


MEMORANDUM

Sent via email to rtash@columbiabuildersinc.com on 7/23/2019

TO: Ron Tash

FROM: Ryan Rappaport, LEHS 
Well & Septic Program

DATE: July 23, 2019

RE: **5020 Ten Oaks Rd. Clarksville, MD. 21029**
(Tax Map: 28, Parcel 140, Lot 4)
(Demolition of existing structure – rebuild new single-family home)

This is to advise that the Howard County Health Department recommends issuance of the demolition permit for the above referenced property.

The well line from the house to the existing well on the property (HO-15-0314) has been severed and the line has been capped by Robert L. Feezer Company. Documentation and photos have been provided to the Health Department. Orange snow fencing has been placed around the well to provide a protective barrier during the demolition process. This well will be connected to the new house once construction is completed. The onsite septic system that served this house was located. This existing septic system which was installed in 2018 will be used for the new home once its construction is completed. RLO Contractors Inc. has provided documentation stating that all septic system components have been enclosed in orange snow fencing to provide protection during the demolition process. These protective barriers on the well and septic system were field verified by the Health Department on 7/22/2019. RLO Contractors, Inc. has also provided documentation stating that all the storage tanks which were located on the property have been removed from the site.

Current utility records show that this parcel has no access to public utilities. The well and onsite septic system which have been identified and protected will be reconnected to serve the new home once construction is completed.

IF ANY WELL OR SEPTIC COMPONENTS ARE FOUND DURING SITE WORK, YOU MUST NOTIFY THIS OFFICE IMMEDIATELY.

RR

Cc: File



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

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

DEMOLITION REQUEST FORM

(Please fill in all blanks)

Information of Property to be Demolished:

HG LAND 1, LLC
Current Owner's Name

5020 TEN OAKS ROAD, CLARKSVILLE, MD 21029
Property Address

TEN OAKS FARM
Subdivision (if applicable)

4
Lot #

All Prior Owners' Names (if requested or known)

28 140
Tax Map Parcel # Tax ID #

Construct New Single Family Home.
Purpose/Reason for Demolition

Subdivision

Construct New Single Family Home.

Future plans of property after demo (i.e. subdivision, parking lot, re-build new house, etc...)

If a subdivision, SDP# 16-123

Has the structure(s) been deemed unsafe by DILP YES X NO

UTILITY RECORDS:

Property currently connected to public water YES ✓ NO

Property currently connected to public sewer YES ✓ NO

Does the property currently have any wells and/or septic systems ✓ YES NO

→ Explain: New well : Septic

*Note: Any wells and/or septic systems that are to remain may require an approved percolation certification plan under *Howard County Code Sec. 3.805*

*Note: Any septic systems that are to be abandoned must be done by a septic contractor with documentation of the process.

*Note: All abandoned wells are to be sealed by a well driller licensed by the Maryland State Board of Well Drillers *COMAR Sec 26.04.04.11 Abandonment Standards D (3)*

COMMENTS:

Rou Tash
Applicant's Name (please print)

