Davis, Michael J

F	rom:	

Davis, Michael J

Sent:

Wednesday, May 27, 2015 12:38 PM

To:

'jayna@tamara4homes.com'

Subject:

FW: Request for determination of 5621 Oakland Mills Rd to remain on septic vs

connecting to public sewer

Attachments:

PastedGraphic-4.png; 5621 oakland mills septic inspection report.pdf

Ms. Jayna Kucik,

Kevin Wolf had to be off unexpectedly today, so he forwarded me your email knowing that you were looking a quick response. I have reviewed the On-site Sewage Treatment System (OSDS) Inspection Report and see that that the inspector performing the septic certification has determined the following:

"Hose is served by public water. The septic tank is lid is broken and the center seam is leaking. The tank needs to be a water tight vessel. This tank needs to be replaced or the house needs to be hookedd to public sewer if available. At this time we have not received word from the county on either of these two issues."

The property is located in the Metropolitan District and I have confirmed with the Bureau of Utilities that the public sewer is adequate and available. I have also confirmed the presence of both gas and water lines in the area of the connection on Oakland Mills Road. I recognize that the expected cost of the public sewer connection will be more than the cost of the tank replacement and potentially more than other public sewer connections due to the gas and water lines. However, the long term cost to the future owner(s) by allowing the more short term repair/replacement of the tank is not known. If the OSDS installed in 1966 and repaired in 1988 fails in the future or we receive a building permit application for a future addition, a public sewer connection will most likely be required at that time.

Based on the information we have at this point in time, three quotes from utility contractors will be required to determine if the Health Department will allow a septic tank replacement for a property within the Metropolitan District.

Michael J. Davis Assistant Director Bureau of Environmental Health Howard County Health Department

From: Wolf, Kevin

Sent: Wednesday, May 27, 2015 7:34 AM

To: Davis, Michael J

Subject: Fwd: Request for determination of 5621 Oakland Mills Rd to remain on septic vs connecting to public sewer

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Jayna Kucik < jayna@tamara4homes.com>

Date: 05/26/2015 1:47 PM (GMT-05:00)

To: "Wolf, Kevin" < KWolf@howardcountymd.gov>

Subject: Request for determination of 5621 Oakland Mills Rd to remain on septic vs connecting to public sewer

Health Department C/O Kevin Wolf

I am writing to request a definitive answer regarding the replacement of a septic tank at 5621 Oakland Mills Rd. On May 11, 2015 the septic system was inspected by a certified licensed Septic Inspector. It was noted that the septic tank was cracked and needed replacement. The report is attached in this email for your review.

Since the subject property is located in the metropolitan district there is a public sewer line available. However, upon researching this, the sewer line is at an "awkward" placement for this home. There is a water line and gas line in front of it. After speaking with several utility contracting companies, the following has been brought to my attention.

First, it would cost on average \$1,000 per estimate to have the utility contractors come out and do the necessary testing to determine the full extent of the project. I have been told that there would need to be a minimum of 3 separate estimates for a formal cost analysis.

Second, I have been given guesstimates from the utility companies that they believe the cost would be in excess of \$30K and probably closer to \$50K. There were some contractors that said they were not even interested.

Lastly, based on the inspection, the septic system is not failing. The tank is what needs to be replaced.

Please understand that time is of the essence, and we need to have an answer honestly by tomorrow. We are scheduled to settle on this home purchase on June 3rd and we need to have certain documents and certifications signed and received.

Please let me know if you need anything else from me or if you have any questions.

Thank you!

Jayna Kucik, Realtor



Gets you moving!

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W.C. & A.N. Miller Realtors, A Long and Foster Co.

443-465-0320 cell

202-966-1400 office

iayna@Tamara4Homes.com

www.Tamara4Homes.com

I greatly appreciate referrals from friends and former clients. Thank you for your referrals!

