

# **LDE** INC.

*Planning • Engineering • Surveying*

March 21, 2011

Mr. Robert Bricker, R.S.  
Bureau of Environmental Health  
Well and Septic Program  
Howard County Health Department  
7178 Columbia Gateway Drive  
Columbia, MD 21046

Re: Cole Property  
#6838 Guilford Road  
Tenant House Subdivision

Dear Mr. Bricker,

On behalf of our Clients, Mr. Robert Cole and Mr. Thomas D'Asto, LDE requests your assistance in processing their Plans for Subdivision.

As background, the Coles currently own a 66 acre parcel located at the southeast corner of Guilford Road and Hall Shop Road. In 2000, the Cole's daughter and son-in-law, Mr. Thomas D'Asto, constructed a Tenant House on a portion of the 66 acre tract. I've attached copies of that Proposal and other Health Department files for your use.

At this time, the Coles propose creating a 9 acre parcel for their daughter and son-in-law, encompassing the Tenant House and accessory structures. (proposed parcel line shown in red)

As a basis for determining the scope of work for our Client, we propose the following:

1. Provide a Revised Percolation Certification Plan for review and approval. The Revised Plan will detail existing improvements, well site, and septic easements on the 9 acre and 57 acre remainder. Additional perc testing will not be required for the 9 acre or 57 acre remainder.
2. In accordance with the Howard County Subdivision and Land Development Regulations, Section 16.102.c.2, the 9 acre parcel will be shown on the Final Plat for Recordation. However, the 57 acre remainder will be excluded from the Plat.

The provision for excluding the 57 acre remainder from the recorded plat will provide the Owners with a significant cost savings, the combined cost savings with survey, engineering County processing fees, etc., could approach \$20,000.00. Since this Proposal does not involve any new residential units or lots for sale, and only involves a transfer between family members, we believe the Proposal to be the most prudent, while still providing compliance with the applicable regulations.

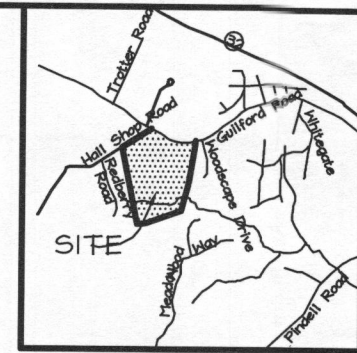
Should your department require any additional submittals or approvals pertaining to the above, please contact our office.

Very truly yours,



Bruce D. Burton, P.E.  
Vice President  
LDE Inc.

