

APPLICATION

PERCOLATION TESTING

A 49578

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 9/2/93

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Georgetta C. Cooper

ADDRESS 10223 Riggs Rd. PHONE 301-439-3483

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION COOPER PROPERTY LOT NO. 4

ROAD AND DESCRIPTION N.E. SIDE OF RT 94 NORTH OF
TIMBERLEIGH WAY (PAGE 7 ADC MAP BOOK)

TAX MAP 13 PARCEL # 223

SIZE OF LOT 3 ACRE TYPE BLDG. SINGLE FAMILY
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. Georgetta C. Cooper
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

A49578

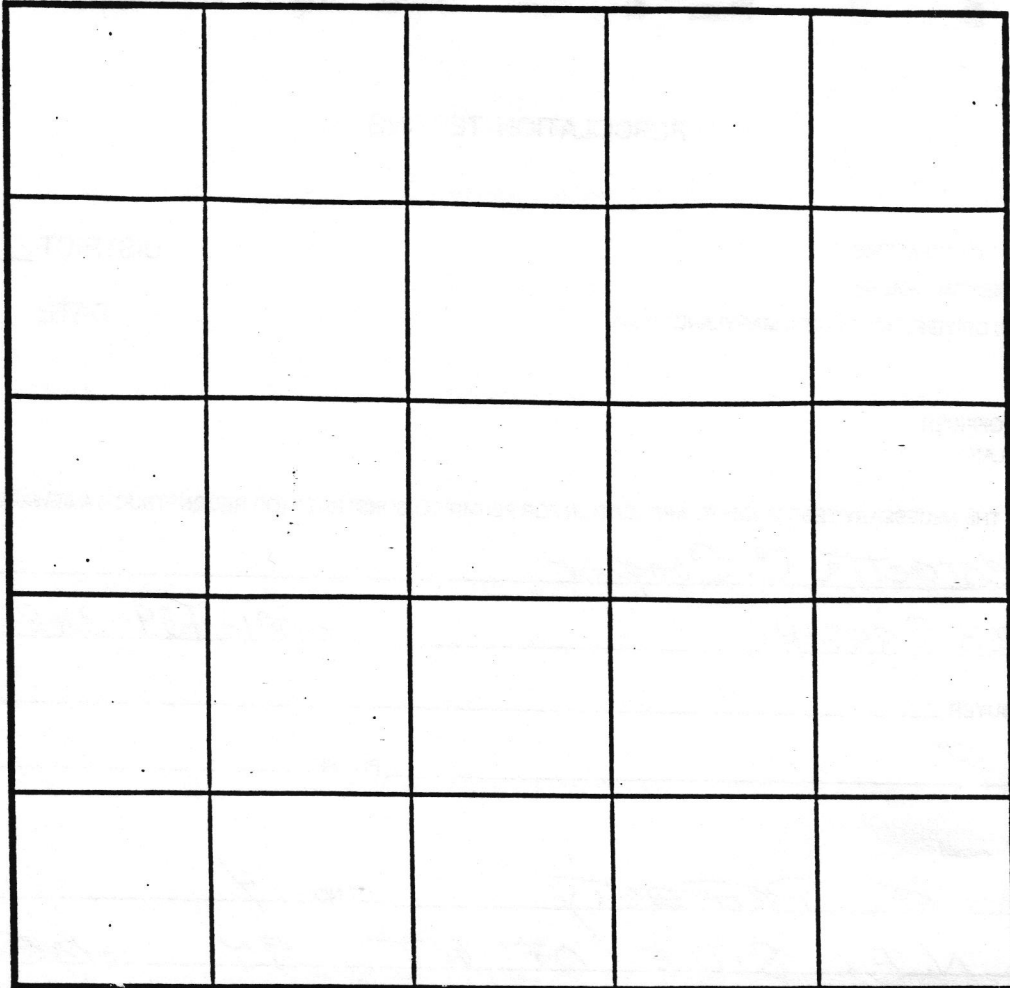
COUNTY #

SOIL PROFILE

0' /
brn C
3' /
brn SiL
Some Saprolite
OK if time OK
12' /

2 /
red brn C
4' /
red brn SiL
Some rock
OK if time OK
14' /

5 4 /
red C
4' /
brn/red SiCL
12' /



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE

0' 6-7 /
red C
4' /
brn SiCL
12' /
water
9:10-11 /
hard bottom 3'
3' /
3-4 /
hard bottom 5'
5' /

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1/5/94	1	3 1/2' / 1/2'	2:22	2:52	>30 min	—	F
	2	4' / 1/4'	2:41	2:53	>30 min	—	F
	3	Visual to 5'	hard bottom		—	—	F
	4	Visual to 5'	hard bottom		—	—	F
	5	4' / 1/2'	3:23	>30 min	—	—	F
1/10/94	6	Visual to 12'	- water		—	—	F
	7	Visual to 12'	- water		—	—	F
	9	Visual to 3'	- hard bottom		—	—	F
	10	Visual to 3'	- hard bottom		—	—	F
	11	Visual to 3'	- hard bottom		—	—	F

REMARKS See page 1 for diagram
Shallow system only bottom depth max 4' must change lot times
 TYPE OF SOIL inlet 1/2' bottom depth 3' 7
 TESTED BY A. McMullen / C. Williams ALSO PRESENT Eric Nichols
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 15 min TRENCH WIDTH 3'

APPLICATION

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Georgetta C. Cooper
(SIGNATURE OF APPLICANT)

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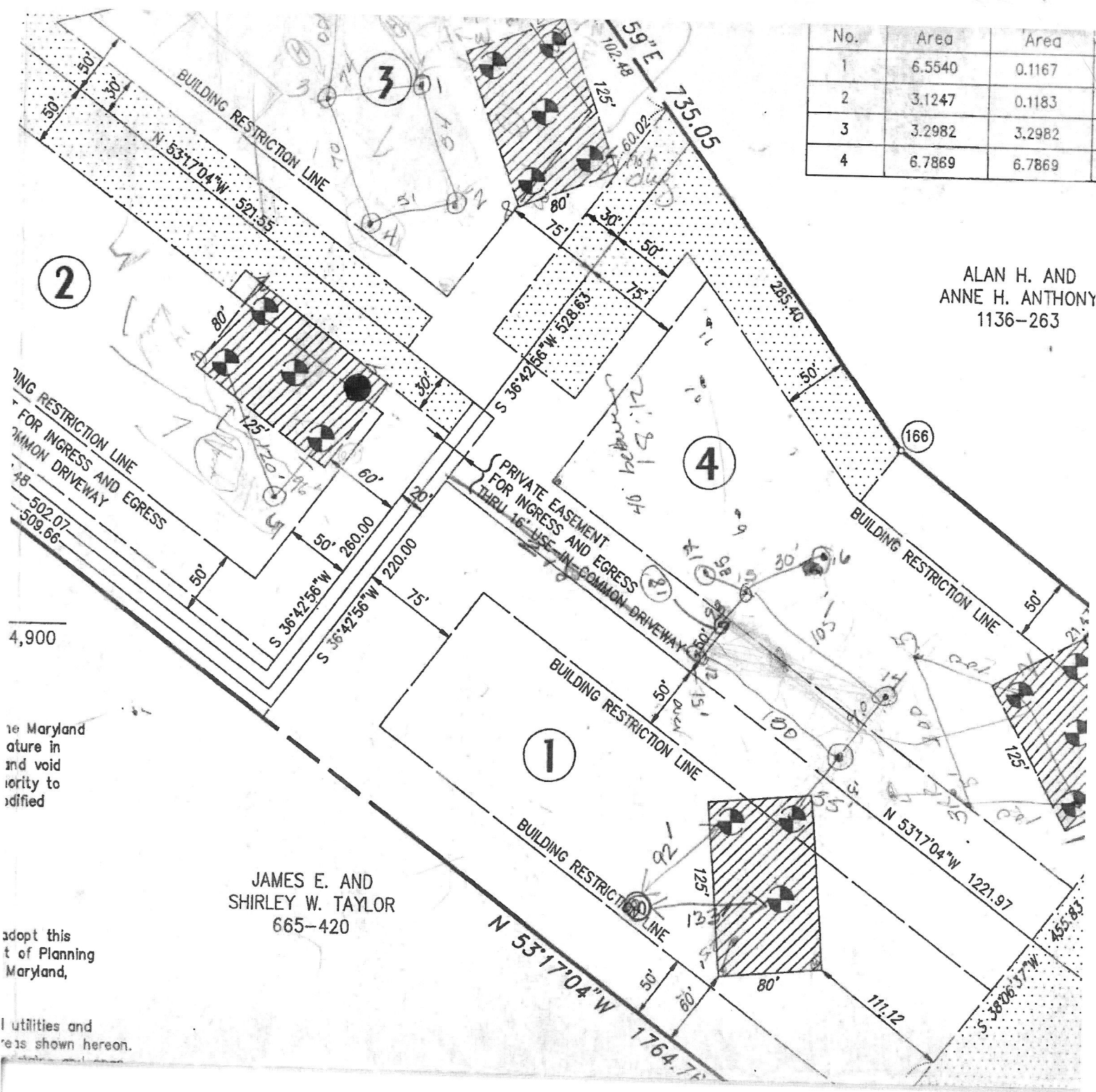
PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

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THIS IS NOT A PERMIT

No.	Area	Area
1	6.5540	0.1167
2	3.1247	0.1183
3	3.2982	3.2982
4	6.7869	6.7869

ALAN H. AND
ANNE H. ANTHONY
1136-263



JAMES E. AND
SHIRLEY W. TAYLOR
665-420

in Maryland
nature in
and void
priority to
modified

adopt this
t of Planning
Maryland,

utilities and
eas shown hereon.

4,900

2

3

4

1

166

Route 94

A49578

COUNTY #

SOIL PROFILE

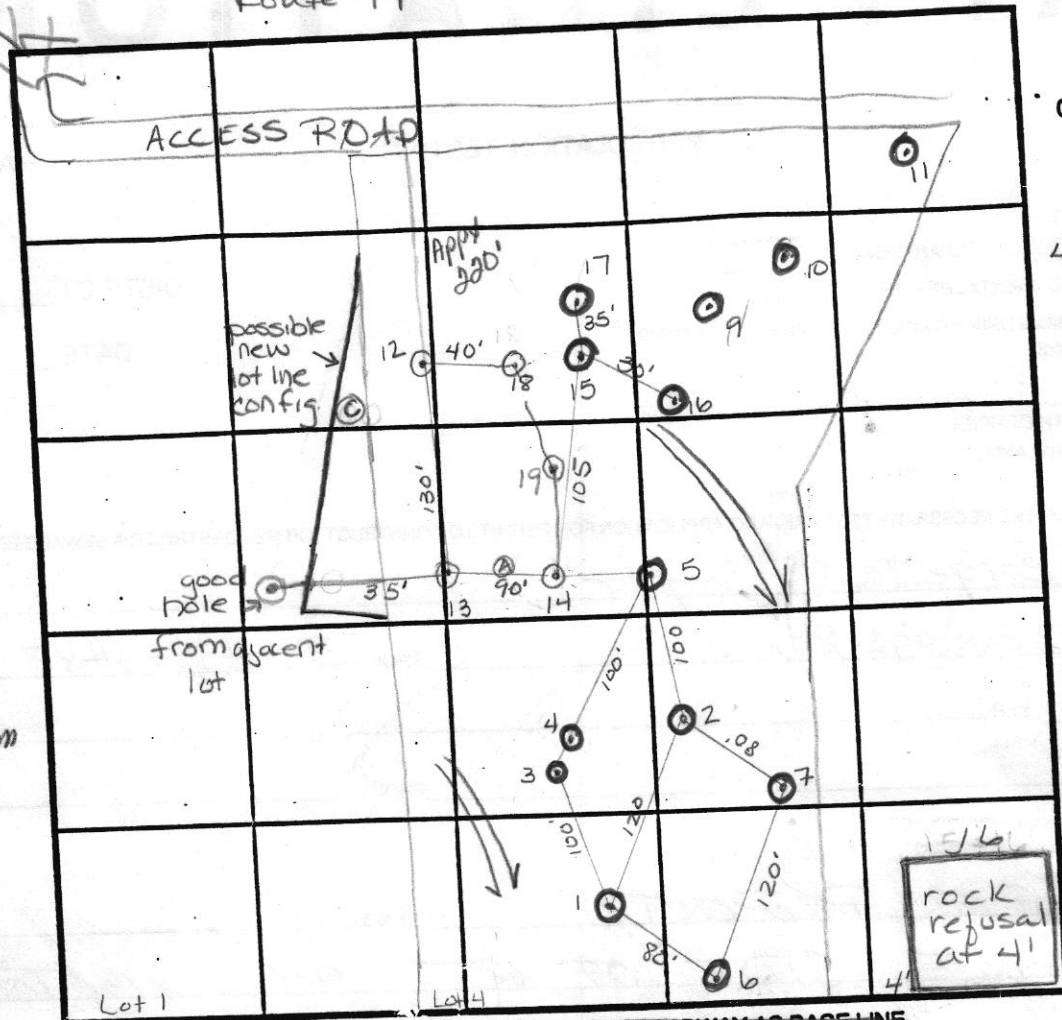
14
brn CL
15% rock
bright red SiL
rock refusal hard bottom

12
brn CL
red/brn SiL

13
red C
red/brn SiL
rock refusal hard bottom

10'
12'
tan 30% SiL fragments
hard bottom

10'
12'



SOIL PROFILE

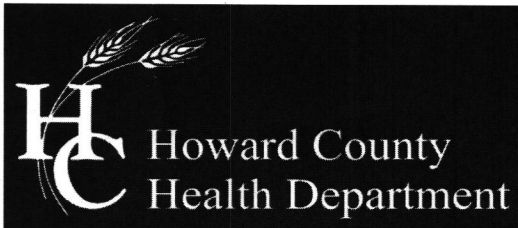
18
red C
red/brn SiL
rock refusal
15-17 red CL
>50% rock
SiL red/brn
rock refusal

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

* NOTE - USED HOLES: 12, 18, 19, 14, 13, A & C

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
1/10/94	14	4' V 8 1/2	12:56	1:04	1:04	1:22	18min
	13	3' V 8 1/2	1:37 ³⁰	1:38 ¹⁵	1:38 ¹⁵	1:39	45sec
	14	repour	1:39 ³⁰	1:40 ⁴⁰	1:40 ⁴⁰	1:41 ⁵⁵	1min/5sec
	12	4' V 10'	8:46	8:49	8:49	8:53	4min
	13	4' V 12'	9:15 ³⁰	9:25	9:25	9:40	15min
	15	4' V 10'	1:48 ³⁰	1:49 ¹⁰	1:49 ¹⁰	1:50	50sec F
	16	Visual to 4'	hard bottom				F
	17	4' V 9'	2:48	>30 min			F
	18	Visual to 9'					OK

REMARKS SHALLOW SYSTEM ONLY - must change lot lines between 1-4
 TYPE OF SOIL [inlet 1 1/2 bottom depth 3']
 TESTED BY A. McMillen / C. Williams ALSO PRESENT ERIC NICHOLS
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 15min TRENCH WIDTH 3'
 240 sq feet per bedrm



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

MEMORANDUM

DATE: 12/18/2024

TO: Dylan Strother
3085 Woodbine Rd.
Woodbine, MD 21797

FROM: Robert Freemon *RF*
Well & Septic Program

RE: **Perc Results**
3085 Woodbine Rd.
Woodbine, MD 21797

Percolation tests were conducted on Oct 30th, Nov 7th, Dec 4th & 5th, 2024 at 3085 Woodbine Rd. (Tax Map 0013, Grid 0013, Parcel 0223). 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. Tests and profile descriptions were documented for multiple locations throughout the property to identify sewage disposal area for an initial system and future reserve area. Results of the tests performed proved to be mixed. An area for the initial system to be installed was identified (J, B, C, A1 & K). Reserve area for future replacement systems was not identified.

On 7/25/2023 a Percolation Certification Plan was signed establishing a 10,000sqft sewage disposal area based on 5 passing test holes conducted on April 11th & May 11th of 2023. During installation of the initial system on 10/7/2024 Freedom Septic discovered excessive rock content greater than 50% within the SDA inhibiting installation of the initial and future replacement systems. Due to the excessive rock content additional perc testing was required to reestablish sewage disposal area lost.

Tests performed during the dates mentioned in the first paragraph of this memo proved to have mixed results. Between Oct 30th and Nov 17th, passing test locations J, B, C, A1 & K provided enough suitable sewage disposal area for the installation of the initial system. Rock content exceeding greater than 50% along with moist/wet soils deep within the soil profile, mottling and water table issues in many holes, inhibited the establishment of sewage disposal area for future replacement systems. Few select test locations (107, 108, 109, I, 300, 103, 102B) passed. However, they were not located in a contiguous pattern that would allow establishment of an SDA.

The area in the lower forest conservation easement has not yet been tested. That may be tested for conventional systems without a private consultant. A private consultant is required to propose any alternative or innovative system in areas that did not pass conventional perc testing. The next step in the process is to have an engineer submit a finalized percolation certification plan showing the locations of the tests performed. Prior to Health Dept. signature of the finalized PC plan showing all tests performed, the property owner must sign the percolation certification plan acknowledging the need to establish future reserve area prior to any future building permit approval by the Howard County Health Department.

Should you have any questions regarding this evaluation, please contact me. I may be reached at (410) 313-6357 or by email rfreemon@howardcountymd.gov

Respectfully,



Robert Freemon
Bureau of Environmental Health
Well & Septic Program

Attachment: Percolation Field Notes

(W)

(301)
PB, Loam
Same
As
(207)

(207) SCL/SicL w/Rx 40-50% @ 1'-8' SBC
SB, Slat, Gravel Cherty
SicL, Moist/Wet @ 9'-12'
BY, Platy, no signs of mottling

30-40% Rx
Gravel

3085 Woodbine

30-40%
Rx
Rock Vein
Observed
@ 2' 20' west
of hole location
9' Bedrock

(203)

SicL, SicL
Thick Platy,
Cudd, Cherty
@ 8'
Mottling @ 9'
Water
@
12

(300)
DB, Loam
SB, Platy,
dsh, SicL
SB, Platy,
dsh, SicL,
dense sidewall
BY/YD, Thin
Platy, MFR,
soft sidewall
@ 6'
Flat
Rx Brake
@ 11' Hand

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
12/4/20 24	300	7 12	12:31	12:36	12:55	19	P
?	300	2 RS	1:04	1:44	3:00	>60	F
12/5/20 24	Rock outcrops observed						
	Between 205 ? 203						

(205)

100%
Rx
@
2' and
down.

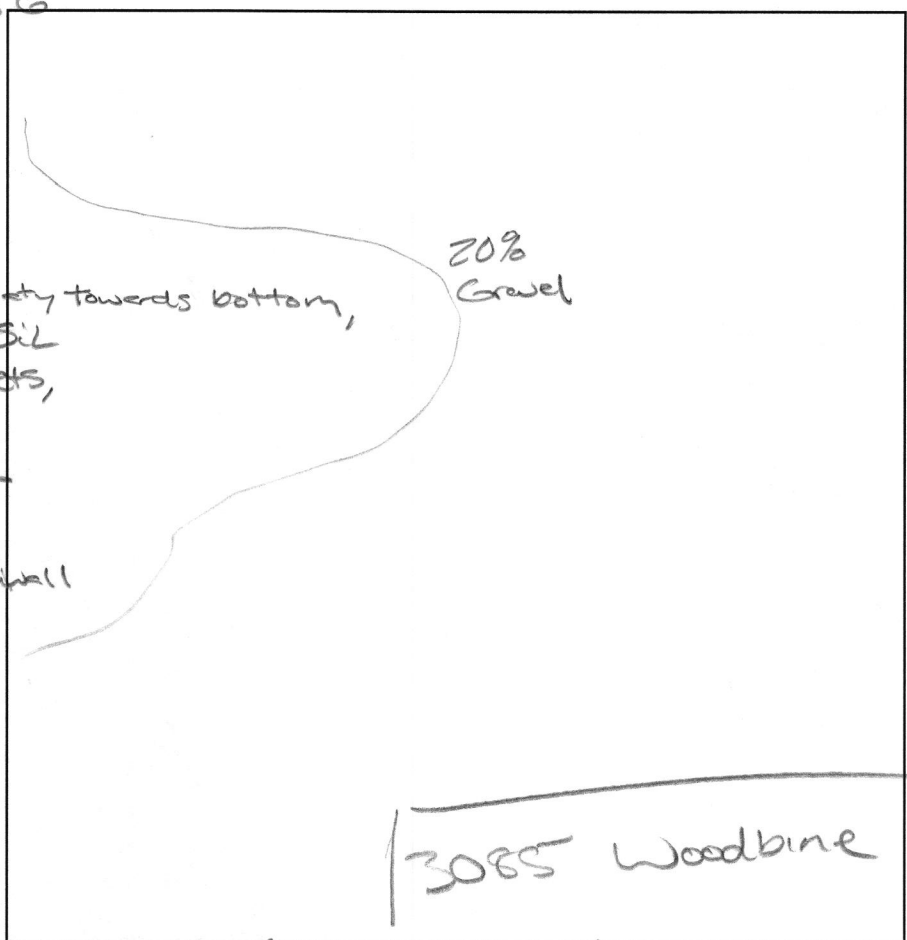
(302)
Dug
3' deep
20' long
ditch
Rx Vein
All Through
↓

REMARKS Rock content in holes not tested inhibited perc hole to
SANITARIAN RSF BACKHOE Freedom OTHERS be dug
TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

A/P A574056

(F)

(I)
 0.5' DB, Loam
 YB, SBK, MFR, L/SiL
 2' YB, SBK, Platy towards bottom, MFI, SiL/SiL w/ clay pockets, very dense sidewall,
 5.5' YB, Platy, MFR, SiL, softer sidewall
 12'



>50%
 Rx
 6-10'

(K)

See Second Sheet

(J)
 See 2nd Sheet
 12'

(1 of 2 Pages)

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
11/7/20 24	I	7.5 12	11:53	11:57	12:01	4	P
	J	4 12	12:52	1:08	Polled	-	-
	K	6 13	1:19	1:21	1:27	6	P
	L	6 RS	1:24	1:39	1:51	12	P
	L	3'	OBSERVATION				F
	G	3'	OBSERVATION				F
	F	10'	OBSERVATION				F
	M	>50% 5'-8'	OBSERVATION				F

(H. 1/2 H2)

