

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

1524075

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME

12031 Scaggsville Rd

PROPERTY ADDRESS

12031 Scaggsville Rd

Fulton

20759

STREET

TOWN

ZIP

TAX ACCOUNT #

TAX MAP

GRID

PARCEL

LOT NO.

PROPOSED LOT

SIZE (ACRES)

ZONING CATEGORY

TIER

PROPERTY OWNER(S)

Marcella Decampos

DAYTIME PHONE

240-595-0530

CELL

EMAIL

MAILING ADDRESS

12031 Scaggsville Rd

Fulton

20759

STREET

CITY, STATE

ZIP

APPLICANT

Fogle's Septic Clean

RELATIONSHIP TO OWNER:

Contractor

DAYTIME PHONE

410-995-5670

CELL

EMAIL

Kim@foglesinc.com

MAILING ADDRESS

580 Obrecht Rd

Seelyville Md

21784

STREET

CITY, STATE

ZIP

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

PROPERTY:

- ☐ SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: _____
- SUBDIVISION CLASSIFICATION (PER DEPT. OF PLANNING AND ZONING) ☐ MAJOR ☐ MINOR
- ☐ CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
- ☐ REPAIR OR REPLACE FAILING OSDS
- ☐ UPGRADE EXISTING OSDS

BUILDING:

- ☒ RESIDENTIAL WITH 5 EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
- ☐ COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- ☐ YES
- ☒ NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
- THE APPLICATION FEE IS NON-REFUNDABLE
- THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED
- THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

SIGNATURE OF APPLICANT

DATE

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

APPLICATION
FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME 12031 Scaggsville Road
PROPERTY ADDRESS 12031 Scaggsville Road Fulton, MD 20759
STREET TOWN ZIP
TAX ACCOUNT # _____ TAX MAP 41 GRID 19 PARCEL 315 LOT NO. _____ PROPOSED LOT
ZONING CATEGORY _____ TIER _____ SIZE (ACRES) _____

PROPERTY OWNER(S) Kimberly Kight

DAYTIME PHONE _____ CELL _____ EMAIL _____

MAILING ADDRESS 12031 Scaggsville Road, Fulton, MD 20759
STREET CITY, STATE ZIP

APPLICANT Modernize Plus - Marcelo de Campos RELATIONSHIP TO OWNER: Contractor

DAYTIME PHONE 240-401-4062 CELL _____ EMAIL modernizeplus@gmail.com

MAILING ADDRESS 917 Grandin Ave, Rockville, MD 20851
STREET CITY, STATE ZIP

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

PROPERTY:

- ☐ SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: _____
SUBDIVISION CLASSIFICATION (PER DEPT. OF PLANNING AND ZONING) ☐ MAJOR ☐ MINOR
☐ CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
☐ REPAIR OR REPLACE FAILING OSDS
☐ UPGRADE EXISTING OSDS

BUILDING:

- ☐ RESIDENTIAL WITH _____ EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
☐ COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

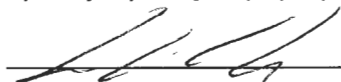
- ☐ YES
☒ NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
- THE APPLICATION FEE IS NON-REFUNDABLE
- THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED
- THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

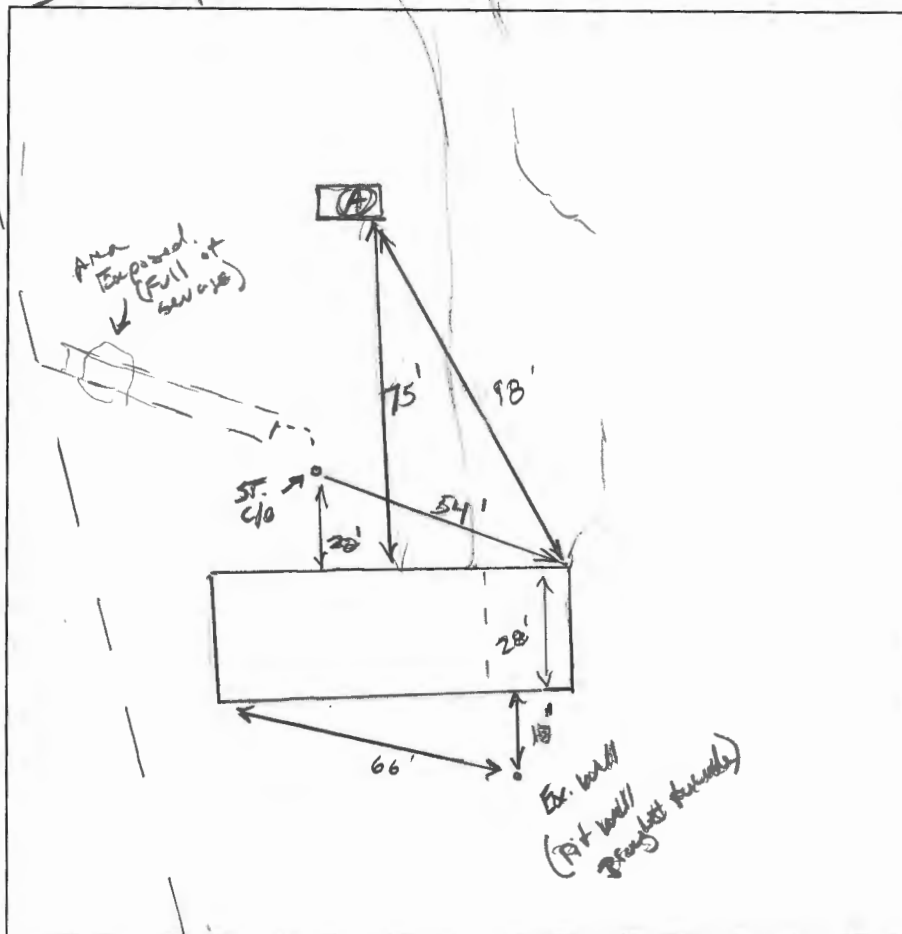


SIGNATURE OF APPLICANT

4/24/2019

DATE

Scassville
Pa



(A)

Dr Br. L
2 m BK, (faint)
12"
Br / Rd L,
wk to SPK
sticky, w
mca
3 1/2"
1 l Br / rd
SCL, Frick
wk F5 BK
10% mca, slight
Highly chemo
7
1 l Br / Y / Rd
F5 l wk Fd
Highly mcaab.
H2O soap;
13' 6"

[illegible]

SANITARIAN K. Wolf BACKHOE Take OTHERS _____

TEST HOLES USED IN SDA	AVG. PERC TIME	SQ. FT/BR
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

TRENCH WIDTH 3 INLET DEPTH 2.5 MAX. BOT DEPTH 6 EFFECTIVE SW 3.5

$$5BR = \frac{750}{0.9} = 937 \div 3 = 312 (15) = 156 LP$$

-(50)

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, April 22, 2019 1:34 PM
To: 'Ron Thompson'
Subject: RE: 12031 Scaggsville Road Perc Plan

Ron, did you field locate the old trench locations? It doesn't look like there is room to fit a replacement system between where you are showing the original trench and the new trenches. If the original trench is any closer, then it would be even worse. We have a perc hole from the repair right in that space downhill from the new trench. We would need two holes on either side down closer to the tank if we were going to pursue that area, but not until we know there is even room to do anything in there.

Did you field locate the start of that stream relative to the rear yard test area?

From: Ron Thompson <ron@vanmar.com>
Sent: Thursday, April 18, 2019 3:02 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: 12031 Scaggsville Road Perc Plan

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

Jeff:

Please see the adjusted perc plan. This plan should allow us to find two replacement systems.

I would like approval to do the perc tests at the earliest available time next week based on the attached perc test plan.

Thank you.

Ronald E. Thompson, PE
VANMAR ASSOCIATES
310 South Main Street
PO Box 328
Mount Airy, Maryland 21771
301-829-2890 (O)
443-421-2164 (C)
301-831-5603 (F)

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Thursday, April 18, 2019 12:06 PM
To: Ron Thompson <ron@vanmar.com>
Subject: RE: 12031 Scaggsville Road Perc Plan

Ron:
See the attached memo and supporting docs. Thanks
Jeff

From: Ron Thompson <ron@vanmar.com>
Sent: Wednesday, April 17, 2019 12:44 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: 12031 Scaggsville Road Perc Plan

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

Jeff:

Attached is an updated plan for your consideration. I note there is an adjacent lot septic system at the bottom of the 12031 Scaggsville Road. Not sure if we can reconsider perc testing at the bottom of the lot.

