

Christopher A. Malagari, P.E., President
Donald A. Mason, P.E., L.S., Vice President
8480 Baltimore National Pike, Suite 315
Ellicott City, MD
410-465-6105 410-465-6644 FAX

October 8, 2019

Robert Bricker
Well & Septic Program
Bureau of Environmental Health
8930 Stanford Blvd
Columbia, MD 21045

Re: Savage Property
2730 Jennings Chapel Rd., Woodbine, MD
Variance Request
Setback to the wells on Lot 3 and Parcel 2 from Sewage Disposal Area on Lot 1

Dear Mr. Bricker:

I am writing to request a variance from the Maryland Department of the Environment for the separation distance between wells and on-lot septic disposal area where the landscape has the well locations down gradient of the septic tank, system or disposal area.

The situation where the proposed well envelop is down gradient of the proposed on-site sewage disposal system occurs on Lot 3 and Parcel 2 of the subdivision of Savage Property, in Howard County, Maryland.

We have maintained at least 200' of horizontal separation distance between the well envelops on Lot 3 and Parcel 2 from the on-site sewage disposal system on Lot 1. We have complied with the regulations of Howard County Health Department as published on their website. The distance from the proposed septic tank location to the well box on lot 3 is approximately 180'.

We have included the following note on the Percolation Certification Plan that specifies several mitigations:

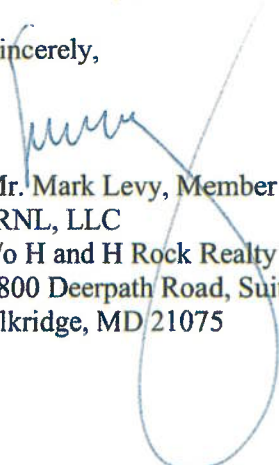
"12. MARYLAND DEPARTMENT OF THE ENVIRONMENT HAS BEEN PROVIDED A VARIANCE REQUEST FOR THE INSTALLATION OF WELLS ON LOT 3 AND PARCEL 2 THAT ARE DOWN GRADIENT OF THE SEPTIC SYSTEM ON LOT 1. THIS VARIANCE REQUEST PROPOSES THE FOLLOWING CONDITIONS: THE INITIAL AND REPLACEMENT WELLS ON LOT 3 AND PARCEL 2 WILL BE INSTALLED AS STEEL CASINGS TO A DEPTH OF 50 FEET, OR 10 FEET INTO COMPETENT BEDROCK, WHICHEVER IS DEEPER, AND THE SEPTIC SYSTEM ON LOT 1 TO INCLUDE THE REQUIREMENT THAT ALL DRAIN FIELDS ARE INSTALLED AS LOW-PRESSURE DISTRIBUTION OR EQUIVALENT."

As a condition of the approval of this waiver the initial and all replacement wells on Lot 3 and Parcel 2 will require steel casings to be installed to 50' or 10' into competent bedrock, whichever is deeper; all septic systems to be installed on lot 1 will be required to be low pressure dose systems."

The above note will also appear on the Preliminary Equivalent Sketch Plan, the Final Road Construction Plans and the Final Plat.

If you have any question please feel free to contact me at 410-579-2442 or amnimal@aol.com or John Carney, of Benchmark Engineering, Inc., at 410-465-6105 or jcarney@bei-civilengineering.com.

Sincerely,



Mr. Mark Levy, Member
JRNL, LLC
c/o H and H Rock Realty
6800 Deerpath Road, Suite 100
Elkridge, MD 21075



BENCHMARK



ENGINEERING, INC.

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

LETTER OF TRANSMITTAL

TO: HOWARD COUNTY
HEALTH DEPT.

DATE <u>7/12/19</u>	PROJECT No. <u>2953</u>
ATTENTION	
RE: <u>Savage Property</u>	
<u>Parcel 1 & 2</u>	
<u>Perc Testing Plan</u>	

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
1	5	Perc Testing Applications
3	1	Perc Testing Plan

THESE ARE TRANSMITTED as checked below

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

REMARKS: Perc Test for 5 (five) locations:

- Lots 1-3
- Existing Lot (Remainder)
- Parcel 2

3 (Parcel 1)

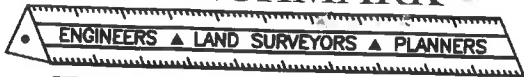
COPY TO: _____

RECEIVED BY:

SIGNED:

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

BENCHMARK



ENGINEERING, INC.

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

LETTER OF TRANSMITTAL

TO: HOWARD COUNTY HEALTH DEPT

DATE <u>8/17/19</u>	PROJECT No. <u>2953</u>
ATTENTION <u>ROBERT BRICKER</u>	
RE: <u>SAVAGE PROPERTY</u>	
<u>PERC TESTING PLAN</u>	
<u>RESUBMITTAL</u>	

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
<u>1</u>	<u>2</u>	<u>RESPONSE LETTER</u>
<u>3</u>	<u>1</u>	<u>PERC TESTING PLAN</u>

THESE ARE TRANSMITTED as checked below

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

REMARKS: RESUBMIT PER COMMENTS
RECEIPT # 6550

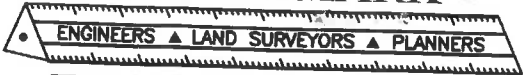
COPY TO: _____

RECEIVED BY: [Signature]

SIGNED: [Signature]

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

BENCHMARK



ENGINEERING, INC.

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

LETTER OF TRANSMITTAL

TO: HOWARD COUNTY HEALTH DEPT

DATE <u>8/17/19</u>	PROJECT No. <u>2953</u>
ATTENTION <u>ROBERT BRICKER</u>	
RE: <u>SAVAGE PROPERTY</u>	
<u>PERC TESTING PLAN</u>	
<u>RESUBMITTAL</u>	

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<u>1</u>	<u>2</u>	<u>RESPONSE LETTER</u>
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THESE ARE TRANSMITTED as checked below

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 For Review As requested Other _____

REMARKS: RESUBMIT PER COMMENTS
RECEIPT # 6550

COPY TO: _____
 RECEIVED BY: [Signature]
 If enclosures are not as noted, kindly notify us at once.

