



Howard County  
Health Department

Fogles

# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

AP 529472

AGENCY REVIEW: \_\_\_\_\_

DATE 7/8/08

DO NOT WRITE ABOVE THIS LINE

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

CHECK AS NEEDED:

- ☒ CONSTRUCT NEW SEPTIC SYSTEM(S)  
☐ REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM  
☐ REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- ☒ NEW STRUCTURE(S) (to be built)  
☐ ADDITION TO AN EXISTING STRUCTURE  
☐ REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- ☐ CREATE NEW LOT(S)  
☒ BUILD ON AN EXISTING LOT IN A SUBDIVISION  
☐ BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- ☐ YES  
☒ NO

THE TYPE OF STRUCTURE IS:

- ☒ RESIDENTIAL WITH 3-4 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)  
☐ COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)  
☐ INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Christina F Carr

DAYTIME PHONE (call Agent)

CELL \_\_\_\_\_

FAX \_\_\_\_\_

MAILING ADDRESS 11717 Wayneridge St. Fulton Md. 20759  
STREET CITY/TOWN STATE ZIP

APPLICANT George H. Cronin / Taylor Properties

DAYTIME PHONE 410-715-5678 CELL 410-218-1937 FAX 410-715-5679

MAILING ADDRESS 5016 Donsey Hall Dr. #102 Ellicott City Md. 21042  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Moonesfield Lot 7 BLB 252 LOT NO. 7

PROPERTY ADDRESS 11721 Lot 7 Wayneridge St. Fulton  
STREET TOWN/POST OFFICE

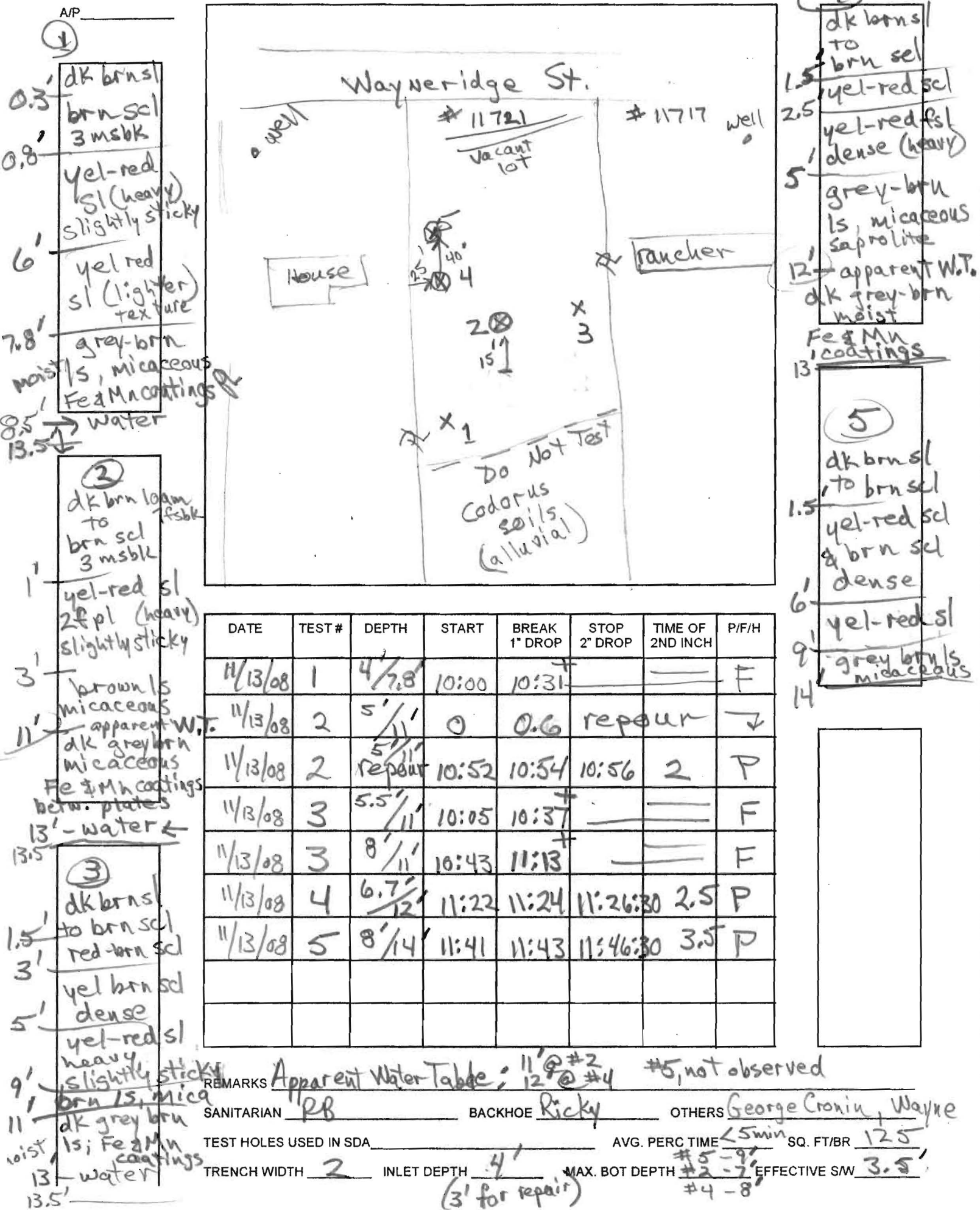
TAX MAP PAGE(S) 41 GRID 14 PARCEL(S) 293 BLB PROPOSED LOT SIZE 0.95  
41,250 sq ft