Ronald E. Thompson, PE
VANMAR ASSOCIATES
310 South Main Street
PO Box 328
Mount Airy, Maryland 21771
301-829-2890 (O)
443-421-2164 (C)
301-831-5603 (F)

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

TO: Ron Thompson
VanMar Engineering

FROM: Jeff Williams
Program Supervisor, Well & Septic Program

RE: 12031 Scaggsville Road perc test plan

DATE: April 18, 2019

I have reviewed the perc cert submitted electronically on 4/17/2019 and have the following comments:

1. The upper test area near the existing trenches is not showing the two older failed drainfields in that area between the new trenches and the house. See the attached health Department file with the repair system as-built diagram from 1981. Once we know where those older systems are located, we can get a better idea of whether there is any room available in the front yard for a future system. We cannot install any future trenches over the old trenches. It is possible that the location of the older trenches eliminates any possibility of fitting a system in the front yard.
2. If we are able to test in the front yard, we will not need test holes in the upper corners near the road and the existing trenches.
3. Did you field locate the stream in the rear yard? Your plan indicates the stream starting almost 700' from the front property line. However, the perc certification plan for adjacent Fulton Manor Valley (attached) shows it starting around 400' from the front property line. They may not have field located the origin of the stream for that plan, but the Howard County GIS map (attached) shows it starting on the neighboring property 12037 Scaggsville less than 200' from the front property line. Obviously, the stream location will be a major determining factor on where any sewage disposal area can be located in the rear yard as it will need to be at least 100' from the stream. If the stream is located as it is shown on GIS, the majority of the area you show on the test plan is not suitable. A small area near the location of the existing well may be possible, but I'm not sure if it would be large enough to place a system there. Similarly, there is a small area in the rear corner that is outside the 100' setback, but it is so small it does not seem to be useful.

LETTER OF TRANSMITTAL

☐ AGENCY ☐ CLIENT ☐ FILE ☐ ACCT. ☐ CORR. ☐ OTHER

VanMar Associates, Inc.

Engineers ~ Surveyors ~ Planners
310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
301-829-2890 301-831-5015 301-695-0600
410-549-2751 (FAX) 301-831-5603

TO: Howard County Department of
Environmental Health
8930 Stanford Boulevard
Columbia, Maryland 21045

Attn: Dana Barnard

DATE: April 11, 2019

PROJECT: Knight Property

VMA#: b95817

COUNTY#:

ENCLOSED:

COPIES	DATE	DESCRIPTION
3	4/11/19	Percolation Test Plan 12031 Scaggsville Road Knight Property

REMARKS: Percolation Test Plan submitted as requested.

COPIES TO (ADDRESS): Kimberly Knight, 12031 Scaggsville Road, Fulton, Maryland 20759

SUBMITTED BY: dkv

g\engr\b95817 hd perc test plan initial submission 4.11.19

LETTER OF TRANSMITTAL

☐ AGENCY ☐ CLIENT ☐ FILE ☐ BILLING ☐ CORRESPONDANCE ☐ OTHER

VanMar Associates, Inc.

Engineers ~ Surveyors ~ Planners
310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
301-829-2890 301-831-5015 301-695-0600
410-549-2751 (FAX) 301-831-5603

TO:

Howard County Department of
Environmental Health
8930 Stanford Boulevard
Columbia, Maryland 21045

Attn: Jeff Williams

DATE : April 24, 2019

PROJECT : KNIGHT PROPERTY

VMA# B95817

ENCLOSED:

COPIES	DATE	DESCRIPTION
2	4/24/2019	Percolation Test Plan, 12031 Scaggsville Road, KNIGHT PROPERTY I. 18591 F. 256

REMARKS: Hi Jeff, plans for your use. Have a great day!
Mary Anne

COPIES TO (ADDRESS): Kimberly Knight, 12031 Scaggsville Road, Fulton, Maryland 20759

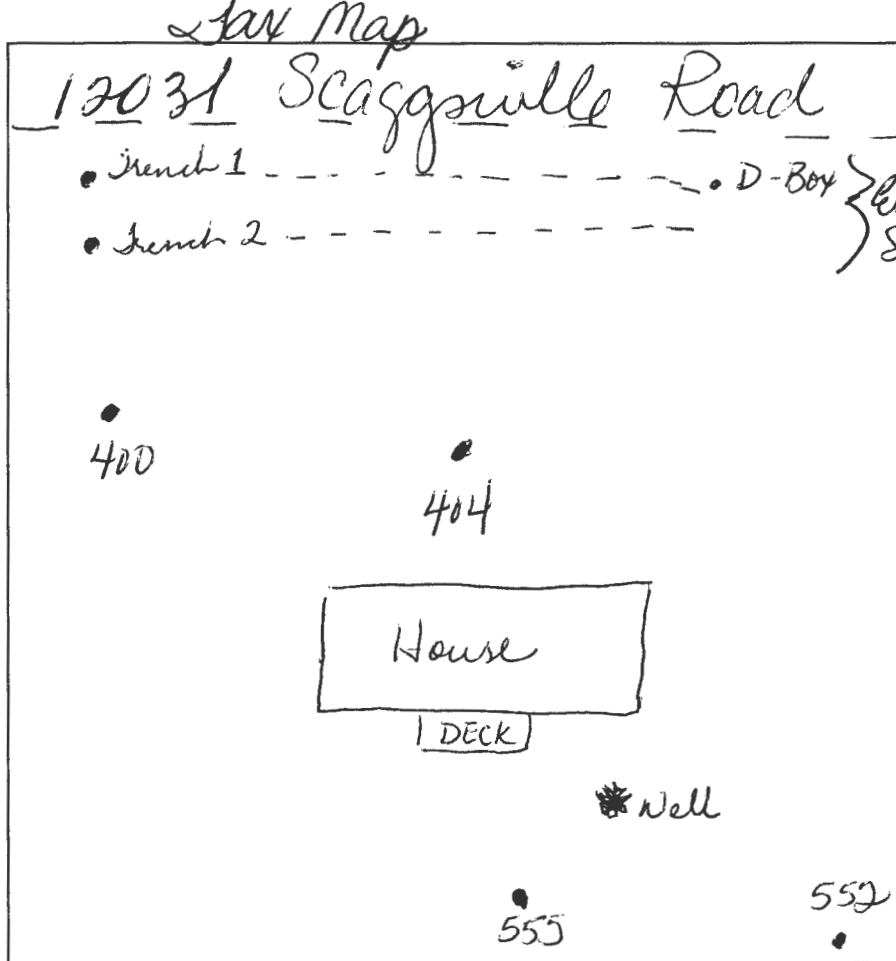
400

Red Brown
SCL
5-10%
R4
many
mud
H₂O
@
4'

404

Red Brown
yellow
SCL
↓

H₂O
in the
Bottom
@ 6'



555

Red Brown
yellow
SCL
5-10%
R4



H₂O in
Bottom
@ 4'

552

Red Brown
yellow
SCL
5-10%
R4



H₂O in
the bottom
@ 5'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4-30-19	400	4'	H ₂ O	in the Bottom			F
4-30-19	404	6'	H ₂ O	in the Bottom			F
4-30-19	555	4'	H ₂ O	in the Bottom			F
4-30-19	552	5'	H ₂ O	in the Bottom			F

REMARKS H₂O in the front yard is from surface H₂O

SANITARIAN DBernard BACKHOE Justin OTHERS _____

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

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

Knight Property

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Friday, September 20, 2019 10:45 AM
To: 'Erskine, William'
Subject: RE: 12031 Scaggsville Rd

The tank size or enhanced treatment would not address the need for the replacement area for a future system. Hauling off is never an option to achieve improvements on a property. That can only be a solution to solve a failing system where there is no onsite disposal option. Here are the relevant codes:

1. HoCo Code Section 8.305. Requires a perc certification plan before approving a building permit. Goes on to describe that a perc cert plan shows a sewage disposal area for future replacement systems. A person can request a waiver to us, the Health Dept, to this section. However, Mike Davis and I have already reviewed this case and agree on the need to establish a repair area or remove the improvements.
2. COMAR 26.04.02.02 C(1)(a) states that a sewage disposal system may be approved if there is at least one replacement system area.
3. COMAR 26.04.02.03 F states that a building permit shall not be approved until a sewage disposal system is approved, which goes back to number 2 above.
4. COMAR 26.04.02.10 states that MDE may grant variances to "area, well siting, distances, and slope requirements of these regulations upon recommendation of the Approving Authority..." I don't believe the sections cited above fall within the range of variances allowed. Even so, we would not recommend the variance. It is possible to ask them, but I'm not sure how far it would go given our non-recommendation and possibly being outside the scope of a possible variance.

It is possible to appeal the denial of a building permit. So far, we've had it on hold. We could write you a letter of denial and you could formally appeal it. We would cite both the local code and COMAR, meaning that there would be two avenues for appeal and you would have to get positive results from both in order to overturn the denial. The local code appeal process is to the Board of Health as referenced in 8.821 (d), which references 12.110(f). The COMAR appeal process is referenced in 26.04.02.11. The process starts with an informal meeting with Bert, our Bureau Director and the MDE regional representative. It moves on up from there according to the Administrative Procedures Act.

Let me know if there are any questions with all of that. Thanks
Jeff

From: Erskine, William <werskine@offitkurman.com>
Sent: Thursday, September 19, 2019 12:23 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 12031 Scaggsville Rd

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

Jeff,
Is it possible that the owner could request a variance or waiver to get relief from the requirement for a reserve area. Perhaps if the holding tank was enlarged and effluent was hauled offsite for disposal? Could they incorporate enhanced treatment on site?

Sincerely,

William E. Erskine

Sent from my iPhone. Dictated but not read.