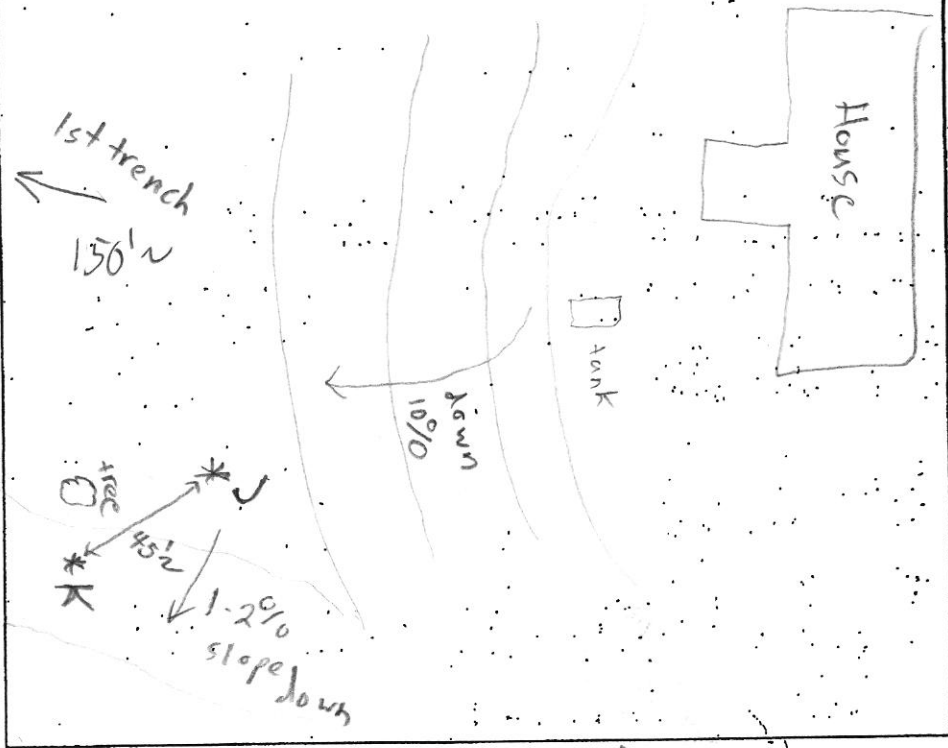
1'
 DB, Loam
 RB, SB, CL, MFR, SBK/Platy
 2.5'
 YB, Slanted Platy, MFR, SiL, Mix of Platy rock and SiL
 30% Rx
 ↓

(G)
 Rock vein @ 3'
 3'

REMARKS H. 1/2 H2 have rock vein in each spaced 76' between,
 SANITARIAN RSF 3, 2S BACKHOE Freedom OTHERS Jim Witmer
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

As 74056 | 3085 Woodbine

0-5' top soil/roots
 5"-2' Br./Tan CL
 (hard, thick)
 2'-4'¹/₂' Br./Red CL
 (angular, tight)
 4'¹/₂'-5'¹/₂' Red SCL
 (still tight, sub-angular)
 5'¹/₂'-11' Tan/Red Yellow SL w/some silt (friable)
 11'-12' Tan/Gray SL 25% silt/clay deposits (loose)



0-5" top soil/root mat
 5"-1' Dark Brown CL (angular)
 1'-3' Br./Red SCL (hard) semi-friable
 3'-5' Red/Br. SCL (loose, still tight)
 5'-11' Br./Red SL (friable w/gravel)

11'-12'¹/₂' Br./Red Gray SL w/silt/clay
 Shards 10% friable
 12'¹/₂' WT clay/rock % ↑

(2 of 2 Pages)

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
11/7/24	K	6'	1:19 pm	1:21 pm	1:26 pm	5 mp.	Ⓟ
11/7/24	J	7'	1:33 pm	1:39 pm	1:52 pm	13 mp.	Ⓟ

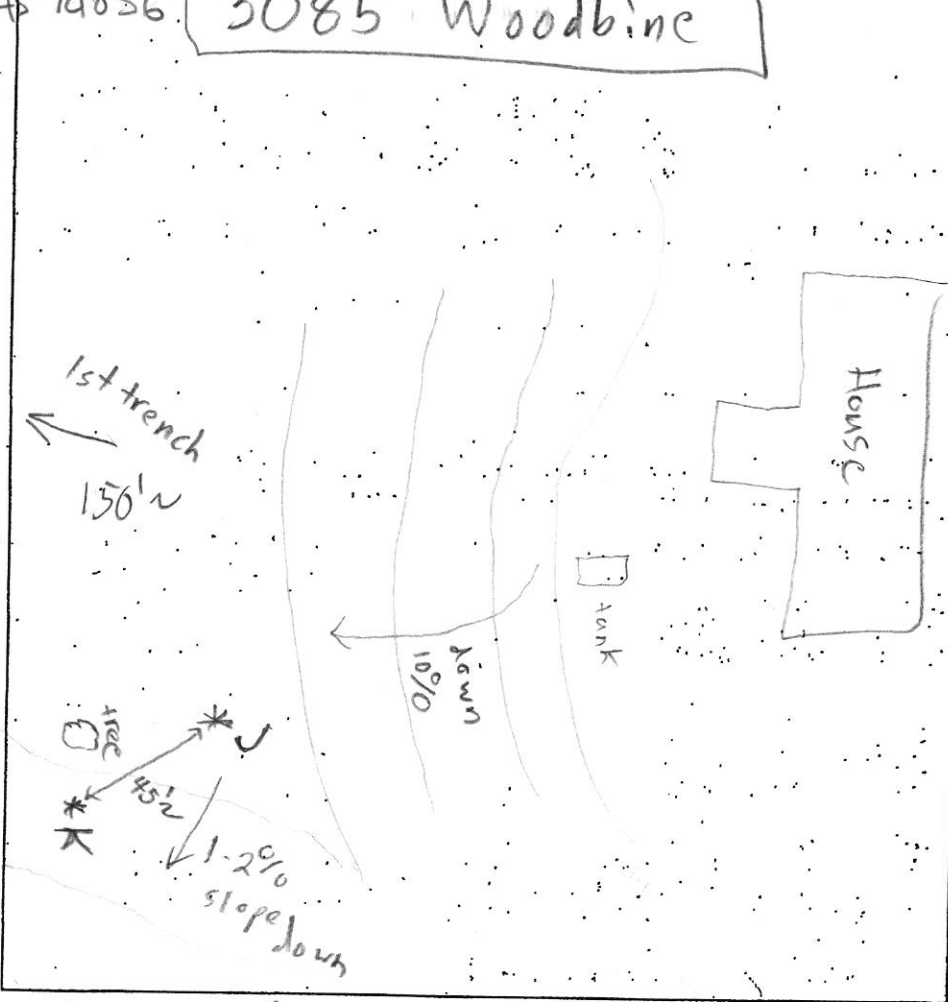
REMARKS on this day, we could gather only an initial system
 SANITARIAN Z. Silvast, R. Freeman BACKHOE Freedom OTHERS Jim Witmer
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

AP → AS 74056 | 3085 Woodbine

0-5" top soil / roots
 5"-2' Br./Tan CL (hard, thick)
 2'-4 1/2' Br./Red CL (angular, tight)
 4 1/2'-5 1/2' Red SCL (still tight, sub-angular)
 5 1/2'-11' Tan/Red Yellow SL w/some silt (friable)
 11'-12' Tan/Gray SL 25% silt/clay deposits (loose) water

0-5" top soil / root mat
 5"-1' Dark Brown CL (angular)
 1'-3' Br./Red SCL (hard) semi-friable
 3'-5' Red/Br SCL (loose, still tight)
 5'-11' Br./Red SL (friable w/ gravel)

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 Shards 10% friable
 12 1/2' WT clay/rock % ↑



(2 of 2 Pages)

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11/7/24	J	7'	1:33 pm	1:39 pm	1:52 pm	13 mp.	(P)

REMARKS On this day, we could gather only an initial system
 SANITARIAN Z. Silvest, R. Freeman BACKHOE Freedom OTHERS Jim Witmer
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	GROUP
GgC	Glenelg Loam, 8%-15% Slopes	NO	0.24	NO	B
McD	Manor Loam, 15%-25% Slopes	NO	0.37	YES	C
GgB	Glenelg silt loam, 5%-8% Slopes	NO	0.24	NO	B
BrD	Brinklow Chan. Loam 15%-25% Slopes	NO	0.20	NO	C
Co	Codorus # Hatboro SL, 0%-3% Slopes	YES	0.37	NO	C
GmB	Glenelg Silt Loam, 3%-8% Slopes	YES	0.37	YES	C
OCC	Occoquan Loam, 8%-15% Slopes	NO	0.37	YES	B

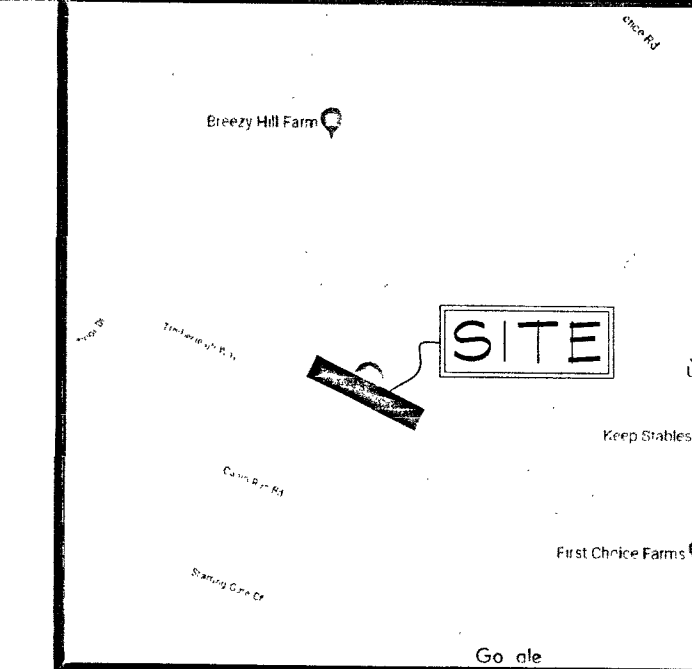
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15% OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 WITH A SLOPE GREATER THAN 5 PERCENT.

ZONING DATA

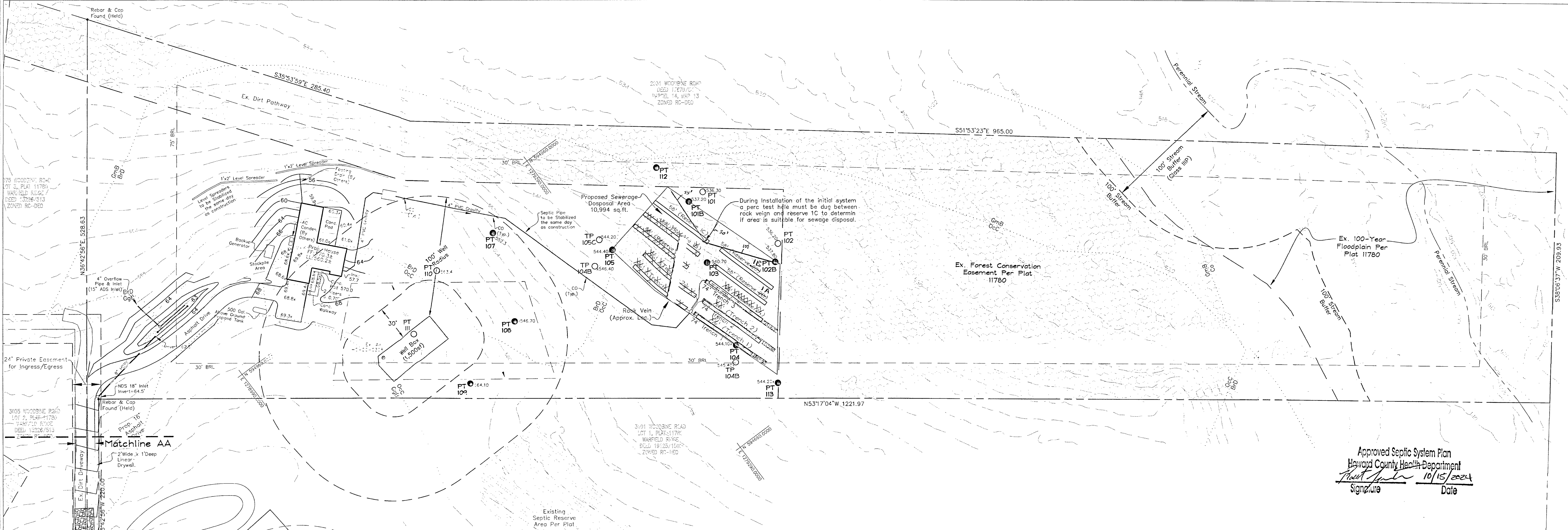
ZONING: RR-DEO
 MIN. LOT AREA = 130,680 SQ FT (3 AC.)
 MIN. LOT WIDTH AT R/W = 200 FT
 MIN. LOT WIDTH AT B.R.L. = 200 FT
 FRONT B.R.L. = 75 FT
 REAR B.R.L. = 30 FT
 SIDE B.R.L. = 60 FT

LEGEND

- EX. PROP. LINE
- EX. FENCE
- PROP. DRIVEWAY
- EX. SEWAGE DISPOSAL AREA (7/25/2023)
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL BOX
- BUILDING RESTRICTION LINE
- Pass
- Failed
- PASSED PERC TEST
- FAILED PERC TEST

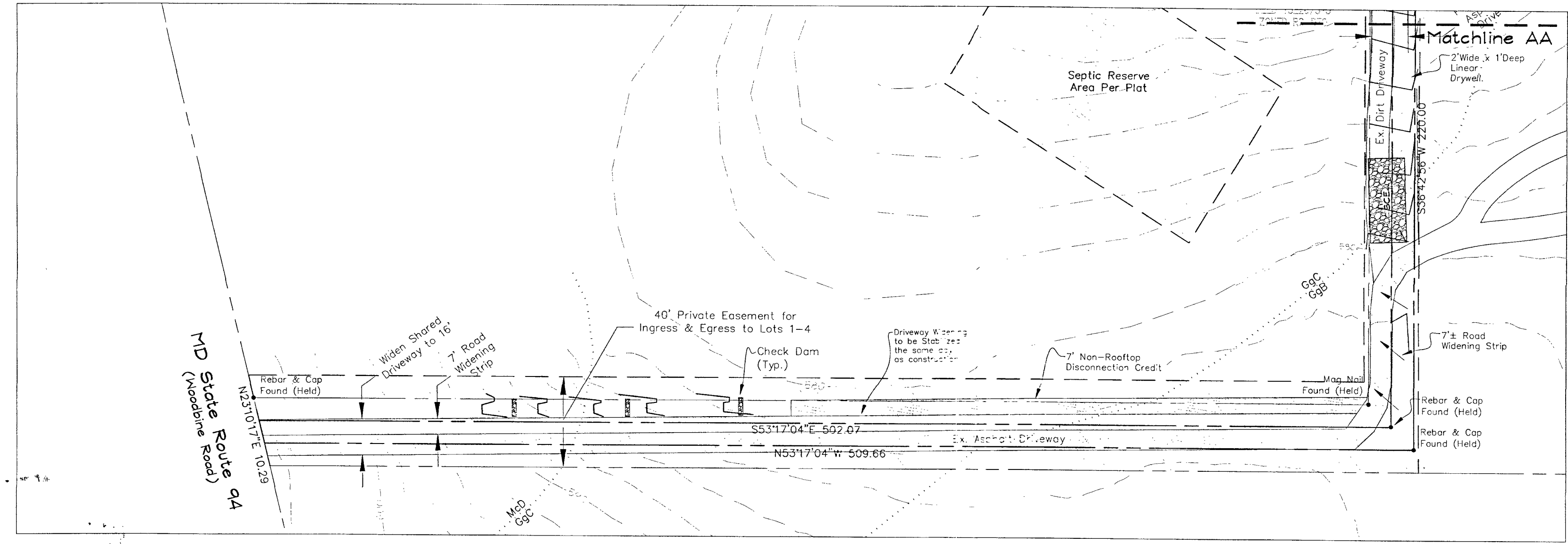


PROJECT	22-1202
DATE	1/2023
ILLUSTRATION	JWW
APPROVAL	JWW
SCALE	1" = 40'



Approved Septic System Plan
 Howard County Health Department
 Signature: [Signature] Date: 10/15/2024

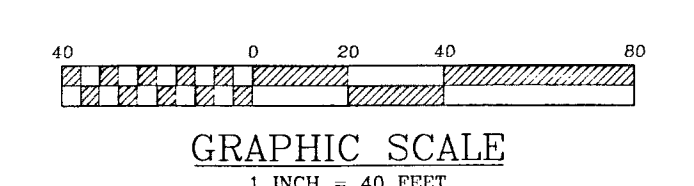
- GENERAL NOTES**
- THIS PROPERTY IS ZONED RR-DEO.
 - THE PROPERTY BOUNDARY SHOWN IS BASED ON EXISTING PLATS OF RECORD AND A SURVEY CONDUCTED BY JNM ENGINEERING, LLC.
 - DEED REFERENCE: LIBER 19125 FOLIO 150.
 - THE EXISTING TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PREPARED BY JNM ENGINEERING, LLC. TOPOGRAPHY SHOWN OUTSIDE OF THE PROPOSED DEVELOPMENT AREA IS BASED ON HOWARD COUNTY GIS.
 - ANY CHANGE TO A SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
 - SOIL TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - EXISTING WELLS AND SEWERAGE EASEMENTS AND COMPONENTS WITHIN 200-FEET OF THE PROPERTY HAVE BEEN SHOWN.
 - ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
 - SEPTIC TANK COVER DEPTHS SHALL NOT EXCEED 3 FEET.
 - ANY CHANGE TO THE LOCATION OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.



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

JAMES W. WITMER
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21931
 DATE: 6/11/23

OWNERS:
 SARAH & DYLAN STROTHERS
 3085 WOODBINE ROAD
 WOODBINE, MARYLAND 21797
 410-693-7367



NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

3085 WOODBINE ROAD
 WOODBINE, MD 21797
 PARCEL 223, MAP 13, 6.78 ACRES
 PLAT 11780, WARFIELD RIDGE
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

3085 WOODBINE ROAD
 WOODBINE, HOWARD COUNTY, MARYLAND
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, AGRICULTURE, LEED PROFESSIONALS
 105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMEENGINEERINGLLC.COM

SOILS DATA TABLE

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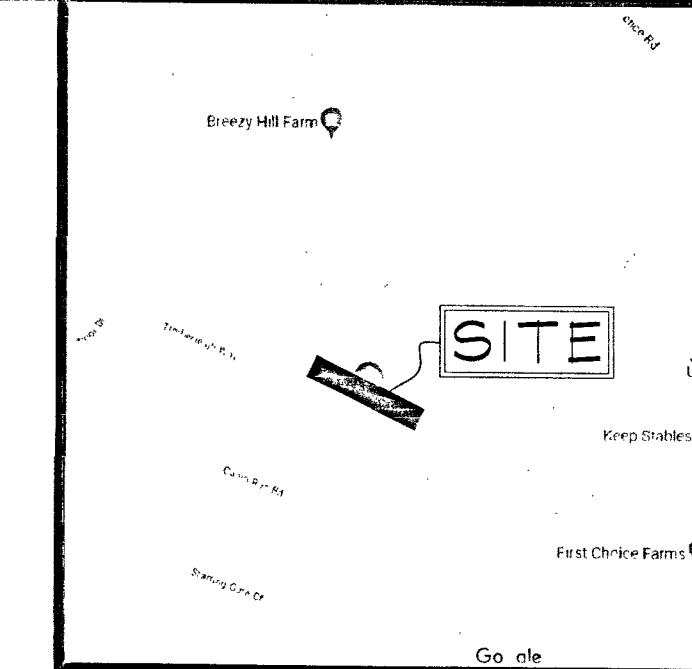
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ZONING DATA

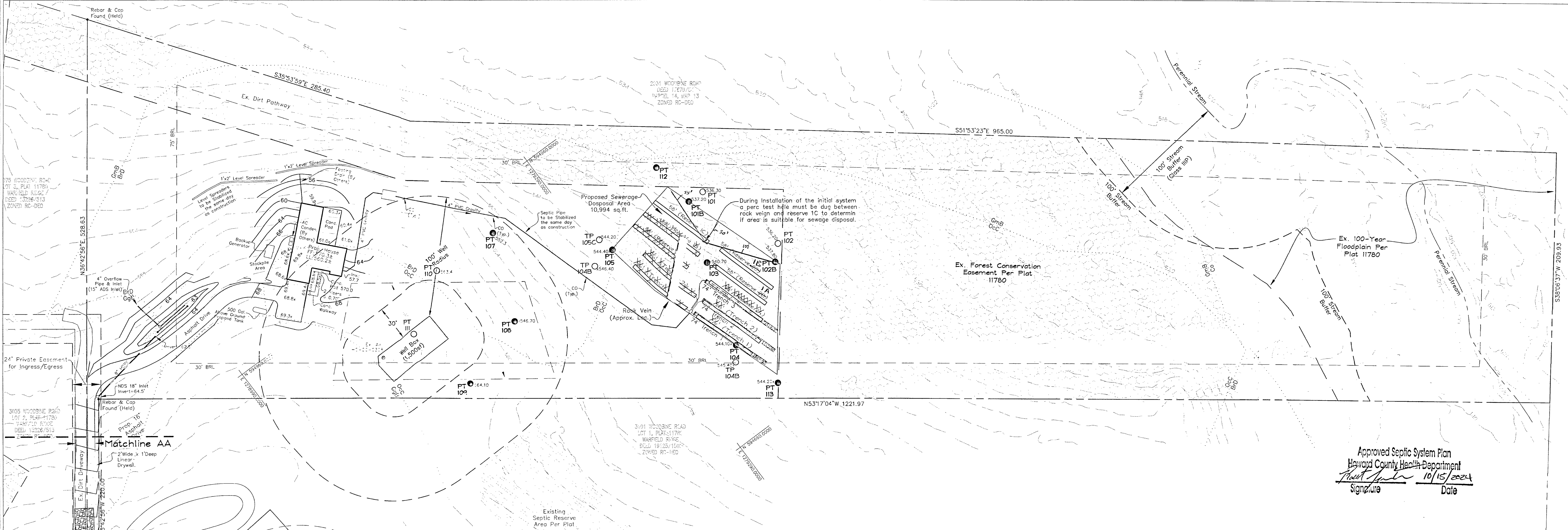
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 MIN. LOT WIDTH AT B.R.L. = 200 FT
 FRONT B.R.L. = 75 FT
 REAR B.R.L. = 30 FT
 SIDE B.R.L. = 60 FT

LEGEND

- EX. PROP. LINE
- EX. FENCE
- PROP. DRIVEWAY
- EX. SEWAGE DISPOSAL AREA (7/25/2023)
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL BOX
- BUILDING RESTRICTION LINE
- Pass
- Failed
- PASSED PERC TEST
- FAILED PERC TEST