ONSITE SEWAGE TREATMENT

SYSTEM INSPECTION REPORT

	red: <u>5/6/15</u>		J <u>ayna</u>	<u>Kucik</u>		
	of Inspection:5/11/15	FAX to: -				
mail to: -				······································		
ite Addres		•	Address:			
621 Oakla	and Mills Rd.	<u> </u>				
		-				
olumbia N	Иd, 21045	-				
^		urah as massibl		لمسماسي		
	. General Information – obtain as r Age of dwelling 49 Yrs	nuch as possible	e wnen c	raerea		
		Yrs				
	Number of people occupying dwell					
J.	Sellers: 0 Anticipated: 3					
4.	Number of bedrooms in dwelling: 3					
5,			□Unk	nown		
6.					unknown	Months
	Has there ever been a backup in the					
	List any repairs made to the system					
	□None There has been a Bullre		d to alter	nate be	tween the dr	vwells. Also a
	new rear baffle.					
0	Heathe system been increased by	nthanal [Van	NZI N. I.			
э.	Has the system been inspected by o	omers: Lifes	MINU			
	If yes, did it fail?	□Yes	⊠No			
10.	. Date the treatment tank was last p	umned: Unkno	wn			
10.	•	•				
	How frequent? s			_		
11.	. Is there a garbage disposal?		□ Yes	⊠No	□Unknown	, 1
•	. Is there a gray-water run-off or drai					
****	- '	- •				
	If yes, Please give location: -					
		· · · · · · · · · · · · · · · · · · ·				
•	Additional Comments:					
	•					
				······································		
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			· · · · · · · · · · · · · · · · · · ·			

Insp. No	
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		ank Type: <u>concrete Size: 1250 Gallons</u> s: <u>- Tank level is low</u>
		ment System Type: <u>Drywells</u> <u>Size: -sqft</u> s: <u>Drywells are empty</u>
		t of the system below a deck, pool, or driveway? □ Yes ⊠No ase give details:
В.	Evaluatio	on Procedures – Check the appropriate boxes
Yes	No	
Ø		Locate, access, and open the tank cover.
		Approximate depth of tank access below grade: 1 Feet/Inches
[]	, [-1	If at grade, is the cover "child proof"? \(\subseteq \text{Yes} \) \(\subseteq \text{No} \)
X		Open inspection port over inlet baffle to check water level in tank and that inlet baffle is clear of debris.
\boxtimes		Operation test:
K7	لبنيا	Flush all toilets once and run all fixtures to determine that they flow into the
		treatment tank. Introduce water into the system at the rate of 3-4 gpm (this
		is the flow of one spigot fully opened) for 20-30 minutes.
		Observe level of water in treatment tank.
		Comments: Flowing into tank but tank is half empty
	\boxtimes	Pump out primary treatment tank, listen and observe for backflow into the
		tank from the outlet pipe.
\boxtimes	. 🗆	Locate operation levels in the tank:
		☐ Above ⊠ Below – the outlet elevation
		Comments: tank seam is leaking
\boxtimes		Inspect the condition of the primary treatment tank (for cracks, infiltrations,
		deterioration, or damage).
\boxtimes		Check integrity of the inlet and outlet baffles (for deterioration or damage).
	_	Use a flashlight and mirror. It should not be necessary to enter tank.
\boxtimes		Properly close the tank, cover and backfill.

		Is there a check valve, is the purge hole present?	
		Is there a high water alarm?	☐Yes ☐No
		Does the alarm work?	□Yes □No
		Do electrical connections appear satisfactory?	□Yes □No
		Can surface water infiltrate into the tank?	□Yes □No
		Did you clean the pump tank?	□Yes □No
	\boxtimes	Probe the drainage area to determine its location ar	nd to check for excessive
	,	moisture, odor and/or effluent. Is there-	
		Any Indication of a previous failure?	□Yes ⊠No
		Seepage visible in the lawn?	□Yes ⊠No
		Lush vegetation present?	□Yes ⊠No
		Ponding water in the aggregate?	□Yes □No
		An even distribution of affluent within the field?	□Yes □No
\boxtimes		Determine the approximate distance between wate	r well and soil system.
		Approximate distance is 100'+ ft	
		Is this distance within local code requirements?	⊠Yes □No
— F eds to	be a wa	ter tight vessel. This tank needs to be replaced or the	nouse needs to be nooke
eds to		le. At this time we have not received word from the o	
eds to	if availab		
eds to	if availab	Public mater Pessem Frankling mills	ounty on either of these i
eds to	if availab	Public mater Public mater Resystem Front Seaking Mils TANK	ounty on either of these i

D.