SIGNED: [Signature]

402 has been included with this resubmission and it describes Parcels 1, 2, and 3 within Parcel 109. Howard County information isn't updated yet, so I've included a copy of the SDAT for Parcel 2 as well.

6) **2726 Jennings Chapel Rd Tax Map 13, Parcel 43 Comments:**

Response: 2726 Jennings Chapel Road (Tax Map 13, Parcel 43) is not being divided, nor is it part of this perc plan. There was a mis-label on the previous plan and this has been corrected to better depict the parcels. The 0.95-acre parcel (Parcel 3 of Parcel 109) is adjacent to the existing property of 2726 Jennings Chapel Road. The Deed Reference L. 18631, F. 402 has been included to help sort out confusion of the property lines.

If you should have any question, please do not hesitate to call our office.

Sincerely,

Mark Potter

Design Engineer

Benchmark Engineering, Inc.



Christopher A. Malagari, P.E., President
Donald A. Mason, P.E., L.S., Vice President
8480 Baltimore National Pike, Suite 315
Ellicott City, MD
410-465-6105 410-465-6644 FAX

July 30, 2019

Robert Bricker
Well & Septic Program
Bureau of Environmental Health
8930 Stanford Blvd
Columbia, MD 21045

Re: Savage Property
2730 Jennings Chapel Rd. Woodbine, MD
Perc Testing Plan Response Letter

Dear Mr. Bricker:

In response to comments provided in a letter dated July 24, 2019, we have prepared this response letter. Following are specific responses to your comments:

Comment & Response:

1) Parcel 109/Parcel 1/Lot 1 Comments:

Response: Lot 1 SDA has been completely redesigned. The SDA is at least 25' from any swale, and conforms to standard SDA setbacks and requirements.

2) Parcel 109/Parcel 1/Lot 2 Comments:

Response: An additional test location has been added and the testing for this lot has been reconfigured better.

3) Parcel 109/Parcel 1/Lot 3 Comments:

Response: Lot 3 has been redesigned in order to avoid the concave landform and the SDA is now on the side slope. Perc testing holes have been reconfigured.

4) Parcel 109/Parcel 1/Remainder 2730 Jennings Chapel Rd Comments:

Response: This SDA has been moved to a more suitable location. The second barn that is furthest from the house appears to receive little motorized traffic, so this location should work better.

5) Parcel 109/Parcel 2 Comments:

Response: The SDA on this Parcel is 10,000 sqft and moved up to avoid being in the swale. The perc holes have been reconfigured accordingly. Deed Reference L. 18631, F.

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

July 24, 2019

To: James Fraser, Applicant
jfraser@HandHRock.com

From: Robert Bricker, REHS/R.S., L.E.H.S. Environmental Sanitarian II
Well and Septic Program

RE: Savage Property perc proposal

Percolation tests may not be scheduled at this time. The Percolation Test Plan that was submitted on July 12 must be revised. Following is a summary of issues by Parcel/Lot.

Parcel 109/Parcel 1/Lot 1

Location P2 appears to be adjacent to an upland drain and cutoff from the rest of the proposed Sewage Disposal Area (SDA). It would be tested only during a declared wet-season test period.

The area represented by P1 and P2 is impacted by the swale and the 25-ft setback from the centerline of the swale. There is not enough area north of the swale to be useful for installation of a septic system drainfield.

Re-design Lot 1

Parcel 109/Parcel 1/Lot 2

Location P6 is not near enough to the SDA corners for the proposed SDA on both Lots 1 and 2 to prove that the soil is suitable near both of those respective corners. Add an additional test location between the corners of the SDA on Lots 1 and 2, respectively.

Shift P6 closer to the center of the Lot 2 SDA.

Parcel 109/Parcel 1/Lot 3

The Lot 3 SDA is proposed to span a moderate-sized concave landform. Septic system drainfields are prohibited in concave landforms. Locations P9 and P11 would be tested only during a declared wet-season test period. Propose Lot 3 and its SDA on a landscape position more appropriate for wastewater disposal, such as on a side slope.

Parcel 109/Parcel 1/remainder (2730 Jennings Chapel Road)

The area proposed as SDA for 'the remainder' is positioned between the driveway and an auxiliary building. Aerial photography shows that vehicles cross the area to access the auxiliary building and objects stored in and around the structure. The SDA should not be in an area frequently crossed by wheeled vehicles.

Parcel 109/Parcel 2

The area of the SDA on Parcel 2 is not 10,000 square feet. Test locations P20 and P21 are both somewhat distant from the SDA and may not represent the soil properties of the lower SDA. Test location P20 is in the center of a swale and would not be tested.

Prior to approval of the Percolation Test Application Plan, the Health Department must receive a copy of the deed which describes the boundaries of Parcel 2 as they are represented on the Percolation Test Application Plan.

2726 Jennings Chapel Road (Tax Map 13, Parcel 43)

The Percolation Test Application Plan shows that part of (Tax Map 13) Parcel 43 is to be divided from Parcel 43 and become part of Parcel 109 Parcel 1. The Health Department will not approve the division of Parcel 43 at this time as there is not a Percolation Certification Plan or established SDA. A Percolation Certification Plan must be developed for Parcel 43 and the SDA must be established on Parcel 43 (2726 Jennings Chapel Road), prior to Health Department approval of any type of division of Parcel 43.