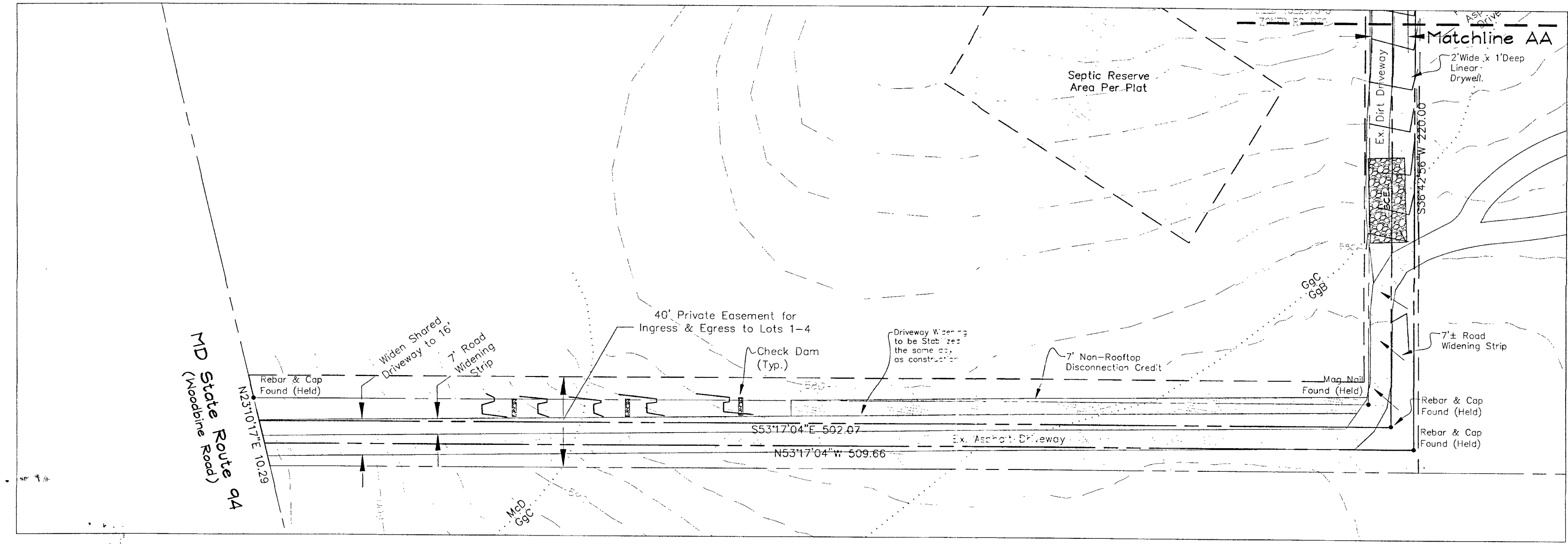


PROJECT	22-1202
DATE	1/2023
ILLUSTRATION	JWW
APPROVAL	JWW
SCALE	1" = 40'



Approved Septic System Plan
 Howard County Health Department
 Signature: [Signature] Date: 10/15/2024

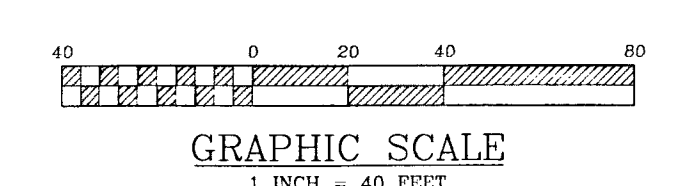
- GENERAL NOTES**
- THIS PROPERTY IS ZONED RR-DEO.
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JAMES W. WITMER
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21931
 DATE: 6/11/23

OWNERS:
 SARAH & DYLAN STROTHERS
 3085 WOODBINE ROAD
 WOODBINE, MARYLAND 21797
 410-693-7367



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3085 WOODBINE ROAD
 WOODBINE, MD 21797
 PARCEL 223, MAP 13, 6.78 ACRES
 PLAT 11780, WARFIELD RIDGE
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

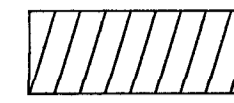
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 ENVIRONMENTAL, AGRICULTURE, LEED PROFESSIONALS
 105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMEENGINEERINGLLC.COM

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	GROUP
GcC	Glenela Loam, 8%-15% Slopes	NO	0.24	NO	B
MdD	Manor Loam, 15%-25% Slopes	NO	0.37	YES	C
GgB	Glenville silt loam, 5%-8% Slopes	NO	0.24	NO	B
BrD	Brinklow Chan. Loam 15%-25% Slopes	NO	0.20	NO	C
Ca	Godorus & Hatboro SL, 0%-3% Slopes	YES	0.37	NO	C
GmB	Glenville Silt Loam, 3%-8% Slopes	YES	0.37	YES	C
OcC	Ocoquan Loam, 8%-15% Slopes	NO	0.37	YES	B

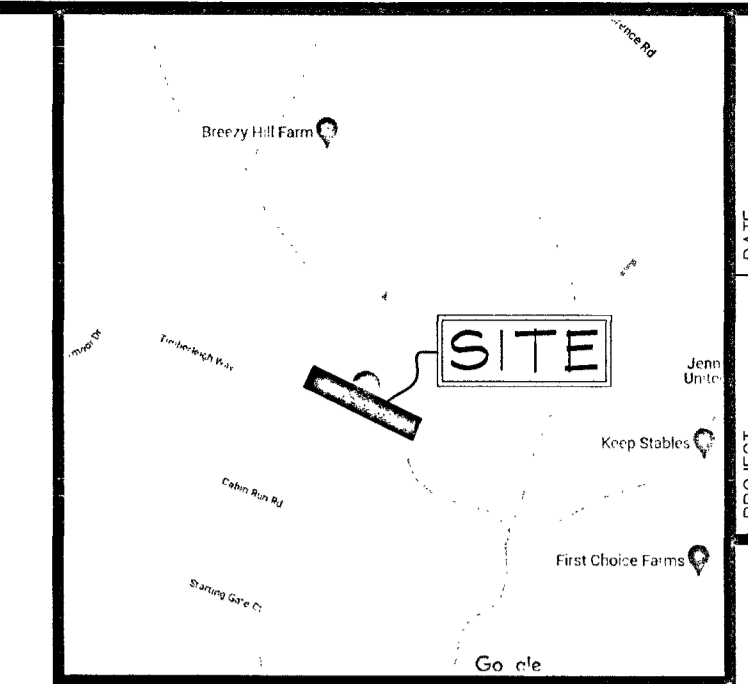
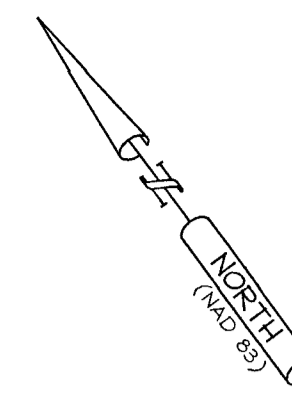
SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15% OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 WITH A SLOPE GREATER THAN 5 PERCENT.



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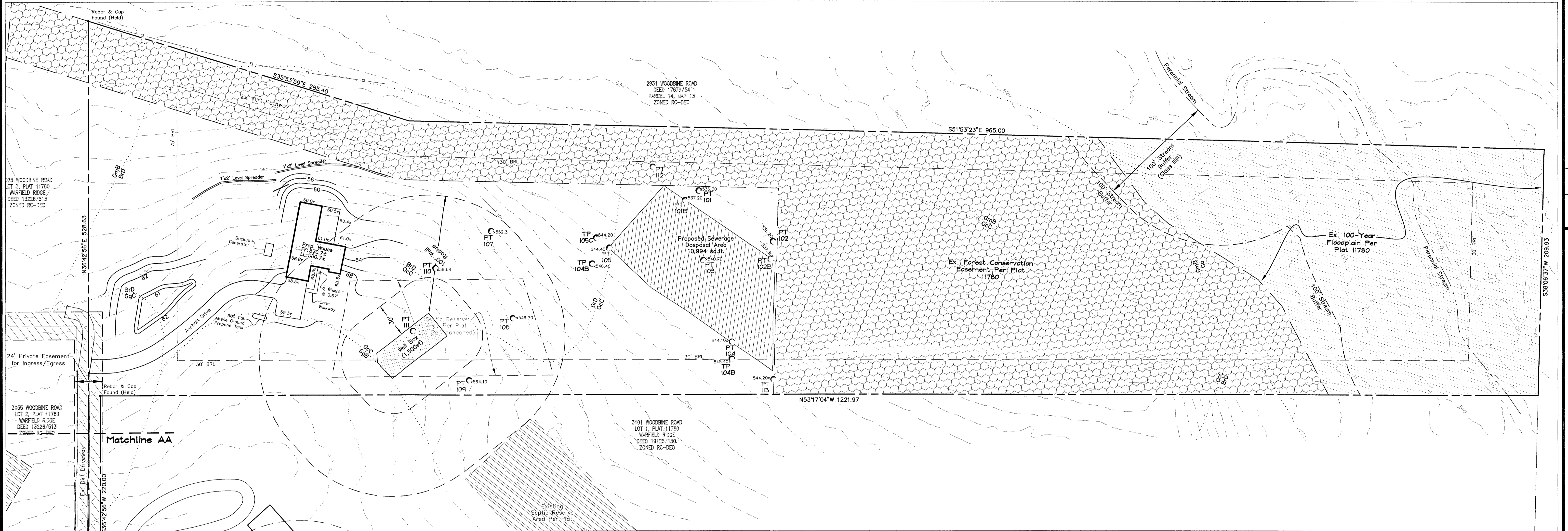
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- PROP. DRIVEWAY
- PROP. SEWER DISPOSAL AREA
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL (EX. OR PROP.)
- BUILDING RESTRICTION LINE
- PASS PERC TEST
- FAILED PERC TEST



VICINITY MAP

ZONING DATA

ZONING: RC-DEO
 MIN. LOT AREA = 130,680 SQ FT (3 AC.)
 MIN. LOT WIDTH AT R/W = 200 FT
 MIN. LOT WIDTH AT B.R.L. = 200 FT
 FRONT B.R.L. = 75 FT
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- 9) EXISTING WELLS AND SEWERAGE EASEMENTS AND COMPONENTS WITHIN 200-FOOT OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- 10) ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- 11) THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO ESTABLISH A SEWER DISPOSAL AREA AND WELL LOCATION FOR THIS EXISTING PROPERTY (LOT 4).
- 12) APPROVAL OF THIS PERCOLATION CERTIFICATION PLAN DOES NOT GUARANTEE THAT THE SEWER DISPOSAL AREA ESTABLISHED WILL BE SUFFICIENT FOR A PROPOSED HOUSE. A SYSTEM DESIGN PLAN SHOWING 3 SYSTEMS FITTING IN THE AREA BASED ON THE PROPOSED NUMBER OF BEDROOMS MUST BE APPROVED BY THE HEALTH DEPARTMENT BEFORE HEALTH APPROVAL OF A BUILDING PERMIT. IF THREE SYSTEMS DO NOT FIT, THE AREA MAY NEED TO BE REVISED OR THE NUMBER OF ROOMS REDUCED.
- 13) THE WELL FOR THIS LOT SHALL BE DRILLED PRIOR TO BUILDING PERMIT APPROVAL IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO BUILDING PERMIT APPROVALS. IT WILL NOT BE CONSIDERED GOVERNMENTAL DELAY IF THE WELL DRILLING HOLDS UP HEALTH DEPARTMENT APPROVAL OF THE BUILDING PERMIT.

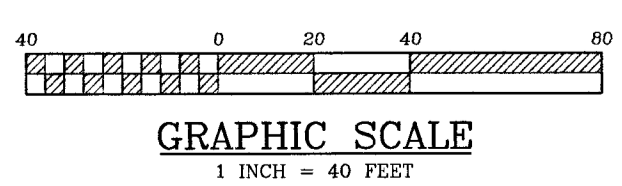


Purpose Statement:
 The purpose of this plan is to establish a septic reserve area and well box for this property in accordance with current standards.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 COUNTY HEALTH OFFICER *RVE* DATE 7/25/23

PERCOLATION CERTIFICATION:
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 JAMES W. WINTER 6/11/23
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21931

OWNERS:
 SARAH & DYLAN STROTHERS
 3085 WOODBINE ROAD
 WOODBINE, MARYLAND 21797
 410-693-7367



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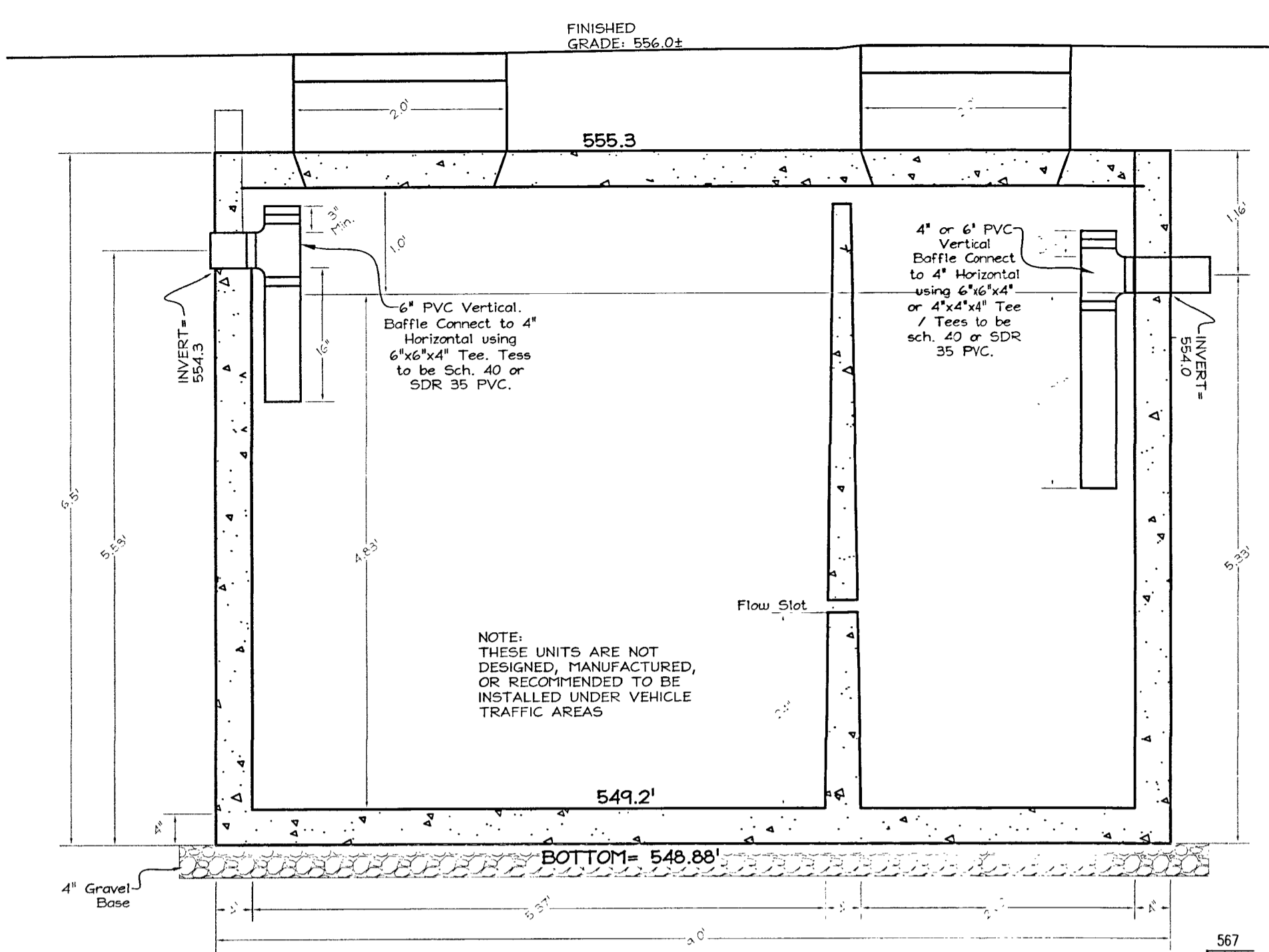
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 PLAT 11780, WARFIELD RIDGE
 PERCOLATION CERTIFICATION PLAN

PROJECT	22-1202	DATE	1/2023
ILLUSTRATION	JWW	ENGINEERING	JWW
SCALE	1" = 40'	APPROVAL	JWW

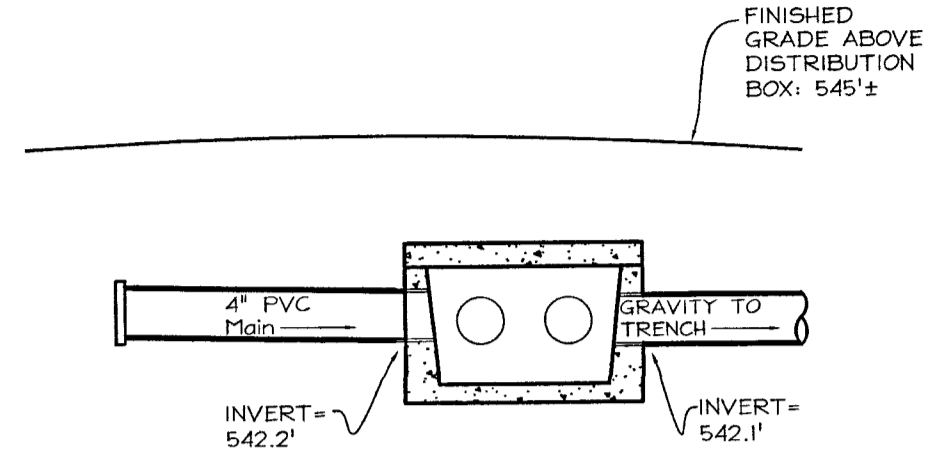
REVISION	DATE	BY

3085 WOODBINE ROAD
 WOODBINE, HOWARD COUNTY, MARYLAND
 PERC CERTIFICATION PLAN

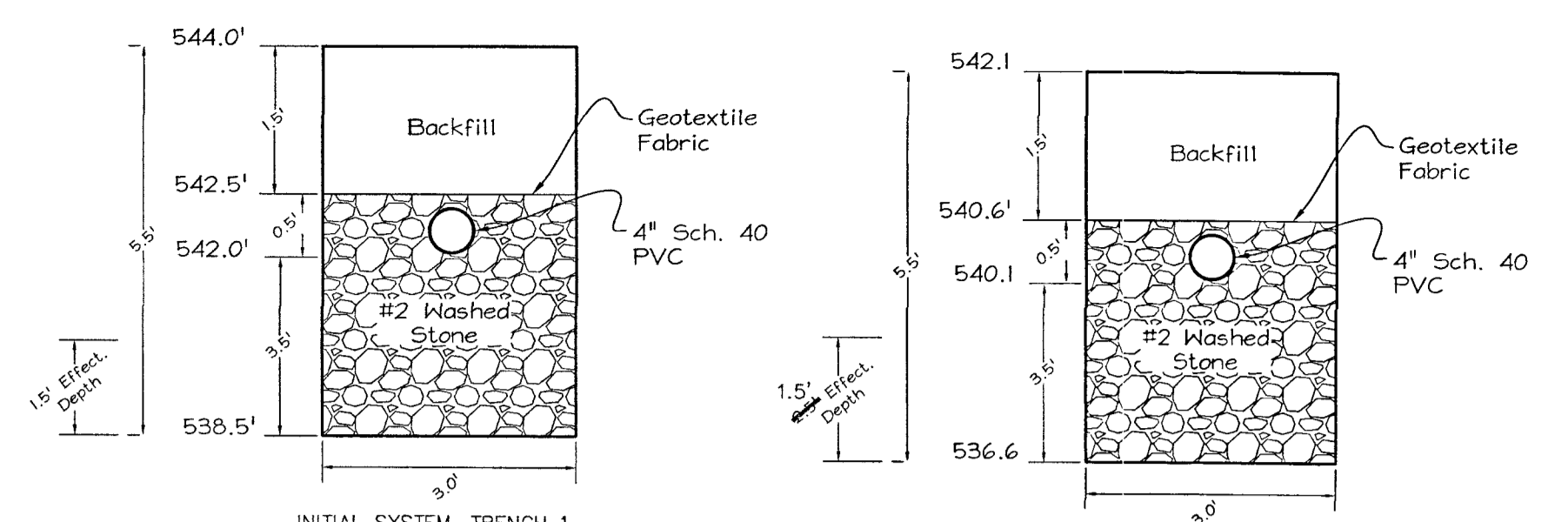
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 ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMEENGINEERINGLLC.COM



PROP. SEPTIC TANK
 C.R. SEMLER INC. 1,500 GALLON, TOP SEAM, TWO-COMPARTMENT SEPTIC TANK OR APPROVED EQUIVALENT
 PROFILE VIEW (N.T.S.)

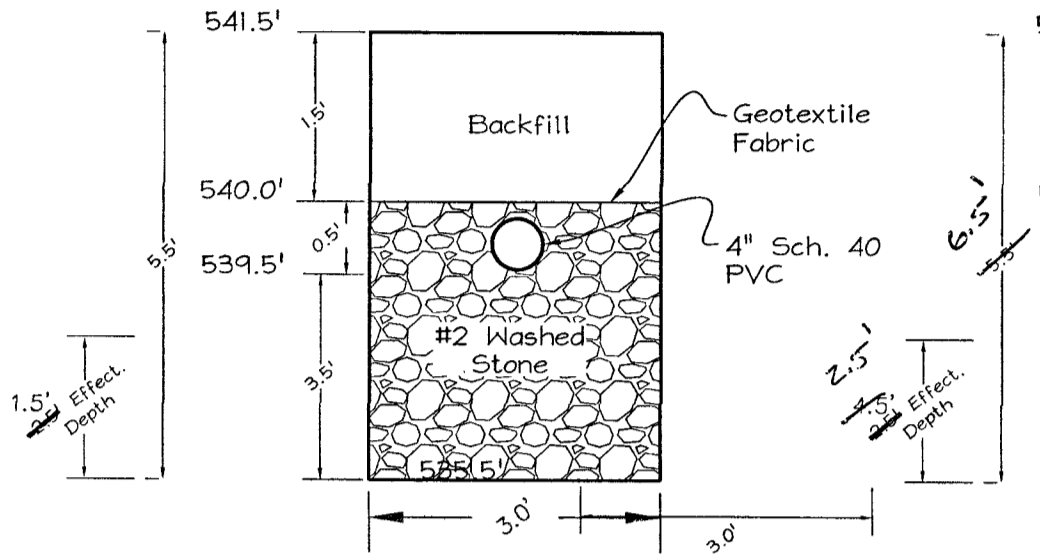


DISTRIBUTION BOX
 C.R. SEMLER INC. SMALL DISTRIBUTION BOX OR APPROVED EQUIVALENT
 PROFILE VIEW (N.T.S.)