410-730-3939
Applicant's Phone #

rtash@colombiabuildersinc.com
Applicant's Email

443-917-2560
Applicant's Fax #

[Signature]
Applicant's Signature

5/14/19
Date

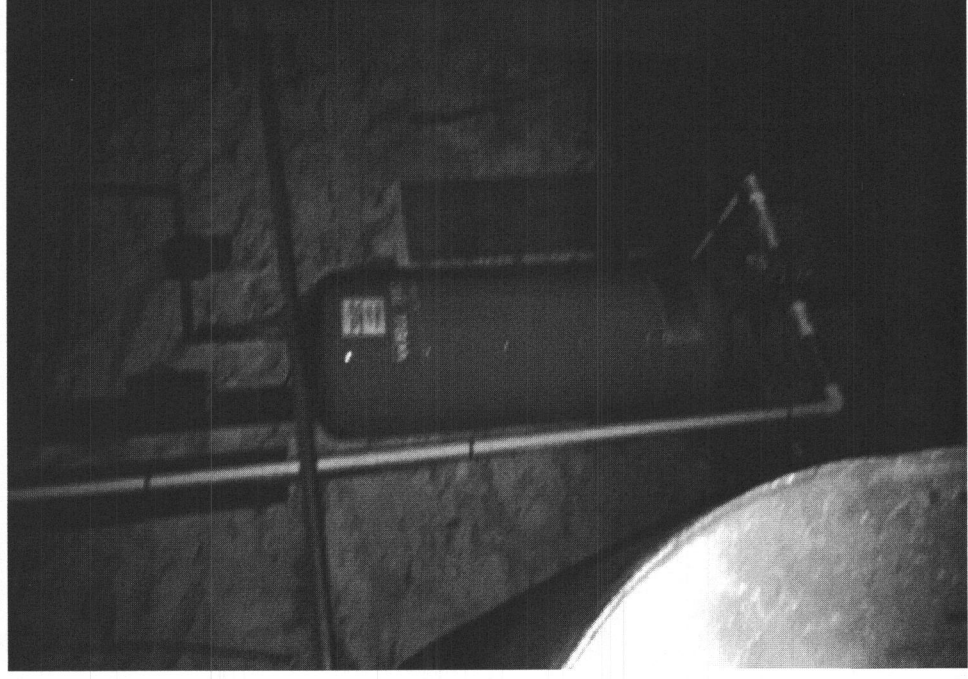
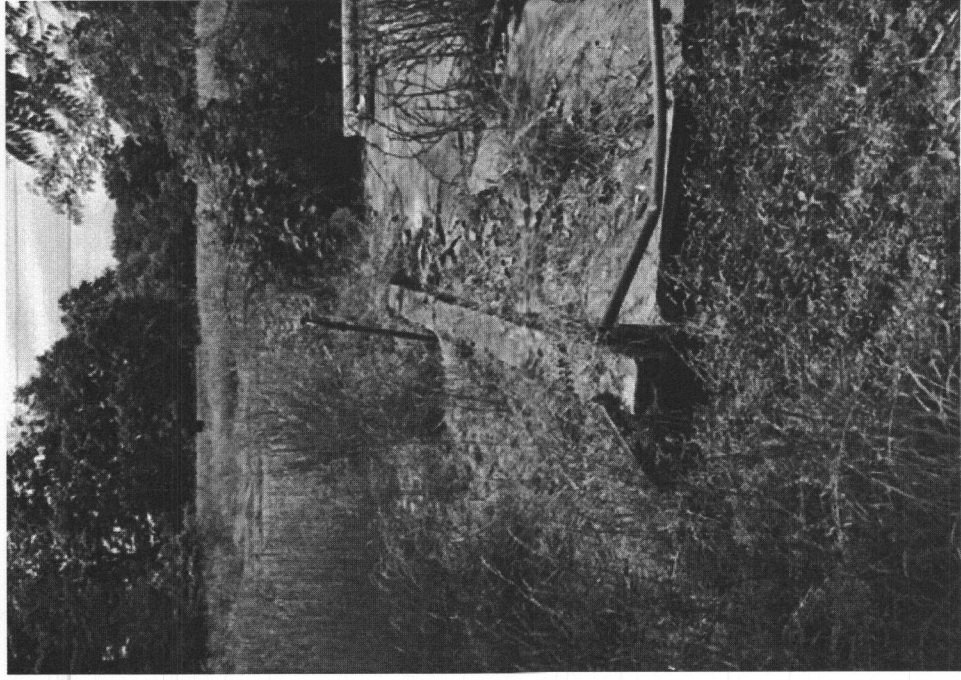
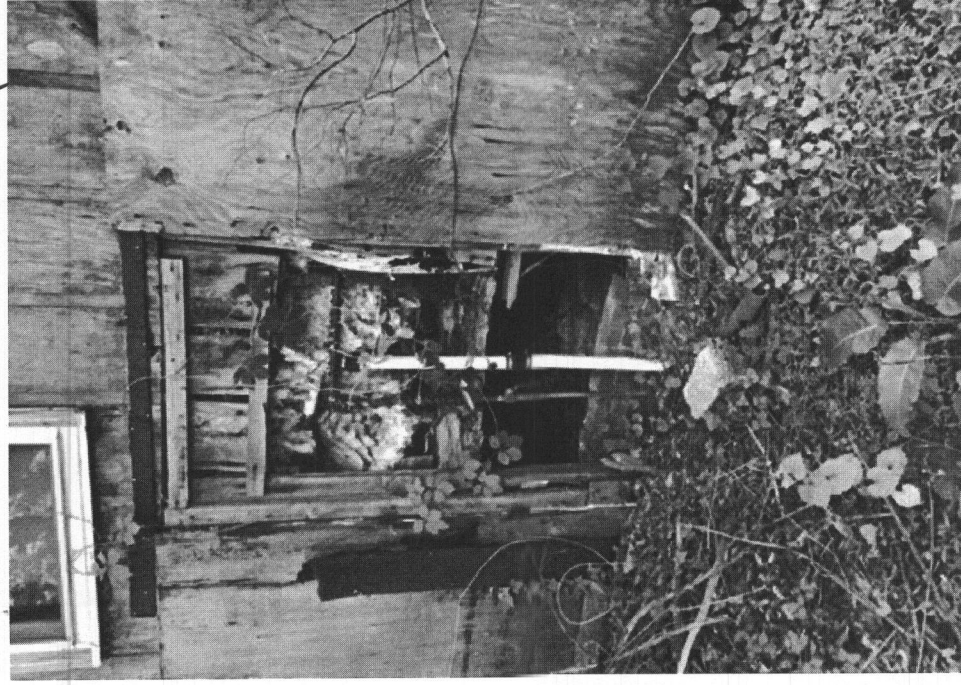
Lot 4 Demo pics



