




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

MEMORANDUM

Sent via email to tkeane@trinityhomes.com on 6/3/2015

TO: Trinity Homes
Attn: Tim Keane

FROM: Kevin M. Wolf, L.E.H.S., EHS Supervisor 
Groundwater Mgmt. Sec.
Well & Septic Program

DATE: June 3, 2015

RE: 9060 Upton Road – *Maple Grove*
Ellicott City, MD 21042
M. 24, G.05 P. 41– 2.993AC
(Demolition of existing structures – rebuild new subdivision)

This is to advise that the Howard County Health Department recommends issuance of the demolition permit for the above referenced property.

The existing well that was utilized for the above referenced property was a hand dug well with a spring. This well has been located and sealed according to COMAR 26.04.04.34. Abandonment report was submitted by Ralph Mayne (MSD 117) on 7/9/2014 to this office to confirm well abandonment completion.

The existing septic system on this property has been properly located and pumped out by Freedom Septic on 6/2/2014. Confirmation invoice of this process has been submitted by our office for completion. Abandonment of the existing septic system and its components may be completed during demolition. Documentation/invoice including pictures must be submitted to this office for record of compliance once this task has been have completed.

Current utility records show this parcel has access to public utilities. Future development will require this property to connect to public utilities per Howard County Code.

IF ANY WELL OR SEPTIC COMPONENTS ARE FOUND DURING SITE WORK, YOU MUST NOTIFY THIS OFFICE IMMEDIATELY!!

KMW
Cc: File



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 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

Dr. Peter Bellenson, M.D., M.P.H., Health Officer

DEMOLITION REQUEST FORM

(Please fill in all blanks)

Information of Property to be Demolished:

MICHAEL PEAV
 Current Owner's Name

9060 UPTON Rd. E.C. 21042
 Property Address

MAPLE GROVE (NEW)
 Subdivision (if applicable)

Lot # 41

CHRISTINE & CHARLES MANAHAN
 All Prior Owners' Names (if requested or known)

Tax Map 24

Parcel # E

Tax ID # 02-227517

NEW SUBDIVISION - MAPLE GROVE
 Purpose/Reason for Demolition

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

If a subdivision, SDP# _____ 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: Existing Septic has NOT functioned in some time to be abandoned
Existing well to be abandoned

*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:

TKeane
 Applicant's Name (please print)

443.324.9800
 Applicant's Phone #

TKeane@trinityhomes.com
 Applicant's Email

410.480.0013
 Applicant's Fax #

TKeane
 Applicant's Signature

9/8/14
 Date

3/1/2011

Wolf, Kevin

From: Tim Keane <tkeane@trinityhomes.com>
Sent: Thursday, May 21, 2015 1:11 PM
To: Wolf, Kevin
Subject: Fwd: 9060 Upton Road demo permit

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

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

From: "Lang, Joe" <JLang@howardcountymd.gov>
Date: 05/21/2015 12:59 PM (GMT-05:00)
To: Tim Keane <tkeane@trinityhomes.com>
Subject: RE: 9060 Upton Road demo permit

Tim,

Our records indicate the water service was connected on August 30, 1966.

Joe

-----Original Message-----

From: Tim Keane [mailto:tkeane@trinityhomes.com]
Sent: Thursday, May 21, 2015 12:04 PM
To: Lang, Joe
Cc: Wolf, Kevin
Subject: 9060 Upton Road demo permit

Hi Joe

We found no evidence of a well, could you tell me please tell me when the water went into service, the Health Dept. is trying to determine when the well may have been abandoned?

I have copied Kevin Wolf from Health, when you reply can you please reply to all.

Thx

tim

-----Original Message-----

From: Lang, Joe [mailto:JLang@howardcountymd.gov]
Sent: Wednesday, May 13, 2015 1:27 PM
To: Tim Keane
Subject: FW: Message from "RNP0026738B4D7D"

Good afternoon Tim,

Here is the Demolition Permit release letter for 9060 Upton Road. If you need any additional information please feel free to call me.

Thanks, Joe

Joseph Lang

Operations Supervisor II
Howard County Bureau of Utilities
Office # 410-313-4986
Fax # 410-313-4983

-----Original Message-----

From: savinscanner@howardcountymd.gov [mailto:savinscanner@howardcountymd.gov]

Sent: Wednesday, May 13, 2015 1:24 PM

To: Lang, Joe

Subject: Message from "RNP0026738B4D7D"

This E-mail was sent from "RNP0026738B4D7D" (MP 3053).