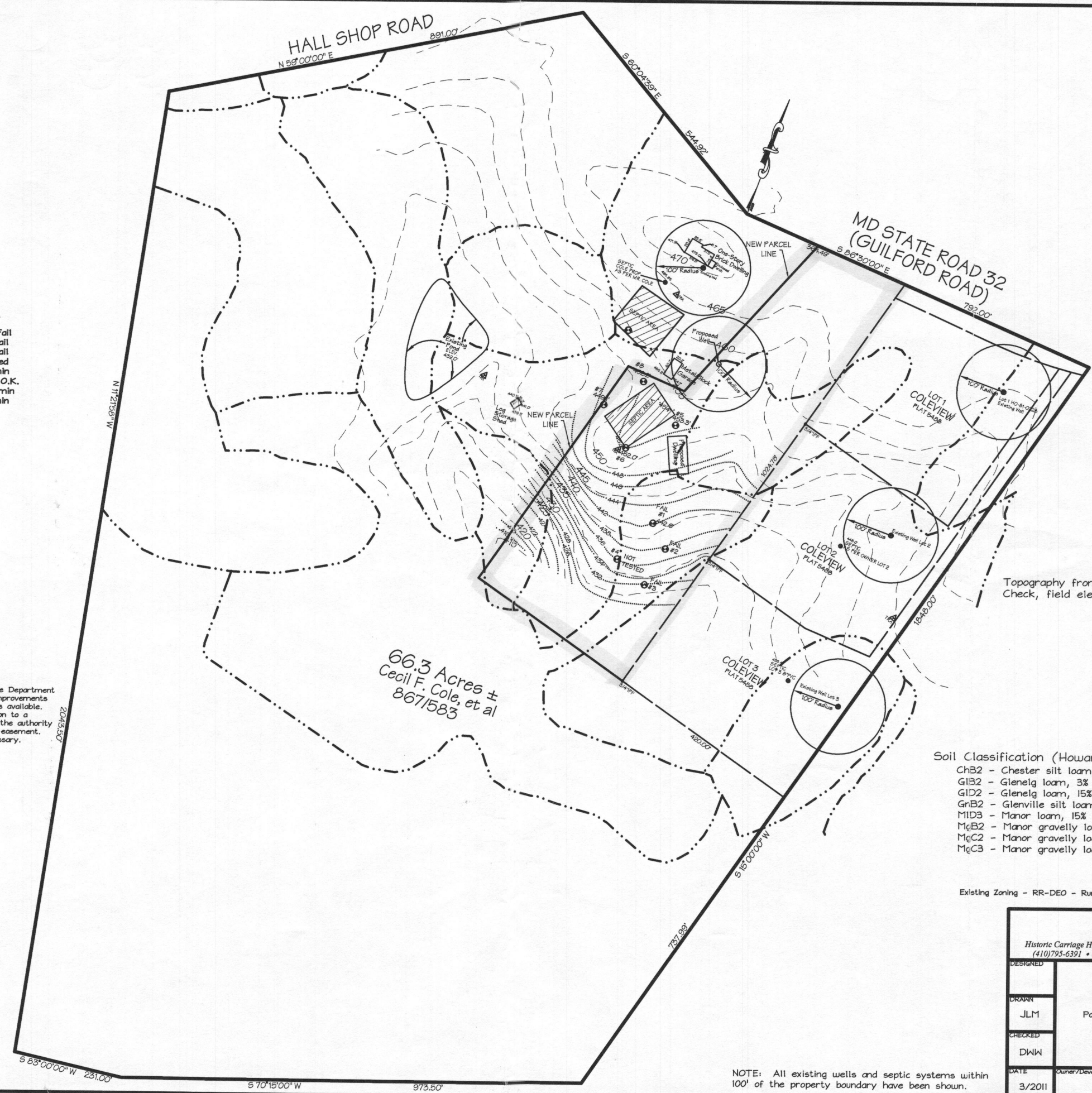
cc: Robert Cole  
Tom D'Asto



VICINITY MAP  
SCALE 1" = 2000'

**Percolation Test Data**

Date	Test#	Result
5/2/00	1	Fail
5/2/00	2	Fail
5/2/00	3	Fail
5/2/00	4	Not tested
5/2/00	5	2 min
5/2/00	6	Observation O.K.
5/2/00	7	2 min
5/2/00	8	4 min



Topography from Howard County Aerial 1998. Spot Check, field elevation, by LDE, Inc.

These areas designate a private sewage easement of 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 sewage is available. These improvements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

**LEGEND**  
 Percolation Test

- Soil Classification (Howard County Soils Map Sheet 28)**
- ChB2 - Chester silt loam, 3% - 8% slopes, moderately eroded
  - G1B2 - Glenelg loam, 3% - 8% slopes, moderately eroded
  - G1D2 - Glenelg loam, 15% - 25% slopes, moderately eroded
  - GnB2 - Glenville silt loam, 3% - 8% slopes, moderately eroded
  - M1D3 - Manor loam, 15% - 25% slopes, severely eroded
  - M1B2 - Manor gravelly loam, 3% - 8% slopes, moderately eroded
  - M1C2 - Manor gravelly loam, 8% - 15% slopes, moderately eroded
  - M1C3 - Manor gravelly loam, 8% - 15% slopes, severely eroded

Existing Zoning - RR-DEO - Rural Residential - Density Exchange Option Overlay District

Approved: For Private Water & Private Sewerage  
 Howard County Health Department  
 Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All existing wells and septic systems within 100' of the property boundary have been shown.

