Howard County Health Department

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ AP 528944

AGENCY REVIEW: _____ DATE 5/16/08

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)
- ☒ 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 2 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) FRED TAFT & Susanna Taft

DAYTIME PHONE 4103653950 CELL 4433248638 FAX _____

MAILING ADDRESS 1565 WOODSTOCK Rd WOODSTOCK MD 21163
STREET CITY/TOWN STATE ZIP

APPLICANT OWNER

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME _____ LOT NO. _____

PROPERTY ADDRESS 1565 WOODSTOCK Rd WOODSTOCK MD 21163
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 10 GRID 18 PARCEL(S) 144 PROPOSED LOT SIZE _____

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. _____
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

 PLEASE SUBMIT ORIGINALS ONLY (BY MAIL OR IN PERSON)

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

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

June 5, 2008

Fred and Susanna Taft
1565 Woodstock Road
Woodstock, MD 21163

RE: PERCOLATION TEST RESULTS, 1565 Woodstock Road, A528916

Dear Mr. & Mrs. Taft,

Percolation testing was conducted on May 23, 2008, on your property (1565 Woodstock Road). Soil profiles were observed and recorded at four locations, and at 3 of those locations percolation testing was conducted. The area investigated is on moderately steep slopes along the east and north property boundaries, i.e. the hillside that is your back yard.

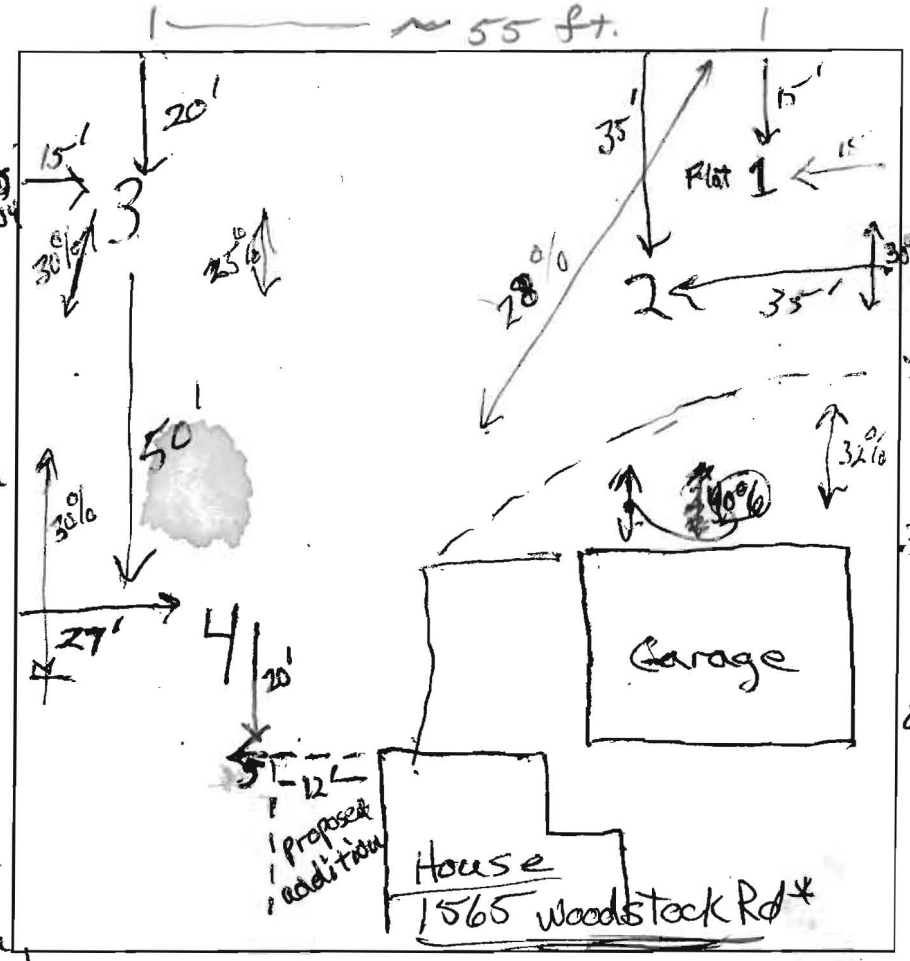
All locations had percolation rates that are approvable, and all observed locations have approvable soil profiles. The better soils are along the northern boundary of your property as a deep, sandy loam subsoil occurs there that has a moderately rapid percolation rate. However, the water table ranges from deeper than 14 feet (test location 3) to 10.5 feet (test location 4). The soils in the southeast property corner have been altered, the topsoil being removed from the area represented by test location 1 and apparently deposited in the area represented by test location 2. Depth to the underlying rock layer is 7 feet at test location 1 and 10 feet at test location 2. Slopes of 25% to 30% were measured in the areas tested. An area immediately uphill of your garage (that wasn't tested) has a slope of about 40%.

