

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

July 7, 2011

To: Mike Razavi, P.E., Raztec Associates, Inc.
raztecengr@comcast.net

From: Robert Bricker, CPSS, REHS/RS
Environmental Sanitarian Supervisor, Well and Septic Program

RE: O'Kane Property, 4825 Wharff Lane, Percolation Certification Plan comments

The following corrections, deletions or amendments are needed for further consideration of this plan:

1. Show the sewage disposal area, and/or the septic tank and distribution location(s), and the well for 4835 Wharff Lane.
2. Proposed well locations 'W2' and 'W3' are on slopes too steep for a drill rig. Place these locations (separated by at least 50 feet) on the lesser slope to the northwest of current 'W3' location.
3. Show a 100-foot radius around each existing and proposed well.
4. The micro-bioretenion basin must be 100 feet from any existing or proposed well.
5. Add more shading or darkness to the symbol for slopes > 25%.
6. The soil map unit labels are not all properly placed. Check the placement of labels and correct as necessary.
7. Use the exact symbol in the LEGEND for percolation test as is shown on the plan.
8. In the LEGEND: add a symbol for soil map unit delineation.
9. A 20-foot BRL for the septic reserve is shown, though it is not necessary.
10. The Health Officer signature block is conditioned with this phrase only: "APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS".
11. Include your certification statement in a block as preparer and sign the certification statement, or place your seal next to the certification statement and sign your seal.
12. The first four Notes are appropriately stated. Concerning the sewage disposal area statement: place it in a prominent location on the plan and add a box next to it showing the symbol utilized.
13. Add a purpose statement.
THE PURPOSE OF THIS PLAN IS TO ESTABLISH A SEWAGE DISPOSAL AREA AND WELL RESERVE FOR (TAX MAP 31) PARCEL 634.
14. Add these Notes

THE WELL TO SERVE THE PROPOSED RESIDENCE SHALL BE DRILLED AND THE WELL COMPLETION REPORT APPROVED BY THE HEALTH DEPARTMENT PRIOR TO BUILDING PERMIT APPROVAL.

INSTALLATION OF SEPTIC DRAINFIELD LINES REQUIRES DISRUPTION AND DISTURBANCE OF SOIL AND SOIL ORGANISMS, AND LIKELY WILL RESULT IN DAMAGE OR DESTRUCTION OF TREES AND OTHER VEGETATION WITHIN THE DEFINED BOUNDARIES OF THE SEWAGE EASEMENT.

If you have any questions regarding these requirements, please contact me at the above address or by calling (410) 313-2691.

442 N/F
CITIBANK N
TRUSTEE
12498/27
TAX MAP
PARCEL 6.

EXIST
HOU

-76°46'31"



39°14'86"



39°14'86"

Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this report or the information contained herein or derived therefrom. The user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this information. There are no oral agreements or warranties relating to the use of this report.

-76°46'31"

Howard County


Howard County
M A R Y L A N D

By:
Office:
Map Width: 1,820.00 ft.
Print Date: 6/17/2011
Scale: 1 in. = 200 ft.

-76°46'31"



39°14'86"



39°14'86"

Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this report or the information contained herein or derived therefrom. The user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this information. There are no oral agreements or warranties relating to the use of this report.

-76°46'31"

Howard County


Howard County
M A R Y L A N D

By:
Office:
Map Width: 1,820.00 ft.
Print Date: 6/17/2011
Scale: 1 in. = 200 ft.

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

TRANSMITTAL

Date: August 20, 2011

TO: Howard County Health Dept.

Environmental Health-Well and Septic Program

ADDRESS: Columbia Gateway Dr.
Columbia, MD.

ATTENTION: **Robert Bricker**

Delivery: Hand Delivered

RE: Wharff Lane

Enclosed please find the following:

3 copies of Perc Certification Plan

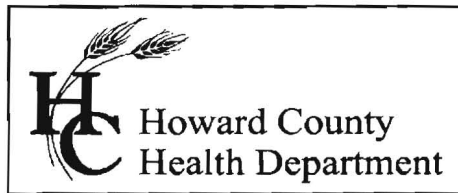
Robert

As requested the well on the adjacent neighboring property has been added. We could not find any visible evidence of the neighbor's septic filed, therefore, we have added a statement saying that the adjacent septic system is shown on the plan based on available records.