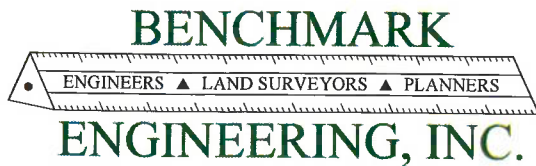
The submitted Percolation Test Application Plan may be modified and resubmitted for review. If you have questions related to this inquiry, you may reply to me via email, rbricker@howardcountymd.gov , or call my desk, 410-313-2691.

Respectfully,



Robert Bricker, CPSS, REHS/R.S.
Environmental Sanitarian II
Well and Septic Program, Bureau of Environmental Health
Howard County Health Department
8930 Stanford Boulevard
Columbia, MD 21045

Copy: file



Christopher A. Malagari, P.E., President
Donald A. Mason, P.E., L.S., Vice President
8480 Baltimore National Pike, Suite 315
Ellicott City, MD
410-465-6105 410-465-6644 FAX

December 5, 2019

Robert Bricker
Well & Septic Program
Bureau of Environmental Health
8930 Stanford Blvd
Columbia, MD 21045

Re: Savage Property
2730 Jennings Chapel Rd. Woodbine, MD
Perc Testing Plan Response Letter

Dear Mr. Bricker:

In response to comments provided in a letter dated October 25, 2019, we have prepared this response letter. Following are specific responses to your comments:

Comment & Response:

1) Well Zone lot 1 less than 1500 sf:

Response: Well zone has been reconfigured and the area has been verified to be above 1500 sf.

2) Lot 1 well zone less than 200 feet from upgradient septic system at 2724 Jennings Chapel Rd.:

Response: The septic components of 2724 Jennings Chapel Road have been added to the plan and at least 200' of separation distance has been provided. The dry well clean out has been located and the trench shown off that and the house per the installation sketch.

3) Septic components of 2724 Jennings Chapel Road are not shown:

Response: The septic components of 2724 Jennings Chapel Road have been added to the plan. The dry well clean out has been located and the trench shown off that and the house per the installation sketch.

4) Well and septic components of 2726 Jennings Chapel Road are not shown:

Response: The surveyors have looked for these components. The well was field located in the front yard nearest the subdivision, no tag was present. The septic components

are were not found. The approved percolation certification plans for Asbury lots 1 and 2 do not show the septic location for #2726 Jennings Chapel Road. The final plans for Asbury Property do not show this adjoining septic or well. Based on images available on Trulia.com the septic stack is at the rear of the house. It is assumed that the septic is behind the house and will not impact the well on lot 1.

5) **The septic system components of the existing house on parcel 1 must be shown:**

Response: The surveyors investigated the location of the septic components for this lot. No components were visible outside the house. Here are pictures of the basement of this house. They show three locations where the septic stacks enter the basement slab. A note has been added to the plan to require the location and proper abandonment of the septic components for this house when replacement is necessary.

6) **General note 6, replace "easement" with "area":**

Response: Note 6 has been revised as requested.

7) **Delete note 7 regarding groundwater appropriations permit:**

Response: Note 7 has been removed as requested.

8) **Edit note 12, according to the information provided here and above and the information found by Benchmark Engineering, Inc.:**

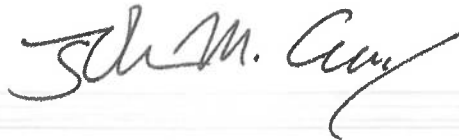
Response: Note 12 has been revised per the information.

9) **General note addition:**

Response: Note specified has been added to the plan.

If you should have any question, please do not hesitate to call our office.

Sincerely,



John M. Carney, P.E.

Project Manager

For Benchmark Engineering, Inc.



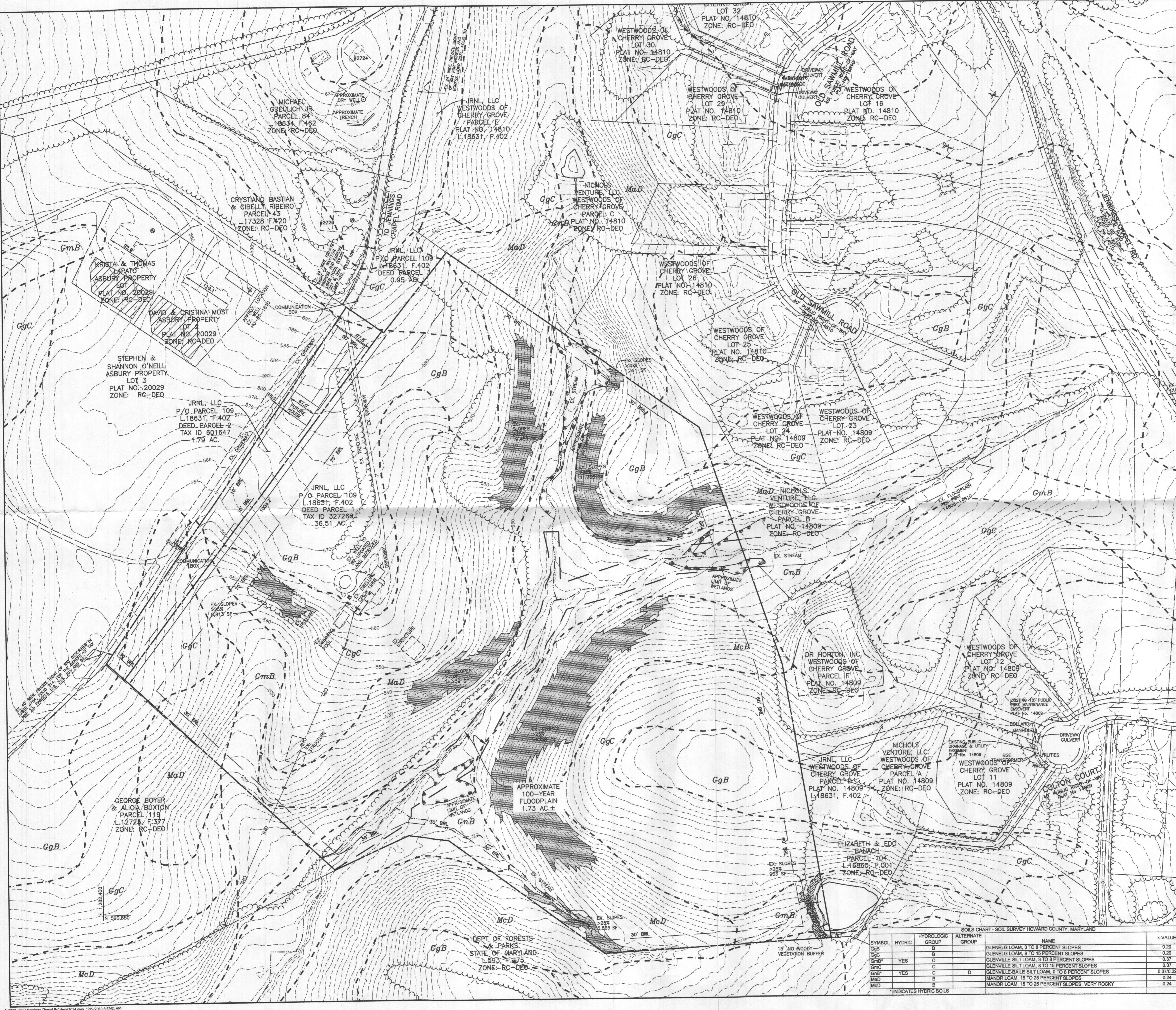
Basement parcel 1. Two septic stacks along the rear wall and one in the corner near the oil tank.