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

George H. Cronin  
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH



A/P

# 6

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4. A

it. brn &  
yel-red s  
many mica

6.

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many mica

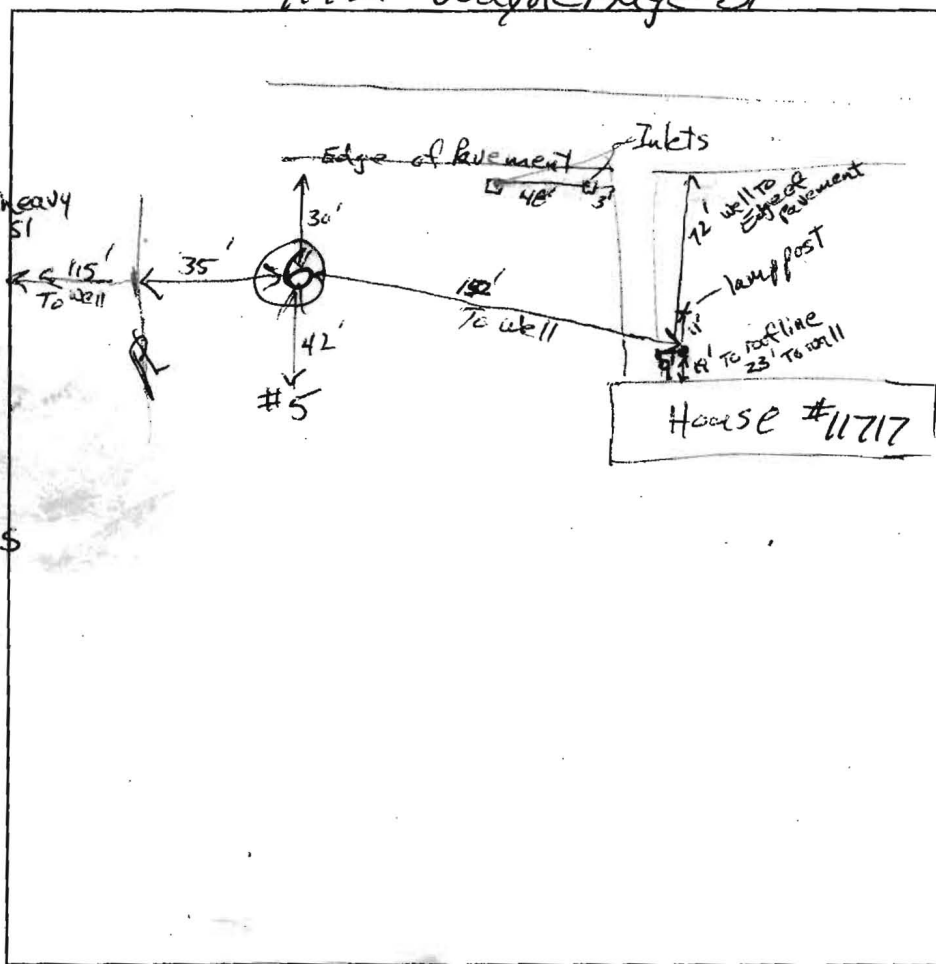
9.