These percolation tests were conducted under the assumption that the well for the subject property could be re-located, and the area tested would meet the regulated setback distance. A complicating factor has become evident as the existing well for the neighboring property (1555 Woodstock Road) has been found to be about 68 feet from test location 4. That well is a dug-well about 3 feet in diameter with stacked-stone walls. The observed water level in late May was about 6 feet from the soil surface. The well has a plywood and wood-frame cover. Its recharge area is downgradient from both your existing septic system and the areas tested.

For a 2-bedroom house, the area and depth of soil in the northeast corner of your property appears to be adequate for 3 septic drainfields of conventional design while maintaining a 100-foot separation from the well at 1555 Woodstock Road. For a 3-bedroom residence, the southeast corner of your property would also need to be included in a septic easement.

Even for these relatively small areas, there are several conditions that must be overcome to have them approved as septic easements. Code of Maryland (COMAR, 26.04.02.04.J.1) requires a setback of 25 feet from steep slopes (i.e., slopes greater than 25%). Also, for unconfined aquifers such as occurs in Howard County, COMAR 26.04.02.04.J.10 requires 100 feet separation between septic easement or septic tank and a well. Howard County Code 3.808.D.3 has a more stringent requirement for well-septic separation in that a septic easement must be 200 feet distant from a well that is downgradient. Your entire property is within 200 feet of the well that serves the neighboring downhill property.

A/P _____



(1)

0.3' dk grey brn sl/g many mica
heavy
1.5' red-brn sl many mica
4.5' brn sl few stones many mica
6.5' brn & dk brn sl saprolite many mica few stones
7' vby sl >50%
R

(2)

1' dk brn scl 2 fgr & fsbk common mica (Fill) **
2' brn & red brn heavy sl many mica
3' brn sl micaceous few stones (a boulder)
8.5' lt brn sl few gravel & stones (saprolite)
10' vby ls brn
R

(3)

0.3' dk brn sl (heavy) common mica
brn scl common mica 1f sbk few gravel
2' brn gr sl
3' brn & dk brn sl saprolite micaceous
4.5' variegated sl saprolite micaceous
11' same w/3cpl peds
14'

(4)

0.5' dk grey-brn 3 fgr sl heavy common mica
1.5' brn scl common mica
2.5' brn sl (heavy) many mica
10.5' brn sl many mica
lt. brn streaks few stones
12' dk. brn gr sl common mica wet-cavern water seep saturated
13' brn gr sl

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
5/23/08	#1	2.5'/6.5'	9:53	10:04	10:32	28	P
5/23/08	#2	8.5'	Visual	1' Topsoil (Fill) Sandy loam 3' to 8.5'			P
5/23/08	3	3.1'/14'	11:41	11:43	11:48	5	P
5/23/08	4	3.5'/10.5'	12:25	12:28	12:33	5	P

REMARKS 1' Topo needed at #1

SANITARIAN RB BACKHOE Dennis Feaga OTHERS _____

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

Further consideration for your proposal to build an addition to your residence is contingent upon submission of a Percolation Certification Plan that meets state and county requirements. The Health Department has already considered an exception to the rule excluding areas on slopes 25% and greater. We encourage you to offer your concerns and inquiries. You may request variances to regulated setback distances. I believe you have been advised of the potential for installation of pre-treatment options, and the Bay Restoration Fund where you may obtain a grant to help with the cost of adding a pre-treatment component to your wastewater system.

I am including copies of the field data worksheet and site inspection sheet generated during my field investigation. This report and these documents will be maintained in the Health Department for the address of your property. I am also enclosing a 4-page document that describes the required content for a Percolation Certification Plan and a 2-page document that lists the regulated setback distances, both excerpts of Howard County Code Title 3, Subtitle 8. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-2691.

Respectfully,

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

Copy: Heidi Scott, Environmental Sanitarian
File

Howard County
Health Department

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website: www.hchealth.org

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

November 5th, 2008

Fred & Susanna Taft
1565 Woodstock Rd.
Woodstock, MD 21163

RE: Variance request
1565 Woodstock Road

Dear Mr. and Mrs. Taft,

The Health Department has received your variance request dated June 20th, 2008 for the above referenced property. Maryland Department of the Environment has accepted our recommendation to approve the variance request allowing the sewage disposal system and future repair area to be located up gradient from private water supplies and within the 25'setback to 25% or greater slopes. Due to the landscape position of the sewage areas and wells, the request was approved subject to the following conditions:

1. An advanced pre-treatment system, which utilizes best available technology to perform nitrogen reduction, must be installed on the existing septic system prior to the approval of your building permit. In addition, an operation and maintenance contract agreement must be filed with Howard County Land Records. Before a septic system installation permit is released for the advanced pre-treatment system, a site plan must be submitted with all necessary details for installation of the system.