Please call should you have any questions or require any further information, please call me at 301-775-4394.

Thank You

Mike Razavi, P.E.



Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

September 13, 2011

Robert Bricker, REHS/RS
Well and Septic Program
410-313-2691

RE: O'Kane Property proposal (SDP-12-013), Health Department comments

The following NOTES must appear on SDP-12-013:

1. This area designates a private sewage area of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage 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 sewage area. Recordation of a modified sewage area shall not be necessary.
2. The lot shown hereon complies with the minimum ownership, width, and lot area as required by the Maryland State Department of the Environment.
3. Existing wells, septic systems, and sewage disposal areas within 100' of the property and those wells within 200' down gradient of existing or proposed septic systems or sewage disposal areas have been shown.
4. The well shall be drilled and the Well Completion Report submitted to the Health Department prior to application for Building Permit. It is the developer's responsibility to schedule the well drilling prior to submittal of Building permit Application. It will not be considered "government delay" if the well drilling holds up Health Department approval of the Building permit Application
5. Topography shown is at two-foot contour intervals and has been field verified or field run.
6. Any changes to a private sewage area shall require a revised percolation certification plan.
7. Installation of septic drainfield lines requires disruption and disturbance, and likely will result in damage or destruction of trees and other vegetation within the boundaries of the septic area.

RB
Copy: file

From: raztecengr@comcast.net [mailto:raztecengr@comcast.net]

Sent: Wednesday, June 22, 2011 12:03 PM

To: Bricker, Robert

Subject: Fw: Wharff Prcs.

Mr. Bricker

Per our conversation of last week, I have attached the perc information you gave me from your file some months ago, for this site on Wharff Lane. Per our conversation you said that you had trouble locating the file. As you are aware we have already submitted a Perc Certification Plat for this property. The plan submitted reflects the same information obtained from the the results obtained from your file.

Please call with any questions or issues.

Mike Razavi, P.E.

Raztec Associates, Inc.

301-775-4394

Bricker, Robert

From: Bricker, Robert
Sent: Wednesday, March 07, 2012 12:50 PM
To: 'raztecengr@comcast.net'
Cc: Barth, Brenda
Subject: SDP-12-013

The mylar (O'Kane Property) has two omissions and an error.
Well #8 is not located in the same spot that was approved on the Percolation Certification Plan.
The 100-foot radii associated with each of the three well locations are omitted.
Also omitted is the symbol that accompanies the septic easement note (shown as Note 1 on this plan).
The mylar is being held at the Health Department for correction.

ROBERT BRICKER, CPSS, REHS/RS
ENVIRONMENTAL SANITARIAN SUPERVISOR
DEVELOPMENT COORDINATION SECTION, WELL AND SEPTIC PROGRAM
HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH
7178 COLUMBIA GATEWAY DRIVE
COLUMBIA, MD 21046

410-313-2691; fax, 410-313-2648
rbricker@howardcountymd.gov

CONFIDENTIALITY NOTICE

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

**HILLIS - CARNES
ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION**

Project Name: Wharf Lane Property SWM Boring No.: B-2
 Location: Howard County, Maryland Job #: 11277A

SAMPLER
 Datum: _____ Hammer Wt. 140 lbs. Hole Diameter: 6" Foreman: J. Parnell
 Surf. Elev.: 442.0 ft Hammer Drop: 30 in. Rock Core Diameter: _____ Inspector: _____
 Date Started: 7/26/2011 Pipe Size: 2 in. Boring Method: HSA Date Completed: 7/26/2011

Elevation/ Depth	SOIL SYMBOLS/ SAMPLE CONDITIONS	Description	Boring and Sampling Notes	Rec.	NMP	SPT Blows	SPT Blows/Feet Curve	
							N	Curve
442.0	D	Brown, moist, medium stiff, to hard, micaceous fine sandy SILT (ML)	Elevation estimated from plan topography	14"		2-3-6	9	
440.0	D		Topsoil 3"	16"		16-18-19	37	
437.5	D		No groundwater encountered while drilling	16"		8-8-12	20	
435.0	D			18"		20-26-28	54	
432.5	D	Brown, moist, hard, micaceous fine sandy SILT (ML); Decomposed ROCK		18"		28-30-31	61	66
430.0	D	Bottom of Boring at 12.5'						