35% stone

dk grey & brown ls

few stone

13

[illegible]

REMARKS

SANITARIAN

RB

BACKHOE

Mark McWhorter

OTHERS *Big Cronin*

### TEST HOLES USED IN SDA

1536

(34)

AVG. PERC TIME

SQ. FT/BR

125

TRENCH WIDTH

2

INLET DEPTH

4

MAX. BOT DEPTH

EFFECTIVE S/M

3-3.5

8 @ #4



Howard County  
Health Department

Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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

Christina Carr  
11717 Wayneridge Street  
Fulton, Maryland 20759

RE: Variance request  
11721 Wayneridge Street  
Fulton, Maryland 20759

Dear Ms. Carr,

The Health Department has received a variance request made on your behalf by Mark McWhorter, a contractor interested in developing Lot 7 of Mooresfield Subdivision, 11721 Wayneridge Street (the subject property). The Maryland Department of the Environment (MDE) has accepted our recommendation to approve the variance request. This approval will allow for a well to be located downgrade at a distance greater than 200 feet of both the sewage disposal system proposed for the Lot 7 and the existing sewage disposal system for the neighboring property (Lot 6).

Consideration of the favorable soil conditions and percolation tests, assumed groundwater flow patterns, landscape position, and type of well construction, were some of the factors used in making our recommendation for approval. In addition, a preliminary nitrogen balance calculation indicated that there is a need to reduce release of nitrogen in order to locate potable (well) water sources downgrade of the two sewage disposal systems. As a result of this determination, the need for an advanced pretreatment system that reduces nitrogen using best available technology is required for Lot 7. These pretreatment systems may be funded by application to the Bay Restoration Fund which is administered by the Maryland Department of the Environment (MDE).

The Bay Restoration Fund (BRF) may provide grant money to cover the complete cost of a nitrogen reducing aerobic pretreatment system. These systems are not only a good investment in the life of a septic system, but they help to purify the septic effluent prior to groundwater recharge, and to a much greater extent than a conventional septic tank system.

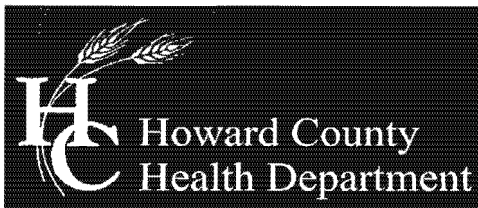
If you are interested in retrofitting a pretreatment component to your existing system, you may contact John Boris at MDE for additional information. He can be reached at (410) 537-3678. If you have any questions regarding this letter, you may contact me at the above address or by calling (410) 313-1771.

Sincerely,

Robert Bricker, R.S.  
Well and Septic Program

Maryland Department of the Environment

Copy: Mark McWhorter



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7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
(410) 313-2640 Fax (410) 313-2648  
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Peter L. Beilenson, M.D., M.P.H., Health Officer

November 18, 2008

TO: George Cronin  
Taylor Properties

FROM: Robert Bricker, R.S.  
Bureau of Environmental Health  
Well and Septic Program

RE: **Percolation Test Results, Mooresfield, Lot 7; 11721 Wayneridge Street**

Dear Mr. Cronin,

Percolation testing was conducted on the referenced property on November 13, 2008. All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Percolation test results indicate areas of soils' conditions that are both satisfactory and unsatisfactory for onsite wastewater disposal. Subsequently, a very limited area could be designated as having soils properties suitable for a septic easement.

Five test holes were dug for profile description and standard percolation tests. Three holes 'Passed' (at specific depths), two 'Failed'. The two failing tests (#1 and #3) exhibit soils properties unsatisfactory for wastewater disposal, in essence water did not infiltrate the soil at these two locations.

The three passing tests (#2, #4 and #5) have very similar soil profiles. Soil textures in the subsoils range from sandy loam to loamy sand. Soil depth suitable for wastewater disposal ranges from 8 feet in the area between locations #4 and #5 to 7 feet depth at the lower easement boundary near location #4. The Inlets at #4 and at #2 are 4 feet and 3 feet, respectively. Usable sidewall throughout the approvable area is 3.5 feet.

