

Talked To Jim

"Allen Homes". Will be
resubmitting floor plans
clarifying unfinished
216 soft to be finished.

Need to send

PC Waiver form

5/27/2025

* Need to show neighbor houses & septic systems.

* Need to show stream and 100' ~~arc~~ distance from closest stream bank

* Missing replacement wells (few notes)
& 100' arcs

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

**APPLICATION
FOR PERCOLATION TESTING AND SITE EVALUATION**

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Woodmark
 PROPERTY ADDRESS 12146 Mount Albert Road Ellicott City 21042
STREET TOWN ZIP
 TAX ACCOUNT # 283216 TAX MAP 22 GRID 12 PARCEL 0168 LOT NO. 45 PROPOSED LOT SIZE (ACRES) 2.5
 ZONING CATEGORY RR-DEO TIER _____

PROPERTY OWNER(S) Beatrice Hoffman and Brendan Canning
 DAYTIME PHONE 443-604-5447 CELL 443-604-5446 EMAIL BHOFFMAN.BIDMC@gmail.com
 MAILING ADDRESS 12146 Mount Albert Road Ellicott City MD 21042
STREET CITY, STATE ZIP

APPLICANT Adcock and Associates LLC RELATIONSHIP TO OWNER: Surveyor/Planner
 DAYTIME PHONE 443-325-7682 CELL _____ EMAIL dash@adcocksurveying.com
 MAILING ADDRESS 5389 Enterprise St Sykesville MD 21784
STREET CITY, STATE ZIP

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

PROPERTY:

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

BUILDING:

- RESIDENTIAL WITH 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?

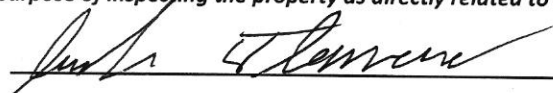
- YES
- NO

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.



SIGNATURE OF APPLICANT

05/14/2025

DATE



Bureau of Environmental Health
8930 Stanford Blvd | Columbia, MD 21045
410.313.2640 - Voice/Relay
410.313.2648 - Fax
1.866.313.6300 - Toll Free

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

APPLICATION FOR WAIVER

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 10/3/2025

Property Address: 12146 Mt. Albert Rd. Ellicott City, MD 21042

Woodmark	45	0022	0012	00168	1403283216
Subdivision	Lot	Tax Map	Grid	Parcel	Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

B25000410: Proposing second story addition 1200sqft, Percolation Certification Plan and OSDS Plan submitted. Requesting to reduce 20ft setback between a pool and the SDA to 10ft.

In the area below, list the specific section of the Howard Co Code to which a waiver is being requested and provide a brief summary of the regulation and an explanation of why the waiver is being requested (Attach a separate sheet if necessary).

Regulation Section	Summary and Explanation
1. <u>Sec. 3.808(m)</u>	<u>SDA to pool setback 20ft</u>
2. _____	_____

Beatrice Hoffmann

10/03/2025

Property Owner's Signature

Health Department Use Only

Reviewed by

HCHD Staff

10/6/25
Date

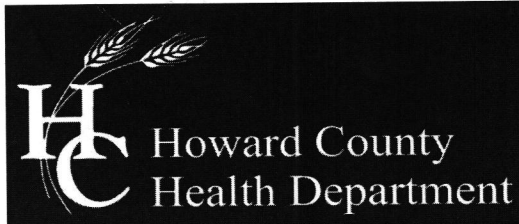
Comments/Conditions:

approved in location shown on PC for existing pool to new SDA

Approved by:

BEH Deputy Director

10/20/25
Date



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

Date: June 27, 2025

← Sent

To: Canning Brown
12146 Mount Albert Rd.
Ellicott City, MD 21042

Re: 12146 Mount Albert Rd.
Ellicott City, MD 21042
(Percolation Test Report)

Percolation tests were conducted at 12416 Mount Albert Rd. (Tax Map 22, Parcel 168) on 6/24/2025. Tests and profile descriptions were documented for locations 1, 2, 3, 4, & 5. All five test locations passed.

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 area must be at least 10,000sqft. 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,

A handwritten signature in cursive script, appearing to read 'Robert Freemon'.

Robert Freemon
Bureau of Environmental Health
Well & Septic Program

Attachment: Percolation Field Notes

AP 15801074

P3

P4

0.9'

PB, Loam, FSBK

YR, Thin Platy, FSBK, MFR, Loam, very very fine mica

2' gravel 3-4'

YR, YB, VFS, Thin Platy, FSL/LFS

very very fine mica
Moist @ 10' greyish/black SL

WATER

12'

P5

0.9'

PB, Loam, platy, YR, Thin Platy, MFR, SL, very very fine mica

3.5'

YR, YB, VPB, Thin Platy, MVFR, LFS

↓ sand

12'

P1

DB, Loam, FSBK, MFI

SB, FSBK/Platy, MFI, Loam, Course SL, dense siderite

3'

YB, SB, Thin Platy, MFI, dense siderite

fine SL/LFS

12'

YB, SB, Thin Platy, MVFR, LS/S

- See 2 of 2 for test locations

- Both Drivells 1' liquid to bottom of o/a

5-10% Rx

ST compromised dirt in tank under porch

- Trench beginning end end clean stone 3/4' - 8' probal

- Ground water @ 13' closest to ex. trench. Moist soil @ 11'. Ex. Trench does not meet 4' buffer required by MDE.

