

7178 Columbia 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](http://www.hchealth.org)

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

---

May 12, 2006

Demario Design Consultants, Inc.  
The Old Firehouse  
66 East Main Street, Suite 200  
Westminster, MD 21157

Re: Percolation Certification Plat Review  
Regan Property  
3866 Ivory Road

Dear Ms. Immler,

Our office received the revised Percolation Certification Plat on May 12, 2006.  
Your most recent submittal needs the following revisions for further review:

- Preservation Parcel A must be connected as a part of Preservation Parcel B for the sand mound site to service Preservation Parcel B
- Sand mounds must be shown within a 10,000 square-foot area
- Add a 10,000 square-foot note to the General Notes section
- Ensure your well radius is 100' from the proposed well boxes
- Show the existing septic system for the existing house
- State the intent of the sheds/barns, and existing house
- Change the title of the plan from "Percolation Test Plan" to Percolation Certification Plat.

If you have any questions, contact me at 410-313-1775. As always, I look forward to your professional work. Thank you for your time in this important matter.

Sincerely,

A handwritten signature in cursive script that reads 'Kacie Noonan'.

Kacie Noonan, R. S.  
Well & Septic Program

Cc: file

DeMario Design Consultants, Inc.  
66 East Main Street, Suite 200  
Westminster, MD 21157  
410-386-0560 410-386-0564 fax

May 17, 2006

Mr. Mike Davis  
Environmental Health  
7178 Columbia Gateway Drive  
Columbia, MD 21046  
Phone: 410-313-2640  
Fax: 410-313-2648

Re: Regan Property  
3866 Ivory Road  
DDC project number 05028.1

Dear Mr. Davis,

We conducted perc testing on the Regan Property on 1/20/2006, 3/14/2006 and 4/7/2006 supervised by Ms. Kacie Noonan from your office, and achieved satisfactory results. The Regan Property consists of an existing 7.1 Acre parcel that is improved by an existing house and outbuildings.

We are proposing to subdivide off 2 building lots, with a Remaining Portion containing the existing house. Due to the perc test results and the site constraints, the Remaining Portion is bisected by the panhandles leading to the 2 lots at the rear of the property. Because of this, the Remaining Portion is separated into two parcels, which are designated as Non-Buildable Preservation Parcel A and Preservation Parcel B. Although these parcels have two separate designations, they will remain under the same ownership.

After extensive field tests and onsite coordination with Health Department staff, we were able to find satisfactory replacement area for two of the three systems needed for the existing house on Preservation Parcel B. The third replacement area is located at the rear of the property on Non-Buildable Preservation Parcel A.

We submitted the perc certification plan for approval and received a comment letter from Ms. Noonan indicating that the two Preservation Parcels must be "connected" in order to utilize the third replacement area for the existing house. This is not possible due to site constraints and perc test locations.

We would like to request permission to locate the third replacement area for the existing house on Non-Buildable Preservation Parcel A, while the first two are located on Preservation Parcel B. The two Parcels will remain under the same ownership, and an easement will be provided across the panhandles for future construction of the third septic system.

I am enclosing a copy of Ms. Noonan's comment letter, and a copy of the latest plan we submitted for approval. Please let me know if you require any further information from me in order to evaluate this request. You can either call or email me at [jimmmler@demariodesign.us](mailto:jimmmler@demariodesign.us)

DeMario Design Consultants, Inc.  
66 East Main Street, Suite 200  
Westminster, MD 21157  
410-386-0560 410-386-0564 fax

