

3525 H Ellicott Mills Drive, Ellicott City, MD 21043  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

Penny E. Borenstein, M.D., M.P.H., Health Officer

January 9, 2003

Mr. and Mrs. Hagen  
2434 Quilting Bee Road  
Catonsville, MD 21228

RE: Review of revised percolation plan- **A516945**  
Breezewood Farms, Sec. 4  
Lot 16, Breezewood Drive  
Re-test of Non-Buildable Lot

Dear Mr. and Mrs. Hagen:

Our office received a revised percolation test plan on December 19, 2002 from LDE, Inc. The plan shows revisions indicating slopes in or near the proposed septic area of 30 to 40%. As stated in COMAR 26.04.02.04, "An on site disposal system and recovery area may not be located in flood plain or slopes in excess of 25 %". Also stated in the same section of COMAR is the separation distance to steep slopes of 25 feet. Due to the down slope location of a neighboring well on the northeast side of the referenced property, the licensed engineer made adjustments to the proposed septic disposal area accordingly. However, due to the adjustments made for slopes and the adjacent well, the necessary 10, 000 square-foot easement cannot be established. Because of the difficulty of identifying an acceptable septic disposal area, our regional consultant, Barry Glotfelty, reviewed the proposal with us. At this time, we have not received a plan to adequately support the regulatory requirements nor does our review indicate an appropriate area can be delineated to meet the necessary COMAR requirements.

If you have any additional questions, please call me at 410-313-2694. Thank you in advance for your time and cooperation.

Sincerely,

Kacie Noonan, Sanitarian  
Well and Sewer Program

Cc: Frank Skinner  
Barry Glotfelty  
File ✓



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Penny E. Borenstein, M.D., M.P.H., Health Officer

February 5, 2003

Mr. Myrtue  
10611 Browns Farm Road  
Woodstock, MD 21163

RE: Percolation test results- A516945  
Breezewood Farms, Sect. 4  
Lot 16, Breezewood Drive  
Re-test of Non-Buildable Lot

Dear Mr. Myrtue,

Percolation testing done on February 5, 2003, yielded satisfactory soil conditions. The soil consisted of sand and loamy sand with trace amounts of rock. Field notes are enclosed.

For further review, please have a licensed engineer submit a revised plan with the following adjustments:

- field located test holes 1a, 2a, and 3a
- field locate 25 % slopes (and greater) and also swales
- identify slopes in a legend via shading
- square-footage of proposed easement with the proper distance adjustments to prominent features (see enclosed COMAR regulations)

If the septic area encompasses 10,000 square feet, field-run topography toward the adjacent lot 's new, proposed well site would be beneficial; the contour lines will show if the well would or would not be down slope of the proposed septic easement.

Please submit a scaled copy to our office for review. After the review, we will call to schedule a meeting to discuss any withstanding issues or outcomes concerning the buildability of this lot. Thank you for your time and efforts in working with us following the state regulations.

Sincerely,  
*Kacie Noonan*  
Kacie Noonan, Sanitarian  
Well and Septic Program

KN  
Enclosures

Cc: file

# APPLICATION

PERCOLATION TESTING

A \_\_\_\_\_

P \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT \_\_\_\_\_

DATE \_\_\_\_\_

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Mr. Myrtle

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT OR PROSPECTIVE BUYER \_\_\_\_\_

ADDRESS Travis PHONE \_\_\_\_\_

PROPERTY LOCATION:

SUBDIVISION Breezewood LOT NO. 16

ROAD AND DESCRIPTION \_\_\_\_\_

TAX MAP \_\_\_\_\_ PARCEL # \_\_\_\_\_

SIZE OF LOT \_\_\_\_\_ TYPE BLDG. \_\_\_\_\_  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

(SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

516945

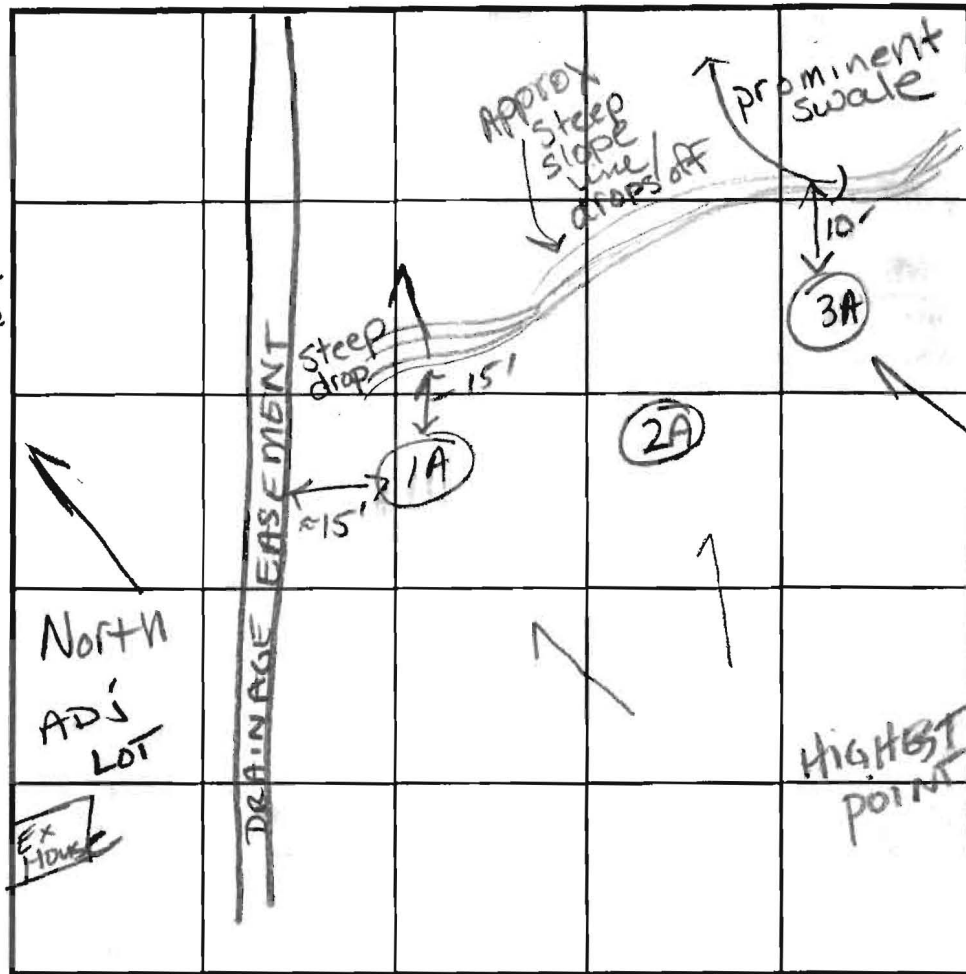
COUNTY #

SOIL PROFILE

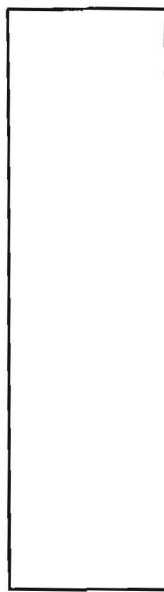
(3A)  
 Strong  
 brn  
 org brn  
 tan  
 black  
 micaceous  
 Lm S 2 1/2  
 SAND  
 MD  
 Grained  
 massive  
 Struct.  
 Bottom 11'

(1A)  
 brn  
 lt brn  
 1m sand  
 to sand  
 Trace  
 Rx  
 HARD  
 Bottom 11'

(2A)  
 brn  
 lt brn  
 1m sand  
 to sand  
 saprolite  
 frags (weak)  
 ~5%  
 micaceous  
 Bottom 11'



SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
2-5-03	3A	3'5"	11:20 <sup>47</sup>	11:21 <sup>30</sup>	11:21 <sup>30</sup>	11:23 <sup>30</sup>	2 min ok
	2A	2 1/2' S	11:28 <sup>45</sup>	11:31 <sup>24</sup>	11:31 <sup>24</sup>	11:34 <sup>50</sup>	3+ ok
	1A	Visual	SEE	SOIL	PROFILE		OK
<p>- NEED TO FIELD - LOCATE TEST HOLES AND IDENTIFY NEARBY SLOPES AND SWALES.            - TEST HOLES SMALLER THAN STD.</p>							

REMARKS: Plenty of tx zone. Post hole digger used  
 TYPE OF SOIL: Plant roots reach 9' down  
 TESTED BY: Kacue ALSO PRESENT: Mr. Myrtue  
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME \_\_\_\_\_ TRENCH WIDTH \_\_\_\_\_  
 INLET DEPTH \_\_\_\_\_ MAXIMUM BOTTOM DEPTH \_\_\_\_\_ SQ. FT./BEDROOM \_\_\_\_\_