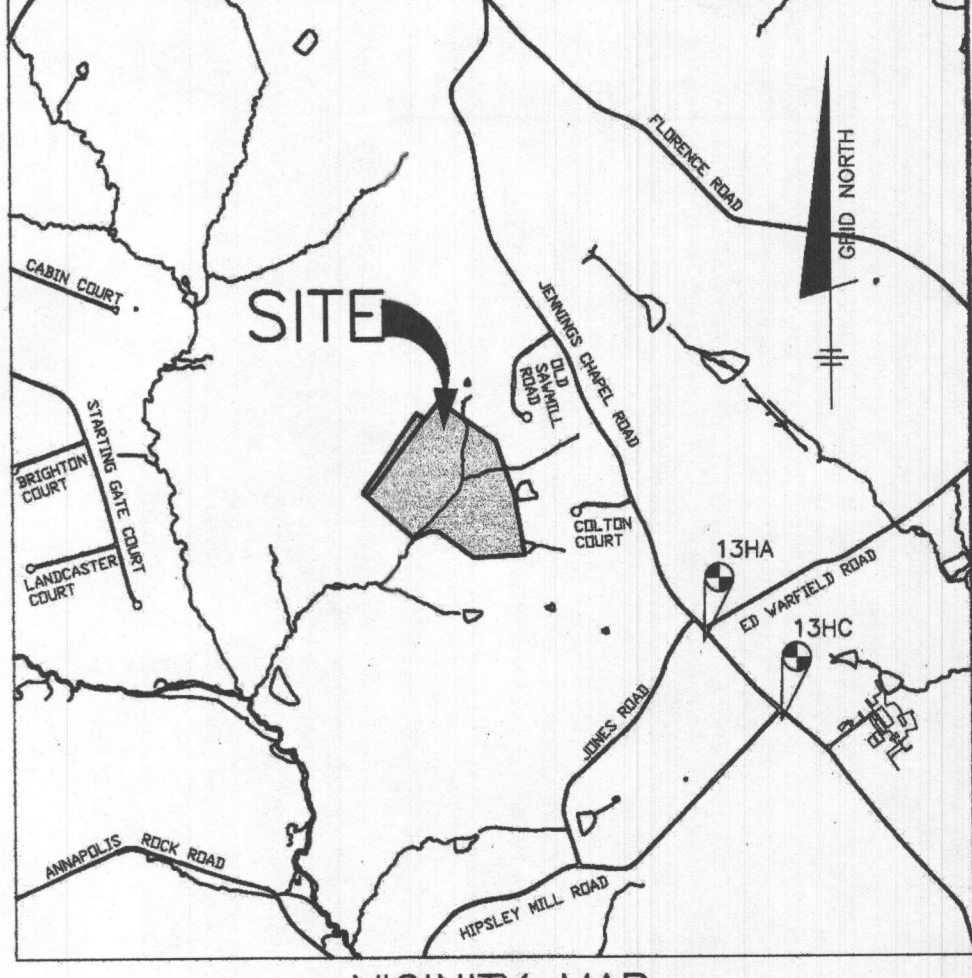
Basement parcel 1, septic line behind oil tank.



Basement parcel 1, utility sink into slab.



BENCH MARKS
 HO. CO. #13HA (NAD '83)
 STANDARD DISC ON CONCRETE
 MONUMENT
 2.7' WEST OF EDGE OF PAVING OF
 JENNINGS CHAPEL ROAD
 N. 589965.185 E. 1285964.957
 ELEV. 565.596'
 HO. CO. #13HC (NAD '83)
 STANDARD DISC ON CONCRETE
 MONUMENT
 SOUTH OF THE INTERSECTION OF
 JENNINGS CHAPEL ROAD AND
 HIPSLEY MILL ROAD AND 39.4'
 NORTHWEST OF C&P POLE 1
 N. 589119.347 E. 1286752.436
 ELEV. 563.408'



VICINITY MAP
 SCALE: 1"=200'

LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - GIS CONTOUR LINES
- - - Ma/D SOIL DELINEATION
- - - Gg/C SOIL DELINEATION
- ▭ EXISTING BUILDINGS
- EXISTING SWIMMING POOLS
- ~ EXISTING TREELINE
- STREAM
- POND
- ▨ EXISTING SLOPES >25%

EXISTING CONFIGURATION IS TWO PARCELS. PARCEL 1 HAS A STATE DEPARTMENT OF TAXATION AND ASSESSMENT ACCOUNT NUMBER 327268. PARCEL 2 HAS A STATE DEPARTMENT OF TAXATION AND ASSESSMENT ACCOUNT NUMBER 601647. BOTH PARCELS ARE OWNED BY JRNL, LLC.

