

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, June 3, 2024 9:29 AM
To: Rik Stouffer
Cc: melaniemcknight@yahoo.com
Subject: RE: Perc Plans for 12639 Lime Kiln Road
Attachments: A08432_P20291.pdf

Hello. Attached is a record I found for the neighbor at 12655 lime Kiln.

From: Rik Stouffer <rik@nttsurveyors.com>
Sent: Friday, May 24, 2024 12:58 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: melaniemcknight@yahoo.com
Subject: RE: Perc Plans for 12639 Lime Kiln Road

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

Thanks,
I appreciate the information.

Have a nice holiday weekend,

Rik Stouffer
Professional Land Surveyor 21260
NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone: 410-442-2031
Fax: 410-442-1315
Website: <http://www.nttsurveyors.com>

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Friday, May 24, 2024 10:35 AM
To: Rik Stouffer <rik@nttsurveyors.com>
Cc: melaniemcknight@yahoo.com
Subject: RE: Perc Plans for 12639 Lime Kiln Road

Hello. We do not have a record for the lot. I'll double check and check for the neighbor. What we discussed in the meeting are the difficulties with developing this site:

1. Our requirements would kick in with a review of a building permit or a request for a septic permit, well permit, etc. If they are able to fix up the house without needing a building permit and the existing well and septic are functional, we have no role to play.
2. If they need a building permit, including for a tear down/rebuild, a big issue is the fact that the house has been vacant for over 7 years. COMAR has a section on sewage holding tanks that indicates a house vacant that long is not eligible for a holding tank and is not considered an existing use. This translates to the fact that a building

permit for such a house would be like building a house on a vacant lot. This would require a sewage disposal area and system meeting current code, similar with the well

3. There is no record of the septic system, but it seems it is in the rear yard. That puts it less than 100' from the pond. The only area meeting setback to pond are in the front yard. Unsure if that meets setbacks to neighbor well or stormwater pond next door. Also, where will well go in that situation?

I'll let you know what I find with a record search. Thanks

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
410-313-4261
www.hchealth.org

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From: Rik Stouffer <rik@nttsurveyors.com>
Sent: Tuesday, May 21, 2024 1:58 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: melaniemcknight@yahoo.com
Subject: FW: Perc Plans for 12639 Lime Kiln Road

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

Mr. Williams,
I have a client that owns 12639 Lime Kiln Road in Fulton, Md. 20759.

The realtor assisting the current owner provided me with the above attachments and informed me that there was a meeting with you in regard to the septic on the referenced property. I have also attached my research as well.

They have asked me to provide a Perc. Certificate for the new septic.

Can you please recap the outcome of the meeting and what the Health Department will require for this project.

I went on the Health Department website and there are no records for 12639 Lime Kiln Road or the neighbor at 12655 Lime Kiln Road, do you know if the Health Department has any records for these sites?

I appreciate any help you can provide,

Thanks,

Rik Stouffer
Professional Land Surveyor 21260
NTT Associates, Inc.
16205 Old Frederick Road

Mt. Airy, Maryland 21771
Phone: 410-442-2031
Fax: 410-442-1315
Website: <http://www.nttsurveyors.com>

From: Melanie McKnight <melaniemcknight@yahoo.com>
Sent: Tuesday, May 21, 2024 11:19 AM
To: Rik Stouffer <rik@nttsurveyors.com>
Subject: Re: Perc Plans for 12639 Lime Kiln Road

The information below is who they had a meeting with
Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
410-313-4261
www.hchealth.org

Melanie McKnight
Re/Max Professionals Realtor
Certified Residential Specialist

Accredited Buyer Agent
301-490-5400

On Monday, May 20, 2024 at 04:59:11 PM EDT, Melanie McKnight <melaniemcknight@yahoo.com> wrote:

Have the health department sent you anything at all regarding Lime Kiln?

If so, this man need any and all information. I will send him what you have given me.

But, have you given me everything?

Melanie McKnight
Re/Max Professionals Realtor
Certified Residential Specialist

Accredited Buyer Agent
301-490-5400

----- Forwarded Message -----

From: Rik Stouffer <rik@nttsurveyors.com>

To: melaniemcknight@yahoo.com <melaniemcknight@yahoo.com>

Cc: Beth Schrider <beth@nttsurveyors.com>

Sent: Monday, May 20, 2024 at 04:44:15 PM EDT

Subject: Perc Plans for 12639 Lime Kiln Road

Per our conversation, please provide any information and/or correspondence anyone has had with the health department in reference to this property.