If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-6287.

Sincerely,

Heidi Scott
Well and Septic Program

Steven R. Kriegs R.S.
Maryland Department of the Environment

Cc:
File

Mr. Mike Davis
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD 21046

Mr. Davis,

We are contacting you in hopes of getting a variance for our property at 1565 Woodstock Road, Woodstock, MD 21163. We purchased our home a few years ago and in January of this year we had a fire there. We decided to take advantage of the fact that we would have to do considerable renovations, and build an addition onto the extisting home. The permits have been put on hold however because your department has found the current septic lacking. This is an odd lot with a house on it that is about 100 years old and considerable slope to the lot. The solution your department has suggested involves a pre-treatment septic system. However in order for this to work we need a variance to the 25' setback from the 25% slope for septic easement. We also are seeking an easement to the 200' setback from the well that is directly down gradient, the entire property does not fit this criteria.

Our departmental contact is Heidi Scott, we believe she may be able to furnish you with any other information you may need. The property was recently perced and a Percolation Certification Plan is in the works. In addition, we have submitted a pre-application to the Bay Restoration Fund for financial assistance with the pre-treatment system. Please contact us with any questions or comments.

Regards,

Fred and Susanna Taft
1565 Woodstock Road
Woodstock MD 21163

410-365-3950
443-324-8638

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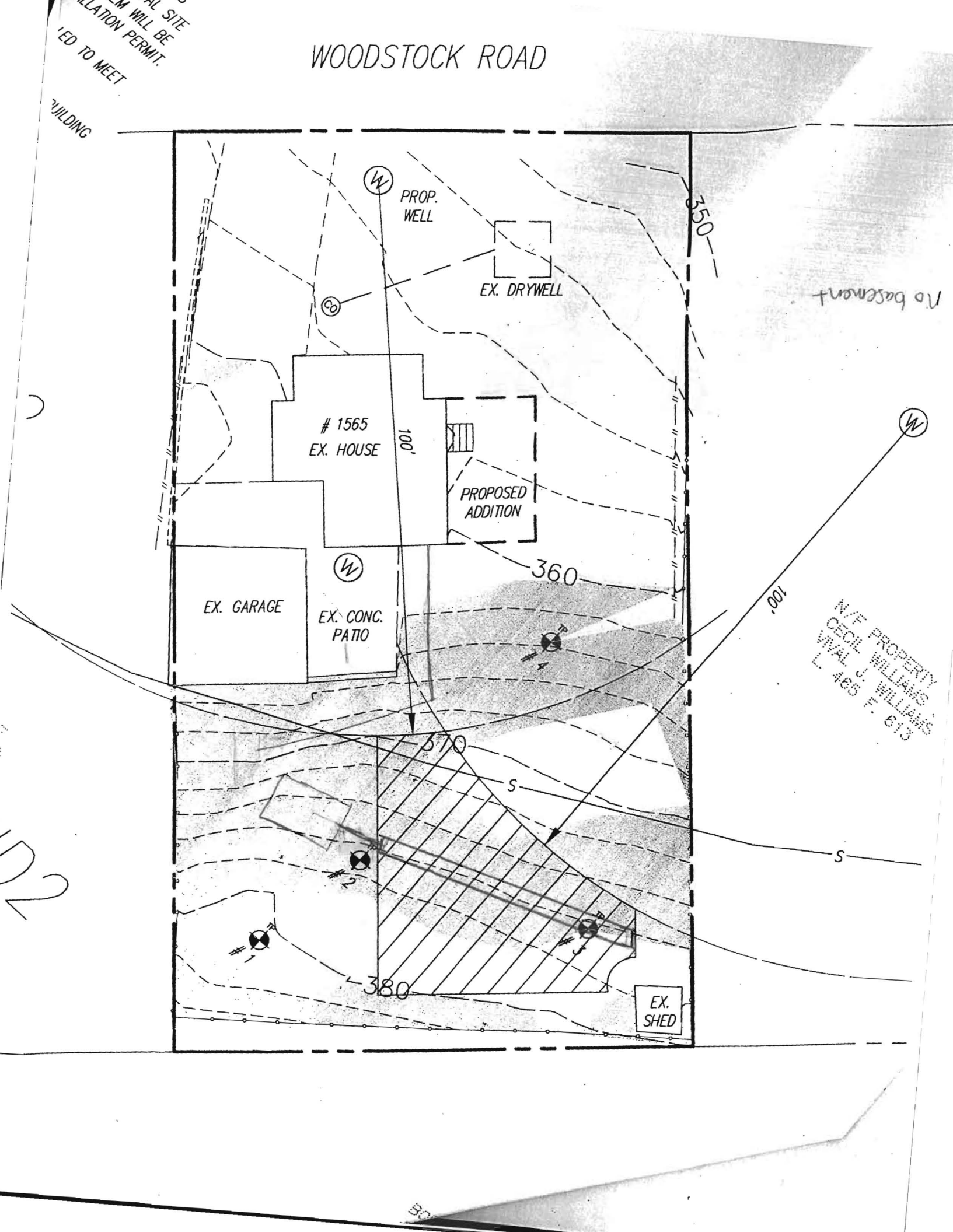
UILDING