Scan Date: 05.13.2015 13:24:17 (-0400)

Queries to: savinscanner@howardcountymd.gov

Wolf, Kevin

From: Wolf, Kevin
Sent: Tuesday, May 19, 2015 9:14 AM
To: 'Tim Keane'
Subject: RE: Demo Permit for 9060 Upton Road, EC 21042

Tim,
Unfortunately for Public Health concerns, we need the abandoned well to be sealed by a licensed MD well driller prior to demo release. Please forward the copy of the well abandonment report and an invoice to the septic pump out to me. Then we can move forward with Demolition. The septic can be collapsed during demolition.
Kevin

From: Tim Keane [<mailto:tkeane@trinityhomes.com>]
Sent: Monday, May 11, 2015 12:05 PM
To: Martin, Sharhonda; Williams, Jeffrey; Wolf, Kevin
Subject: Demo Permit for 9060 Upton Road, EC 21042

Hi Jeff
We purchased a property located at 9060 Upton Road, EC 21042 for the purpose of subdivision.

The septic system has failed and has not been in use for some time, and the well has yet to be abandoned properly, however we want to demo the house for safety reasons.

Can you please issue a demo letter and I will have Freedom septic abandon the septic and Ralph Mayne abandon the well.

Thank you

Tim Keane
4433249806

Wolf, Kevin

From: Tim Keane <tkeane@trinityhomes.com>
Sent: Thursday, May 21, 2015 12:26 PM
To: Wolf, Kevin
Subject: RE: Demo Permit for 9060 Upton Road, EC 21042
Attachments: Manahan DoU demo letter.pdf; Manahan well abandonment report.pdf

May 21, 2015

Hi Kevin

This is a follow up to our telephone conference call today with you, me and Ralph Mayne.

Ralph and I met on site today and searched the entire property for evidence of a well, but could not find one.

The house was utilizing public water for some time, and at your request I reached out to Joe Lang with Bureau of Utilities to ascertain when the house went into public water service, I copied you on that correspondence.

Furthermore, I am attaching a copy of a well report for a well on the property that we had abandoned by Ralph in July 2014.

In conclusion, we will take great care, as we always do, in the event a well is found, to have Ralph immediately abandon the well appropriately.

Respectfully,

Tim Keane

From: Wolf, Kevin [<mailto:KWolf@howardcountymd.gov>]
Sent: Tuesday, May 19, 2015 9:14 AM
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Tim Keane
4433249806



MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION
1800 Washington Blvd., Baltimore, Maryland 21230 (410) 537-3784

WATER WELL ABANDONMENT-SEALING REPORT FORM

SUBMIT COPIES OF COMPLETED FORM TO:

- * COUNTY ENVIRONMENTAL AGENCY (contact MDE, WMA if address needed)
- * WELL OWNER
- * MDE, WATER MANAGEMENT ADMINISTRATION, WELL PROGRAM

DATE WELL ABANDONED: July 9 2014 (month/day/year)

* PERMIT NUMBER OF ABANDONED WELL (if any) N/A

* PERMIT NUMBER OF REPLACEMENT WELL: N/A

* PERSON ABANDONING WELL: Ralph E. WAYNE WELL DRILLER'S LICENSE NUMBER: 117

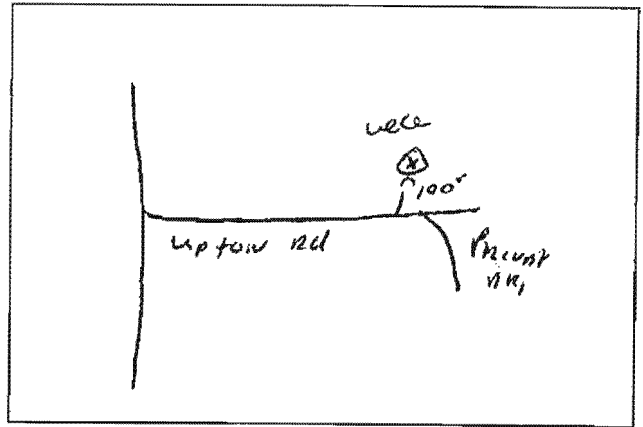
* OWNER'S NAME: Trinity Builders CIRCLE: MWD / MSD / MGD

* WELL LOCATION:
COUNTY: Howard
NEAREST TOWN: ELlicott City
TAX MAP BLOCK PARCEL
SUBDIVISION: -
SECTION: - LOT: -
STREET ADDRESS: 9060 Upton Rd

LATITUDE 39.27882

LONGITUDE 76.82403

SITE LOCATION MAP



* TYPE OF WELL BEING ABANDONED:
 DRILLED JETTED
 BORED HAND DUG
 OTHER (specify) _____

* USE CODE: DOMESTIC
 IRRIGATION MUNICIPAL/PUBLIC
 TEST/OBSERVATION INDUSTRIAL
 _____ GEOTHERMAL

* TYPE OF CASING:
 STEEL PLASTIC
 CONCRETE OTHER (specify) _____

SIZE OF CASING: 36 INCHES IN DIAMETER

DEPTH OF WELL: 7 FEET DEEP

WAS ANY CASING REMOVED? YES NO
If yes, length removed, in feet: _____

WAS CASING RIPPED OR PERFORATED? YES NO

LOG OF SEALING MATERIAL

MATERIAL	FEET	
	FROM	TO
Blue Stone	7	2
Cement	2	0
VOLUME OF MATERIAL USED		
5 Bags Cement 2 1/2 yards Stone		

Freedom Septic Services, Inc.