SAMPLER TYPE
 DRIVEN SPLIT SPOON UNLESS OTHERWISE NOTED
 FT. - PRESSURE SHELL TUBE
 CA - CONTINUOUS FLIGHT AUGER
 RC - ROCK CORE

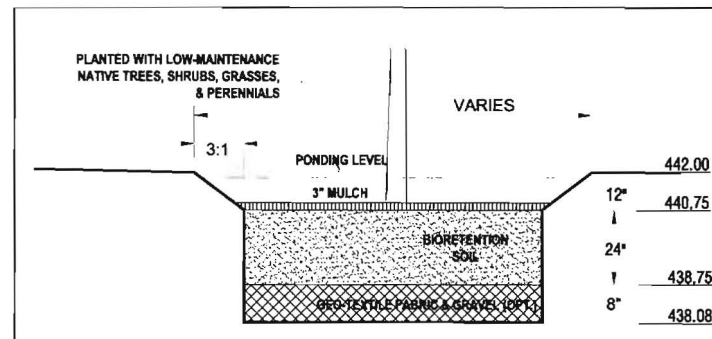
SAMPLE CONDITIONS
 D - DISINTEGRATED
 I - INTACT
 U - UNDISTURBED
 L - LOST

GROUND WATER
 AT COMPLETION: Dry ☒ ☐
 AFTER 24 HRS.: Dry ☒ ☐
 AFTER ____ HRS.: ☐ ☐

CAVE IN DEPTH
 5.6 ft
 5.0 ft

BORING METHOD
 HSA - HOLLOW STEM AUGERS
 CFA - CONTINUOUS FLIGHT AUGERS
 DC - DRIVING CASING
 MD - MUD DRILLING

STANDARD PENETRATION TEST DRIVING 2" O.D. SAMPLER 1" WITH 140# HAMMER FALLING 30". COUNT MADE AT 6" INTERVALS.



BIORETENTION - 2 CROSS SECTION

from
SDP-12-013

... overflow from
"micro bioretention is
"overland flow"
Mike Razavi, P.E.
9/6/2011
rb

Bricker, Robert

From: Bricker, Robert
Sent: Wednesday, July 06, 2011 10:39 AM
To: 'raztecengr@comcast.net'
Subject: RE: 4825 Wharff_Perc cert
Attachments: Wharff Lane-4825_OKaneProp_Septic Reserve Proposal_RazTec.pdf

See attached PDF, a depiction of how septic reserve boundaries may be proposed based on field review of topographic features effecting potential septic reserve area represented by tests conducted in 1975.

Robert Bricker, CPSS, REHS/RS
Environmental Sanitarian Supervisor
Well and Septic Program

410-313-2691

From: raztecengr@comcast.net [mailto:raztecengr@comcast.net]
Sent: Thursday, June 30, 2011 12:17 AM
To: Bricker, Robert
Subject: Re: 4825 Wharff_Perc cert

Mr. Bricker

Per your request the perc. test locations have been staked in the field. Please update us on the status, once you have more information.

Thanks

Mike Razavi, P.E.
Raztec Associates, Inc.
301-775-4394

From: Bricker, Robert
Sent: Thursday, June 23, 2011 2:10 PM
To: raztecengr@comcast.net
Subject: 4825 Wharff_Perc cert

Mr. Razavi,

In reference to the draft perc cert you submitted, I have found that you represented the location and dimensions of the formerly proposed septic reserve fairly accurately. I also found that you represented the perc locations accurately with regard to the information contained in documents maintained by the Health Department.

A field review is required for a thorough assessment of your proposal. So that I have accurate reference points, I need for you to stake the 5 perc test locations that you have indicated on the submitted plan. Send a notice to me when the stakes are in place.

The Bureau of Environmental Health will issue comments about the proposal after the field review. If you have questions concerning this process, you may contact me by email or phone.