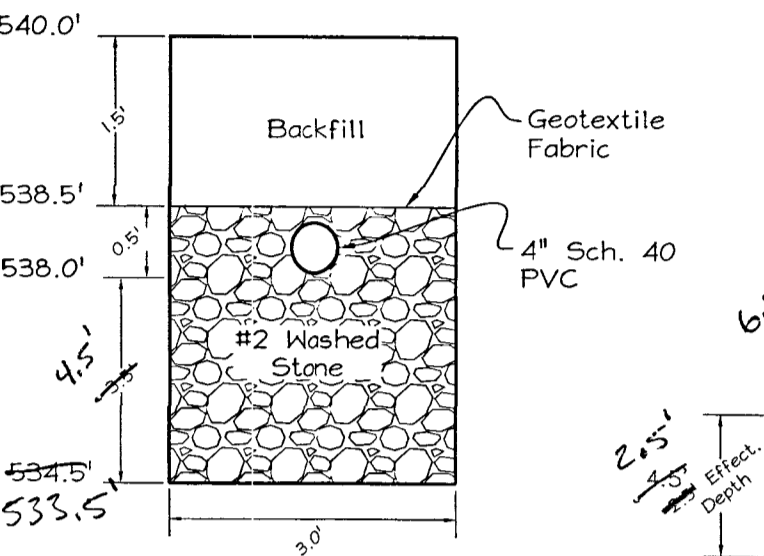


INITIAL SYSTEM, TRENCH 1
 SEPTIC TRENCH CROSS SECTION-1A
 PROFILE VIEW (N.T.S.)

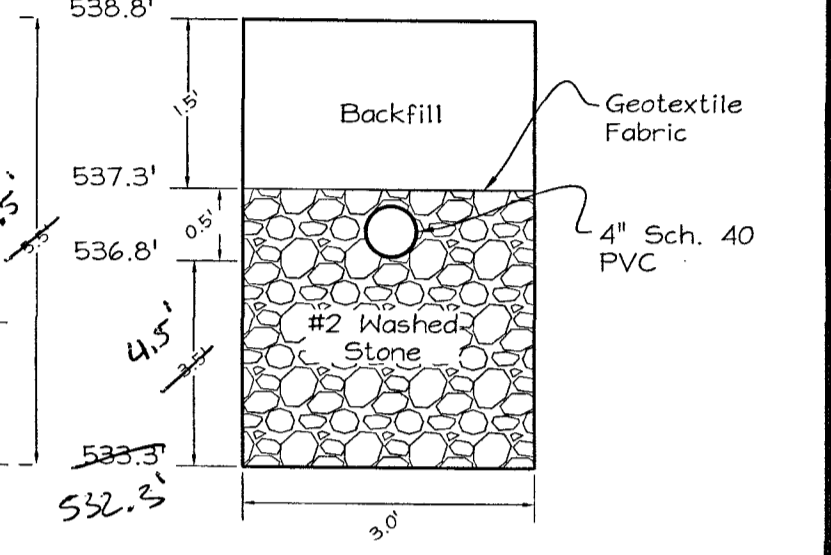
INITIAL SYSTEM, TRENCH 2
 SEPTIC TRENCH CROSS SECTION-2A
 PROFILE VIEW (N.T.S.)



INITIAL SYSTEM, TRENCH 3
 SEPTIC TRENCH CROSS SECTION-RESERVE-1A AND RESERVE-2A
 PROFILE VIEW (N.T.S.)



SEPTIC TRENCH CROSS SECTION RESERVE 1A
 PROFILE VIEW (N.T.S.)



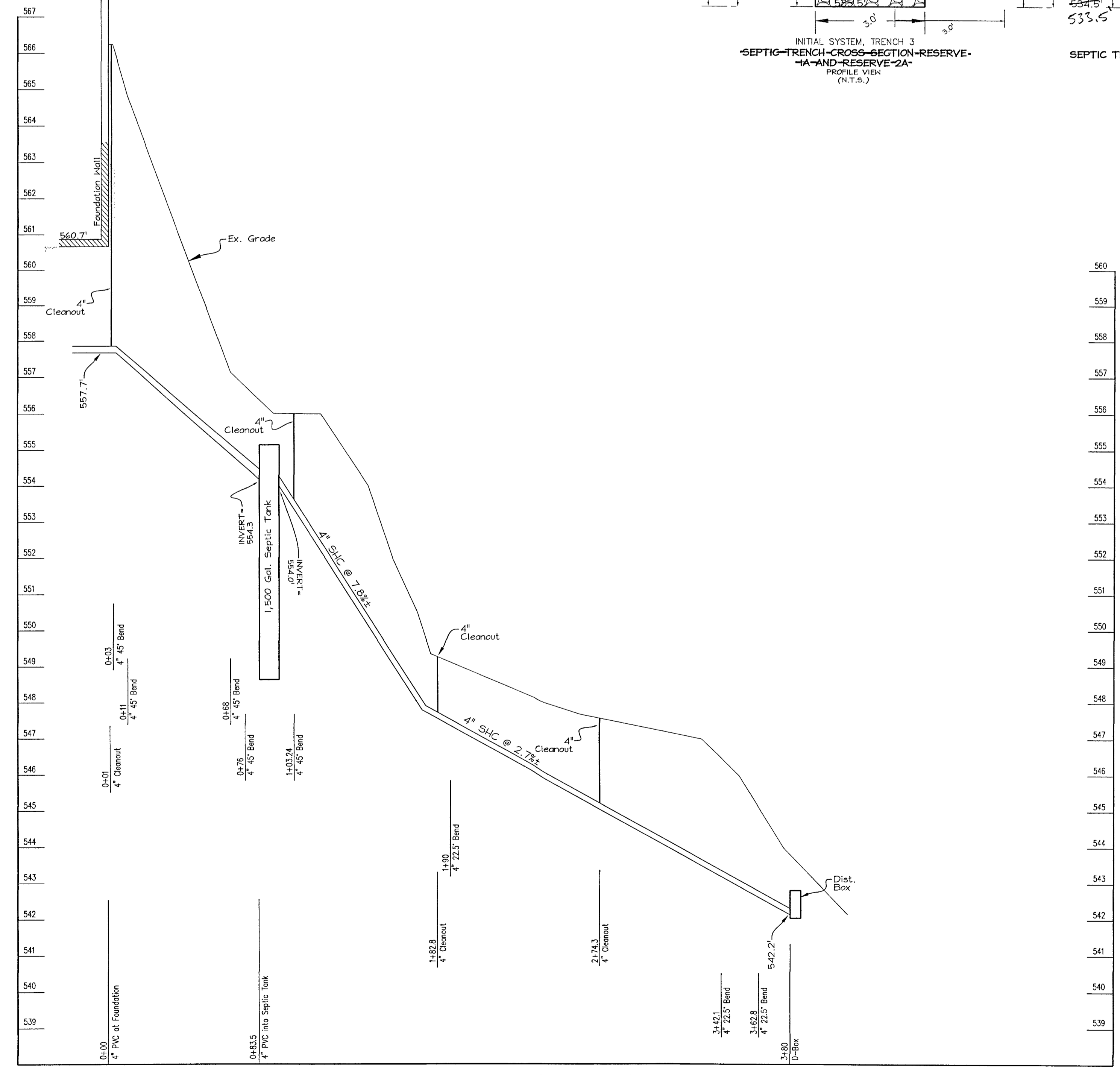
SEPTIC TRENCH CROSS SECTION RESERVE 1B & 1C
 PROFILE VIEW (N.T.S.)

SEPTIC SIZING
 System Requirements (1 Initial and 2 replacements),
 Proposed Number of Bedrooms: 5
 Design Load: 750 Gal/Day
 Application Rate: 0.80

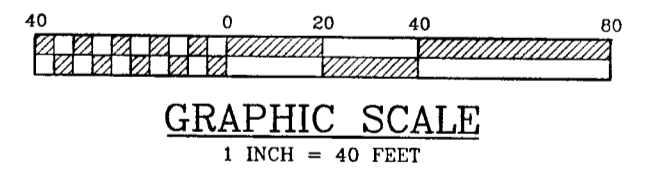
Initial System
 Absorption Area Required: 750/0.8=937.5
 937.5/3= 312.5sf
 (5/7) (1.5' Depth)= 222'
 Total Trench Length Required: 222'-feet (4 Trenches @ 55')
 222ft (3 trenches at 74')

Reserve System 1
 750 GPD
 750/80= 937.5
 937.5/3= 312.5sf
 312.5x0.55 (2.5' Sidewall)= 172LF Required
 172/3= 58 ft. (Install 3= 58' long trenches)

Replacement System 2
 750 GPD
 750/80= 937.5
 937.5/3= 312.5sf
 312.5x0.55 (2.5' Sidewall)= 172LF Required
 172/3= 58 ft. (Install 3= 58' long trenches)



Septic System Profile
 HOR.: 1"=40'
 VERTICAL: 1"=2.5'



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JAMES W. WITMER
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21931

10/1/23
 DATE

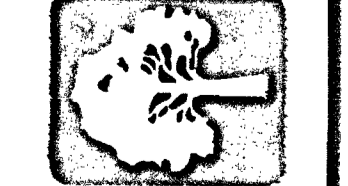
OWNERS:
 SARAH & DYLAN STROTHERS
 3085 WOODBINE ROAD
 WOODBINE, MARYLAND 21797
 410-693-7367

3085 WOODBINE ROAD
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 PARCEL 223, MAP 13, 6.78 ACRES
 PLAT 11780, WARFIELD RIDGE
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

DATE	REVISION	BY
1/2023 <td></td> <td></td>		
1202		

3085 WOODBINE ROAD
 WOODBINE, HOWARD COUNTY, MARYLAND
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

JNM ENGINEERING, LLC
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 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNTEENGINEERINGLLC.COM



DATA TABLE

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NOTATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
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G DATA

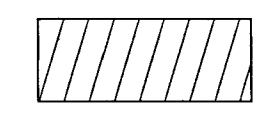
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 R.L. = 30 FT
 R.L. = 60 FT

3085 Woodbine

Kevin, Jim (301 514) 2008

Informed Jim over phone he could make initial trench 1 & 2 (right side) connect to Reserve Trench 2A & 2B to be the initial system redlined. Specs are very similar for all systems. He would just keep/continue initial specs for Reserve Trench 2A & 2B and shorten them by 2' to match initial trench lengths. Told him to send PDF to you and me since I will be in training. He will try to send tomorrow.

RSF 1017 ↓

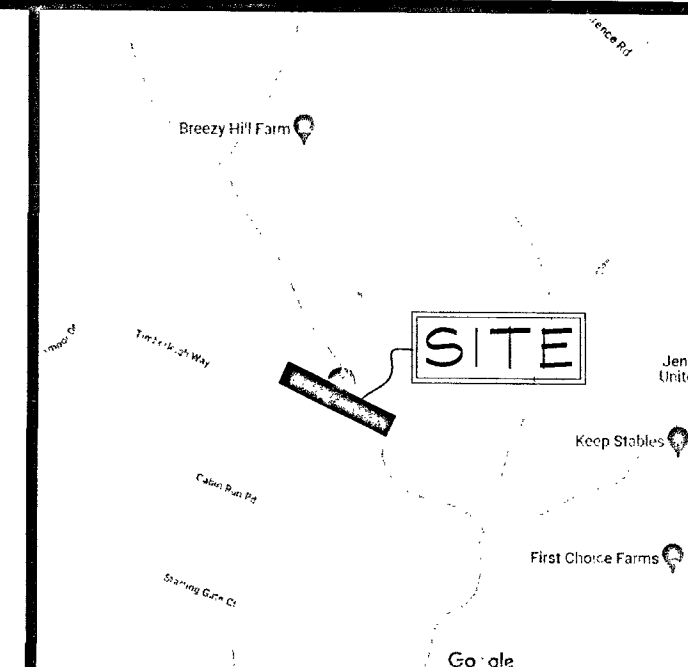


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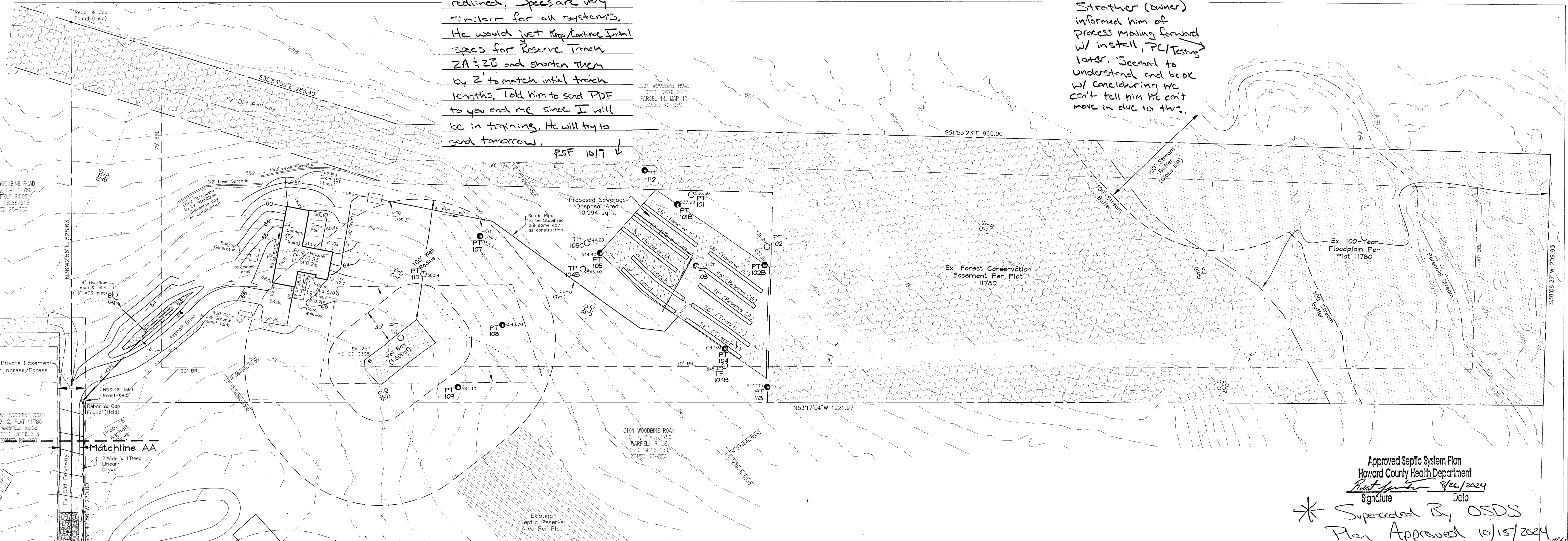
(410 693 7367)
 Spoke to Dylan Strathair (owner) informed him of process moving forward w/ install, PC/Testing later. Seemed to understand and be ok w/ considering we can't tell him he can't move in due to this.

LEGEND

- EX. PROP. LINE
- EX. FENCE
- PROP. DRIVEWAY
- EX. SEWAGE DISPOSAL AREA (7/25/2023)
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL BOX
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VICINITY MAP

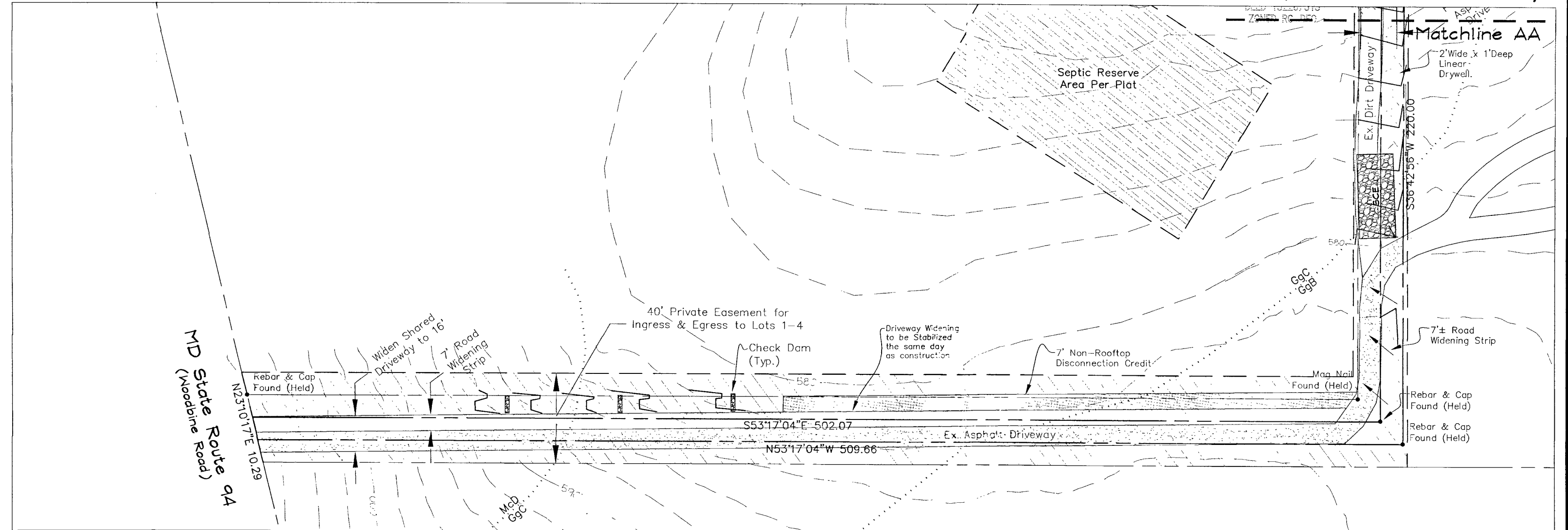


Approved Septic System Plan
 Howard County Health Department
 Signature: [Signature] Date: 8/26/2024

* Superseded By OSDS
 Plan Approved 10/15/2024

GENERAL NOTES

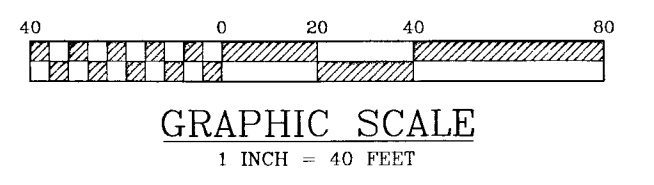
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 WOODBINE, MD 21797
 PARCEL 223, MAP 13, 6.78 ACRES
 PLAT 11780, WARFIELD RIDGE
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

PROJECT: 22-1202 DATE: 1/2023
 ENGINEERING: JWW
 ILLUSTRATION: JWW
 3085 WOODBINE ROAD
 WOODBINE, HOWARD COUNTY, MARYLAND
JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771

A57402

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

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Warfield Ridge

PROPERTY ADDRESS 3085 Woodbine Road Woodbine MD

STREET TOWN ZIP

TAX ACCOUNT # 04-356845 TAX MAP 13 GRID 13 PARCEL 223 LOT NO. 4 PROPOSED LOT SIZE (ACRES) 6.78

ZONING CATEGORY RC-DEO TIER

PROPERTY OWNER(S)

Dylan and Sarah Strother

DAYTIME PHONE 410-693-7367 CELL EMAIL andrew.vaccarello@wilcomhomes.com

MAILING ADDRESS 12612 Grace Max Street Rockville MD 20853

STREET CITY, STATE ZIP

APPLICANT

JNM Engineering, LLC RELATIONSHIP TO OWNER: Consultant

DAYTIME PHONE 301-514-2808 CELL EMAIL jim@jnmengineeringllc.com

MAILING ADDRESS 1 Park Avenue, suite 1A Mount Airy MD 21771

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 4 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.



3/22/23

SIGNATURE OF APPLICANT

DATE

RECEIPT

Howard County, MD
HOWARD COUNTY HEALTH DEPARTMENT
ASCEND ONE BUILDING
Columbia, MD 21045
8930 STANFORD BLVD

Application: WS-PT-23-00699
Application Type: EnvHealth/Well and Septic/Percolation Test/Application
Address: 3085 Woodbine RD, BLDG# Woodbine, MD 21797

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
6155	1148	\$506.00	03/22/2023	VDEKRONEY		

Owner Info.: Dylan and Sarah Strother
3085 Woodbine Road
Woodbine, MD 21797

Work Description:

APPLICATION

PERCOLATION TESTING

A 49578

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2840

DISTRICT _____

DATE 9/2/93

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Georgetta C. Cooper

ADDRESS 10223 Riggs Rd. PHONE 301-439-3483

AGENT OR PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION COOPER PROPERTY LOT NO. 4

ROAD AND DESCRIPTION N.E. SIDE OF RT 94 NORTH OF
TIMBERLEIGH WAY (PAGE 7 ADC MAP BOOK)

TAX MAP 13 PARCEL # 223

SIZE OF LOT 3 ACRE TYPE BLDG. SINGLE FAMILY
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. Georgetta C. Cooper
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

49578

COUNTY #

SOIL PROFILE

0' (A)

1.5'

topsoil

red br clay

14 br silty loam

20% rock frags

12'

0' (B)

1.5'

topsoil

red br clay

14 brown silty loam

10% rock frags

12.5'

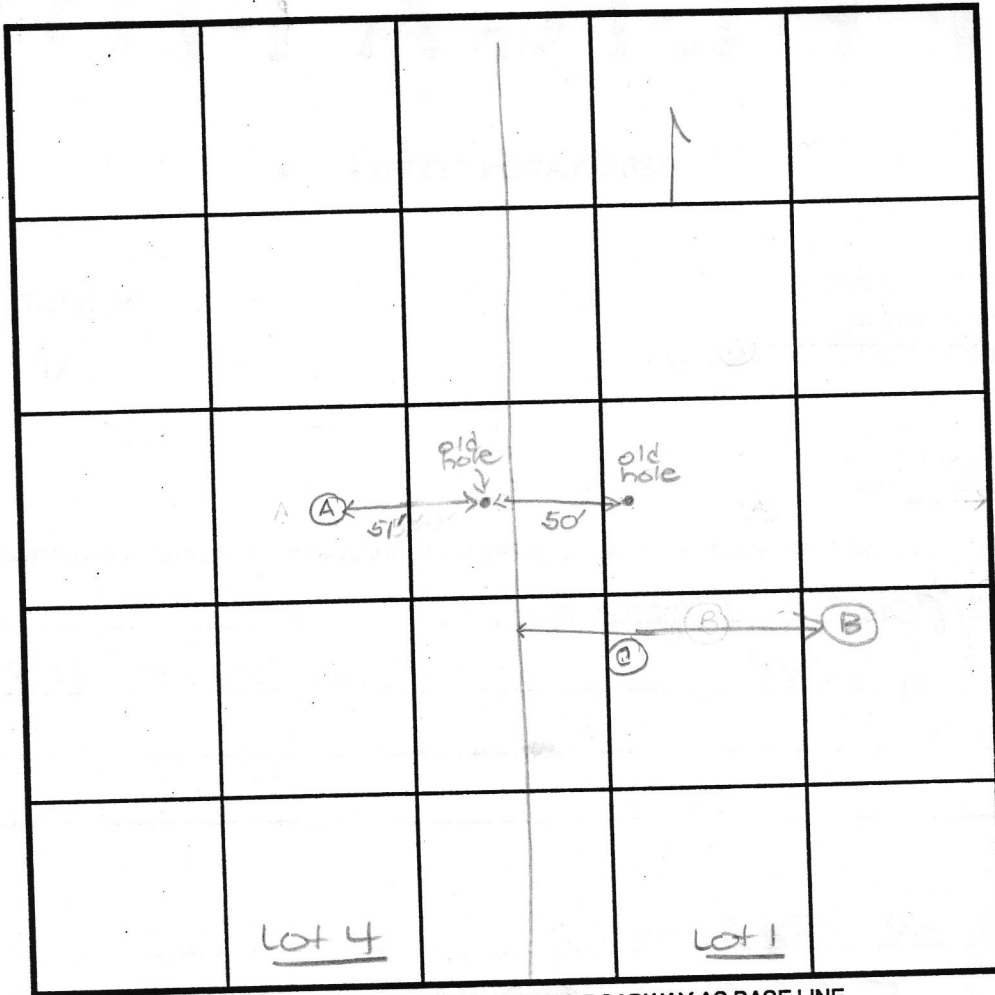
0' (C)

1.5'

topsoil

red br clay

14 br silty loam



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

(HOUSE)

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
5/5/94	A	5' S	10:25	10:33	10:33	10:47	14
		12' D					
	B	5' S	10:30	10:38	10:38	10:53	15
		12.5' D					
	C	4'9" S	12:00	12:15	12:15		slow perc dirt fell in hole
		6'6" M	12:33	12:43	12:43	12:55	12
		14' D	12:				

REMARKS _____

TYPE OF SOIL _____

TESTED BY D. See ALSO PRESENT C.W. / Eric Nichols

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____

APPLICATION

PERCOLATION TESTING

A _____

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
P.O. BOX 476 ELLICOTT CITY, MARYLAND 21043
TELEPHONE 461-9933

DISTRICT _____

DATE _____

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER _____

ADDRESS _____ PHONE _____

PROSPECTIVE BUYER _____

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO 4

ROAD AND DESCRIPTION _____

TAX MAP _____ PARCEL # _____

SIZE OF LOT _____ TYPE BLDG _____
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. _____

(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

REJECTED BY _____ FOR _____ DATE _____

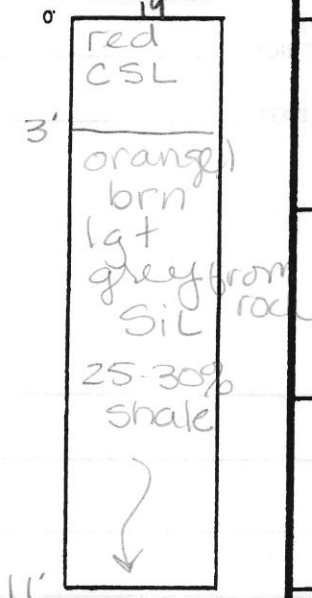
HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

HD-216

THIS IS NOT A PERMIT

SOIL PROFILE



Lot 4

210
4
840
250
31840
C
24

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
8-19-44	19	Visual to 11'			—	—	OK

REMARKS _____

TYPE OF SOIL _____

TESTED BY _____ ALSO PRESENT _____

Freemon, Robert

From: Freemon, Robert
Sent: Wednesday, December 18, 2024 5:00 PM
To: Dylan Strother; Jim Witmer; Sarah Strother
Cc: Silvast, Zackary; Williams, Jeffrey
Subject: RE: 3085 woodbine - Well inspection
Attachments: 3085 Woodbine Rd. Perc Results Letters.pdf

Hi All,
Attached is the perc results letter. I will send the data and a plan showing the tested holes locations that were added in the field first thing tomorrow morning.