PB, Loam
SB, FSBK, MFR, Loam, very very fine mica
SB, Platy, MFR, Course SL/LS
YR, SB, Platy, MVFR, LS
moist
Black, greyish SL

P2

0.5'

DB, Loam, SB, FSBK, MFR, SL

1.8'

SB, Platy, MFR, LS

3'

BY, Thin Platy, MVFR, Sand, moist @ 9'

10'

Water Seep

12'

DATE	TEST #	DEPTH 4' Buff	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
6/24/20	P4	3/6	10:18	10:21	10:24	3	T
	P5	8	OBSERVATION				P
	P3	3/7	10:50	11:51		SLOW	F
	P1	5/8	10:59	11:00	11:02	2	P
	P2	4/6	11:29	11:31	11:33	2	T
	P3	4.5/7	11:50	11:54	11:58	4	P

REMARKS Soil consistent between tests, Shift SDA closer to house

SANITARIAN RSF BACKHOE Fogles OTHERS Builder

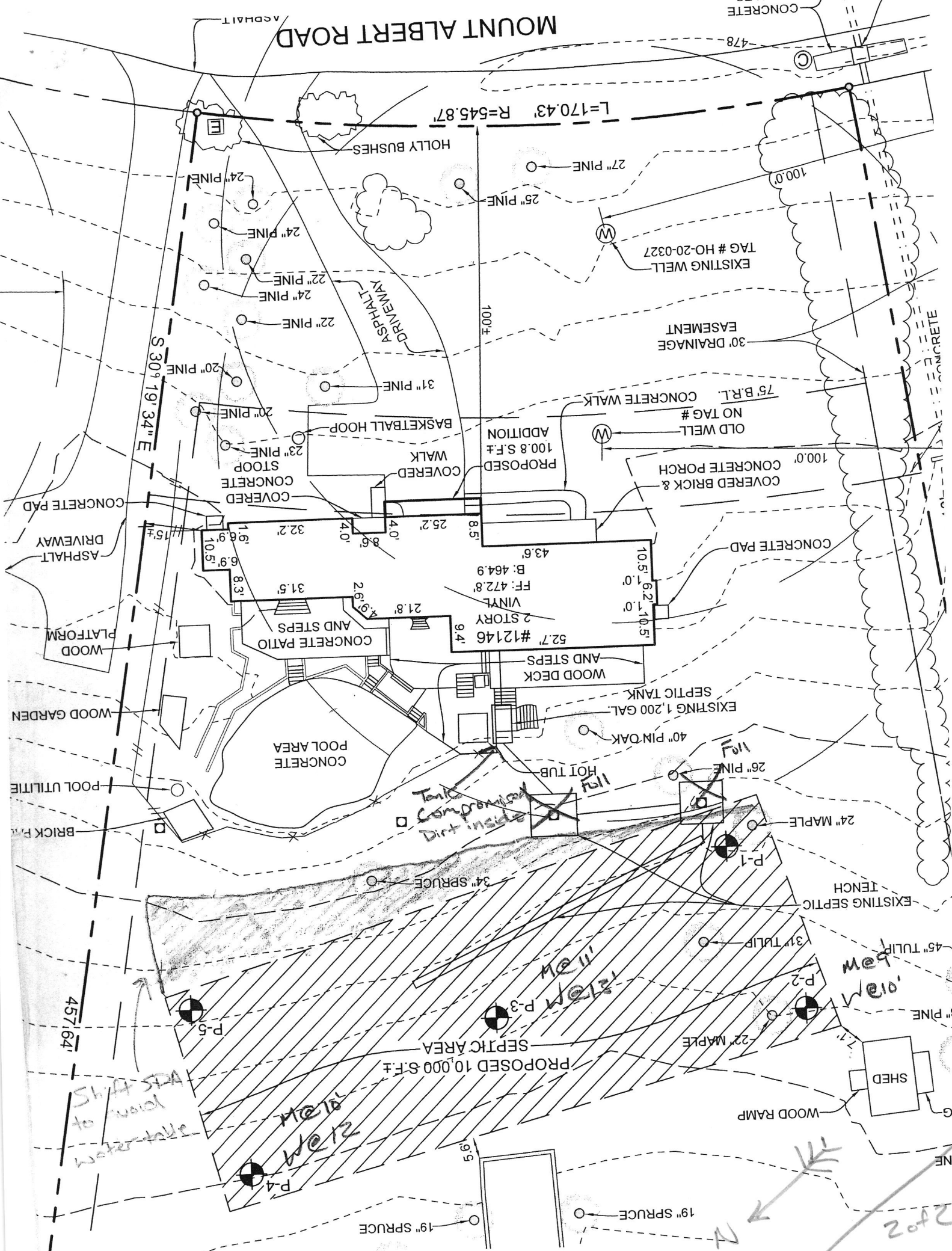
TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

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

12146 Mt. Albert Rd

MOUNT ALBERT ROAD

L=170.43' R=545.87'



S 30° 19' 34" E

457/64'