Lot 4 Demo Pics



Lot 4 demo pics



ROBERT L. FEEZER CO.

WATER SUPPLY & WATER CONDITIONING EQUIPMENT
6321 BARNETT AVENUE SYKESVILLE, MARYLAND 21784
(410) 781- 4655 (410) 795-1405

June 28, 2019

Hello,

Enclosed are photos of the line disconnected at the pitless adapter for the property at 5020 Ten Oaks Road well tag number HO-15-0314. My license number for my pump installers licence thru the Board of Well Drillers is PI0148. If our company can supply any more information please contact us at (410)781-4655 or (410)795-1405.

Best regards,
Rusty George
Sales/Service
rgeorge@rlfeezer.com

RECEIVED

JUL 02 2019

HOWARD COUNTY HEALTH DEPT.
COMMUNITY HYGIENE PROGRAM



RECEIVED

JUL 02 2019

**HOWARD COUNTY HEALTH DEPT.
COMMUNITY HYGIENE PROGRAM**

DO NOT REMOVE THIS TAG
DEPARTMENT OF THE ENVIRONMENT
WELL PERMIT NUMBER

10-15-0314

FOR INFORMATION: GIVE NUMBER AND WRITE
800 WASHINGTON BLVD
BALTIMORE MARYLAND 21230

RECEIVED

JUL 02 2019

**HOWARD COUNTY HEALTH DEPT.
COMMUNITY HYGIENE PROGRAM**



July 1, 2019

Attn: Mr. Jim Greenfield
M G Land Holdings 1, LLC
6420 Autumn Sky Way
Columbia, Maryland 21044

Re: 5020 Ten Oaks Property

#217002

Dear Mr. Greenfield:

Please be advised, RLO has completed all of the following as per the Septic System Asbuilt - 2018.