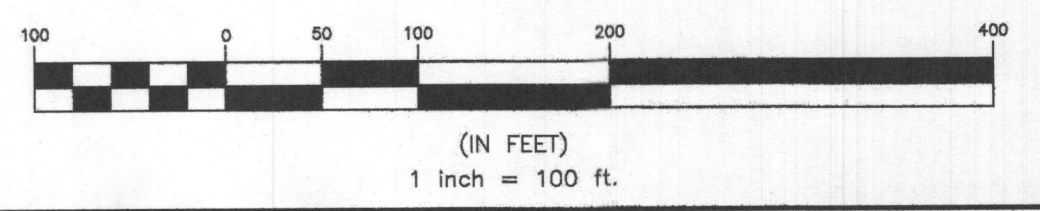
PARCEL 1 IS CURRENTLY 35.61 ACRES AND IT CONTAINS STREAMS, WETLANDS, THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES AND FOREST. PARCEL 2 IS 1.79 ACRES, AND DOES NOT CONTAIN STREAMS, WETLANDS, THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES OR FOREST.

PARCEL 2 IS DEFICIENT OF THE ZONING REGULATIONS SECTION 104.0E(3)(c), THE LOT WIDTH AT THE BUILDING RESTRICTION LINE IS LESS THAN 100'.

PARCEL 2 HAS A LOT DEPTH TO WIDTH RATIO OF 10 TO 1, GREATLY EXCEEDING THE 3 TO 1 RATIO REFERENCED IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.120(4)(i).

THE EXISTING WIDTH OF PARCEL 2 DOES NOT ALLOW A STRUCTURE WITH SIMILAR TO THE RECENTLY CONSTRUCTED HOUSES IN THE SAME NEIGHBORHOOD. THE HOUSE AND DRIVEWAY ON ASBURY PROPERTY LOT 1, CONSTRUCTED IN 2010, IS 62.8' WIDE PER GIS INFORMATION. THE HOUSE AND DRIVEWAY ON ASBURY PROPERTY LOT 2, CONSTRUCTED IN 2010, IS 118'1" WIDE PER SDAT AND GIS INFORMATION. THE WIDTH AVAILABLE FOR A HOUSE AND SIDE ENTRY GARAGE ON PARCEL 2 IS ONLY 78' THIS WOULD ELIMINATE THE USE OF A SIDE ENTRY GARAGE. THE HOUSE WITH A FRONT ENTRY GARAGE WOULD ONLY BE 67' WIDE AND WOULD LOCATE THE HOUSE 16.5' FROM THE FARM DRIVEWAY OF ASBURY PROPERTY LOT 3.

PLAN VIEW



NO.	DATE	REVISION

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-4108 (F) 410-465-4644
 WWW.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-Dysg. 06-20-2020.

John M. Coyle
 PROFESSIONAL ENGINEER
 No. 45577
 12/5/19

OWNER/DEVELOPER:
 JRNL, LLC
 6800 DEERPATH ROAD
 SUITE 100
 ELKRIEGE MD, 21075
 410-579-2442

SAVAGE PROPERTY
 PARCELS 1 & 2

2730 JENNINGS CHAPEL ROAD
 TAX MAP: 13 GRID: 21 P/O PARCEL: 109
 ZONED: RC-DEO
 ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND

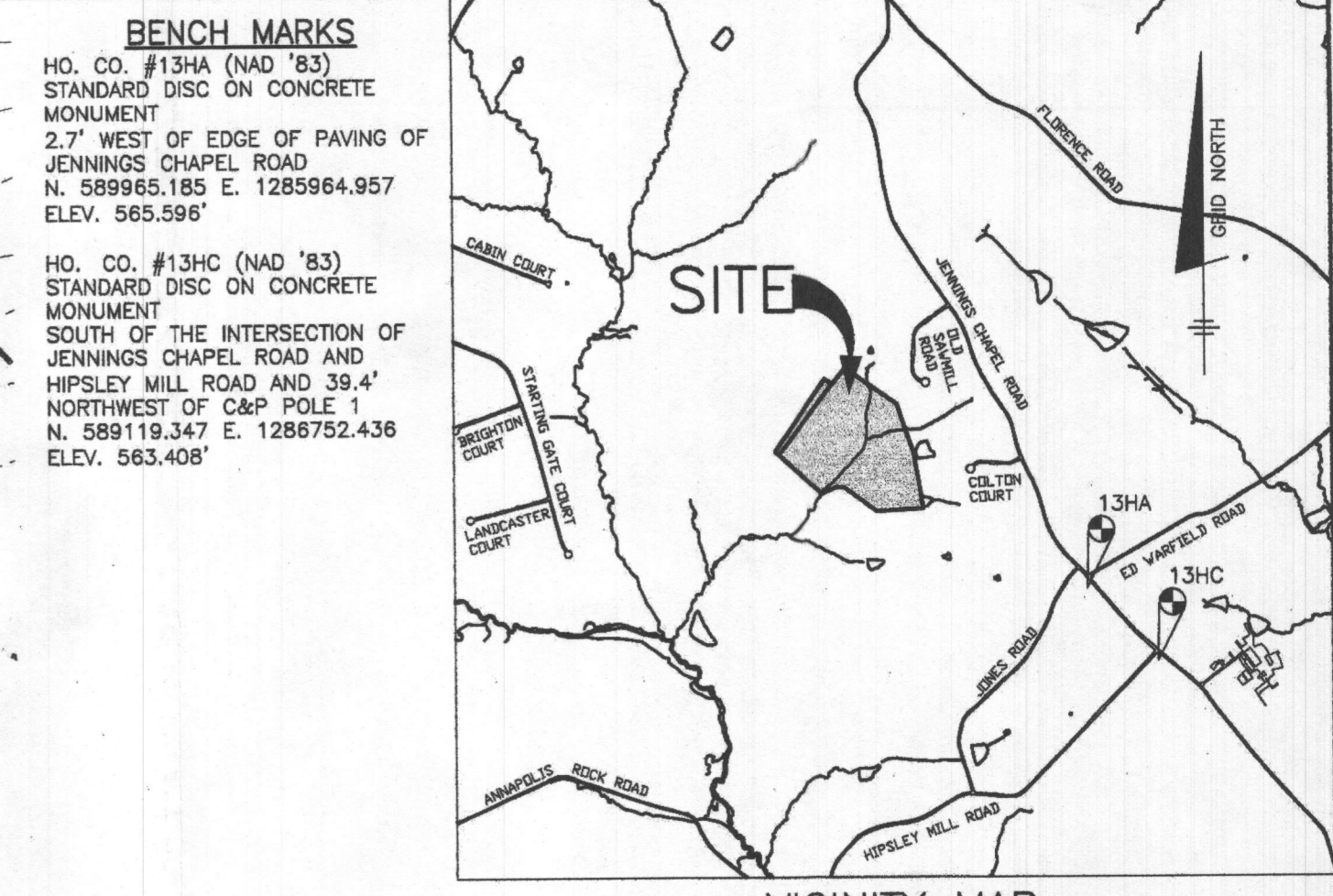
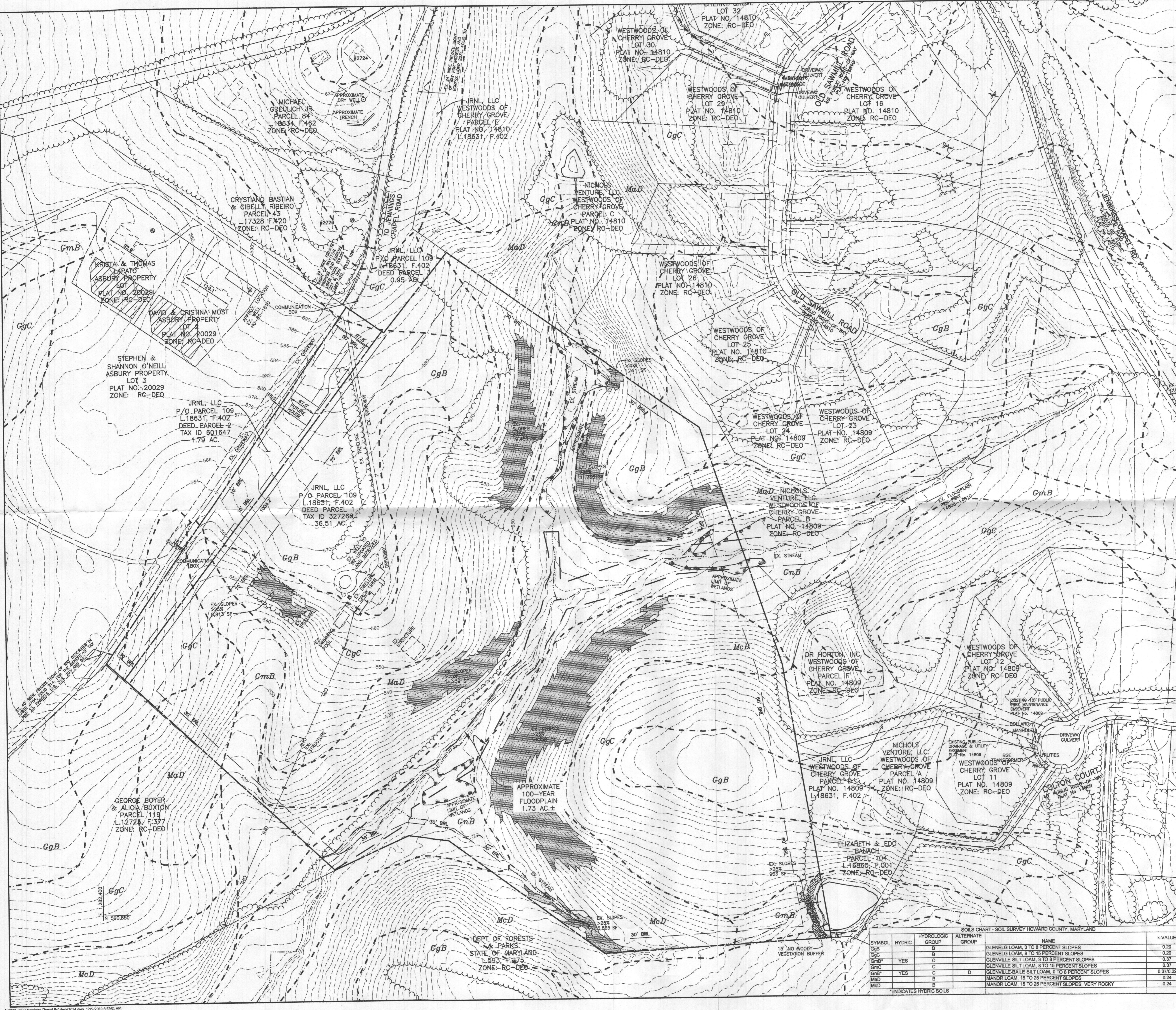
ALTERNATIVE COMPLIANCE EXHIBIT
EXISTING PARCEL CONFIGURATION