PROPOSED 10,000 S.F.F. SEPTIC AREA

SHED

2 of 2

SHADE AREA
to be
watered

Tank
Compressed
Dirt inside

EXISTING WELL
TAG # HO-20-0327

30' DRAINAGE
EASEMENT

75' B.R.L. CONCRETE WALK
NO TAG #

COVERED BRICK &
CONCRETE PORCH

CONCRETE PAD

EXISTING 1,200 GAL.
SEPTIC TANK

40" PIN OAK

26" PINE

EXISTING SEPTIC
TENCH

31" TULIP

3" PINE

22" MAPLE

WOOD RAMP

19" SPRUCE

27" PINE

25" PINE

24" PINE

22" PINE

24" PINE

20" PINE

23" PINE

20" PINE

31" PINE

23" PINE

20" PINE

24" PINE

20" PINE

24" PINE

20" PINE

24" PINE

20" PINE

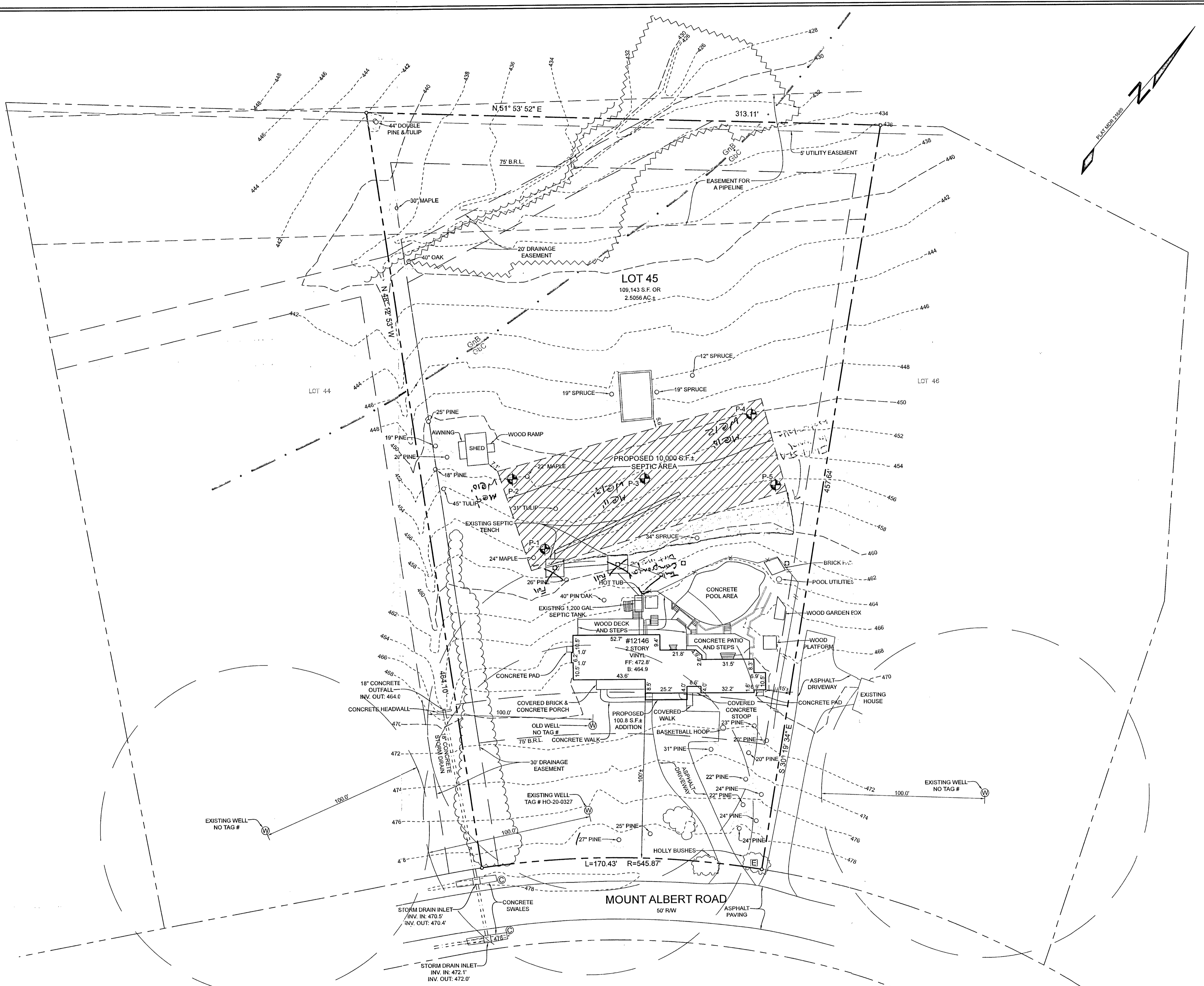
20" PINE

ASPHALT
CONCRETE PAD
WOOD PLATFORM
WOOD GARDEN
POOL UTILITY
BRICK PAV.

ASPHALT DRIVEWAY
HOLLY BUSHES
BASKETBALL HOOP
COVERED WALK
CONCRETE STOP
WOOD DECK AND STEPS
CONCRETE PATIO AND STEPS
WOOD GARDEN
POOL UTILITY
BRICK PAV.

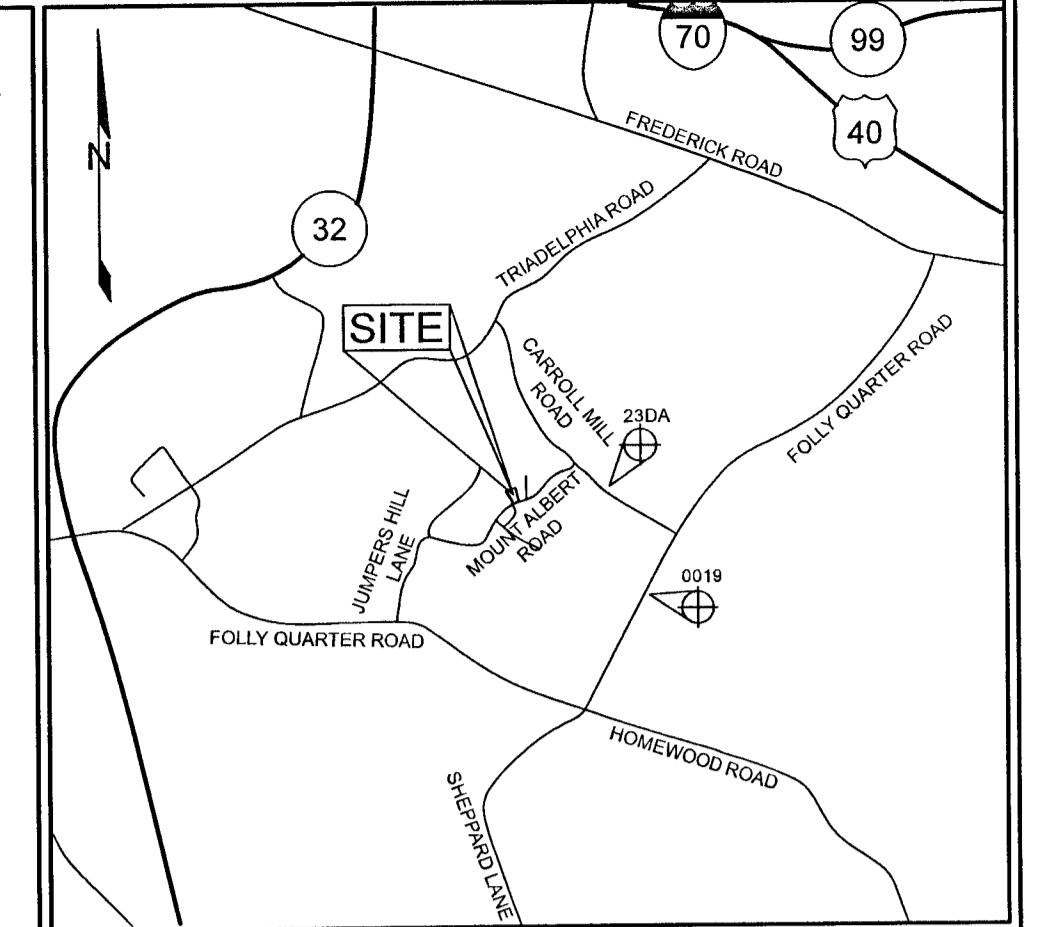
PROPOSED ADDITION 100.8 S.F.F.
EXISTING WELL TAG # HO-20-0327
30' DRAINAGE EASEMENT
75' B.R.L. CONCRETE WALK NO TAG #
COVERED BRICK & CONCRETE PORCH
CONCRETE PAD
EXISTING 1,200 GAL. SEPTIC TANK
40" PIN OAK
HOT TUB
26" PINE
24" MAPLE
EXISTING SEPTIC TENCH
31" TULIP
3" PINE
22" MAPLE
WOOD RAMP
19" SPRUCE