Checklis	st Sur	mmary
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Th	e condition of the -	Acceptable	Unacceptable
1.	Treatment Tank is		\boxtimes
2.	Absorption System is		
3.	If used, the pump is		

E. Company Disclaimer

Based on what we were able to observe and our experience with on-site waste-water technology, we submit this System Inspection Report based on the present condition of the on-site sewage treatment system. <u>Billings Outback Septic</u> has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristic, previous failures, etc.) which may effect the proper operation of a septic system as well as the inability of our company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer.

Billings Outback Septic DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. We are also not ascertaining the impact the system is having on the ground water.

Inspecting Company
Billings Outback Septic
180 Obrecht Rd.
Millersville MD 21108

Phone (410) 544-0564 NAWT Member No. <u>NA 7718WT</u> <u>AA-0157</u>

I have studied the information contained herein and that my assessment is honest, thorough and, to the best of/my ability, correct.

Greg Billing

Owner

1/15/88 10:36

Taro ID-06-408508

PERMIT

A REPAIR

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH*

IDIRICI ..

HOWARD COUNTY

BUREAU OF ENVIRONMENTAL HEALTH 1 461-9933

INDEXED

DATE SYSTEM APPROVED 7/15/88

INSPECTOR CWEEL

Mr. Baker	/Waterloo Sanitation IS PERMITTED TO II	NSTALLALTERX
ADDRESS 7311 Wash	ington Boulevard, Elkridge, MD 21227 PHONE	799-1942
SUBDIVISION MAP 36	1.97 4	LOT
PROPERTY OWNER!	Till Charles Johnson (GRAIN	HAYWARD)
ADDRESS TELEPHONE +	Memphs 1-901-308-6063 5621 Oakland Mill Road	
DIRECTIO	ONS - THUNG CHILL. TO SOHOF TO BAKLADO MILL. SED INCREASE SEPTIC TANK CAPACITY BY 50% AND ABSORPTION AREA BY :	22%.
GARBAGE GRINDER? YE	s NO _X	
SEPTIC TANK CAPACITY	1000 GALLONS NUMBER OF BEDROOMS3	•
REPAIR - CALL FO	R INSPECTION WHEN GROUND IS OPENED UP SO SANITARIA	N CAN RECOMMEND REPAIR
7/15/88		
Re	TURN ORIGINAL DAYWELL TO SERVEE BY UNPL	166 (~)6
•	LINE AT PISTAGUITION BOX., LUT OFF FAILING	•
. , , , , , ,	ADDITION TO SYSTEM ANTICIPATED AT THIS TIME	
PLANS APPROVED BY	C. Williams	DATE 7/11/88
COVER NO WORK UNTIL INSPECT	ED AND APPROVED.	***************************************
•	COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION	OF ANY SYSTEM.
NOTE: CLEANOUT REQUIRED EX	ERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELD	os
NOTE: ALL PARTS OF SEPTIC SYS	STEMS (I.E., TANK, DISTRIBUTION BOX, TRENCHES) TO BE 100 FEET FROM WELL. (UNLESS OTHERW	VISE SPECIFICALLY AUTHORIZED)
NOTE: IF DEEP TRENCH(ES) ARE	USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCHIES).	
NOTE: NO DRY WELL SHALL EX	CEED 15 FOOT IN DIAMETER. NO ABSURPTION TRENCH TO EXCEED 100 FEET IN LENGTH.	
NOTE: ALL PIPE FROM HOUSE T	O SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 40 PVC OR ABS.	
PERMIT VOID AFTER TWO YEARS		
NOTE: INSTALL STAND PIPE ON ACCEPTED, IF TOP OF SE	SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON. CONCI PTIC TANK IS DEEPER THAN 3 FEET, MANHOLE TO GRADE REQUIRED.	RETE OR TERRA COTTA OR PVC OR ABS
NOTE: DISTRIBUTION BOXES MU	IST HAVE BAFFLES.	