On Sep 19, 2019, at 11:29 AM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

I truly sympathize with the person caught in this situation. Unfortunately, we don't really have any wiggle room in a case like this. They have no available repair area on their lot. We cannot allow the improvements in the basement without having a repair area established. If the offsite easements are not going to work, then their only scope of work we could approve on a building permit for the basement will be one to remove the finishings/plumbing in the rear two rooms and the full bathroom. Having an onsite meeting is not going to change that determination.

From: Erskine, William <werskine@offitkurman.com>

Sent: Wednesday, September 18, 2019 8:51 AM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Subject: Re: 12031 Scaggsville Rd

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

Jeff,

This is a very difficult situation. As it stands now, DILP is requiring the removal of all but 265 sq. ft. of the finished basement space if we cannot get the pending building permit issued. The current owner would like to understand why she cannot get a building permit for at least a portion of the improved space assuming that no additional bedrooms are added. We would like to have all decision makers present on-site to better understand the relevant regulations and to see if there is not some workable solution short of complete demolition.

I hope you can appreciate the current owner's dire circumstance. She did not perform any of the improvements but rather she purchased the home with the improvements already in place. She is a single parent with 2 children. She needs to preserve at least a portion of the existing basement improvements. Complete demolition of the basement improvements would be devastating to her and would render the home completely unsuitable as a home for her and her children.

Please let me know if you can be available to meet with us. Thank you in advance.

Sincerely,

William E. Erskine

Sent from my iPhone. Dictated but not read.

On Sep 18, 2019, at 8:25 AM, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Could you explain what the purpose would be of an onsite meeting? We've already done all the onsite testing we can do.

Jeff

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Tuesday, May 14, 2019 10:30 AM
To: Erskine, William <werskine@offitkurman.com>
Cc: ron@vanmar.com; Bernard, Dana <dbernard@howardcountymd.gov>
Subject: 12031 Scaggsville Rd

Hello Bill. I reviewed the property file and the perc tests relative to your question about utilizing sand mounds. Unfortunately, the rear yard is unsuitable due to the concave topography. The area of the front yard between the new trenches and the original trench is the only other area of the property that is potentially available for some type of system. That area has approximately 80 linear feet between the 10' setback of the side lot line and the location of the underground gas line. It is difficult to determine whether the topography would be suitable because the test plan did not include 1 foot field run topography, but the GIS topo indicates a concave depression near the gas line, leaving only about 65' of relatively linear topography. That would only be enough linear space for a 4 bedroom at-grade mound under ideal conditions. It is unclear whether the width is available before encountering the old trench. The perc testing indicated sandy clay loam in the upper soil layer, meaning that the perc rates will likely be slower. It's possible that the perc rates would be too slow for a conventional mound or that they are slow enough to require a mound too big for the area available. It is also highly likely that the front yard in that area has been disturbed by grading over the years and heavy equipment driving over it during the various previous trench installations and perc tests.

Bottom line, I would say that it would be very unlikely that a conventional at-grade mound could work in the front yard, but I can't fully rule it out without additional evaluation. That would start with the surveyor finding the old trench location (without compacting the soil with heavy equipment), conducting field run topo at 1' intervals in the area, and showing how a mound could fit in the available area along with test locations for mound testing. We would have to conduct the tests and evaluate the soil at that point to see if a mound could work. **I would again warn that it is highly likely that the upper soil layer in that area has been compacted by equipment and grading and is not suitable for a mound for that reason alone. I would caution against spending additional money for the surveyor/engineer to work up a test plan if the soil is too compacted to be used anyway.**

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Tuesday, April 23, 2019 2:24 PM
To: 'Ron Thompson'
Cc: Bernard, Dana
Subject: RE: 12031 Scaggsville Road Perc Plan

Hi Ron. I'm wondering what your field people discovered with the stream. Dana will be handling this perc if we get to that point. Looking at the test plan, If the stream does start down lower, we will likely look to shift some test holes up into the well arc. The holes on the lower left side do not establish an area suitable for sewage disposal with the swale starting on the 440 and 438 contours. We would look to be more on the south side (right side) of that feature.

Also, if we get the stream stuff resolved and are ready to schedule something, we can't go test until someone pays the perc test fee. I don't see where the \$506 fee was paid for the perc testing. Thanks
Jeff

From: Ron Thompson <ron@vanmar.com>
Sent: Tuesday, April 23, 2019 9:09 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: 12031 Scaggsville Road Perc Plan

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

Jeff: Attached is the updated Percolation Test Plan. The survey field crew will be locating the septic areas, test pits and beginning of the stream today.

Ronald E. Thompson, PE
VANMAR ASSOCIATES
310 South Main Street
PO Box 328
Mount Airy, Maryland 21771
301-829-2890 (O)
443-421-2164 (C)
301-831-5603 (F)

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Monday, April 22, 2019 1:34 PM
To: Ron Thompson <ron@vanmar.com>
Subject: RE: 12031 Scaggsville Road Perc Plan

Ron, did you field locate the old trench locations? It doesn't look like there is room to fit a replacement system between where you are showing the original trench and the new trenches. If the original trench is any closer, then it would be even worse. We have a perc hole from the repair right in that space downhill from the new trench. We would need two holes on either side down closer to the tank if we were going to pursue that area, but not until we know there is even room to do anything in there.

Did you field locate the start of that stream relative to the rear yard test area?

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, March 21, 2019 9:05 AM
To: 'Modernize Plus'
Subject: RE: 12031 Scaggsville Road

Hello. After review of the proposal and the regulations, we have determined that construction of a full bathroom where there was previously unfinished space constitutes a conditioned or living space addition that would trigger perc testing to find repair area for future sewage disposal systems. The only way we can sign a building permit without additional work needed would be for the building permit scope of work to include removal of all finished material in the two rooms and the bathroom, which would include removing walls, ceilings, studs, finished flooring, electrical, plumbing.

Please note that in our review of the property and the previous repairs, we do not see an area readily available for any future replacement sewage disposal systems. When the current system is no longer functioning and in need of replacement, the only option available may be a holding tank. This also means that any future building permit proposals may not be possible without finding suitable repair area for any future systems. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Modernize Plus <modernizeplus@gmail.com>
Sent: Tuesday, March 19, 2019 11:32 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: 12031 Scaggsville Road

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

Hi Jeff,

Thank you for explaining everything in detail today. It was really helpful. I relayed all the options and best/worst case scenarios to my father, Marcelo.

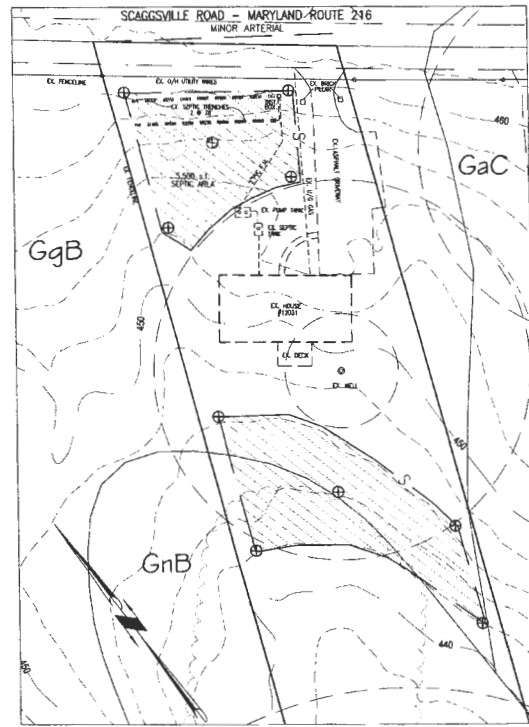
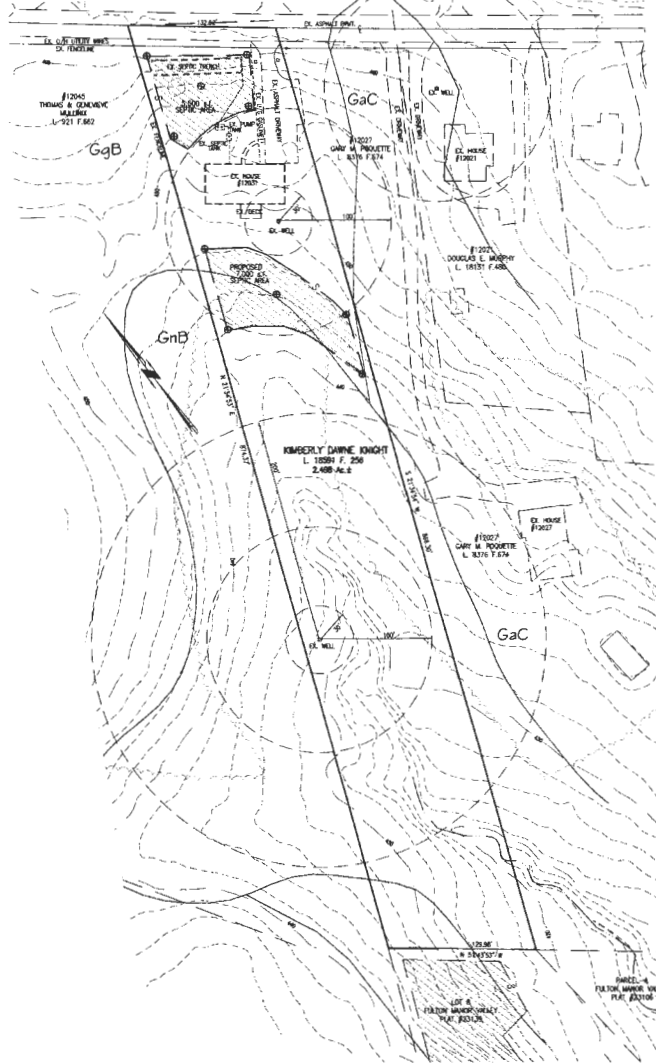
After careful consideration and deliberation, we've decided to apply for the building permit for the deck, basement bathroom, mechanical room, and to revert the two rooms (office and den) to their original situation. Per our discussion, we'll stop into the office tomorrow morning with the floor plans and permit application to get your approval/waiver.