No basement

GENERAL NOTES:

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE DISPOSAL AREA.

2. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

3. ALL EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.

4. TOPOGRAPHY IS FIELD RUN BY GUTSCHICK, LITTLE & WEBER, PA. IN AUGUST, 2008.

5. BOUNDARY INFORMATION IS BASED ON AVAILABLE RECORDS.

6. PROPERTY TABULATION:
   A. TAX PARCEL 144
   B. TOTAL ACREAGE: 0.35 AC.

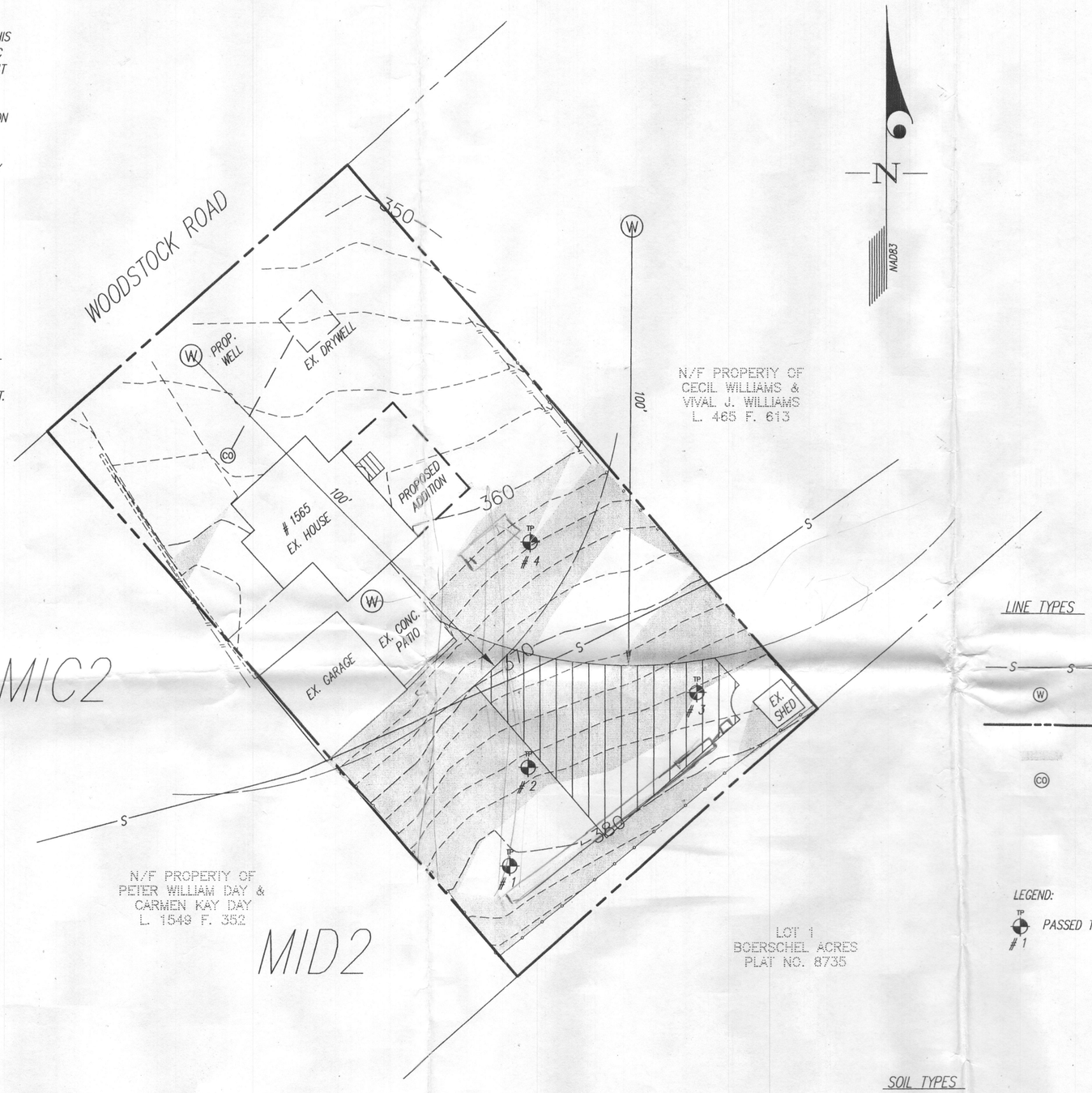
7. THE SEPTIC SYSTEM MUST HAVE ADVANCED TREATMENT DUE TO RESTRICTIVE FACTORS SUCH AS STEEP SLOPES AND LESS THAN 200' WELL SEPARATION. A SUPPLEMENTAL SITE PLAN WITH ALL OF THE NECESSARY DETAILS FOR INSTALLATION OF THE SYSTEM WILL BE REQUIRED PRIOR TO RELEASE OF THE BUILDING PERMIT AND SEPTIC INSTALLATION PERMIT.