The soil depth is limited by a seasonal high water table that appears to be 11 feet and 12 feet at locations #4 and #2 respectively. Periodic saturation in these subsoils is indicated by the dark grayish brown and grayish brown loamy sands having common-to-many occurrences of iron and manganese coatings, and medium-sized soft masses of manganese.

Field data collected are shown on the Percolation Test Results Worksheet enclosed with this letter. Recommended Inlet and Trench Bottom depths, and Usable


Sidewall are described above, and all are based on observed soil properties and characteristics at respective test locations as well as the particular soils materials tested. More detailed specifications may develop should this proposed project move forward.

A photocopy of a portion of the Percolation Test Plan is enclosed. I have outlined the area of approvable soils in relation to the approximate locations of the percolation tests. Subsequently, the septic easement will likely be smaller than that shown on the test plan photocopy. The 100-foot setback to each of the proposed well locations (or wellbox), and the 20-foot setback to any structural foundation will further define the boundaries and area of the septic easement to be platted in relation the subject property's boundaries.

Based on the results, an area of the subject property may be delineated as suitable for wastewater disposal. The potential of the approvable area likely does not meet the requirement for an initial (drainfield) system and 2 replacement systems (Howard County Code, 3.805.A.2.X), however the COMAR requirement (26.04.02.02.B.1.b.i) for an initial system and one replacement appears to be achievable. [The Mooresfield subdivision predates the effective date, November 17, 1985, of regulations requiring approval by the Department of Health and Mental Hygiene of septic disposal areas large enough to accommodate an initial system and two repair systems.] Implementation of pre-treatment will likely be required as a condition of approval of any subsequent Building Permit application, or a Use & Occupancy Permit.

I have enclosed a 4-page document describing the required content of a Percolation Certification Plan, and I have included the list of regulated setback distances from Howard County Code. If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at the above address or by calling (410) 313-2691.

Respectfully,



Robert C. Bricker, Jr., CPSS, RS  
Well and Septic Program  
Development Coordination Section

Enclosures (4)