Jim,
On the PC plan have your signature/stamp block, Health Dept. signature block and a signature block for the property owner all together in one of the bottom corners. Due to the circumstances surrounding this property we need it made clear that everyone involved in this project is understanding of the situation at hand. On the PC plan the following notes should be provided.

1. Testing conducted during initial system installation did not identify an area for conventional sewage disposal for future repairs. Any future building permit for living space or bedroom increase may not be approved by the Health Department until additional sewage disposal area can be identified for reserve septic systems.
2. A qualified licensed OSDS designer will need to evaluate the property and identify a potential area and method for sewage disposal for future replacement systems. If an area is not identified, a holding tank may be required when the initial system fails.
3. The portion of the property currently within a forest conservation easement may be explored for possible future sewage disposal area depending on determination and requirements from the Department of Planning and Zoning, and ultimately suitable and soil conditions.



*8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program*

*Robert "Spencer" Freemon
Phone: 410-313-6357*

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Dylan Strother <dystrother@gmail.com>

Sent: Tuesday, December 17, 2024 11:17 AM

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

Cc: Sarah Strother <sarah.f.strother@gmail.com>; Freemon, Robert <rfreemon@howardcountymd.gov>; Silvast, Zackary

<zsilvast@howardcountymd.gov>; Jim Witmer <jim@jnmengineeringllc.com>

Subject: Re: 3085 woodbine - Well inspection

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

Thanks Jeff - this is very helpful

How will the results letter be delivered? If US Mail - would it be possible to send me a PDF of the letter? In addition - will the perc testing results be shared with the letter? If not, could you or Spencer please share with me the perc testing results from the additional testing that was performed via email?

On Fri, Dec 13, 2024 at 11:07 AM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello. We did already have the documentation we needed to know that the forest conservation areas were available for possible future replacement systems. We should have a results letter out within a day or so. Unfortunately, the testing did not identify an area we can easily establish for future conventional systems. We did not test down in the large forest conservation area, so there is a possibility there, but not a guarantee. The next step to identify areas would be for a private consultant who specializes in innovative and alterative type systems to evaluate the property and see what might be possible for future repairs. We are not requiring that be done now, but you could choose to start that process now if you want to lock something in now. The other alternative is what we will tell the engineer on the results letter: they can prepare a plan that shows the holes we dug and add the following notes:

1. Testing conducted during initial system installation did not identify an area for conventional sewage disposal for future repairs. Any future building permit for living space or bedroom increase may not be approved by the Health Department until a sewage disposal area is identified.
2. A private consultant will need to evaluate the property and identify a potential area and method for sewage disposal for future replacement systems. If an area is not identified and approved by the Health Department and Maryland Department of the Environment, a holding tank may be required when the initial system fails.
3. The portion of the property currently within a forest conservation easement may be considered for future sewage disposal area depending on determination and requirements from the Department of Planning and Zoning.

This will allow you to move into the house with an approved conventional system in place now. It would just be something that has to be tackled before a future repair system when this one is done or before any proposed building permit for living space or bedroom increases.

Let me know if you have any questions about this. We'll also copy you on the results letter. Thanks

Jeff

From: Dylan Strother <dystrother@gmail.com>
Sent: Thursday, December 12, 2024 2:21 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Sarah Strother <sarah.f.strother@gmail.com>
Subject: Re: 3085 woodbine - Well inspection

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

Jeff thanks for the update.

Would you be able to give me a call?

I have documentation allowing us to use the forest preservation on my land, if it is replaced. it's in my deed (attached, bottom of page 2)

Want to make sure that's an option ?

Dylan Strother
dystrother@gmail.com

On Tue, Dec 10, 2024 at 1:15 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello. We inspected the well line on Monday and it looked fine. We did inform the plumber that we still need the well line form from them. We have not yet received that.

As for the perc tests, we've done all the testing we can do at this point. We need to sit down and draft a results letter, but there is not any field work needed at this time. The testing did not yield an easily identifiable conventional repair area, but that will not hold up anything with occupancy and we will let you know what we can

do to show an area for possible future repairs in the results letter. We hope to have that out by the end of the week or early part of next week. Thanks

Jeff

From: Dylan Strother <dystrother@gmail.com>
Sent: Tuesday, December 10, 2024 8:11 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 3085 woodbine - Well inspection

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

Hi Jeff, would it be possible to share with me an update from your end on

- well - I understand we got the line checked and I think we still owe the water testing (waiting in installs of counters)

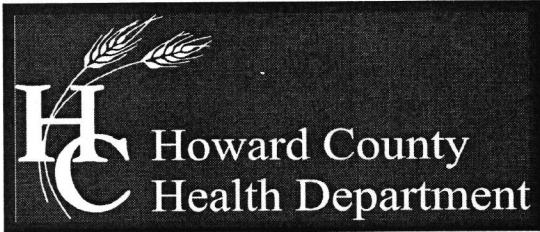
- septic - I know Spenser was out there, did we find what we need?

Dylan Strother
dystrother@gmail.com

On Wed, Dec 4, 2024 at 1:35 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello. I'll look into the well line from our end. I don't see where it has been called in for an inspection. We have inspectors every day available for these types of inspections when they get called in. For well lines, the person who did the installation has to fill out a form with the details of the well pump, etc. and turn it in to us and call in when they want the inspection. Maybe you could check with that installer or have the builder check with them to make sure they submitted the form and called in an inspection.

Thanks



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

MEMORANDUM

DATE: 12/18/2024
TO: Dylan Strother
3085 Woodbine Rd.
Woodbine, MD 21797
FROM: Robert Freemon
Well & Septic Program
RE: Perc Results
3085 Woodbine Rd.
Woodbine, MD 21797

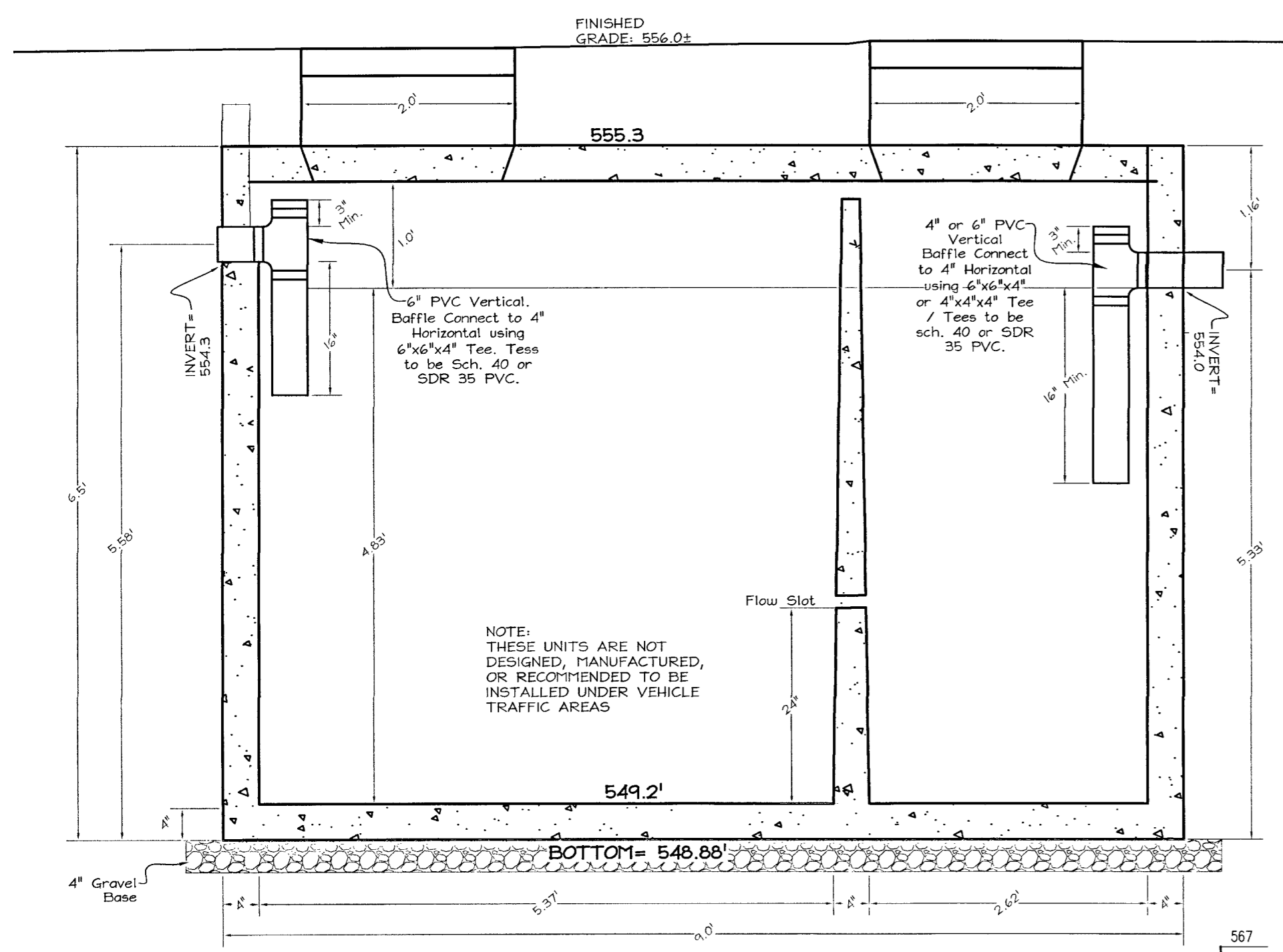
Percolation tests were conducted on Oct 30th, Nov 17th, Dec 4th & 5th, 2024 at 3085 Woodbine Rd. (Tax Map 0013, Grid 0013, Parcel 0223). All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Tests and profile descriptions were documented for multiple locations throughout the property to identify sewage disposal area for an initial system and future reserve area. Results of the tests performed proved to be mixed. An area for the initial system to be installed was identified (J, B, C, A1 & K). Reserve area for future replacement systems was not identified.

on - date a PC was signed establishing a 10,000sqft SDA based on 5 perc test holes conducted on

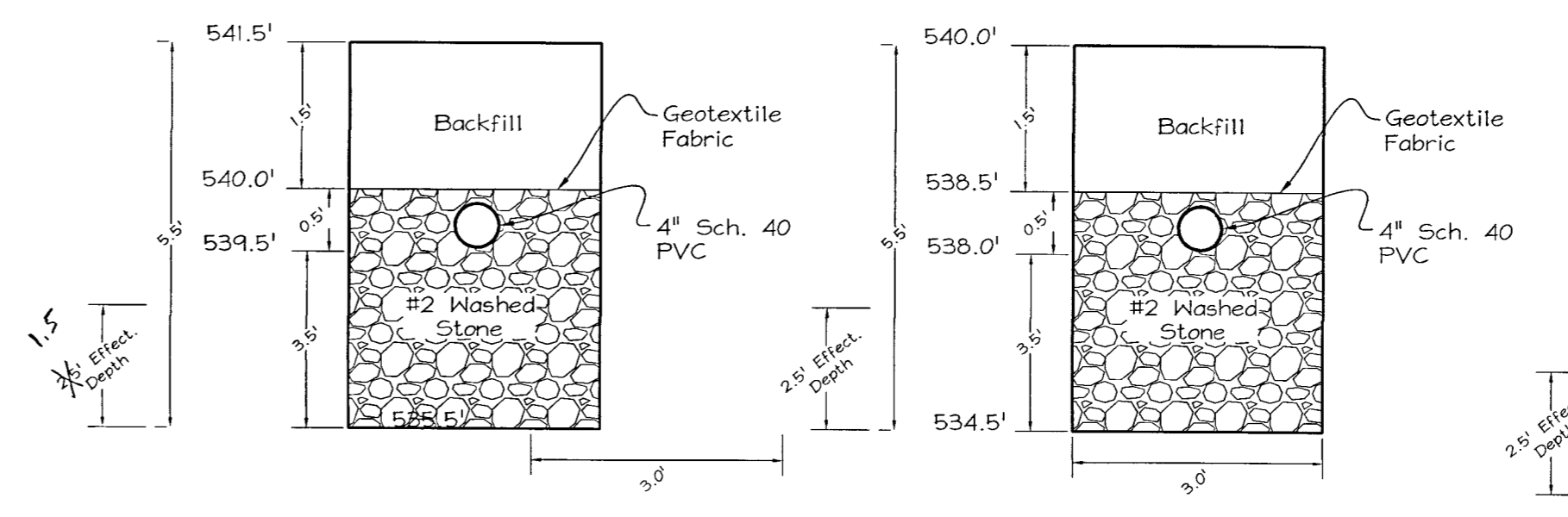
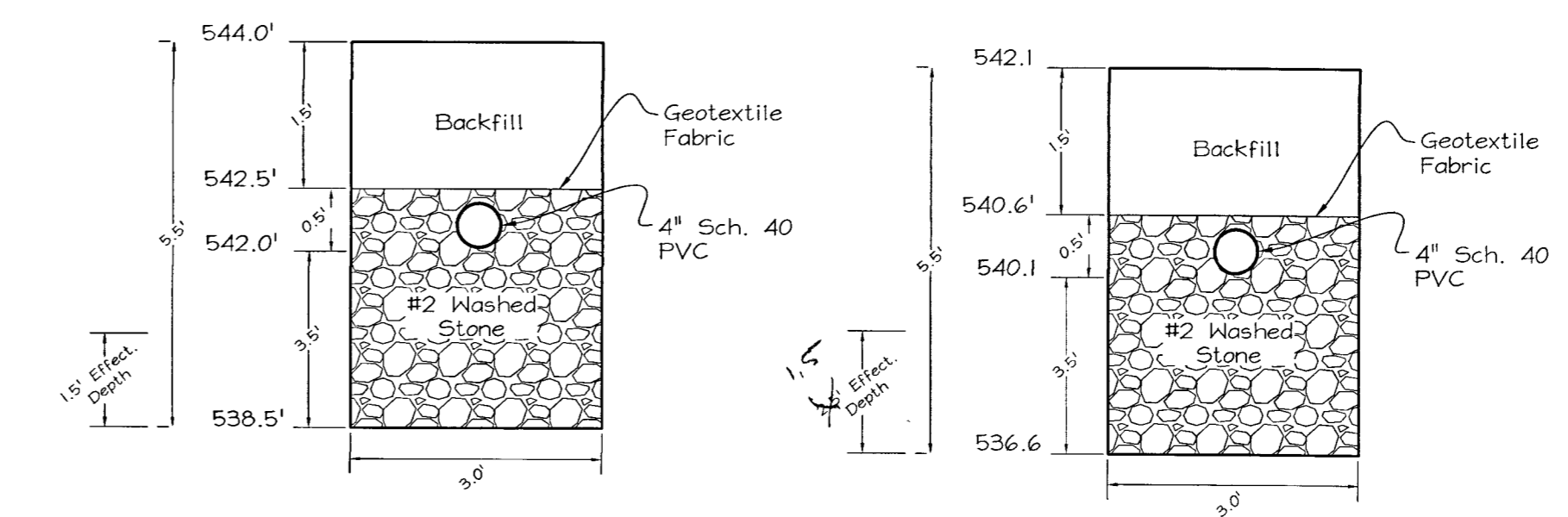
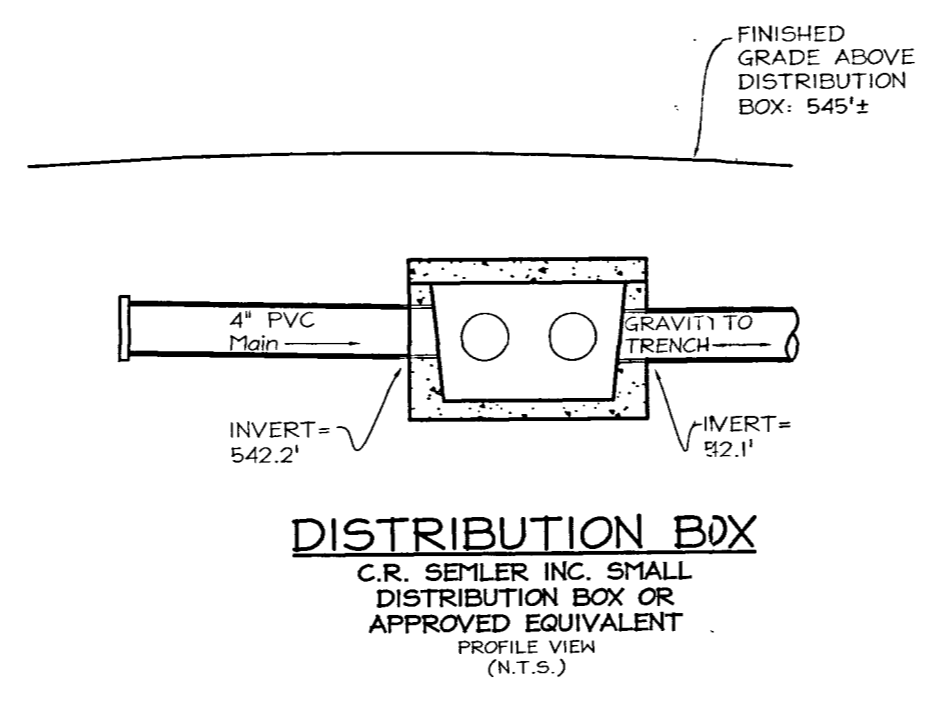
Recorded test results from April 11th & May 11th initially had proved a suitable 10,000sqft sewage disposal area existed on the property allowing for a PC plan, OSDS plan and building permit B23003689 to ultimately be approved by the Health Dept according to county and state regulation. During installation of the initial system on 10/7/2024 Freedom Septic discovered excessive rock content greater than 50% within the SDA inhibiting installation of the initial and future replacement systems. Due to the excessive rock content additional perc testing was required to reestablish sewage disposal area lost.

Tests performed during the dates mentioned in the first paragraph of this memo proved to have mixed results. Between Oct 30th and Nov 17th, passing test locations J, B, C, A1 & K provided enough suitable sewage disposal area for the installation of the initial system. Rock content exceeding greater than 50% along with moist/wet soils deep within the soil profile, mottling and water table issues inhibited the establishment of sewage disposal area for future replacement systems. Other than a few select passing test locations (107, 108, 109, I, 300, 103, 102B), the remaining 6,800sqft required by MDE to meet the required 10,000sqft of sewage-disposal area was not able to be identified.

in many holes
However, they were not located in a continuous pattern
this would allow establishment of an SDA



PROP. SEPTIC TANK
 C.R. SEMLER INC. 1,500 GALLON, TOP SEAM, TWO-COMPARTMENT SEPTIC TANK OR APPROVED EQUIVALENT
 PROFILE VIEW (N.T.S.)