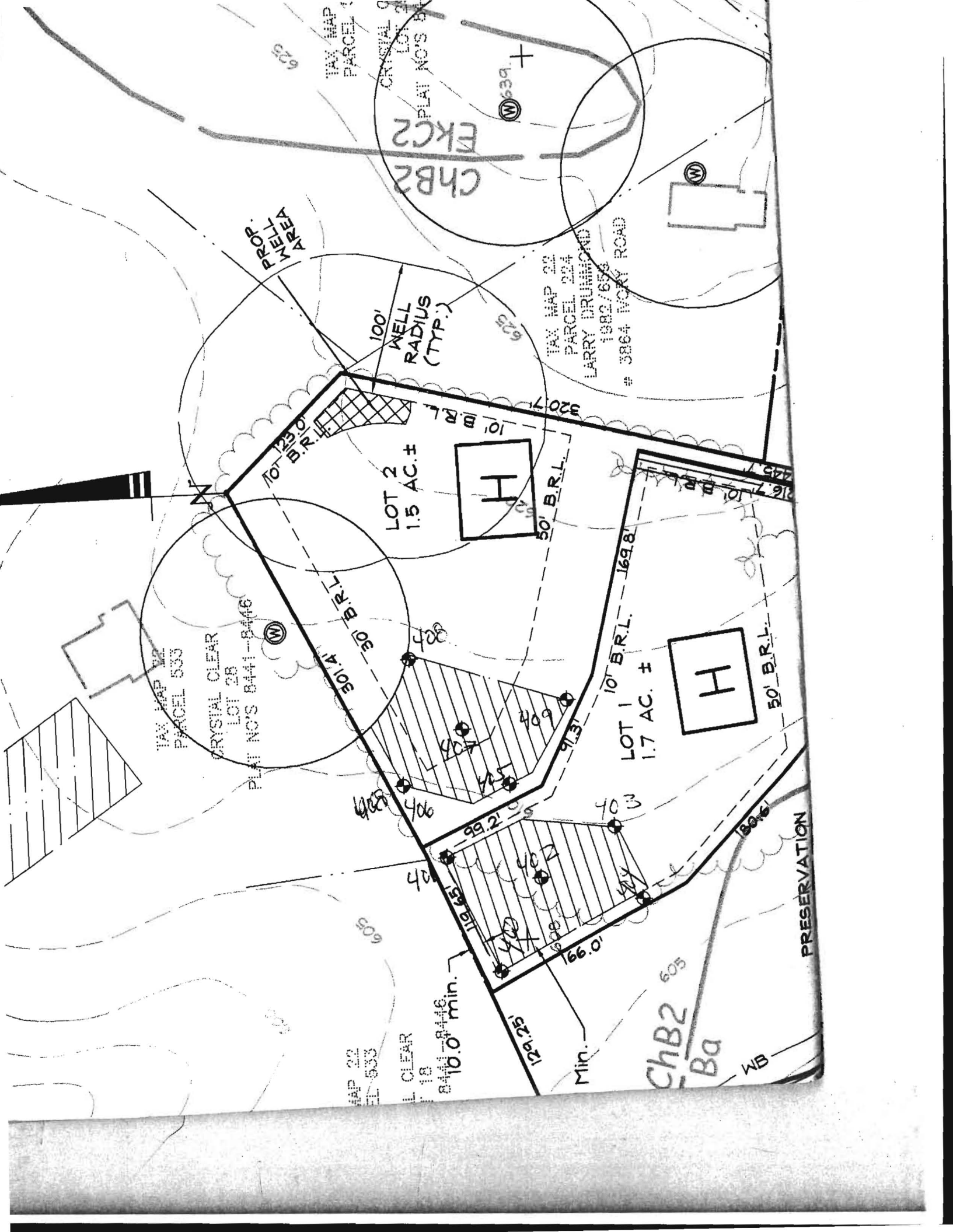
We would very much appreciate your consideration of this matter, and approval of the percolation certification plan as it is presently shown. We will address the other comments included in the comment letter dated May 12, 2006 when we have assurance from your office that the plan is approvable with the third replacement area located on Non-Buildable Preservation Parcel A.

Very truly yours,

DeMario Design Consultants, Inc.

A handwritten signature in cursive script, appearing to read "Julie Immler".

Julie Immler  
Project Manager



TAX MAP 22  
PARCEL 533

PROJ.  
PRELIMINARY

CHB2  
EKC2

W639

100'  
WELL  
RADIUS  
(TYP.)

TAX MAP 22  
PARCEL 224  
LARRY DRUMMOND  
1982/656  
# 3864 WCAV ROAD

TAX MAP 22  
PARCEL 533

CRYSTAL CLEAR  
LOT 28  
LOT 29  
PLAT NOS 8441-8446

LOT 2  
1.5 AC. ±

H

30' B.R.L.

50' B.R.L.

LOT 1  
1.7 AC. ±

H

50' B.R.L.

605

MAP 22  
PL 533

CRYSTAL CLEAR  
LOT 18  
8441-8446  
10.0 min.

Min.

ChB2  
Ba

WB

PRESERVATION

DeMario Design Consultants, Inc.  
66 East Main Street, Suite 200  
Westminster, MD 21157  
410-386-0560 410-386-0564 fax

August 21, 2006

Mr. Gabriel A. Creighton, R.S.  
Howard County Health Department  
7178 Columbia Gateway Drive  
Columbia, MD 21046

Re: Regan Property  
3866 Ivory Road  
Glenelg, MD 21737

Dear Gabe,

In response to your phone inquiry about the use of the building labeled "Existing Outbuilding to Remain" we offer the following information.