Copy: Cristina Carr, owner  
File

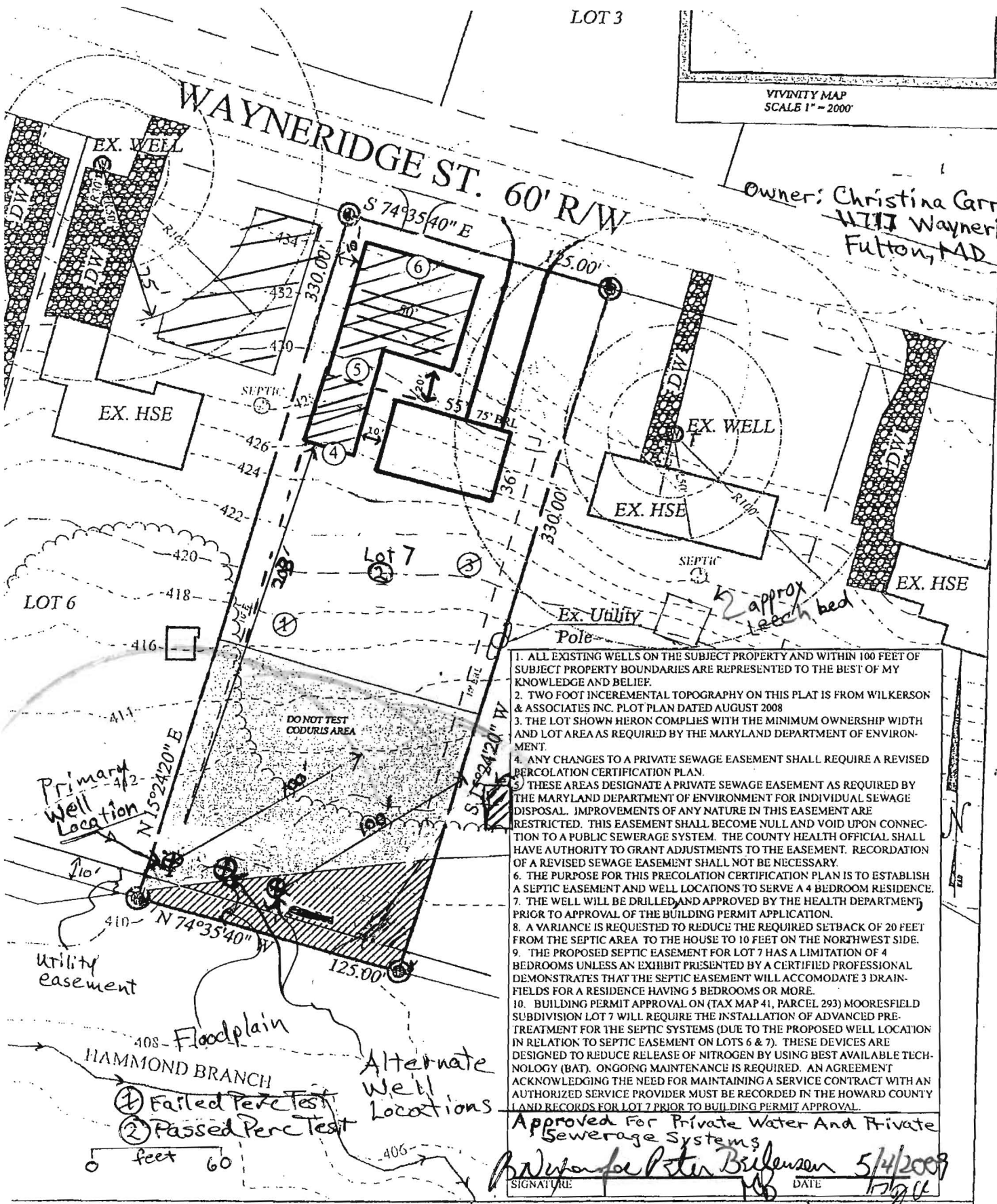


LOT 3

VIVACITY MAP  
SCALE 1" = 2000'

Owner: Christina Carr  
11721 Wayneridge St.  
Fulton, MD 20759

WAYNERIDGE ST. 60' R/W



1. ALL EXISTING WELLS ON THE SUBJECT PROPERTY AND WITHIN 100 FEET OF SUBJECT PROPERTY BOUNDARIES ARE REPRESENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. TWO FOOT INCREMENTAL TOPOGRAPHY ON THIS PLAT IS FROM WILKERSON & ASSOCIATES INC. PLOT PLAN DATED AUGUST 2008
3. THE LOT SHOWN HERON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
4. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
5. THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICIAL SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
6. THE PURPOSE FOR THIS PRECOLATION CERTIFICATION PLAN IS TO ESTABLISH A SEPTIC EASEMENT AND WELL LOCATIONS TO SERVE A 4 BEDROOM RESIDENCE.
7. THE WELL WILL BE DRILLED AND APPROVED BY THE HEALTH DEPARTMENT, PRIOR TO APPROVAL OF THE BUILDING PERMIT APPLICATION.
8. A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED SETBACK OF 20 FEET FROM THE SEPTIC AREA TO THE HOUSE TO 10 FEET ON THE NORTHWEST SIDE.
9. THE PROPOSED SEPTIC EASEMENT FOR LOT 7 HAS A LIMITATION OF 4 BEDROOMS UNLESS AN EXHIBIT PRESENTED BY A CERTIFIED PROFESSIONAL DEMONSTRATES THAT THE SEPTIC EASEMENT WILL ACCOMMODATE 3 DRAIN-FIELDS FOR A RESIDENCE HAVING 5 BEDROOMS OR MORE.
10. BUILDING PERMIT APPROVAL ON (TAX MAP 41, PARCEL 293) MOORESFIELD SUBDIVISION LOT 7 WILL REQUIRE THE INSTALLATION OF ADVANCED PRE-TREATMENT FOR THE SEPTIC SYSTEMS (DUE TO THE PROPOSED WELL LOCATION IN RELATION TO SEPTIC EASEMENT ON LOTS 6 & 7). THESE DEVICES ARE DESIGNED TO REDUCE RELEASE OF NITROGEN BY USING BEST AVAILABLE TECHNOLOGY (BAT). ONGOING MAINTENANCE IS REQUIRED. AN AGREEMENT ACKNOWLEDGING THE NEED FOR MAINTAINING A SERVICE CONTRACT WITH AN AUTHORIZED SERVICE PROVIDER MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS FOR LOT 7 PRIOR TO BUILDING PERMIT APPROVAL.