SOIL PROFILE

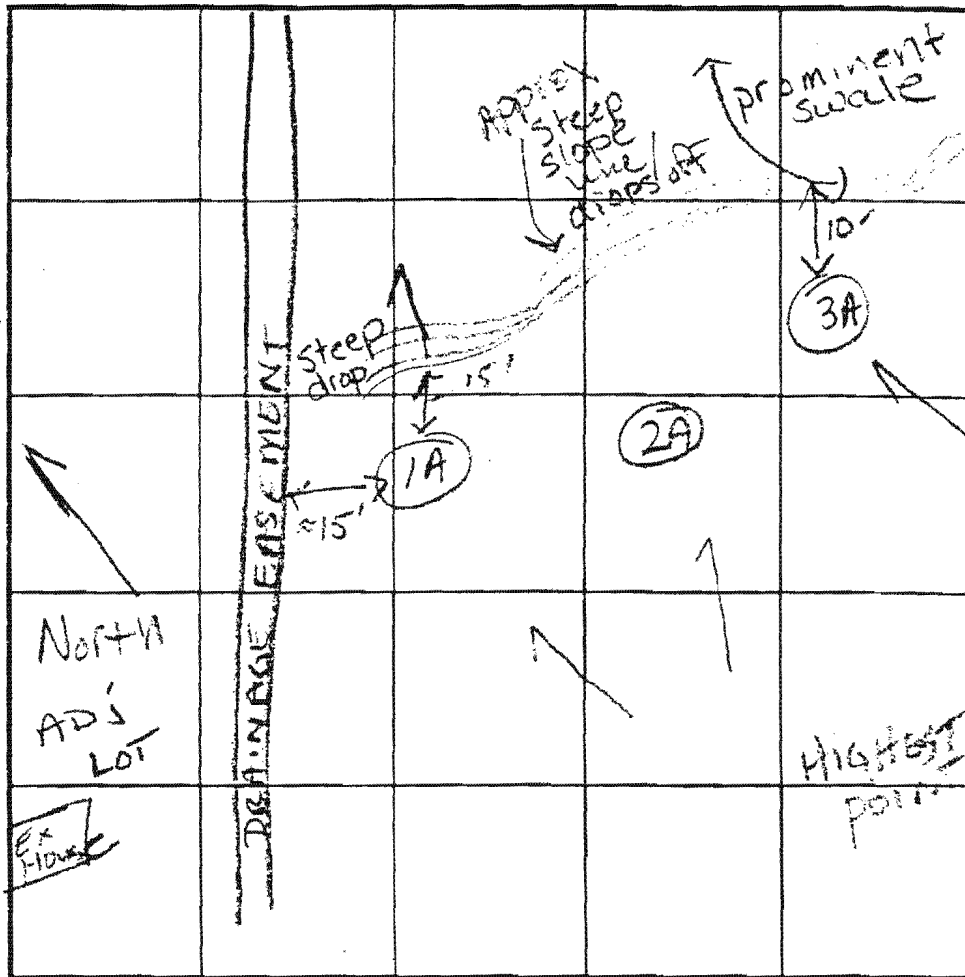
0' (3A)  
 Strong  
 brn  
 org brn  
 tan  
 black  
 micaceous  
 1.5m S 2 1/2  
 SAND  
 MD  
 Grained  
 massive  
 Struct  
 Bottom

(1A)  
 brn  
 lt brn  
 1m sand  
 to sand  
 Trace  
 Rx

HARD  
 Bottom

(2A)  
 brn  
 lt brn  
 1m sand  
 to sand  
 saprolite  
 frags (weak)  
 ~5%  
 micaceous

Bottom



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
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	1A	Visual	SEE	SOIL	Profile		ok
- NEED TO FIELD - LOCATE TEST HOLES AND IDENTIFY NEARBY SLOPES AND SWALES. - TEST HOLES SMALLER THAN STD.							