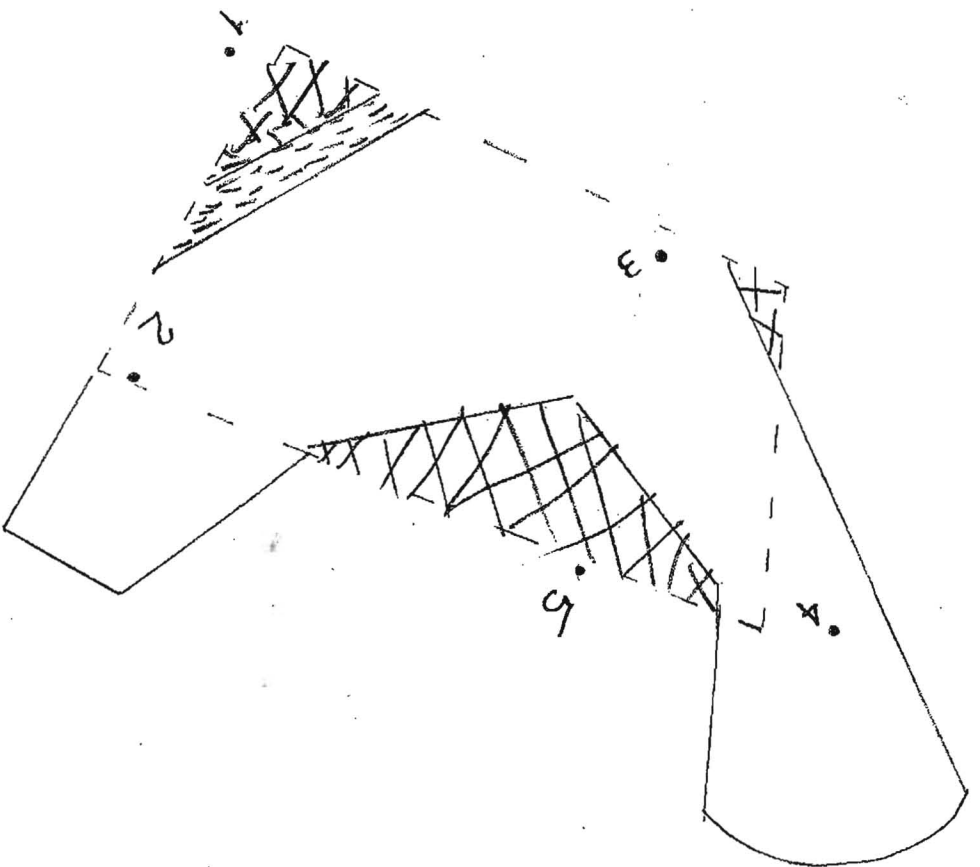
Robert Bricker, CPSS, REHS/RS
Environmental Sanitarian Supervisor
Well and Septic Program

410-313-2691

O'Kane Property Septic Reserve Proposal

July 6, 2011

rcg



--- Property Line

10 Perc Test location

[] Proposed Septic Reserve

XXX Area to exclude from proposed septic reserve

Redefined boundary of proposed Septic Reserve

Optional area to include or exclude

Bricker, Robert

From: Bricker, Robert
Sent: Thursday, June 23, 2011 2:11 PM
To: 'raztecengr@comcast.net'
Subject: 4825 Wharff_Perc cert

Mr. Razavi,

In reference to the draft perc cert you submitted, I have found that you represented the location and dimensions of the formerly proposed septic reserve fairly accurately. I also found that you represented the perc locations accurately with regard to the information contained in documents maintained by the Health Department.

A field review is required for a thorough assessment of your proposal. So that I have accurate reference points, I need for you to stake the 5 perc test locations that you have indicated on the submitted plan. Send a notice to me when the stakes are in place.

The Bureau of Environmental Health will issue comments about the proposal after the field review. If you have questions concerning this process, you may contact me by email or phone.

Robert Bricker, CPSS, REHS/RS
Environmental Sanitarian Supervisor
Well and Septic Program

410-313-2691

From: raztecengr@comcast.net [mailto:raztecengr@comcast.net]
Sent: Wednesday, June 22, 2011 12:03 PM
To: Bricker, Robert
Subject: Fw: Wharff Prcs.

Mr. Bricker

Per our conversation of last week, I have attached the perc information you gave me from your file some months ago, for this site on Wharff Lane. Per our conversation you said that you had trouble locating the file. As you are aware we have already submitted a Perc Certification Plat for this property. The plan submitted reflects the same information obtained from the the results obtained from your file.

Please call with any questions or issues.