Phone: 410-795-2947
 Fax: 410-549-1163
 2809 Liberty Road
 Sykesville, MD 21784

Invoice

DATE	INVOICE #
6/3/2015	90784

BILL TO
Trinity Quality Homes 3675 Park Avenue Suite 301 Ellicott City, Maryland 21043

P.O. NO.	TERMS	PROJECT

SERVICED	QUANTITY	DESCRIPTION	RATE	AMOUNT
6/2/2015	1	Pump Septic @ 9060 Upton Rd., Ellicott City	210.00	210.00
		Sales Tax	0.00%	0.00
			Total	\$210.00
			Balance Due	\$210.00

Web Site
www.poophappens.com



BUREAU OF UTILITIES
Demolition Permit Release

DATE 5/13/2015

TO: Trinity Homes
3675 Park Ave
Ellicott City, Maryland 21043

ATTN: Tim Keane
Phone # 410-480-0023
Fax # 410-480-0013
Email: tkeane@trinityhomes.com

FROM: Joseph Lang
Supervisor - Meter Services
410-313-4986

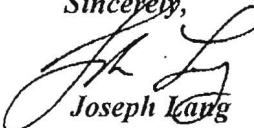
SUBJECT: 9060 Upton Road
Ellicott City, Maryland 21042

Acct. # 17500205

Use this letter as authorization from this Bureau to obtain a demolition permit for the above property. The above property is serviced by the county water system. The water has been turned off at the street and the meter has been removed. The existing water service will need to be abandoned and upgraded for a new house to be built in the future. Please be aware that you must cut and cap the existing water service 10' from the property line on private property prior to razing the house. The area must be protected to avoid any damage.

Please note that the existing water service will not be abandoned at the main by Howard County. It will be the owner's responsibility to do so when they submit plans to develop the property. If you have any questions please feel free to contact me. Please make check payable to: Howard County Director of Finance. Mail it to: 8270 Old Montgomery Road, Columbia, Maryland 21045.

Current balance: \$23.32
Meter removal fee: \$76.52
Total bill due: \$99.84

Sincerely,

Joseph Lang

COVE WOOD SECTIONS
PLAT 8887
8-8-1989

TM. 0024 P.0042
LE KIET HOANO
LE MAI NGOE
LOT 12
RESIDENTIAL

TM. 0024 P.0042
LIEBOWITZ MARK W
LIEBOWITZ SUSANA
LOT 11
RESIDENTIAL

TM. 0024 P.0042
KIM WON JOON
KIM OK JA
LOT 10
RESIDENTIAL

N 587400
E 1362150

O.S. LOT 9

DRAINAGE & UTILITY EASEMENT

APPROX. 25' WIDE
CONCRETE
SPRINKLER
SPRINKLER

N 052634° E
670.25'

EDGE OF STREAM

LOT 9
9,774 SF

LOT 3
9,630 SF
(8,442 SF)

LOT 6
9,601 SF
T(8,413 SF)
MANAHAN CHRISTINE L
MANAHAN JR CHARLES O
114527 E.00168
RESIDENTIAL

LOT 7
9,615 SF
(8,427 SF)