I look forward to working with you on this project.

Thanks,

Rik Stouffer

Professional Land Surveyor 21260

NTT Associates, Inc.

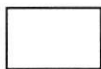
16205 Old Frederick Road

Mt. Airy, Maryland 21771

Phone: 410-442-2031

Fax: 410-442-1315

Website: <http://www.nttsurveyors.com>



Virus-free www.avg.com

12639 Lime Kiln

- Met with owner and friend who was helping take notes and understand English. He wants to tear down house + build new. I explained code and requirements + limitations on his lot. All of rear yard is less than 100' from pond. He said he has owned house over 10 years but not lived in it. He said he tested well + flushed toilet with no issues. I said a rebuild would trigger perc testing if possible - so would expanding house that starts with engineer test plan, maybe in front yard. I said he can check with DILP to see what renovations could be done in existing house without needing a building permit, and therefore no Health Dept involvement. If he cannot find ~~SDA~~ ^{SDA}, that would be offsite encroachment ~~for~~ or checking with MDE since house has been vacant over 7 years. go

A horizontal toolbar with ten icons in individual boxes. From left to right: a house icon (Home), a pointer icon (Pointer), a box with 'Length', a box with 'Area', a camera icon (Camera), a box with a cursor icon (Select), a box with 'Point', a box with 'Line', a box with 'Polygon', and a box with 'Clear'.

2022 Aerial Photo

- | | | |
|---|---------------------|---|
|  | BASE MAP LAYERS |  |
|  | ADDRESS LABELS |   |
|  | COUNTY LINE |   |
|  | METROPOLITAN AREA |   |
|  | PROPERTY BOUNDARIES |   |
|  | SCANNED DRAWINGS |   |
|  | STREETS |   |
|  | CONTOURS 2018 |   |



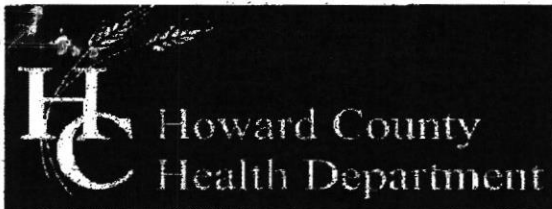
FILE INQUIRY NOTES

RESULTS OF REVIEW FOR FILE

DATE

2/14/22

Demo permit application over 1 yr. old. not contact from applicant and there's been no change to the property. (PK)



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

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

DEMOLITION REQUEST FORM

(Please fill in all blanks)

Information of Property to be Demolished:

Vila Realty LLC
Current Owner's Name

12639 Lime Kiln Rd. Fulton MD 20759
Property Address

N/A
Subdivision (if applicable)

N/A
Lot #

Lam Do
All Prior Owners' Names (if requested or known)

40
Tax Map

251
Parcel #

05-368219
Tax ID #

The house is in a poor condition.
Purpose/Reason for Demolition

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

If a subdivision, SDP# N/A Has the structure(s) been deemed unsafe by DILP YES ☒ NO

UTILITY RECORDS:

Property currently connected to public water YES ☒ NO

Property currently connected to public sewer YES ☒ NO

Does the property currently have any wells and/or septic systems ☒ YES NO
→ Explain:

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

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

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

COMMENTS:

Lam Do
Applicant's Name (please print)

lamdo88@yahoo.com
Applicant's Email

Lam Do
Applicant's Signature

240-462-7991
Applicant's Phone #

02/25/2020
Applicant's Fax #
Date

Fax Cover Sheet

Re: Demolition permit

Date: 02/25/2020

Pages: 2 (included this cover sheet)

To: Howard County Health Department

Bureau of Environmental Health

Fax number: 410-313-2648

Phone number: 410-313-2640

From: Lam Do

E-mail: lamdo88@yahoo.com

Phone number: 240-462-7991

Real Property Data Search (w1)