<b>LDE Inc.</b> Engineers • Surveyors • Planners Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784 (410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyor.md.com		
DESIGNED	EXHIBIT	SCALE
DRAWN	<b>COLE PROPERTY</b>	1" = 100'
CHECKED	Parcel No. 68 Tax Map 35 & 41 Grid 20	DRAWING
DATE	5th Election District	1 of 1
	Howard County, Maryland	DATE NO.
		00-023.1
		FILE NO.

F:\UJ-U23-1\dwg\UJ-U23-1 EXHIBIT.dwg, PLEK FLA1, 3/24/2011 10:56:46 AM

**LDE** INC.

Planning • Engineering • Surveying

March 21, 2011

Mr. Robert Bricker, R.S.  
Bureau of Environmental Health  
Well and Septic Program  
Howard County Health Department  
7178 Columbia Gateway Drive  
Columbia, MD 21046

Re: Cole Property  
#6838 Guilford Road  
Tenant House Subdivision

Post-it* Fax Note 7671		Date 3/28/11	# of pages 5
To: ROBERT BRICKER		From: BRUCE BURTON	
Co./Dept. HEALTH		Co. LDE	
Phone #		Phone #	
Fax # 410 313 2648		Fax #	

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Should your department require any additional submittals or approvals pertaining to the above, please contact our office.

Very truly yours,

  
Bruce D. Burton, P.E.  
Vice President  
LDE Inc.

cc: Robert Cole  
Tom D'Asto



Post-it® Fax Note	7871	Date	6/14	# of pages	2
To	Wayne Weller	From	Mark R		
Co./Dept.		Co.	Health Dept		
Phone #		Phone #			
Fax #		Fax #			

**HOWARD COUNTY HEALTH DEPARTMENT**  
*Diane L. Matuszak, M.D., M.P.H., County Health Officer*

June 7, 2000

Tom D'Asto  
 12230 Route 216  
 Fulton, MD 20759

**RE: Percolation Test Results -- A 513320, 513345**  
 Map 35, Parcel 68  
 6838 Guilford Road  
 Subdivision for Tenant House

Dear Mr. D'Asto:

Percolation testing conducted May 2, 2000 on the referenced property indicated limited satisfactory soil conditions, although unsatisfactory depths to groundwater were encountered in the rear of the property. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plan showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the locations of all existing wells and septic reserve areas on the property, as well as the locations of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown.

For best results, the proposed sewage easement should avoid test hole # 7 by approximately 20 feet due to significant collapse of the test hole. The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-2640.