CONCRETE
100.0'
CONCRETE
CONCRETE
SHED
WOOD RAMP
19" SPRUCE
2 of 2



LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TRELIN
- EXISTING BAMBOOLINE
- EXISTING BAMBOOLINE
- EXISTING WELL
- CABLE BOX
- TRANSFORMER
- WOOD RETAINING WALL
- CLEANOUT
- TREE
- PROPOSED PERCOLATION TEST LOCATION



VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

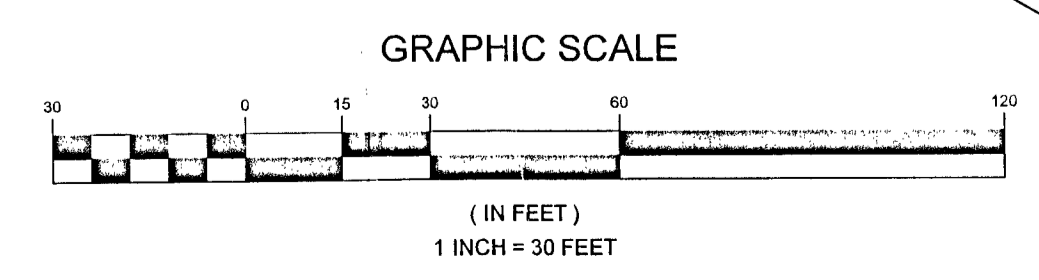
1. SUBJECT PROPERTY ZONED RR-DEO PER 10/06/13 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF LOT = 2.5056 AC ±
3. PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
4. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
5. ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED.
6. THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
7. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC IN APRIL 2025.
8. THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY ADCOCK & ASSOCIATES, LLC. IN APRIL 2025.
9. THE SOILS SHOWN HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
10. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS, NUMBERS 230A AND 0019, WERE USED FOR THIS PROJECT.
11. THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
12. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
13. ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
15. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

SOIL LEGEND

SYMBOL	GROUP	'K' FACTOR
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A 0.28
GnB	GLENNVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C 0.43

- NOTES:
- 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
 - 2) HIGHLY ERODIBLE SOILS ARE THOSE WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

Percing 6/24 @ 9am



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 8, SUBTITLE 13, CHAPTER 06, REGULATION 12, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

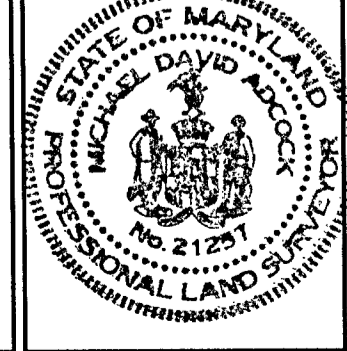
Michael Adcock
MICHAEL ADCOCK, PROFESSIONAL LAND SURVEYOR
NO. 21257, EXPIRATION DATE: 06-16-2025

PURPOSE STATEMENT

THE PURPOSE OF THIS PERCOLATION APPLICATION IS TO SET THE LOTS 10,000 SQUARE FOOT SEPTIC AREA AND TO VERIFY THE VALIDITY OF THE EXISTING SEPTIC TANK AND TRENCHES FOR FUTURE USE.