Approved For Private Water And Private Sewerage Systems

SIGNATURE: *Mark McWhorter* DATE: 5/4/2009

3. GRADING, EROSION AND SEDIMENT CONTROL PLAN  
Percolation Certification Plan  
11721 Wayneridge St.  
TAX. MAP 41, PARCEL 293  
MOORESFIELD SUB. Lot 7  
ELECTION DISTRICT  
SCALE 1" = 60'  
HOWARD COUNTY, MARYLAND  
AUGUST 08

PERC CERTIFICATE:  
I CERTIFY THAT THE INFORMATION SHOWN HERON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF  
SIGN: *Mark McWhorter* DATE: 2/9/09

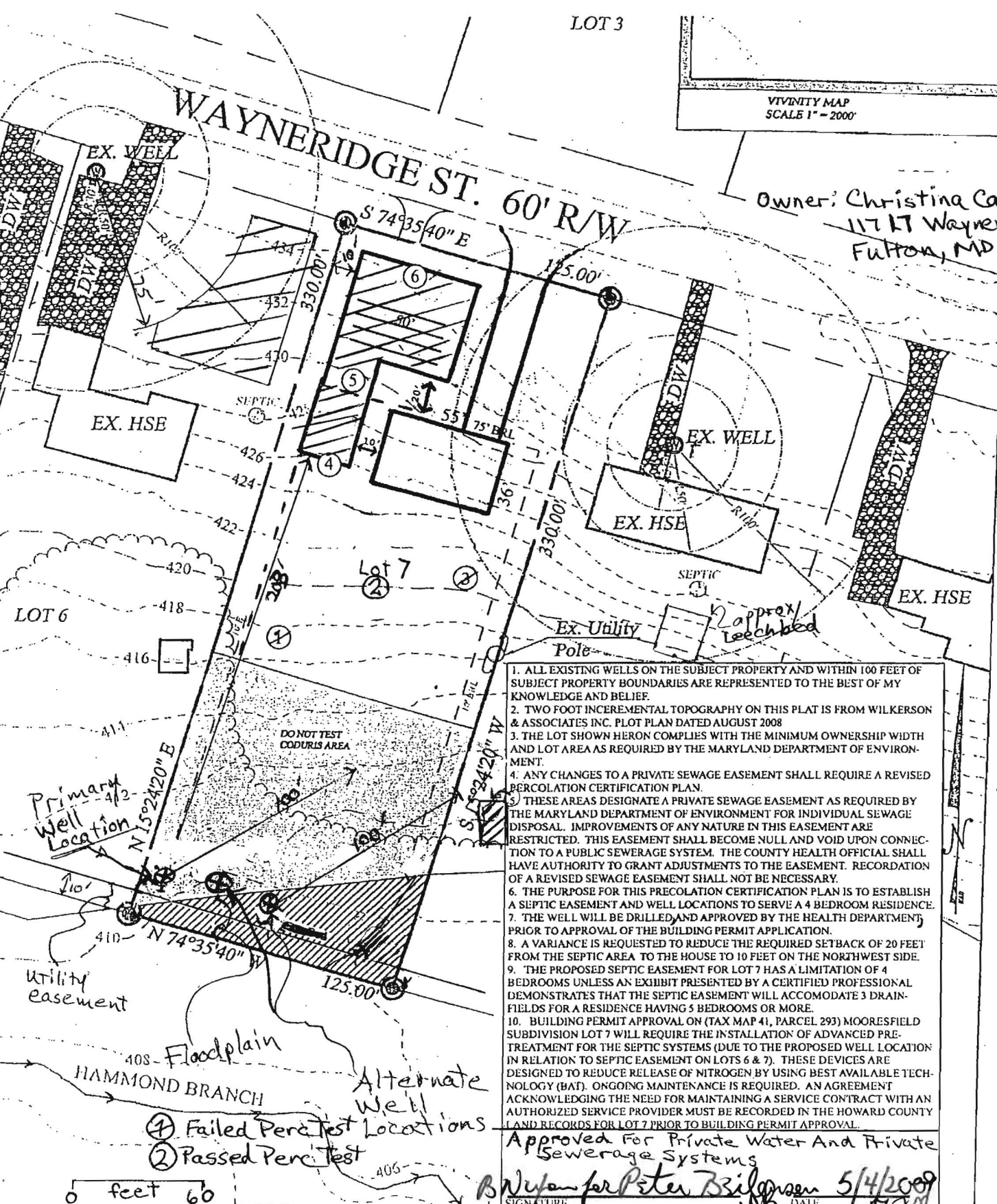
DRAWN BY: Mark McWhorter  
SCALE: 1"=60'  
DATE: 2-18-2009  
JOB NO.:  
FILE: PC529472  
DRAWING:

