEM. PERFORATED PIPE @ 0.0% WITHIN AREA OF FACILITY, CHANGING TO MIN. 0.5% SLOPE OUTSIDE OF THE FACILITY.

MICROBIORETENTION PLANTING SCHEDULE

- (SPECIFIC NUMBER OF PLANTINGS SHALL BE DETERMINED WITH FINAL DESIGN AT PLOT PLAN PHASE)
- ① IRIS VERSICOLOR (IRIS)
 - ② LOBELIA CARDINALIS (CARDINAL FLOWER)
 - ③ RUDBECKIA SUBTOMENTOSA - SWEET CONEFLOWER
 - ⊗ CALLUNA VULGARIS (HEATHER) (2 PER FACILITY)
 - SALIX NIGRA (BLACK WILLOW) (1 PER FACILITY)

MICROBIORETENTION PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE MICRO-BIORETENTION FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE.
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE MICRO-BIORETENTION FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE.
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE MICRO-BIORETENTION FACILITY NEAR O.B. PIPE AND UNDERDRAIN.

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

BUILDER:
COMPETENT BUILDERS, INC.
HARI RAJ SINGH
FULTON, MD 20759
443-839-1930

OWNER:
HAJEET S. GILL
RAJDEEP K. GILL
8111 CHAPEL MANOR LANE
ELLCOTT CITY, MD 21043
PHONE: 443-509-4019

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MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	1/4" WIRE MESH
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 0.375" TO 0.750"	
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL THICK	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4532 (TENSILE STRENGTH 300 LB.)		

PROJECT:	AJ GILL PROPERTY JOHNS HOPKINS ROAD		
LOCATION:	TAX MAP: 41, GRID: 9, PARCEL: 259 ZONED: RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MD, TAX ID #05-351731		
TITLE:	BUILDING PERMIT PLAN		
HOUSE TYPE:	CUSTOM		
DATE:	MARCH, 2019	PROJECT NO.	2473
SCALE:	AS SHOWN	DRAWING	4 OF 4

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Friday, October 18, 2019 10:44 AM
To: John Carney (jcarney@bei-civilengineering.com)
Cc: Rappaport, Ryan; Wolf, Kevin; Oswald, Hank; Bernard, Dana
Subject: RE: AJ Gill Property

Hi John. What you describe sounds fine and we are telling Fogle's they are free to drill the well on lot 1 at this time. Hank is reviewing the building permit for this lot, but I noticed a problem that needs to be addressed:

The OSDS plan for this lot was submitted in July, but it does not include the variance condition requirements for a BAT unit and LPD drainfield. We will need the plan to be revised to include those items before we can approve a building permit. Thanks
Jeff

From: Rappaport, Ryan
Sent: Thursday, October 17, 2019 2:39 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: FW: AJ Gill Property

FYI...

From: John Carney <jcarney@bei-civilengineering.com>
Sent: Thursday, October 17, 2019 2:09 PM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Cc: Rappaport, Ryan <RRappaport@howardcountymd.gov>; Theresa@foglesinc.com
Subject: RE: AJ Gill Property

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

Kevin, we recently submitted the subdivision plans (F-20-014) to DPZ. The plans won't be approved for some time. The owner is proceeding with the house construction as shown on the current building permit and then doing the lot 2 well in the future after TC of the subdivision plans. We originally had a single residence perc cert signed on 7/5/12. We had a perc plan signed 10/14/14 for the two lot concept subdivision. John

From: Wolf, Kevin <KWolf@howardcountymd.gov>
Sent: Thursday, October 17, 2019 12:43 PM
To: John Carney (jcarney@bei-civilengineering.com) <jcarney@bei-civilengineering.com>
Cc: Rappaport, Ryan <RRappaport@howardcountymd.gov>; Theresa Miller <Theresa@foglesinc.com> (Theresa@foglesinc.com) <Theresa@foglesinc.com>
Subject: AJ Gill Property

Hi John,
Can you tell me if this property owner is changing to one lot? The original perc cert plan shows 2 lots and we have already issued the well permit for Lot 1 to the driller. They are now stating that the lot is not going to be subdivided. Can you confirm this? Was an amended perc cert plan submitted?

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
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kwolf@howardcountymd.gov

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Williams, Jeffrey

From: Wolf, Kevin
Sent: Friday, October 18, 2019 8:38 AM
To: Williams, Jeffrey
Subject: FW: AJ Gill Property

He's saying a Perc plan signed in 2014? That must be the Perc cert.

From: John Carney <jcarney@bei-civilengineering.com>
Sent: Thursday, October 17, 2019 2:09 PM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Cc: Rappaport, Ryan <RRappaport@howardcountymd.gov>; Theresa@foglesinc.com
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