Thank you in advance,
Marcela

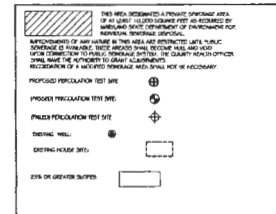
--

Marcelo de Campos
Modernize Plus, LLC
Managing Member
C. (240) 277-2104
P. (301) 762-1550
E. modernizeplus@gmail.com

SCAGGSVILLE ROAD - MARYLAND ROUTE 216 MINOR ARTERIAL



- GENERAL NOTES**
1. OWNER: KIMBERLY DAVINE KNIGHT
DEED REFERENCE: L. 18591 F. 256
DATE: MARCH 15, 2019
GRANTOR: MODERNEE PLUS, LLC
 2. TAX MAP: 41 GRD: 19 P. 315
 3. THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA FOR NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NO. 240044-0030 D.
 4. TOPOGRAPHY & PLANNING FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HORNED COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTIGUOUS AREAS ARE SHOWN WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 5. THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83) WITH THE HORNED COUNTY SURVEY CONTROL STATION: STA 4108 N 54.503334 E 1.30271414 E STA 4102 N 54.503334 E 1.30271414 E STA 4101 N 54.503334 E 1.30271414 E DISTANCES SHOWN HEREON ARE GRADEWAY DISTANCES.
 6. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 7. SOIL TYPE: GLENFIELD (Gf), GLAUCOUS (GL), GLENFIELD (GL), GLENFIELD (GL) SOIL MAP NO. 27.
 8. THE SUBJECT PROPERTY IS ZONED R-100 IN ACCORDANCE WITH THE OCTOBER 6, 2011 COMPREHENSIVE ZONING REGULATIONS.
 9. THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES AND ACCURATELY SHOWN.
 10. ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.



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. 16117, Expiration Date 2/28/2020.

DATE: _____ REVIEWED: _____

PERCOLATION TEST PLAN
12031 SCAGGSVILLE ROAD
KNIGHT PROPERTY
L. 18591 F. 256
FIFTH ELECTION DISTRICT
HORNED COUNTY, MARYLAND
SCALE: 1" = 30' APRIL, 2019

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
219 South State Street, Suite 200, Baltimore, MD 21201
(410) 546-2771
Fax: (410) 546-2772
www.vanmar.com

OWNER
KIMBERLY DAVINE KNIGHT
12031 SCAGGSVILLE ROAD
PULMON, MD 20759

APPROVED: _____
HORNED COUNTY HEALTH OFFICER

From: Ron Thompson <ron@vanmar.com>
Sent: Thursday, April 18, 2019 3:02 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: 12031 Scaggsville Road Perc Plan

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

Jeff:

Please see the adjusted perc plan. This plan should allow us to find two replacement systems.

I would like approval to do the perc tests at the earliest available time next week based on the attached perc test plan.

Thank you.

Ronald E. Thompson, PE
VANMAR ASSOCIATES
310 South Main Street
PO Box 328
Mount Airy, Maryland 21771
301-829-2890 (O)
443-421-2164 (C)
301-831-5603 (F)

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Thursday, April 18, 2019 12:06 PM
To: Ron Thompson <ron@vanmar.com>
Subject: RE: 12031 Scaggsville Road Perc Plan

Ron:
See the attached memo and supporting docs. Thanks
Jeff

From: Ron Thompson <ron@vanmar.com>
Sent: Wednesday, April 17, 2019 12:44 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: 12031 Scaggsville Road Perc Plan

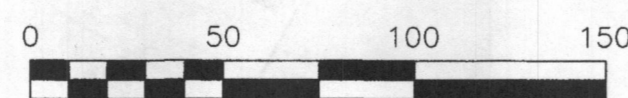
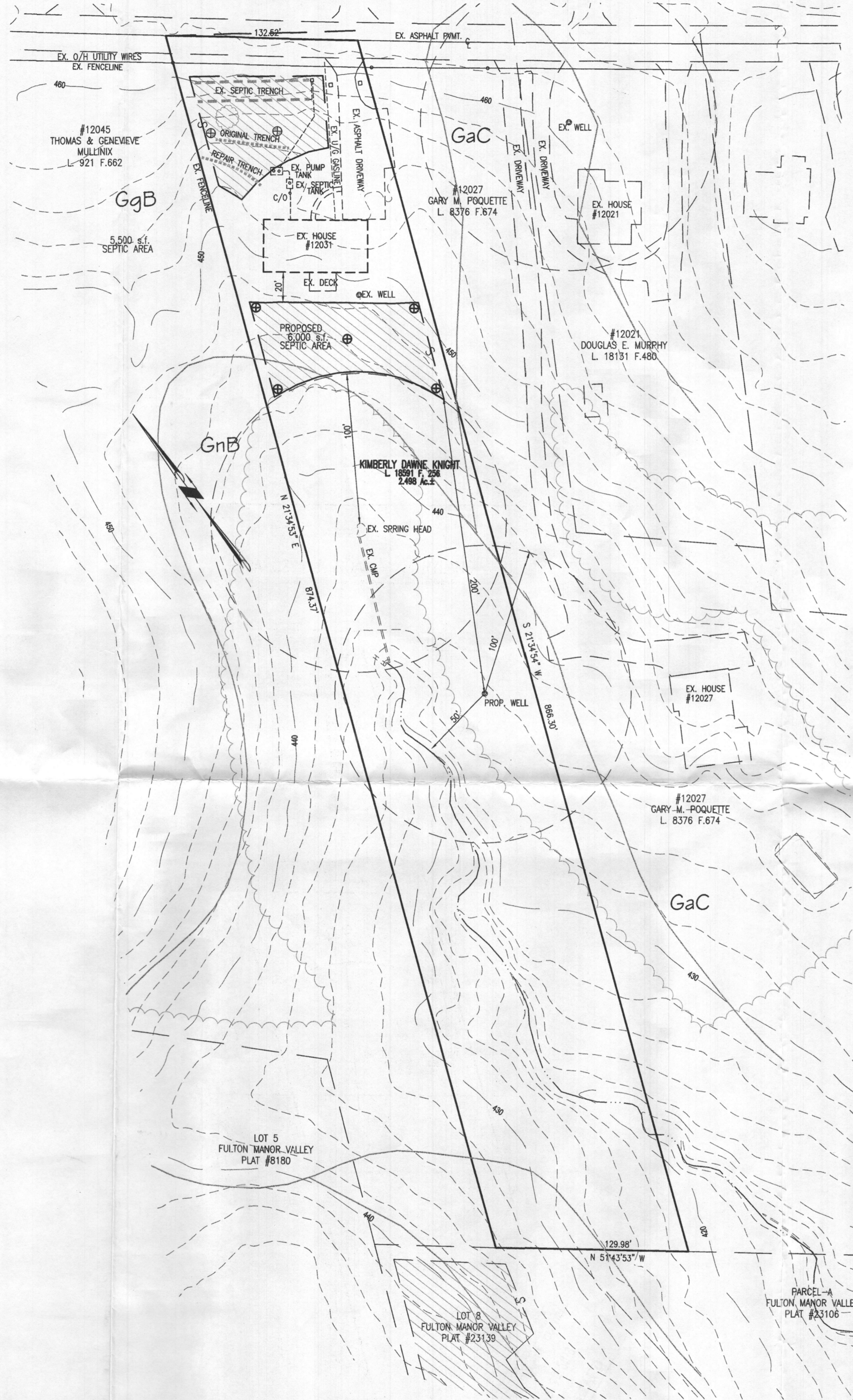
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Jeff:

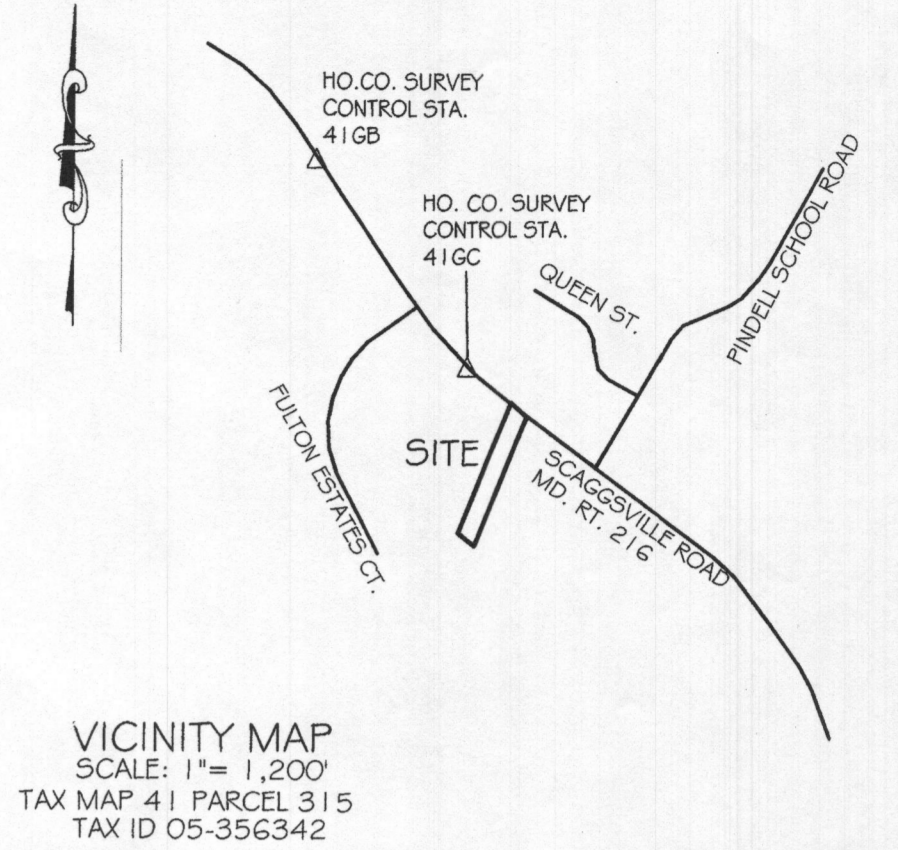
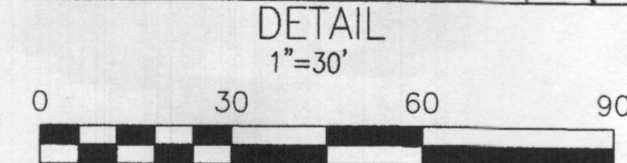
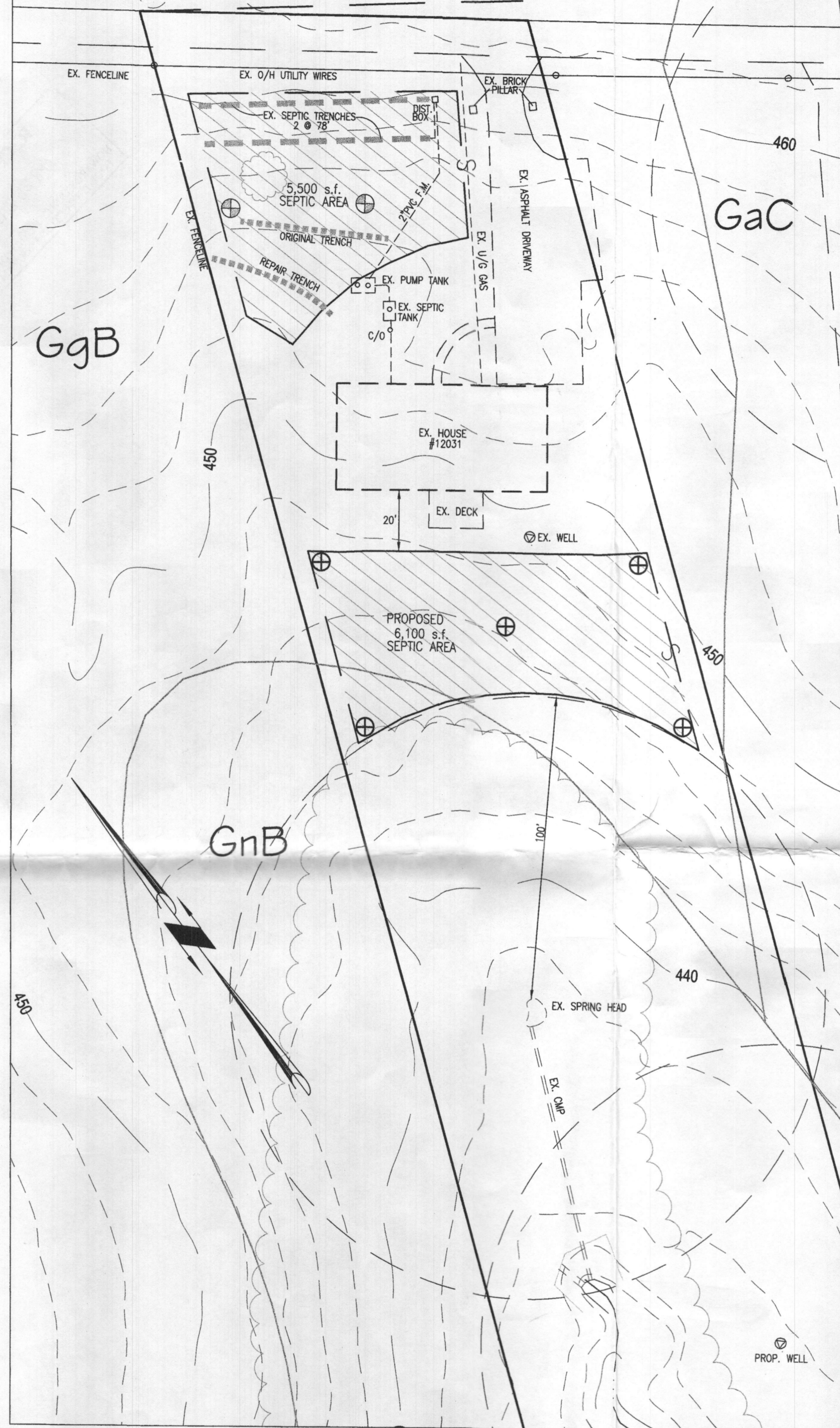
Attached is an updated plan for your consideration. I note there is an adjacent lot septic system at the bottom of the 12031 Scaggsville Road. Not sure if we can reconsider perc testing at the bottom of the lot.

Ronald E. Thompson, PE
VANMAR ASSOCIATES
310 South Main Street
PO Box 328
Mount Airy, Maryland 21771

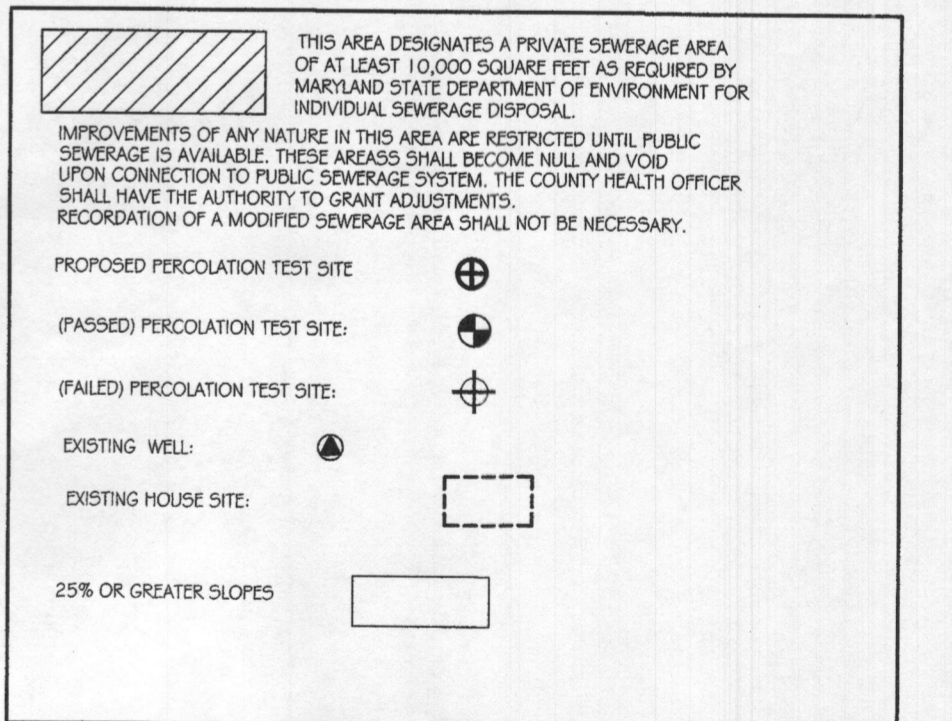
SCAGGSVILLE ROAD - MARYLAND ROUTE 216
MINOR ARTERIAL



SCAGGSVILLE ROAD - MARYLAND ROUTE 216
MINOR ARTERIAL

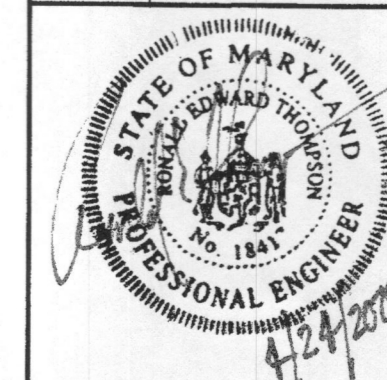


- GENERAL NOTES
1. OWNER: KIMBERLY DAWNE KNIGHT
DEED REFERENCE: LIBER 18591 FOLIO 256
DATE: MARCH 15, 2019
GRANTOR: MODERNIZE PLUS, LLC
 2. TAX MAP: 41 GRID: 19 PARCEL: 315
 3. THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044-0038 D.
 4. TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 5. THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS
STA 41GB N. 544,560.364 E. 1,330,741.416
STA 41GC N. 543,290.616 E. 1,331,697.891
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 6. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 7. SOIL TYPE: GLENELG (GgB), GLADSTONE SILT LOAM (GaC), GLENVILLE-BAILE (GnB) SOILS MAP NO. 27
 8. THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 9. THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES AND ACCURATELY SHOWN.
 10. ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.