Very truly yours,  
  
 Mark E. Riskin, R.S.  
 Water and Sewerage Program

MR  
 Enclosures  
 cc: File

COUNTY #

SOIL PROFILE

0' ①  
orgr red  
cl lm

5' ②  
orgr red  
si cl lm

5 1/2' ③  
mottled  
tan gray  
si m  
10-15%  
frags

13' ④  
WATER

⑤  
orgr red  
cl lm

3' ⑥  
orgr red  
cl lm

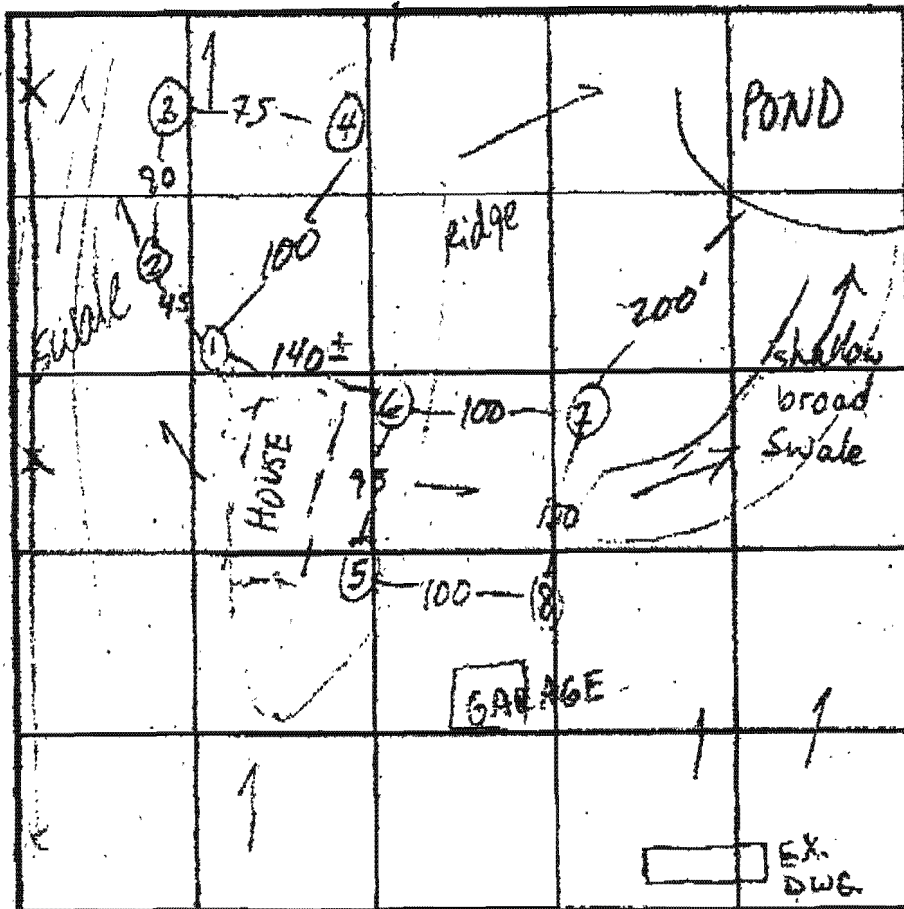
6' ⑦  
mottled  
tan gray  
si m

8' ⑧  
WATER

⑨  
orgr red  
cl +  
cl lm

6 1/2' ⑩  
red brn  
si m  
5-10%  
frags

13 1/2'



SOIL PROFILE

0' ⑤-⑧  
orgr brn  
si mica  
cl lm  
10%  
frags

5-6 1/2' ⑨  
tan  
gray  
mica  
sand lm  
10% frags

13'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE GUILFORD RD

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME	
			START	STOP	START	STOP		
5/2/00	1 V	13	mottled @ 6 1/2		6 1/2	4:0 G	13 1/2	FAIL
	2 V	8	mottled @ 6			4:0 @ 8		FAIL
	3 V	4 1/2	ALL CLAY, DIGGING STOPPED					FAIL
	4 V	13 1/2	OK? NOT TESTED					
	5 S	6 3/4 6 9/16	11:20 11:36	11:31 11:34	2 1/2" 11:37	REDIG 11:39	2	
	5 V	13	OK see profile					
	6 V	13	5' cl sim to profile					
	7 S	6	11:47 11:51	11:50 11:52	11:50 11:52	11:51 11:54	1 2	
	7 V	12	sim to profile		cave-in 2'-10"			
	8 S	5	12:07	12:12	12:12	12:16	4	
	8 V	13	sim to profile 4 V					

REMARKS

TYPE OF SOIL BEST TO AVOID HOLE (A) BY 10-20'

TESTED BY M. Riffin ALSO PRESENT Jim May, owner, S.C. Backh

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME 2 TRENCH WIDTH 3

INLET DEPTH 5 MAXIMUM BOTTOM DEPTH 7 SQ. FT./BEDROOM 180

Bruce Burton,

I assume the septic system which was installed in 1983 is what you need.