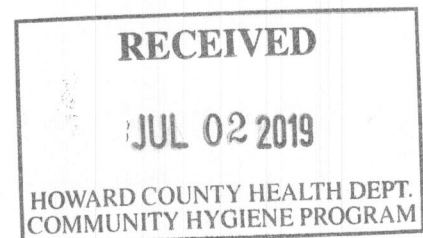
1. Protective Barrier Around Septic Components in Sewage Disposal Area, the Septic Tanks, and Electrical Components for the Pump Tank.
2. Protective Barrier Also Installed Around All Cleanouts on the Septic Line from the House to the Drain Field.

Please advise if you need anything further.

Thank you,
RLO CONTRACTORS, INC.

A handwritten signature in cursive script that reads "Gerald Orndorff".

Gerald Orndorff
Superintendent





June 28, 2019

Attn: Mr. Jim Greenfield
M G Land Holdings 1, LLC
6420 Autumn Sky Way
Columbia, Maryland 21044

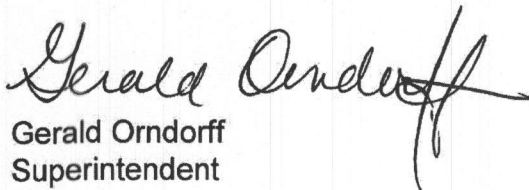
Re: 5020 Ten Oaks Property

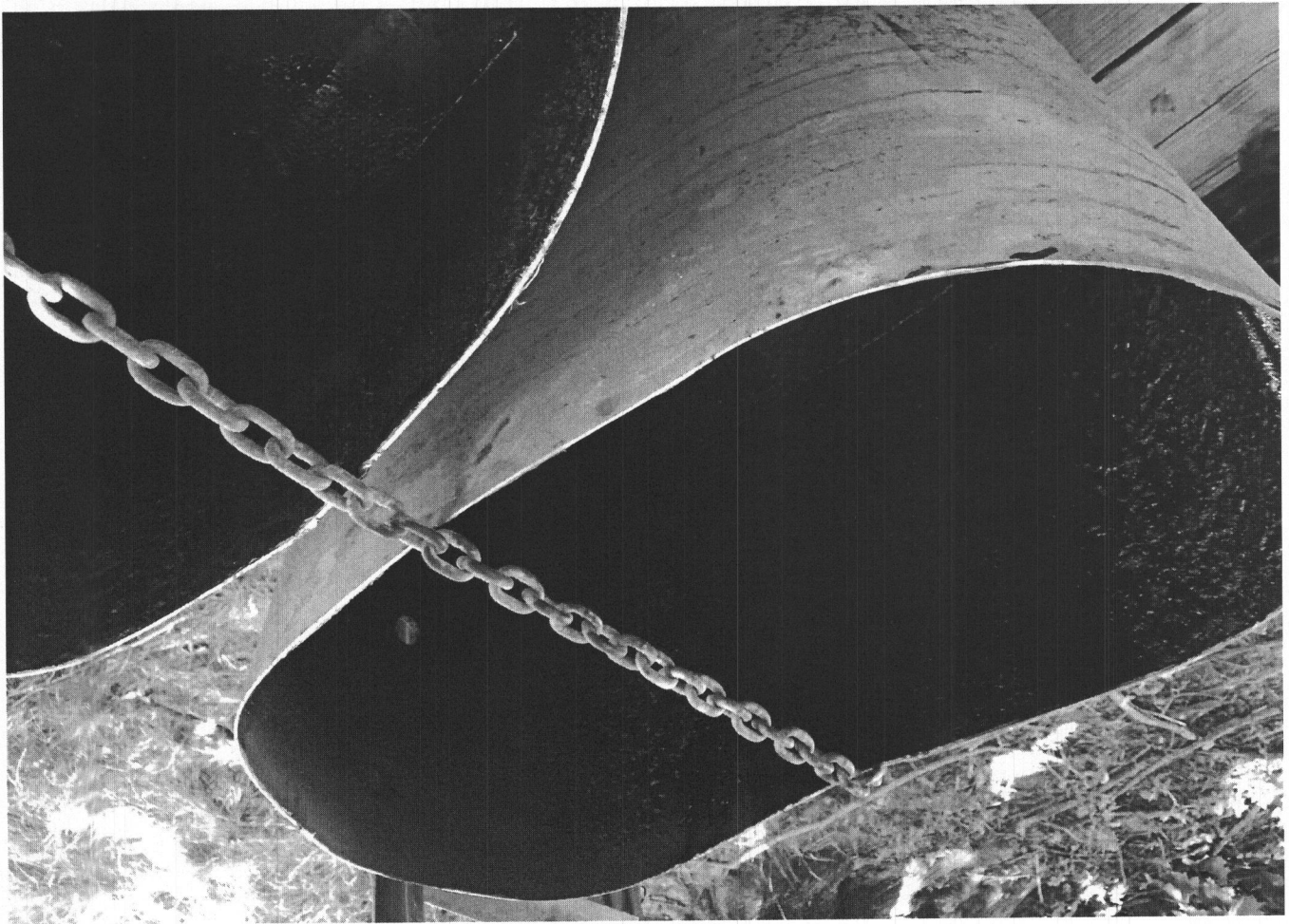
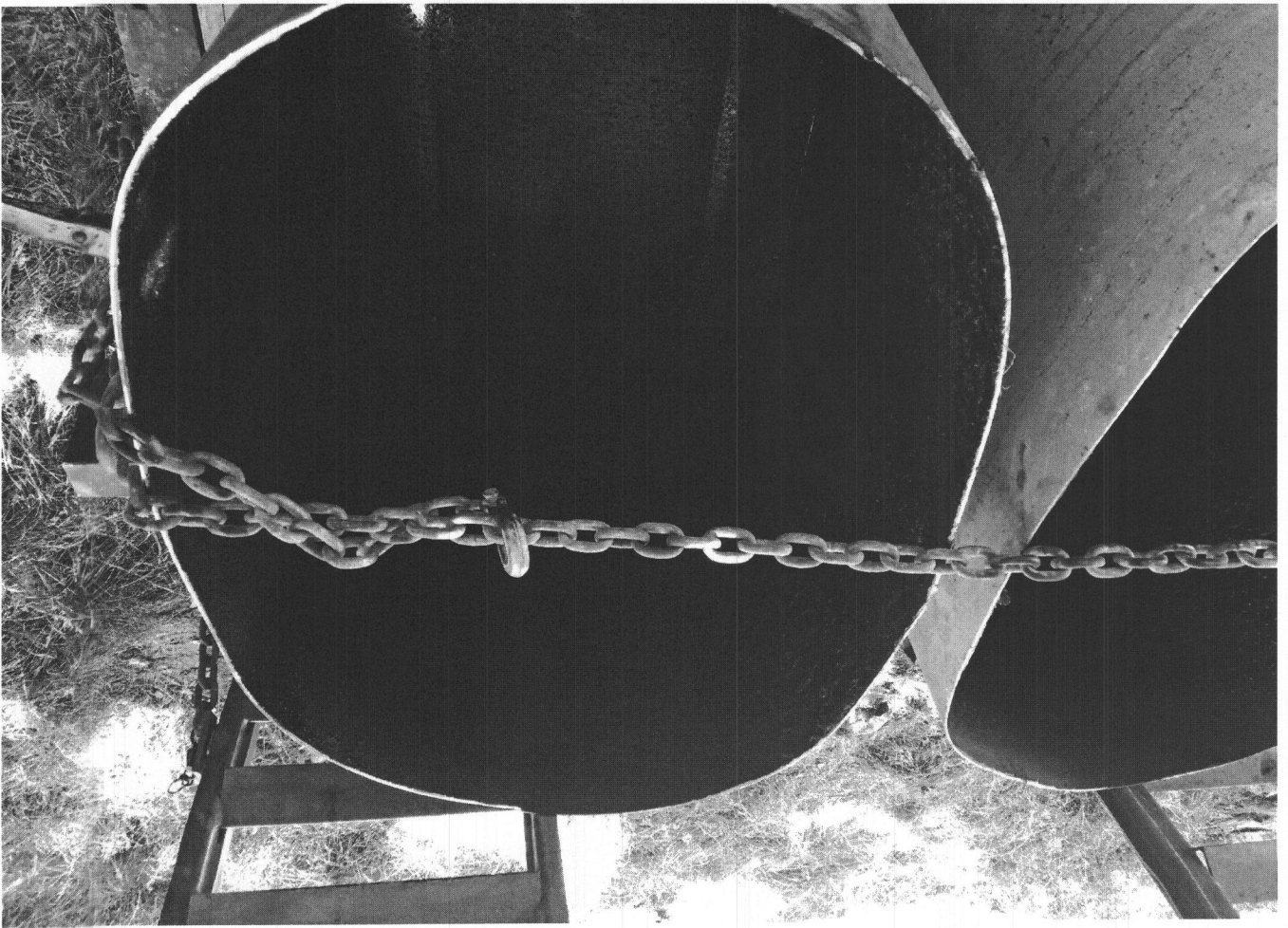
#217002