Mike Razavi, P.E.
Raztec Associates, Inc.
301-775-4394

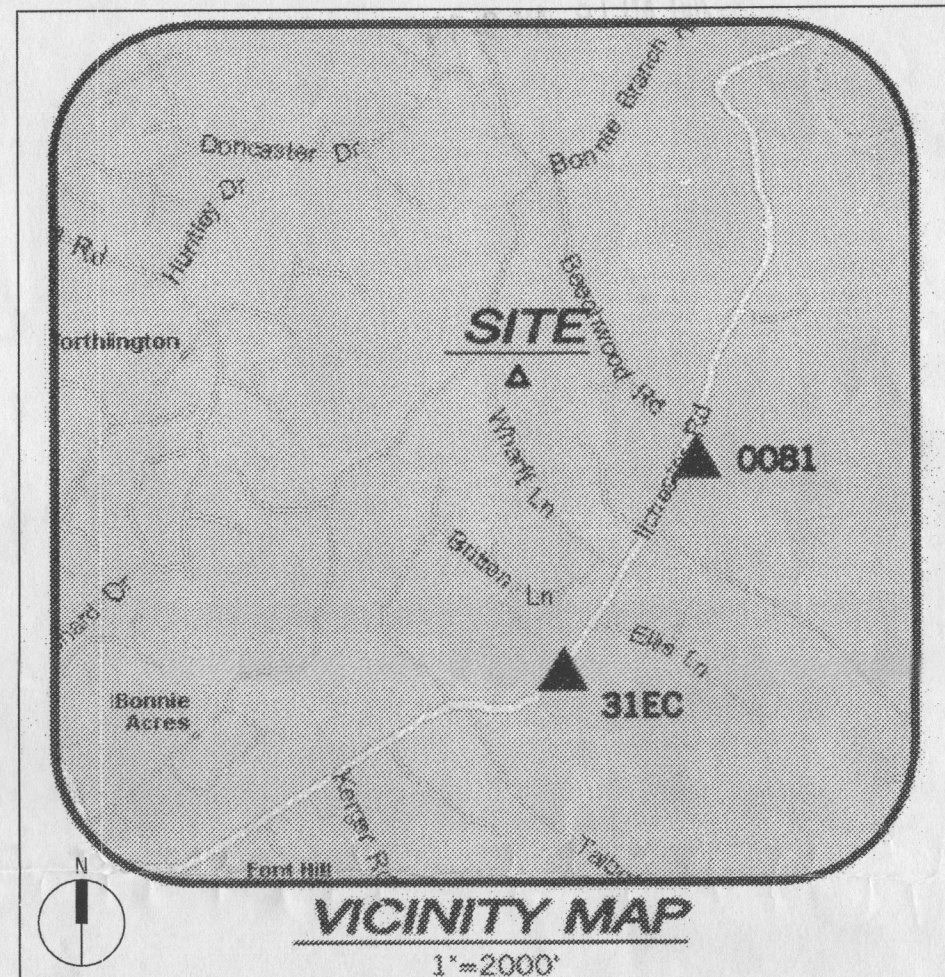
FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
4/17/11	RE: 4825 Wharff Lane
	I spoke with Don Lieu, HoCo Utilities,
	concerning potential plans for
	extending public utilities onto Wharff Lane
	in vicinity of subject property.
	Mr. Lieu stated that a proposal had been
	presented to the public several years ago
	to extend utilities in a R-O-W from
	Bonnie Branch. The proposal 'fell through'.
	No plans currently exist to extend utilities
	onto Wharff Lane where they would be
	accessible to #4825.
	Robert Binder



LEGEND

- PROPOSED BOUNDARY
PROPOSED BUILDING
PROPOSED CONTOURS
EXISTING CONTOURS
BUILDING RESTRICTION LINE
PROPOSED SUPER SILT FENCE
LIMITS OF DISTURBANCE
DRAINAGE DIVIDE
ALL SLOPES \geq 25%
SPECIMEN TREE
SPECIMEN TREE TO BE REMOVED
WATER SUPPLY WELL
SOIL MAP UNIT DELINEATION
PERCOLATION TEST



"Approved For Private Water and Private Sewerage Systems"

Bryan for Peter B. Bilezikian
Health Officer, Howard County Health Dept.
Date 9/8/2011

- MDE statement for lots created after March 1972:

"This area designates a private sewage disposal area of at least 10,000 sq. ft. as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have authority to grant adjustments to the private sewage easement Recordation of a revised sewage easement shall not be necessary."