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Fulton, MD 20759

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Approved For Private Water And Private Sewerage Systems

Signature: *Bryan for Peter Bzilgensen* DATE: 5/4/2009

SIGNATURE: *Mark McWhorter* DATE: 5/4/2009

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I CERTIFY THAT THE INFORMATION SHOWN HERON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF

SIGN: *Mark McWhorter* DATE: 2/9/08

DRAWN BY: Mark McWhorter

SCALE: 1" = 60'

DATE: 2-18-2009

JOB NO:

FILE: PC 529472

DRAWING:

3. GRADING, EROSION AND SEDIMENT CONTROL PLAN

Percolation Certification Plan  
11721 Wayneridge St,  
TAX. MAP 41 PARCEL 293  
MOORESFIELD SUB, Lot 7

11 ELECTION DISTRICT  
SCALE 1" = 60'

HOWARD COUNTY, MARYLAND  
AUGUST 08

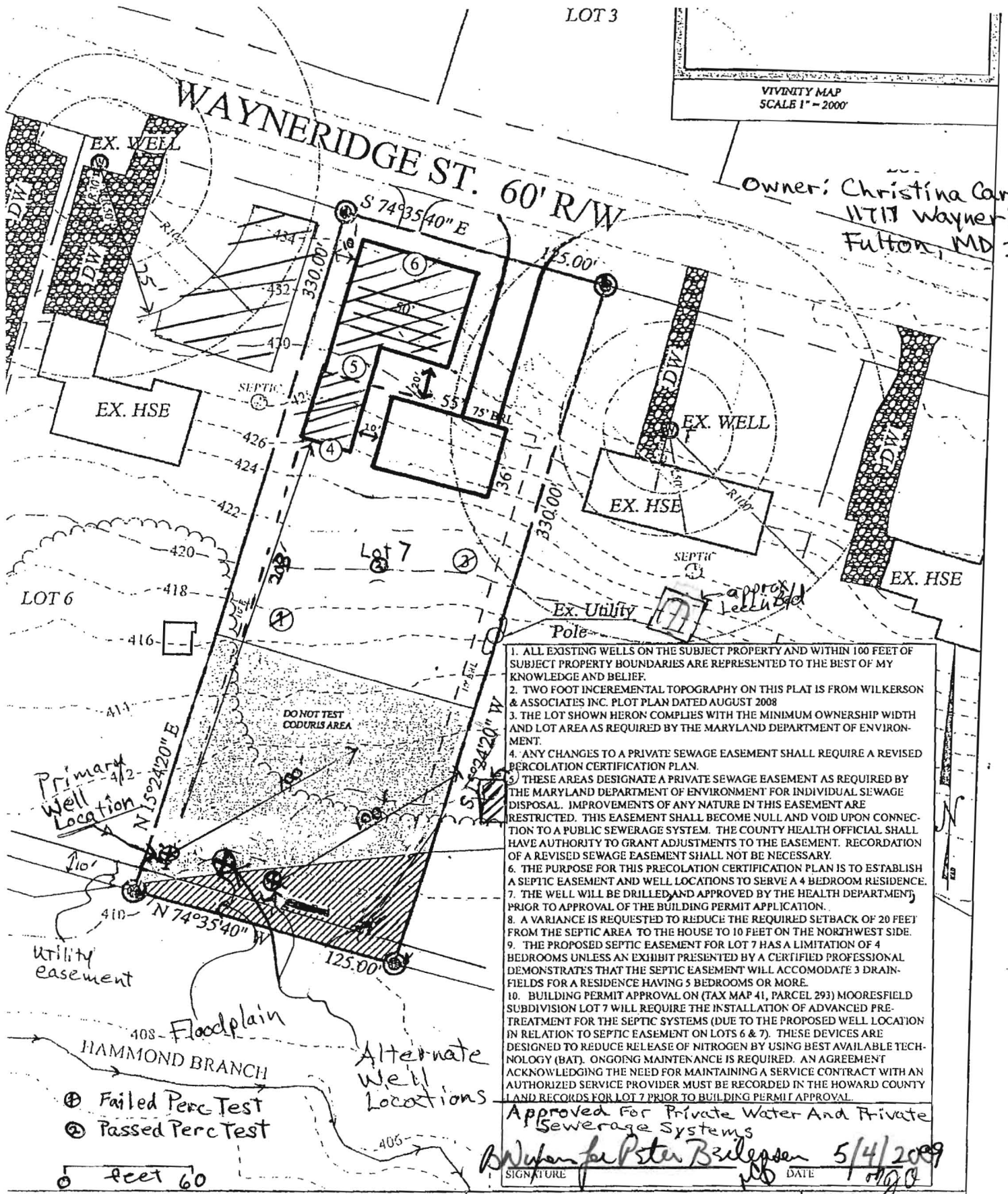


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Approved for Private Water And Private Sewerage Systems

Signature: *Walter Peter Brilepp* DATE: 5/4/2009

3. GRADING, EROSION AND SEDIMENT CONTROL PLAN

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Signature: *Mark McWhorter* DATE: 2/9/08

DRAWN BY: Mark McWhorter

SCALE: 1" = 60'

DATE: 2-18-2009

JOB NO.:

FILE: PC529472  
DRAWING:



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
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website: www.hchealth.org

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

February 12, 2009

TO: Mark McWhorter

FROM: Robert Bricker, R.S.  
Bureau of Environmental Health  
Well and Septic Program

RE: **Percolation Certification Plan issues, Mooresfield, Lot 7; 11721 Wayneridge Street**

Dear Mr. McWhorter,