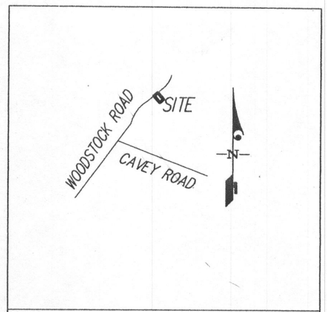
8. THE EXISTING WELL IS TO BE ABANDONED AND A NEW WELL WILL BE DRILLED TO MEET CURRENT CODE PRIOR TO BUILDING PERMIT APPROVAL.

9. THE EXISTING SEPTIC SYSTEM IS TO BE ABANDONED AND UPGRADED PRIOR TO BUILDING PERMIT APPROVAL.

10. HOUSE SHALL HAVE A MAXIMUM OF 3 BEDROOMS.

11. MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED A VARIANCE TO ALLOW ON-SITE SEWAGE DISPOSAL TO BE UP GRADIENT OF PRIVATE WATER SUPPLIES AND WITHIN 25' TO 25% OR GREATER SLOPES.





VICINITY MAP
1"=2000'

LINE TYPES

- S — S — SOILS BOUNDARY
- (W) EXISTING WELL
- PROPERTY LINE
- DENOTES 25% AND GREATER SLOPE
- (CO) EXISTING SEPTIC CLEAN OUT

LEGEND:

- TP #1 PASSED TEST PIT

SOIL TYPES

MIC2 – MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

MID2 – MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED

PERCOLATION CERTIFICATION

I CERTIFY TO THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

10-29-08

CARL K. GUTSCHICK, P.E.

STATE OF MARYLAND PROFESSIONAL ENGINEER

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

B Nylon for Peter Beilenson 11/24/08

COUNTY HEALTH OFFICER HB DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\TAFT PROP(PAIGE SEE)\TAFT-PERC-PLAN.dwg | DES. | DRN. | CHK.

PREPARED FOR :
SUSANNA TAFT & FRED V. TAFT
1565 WOODSTOCK ROAD
WOODSTOCK, MD 21163
PHONE: 410-750-9061

PERCOLATION CERTIFICATION PLAN

SUSANNA TAFT AND FRED V. TAFT

LIBER 8526 FOLIO 603

WEST FRIENDSHIP ELECTION DISTRICT No. 3 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'		
DATE	TAX MAP – GRID	SHEET
SEPT., 2008	10 – 18	1 OF 1

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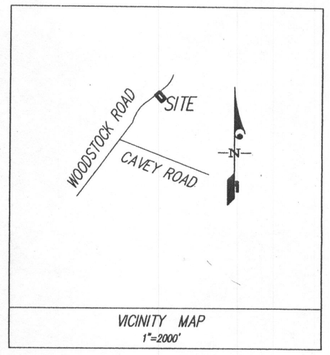

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L:\CADD\DRAWINGS\TAFT PROP(PAIGE SEE)\TAFT-PERC-PLAN.dwg DES. DRN. CHK.		WEST FRIENDSHIP ELECTION DISTRICT No. 3 — HOWARD COUNTY, MARYLAND	DATE: SEPT., 2008 / TAX MAP - GRID: 10 - 18 / SHEET: 1 OF 1