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 05 Account Number - 368219			
Owner Information					
Owner Name:		VILA REALTY LLC		Use:	RESIDENTIAL
Mailing Address:		10411 SCAGGSVILLE RD LAUREL MD 20723-		Principal Residence:	NO
				Deed Reference:	/17707/ 00308
Location & Structure Information					
Premises Address:		12639 LIME KILN RD FULTON 20759-0000		Legal Description:	1.153 A 12639 LIME KILN RD FULTON
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0040	0023	0251	5020201.14	2001	2020 Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1965		1,507 SF		452 SF	
Property Land Area		County Use			
1.1500 AC					
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	FRAME/	4	1 full/ 1 half
Garage		Last Notice of Major Improvements			
1 Carport					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2020		07/01/2019	
				As of	
				07/01/2020	
Land:	233,000	251,500			
Improvements	136,700	170,000			
Total:	369,700	421,500		369,700	386,967
Preferential Land:	0				0
Transfer Information					
Seller: DO LAM		Date: 07/24/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /17707/ 00308		Deed2:	
Seller: MONUMENTAL LIFE INSURANCE COMPANY		Date: 04/28/2014		Price: \$265,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /15559/ 00386		Deed2:	
Seller:		Date: 12/17/2012		Price: \$293,256	
Type: NON-ARMS LENGTH OTHER		Deed1: /14533/ 00413		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					



-76.952823, 39.152404

100 ft

- how long vacant - when last occupied - need proof
- Condition of main house
- Can't perc
- no place for SAA - non-buildable lot
- no place to perc

→ essentially not there
he couldn't fix it up
w/out perc -

results of perc need to be good
Engineer to create a test plan
can demo → if he wants.