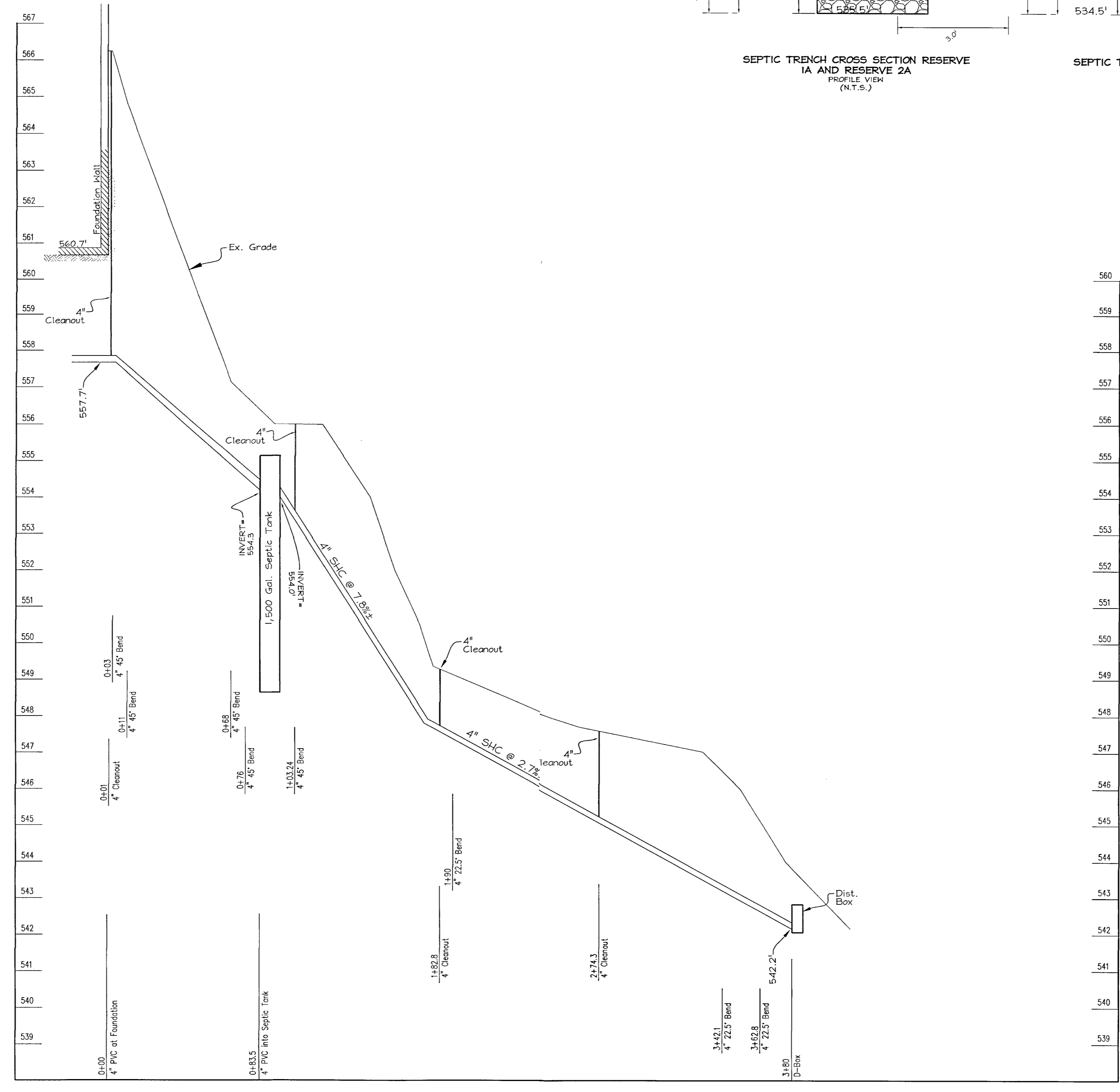
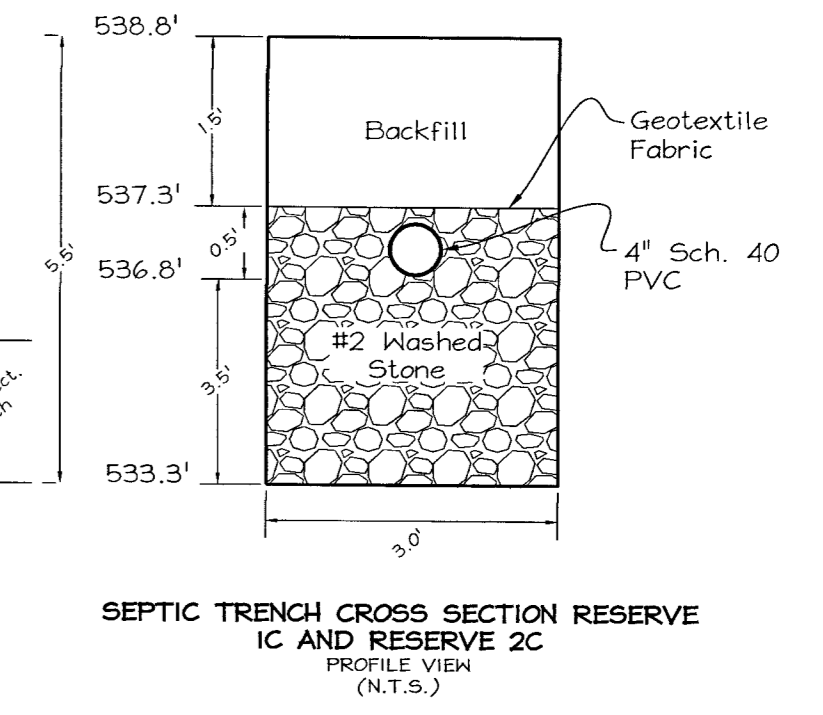
SEPTIC SIZING

System Requirements (1 Initial and 2 replacements).
 Proposed Number of Bedrooms: 5
 Design Load: 750 Gal/Day
 Application Rate: 0.80

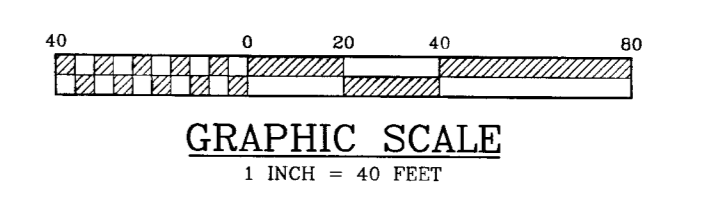
Initial System
 Absorption Area Required: 750/0.8=937.5
 937.5/3= 312.5ft
 (5/7) (1.5' Depth)= 222'
 Total Trench Length Required: 222-feet (4 trenches at 56')

Reserve System 1
 750 GPD
 750/.80= 937.5
 937.5/3= 312.5ft
 312.5x0.55 (2.5' Sidewall)= 172LF Required
 172/3= 58 ft. (Install 3- 58' long trenches)

Replacement System 2
 750 GPD
 750/.80= 937.5
 937.5/3= 312.5ft
 312.5x0.55 (2.5' Sidewall)= 172LF Required
 172/3= 58 ft. (Install 3- 58' long trenches)

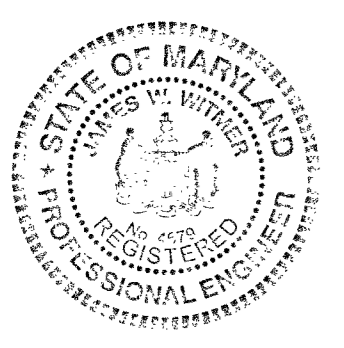


Approved Septic System Plan
 Howard County Health Department
 Signature: [Signature] Date: 8/26/2024



NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

3085 WOODBINE ROAD
 WOODBINE, MD 21797
 PARCEL 223, MAP 13, 6.78 ACRES
 PLAT 11780, WARFIELD RIDGE
 ONSITE SEWAGE DISPOSAL DESIGN PLAN



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

JAMES K. WITMER
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21931

10/1/23
 DATE

OWNERS:
 SARAH & DYLAN STROTHERS
 3085 WOODBINE ROAD
 WOODBINE, MARYLAND 21797
 410-643-7367

DATE	REVISION	BY
1/2023 <td></td> <td></td>		
22-1202 <td></td> <td></td>		

3085 WOODBINE ROAD
 WOODBINE, HOWARD COUNTY, MARYLAND
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, AGRICULTURE, LEED PROFESSIONALS
 105 LEAFY HOLLOW CIRCLE MOUNT AIRY, MD 21771
 (301) 514-2808, JNMEENGINEERINGLLC.COM



Freemon, Robert

From: Williams, Jeffrey
Sent: Friday, December 13, 2024 10:58 AM
To: Freemon, Robert
Cc: Silvast, Zackary
Subject: RE: Woodbine percs

I talked with Mike, we should prepare a results letter that just states we conducted these additional tests with mixed results, give the perc notes, and indicate that an area for conventional repair was not identified. Tell Jim to prepare a perc cert plan that shows the additional test hole locations and includes several notes that we give him:

1. Testing conducted during initial system installation did not identify an area for conventional sewage disposal for future repairs. Any future building permit for living space or bedroom increase may not be approved by the Health Department until a sewage disposal area is identified.
2. A private consultant will need to evaluate the property and identify a potential area and method for sewage disposal for future replacement systems. If an area is not identified, a holding tank may be required when the initial system fails.
3. The portion of the property currently within a forest conservation easement may be considered for future sewage disposal area depending on determination and requirements from the Department of Planning and Zoning.

We are also going to require the owner sign the document before Jim sends it to us for signature as an acknowledgement of these limitations. This should be noted in the results letter. We can let Jim know to send us a draft electronically for review before getting owner signature on a paper copy so we don't rope them into having to sign multiple revisions.

If you can get this done today, that would be ideal. Send it to me for review first. Thanks
Jeff

From: Williams, Jeffrey
Sent: Friday, December 13, 2024 8:57 AM
To: Freemon, Robert <rfreemon@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: Woodbine percs
Importance: High

Hey Spencer. I don't see the test notes from 200-204, but here's what I'm thinking: can you identify which perc holes from all the rounds (except for the ones around the initial system) did not contain rock over 50% rock? I'm thinking about what areas can be identified for possible future I&A systems. When you identified platy SiCL, was it loose at all or was it like layers of weathered rock?

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

Jeff

From: Dylan Strother <dystrother@gmail.com>

Sent: Wednesday, December 4, 2024 1:19 PM

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

Subject: 3085 woodbine - Well inspection

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

Hi Jeff, hope you're doing well.

Out at my property today and Spenser and Freedom are here, sounds like things aren't perfect but they're optimistic on the replacement. And it was really great to meet Spenser in person, he has been incredibly helpful (and I've learned a lot from him which is cool) despite my complaining.

On my well - wondering if you can help me out because I'm getting cryptic responses about this from my builder. They hooked up our water line before Thanksgiving and the trench is not yet backfilled / it hasn't been inspected. My builder told me "we're waiting on the inspection"

Are you able to check on the status? Are we just waiting on an inspector? I'd find that strange since it seems like on the septic side the inspectors are prompt / readily available.

Thanks for any help you can provide

Dylan Strother
dystrother@gmail.com

Dylan Strother
dystrother@gmail.com

by a licensed
OS&S designer
is the
next
option.

Given that area for

was not
found

the
location
of

Due to the limited area available for replacement conventional septic systems, alternative/innovative systems will need to be explored. The next step in the process is to have an engineer submit a finalized percolation certification plan showing the tests performed. Prior to Health Dept. signature of the finalized PC plan showing all tests performed, the property owner must sign the percolation certification plan acknowledging the need to establish future reserve area prior to any building permit approval by the Howard County Health Department.

Should you have any questions regarding this evaluation, please contact me. I may be reached at (410) 313-6357 or by email rfreemon@howardcountymd.gov

Respectfully,



Robert Freemon
Bureau of Environmental Health
Well & Septic Program

Attachment: Percolation Field Notes

Williams, Jeffrey

From: Freemon, Robert
Sent: Wednesday, December 18, 2024 2:08 PM
To: Williams, Jeffrey; Silvast, Zackary
Subject: 3085 Woodbine Rd. Results
Attachments: 3085 Woodbine Rd. Perc Results Letters.docx

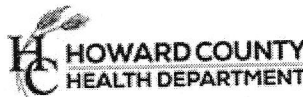
Below is what I have so far for the Health Dept. response to the property owner and Jim.

Jim,
Attached is the perc results letter along with the data collected. On the PC plan have your signature/stamp block, Health Dept. signature block and a signature block for the property owner all together in one of the bottom corners. Due to the circumstances surrounding this property we need it made clear that everyone involved in this project is understanding of the situation at hand. On the PC plan the following notes should be provided.

1. Testing conducted during initial system installation did not identify an area for conventional sewage disposal for future repairs. Any future building permit for living space or bedroom increase may not be approved by the Health Department until **additional sewage disposal area can be identified for reserve septic systems. (should we have it stated as "any future building permit" (living space and/or non-living space). A detached garage/shop can also inhibit the property further from any type of replacement sewage disposal system.)**
2. A private consultant will need to evaluate the property and identify a potential area and method for sewage disposal for future replacement systems. If an area is not identified, a holding tank may be required when the initial system fails.
3. The portion of the property currently within a forest conservation easement may be considered for future sewage disposal area depending on determination and requirements from the Department of Planning and Zoning, and ultimately suitable site + soil conditions.

Qualified licensed design

explored where possible



8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program

Robert "Spencer" Freemon
Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

To: Davis, Michael <mjdavis@howardcountymd.gov>; 'Dylan Strother' <dystrother@gmail.com>
Cc: Skalny, Cindy <cskalny@howardcountymd.gov>; Freemon, Robert <rfeemon@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; 'Sarah Strother' <sarah.f.strother@gmail.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: 3085 Woodbine - septic coordination (Nov 7 2024)

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

Thanks Mike.

Please see attached. This is our layout showing two additional trenches and the passing perc locations. With 2-feet of sidewall we can reduce the trenches to 65.1' as shown..

Thanks again,
Jim

From: Davis, Michael <mjdavis@howardcountymd.gov>
Sent: Friday, November 8, 2024 9:26 AM
To: Dylan Strother <dystrother@gmail.com>
Cc: Skalny, Cindy <cskalny@howardcountymd.gov>; Jim Witmer <jim@jnmengineeringllc.com>; Freemon, Robert <rfeemon@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; Sarah Strother <sarah.f.strother@gmail.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: 3085 Woodbine - septic coordination (Nov 7 2024)
Importance: High

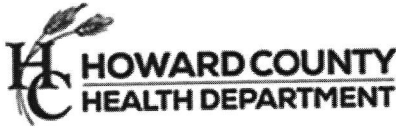
Dylan,

I just spoke in detail with Spencer and reviewed the testing we witnessed yesterday. Perc holes J & K may be used to design the additional trenching for the initial system. I just called Mr. Witmer and his voicemail was full so I was unable to speak with him. There was a question regarding the effective sidewall depth and after reviewing the soil profiles the effective depth in perc hole J began at 5.5 feet and 5.0 feet in perc hole K. Therefore it will be up to Mr. Witmer to design the system with an 0.8 application rate and either 1.5 or 2 foot of effective sidewall.

Note that we are closed for the federal holiday on Monday, but will review the plan as quickly as possible once received.

Mike

Michael J. Davis, Director
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045



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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: Dylan Strother <dystrother@gmail.com>

Sent: Thursday, November 7, 2024 9:46 PM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Davis, Michael <mjdavis@howardcountymd.gov>

Cc: Skalny, Cindy <cskalny@howardcountymd.gov>; Jim Witmer <jim@jnmengineeringllc.com>; Freemon, Robert <rffreemon@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; Sarah Strother <sarah.f.strother@gmail.com>

Subject: 3085 Woodbine - septic coordination (Nov 7 2024)

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

Mike and Jeff

I understand there was some good coordination between everybody today and I heard from Jim, Freedom Septic, and my builder that an area for the two remaining trenches of the initial system was identified.

I also understand the replacement area was not identified today, which is unfortunate.

Per our conversation on Wednesday, our next step is to get you one document - the updated version of the initial system plan ASAP for your /Jeff review - so we can install the initial system ASAP (and come back later for the replacement and finish other paperwork)

We don't have the specs from Spenser yet but I believe Jim is planning on calling him in the morning. He will then draw up the plans and send to you / Jeff - planning for afternoon tomorrow

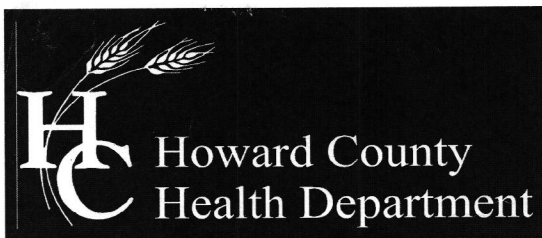
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Thank you for your help

--

Dylan Strother
dystrother@gmail.com



Bureau of Environmental Health

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

MEMORANDUM

DATE: 5/25/2023

TO: Dylan & Sarah Strother
3085 Woodbine Rd.
Woodbine, MD 21797

FROM: Robert Freemon *RIF*
Well & Septic Program

RE: **Perc Results**
3085 Woodbine Rd.
Woodbine, MD 21797

Percolation tests were conducted on April 11th & May 11th of 2023 at 3085 Woodbine Rd. (Tax Map 0013, Grid 0013, Parcel 0223). Tests and profile descriptions were documented for test locations 101, 101B, 102, 102B, 103, 104, 104B, 105, 105B, 105C, 107, 108, 110, 111, 112 & 113. Out of 16 test locations 9 passed (101B, 102B, 103, 104, 105, 108, 109, 112, & 113).

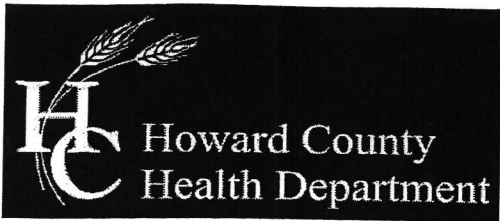
All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Areas that may be included in the septic reserve area are represented by test locations having satisfactory soil conditions. The areas must be at least 10,000sqft and large enough to accommodate 3 systems (initial/existing and two replacements). If 3 systems cannot fit the Health Dept. may consider allowing 2 systems (initial and 1 replacement) which will require Best Available Technology (BAT). The next step in the process is to have an engineer/consultant submit a finalized percolation certification plan to the Health Dept. for review and signature.

Should you have any questions regarding this evaluation, please contact me. I may be reached at (410) 313-6357 or by email rfreemon@howardcountymd.gov

Respectfully,

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Robert Freemon
Bureau of Environmental Health
Well & Septic Program



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

SEWAGE DISPOSAL SYSTEM SPECIFICATIONS WORKSHEET

Address: 3085 Woodburne Rd

Subdivision: Warfield Ridge Lot: 4

Table with 4 columns: Replacement type, Application rate, Effective area beginning depth, Bottom maximum depth. Rows for Initial system, 1st Replacement, and 2nd Replacement.

Design Flow = 150 gallons per day per bedroom

Design flow ÷ application rate = square footage of drainfield required

Linear length of trench required = drainfield square footage x sidewall reduction percentage ÷ trench width

Sidewall reduction credit formula:

(W + 2) / (W + 1 + 2D) x 100 = Percent of length of standard trench where W=trench width and D= depth between effective area beginning depth and trench bottom.

Standard design requirements:

- Trenches must be located to provide room for 3 systems in the disposal area
All trenches must be equal length unless low pressure dosed
All trenches must be on contour
Minimum trench spacing: 10' for all trenches utilizing sidewall reduction credit.
Minimum trench spacing for trenches with no sidewall credit (bottom area only) is 6' for a 2' wide trench and 9' for a 3' wide trench
Maximum trench length is 100'
Maximum pipe depth is 4'

Additional requirements:

Avoid 104 perc location as much as possible

Approved: RSF Date: 5/24/2023

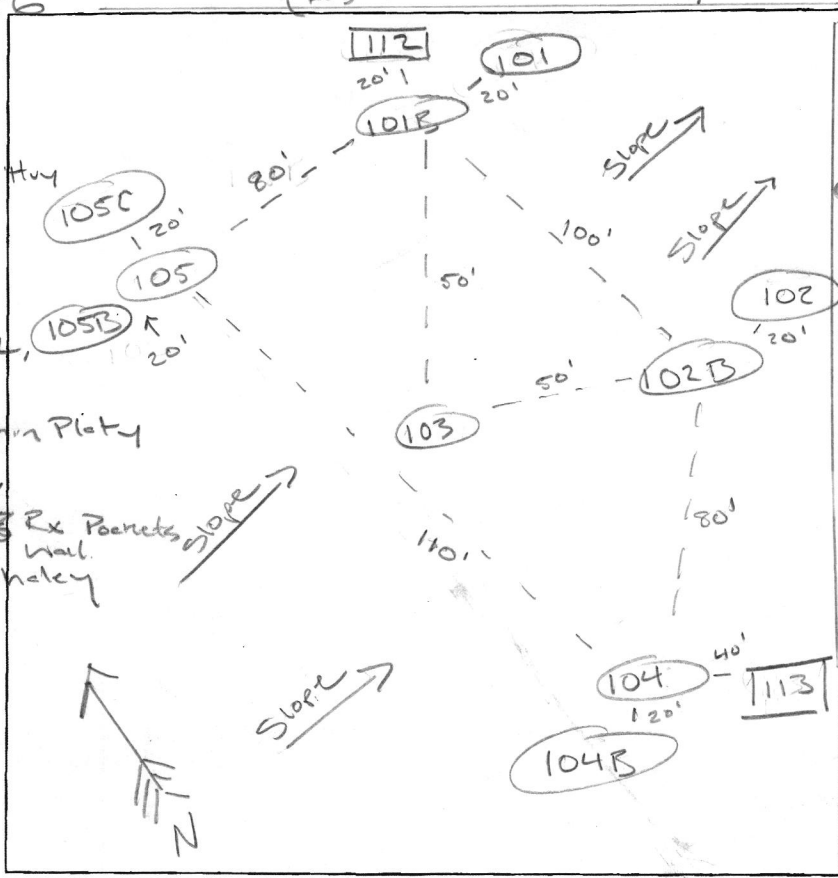
(Edge of Forest Conservation)

AP A574056

0.4' DB, Loam
 YB, FSBK, MVFR, Sil, Hwy
 Gravelly
 1.8' SB, FSBK / Thin Platy, MVFR, Sil, gravelly
 3.5' BT, FSBK / Thin Platy, MVFR, Sil, Gravelly
 9.5' Rock Bottom

0.3' DB, Loam
 YB, FSBK, MVFR, SL w/ gravel
 20-30%
 Increases w/ depth
 Rock Bottom

0.4' DB, Loam
 YB, FSBK / Platy, MVFR, Sil
 3' Layer of Sil, YR w/ sand
 4' BT, Sil w/ sand and gravel
 20-30%
 Rock Bottom



0.4' DB, Loam
 YB, FSBK, MFI, CL w/ gravel
 4' YR, Platy, Compact Sidelock, SCL/course
 SL to LS w/ Gravel 30%
 12' Water

0.4' DB, Loam
 YB, FSBK, SL, MVFR, Gravelly
 20-30%
 3.5' YB, FSBK / Thin Platy, MVFR, LS w/ gravel
 20-30%
 12'

0.4' DB, Loam
 PR, YB, FSBK, SL w/ gravel
 30%
 4' YB, Thin Platy, Compact, MVFR, course sandy
 Loam with gravel 30%
 12'