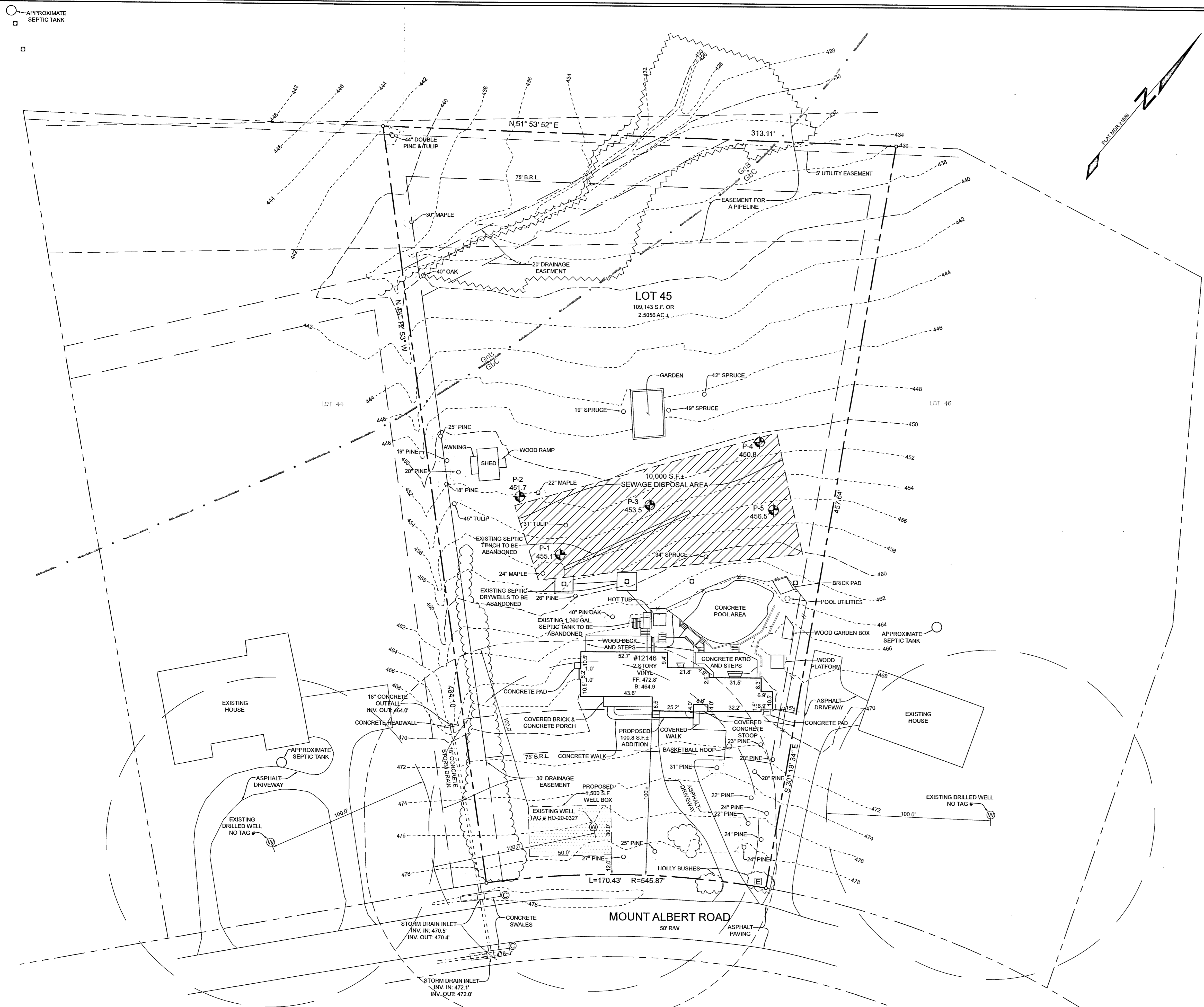
PERCOLATION APPLICATION
12146 MOUNT ALBERT ROAD
WOODMARK
PART "B", SECTION N° ONE
LOT 45

TAX MAP 22 GRID 12 3RD ELECTION DISTRICT PARCEL 168 HOWARD COUNTY, MARYLAND



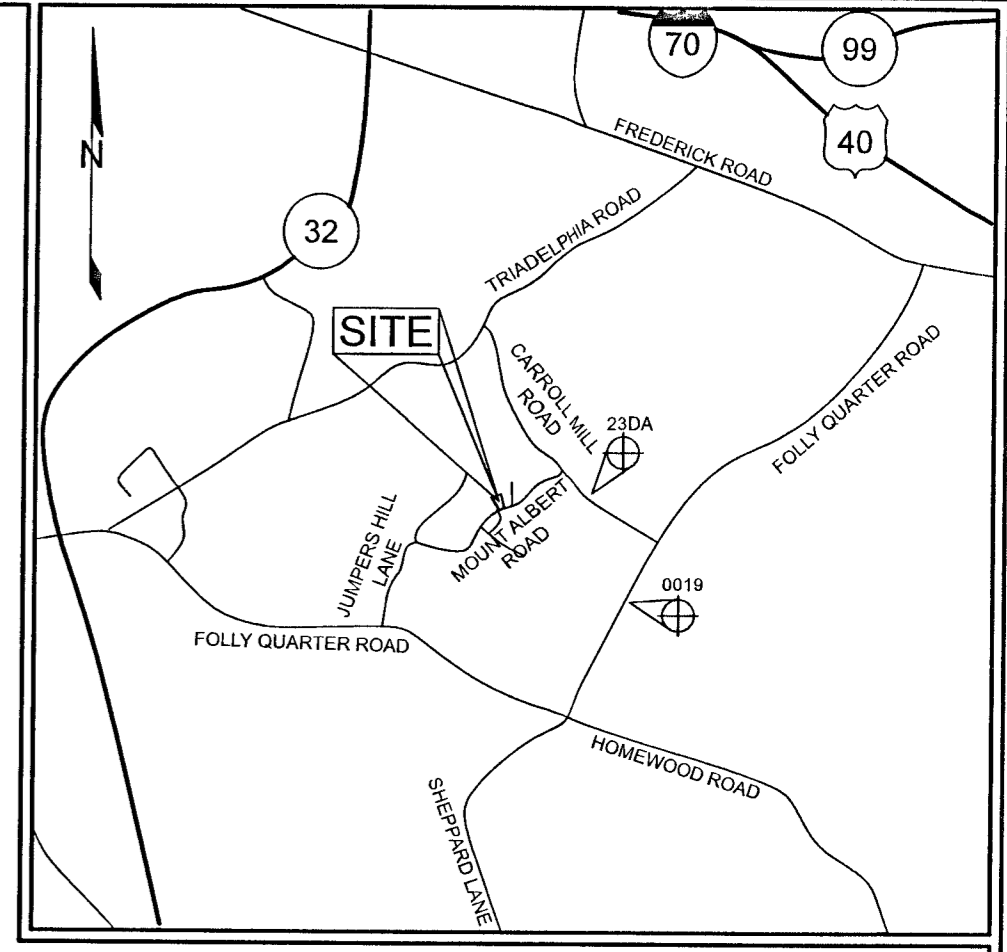
Adcock & Associates · LLC
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5389 Enterprise Street Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: mike@adcocksurveying.com

REF. NO.: L 39345, PB 341
DRAWN BY: JUT
CHECKED BY: MDA
SCALE: 1"=30'
DATE: MAY 14, 2025
PROJECT #: 25-044
SHEET #: 1 of 1



LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING BAMBOOLINE
- EXISTING BAMBOOLINE
- EXISTING WELL
- CABLE BOX
- TRANSFORMER
- WOOD RETAINING WALL
- CLEANOUT
- TREE
- PERCOLATION TEST - PASSED



VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED RR-DEO PER 10/06/13 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF LOT = 2.5056 AC ±
3. PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
4. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS 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 SEWAGE DISPOSAL AREA. RECORDATION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
5. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND 200 FEET DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
6. THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
7. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC IN APRIL 2025.
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10. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS, NUMBERS 23DA AND 0019, WERE USED FOR THIS PROJECT.
11. THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
12. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
13. ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
15. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
16. THE EXISTING SEPTIC SYSTEM MUST BE PUMPED OUT AND ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT.
17. A NEW ON-SITE SEWAGE DISPOSAL SYSTEM MUST BE PLANNED AND INSTALLED WITH HEALTH DEPARTMENT APPROVAL PRIOR TO BUILDING PERMIT APPROVAL.