NOTES:

- Any changes to a private sewage easement shall require a revised percolation certification plan.
- The topography of this plat is based on a field survey by Point To Point Land Surveyors.
- All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown.
- The lot(s) shown hereon complies/comply with the minimum ownership width and lot area as required by the Maryland Department of Environment.
- The well to serve the proposed residence shall be drilled and the Well Completion Report approved by the Health Department prior to Building Permit approval.
- Installation of septic drainfield lines requires disruption and disturbance of soil and soil organisms, and likely will result in damage or destruction of trees and other vegetation within the defined boundaries of the sewage easement.

PURPOSE STATEMENT.
THE PURPOSE OF THIS PLAN IS TO ESTABLISH A SEWAGE DISPOSAL AREA AND WELL RESERVE FOR (TAX MAP 31) PARCEL 634.

EXISTING ADJACENT SEPTIC SYSTEM:

The existing septic system shown on the adjacent property is based on information from available Howard county, health department records. No visible information in records to this system, were observed at the site.

PROFESSIONALS' REVIEW STATEMENT:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER: 22742 EXPIRES: JUNE 15, 2012

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
Chief, Division of Land Development
Director

REV# DATE

OWNER

BONNIE & BRYANT O'KANE
6319 ARBOR WAY,
ELKBRIDGE, MARYLAND 21075-6878
TEL: 410-379-6212

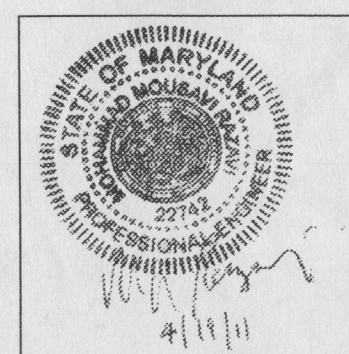
RAZTEC ASSOCIATES, INC.

civil engineers & planners

3451 Emy's place
Monrovia, Maryland 21770

Tel (301) 775-4394
Fax (301) 831-9415
email: raztecengr@comcast.net

SEAL



PERCOLATION CERTIFICATION PLAT

O'KANE PROPERTY PARCEL 634
WHARFF LANE, ELLICOTT CITY
HOWARD COUNTY, MARYLAND
ZONE: R20
TAX MAP 31
SECOND ELECTION DISTRICT

SCALE
1" = 40'