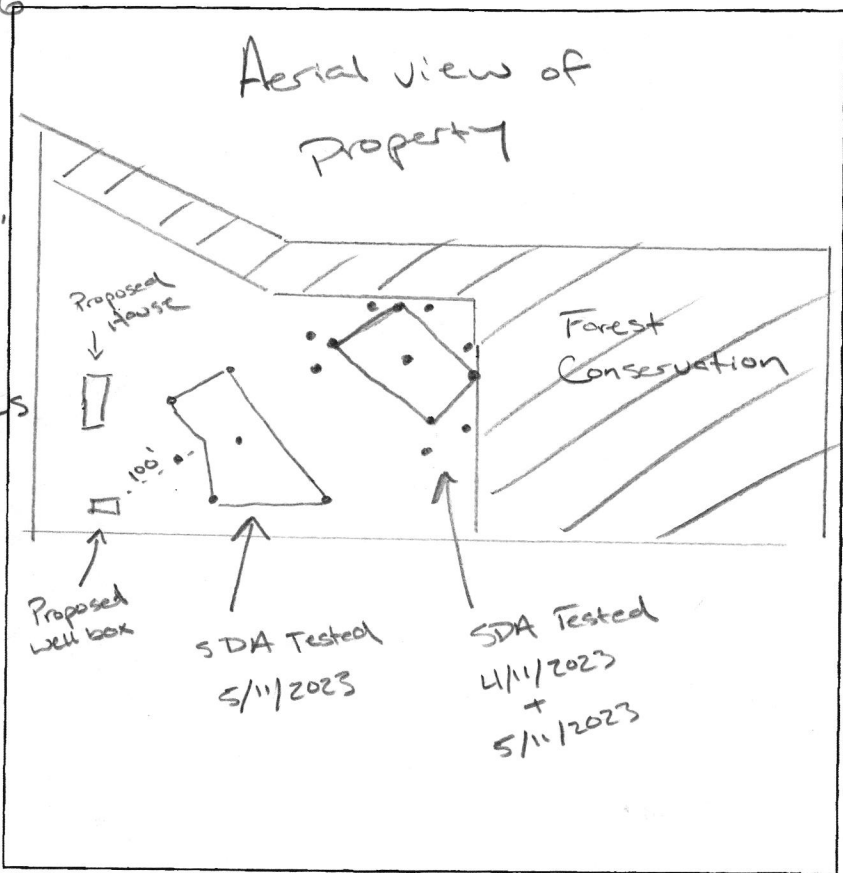
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
4/11/2023	104	4 / 9.5	9:54	9:46	10:03	19	P
	103	4 / 10.5	9:55	10:03	10:15	12	P
	105	4 / 11	10:14	10:34	11:05	31	F
	101	4 / 12	10:30	11:00	SLOW		F
	102	4 / 12	11:09	11:34	SLOW		F
	105	5.5 / RS	11:16	11:21	11:27	6	P
	101	5 / RS	11:34	12:04	SLOW		F
	101B	5 / 12	12:05	12:35	12:59	25	T
	102	5 / RS	12:10	12:34	1:05	SLOW	F

REMARKS See Test Results Dated 5/11/2023 for 111, 112, 113 for soil profiles
 SANITARIAN RSF BACKHOE Fogels OTHERS _____
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SAW _____

3085 Woodbine Rd.

AVP A574056

102B
PB, Loom
YB, Platy,
MFR, Loom,
Gravelly
YB, Platy,
MFR,
Coarse ss,
gravelly to LS



105C
Rx
> 50%
starting @
6'
Rock Bottom

104B
> 50%
@ 4-5'
Rock Bottom

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H	
4/11/2023	102B	5 11	1:34 ³⁰	1:40	1:44	4	?	
	104B	OBSERVATION						F
	105B	OBSERVATION						F
	105C	OBSERVATION						F

105B
PB, Loom
RY, SICL
Grey Rock and sand
Clear Boundary
Rx
40-50%
Rock Bottom

REMARKS _____
 SANITARIAN TRSF BACKHOE Fogels OTHERS _____
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

12 of 31

3085 Woodbine Rd.

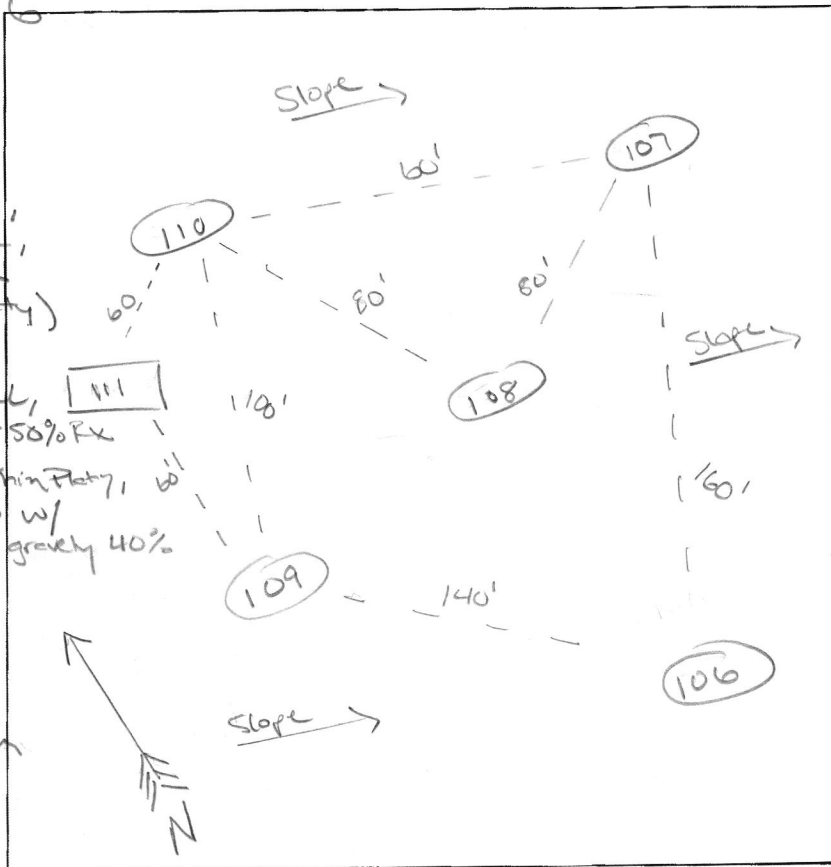
AVP A5740516

0.5' **107**
 DB, Loam
 YR, Thin Platy,
 Loam, MUFK,
 40-50% Rx
 (Flaggy/slaty)
 2' R, YR, Thin
 Platy, CL-SCL, **111**
 gravely 40-50% Rx
 4.5' Pale Olive, Thin Platy, w/
 PY, YR, SL-LS
 clay pockets, gravely 40%

13' **110**
 >50%
 Hard Bottom

3' **109**
 DB, Loam
 0.2' SB, Platy,
 Loam, MFR
 1.5' YR, Thin Platy,
 Silt.
 4' YR, PY, Thin
 Platy, silt
 12'

108
 S
 A
 M
 E
 AS
109



6' **112**
 S
 A
 M
 E
 AS
101B

113
 S
 A
 M
 E
 AS
101B

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
5/11/2023	107	5.5 / 13	10:09	10:27	10:52	25	F
	110	3	OBSERVATION				F
	109	5 / 12	10:32	10:37	10:47	10	P
	108	5 / 12	10:41	10:55	11:05	10	P
	111	6	OBSERVATION				F
	112	12	OBSERVATION				F
	113	12	OBSERVATION				P

REMARKS See Test Results dated 4/11/2023 for 112 + 113 for locations.
 SANITARIAN RSF BACKHOE Fogles OTHERS JMN (Eng)
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

3085 Woodbine Rd 13 of 31

Freemon, Robert

From: Williams, Jeffrey
Sent: Friday, December 13, 2024 10:58 AM
To: Freemon, Robert
Cc: Silvast, Zackary
Subject: RE: Woodbine percs

I talked with Mike, we should prepare a results letter that just states we conducted these additional tests with mixed results, give the perc notes, and indicate that an area for conventional repair was not identified. Tell Jim to prepare a perc cert plan that shows the additional test hole locations and includes several notes that we give him:

1. Testing conducted during initial system installation did not identify an area for conventional sewage disposal for future repairs. Any future building permit for living space or bedroom increase may not be approved by the Health Department until a sewage disposal area is identified.
2. A private consultant will need to evaluate the property and identify a potential area and method for sewage disposal for future replacement systems. If an area is not identified, a holding tank may be required when the initial system fails.
3. The portion of the property currently within a forest conservation easement may be considered for future sewage disposal area depending on determination and requirements from the Department of Planning and Zoning.

We are also going to require the owner sign the document before Jim sends it to us for signature as an acknowledgement of these limitations. This should be noted in the results letter. We can let Jim know to send us a draft electronically for review before getting owner signature on a paper copy so we don't rope them into having to sign multiple revisions.

If you can get this done today, that would be ideal. Send it to me for review first. Thanks
Jeff

From: Williams, Jeffrey
Sent: Friday, December 13, 2024 8:57 AM
To: Freemon, Robert <rfreemon@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: Woodbine percs
Importance: High

Hey Spencer. I don't see the test notes from 200-204, but here's what I'm thinking: can you identify which perc holes from all the rounds (except for the ones around the initial system) did not contain rock over 50% rock? I'm thinking about what areas can be identified for possible future I&A systems. When you identified platy SiCL, was it loose at all or was it like layers of weathered rock?

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

Jeff

From: Dylan Strother <dystrother@gmail.com>

Sent: Wednesday, December 4, 2024 1:19 PM

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

Subject: 3085 woodbine - Well inspection

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

Hi Jeff, hope you're doing well.

Out at my property today and Spenser and Freedom are here, sounds like things aren't perfect but they're optimistic on the replacement. And it was really great to meet Spenser in person, he has been incredibly helpful (and I've learned a lot from him which is cool) despite my complaining.

On my well - wondering if you can help me out because I'm getting cryptic responses about this from my builder. They hooked up our water line before Thanksgiving and the trench is not yet backfilled / it hasn't been inspected. My builder told me "we're waiting on the inspection"

Are you able to check on the status? Are we just waiting on an inspector? I'd find that strange since it seems like on the septic side the inspectors are prompt / readily available.

Thanks for any help you can provide

Dylan Strother
dystrother@gmail.com

Dylan Strother
dystrother@gmail.com

by a licensed
OS&S designer
is the
next
option.

Given that area for

was not
found

the
location
of

Due to the limited area available for replacement conventional septic systems, alternative/innovative systems will need to be explored. The next step in the process is to have an engineer submit a finalized percolation certification plan showing the tests performed. Prior to Health Dept. signature of the finalized PC plan showing all tests performed, the property owner must sign the percolation certification plan acknowledging the need to establish future reserve area prior to any building permit approval by the Howard County Health Department.

Should you have any questions regarding this evaluation, please contact me. I may be reached at (410) 313-6357 or by email rfreemon@howardcountymd.gov

Respectfully,

Robert Freemon
Bureau of Environmental Health
Well & Septic Program

Attachment: Percolation Field Notes

Williams, Jeffrey

From: Freemon, Robert
Sent: Wednesday, December 18, 2024 2:08 PM
To: Williams, Jeffrey; Silvast, Zackary
Subject: 3085 Woodbine Rd. Results
Attachments: 3085 Woodbine Rd. Perc Results Letters.docx

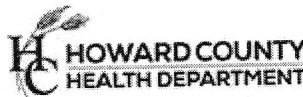
Below is what I have so far for the Health Dept. response to the property owner and Jim.

Jim,
Attached is the perc results letter along with the data collected. On the PC plan have your signature/stamp block, Health Dept. signature block and a signature block for the property owner all together in one of the bottom corners. Due to the circumstances surrounding this property we need it made clear that everyone involved in this project is understanding of the situation at hand. On the PC plan the following notes should be provided.

1. Testing conducted during initial system installation did not identify an area for conventional sewage disposal for future repairs. Any future building permit for living space or bedroom increase may not be approved by the Health Department until **additional sewage disposal area can be identified for reserve septic systems. (should we have it stated as "any future building permit" (living space and/or non-living space). A detached garage/shop can also inhibit the property further from any type of replacement sewage disposal system.)**
2. A private consultant will need to evaluate the property and identify a potential area and method for sewage disposal for future replacement systems. If an area is not identified, a holding tank may be required when the initial system fails.
3. The portion of the property currently within a forest conservation easement may be considered for future sewage disposal area depending on determination and requirements from the Department of Planning and Zoning, and ultimately suitable site + soil conditions.

qualified licensed design

explored where possible



8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program

Robert "Spencer" Freemon
Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

To: Davis, Michael <mjdavis@howardcountymd.gov>; 'Dylan Strother' <dystrother@gmail.com>
Cc: Skalny, Cindy <cskalny@howardcountymd.gov>; Freemon, Robert <rfeemon@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; 'Sarah Strother' <sarah.f.strother@gmail.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: RE: 3085 Woodbine - septic coordination (Nov 7 2024)

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Thanks Mike.

Please see attached. This is our layout showing two additional trenches and the passing perc locations. With 2-feet of sidewall we can reduce the trenches to 65.1' as shown..

Thanks again,
Jim

From: Davis, Michael <mjdavis@howardcountymd.gov>
Sent: Friday, November 8, 2024 9:26 AM
To: Dylan Strother <dystrother@gmail.com>
Cc: Skalny, Cindy <cskalny@howardcountymd.gov>; Jim Witmer <jim@jnmengineeringllc.com>; Freemon, Robert <rfeemon@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; Sarah Strother <sarah.f.strother@gmail.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
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Mike

Michael J. Davis, Director
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045



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Sent: Thursday, November 7, 2024 9:46 PM

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Cc: Skalny, Cindy <cskalny@howardcountymd.gov>; Jim Witmer <jim@jnmengineeringllc.com>; Freemon, Robert <rfreemon@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; Sarah Strother <sarah.f.strother@gmail.com>

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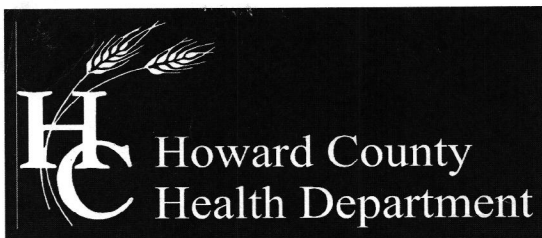
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Thank you for your help

--

Dylan Strother
dystrother@gmail.com



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

MEMORANDUM

DATE: 5/25/2023

TO: Dylan & Sarah Strother
3085 Woodbine Rd.
Woodbine, MD 21797

FROM: Robert Freemon *RIF*
Well & Septic Program

RE: **Perc Results**
3085 Woodbine Rd.
Woodbine, MD 21797

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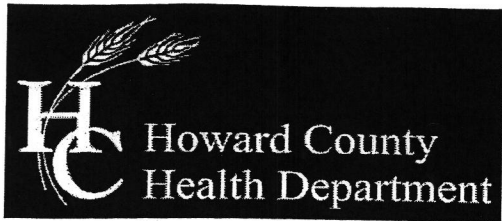
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Should you have any questions regarding this evaluation, please contact me. I may be reached at (410) 313-6357 or by email rfreemon@howardcountymd.gov

Respectfully,

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Robert Freemon
Bureau of Environmental Health
Well & Septic Program



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

SEWAGE DISPOSAL SYSTEM SPECIFICATIONS WORKSHEET

Address: 3085 Woodburne Rd

Subdivision: Warfield Ridge Lot: 4

Table with 4 columns: Replacement type, Application rate, Effective area beginning depth, Bottom maximum depth. Rows for Initial system, 1st Replacement, and 2nd Replacement.

Design Flow = 150 gallons per day per bedroom

Design flow ÷ application rate = square footage of drainfield required

Linear length of trench required = drainfield square footage x sidewall reduction percentage ÷ trench width

Sidewall reduction credit formula:

(W + 2) / (W + 1 + 2D) x 100 = Percent of length of standard trench where W=trench width and D= depth between effective area beginning depth and trench bottom.

Standard design requirements:

- Trenches must be located to provide room for 3 systems in the disposal area
• All trenches must be equal length unless low pressure dosed
• All trenches must be on contour
• Minimum trench spacing: 10' for all trenches utilizing sidewall reduction credit. Additional spacing may be necessary for any trench using over 3.5' of effective sidewall. In those cases, the spacing formula is 2D + W up to a maximum spacing of 18'.
• Minimum trench spacing for trenches with no sidewall credit (bottom area only) is 6' for a 2' wide trench and 9' for a 3' wide trench (spacing is measured edge to edge)
• Maximum trench length is 100'
• Maximum pipe depth is 4'

Additional requirements:

Avoid 104 perc location as much as possible

Approved: RSF Date: 5/24/2023

(Edge of Forest Conservation)

AP A574056

0.4
DB, Loam
YB, FSBK,
MVF, Sil, Hwy
Gravelly

1.8
SB, FSBK/
Thin Platy,
MVF, Sil,
Gravelly

3.5
BY, FSBK/Thin Platy
MVF, Sil,
Gravelly

9.5
Rock Bottom

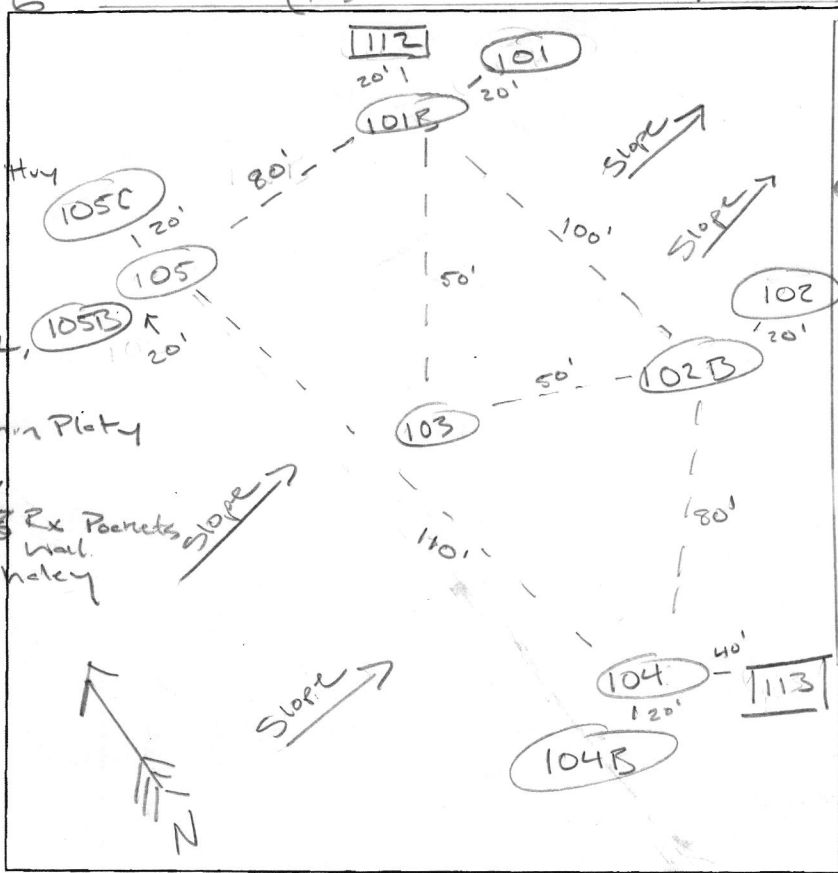
0.3
PS, Loam
YB, FSBK,
MVF, SL
w/ gravel
20-30%
Increases
w/ depth

10.5
Rock Bottom

0.4
DB, Loam
YB, FSBK/
Platy, MVF,
Sil

3
Layer of
SicL, YR
w/ sand

4
BY, Sil
w/ sand
and gravel
20-30%
Rock
Bottom



0.4
DB, Loam
YB, FSBK,
MFI, CL
w/ gravel

4
YR, Platy,
Compact Sidelw,
SCL/course
SL to LS w/
Gravel 30%

12'
Water

0.4
DB, Loam
YB, FSBK,
SL, MVF,
Gravelly
20-30%

3.5
YB, FSBK/Thin
Platy, MVF,
LS w/ gravel
20-30%

12'

0.4
DB, Loam
PS, YB,
FSBK, SL
w/ gravel
30%

4
YB, Thin
Platy, Compact,
MVF,
course sandy
Loam with
gravel 30%

12'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
4/11/2023	104	4 / 9.5	9:54	9:46	10:03	19	P
	103	4 / 10.5	9:55	10:03	10:15	12	P
	105	4 / 11	10:14	10:34	11:05	31	F
	101	4 / 12	10:30	11:00	SLOW		F
	102	4 / 12	11:09	11:34	SLOW		F
	105	5.5 / RS	11:16	11:21	11:27	6	P
	101	5 / RS	11:34	12:04	SLOW		F
	101B	5 / 12	12:05	12:35	12:59	25	T
	102	5 / RS	12:10	12:34	1:05	SLOW	F

REMARKS See Test Results Dated 5/11/2023 for 111, 112, 113 for soil profiles

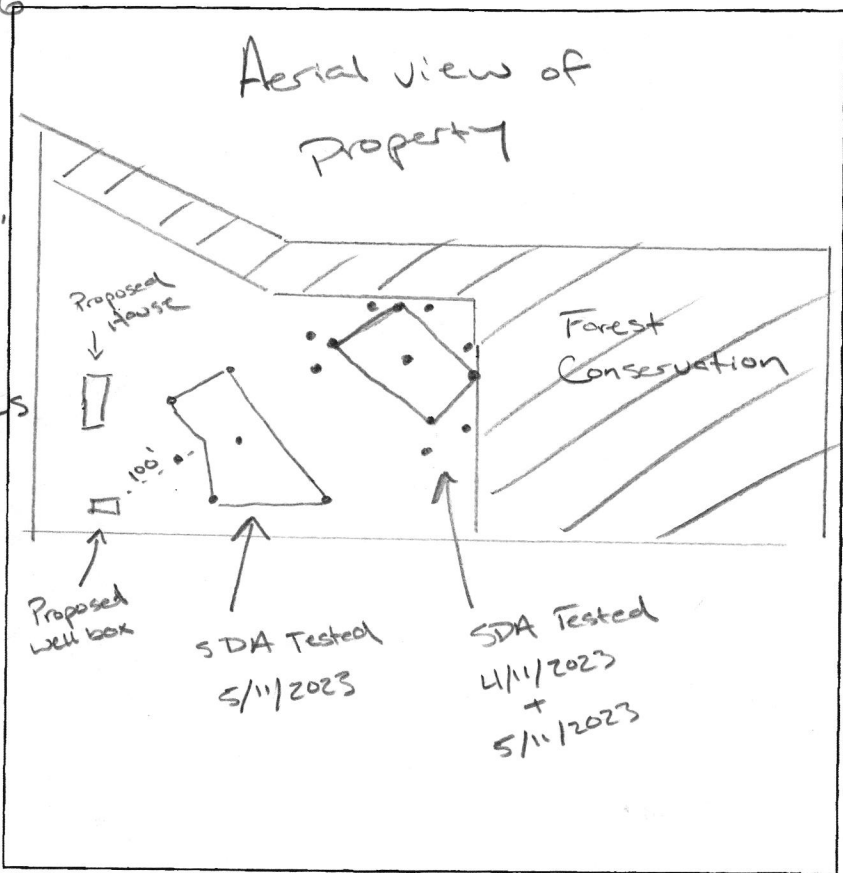
SANITARIAN RSF BACKHOE Fogels OTHERS _____

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

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

AVP A574056

102B
PB, Loom
YB, Platy,
MFR, Loom,
Gravelly
YB, Platy,
MFR,
Coarse sand,
gravelly to LS



105C
Rx
> 50%
starting @
6'
Rock Bottom

104B
> 50%
@ 4-5'
Rock Bottom

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
4/11/2023	102B	5 11	1:34 ³⁰	1:40	1:44	4	?
	104B	OBSERVATION					F
	105B	OBSERVATION					F
	105C	OBSERVATION					F