REMARKS: Plenty of tx zone. Post hole digger used

TYPE OF SOIL: Plant roots reach 9' down

TESTED BY: Kacie ALSO PRESENT: Mr. Myrtle

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME \_\_\_\_\_ TRENCH WIDTH \_\_\_\_\_

INLET DEPTH \_\_\_\_\_ MAXIMUM BOTTOM DEPTH \_\_\_\_\_ SQ FT/BEDROOM \_\_\_\_\_

SITE INSPECTION SHEET

OWNER: Mr. Myrtue PHONE #: \_\_\_\_\_

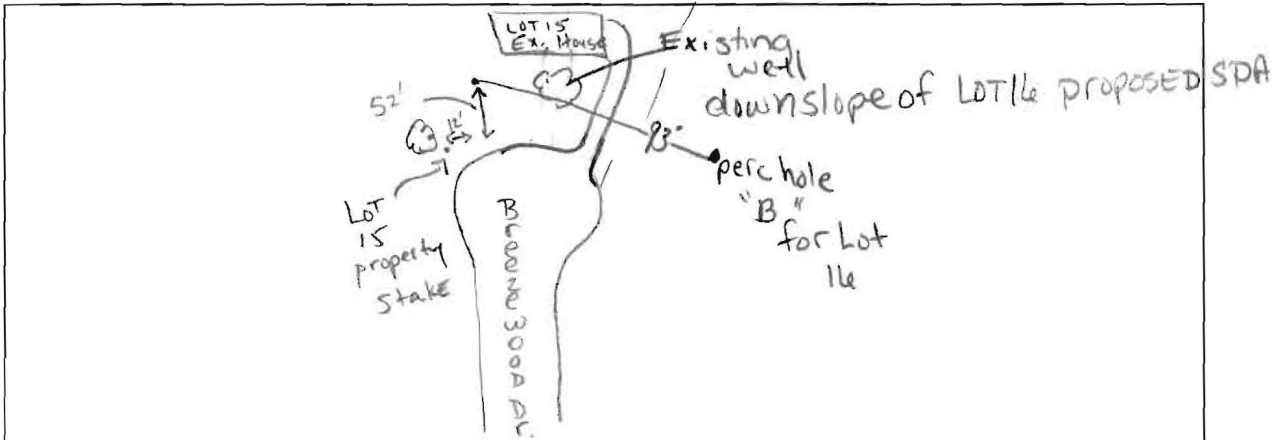
ADDRESS: Breezewood Drive CONTRACTOR: \_\_\_\_\_

WELL TAG #: \_\_\_\_\_

SUBDIVISION: Breezewood Farms LOT: 16 COUNTY #: \_\_\_\_\_

PROPOSAL: Site inspect new location for Lot 15's new well to see if more area for ~~SDA~~ septic (LOT 16) is possible (KN)

LOCATION DIAGRAM



1/28/03 Met Mr. Myrtue in the field. We reviewed 1970's test holes documented by Hodges. With the combination of my test holes data & Hodges', there appears to be no avail soils on the east side of the property. Mr. Myrtue said that by relocating the neighbor's adjacent well, the original passable soils around test hole "B" may be used, adding another 1,200 ft to the "trimmed easement." Mr. Myrtue

COMMENTS: may still want to dig a few holes on the east side to verify 4' tx zone is not avail to increase the SDA closer to 10<sup>000</sup> ft. I told Mr. Myrtue he may apply for a variance showing area avail for two

DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_  
 whole systems. I reiterated that the subdivision was signed with 10,000 ft SDA's for all other →

approved lots. I told him that I could not guarantee approval of a variance by Frank Skinner, but by showing two complete systems and limiting the house size, Mr. Skinner may entertain the idea. Mr. Myrtue was set on sending a variance. (KW)

- Steps:
- ① Identify  $>25\%$  Slopes
  - ② Recalculate SDA assume (hypothetical) that new proposed holes do pass... If ok, then
  - ③ Test holes.