Dear Mr. Greenfield:

Please be advised, the heating fuel oil tank located at the 5020 Ten Oaks Road Property was empty when RLO Contractors removed tank from premissis.

Thank you,
RLO CONTRACTORS, INC.


Gerald Orndorff
Superintendent



Rappaport, Ryan

From: Jim Greenfield <jgreenfield@columbiabuildersinc.com>
Sent: Friday, June 28, 2019 11:30 AM
To: Rappaport, Ryan
Cc: Robin Pollatos; Ron Tash
Subject: FW: 5020 Ten Oaks Road Fuel Tank
Attachments: 5020 Ten Oaks Road Heating Fuel Oil Tank Letter 6.28.19.pdf; 5020 Ten Oaks Rd Heating Fuel Oil Tank -1.jpg; 5020 Ten Oaks Rd Heating Fuel Oil Tank -2.jpg

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Please see attachments and email verbiage below.

Jim Greenfield
Columbia Builders Inc.
PO Box 999
Columbia, MD 21044
443-324-4732 (Cell)
jgreenfield@columbiabuildersinc.com



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From: Robin Pollatos <rpollatos@rlocontractors.com>
Sent: Friday, June 28, 2019 11:05 AM
To: Jim Greenfield <jgreenfield@columbiabuildersinc.com>
Cc: Jerry Orndorff <jerryorndorff@rlocontractors.com>
Subject: 5020 Ten Oaks Road Fuel Tank

Good Morning Jim,

As per your request, our letter referencing the heating fuel oil tank is attached. Also for your use, photos of the tank cut in half and shown empty.

Please let us know if this is sufficient for you.

Thank you,

Robin Pollatos
Contract Administration
410-531-2288 ext. 618

rlpollatos@rlocontractors.com

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Rappaport, Ryan

From: Rappaport, Ryan
Sent: Thursday, May 30, 2019 7:44 AM
To: rtash@columbiabuildersinc.com
Subject: 5020 Ten Oaks Rd. site visit update

Hello Mr. Tash, I apologize for the delay on this but I was able to conduct my initial site visit and I have a couple questions.

1. Which structure(s) are you planning on demolishing, the house on lot 4 that just had a new septic system installed in August of 2018? The plan that was submitted says that the house is to remain and the other structure northeast of the house is to be removed. Please advise.
2. If the plan is to demolish the house, the storage tanks onsite will need to be removed according to MDE guidelines if any have liquid inside. Please advise regarding the plan for the 4 that I saw onsite?
3. There was a frost proof spigot over by the other structure, by the concrete pad. Where did this water source come from, another well?
4. There's a water tank in the basement of the house, is there a well underneath the house?