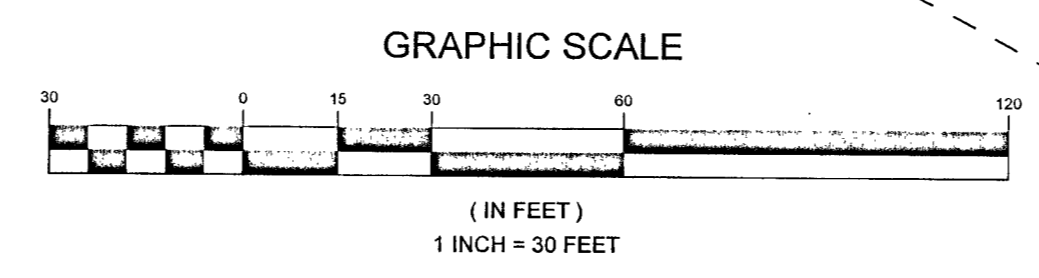
SOIL LEGEND

SYMBOL	GROUP	'K' FACTOR
G/C	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A
G/B	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C

- NOTES:**
- 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
 - 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

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

[Signature]
HOWARD COUNTY HEALTH OFFICER DATE 9/11/25



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

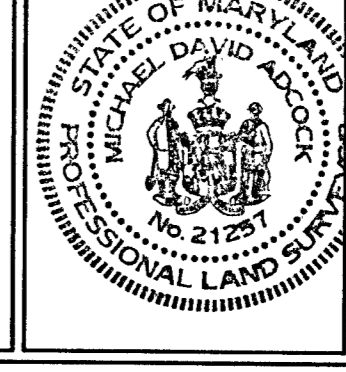
[Signature]
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
NO. 21257, EXPIRATION DATE: 09-16-2027

PURPOSE STATEMENT

THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO SHOW THE PERCOLATION TEST SITE RESULTS, CERTIFY THE LOTS 10,000 SQUARE FOOT SEPTIC AREA AND ESTABLISH A 1,500 SQUARE FOOT WELL BOX. THE SITES BUILDING NUMBER IS B20000410, THE HOUSE'S FIRST AND SECOND FLOOR BY THE DRIVEWAY ARE GETTING EXTENDED BY FOUR FEET

PERCOLATION CERTIFICATION PLAN
12146 MOUNT ALBERT ROAD
WOODMARK
PART "B", SECTION "N" ONE
LOT 45

TAX MAP 22 GRID 12
3RD ELECTION DISTRICT
PARCEL 168
HOWARD COUNTY, MARYLAND



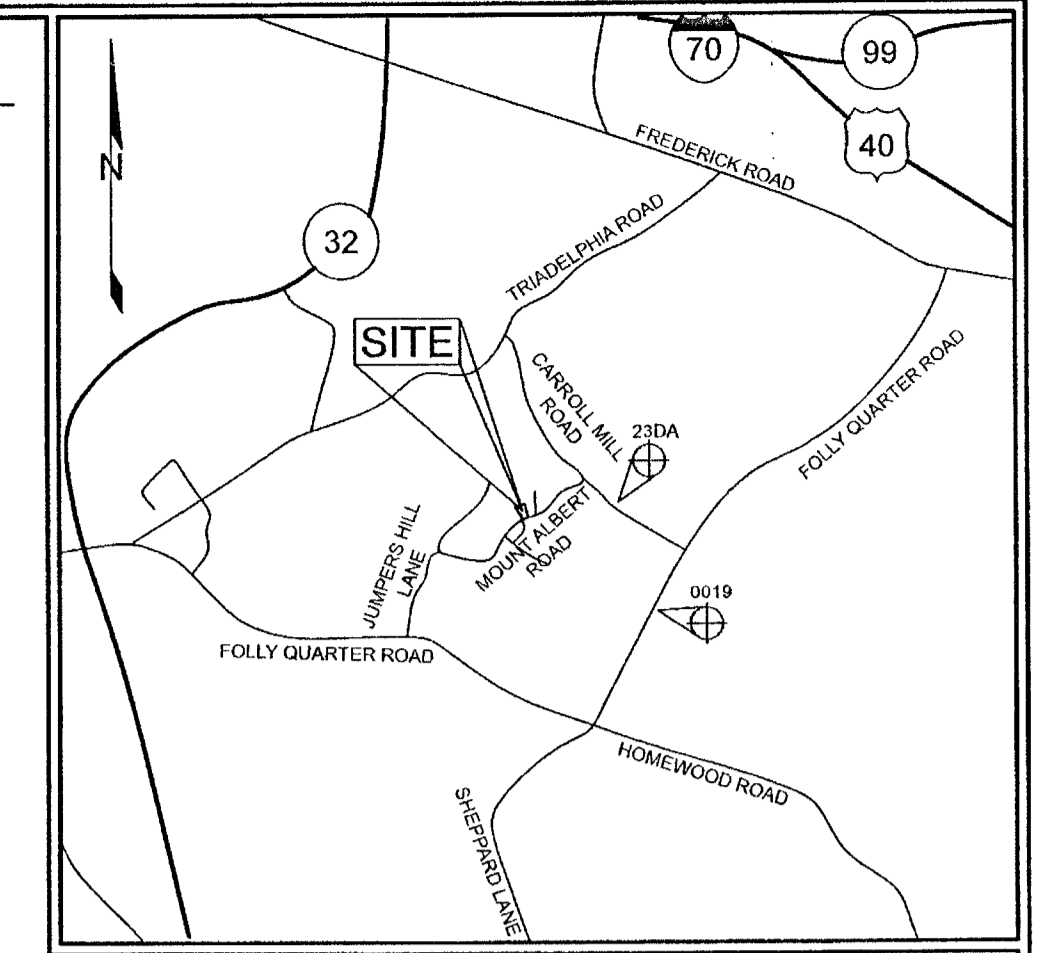
Adcock & Associates · LLC
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5389 Enterprise Street Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: mlk@adcocksurveying.com