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. 18417, Expiration Date: 9-18-19.

DATE	REVISIONS



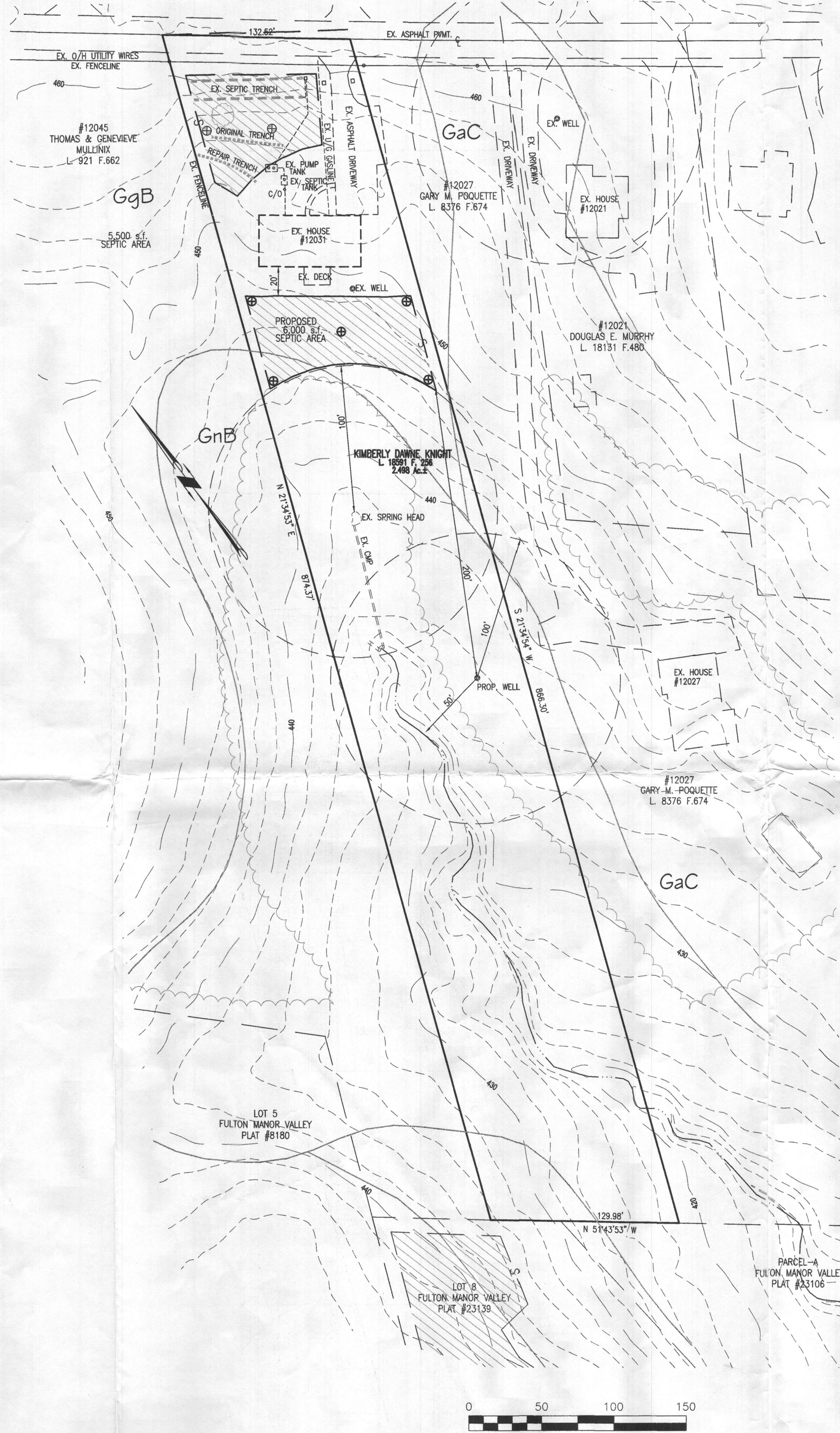
PERCOLATION TEST PLAN
12031 SCAGGSVILLE ROAD
KNIGHT PROPERTY
L. 18591 F. 256
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' APRIL, 2019

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

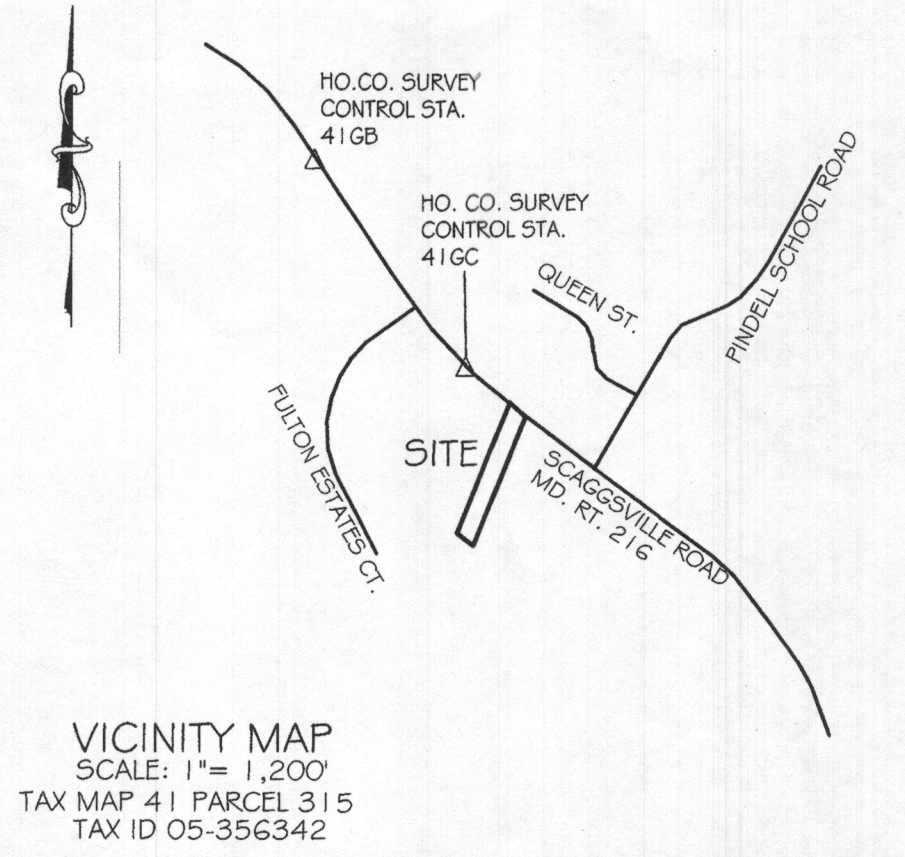
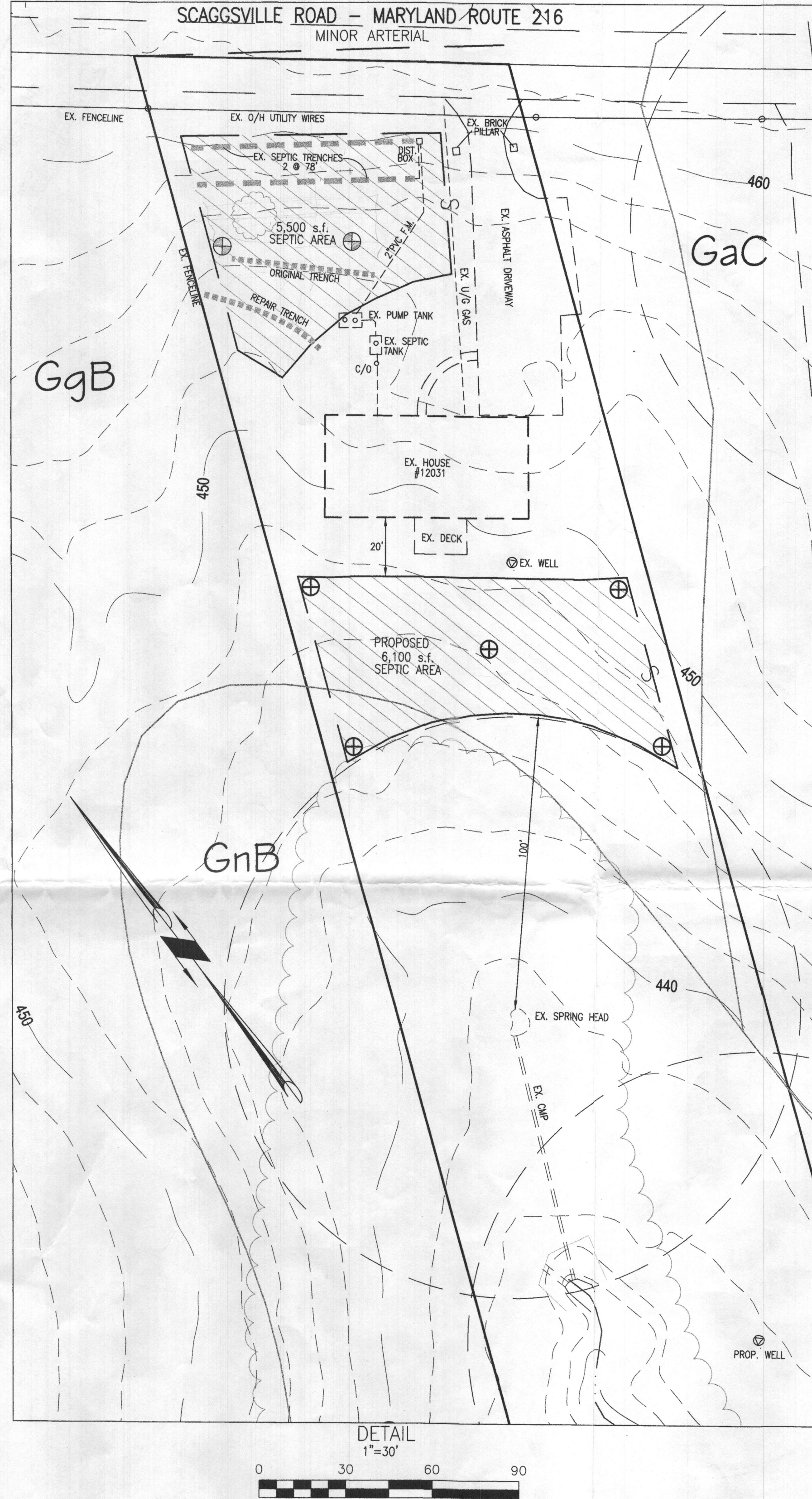
APPROVED: _____
HOWARD COUNTY HEALTH OFFICER DATE