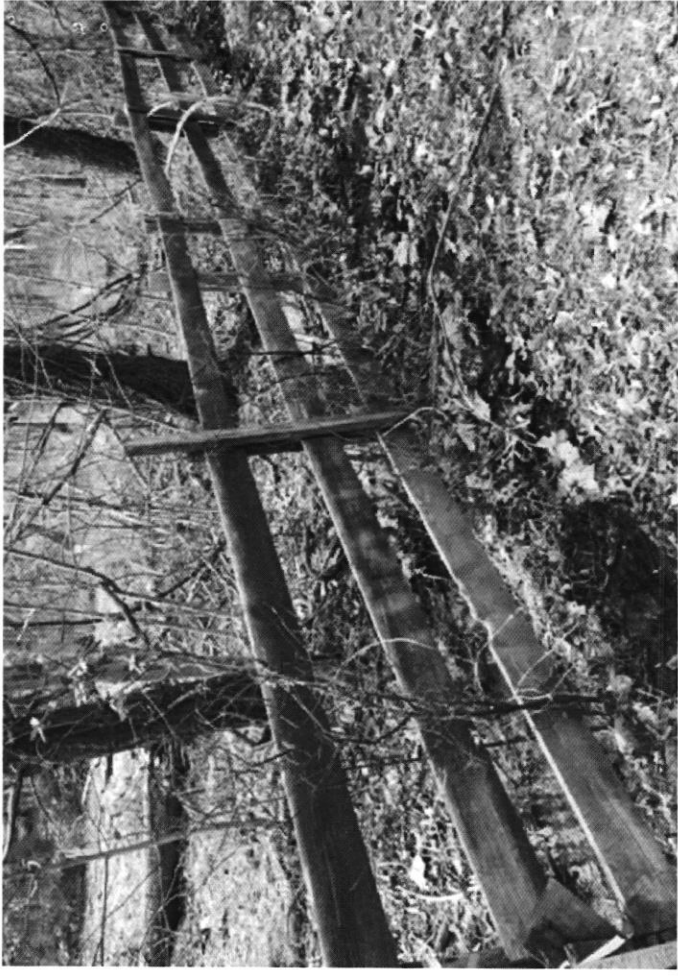
pics from 2/28/20



pics from 2/28/20



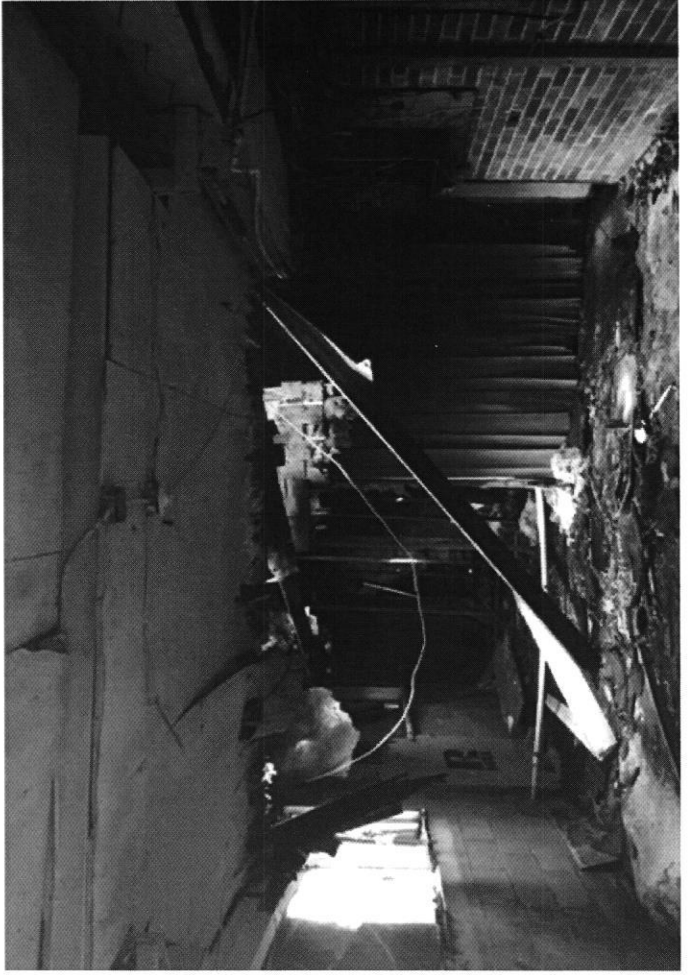
pics from 2/28/20



pics from 2/28/20



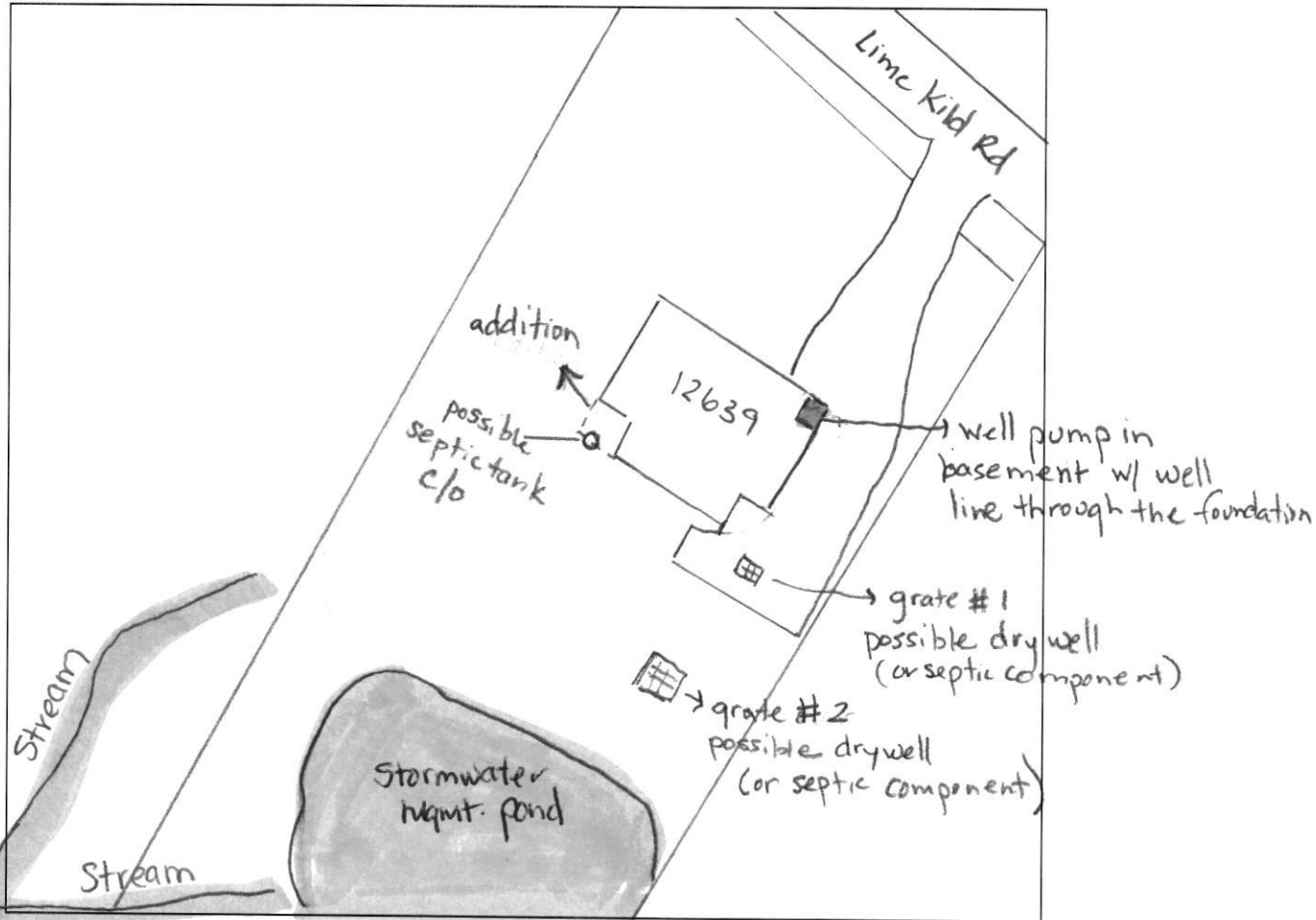
pics from 2/28/20



SITE INSPECTION SHEET

OWNER: Vila Realty LLC c/o Lam Do PHONE #: 240-462-7991
ADDRESS: 12639 Lime Kiln Rd. CONTRACTOR: —
Fulton, MD 20759 WELL TAG #: unknown
SUBDIVISION: n/a LOT: n/a COUNTY #: TAX ID - 5368219
PROPOSAL: Demo house rebuild new one - this property has
