



KATHERINE A. KLAUSMEIER
County Executive

HORACIO TABLADA, *Director*
Department of Environmental Protection
and Sustainability

January 30, 2026

Stephanie Brown
3 Shawan Rd
Cockeysville, MD 21030

RE: Wilson Rd, Cole Construction Co. Property, Tax Acct #1013085050, District 10

Dear Ms. Brown,

At your request, this office reviewed the information on file for the above property to determine if the prior approval to install an onsite sewage disposal system (OSDS) can be revalidated.

Our records indicate percolation testing was conducted in 2014 for a proposed 2 lot minor subdivision of the property. This proposed 2 lot minor subdivision was never approved. Subsequently, a perc approval letter was never issued.

Prior to issuance of a perc approval letter for the single existing parcel, a hard copy of a revised site plan drawn to scale no greater than 1"= 60', signed and sealed by a licensed engineer, surveyor or landscape architect, must be submitted to this office for review and include the following:

- One proposed well location
- One proposed house location
- Proposed driveway/access to proposed house
- One septic reserve area (SRA) that is at least 10,000 sq. ft.
- Shows tests 1A, 1B, 1D, 2A, 2B, 2C as passed
- Show test 1C as failed
- Shade and label areas of 25%+ slope
- SRA must maintain 25' setback to 25%+ slope
- Show proposed Forest Buffer/Forest Conservation Easements
- See enclosed perc application checklist for details

In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. Questions regarding the subdivision process should be directed to the Development Coordination Section of DEPS at 410-887-5859.

Please be advised that any future approval letters issued based on the revised plan for this property will only affirm that the plan meets the state and county regulatory requirements for wells and septic systems. It does not guarantee that a building permit will be issued by Baltimore County. If you have any questions regarding this matter, please contact this office at 410-887-2762.

Sincerely,

Miranda Clifford

Miranda Clifford, LEHS,
Soil Evaluation Program
Ground Water Management-EPS