OWNER
KIMBERLY KNIGHT
12031 SCAGGSVILLE ROAD
FULTON, MD. 20759

SCAGGSVILLE ROAD - MARYLAND ROUTE 216
MINOR ARTERIAL



SCAGGSVILLE ROAD - MARYLAND ROUTE 216
MINOR ARTERIAL



- GENERAL NOTES
- OWNER: KIMBERLY DAWNE KNIGHT
DEED REFERENCE: LIBER 10591 FOLIO 256
DATE: MARCH 15, 2019
GRANTOR: MODERNIZE PLUS, LLC
 - TAX MAP: 41 GRID: 19 PARCEL: 315
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044-0036 B.
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS
STA 41GB N. 544,580.364 E. 1,330,741.416
STA 41GC N. 543,290.616 E. 1,331,697.001
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - SOIL TYPE: GLENELG (GgB), GLADSTONE SILT LOAM (GaC), GLENVILLE-BAILE (GnB) SOILS MAP NO. 27
 - THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES AND ACCURATELY SHOWN.
 - ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECONSTRUCTION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.

PROPOSED PERCOLATION TEST SITE:

(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

EXISTING WELL:

EXISTING HOUSE SITE:

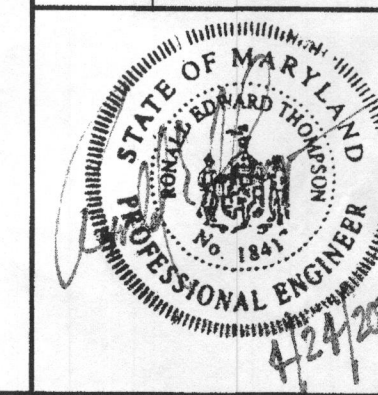
25% OR GREATER SLOPES:

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. 18417, Expiration Date: 9-18-19.