DATE: DECEMBER, 2019	BEI PROJECT NO. 2953
DESIGN: JC	DRAFT: JC
SCALE: AS SHOWN	SHEET 1 OF 1

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GgB	B	B		GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.20
GgC	C	B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.20
GgB*	YES	C		GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37
GgC*	YES	C		GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	0.37
GgB*	YES	C	D	GLENVILLE BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37(0.32)
Ma/D	B	B		MANOR LOAM, 15 TO 25 PERCENT SLOPES	0.24
Mc/D	B	B		MANOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	0.24

* INDICATES HYDRIC SOILS



BENCH MARKS

HO. CO. #13HA (NAD '83)
STANDARD DISC ON CONCRETE
MONUMENT
2.7' WEST OF EDGE OF PAVING OF
JENNINGS CHAPEL ROAD
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SCALE: 1"=200'

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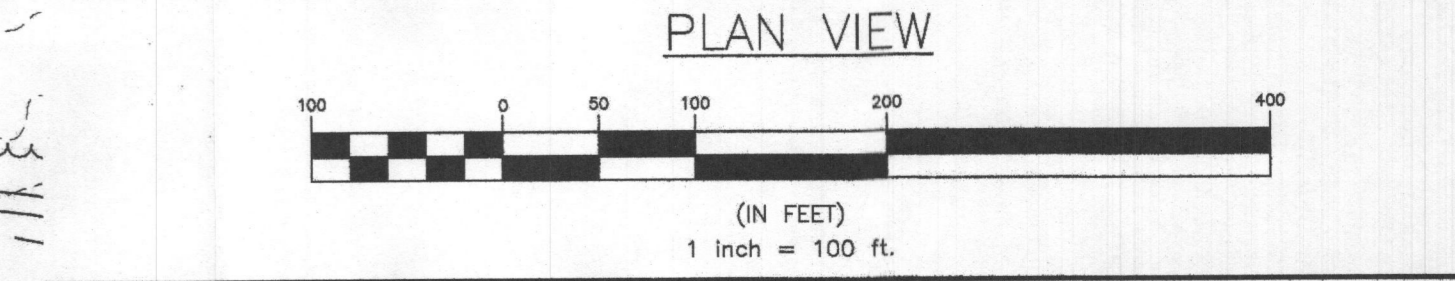
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BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-4108 (F) 410-465-4644
WWW.BEI-CVLENGINEERING.COM

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-Disc. 06-20-2020.

Signature
12/5/19

OWNER/DEVELOPER:
JRNL, LLC
6800 DEERPATH ROAD
SUITE 100
ELKRIEGE MD, 21075
410-579-2442

SAVAGE PROPERTY
PARCELS 1 & 2

2730 JENNINGS CHAPEL ROAD
TAX MAP: 13 GRID: 21 P/O PARCEL: 109
ZONED: RC-DEO
ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND

ALTERNATIVE COMPLIANCE EXHIBIT
EXISTING PARCEL CONFIGURATION

DATE: DECEMBER, 2019 BEI PROJECT NO. 2953

DESIGN: JC DRAFT: JC SCALE: AS SHOWN SHEET 1 OF 1

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

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GgB*	YES	C	D	GLENVILLE BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37(0.32)
MaD	B	B		MANOR LOAM, 15 TO 25 PERCENT SLOPES	0.24
McD	B	B		MANOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	0.24

*INDICATES HYDRIC SOILS



BENCH MARKS

HO. CO. #13HA (NAD '83)
STANDARD DISC ON CONCRETE
MONUMENT
2.7' WEST OF EDGE OF PAVING OF
JENNINGS CHAPEL ROAD
N. 589965.185 E. 1285964.957
ELEV. 566.596'

HO. CO. #13HC (NAD '83)
STANDARD DISC ON CONCRETE
MONUMENT
SOUTH OF THE INTERSECTION OF
JENNINGS CHAPEL ROAD AND
HIPSLEY MILL ROAD AND 39.4'
NORTHWEST OF C&P POLE 1
N. 589119.347 E. 1286752.436
ELEV. 563.408'

VICINITY MAP
SCALE: 1"=2000'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- GIS CONTOUR LINES
- Ma,D / GgC SOIL DELINEATION
- EXISTING BUILDINGS
- EXISTING SWIMMING POOLS
- EXISTING TREELINE
- STREAM
- POND
- PROPOSED 10,000 SQ.FT. SEWAGE DISPOSAL AREA
- PROPOSED 1,500 SQ.FT. WELLBOX
- EXISTING SLOPES >25%
- PERC TEST - PASS
- PERC TEST - FAIL