Enclosed are the perc test results and sketch from February 9. I have also marked-up a copy of the previously proposed Perc Cert. Changes such as location of Ms. Carr's well, proposed well locations on Lot 7, approvable area for a proposed septic easement on lot 7 (in relation to previously proposed structure), perc test #6, and the utility easement at the back of Lot 7. These changes must be incorporated on a new drawing along with any changes concerning the proposed residence. The Percolation Certification Plan needs to be presented on a 11" x 17" sheet. There is far too much information required to try to fit on an 8.5" x 11". Incorporate the following amendments in the Notes:

1. In Note 8, insert the phrase ... "on the northwest side" (of the house to 10 feet).
2. Note 9 should be worded as follows

THE PROPOSED SEPTIC EASEMENT FOR LOT 7 HAS A LIMITATION OF 4-BEDROOMS UNLESS AN EXHIBIT PRESENTED BY A CERTIFIED PROFESSIONAL DEMONSTRATES THAT THE SEPTIC EASEMENT WILL ACCOMMODATE 3 DRAINFIELDS FOR A RESIDENCE HAVING 5 BEDROOMS OR MORE.

3. Note 10 needs to be worded as follows

BUILDING PERMIT APPROVAL ON (TAX MAP 41, PARCEL 293) MOORESFIELD SUBDIVISION, LOT 7 WILL REQUIRE THE INSTALLATION OF ADVANCED PRETREATMENT FOR THE SEPTIC SYSTEMS (DUE TO THE PROPOSED WELL LOCATION IN RELATION TO SEPTIC EASEMENTS ON LOTS 6 AND 7). THESE DEVICES ARE DESIGNED TO REDUCE RELEASE OF NITROGEN BY USING BEST AVAILABLE TECHNOLOGY (BAT). ON-GOING MAINTENANCE IS REQUIRED. AN AGREEMENT ACKNOWLEDGING THE NEED FOR MAINTAINING A SERVICE CONTRACT WITH AN AUTHORIZED SERVICE PROVIDER MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS FOR LOT 7 PRIOR TO BUILDING PERMIT APPROVAL.

3. Use a Legend if necessary to keep the drawing from becoming too cluttered.

Enclosures (2)  
Copy: George Cronin, Taylor Properties  
File