Per a conversation with the Developer, the existing outbuilding is used as a wood shop, and does not have indoor plumbing. The existing house on the property has 3 bedrooms and 2-1/2 baths.

Please do not hesitate to contact me if you have any questions or require further information from us.

Very truly yours,

DeMario Design Consultants, Inc.

  
Julie Immler  
Survey Technician

3866 Ivory. 1/20/06 Percolation test hole results

Due to high water table & deep clay, conventional trench percolation testing was not appropriate. Therefore, percolation testing was done for sand mound(s) in primarily the "B" horizon. See attached plan created by DeMario Design Consultants for hole locations. SEE TEST NOTES FOR SOIL DESCRIPTIONS

SAND MOUND TESTING

hole #	Depth	TIMES / MEASUREMENTS	Pass/Fail	ADDITIONAL NOTES
400	18"	11:15@8" - 11:22@5 1/2" - 11:34@4 1/2"	PASS	
403	20"	11:34@top peg - 11:55 NO MOUNT - 1:20 NO MOUNT	FAILS	
404	21"	1:20@top peg - 1:28@2nd peg - 2:02 MOVED 1/4" in 34 MINUTES	FAILS	DENSE CLAY LAYER @ 3 1/2' - concern for premature SM failure
409	19"	1:32@1st peg, 1:52@2nd peg, @ 2:24 at base 2nd peg	MARGINAL	@ 2:52 HAD ANOTHER 1/2 - 3/4" to go - there @ 3pm
405	17"	1:50 1st peg, @ 2:34 Moved 1st inch @ 2:44 another 1/4"	PASS	rate OK
408	TESTED FOR CONV. TRENCH @ 4 1/2"	9:55 to 10:22 1/8" mount in 27 min	FAILS	TOO SLOW FOR SMOUND TOO.
406	Visual		TEST FOR SMOUND	
407	24"	10:30; 10:33; 10:46	13 min rate PASS	DUE TO RATES OF SURR. HOLES ON SM. supported
401	19"	10:47, 11:01, 11:38 2nd peg tips shown	PASS	Although soils moist from rain, soils perced.
402	20"	2:20 started @ 2nd peg, @ 2:45 moved 1"	Prelim PASS	



DeMario Design Consultants, Inc.  
66 East Main Street, Suite 200  
Westminster, MD 21157  
410-386-0560 410-386-0564 fax

August 3, 2006

Mr. Gabriel Creighton, R.S.  
Bureau of Environmental Health  
Howard County Health Department  
7178 Columbia Gateway Drive  
Columbia, MD 21046

Re: Regan Property – Percolation Certification Plat  
3866 Ivory Road  
Glenelg, MD 21737  
DDC Project No. 05028.1

Dear Mr. Creighton:

I received your comment letter dated July 31, 2006 for the above referenced project and I have addressed them as follows:

- A general note stating that all wells shall be drilled prior to health department signature of the final recordation plat is not included. (see enclosed)

**Response: This note has been added to the plan as requested (see general note no. 11).**

- Three existing structures on Preservation Parcel A have not been labeled nor has their intent been stated.

**Response: The existing structures have been labeled and their intent stated.**

- Include a general note statement regarding the existing well. The Howard County Health Department will require that this well be brought up to current standards prior to final record plat signature. If the well cannot be brought up to current standards, this well shall be abandoned and sealed and a replacement shall be drilled (prior to final plat signature).

**Response: We have added this information to general note number 5.**

- Ensure that the well radius for lot 1 is not encroaching on the septic system or approved repair area on Parcel 176. Failure to locate these areas accurately could result in rejection of the percolation certificate plat.

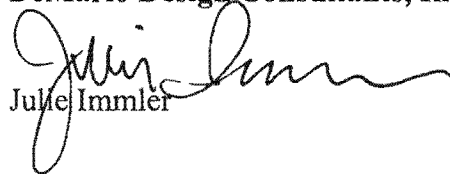
**Response: The well area and well radius for Lot 1 have been adjusted so that the well radius is not encroaching onto any part of Parcel 176, therefore it does**

Ms. Gabriel Creighton  
August 3, 2006  
Page 2 of 2

**not encroach on the septic system or any approved repair area for that Parcel.**

If you have any questions regarding these responses, please do not hesitate to contact me at 410-386-0560.