- GENERAL NOTES**
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THE LOT SIZE FOR THESE LOTS WILL FULFILL THE REQUIREMENTS OF THE ZONING REGULATIONS.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS 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 AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO A PRIVATE SEWAGE AREA. RECONSTRUCTION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 - TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY GIS AND IS VERIFIED BY BENCHMARK ENGINEERING, INC., AT TIME OF PERCOLATION TEST STAKEOUT.
 - TO THE BEST OF OUR KNOWLEDGE, ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELL AND/OR SEPTIC HAVE BEEN SHOWN.
 - THE PURPOSE FOR THIS PERCOLATION TEST PLAN IS TO CREATE 10,000 SF SEWAGE DISPOSAL AREAS AND 1,500 SF WELL BOXES FOR LOTS 1-3, PARCEL 1, AND PARCEL 2.
 - ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL-DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE PLAT.
 - PERCOLATION TEST FEE RECEIPT NUMBER, REFERENCED IN THE APPROVING AUTHORITY CORRESPONDENCE, IS A565550.
 - ANY MICRO-BIOTRETION FACILITIES WITHIN 100 FEET OF A WELL, AS MEASURED FROM THE WELL BOX TO THE FILTER MEDIA, SHALL BE LINED. LINING WILL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT DETAIL AS SHOWN ON THE FINAL CONSTRUCTION PLAN. MICRO-BIOTRETION FACILITIES ARE NOT ALLOWED WITHIN 50' OF WELL OR WELL BOXES.
 - THE APPROVABLE WELL BOX SITE AND SEWAGE DISPOSAL AREA AVAILABLE ON LOT 3 CREATE SITE LIMITATIONS AND SETBACK RESTRICTIONS. THESE LIMITATIONS AND RESTRICTIONS RESULT IN A LOT THAT EXCEEDS THE 50,000 SF LIMIT IN THE HOWARD COUNTY ZONING REGULATIONS, SECTION 104.0.E.1.C BUT IS LESS THAN THE 60,000 SF MAXIMUM ALLOWED BY THAT REGULATION.
 - MARYLAND DEPARTMENT OF THE ENVIRONMENT HAS BEEN PROVIDED A VARIANCE REQUEST FOR THE INSTALLATION OF WELLS ON LOT 3 AND PARCEL 2 THAT ARE DOWN GRADIENT OF THE SEPTIC SYSTEM ON LOT 1. THIS VARIANCE REQUEST PROPOSES THE FOLLOWING CONDITIONS: THE INITIAL AND REPLACEMENT WELLS ON LOT 3 AND PARCEL 2 WILL BE INSTALLED AS STEEL CASINGS 40" A DEPTH OF 60 FEET OR 10 FEET INTO COMPETENT BEDROCK, WHICHEVER IS DEEPER, AND THE SEPTIC SYSTEM ON LOT 1 TO INCLUDE THE REQUIREMENT THAT ALL DRAIN FIELDS ARE INSTALLED AS LOW-PRESSURE DISTRIBUTION OR EQUIVALENT.
 - SHALL THE EXISTING WELL REMAIN, THE CASING MUST BE EXTENDED TO MEET CODE REQUIREMENTS AND A FITLESS ADAPTER MUST BE INSTALLED ON THE WELL CASING. THE MODIFIED WELL MUST BE INSPECTED FOR COMPLIANCE WITH REGULATION BY A HEALTH DEPARTMENT INSPECTOR AND APPROVED PRIOR TO EITHER SIGNATURE OF THE FINAL PLAT OR RELEASE OF A BUILDING PERMIT FOR 2730 JENNINGS CHAPEL ROAD, WHICHEVER OCCURS FIRST.
 - FIELD INVESTIGATION INTO THE LOCATION OF THE EXISTING SEPTIC COMPONENTS FOR THE EXISTING HOUSE ON PARCEL 1 DID NOT REVEAL ANY COMPONENTS EXCEPT THE SEPTIC LINES INTERNAL TO THE HOUSE. THE EXTERIOR SEPTIC COMPONENTS MUST BE LOCATED AND PROPERLY ABANDONED AT THE TIME A NEW SEPTIC IS NECESSARY.
 - A WELL MUST BE INSTALLED ON PARCEL 2, AND THE WELL COMPLETION REPORT APPROVED BY THE HEALTH DEPARTMENT, PRIOR TO HEALTH DEPARTMENT RELEASE OF A BUILDING PERMIT FOR A RESIDENCE ON PARCEL 2, or before final Plat, whichever occurs first.

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

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(P) 410-465-6644
WWW.BE-ENGINEERING.COM

OWNER/DEVELOPER:
JRNL, LLC
6800 DEERPATH ROAD
SUITE 100
ELKRIEGE MD, 21075

SAVAGE PROPERTY
PARCELS 1 & 2
LOTS 1-3

2730 JENNINGS CHAPEL ROAD
TAX MAP: 13 GRID: 21 PARCEL: 109
ZONED: RC-DEO ELECTION DISTRICT NO. 4
HOWARD COUNTY, MARYLAND

PERCOLATION CERTIFICATION PLAN

DATE: DECEMBER, 2019 BEI PROJECT NO. 2953
DESIGN: JC DRAFT: MP SCALE: 1" = 100' SHEET 1 OF 1

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

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 MY KNOWLEDGE AND BELIEF.

PLAN PREPARER
JOHN M. CARNEY
FOR BENCHMARK ENGINEERING, INC.

12/19/19

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	51,584 SF	7,247 SF	44,337 SF
2	48,176 SF	8,174 SF	40,002 SF
3	66,997 SF	12,176 SF	54,821 SF
PARCEL 2	90,077 SF	12,156 SF	77,921 SF

THE APPROVABLE WELL BOX SITE AND SEWAGE DISPOSAL AREA AVAILABLE ON LOT 3 CREATE SITE LIMITATIONS AND SETBACK RESTRICTIONS. THESE LIMITATIONS AND RESTRICTIONS RESULT IN A LOT THAT EXCEEDS THE 50,000 SF LIMIT IN THE HOWARD COUNTY ZONING REGULATIONS, SECTION 104.0.E.1.C BUT IS LESS THAN THE 60,000 SF MAXIMUM ALLOWED BY THAT REGULATION.

PLAN VIEW
SCALE: 1" = 100'

(IN FEET)
1 inch = 100 ft.

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
GgB		B		GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.20
GgC		B		GLENELG LOAM, 8 TO 15 PERCENT SLOPES	0.20
GmB*	YES	C		GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37
GmC		C		GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	0.37
GnB*	YES	C	D	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37/0.32
MaD		B		MANOR LOAM, 15 TO 25 PERCENT SLOPES	0.24
McD		B		MANOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	0.24

* INDICATES HYDRIC SOILS