DATE	REVISIONS

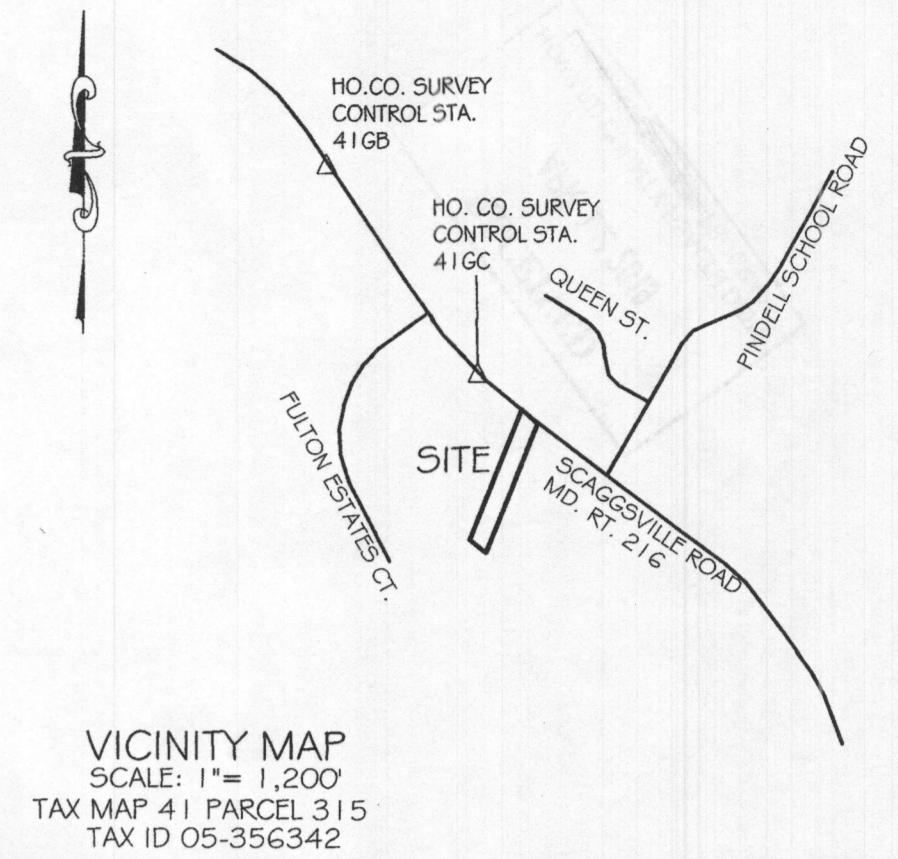
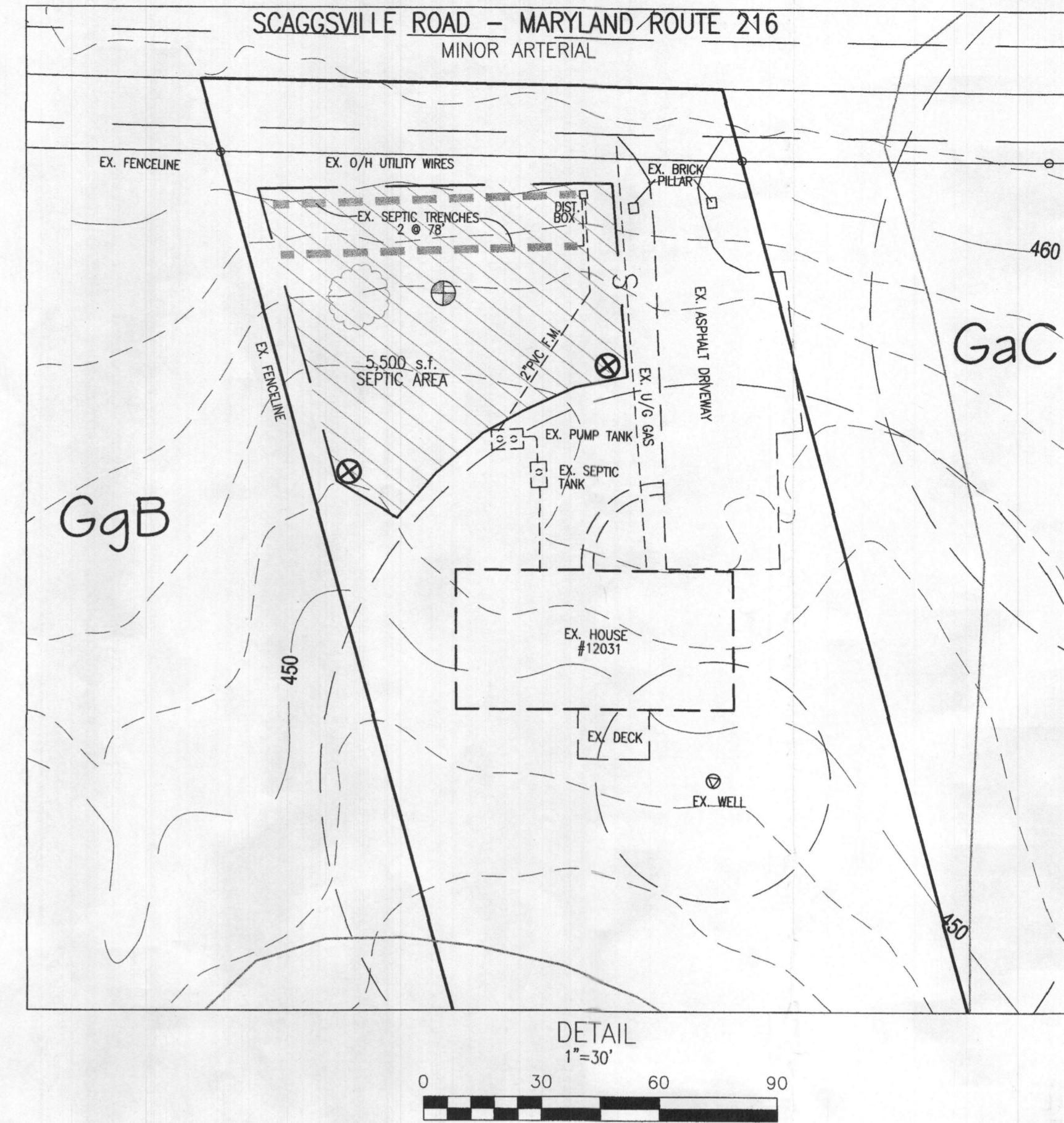
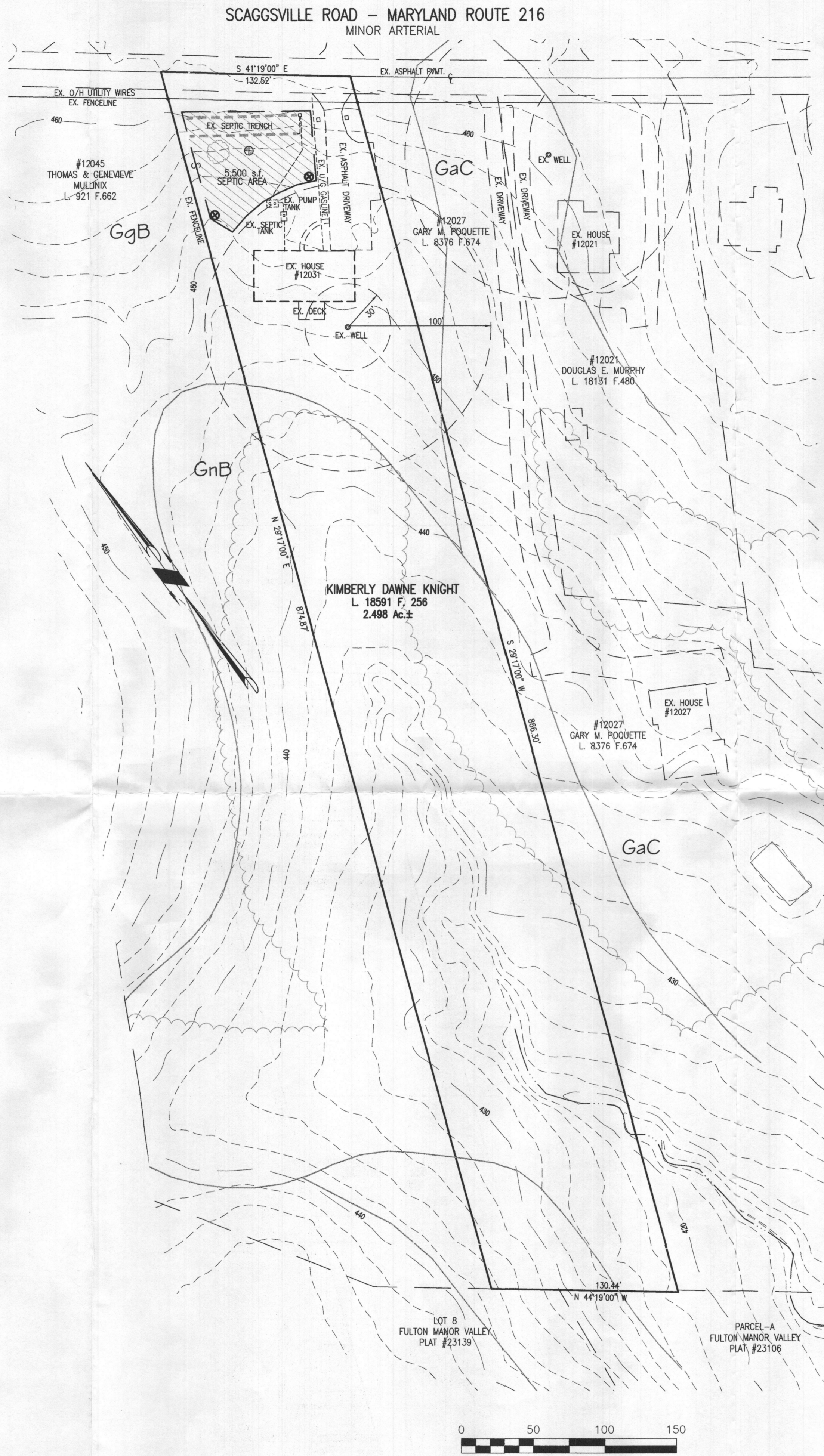
PERCOLATION TEST PLAN
12031 SCAGGSVILLE ROAD
KNIGHT PROPERTY
L. 18591 F. 256
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' APRIL, 2019



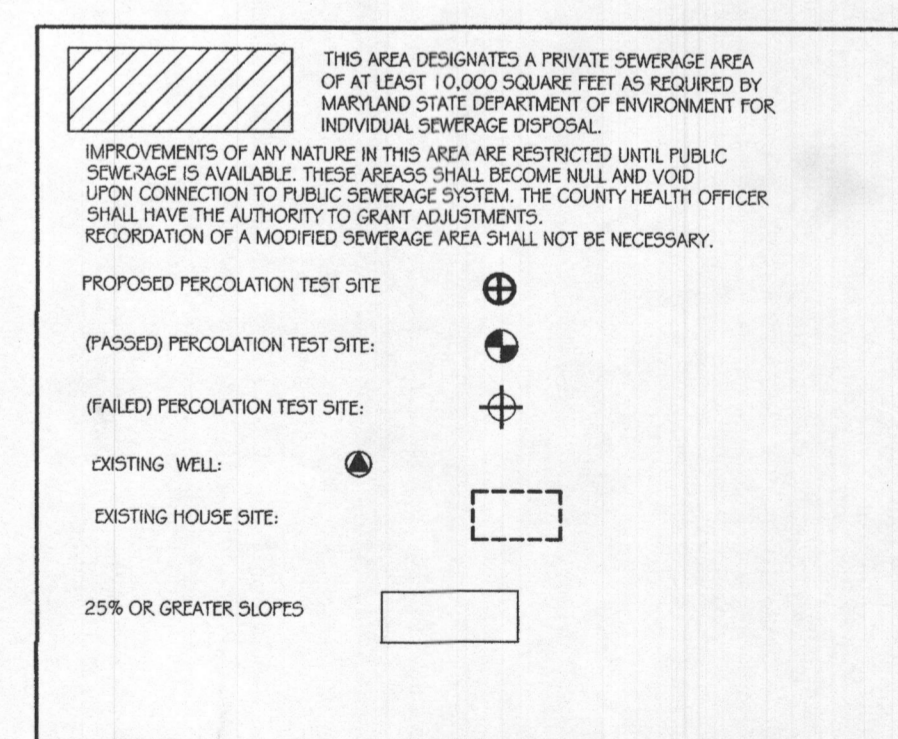
OWNER
KIMBERLY KNIGHT
12031 SCAGGSVILLE ROAD
FULTON, MD. 20759

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 828-2890 (301) 831-5015 (410) 548-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

APPROVED: _____
DATE _____
HOWARD COUNTY HEALTH OFFICER



- GENERAL NOTES
- OWNER: KIMBERLY DAWNE KNIGHT
DEED REFERENCE: LIBER 18591 FOLIO 256
DATE: MARCH 15, 2019
GRANTOR: MODERNIZE PLUS, LLC
 - TAX MAP: 41 GRID: 19 PARCEL: 315
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044-0035 B.
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS
STA 41GB N. 544,580.364 E. 1,330,741.416
STA 41GC N. 543,290.616 E. 1,331,697.881
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - SOIL TYPE: GLENELG (GgB), GLADSTONE SILT LOAM (GaC), GLENVILLE-BAILE (GnB) SOILS MAP NO. 27
 - THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES AND ACCURATELY SHOWN.
 - ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.



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. 18417, Expiration Date: 9-18-19.

DATE	REVISIONS

PERCOLATION TEST PLAN
12031 SCAGGSVILLE ROAD
KNIGHT PROPERTY
L 18591 F. 256
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' APRIL, 2019

OWNER
KIMBERLY KNIGHT
12031 SCAGGSVILLE ROAD
FULTON, MD. 20759

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

STATE OF MARYLAND
JAMES H. HARRIS
PROFESSIONAL ENGINEER
NO. 18417