*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APROVAL ON THIS PERMIT

*CALL 461-9933 FOR INSPECTION OF SEPTIC SYSTEMS.

EH - 2-1186

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	INDICATI	E NORTH NAME ADJOIR	ING ROADWAY AS BASE LINE.		· · · · · · · · · · · · · · · · · · ·
1					• ,
SEPTIC TANK, LEVEL		CLEA	NOUTS		
DISTRIBUTION BOX, LEVE	EL				
DRAIN FIELD/TILE FIELD.	DEPTHFT. TRE	ENCH WIDTH	FT. INLET	DEPTH FT.	
EFFECTIVE GRAVEL DEP	TH	FT. TOTAL LEN	9TH	FT.	
NUMBI	ER OF TRENCHES	ONE SIDEW	ALL/BOTTOM AREA		FT.
DRYWELL INSIDE DIAMET	ER F	T. EFFECTIVE	DEPTH BELOW INLET.	<u>9</u> гт.	
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Been	removed. TTBE	siled Add	1 375 50	in ft of sy:	stem - 83
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DATE SYSTEM APPROVE	2/15/88		$\frac{> \beta}{1}$	1cwilling	

of the 3PM

PERMIT

SEWAGE DISPOSAL SYSTEM

P 11427

MARYLAND STATE DEPARTMENT OF HEALTH

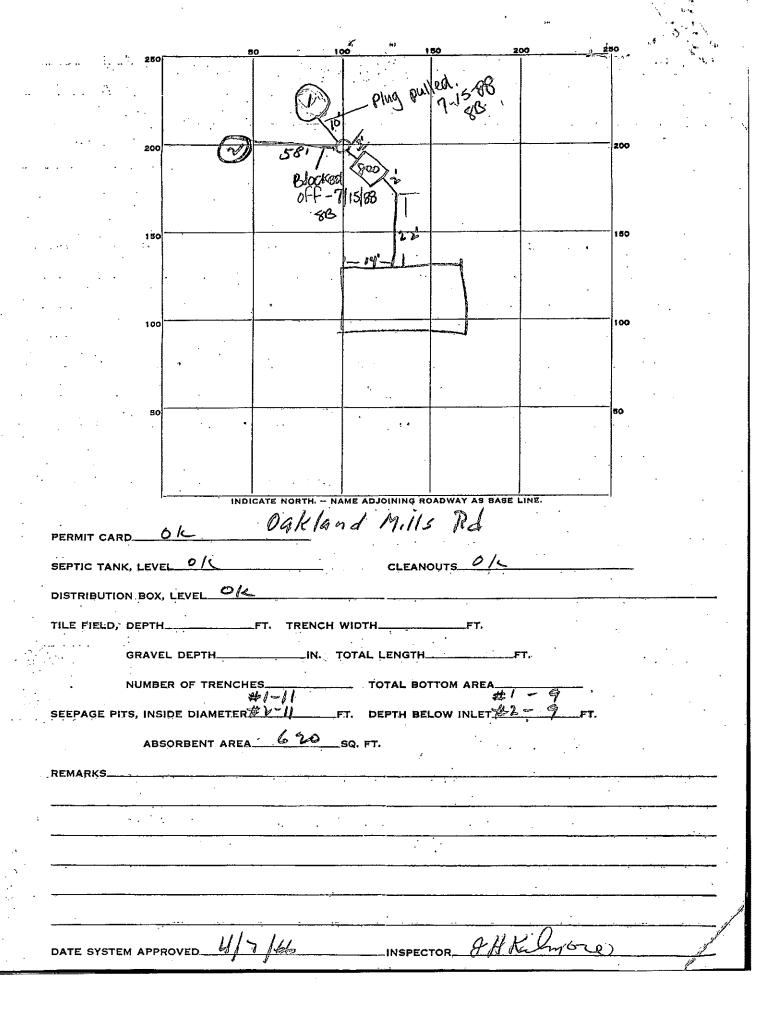
HOWARD COUNTY

INDEXED

ELLICOTT CITY
DISTRICT 6
DATE 1/18/66

W. W. Wagner	IS PERMITTED TO INSTALL XALTER
DDRESS Gamber Road, Finksburg, Maryland	PHONE
SEWAGE DISPOSAL SYSTEM LOCATED AT Calcland	Mills Rd.
SEWAGE DISPOSAL-STOLLIN COOKIED AT	
UBDIVISIONROA	D Oakland Mills Rd. LOT
ROPERTY OWNER Charles W. Wickes & Wife	a Ku J
DDRESS Oakland Mills Rd., Ellico	ott City, Md.
PECIFICATIONS - 3 bedrooms	
DRAIN FIELD DEPTHFEET, BOT	TTOM AREASQ. FT.
SEEPAGE PITS ABSORBENT SIDE-WAL	L AREASQ FT.
SEPTIC TANK CAPACITY	750 GALLONS
FOR GARBAGE GRINDER, INCREASE DISPOSA	AL AREA 22% & TANK CAPACITY 50%.