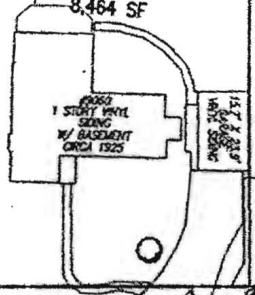
ST-3

OPEN SPACE
LOT 10
40,953 SF

LOT 4
8,415 SF

LOT 5
8,415 SF

LOT 8
8,464 SF



ST-1

EX. VALVE
300.55

EX. FENCE

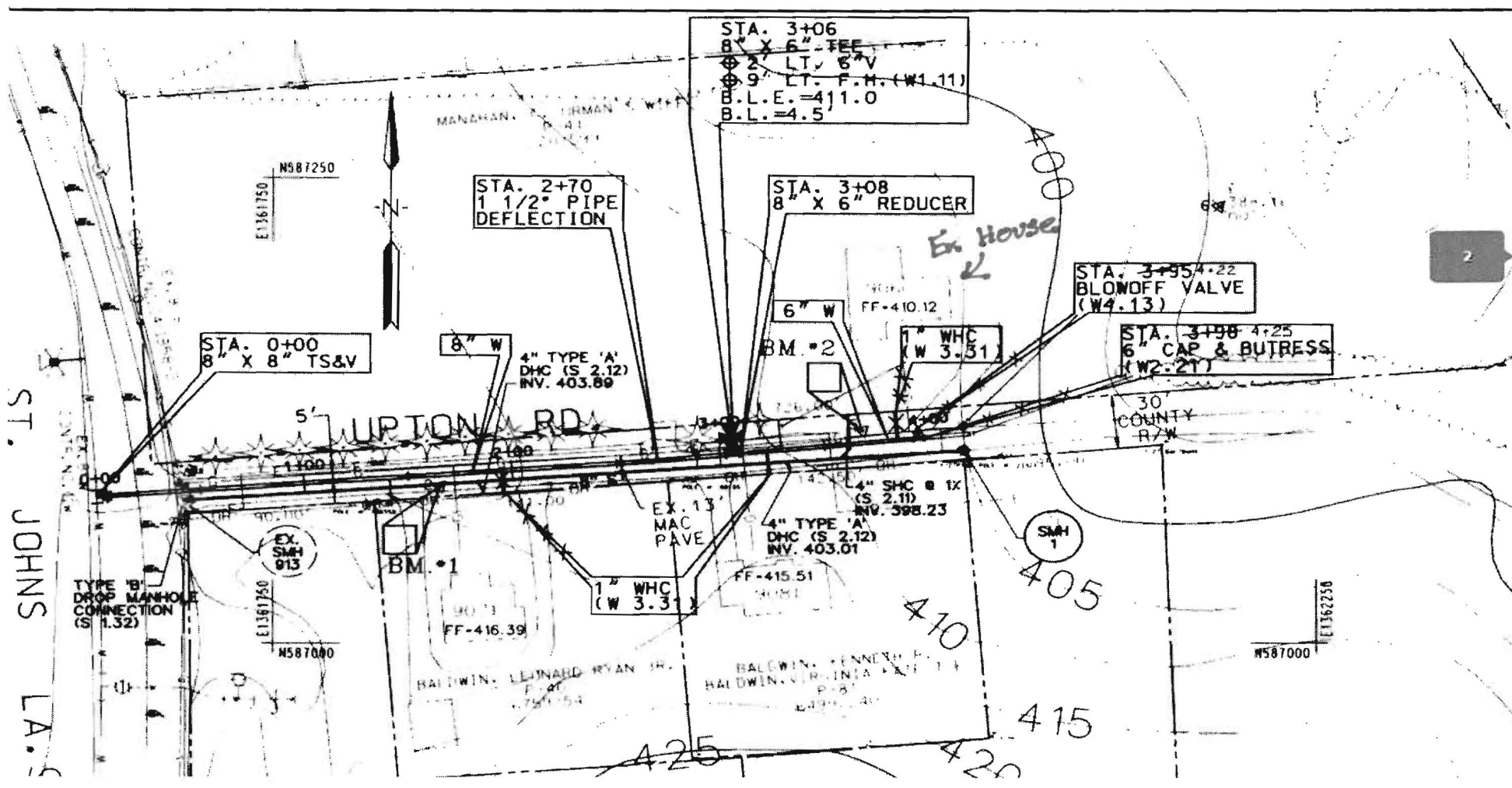
ROAD
RIGHT-OF-WAY
PLACE

TM. 0024 P.0040
LEONARD RYAN BALDWIN, JR.
DEED 6749/0054
9-13-2002
"SAVING & EXCEPTING"
13379/117 D.491 AC
9071 UPTON ROAD
RESIDENTIAL

TM. 0024 P. 0081
RICHARD J. BRAME &
JESSICA D. WOOFER
DEED 13379/117
7-29-2011
9081 UPTON ROAD
RESIDENTIAL

TM. 0024 P.0455
KWON B. & JUNGIM CHOI
DEED 9471/133
8-30-2005
9081 UPTON ROAD

TM. 0024 P.1190
UPTON PROPERTIES LLC.
DEED 13255/304
5-20-2011
9011 UPTON ROAD
COMMERCIAL



ST. JOHNS
LA.

THE SOIL EROSION & SEDIMENT CONTROL BY THE
HOWARD SOIL CONSERVATION DISTRICT.
Jim Myler 10-30-03
DATE
HOWARD S. DISTRICT

UPTON ROAD WATER MAIN EXTENSION & ROUTINE SEWER MAIN EXTENSION CAPITAL PROJECT No. W-8253, S-8898 CONTRACT No. 14-4108 ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND		SCALE AS SHOWN SHEET 2 OF 3
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