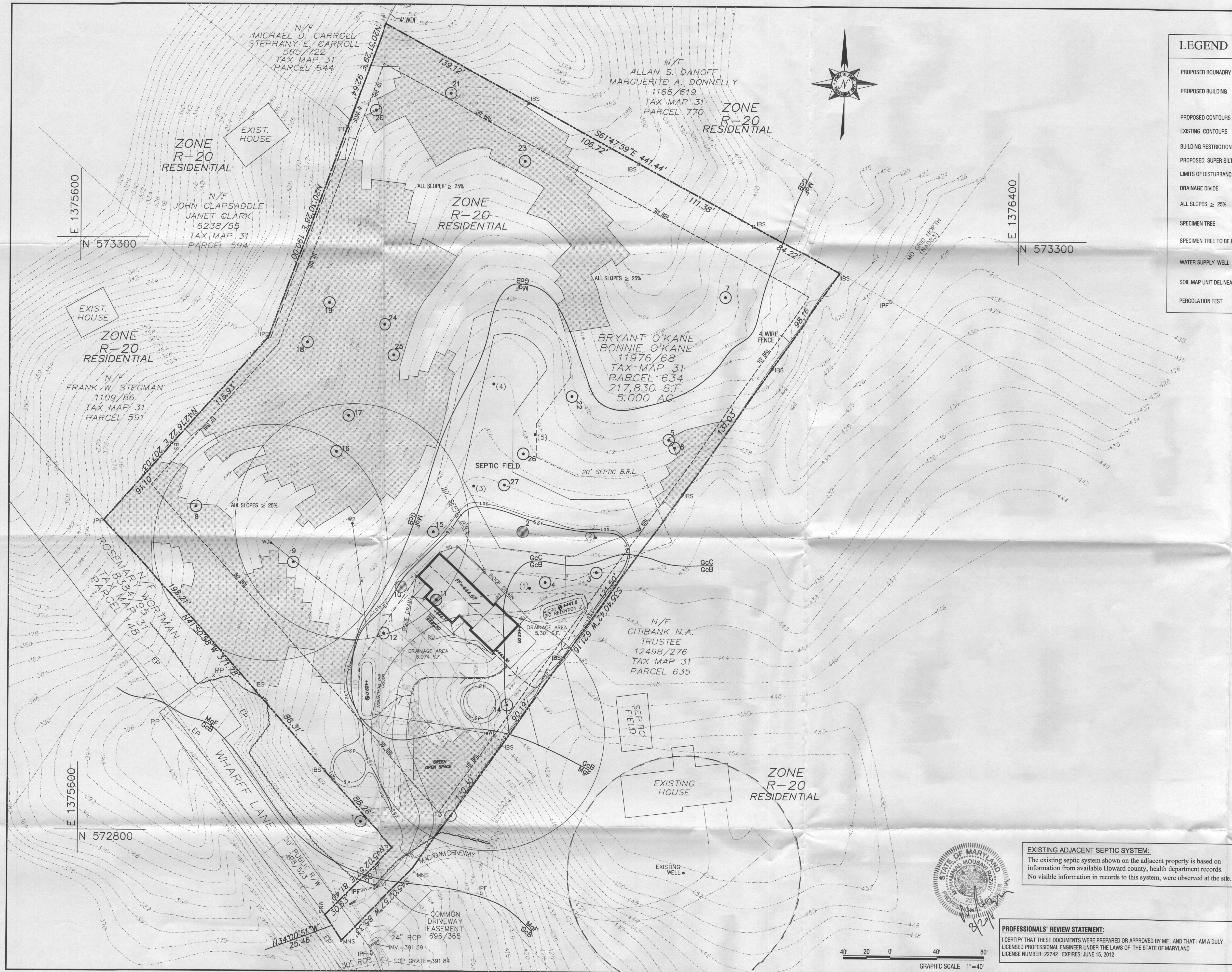
CHECKED BY:
MR

DRAWN BY:
HP

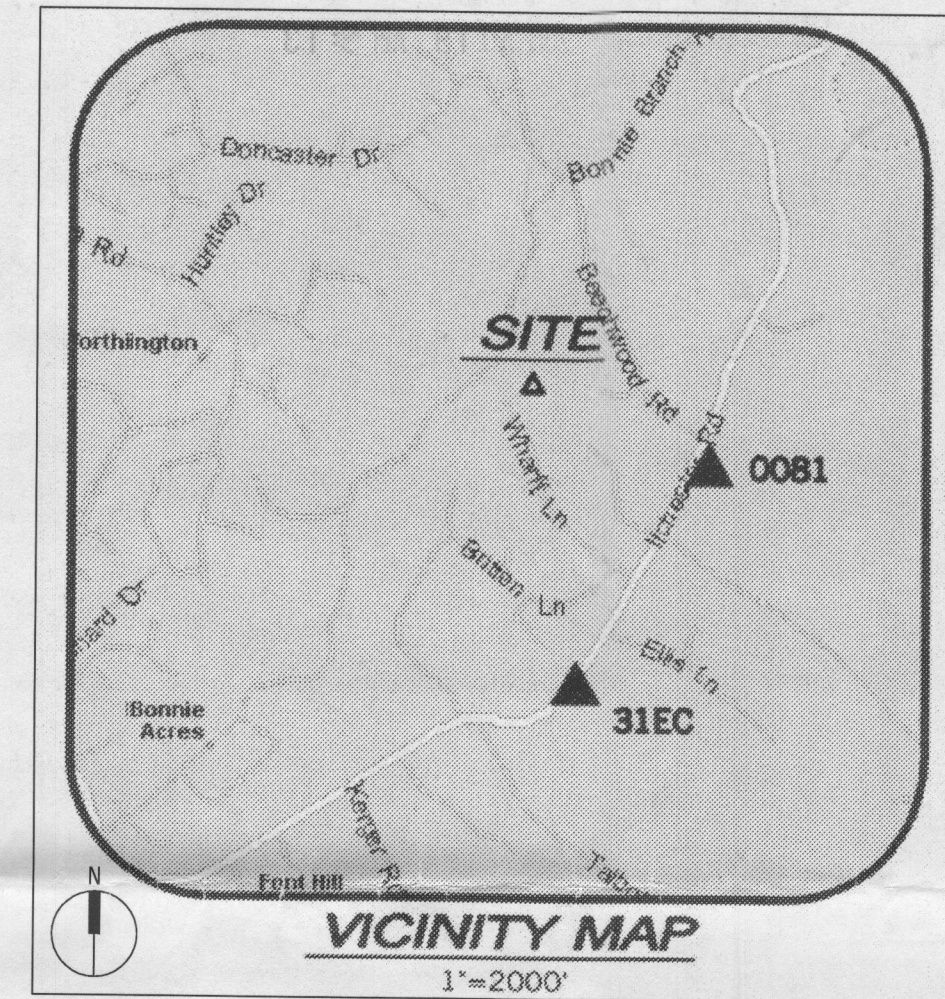
DATE
APRIL, 2011

SHEET NUMBER

1 of 1



LEGEND	
PROPOSED BOUNDARY	---
PROPOSED BUILDING	[Rectangle]
PROPOSED CONTOURS	480
EXISTING CONTOURS	480
BUILDING RESTRICTION LINE	10' BBL
PROPOSED SUPER SILT FENCE	SSF
LIMITS OF DISTURBANCE	L.O.D.
DRAINAGE DIVIDE	---
ALL SLOPES ≥ 25%	[Symbol]
SPECIMEN TREE	●
SPECIMEN TREE TO BE REMOVED	●
WATER SUPPLY WELL	W1
SOIL MAP UNIT DELINEATION	MgF GcB
PERCOLATION TEST	●(1)



"Approved For Private Water and Private Sewerage Systems"

Brian P. Bilezikian 9/8/2011
Health Officer, Howard County Health Dept. Date

- MDE statement for lots created after March 1972:
- "This area designates a private sewage disposal area of at least 10,000 sq. ft. as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have authority to grant adjustments to the private sewage easement Recordation of a revised sewage easement shall not be necessary."

- NOTES:
- Any changes to a private sewage easement shall require a revised percolation certification plan.
 - The topography of this plat is based on a field survey by Point To Point Land Surveyors.
 - All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown.
 - The lot(s) shown hereon complies/comply with the minimum ownership width and lot area as required by the Maryland Department of Environment.