OTHER Two dry wells each 10 ft. in dia.	by 9 ft. deep below the inlet pipe.
First dry well to be located 12 ft. from r	ear lot line and 18 ft. from left sic
line as seen when facing lot from Oakland	
least 30 ft. from first one measured edge	•
below present grade.	the state of the s
LANS APPROVED BY J. H. Kilmore	•
ILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEF	

A 103/6



RECORDE

APPLICATION

Α.	10316	
		.*
P		

SEWAGE DISPOSAL TESTING

HOWARD COUNTY	ELLICOTT CITY
Saple Tank - 750 gallons	pistrict6
2 Dry relle 10 ft in dia by 9 4	DATE 6/11/65
Themletones, Furt dry well	2 to be located 12 ft has
the time and to for from	and made dans as seen
when formy lot from oaklant	ad malls Ad Sand drywell
to be at least 30 ft from find docate what pipes 3 ft below in	en I granta in a ge to wife,
TO: THE COUNTY HEALTH OFFICER	
ELLICOTT CITY, MARYLAND	
I, HEREBY, APPLY FOR THE NECESSARY TESTS IN ORDER DISPOSAL SYSTEM	TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE
Chanles W Wickes & Wife	
	DT G 51/67
ADDRESS Oakland Mills Rd., Ellicott City,	Md. PHONE RI 7-7405
PROPERTY LOCATION:	
SUBDIVISION	LOT NO.
	to Oakland Mills Rd turn left.
about	2 miles on Oakland Mills Rd lot
Pheside	road
OCCUPANT	PHONE
PERSON TO CONSTRUCT SYSTEM	
ADDRESS	PHONE
	TYPE GLDG
SIZE OF LOT .0994 acres	NUMBER OF BEORGOME
IF NOT SINGLE RESIDENCE DESCRIBE	
200	
SIGNATURE OF APPLICANT	
1 H. Kilmore 500 2 1	My wells DATE 6/20/65
APPROVED BY	D OV SYSTEM)
REJECTED BY FOR	DATE
HOLD PENDING FURTHER TESTS	DATE:
REASONS FOR REJECTION OR HOLDING	
the second of th	