numerous site restrictions

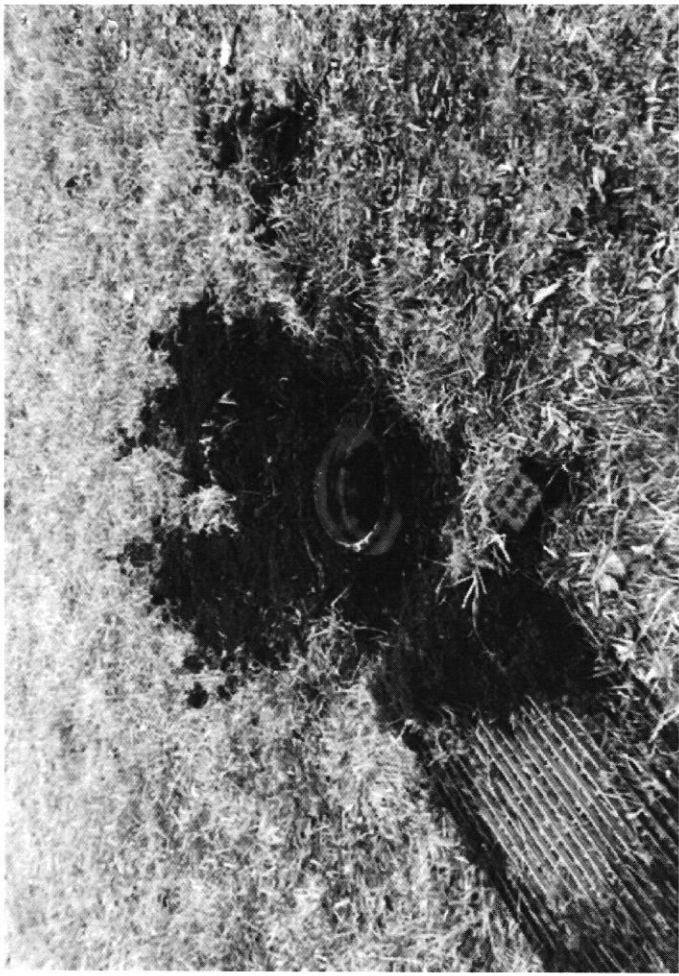
LOCATION DIAGRAM



COMMENTS: Demo Site Visit completed w/ property owner. Well line w/
well pump leaving the basement but could not locate the well outside.
There were 3 different (possible) septic c/o's located in rear of
property. Advised property owner to meet w/ Program Director before
moving forward with the demo to determine if it's a buildable/non buildable lot.