 - The well to serve the proposed residence shall be drilled and the Well Completion Report approved by the Health Department prior to Building Permit approval.
 - Installation of septic drainfield lines requires disruption and disturbance of soil and soil organisms, and likely will result in damage or destruction of trees and other vegetation within the defined boundaries of the sewage easement.
- PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAN IS TO ESTABLISH A SEWAGE DISPOSAL AREA AND WELL RESERVE FOR (TAX MAP 31) PARCEL 634.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division _____ Date _____

Chief, Division of Land Development _____ Date _____

Director _____ Date _____

REV#	DATE

OWNER

BONNIE & BRYANT O'KANE

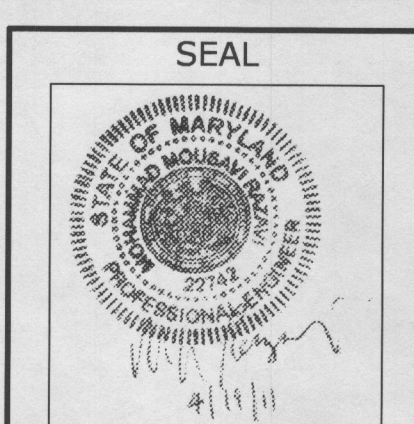
6319 ARBOR WAY,
ELKBRIDGE, MARYLAND 21075-6878
TEL: 410-379-6212

RAZTEC ASSOCIATES, INC.

civil engineers & planners

3451 Emy's place
Monrovia, Maryland 21770

Tel (301) 775-4394
Fax (301) 831-9415
email: raztecengr@comcast.net



PERCOLATION CERTIFICATION PLAT

O'KANE PROPERTY PARCEL 634
WHARFF LANE, ELICOTT CITY
HOWARD COUNTY, MARYLAND

ZONE: R20
TAX MAP 31

SECOND ELECTION DISTRICT

SCALE
1" = 40'

CHECKED BY:
MR

DRAWN BY:
HP

DATE
APRIL, 2011

SHEET NUMBER
1 of 1