Very truly yours,  
**DeMario Design Consultants, Inc.**

  
Julie Immler

JAI/tjh



# MOUND TEST DATA SHEETS

Property I.D. Regan Property Lot # \_\_\_\_\_ Date 3-14-06

Sanitarian Kacie Landscape Position \_\_\_\_\_

% Slope \_\_\_\_\_ Soil Type \_\_\_\_\_ Contractor Fyock

HOLE # 406 DEPTH OF TEST 24" START TIME \_\_\_\_\_

18" - str brn  
hvy L /  
CL  
3sbk  
@ 22" str brn  
y brn  
dense  
CL  
1sbk

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate(ET/MD)	% Change
10 <sup>16</sup> / <sub>16</sub>	10:25	0	START	
9 <sup>8</sup> / <sub>16</sub>	10:40	1/2"	↓	1/2"
8 <sup>12</sup> / <sub>16</sub>	10:55	5/4"		1/4"
7 <sup>14</sup> / <sub>16</sub>	11:10	14/16" = 3/4"		
7 <sup>6</sup> / <sub>16</sub>	11:25	1/2"		
6 <sup>14</sup> / <sub>16</sub>	11:40	1/2"		
6 <sup>7</sup> / <sub>16</sub>	11:55	7/16"		

(between)

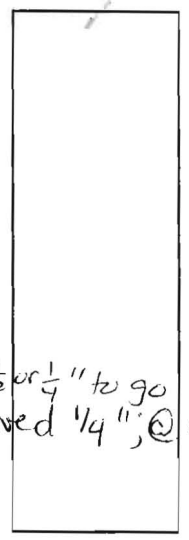
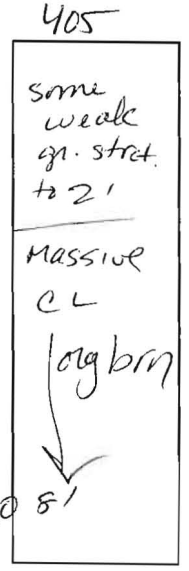
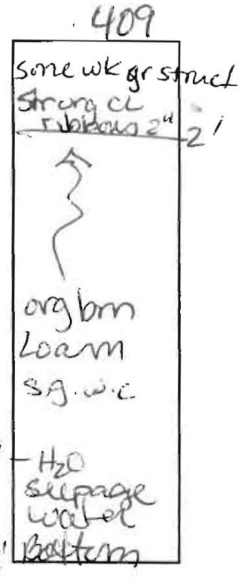
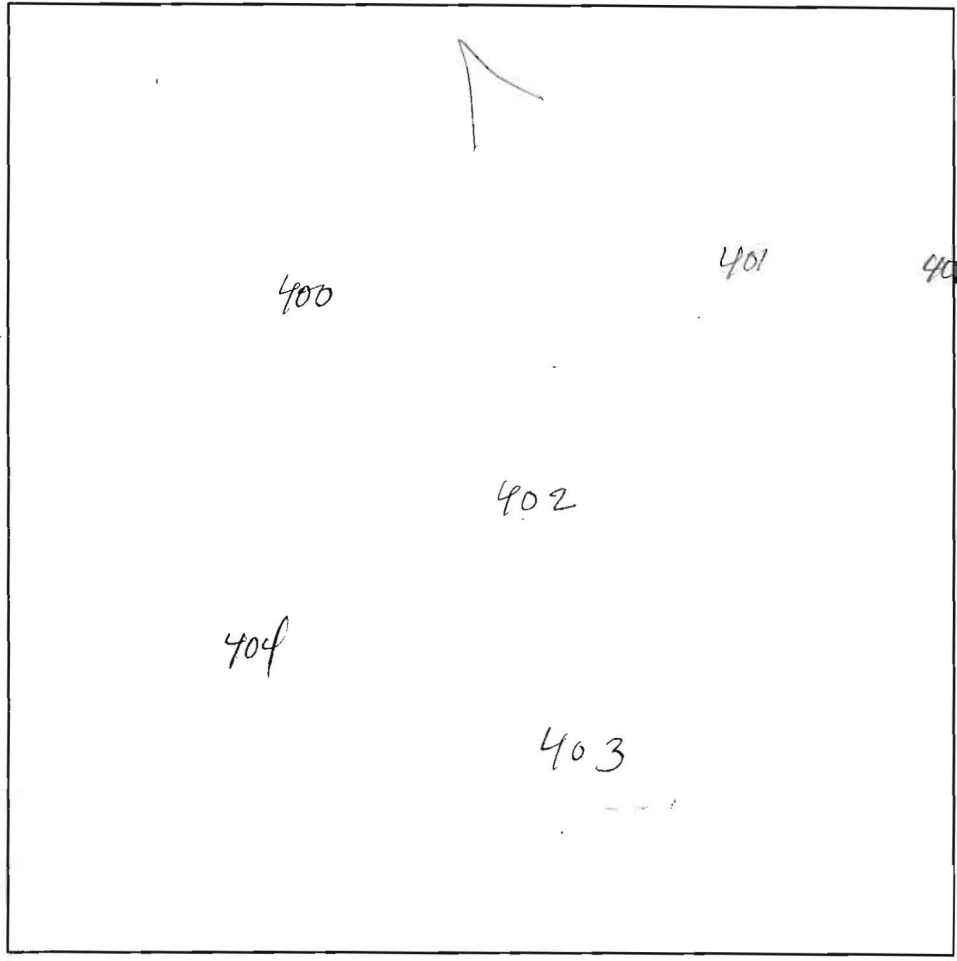
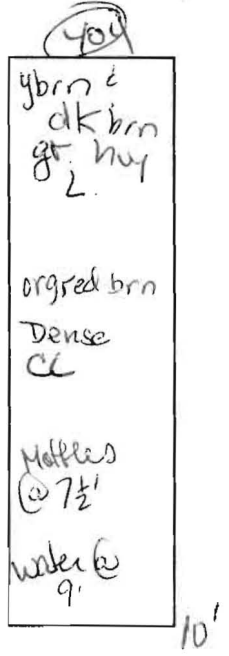
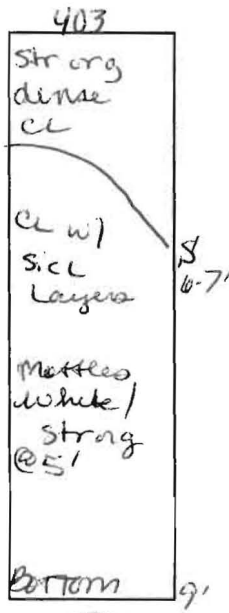
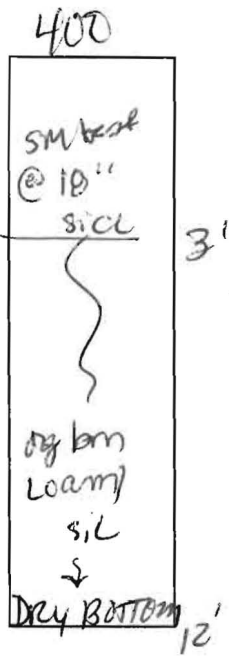
HOLE # 422/4/5 DEPTH OF TEST 20" START TIME \_\_\_\_\_