DATE: 3/6/20

INSPECTOR: R. Rappaport



pics from 3/6/20

pics from 3/6/20



4/3/74 *Handwritten*
10/29/74

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

INDEXED

P 20291

A 08432

ELLCOTT CITY

DISTRICT 6th

DATE 7/5/74

Neighbor

Mr Garnet S. Bean

IS PERMITTED TO INSTALL ☒ ALTER ☐

12655 Lime Kiln Road, Fulton, Md.

PHONE 776-6816

A SEWAGE DISPOSAL SYSTEM LOCATED AT

SUBDIVISION

ROAD

Lime Kiln Road - see

LOT

application for directions

PROPERTY OWNER Garnet S. Bean

ADDRESS Lime Kiln Road, Fulton, Maryland

SPECIFICATIONS 3 bedrooms - 1000 gallon tank
4 bedrooms - 1250 gallon tank

DRAIN FIELD DEPTH FEET, BOTTOM AREA SQ. FT.

SEEPAGE PITS ABSORBENT SIDE-WALL AREA SQ. FT.

SEPTIC TANK CAPACITY GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 22% & TANK CAPACITY 50%.

OTHER TRENCH - 100 feet long, 9 feet deep, 5 foot gravel, trench starting 75 feet from right side and running toward left side and 130 feet from edge of road, trench to be inspected before gravel is installed.

NOTE: ALL PIPE FROM HOUSE TO DRY WELL MUST BE CAST IRON.

PERMIT VOID AFTER THREE YEARS.

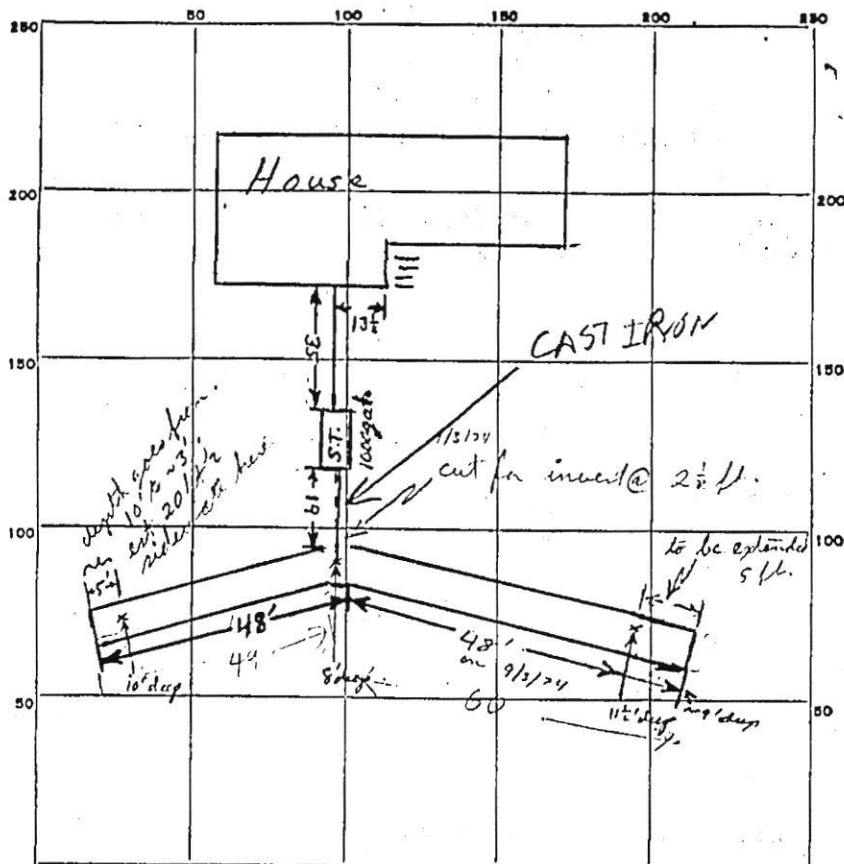
NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL.

PLANS APPROVED BY R. D. Fletcher & Fred Frommelt DATE 6/2/64

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

A 08432



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

PERMIT CARD

20291

SEPTIC TANK, LEVEL

✓

CLEANOUTS

DISTRIBUTION BOX, LEVEL

WAS FIELD, DEPTH

EXTENDED TRENCH WIDTH

FT.

GRAVEL DEPTH

7 gravel

FT.

TOTAL LENGTH

FT.