THIS IS NOT A PERMIT

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TORTENS OAKLAND MILLS RE

DATE	TEST NO.	DEPTHOU	DDE.		1.	" DROP STOP	TIME
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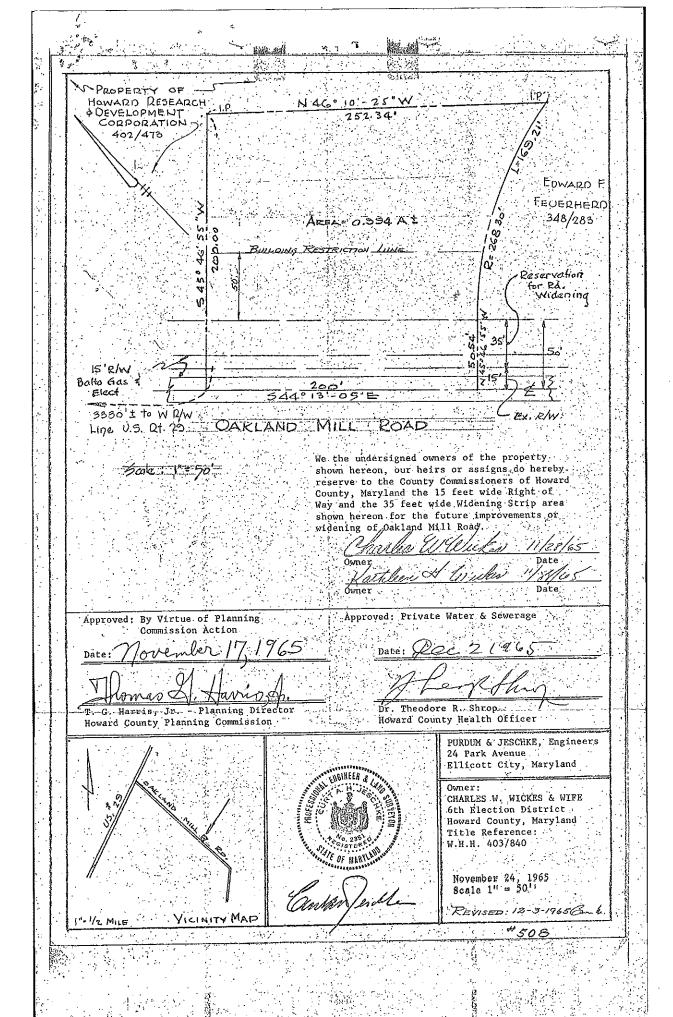
COIL	AHCED	FINDING

TESTED BY & HIE

DEMARKS

40798

572



STATE OF WARYLAND

WR-W-3

2-65
State Office Building
ANNAPOLIS, MARYLAND 21401

#### STATE OF MARYLAND

### DEPARTMENT OF



THIS REPORT
MUST BE SUBMITTED
WITHIN 30 DAYS
AFTER COMPLETION
OF THE WELL

#### WELL COMPLETION REPORT

WELL	COMPLETION REPORT	•	<u> </u>
W	Permit Number HUGG W 257) Owner (Agarren Tid Kinny Bink)		
WELL LOG State the kind of formations penetrated, color, their depth, their thickness, and if w bearing	their State the kind and size	REEN RECORD and position of casing, and other accessories (if ameter of well).	Address 2910 Buds 10 St Subdivision Lot
diet 0-		DIAM. FEET from to	PUMPING TEST Hours Pumped Type of Pump Used Pumping Rate Gallons per Minute
dirt 0- guelesund 19-4 sandstone 46-	57		WATER LEVEL  Distance from land surface to water:  Before Pumping 20 Ft.
Water entering 52-54 go			When Pumping 44 Ft.  APPEARANCE OF WATER  Clear Cloudy 1
52-546			Odor Work  Height of Casing Above Land
			Surface Ft.  PUMP INSTALLED  Type // Orce
			Capacity Gallons per Minute Gallons per Hour Pump Column Length Ft.
		Show permanent structu	OF WELL ON LOT pres such as building(s), septic admarks and indicate not less urements) to well,
		THore	NORTH
		FP. 375.	net ]
Date Well Well D Was Completed 7/1/66 Signate	riller Lieseff B		Ψ