REF. NO.: L 39345, P.B. 341
DRAWN BY: JJJ
CHECKED BY: MDA
SCALE: 1"=30'
DATE: AUGUST 26, 2025
PROJECT #: 25-044
SHEET #: 1 of 1

○ APPROXIMATE SEPTIC TANK

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING BAMBOOLINE
- EXISTING BAMBOOLINE
- EXISTING WELL
- CABLE BOX
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- WOOD RETAINING WALL
- CLEANOUT
- TREE
- PERCOLATION TEST - PASSED



VICINITY MAP
SCALE: 1"=200'

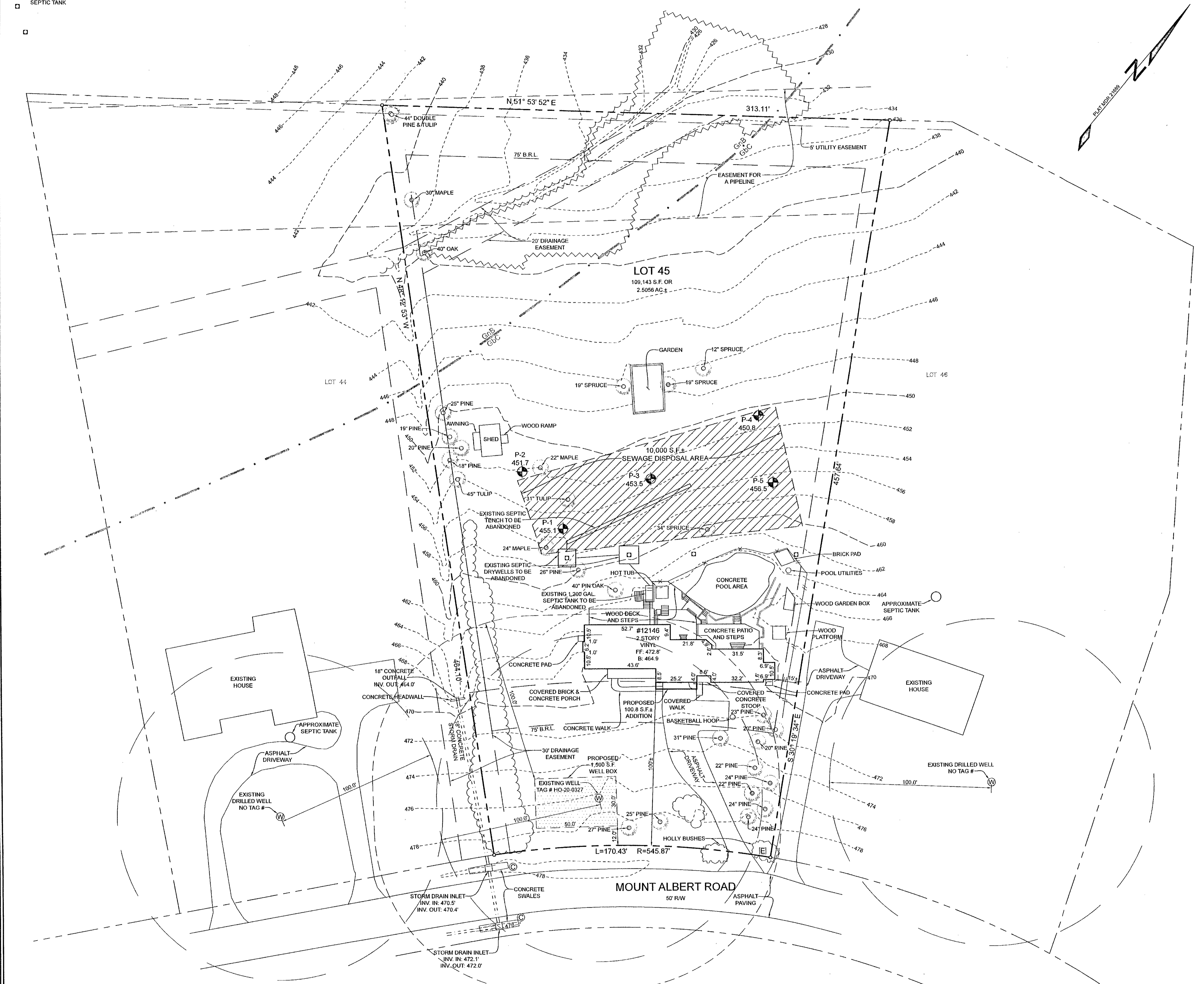
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7. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC IN APRIL 2025.
8. THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY ADCOCK & ASSOCIATES, LLC, IN APRIL, 2025.
9. THE SOILS SHOWN HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
10. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS, NUMBERS 23DA AND 0019, WERE USED FOR THIS PROJECT.
11. THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
12. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
13. ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
15. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
16. THE EXISTING SEPTIC SYSTEM MUST BE PUMPED OUT AND ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT.
17. A NEW ON-SITE SEWAGE DISPOSAL SYSTEM MUST BE PLANNED AND INSTALLED WITH HEALTH DEPARTMENT APPROVAL, PRIOR TO BUILDING PERMIT APPROVAL.