ONSIDE

SCL  
crumbly  
S sbk

CL  
Larger  
pedis,  
more  
macro-  
structure

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate(ET/MD)	% Change
9 <sup>16</sup> / <sub>16</sub>	10:47	START		
9 <sup>1</sup> / <sub>16</sub>	11:03	15/16		
8	11:18	14/16		
7 <sup>4</sup> / <sub>16</sub>	11:32	12/16		
6 <sup>11</sup> / <sub>16</sub>	11:47	9/16"		
<del>6</del> 5 <sup>13</sup> / <sub>16</sub>	12:02	12/16"		
5 <sup>4</sup> / <sub>16</sub>	12:17	11/16"		
4 <sup>7</sup> / <sub>16</sub>	12:32	12/16"		
3 <sup>11</sup> / <sub>16</sub>	12:47	12/16"		



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H	
1/20/06	400	18"	11:15 <sup>8"</sup>	5 1/2" @ 11:22	4 1/2" @ 11:34		P	
	403	20"	11:34	11:55	NO MOV'T	@ 1:20 WATER - NO MOV'T	F	
	404	27"	1:20	1:28	2:02 @ base of 2nd peg	moved 1/4" in 34 min	F	
		@ 3 1/2'	dense clay layer MASSIVE structure. Concern for premature SMound failure if approved. Retest @ 3'3" on later date w/ infiltration meter					
	409	19"	1:32	1:52	@ 2:07 @ base of 2nd peg	@ 2:24 base 2nd peg @ 2:52 1/2 or 1/4" to go @ 3:00 moved 1/4"; @ 6.5"		
		TESTED	IN CLAY LOAM					
	405	17"	1:50	@ 2:06 3/2" mov't	@ 2:34 1"	2:44 another 1/4" drop		