NUMBER OF TRENCHES

1

Sidewall

TOTAL BOTTOM AREA

ABSORBENT AREA

SQ. FT.

REMARKS 9/1/74 ① Extend the 48 ft section of trench for 5 more feet ② pour in the gravel but leave the extended end open for inspection ③ install all piping downstream from the S.T. ④ install the S.T. Cleanout ⑤ cover pipe from house to S.T. ⑥ call when ready R.M.

10/23 trench has been lengthened pipe is being laid R.M.

10/29/74 - System Finished with Cleanout on Tank (Cleanout is settling next to tank NO FURTHER INSPECTION NEEDED)

DATE SYSTEM APPROVED 10/29/74

INSPECTOR

Raymond H. H. H.

APPLICATION

SEWAGE DISPOSAL TESTING

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

A Bear
08432

F _____

Fill and extinguish Septic tank - 4000 gal. w/ 3 bedrooms
Make #15-50 & keep present: 1250 gal. "4" "
HOWARD COUNTY HEALTH DEPT. - SANITATION *Drywell - 336 sq. ft. absorbent*
side of area below inlet pipe for
3 bedrooms: 948 sq. ft. for 4 bedrooms
Locate drywell 66 ft. from right side
line and 290 ft. from back left line on plot
in section when facing it from Taylor-Kelley Rd.
TO: THE COUNTY HEALTH OFFICER *trench, 100 ft. length 9 ft. deep, 5 ft. gravel, trench starting*
ELLICOTT CITY, MARYLAND *75 ft. from left side and running toward left side of 130 ft. from edge*
of road, trench to be installed before gravel installed & S.
I, HEREBY, APPLY FOR THE NECESSARY TESTS IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER

✓ ADDRESS

PROPERTY LOCATION:

SUBDIVISION

LOT NO.

✓ ROAD AND DESCRIPTION

OCCUPANT

PHONE

PERSON TO CONSTRUCT SYSTEM

ADDRESS

PHONE

✓ SIZE OF LOT

1.829 acres

TYPE BLDG.

none
NUMBER OF BEDROOMS

IF NOT SINGLE RESIDENCE DESCRIBE

✓ SIGNATURE OF APPLICANT

✓ APPROVED BY

FOR

(KIND OF SYSTEM)

DATE

REJECTED BY

FOR

(KIND OF SYSTEM)

DATE

HOLD PENDING FURTHER TESTS

DATE

REASONS FOR REJECTION OR HOLDING

THIS IS NOT A PERMIT



World City
Traveling

INDICATE NORTH. NAME ADJOINING ROADWAY AS BASE LINE.

Film Kiln Rd

1895

ALSO PRESENT: John F. Thacker LOT NO. _____

C-1-9648 1 2 3 (SEQ. NO.) [THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS]	SEQUENCE NO. (DWYRUSE ONLY)	STATE OF MARYLAND WATER RESOURCES ADMINISTRATION TAWES STATE OFFICE BLDG., ANNAPOLIS, MD. 21401 WELL COMPLETION REPORT	THIS REPORT MUST BE SUBMITTED WITHIN 30 DAYS AFTER WELL COMPLETION
FILL IN THIS FORM COMPLETELY			COUNTY

DATE RECEIVED - (IDW USE ONLY)	DATE WELL COMPLETED <u>March 25 1974</u>	DEPTH OF WELL <u>36</u> 22 (TO NEAREST FOOT) 26	NUMBER <u>A08432</u>
8-13	1 2 3 4 5 6 7 8 9 10		PERMIT NO. FROM "PERMIT TO DRILL WELL" <u>H0-73-0587</u> 28 29 30 31 32 33 34 35 36 37
			DRILLERS IDENTIFICATION NO. <u>273</u>

OWNER Bean LAST NAME Garret S. FIRST NAME
STREET OR RFD Line 10th Rd. POST OFFICE Fulton, MD.