Some items that can be done in the interim which will be required for this demo release are adding protective barriers (i.e.. tall easily seen orange snow fencing) around all the well casings onsite and all of the septic system if it'll be retained for a future build.

Ryan Rappaport, LEHS
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD. 21045
Phone 410-313-1781
Fax 410-313-2648
rrappaport@howardcountymd.gov
www.co.ho.md.us

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Rappaport, Ryan

From: Ron Tash <rtash@columbiabuildersinc.com>
Sent: Saturday, June 8, 2019 3:55 PM
To: Rappaport, Ryan
Subject: RE: 5020 Ten Oaks Rd. site visit update

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

Hi Ryan
See responses below...

Ron Tash | Columbia Builders, Inc.
10715 Little Patuxent Parkway | Suite 150 | Columbia, MD 21044
rtash@columbiabuildersinc.com | www.columbiabuildersinc.com
Mobile: 443-324-4725 | Phone: 410-730-3939

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From: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Sent: Wednesday, June 5, 2019 1:46 PM
To: Ron Tash <rtash@columbiabuildersinc.com>
Subject: FW: 5020 Ten Oaks Rd. site visit update

Just resending this...Please respond when you have a moment.

From: Rappaport, Ryan
Sent: Thursday, May 30, 2019 7:44 AM
To: rtash@columbiabuildersinc.com
Subject: 5020 Ten Oaks Rd. site visit update

Hello Mr. Tash, I apologize for the delay on this but I was able to conduct my initial site visit and I have a couple questions.

1. Which structure(s) are you planning on demolishing, the house on lot 4 that just had a new septic system installed in August of 2018? The plan that was submitted says that the house is to remain and the other structure northeast of the house is to be removed. Please advise. **[Ron Tash]** The original plan a number of years ago when we signed a contract to purchase the property was to keep the existing house on Lot 4 as we had a prospective purchaser once the land was subdivided. The plan processing took many years longer than anticipated. During

that time the Owners (Sellers) let the property significantly deteriorate to the point that our economic due diligence led us to the necessity of a demo of the existing house on Lot 4.

2. If the plan is to demolish the house, the storage tanks onsite will need to be removed according to MDE guidelines if any have liquid inside. Please advise regarding the plan for the 4 that I saw onsite?[*Ron Tash*] Agreed and our demo company will certify that any/all on site tanks are pumped and removed prior to demo.
3. There was a frost proof spigot over by the other structure, by the concrete pad. Where did this water source come from, another well?[*Ron Tash*] No. The Owners (Seller) had a make shift water line run from the existing house on Lot 4.
4. There's a water tank in the basement of the house, is there a well underneath the house?[*Ron Tash*] No. The well that served the existing house on Lot 4 was outside the house. Said well was abandoned during the process that was required by Health Dept. Since the plat had the existing house on Lot 4 to remain (see answer to Item #1 above), we were required to abandon that existing well, hook up the new well, abandon the existing septic and install a new BAT system. We designed the new BAT system to accommodate a new house to be sited in proximity to the to be demo'd existing house on Lot 4.

Some items that can be done in the interim which will be required for this demo release are adding protective barriers (i.e.. tall easily seen orange snow fencing) around all the well casings onsite and all of the septic system if it'll be retained for a future build. Agreed and our demo company will do that in the coming week or so.

Should you have any other questions or require additional information, please feel free to contact me and thank you for the thorough review.