SOIL LEGEND

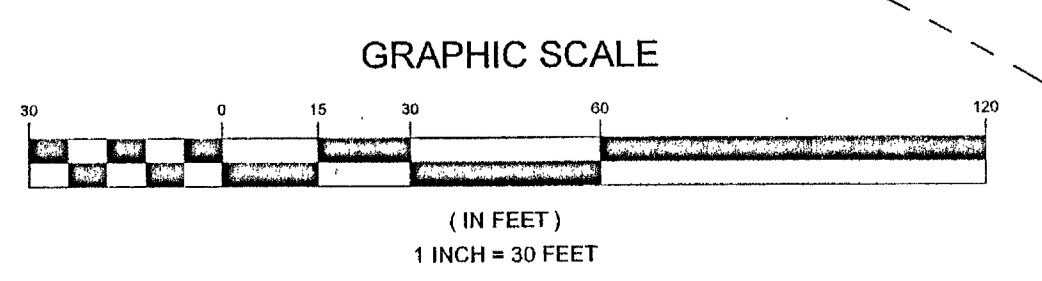
SYMBOL	GROUP	'K' FACTOR
GBC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A 0.28
GnB	GLENNVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C 0.43

- NOTES:
- 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 - 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



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

[Signature]
HOWARD COUNTY HEALTH OFFICER 9/11/25 DATE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

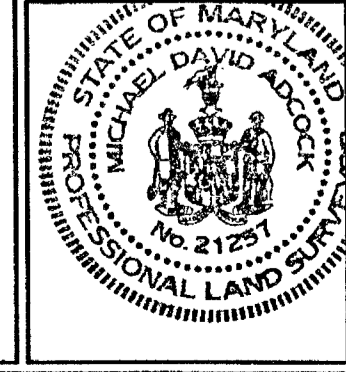
[Signature]
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
NO. 21257, EXPIRATION DATE: 06-16-2027

PURPOSE STATEMENT

THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO SHOW THE PERCOLATION TEST SITE RESULTS, CERTIFY THE LOT'S 10,000 SQUARE FOOT SEPTIC AREA AND ESTABLISH A 1,500 SQUARE FOOT WELL BOX. THE SITE'S BUILDING NUMBER IS B2500410. THE HOUSE'S FIRST AND SECOND FLOOR BY THE DRIVEWAY ARE GETTING EXTENDED BY FOUR FEET.

PERCOLATION CERTIFICATION PLAN
12146 MOUNT ALBERT ROAD
WOODMARK
PART "B", SECTION N° ONE
LOT 45

TAX MAP 22 GRID 12 3RD ELECTION DISTRICT PARCEL 168 HOWARD COUNTY, MARYLAND



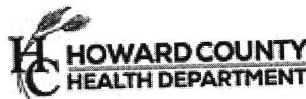
Adcock & Associates · LLC
Engineers · Surveyors · Planners
5389 Enterprise Street Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: mtk@adcocksurveying.com

REF. NO.: L39345, PB.341
DRAWN BY: JTT
CHECKED BY: MDA
SCALE: 1"=30'
DATE: AUGUST 26, 2025
PROJECT #: 25-044
SHEET #: 1 of 1

Freemon, Robert

From: Freemon, Robert
Sent: Tuesday, May 13, 2025 2:29 PM
To: 'JIM@ALLANHOMES.COM'
Subject: FW: regarding building permit #B25000410 (12146 Mount Albert Road)
Attachments: HCHD BP Process.pdf; HC Code Drywell.pdf; Well Testing Memo_250306_150101.pdf; 12146 Mount Albert Road BP.pdf

Jim,
I am forwarding this email per our conversation on the phone. This is what is required for this property prior to building permit approval. According to our records they do have to do long term radium testing. Long term radium testing has not been done yet. My comment below regarding the site plan and floor plans is for a couple reasons. The site plan does not show the septic system serving the property. However, like I mentioned over the phone, this can be taken care of with the PC, once finalized. The PC will have everything we need to see on a site plan. The floor plan comment was in regard to the number of bedrooms and rooms that meet the Health Dept. definition for a bedroom. According to our records the septic system is sized for 4 bedrooms. According to the floor plans submitted for the house they have a total of 6 bedrooms (Including: 2FL Office & 2FL Studio). If they move forward with the current proposal they will need to upgrade the septic system. If you have any questions let me know.



*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

GIS INTERACTIVE: <https://data.howardcountymd.gov/InteractiveMap.html>

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

From: Freemon, Robert
Sent: Thursday, March 6, 2025 3:09 PM
To: J Todd Hostetler <todd.hostetler@gmail.com>
Cc: Rolf Wendt <wendtworx21@gmail.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>; Harding, Trina <tharding@howardcountymd.gov>
Subject: RE: regarding building permit #B25000410 (12146 Mount Albert Road)

Hi Todd,
Per our phone conversation you are going to make adjustments to building permit B25000410 to keep 4 bedrooms (proposing alterations for office & studio) and add around 1000sqft of living space above the exiting garage. The following is what is required prior to building permit approval.

1. Radium Testing

Freemon, Robert

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Cc: Rolf Wendt; Silvast, Zackary; Harding, Trina
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Attachments: HCHD BP Process.pdf; HC Code Drywell.pdf; Well Testing Memo_250306_150101.pdf; 12146 Mount Albert Road BP.pdf

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1. Radium Testing *c*

- a. According to our records the existing well HO-20-0327 requires additional long term Gross Alpha and Gross Beta and Radium 226/228 testing (see attached, Well Memo). You can call our Community Hygiene Program and inquire about having the Health Dept. come out to take the water sample. The sampling of the water would be free but the test itself will come with a fee from the lab. I would recommend starting this early because results can sometimes take a month to receive.

2. Perc Testing/Percolation Certification Plan

- a. According to our records this property does not have a designated reserve sewage disposal area.

3. Existing Septic System Evaluation

- a. During percolation testing the existing septic system will need to be evaluated for construction standards and condition.
 - i. The Health Dept. needs to verify a 4ft buffer, drywell construction details and overall condition. If a 4ft buffer cannot be verified or the condition of the system appears to be on the verge of failure then a new septic system will need to be installed. Assuming we find a 4ft buffer and the condition of the system is satisfactory the only required septic work may be to upgrade the construction standards of the drywells. This would require the drywells to be pumped out and filled with stone (See attached, HC Code, Sec 3.812 (b)).

4. Revise the Building Permit Site Plan and Floor Plan

- a. This project is currently proposing around 1000sqft of additional living space (including kitchen bump out) and a total of 6 bedrooms. You will need to make to appropriate revisions that we talked about to the current building permit.

Why Change

Changed Contractor



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

GIS INTERACTIVE: <https://data.howardcountymd.gov/InteractiveMap.html>

Sent Perc Dates Available 6/13

1 Percins 6/24 @ 9am