105B
PB, Loom
RY, SICL
Grey Rock and sand
Clear Boundary
Rx
40-50%
Rock Bottom

REMARKS _____
 SANITARIAN TRSF BACKHOE Fogels OTHERS _____
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

12 of 31

3085 Woodbine Rd.

AVP A5740516

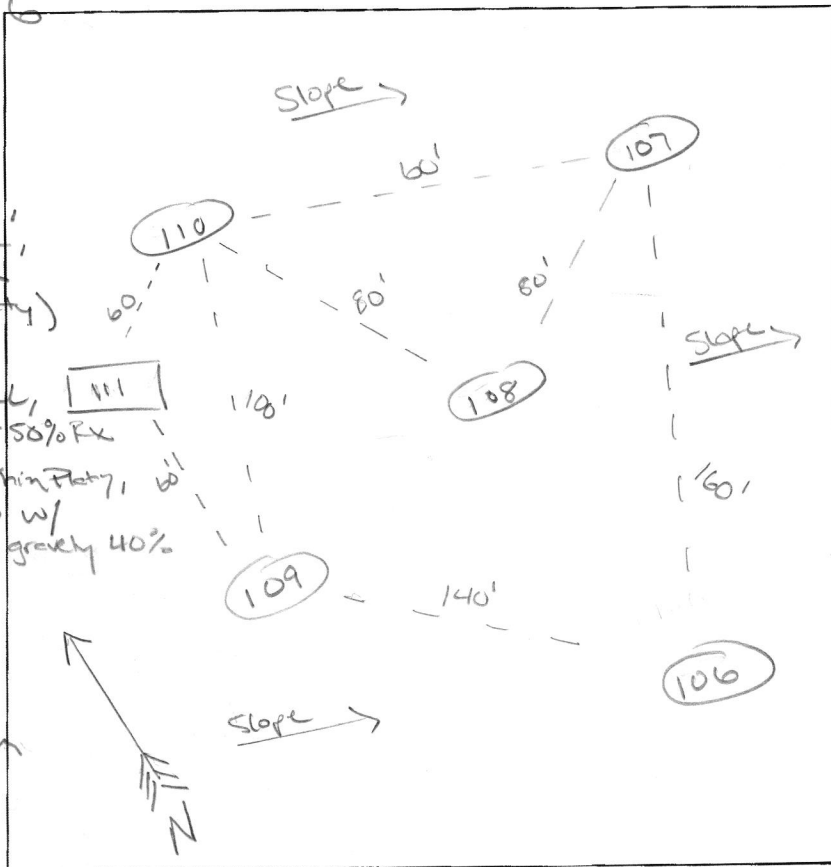
0.5' **107**
 DB, Loam
 YR, Thin Platy,
 Loam, MUFK,
 40-50% Rx
 (Flaggy/slaty)
 2' R, YR, Thin
 Platy, CL-SCL, **111**
 gravely 40-50% Rx
 4.5' Pale Olive, Thin Platy, w/
 PY, YR, SL-LS
 clay pockets, gravely 40%

13' **110**
 >50%
 Hard Bottom

3' **109**
 DB, Loam

0.2' SB, Platy,
 Loam, MUFK
 1.5' YR, Thin Platy,
 SCL.
 4' YR, PY, Thin
 Platy, SCL
 12'

108
 S
A
M
E
A
S
109



111
 Rx
 6' Hard Bottom

112
 S
A
M
E
A
S
 101B

113
 S
A
M
E
A
S
 101B

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
5/11/2023	107	5.5 / 13	10:09	10:27	10:52	25	F
	110	3	OBSERVATION				F
	109	5 / 12	10:32	10:37	10:47	10	P
	108	5 / 12	10:41	10:55	11:05	10	P
	111	6	OBSERVATION				F
	112	12	OBSERVATION				F
	113	12	OBSERVATION				P

REMARKS See Test Results dated 4/11/2023 for 112 + 113 for locations.
 SANITARIAN RSF BACKHOE Fogles OTHERS JMN (Eng)
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

3085 Woodbine Rd 13 of 31

DATA TABLE

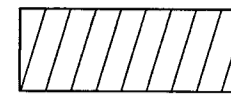
L	HYDRIC	K-FACTOR	ERODIBLE	GROUP
High Loom, 8%-15% Slopes	NO	0.24	NO	B
Low Loom, 15%-25% Slopes	NO	0.37	YES	C
Lowville silt loam, 5%-8% Slopes	NO	0.24	NO	B
inklow Chan. Loom, 15%-25% Slopes	NO	0.20	NO	C
adams & Hatboro SL, 0%-3% Slopes	YES	0.37	NO	C
Lowville Silt Loom, 3%-8% Slopes	YES	0.37	YES	C
Occoan Loom, 8%-15% Slopes	NO	0.37	YES	B

NOTATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
 ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15% OR THOSE SOILS WITH A SOIL ERODIBILITY
 GREATER THAN 0.35 WITH A SLOPE GREATER THAN 5 PERCENT.

G DATA

DEO
 AREA = 130,680 SQ FT (3 AC.)
 WIDTH AT R/W = 200 FT
 WIDTH AT B.R.L. = 200 FT
 B.R.L. = 75 FT
 B.R.L. = 30 FT
 R.L. = 60 FT

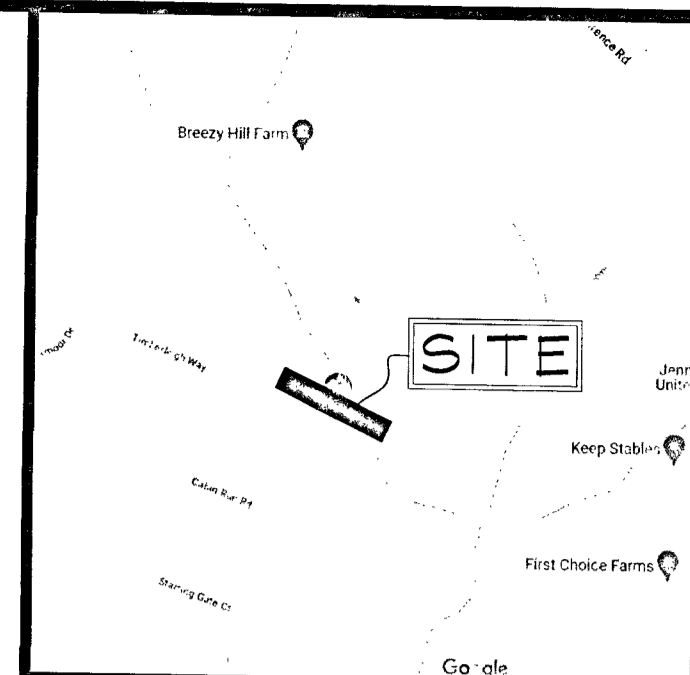
3085 Woodbine



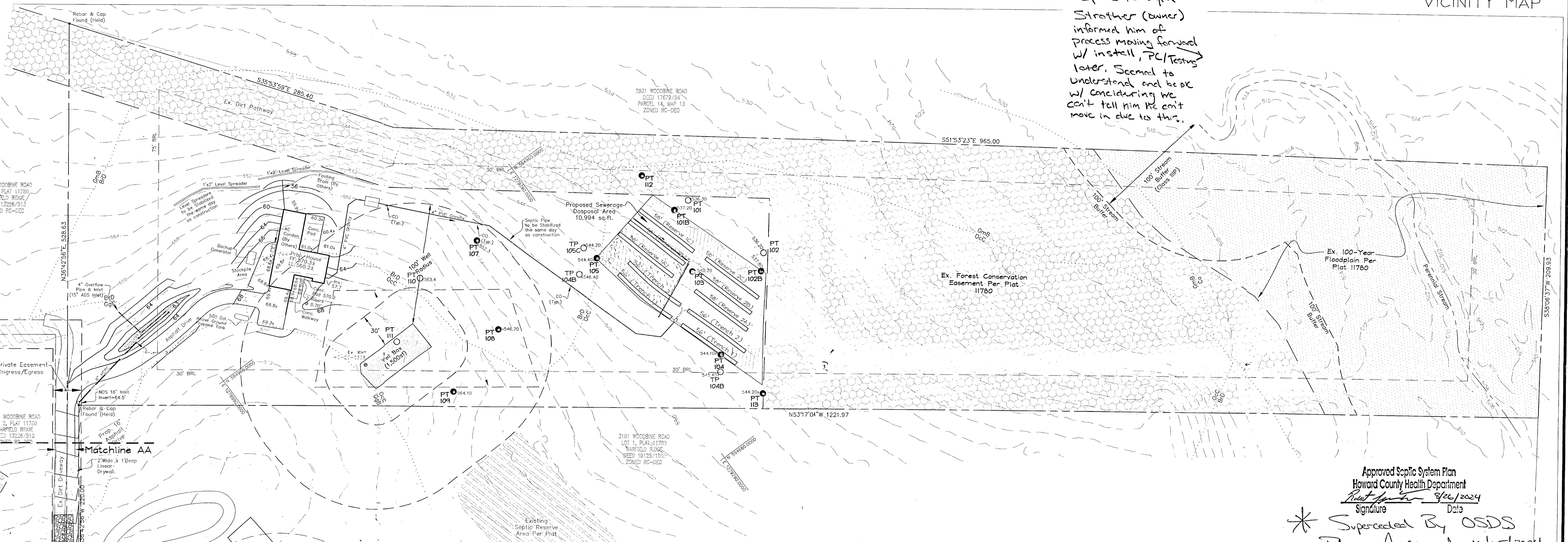
THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE. IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.

LEGEND

- EX. PROP. LINE
- EX. FENCE
- PROP. DRIVEWAY
- EX. SEWAGE DISPOSAL AREA (7/25/2023)
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL BOX
- BUILDING RESTRICTION LINE
- PASSED PERC TEST
- FAILED PERC TEST



(410 693 7267)
 Spence to Dylan
 Strather (owner)
 informed him of
 process moving forward
 w/ install, PC/Testing
 later. Seemed to
 understand and back
 w/ considering we
 can't tell him he can't
 move in due to this.



Approved Septic System Plan
 Howard County Health Department
 Signature: [Signature] Date: 8/26/2024
 * Superseded By OSDS
 Plan Approved 10/15/2024

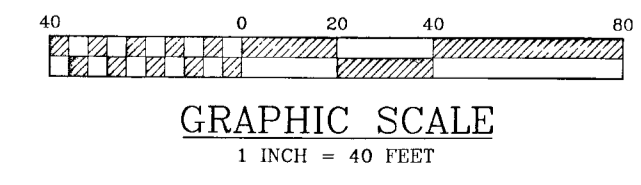
GENERAL NOTES

THIS PROPERTY IS ZONED RR-DEO.
 THE PROPERTY BOUNDARY SHOWN IS BASED ON EXISTING PLATS OF RECORD AND A SURVEY CONDUCTED BY JNM ENGINEERING, LLC.
 DEED REFERENCE: LIBER 19125 FOLIO 150.
 THE EXISTING TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PREPARED BY JNM ENGINEERING, LLC. TOPOGRAPHY SHOWN OUTSIDE OF THE PROPOSED DEVELOPMENT AREA IS BASED ON HOWARD COUNTY GIS.
 ANY CHANGE TO A SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
 SOIL TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
 THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 EXISTING WELLS AND SEWERAGE EASEMENTS AND COMPONENTS WITHIN 200-FEET OF THE PROPERTY HAVE BEEN SHOWN.
 ALL BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
 SEPTIC TANK COVER DEPTHS SHALL NOT EXCEED 3 FEET.
 ANY CHANGE TO THE LOCATION OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.

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

DATE: 6/11/23

OWNERS:
 SARAH & DYLAN STROTHERS
 3085 WOODBINE ROAD
 WOODBINE, MARYLAND 21797
 410-693-7267



NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

3085 WOODBINE ROAD
 WOODBINE, MD 21797
 PARCEL 223, MAP 13, 6.78 ACRES
 PLAT 11780, WARFIELD RIDGE
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

DATE	22-1-2023
PROJECT	3085 WOODBINE ROAD
REVISION	
BY	
DATE	

DATE	1/2023
REVISION	
BY	
DATE	

3085 WOODBINE ROAD
 WOODBINE, HOWARD COUNTY, MARYLAND
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMEENGINEERINGLLC.COM

DATA TABLE

L	HYDRIC	K-FACTOR	ERODIBLE	GROUP
metg Loam, 8%-15% Slopes	NO	0.24	NO	B
mor Loam, 15%-25% Slopes	NO	0.37	YES	C
enville silt loam, 5%-8% Slopes	NO	0.24	NO	B
inklow Chan. Loam 15%-25% Slopes	NO	0.20	NO	C
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3085 Woodbine

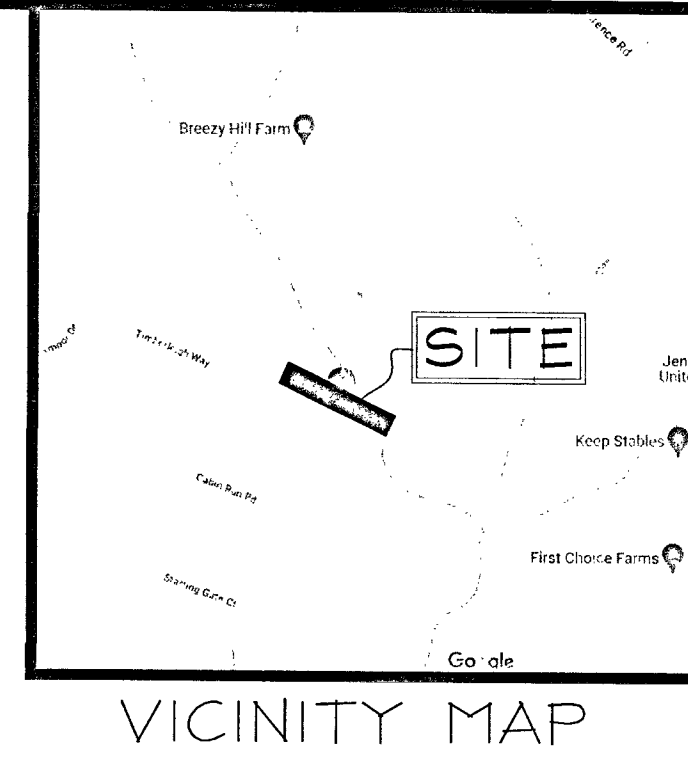
Kevin, Jim (301 514) 2008

Informed Jim over phone he could make initial trench 1 & 2 (right side) connect to Reserve Trench 2A & 2B to be the initial system redlined. Specs are very similar for all systems. He would just keep/continue initial specs for Reserve Trench 2A & 2B and shorten them by 2' to match initial trench lengths. Told him to send PDF to you and me since I will be in training. He will try to send tomorrow.

RSF 10/17

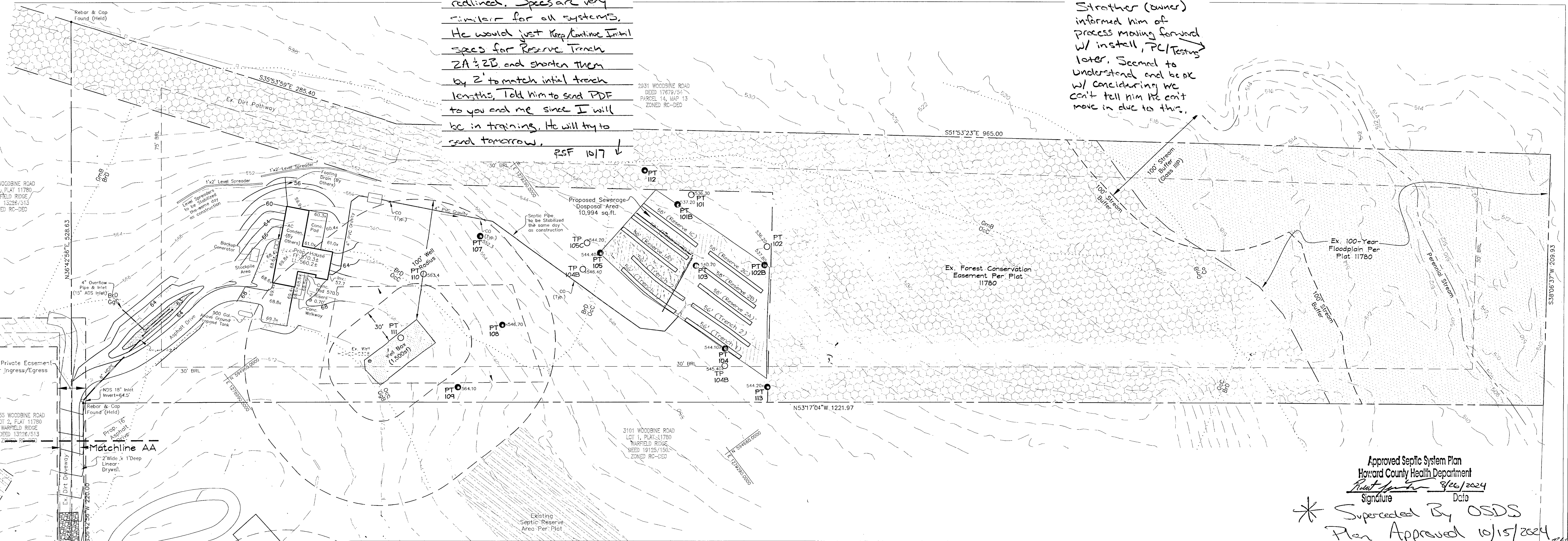
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(410 693 7367)
 Spoke to Dylan Strathairn (owner) informed him of process moving forward w/ install, PC/Testing later. Seemed to understand and be ok w/ considering we can't tell him he can't move in due to this.

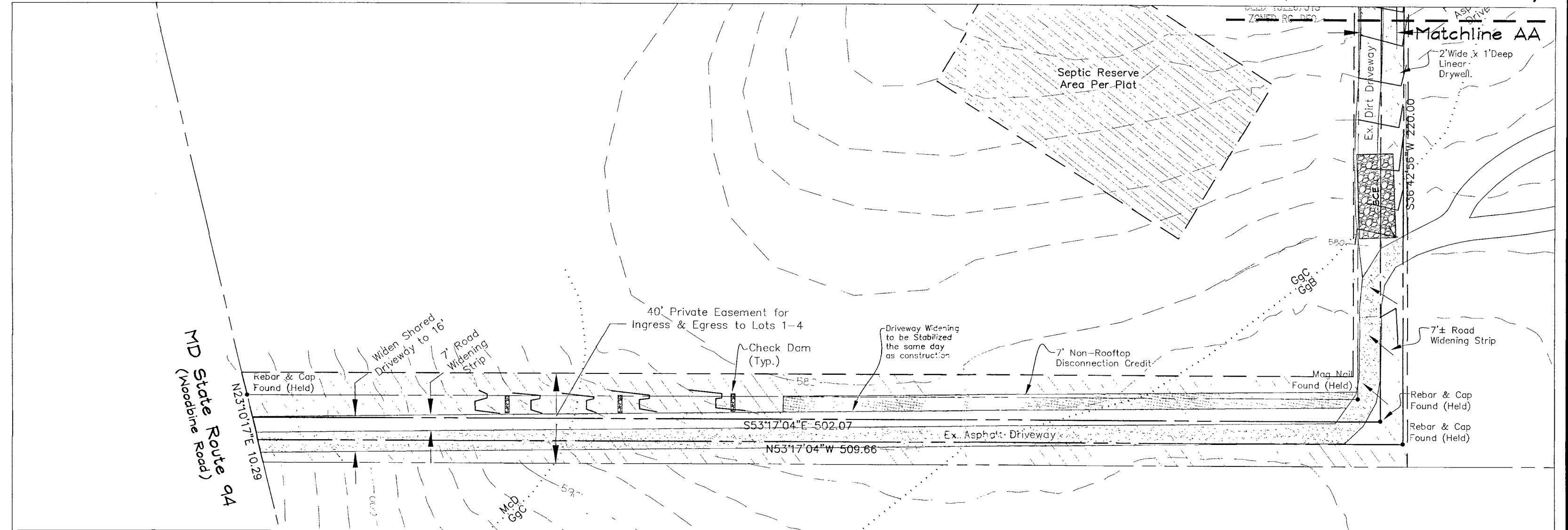


Approved Septic System Plan
 Howard County Health Department
 Signature: [Signature] Date: 8/26/2024

* Superseded By OSDS
 Plan Approved 10/15/2024

GENERAL NOTES

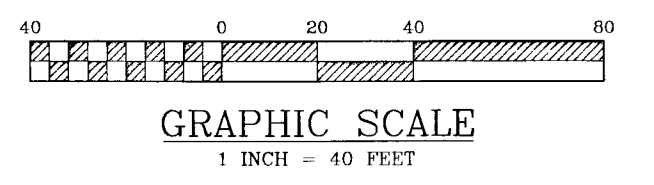
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WE HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 WOODBINE, MD 21797
 PARCEL 223, MAP 13, 6.78 ACRES
 PLAT 11780, WARFIELD RIDGE
 ONSITE SEWAGE DISPOSAL DESIGN PLAN

PROJECT: 22-1202 DATE: 1/2023
 ENGINEERING: JWW
 ILLUSTRATION: JWW
 3085 WOODBINE ROAD
 WOODBINE, HOWARD COUNTY, MARYLAND
JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771

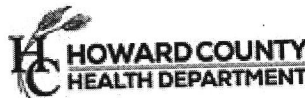
Freemon, Robert

From: Freemon, Robert
Sent: Thursday, December 19, 2024 10:48 AM
To: Dylan Strother; Sarah Strother; Jim Witmer
Cc: Silvast, Zackary; Williams, Jeffrey
Subject: RE: 3085 woodbine - Well inspection
Attachments: Perc Results & Data_241219_104445.pdf; Site Plan_241219_093107.pdf

Hi All,
Attached is the *revised* perc results letter with the perc data and a plan showing the added test hole locations dug.

Jim,
On the PC plan have your signature/stamp block, Health Dept. signature block and a signature block for the property owner all together in one of the bottom corners. Due to the circumstances surrounding this property we need it made clear that everyone involved in this project is understanding of the situation at hand. On the PC plan the following notes should be provided.

1. Testing conducted during initial system installation did not identify an area for conventional sewage disposal for future repairs. Any future building permit for living space or bedroom increase may not be approved by the Health Department until additional sewage disposal area can be identified for reserve septic systems.
2. A qualified licensed OSDS designer will need to evaluate the areas of the property that did not pass conventional perc testing and identify a potential area and method for sewage disposal for future replacement systems. The portion of the property currently within a forest conservation easement may still be explored for possible future sewage disposal area depending on determination and requirements from the Department of Planning and Zoning, and ultimately suitable and soil conditions. This area has not yet been tested to determine whether it can support conventional OSDS systems. If an area is not identified, a holding tank may be required when the initial system fails. (This note is to combine notes 2 & 3 from my previous email)



8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program

Robert "Spencer" Freemon
Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Dylan Strother <dystrother@gmail.com>
Sent: Thursday, December 19, 2024 8:03 AM