Ryan Rappaport, LEHS
Howard County Health Department
Bureau of Environmental Health
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Phone 410-313-1781
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Rappaport, Ryan

From: Rappaport, Ryan
Sent: Tuesday, June 25, 2019 7:57 AM
To: Jim Greenfield
Cc: Ron Tash
Subject: RE: 5020 Ten Oaks
Attachments: 5020 Ten Oaks Rd Septic System As-Built 2018.pdf

Mr. Greenfield, Thank you for the reply. Here's what I'll need to move forward with this investigation. Please provide all of the items listed below. Once I have all the documentation, I'll have to conduct another site visit for inspection before the release of the demolition permit.

1. A letter from Freezer on letterhead stating that protective barriers have been placed around all of the wells currently on the property. Freezer will also have to sever the well line to the house and properly cap it for protection against bacterial contaminants. Please have them add this description of work to the letter as well.
2. If RLO will be installing the protective barrier around the septic components, please have them refer to the attached as-built. The four corners of the sewage disposal area (SDA) must be staked and then the protective barrier must be installed around the SDA, the septic tanks and electrical components for the pump tank. A protective barrier must also be installed around all of the cleanouts on the septic line from the house to the drain field. Once completed, please have RLO forward me a letter on letterhead with a statement of work.
3. A letter on letterhead from RLO stating that all of the storage tanks currently located on the property have been properly removed according to Maryland Dept. of the Environment guidelines.
4. I have what I need for the well abandonment form.

Please let me know if you have any questions or concerns. Thank you for your cooperation.

Ryan

From: Jim Greenfield <jgreenfield@columbiabuildersinc.com>
Sent: Sunday, June 23, 2019 3:27 PM
To: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Cc: Ron Tash <rtash@columbiabuildersinc.com>
Subject: 5020 Ten Oaks

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We have Ron tied up on another job for the next two weeks so please deal directly with me on the Ten Oaks demo permit et al.

Below in red are my updates on your recent email.

From: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Sent: Friday, June 14, 2019 8:06 AM
To: Ron Tash <rtash@columbiabuildersinc.com>
Subject: RE: 5020 Ten Oaks Rd. site visit update

Good Morning Mr. Tash, Sorry for the delay in my response, I was unexpectedly out of the office for the past few days. In order to move forward with this demo release process please begin adding snow fencing to the well (**assigned to Feezer Co who installed the pump and well line from the new well to the existing house - Health Department Required this hook up**) and septic features (**assigned to RLO Contractors who is the General Contractor for the development work**) on the property. I'll need verification that all the storage tanks have been removed from the site. (**assigned to RLO Contractors who is the General Contractor for the development work**) Please send the receipt from your contractor once this work is completed. **Will do so.** Can you verify that the attached well abandonment form is the form associated with the original well abandonment for Lot 4? **Yes it is.** If it is, please have the person who completed the work, fully fill out this form (I can't read the last name, it looks like Robert Copsy?) lot number and permit numbers are missing. Please add this information to the form. **Will do so.** My assumption is that since there's a hooked up water tank in the basement, that the new well, HO-15-0314 was connected to the existing home on Lot 4. **That is correct. See above.** If this well is to remain, the line to the house will need to be severed and properly capped by a licensed well driller. I'll need a description of work on your driller's letterhead describing this work once it's completed. (**assigned to Feezer Co who installed the pump and well line from the new well to the existing house - Health Department Required this hook up**) Take a look at the pictures I've attached, the reason that I ask about the water for the other building is that it appears that this structure has a water line, please advise. It received water somehow, we need to figure out what and where the source is located. **According to the Seller of the property, the original farmer who owned the property ran a line from the house to that out building. The Seller never utilized and didn't know if it even worked. This line will become non-functional once Feezer & Co severs and caps the new well line that goes to the house that is to be demolished. At that point there will be no potential source of water for the line.**

If we haven't updated everything you need, please contact me. We will send you the requested data as soon as it arrives.

Thank you.

Ryan Jim

Jim Greenfield
Columbia Builders Inc.
PO Box 999
Columbia, MD 21044
443-324-4732 (Cell)
jgreenfield@columbiabuildersinc.com



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