WELL LOG		WELL DESCRIPTION		C 3	
STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING		GROUTING RECORD		YES	NO
		WELL HAS BEEN GROUTED (FILL IN "YES" OR "NO")		Y	N
				1	2 3 INFO. NO. 1 2

DESCRIPTION (USE ADDITIONAL LINES IF NECESSARY)	FEET		CHECK IF WATER BEARING	TYPE OF GROUTING MATERIAL (CIRCLE BOX)		PUMPING TEST
	FROM	TO		CEMENT	BENTONITE CLAY	
SAND	0	20		C M 45-40	B C 45-40	HOURS PUMPED (TO NEAREST HOUR) <u>2</u>
FLINT Rock	20	36		NO. OF BAGS <u>9</u>	NO. OF POUNDS <u>546</u>	PUMPING RATE GALLONS PER MINUTE TO NEAREST GALLON <u>10</u>
				GALLONS OF WATER <u>54</u>		

DEPTH OF GROUT SEAL (TO NEAREST FOOT)

FROM 0 FT. TO 20 FT.

(ENTER 0 IF FROM SURFACE)

METHOD USED TO MEASURE PUMPING RATE Bailer

WATER LEVEL (DISTANCE FROM LAND SURFACE)

BEFORE PUMPING 20 (NEAREST FOOT)

CASING TYPES INSERT APPROPRIATE CODE BELOW:	CASING RECORD		WHEN PUMPING _____ 22 _____ 25 (NEAREST FOOT)
	☐ S ☐ T STEEL	☐ C ☐ D CONCRETE	TYPE OF PUMPED USED (CIRCLE APPROPRIATE BOX) (FOR PUMPING TEST)
	☐ P ☐ L PLASTIC	☐ O ☐ T OTHER	
	☐ A ☐ AIR 27	☐ P ☐ PISTON 27	

MAIN CASING TYPE	NOMINAL DIAMETER TOP (MAIN) CASING (NEAREST INCH)	TOTAL DEPTH OF MAIN CASING (NEAREST FOOT)	☒ CENTRIFUGAL	☐ ROTARY	☐ OTHER (DESCRIBE BELOW)
ST	6	22	☒ JET	☒ SUBMERSIBLE	
60 61 63 64 66 70			Baler		

E A C H C A S I N G		OTHER CASING (IF USED)		PUMP INSTALLED	YES ☐ Y	NO ☐ N
		DIA METER (INCH)	DEPTH (FEET)	TYPE OF PUMP (WRITE APPROPRIATE LETTER IN BOX - SEE ABOVE: A, C, J, P, R, S, T, O)		
		FROM	TO			

DRILLER WILL INSTALL PUMP (CIRCLE APPROPRIATE BOX)
CAPACITY:

SCREEN TYPE OR OPEN HOLE

INSERT APHONIMATE CODE BELOW

1

SCREEN RECORD

S	T	B	R	H	O
STEEL		BRASS OR BRONZE		OPEN HOLE	
P		L		O	
T		T		T	

GALLONS PER MINUTE (TO NEAREST GALLON)

PUMP HORSE POWER

PUMP COLUMN LENGTH (NEAREST FOOT)

31

37

43

35

41

47

31

37

43

		PLASTIC		OTHER	
C 2					
1	2	3	(SEQ. NO.) 6		
E A		DEPTH (NEAREST WHOLE FOOT)			
10		FROM			
50		376			

CASING HEIGHT (CIRCLE APPROPRIATE BOX AND ENTER CASING HEIGHT)

+ ABOVE

- BELOW

49

LAND SURFACE

2

50

(NEAREST FOOT)

CIRCLE APPROPRIATE BOXES

A	A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED	3	23	24	26	30	32	36
			38	39	41	45	47	51
E	ELECTRIC LOG OBTAINED							
P	TEST WELL CONVERTED TO PRODUCTION WELL							

I HEREBY CERTIFY THAT I HAVE COMPLIED WITH ALL CONDITIONS STATED ON THE ABOVE-CAPTIONED "PERMIT DRILL WELL", AND THAT INFORMATION CONTAINED IN THIS REPORT IS TRUE, ACCURATE, AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.	DIAMETER OF SCREEN 50 00 (NEAREST INCH)	Date: 331
	FROM TO	
GRAVEL PACK	IF WELL DRILLED WAS A FLOWING WELL 68 F	
DRILLER'S NAME		

EASC (INIT)	RULPH J. MOYNE		DWR USE ONLY (NOT TO BE FILLED IN BY DRILLER)		W O	74 75 76	OTHER DATA AVAILABLE
	70 ☐		(E.A.O.S.) 72 ☐				
SIGNATURE	[Signature]		TELESCOPE CASING	LOG INDICATOR			