(2 pages)

Mary Lou

approved  
6-2-83  
ERMIT  
DISPOSAL SYSTEM  
DEPARTMENT OF HEALTH

32714  
Repair

ELLIGOTT CITY  
DISTRICT 5th  
DATE 5/3/03

INDEX

Robert C. Cole IS PERMITTED TO INSTALL \_\_\_\_\_ ALTER

ADDRESS 6838 Guilford Road, Clarksville, Md. 21029 PHONE 854-3370

SUBDIVISION Cole property ROAD 6838 Route 32  
Ball Shop & Guilford Roads

PROPERTY OWNER Robert C. Cole

ADDRESS same as above

IF GARBAGE GRINDER IS USED INCREASE SEPTIC TANK CAPACITY BY 50% AND ABSORPTION AREA BY 22%.

GARBAGE GRINDER? YES \_\_\_\_\_ NO \_\_\_\_\_

SEPTIC TANK CAPACITY \_\_\_\_\_ GALLONS NUMBER OF BEDROOMS \_\_\_\_\_

REPAIR - Call for an appointment when ground is opened up and Sanitarian will recommend the repair system.

5-9-83 CONDITION FOUND <sup>VERY</sup> GREEN GRASS OUTLINES DRYWELL, & SEPTIC TANK.  
- INDICATES PERIODIC OUTFLOW

6-2-83 14' HOLE - MICA SAND ADD 60 TRENCH - GRAVEL 3'-10' *C. Williams*

PLANS APPROVED BY Palmer F. Wine DATE 5/3/83

COVER NO WORK UNTIL INSPECTED AND APPROVED.

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

NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH.

NOTE: NO DRY WELL SHALL EXCEED 18 FOOT IN DIAMETER. NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH.

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 40 PVC OR ABS. BMDG. PERMIT SIGNED AND RETURNED 4/20/03

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 8 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA OR PVC OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET MANHOLE TO GRADE REQUIRED. *W. P. Smith*

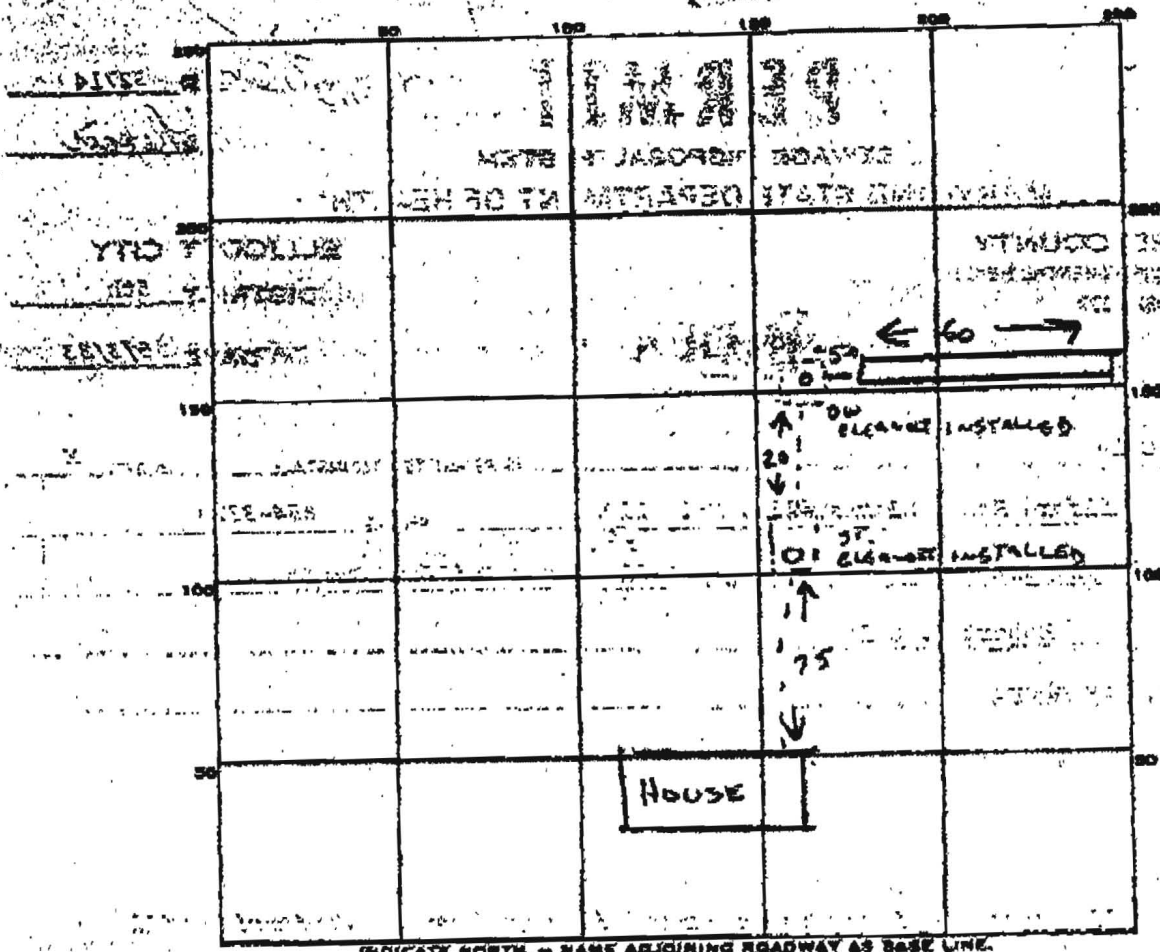
\*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT

\*CALL 882-2330 FOR INSPECTION OF SEPTIC SYSTEMS.

EH - 2-1082

432714

8/15/83



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

PERMIT CARD

SEPTIC TANK, LEVEL EXISTING CLEANOUTS ST DW

DISTRIBUTION BOX, LEVEL N/A

TILE FIELD, DEPTH 10 1/2 FT. TRENCH WIDTH 2 FT.

GRAVEL DEPTH 2 FT. TOTAL LENGTH 60 FT.

NUMBER OF TRENCHES 1 TOTAL BOTTOM AREA 420 FT

DRYWELL SEEPAGE PITS, INSIDE DIAMETER EXISTING FT. DEPTH BELOW INLET EXISTING DRYWELL FT.

ABSORBENT AREA 90 FT. + 470 FT ASS AREA IN TRENCH

REMARKS

CLEANOUTS REPAIRED, TRENCH ADDED. CW

DATE SYSTEM APPROVED 6-2-83 INSPECTOR C. Williams

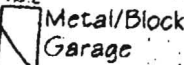
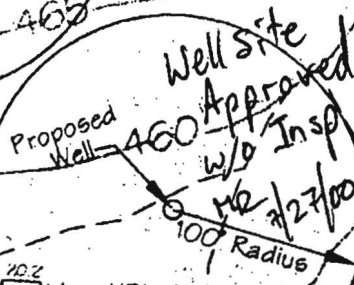
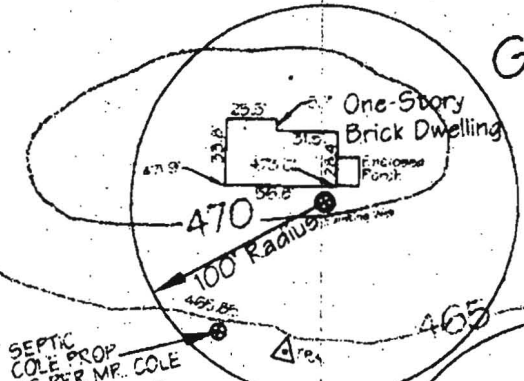
Signed Perc Cert  
of 6/26/00  
by LDE  
1:100

MD STATE ROAD 32  
(GUILFORD ROAD)  
792.0  
S 86°30'00" E

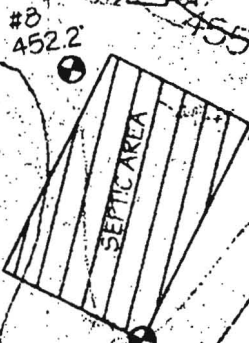
544.92'

364.49'

G1B2



MgC3



MgB2



1024.78'

G1B2

LOT 2  
COLEVIEW  
PLAT 5488

LC  
COLE  
PLAT