LOT 16

102,828 SQFT

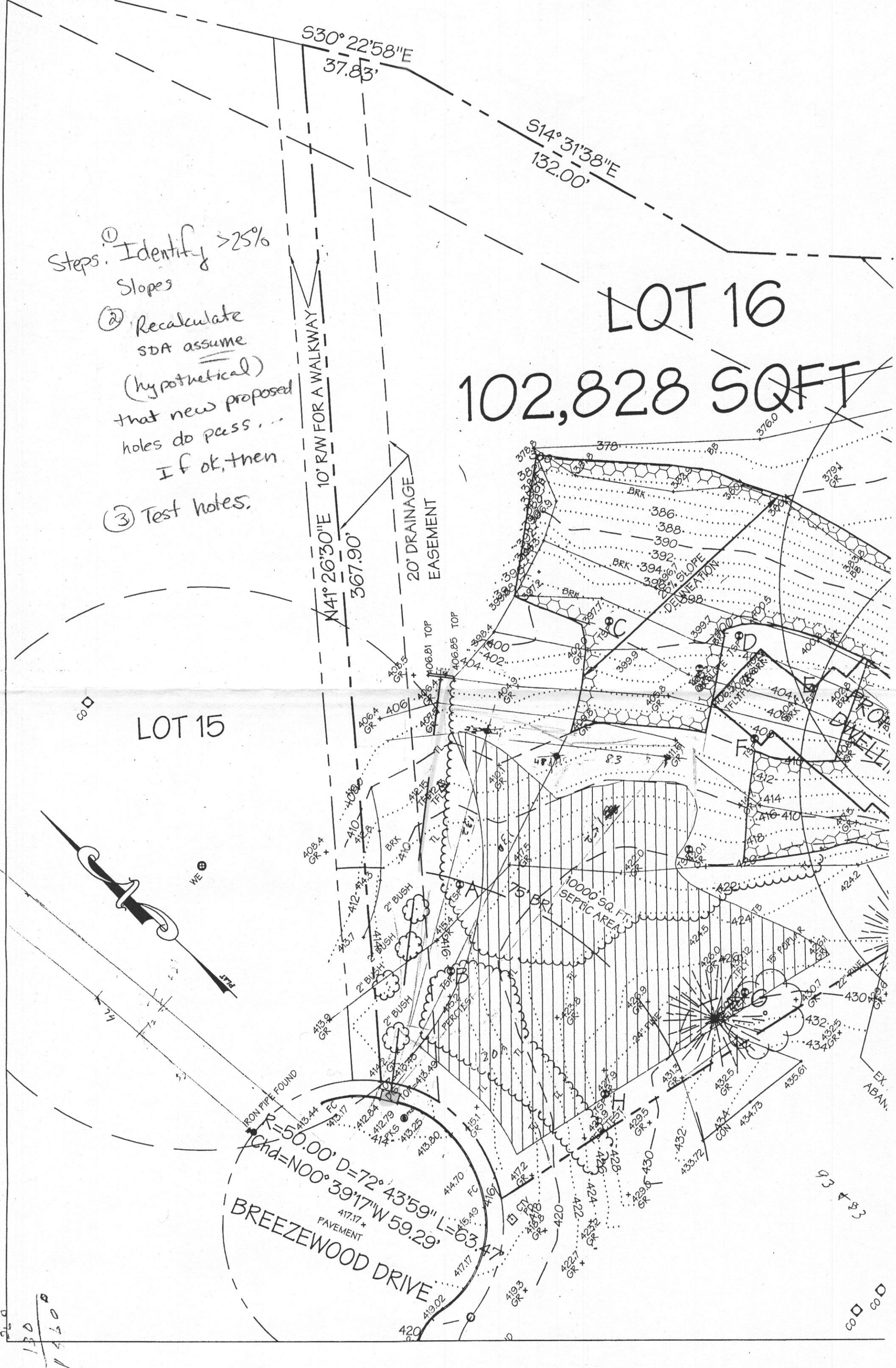
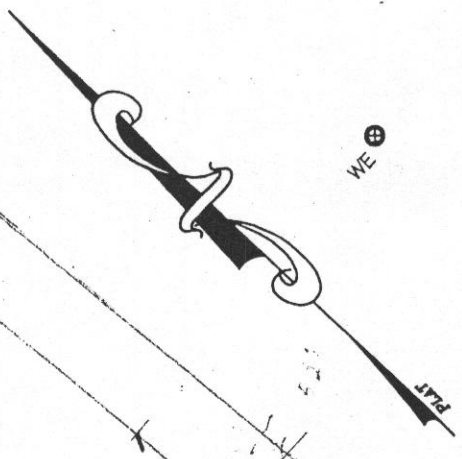
$530^{\circ}22'58''E$   
37.83'

$514^{\circ}31'38''E$   
132.00'

$N41^{\circ}26'30''E$  10' RW FOR A WALKWAY  
367.90'

20' DRAINAGE  
EASEMENT

LOT 15



IRON PIPE FOUND  
 $R=50.00'$   $D=72^{\circ}43'59''$   $L=63.47'$   
 $Chd=N00^{\circ}39'17''W 59.29'$   
 BREEZEWOOD DRIVE  
 PAVEMENT

1000 SQ. FT.  
SEPTIC AREA

33' x 33'

CO CO

130  
1560