REMARKS Generally Flat topo  
 SANITARIAN None BACKHOE Fyock OTHERS Julie w/ DDC  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_



Howard County  
Health Department

7178 Columbia 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](http://www.hchealth.org)

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

---

January 23, 2006

Demario Design Consultants  
66 E. Main Street  
Suite 200  
Westminster, MD 21157

RE: **Percolation Test Results**  
Application: A523439

Proposal: Minor Subdivision, 3 Lots  
Property ID: Regan Property, 3866 Ivory Road  
Tax Map: 22 Parcel: 24

Dear Sir or Madam:

Percolation testing was conducted January 20, 2006 on the above referenced property. Soils indicate high water table, low percentage of rock, as well as mottles and clay. Copies of the percolation test results are enclosed.

In order to continue with the process, our office will require a newly revised percolation test plan for sand mound sites. Testing will be required during wet season, which is occurring now until April 2006 for this current year. Currently, there is no waiting list for wet season testing. Please submit a new plan at your earliest convenience. Our office will call to schedule another percolation test date.

Also, make note that percolation testing for the existing house was postponed by the owner. In order to subdivide, three sand mound sites for the existing house will be mandatory and possibly a septic replacement installed for the existing septic system if it does not meet code.

If you have any questions, contact me at 410-313-1775. Thank you for your time in this important matter.

Sincerely,

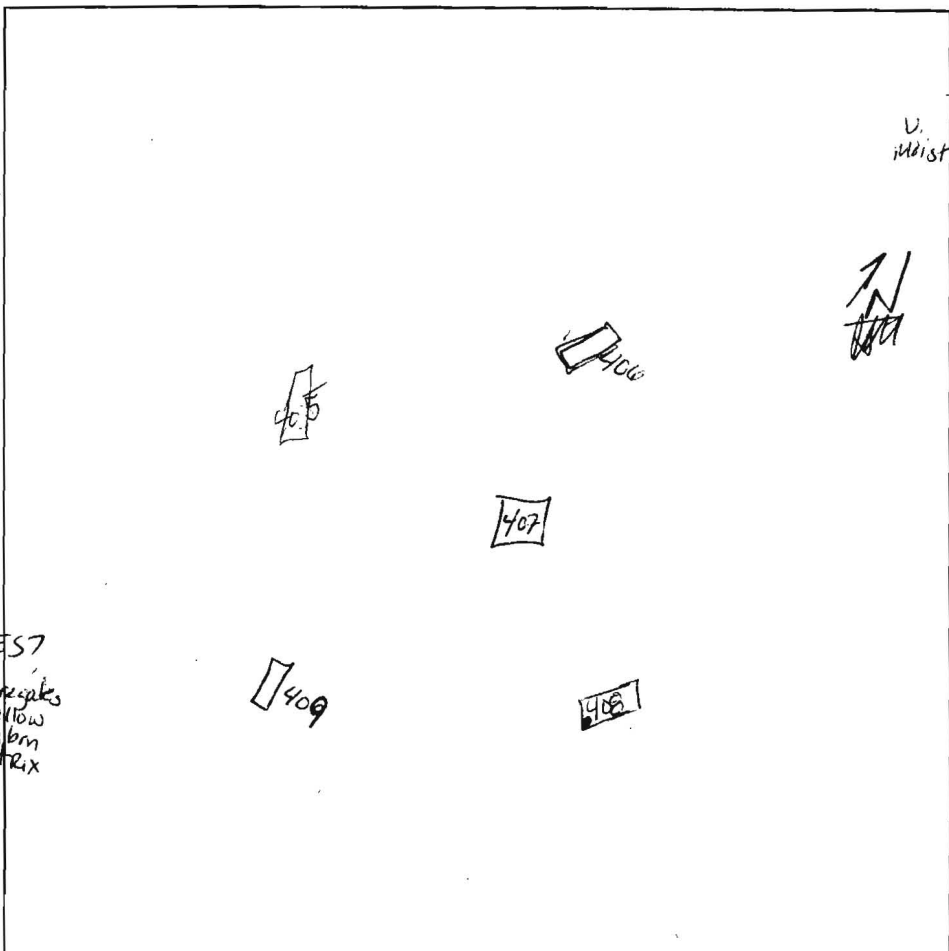
Kacie Noonan, R. S.  
Well and Septic Program

Cc: Connie Regan

**408**  
 Strbrn CL  
 2-3'  
 Cobble @ 10% in matrix  
 org brn, some sbk struct to 5'  
 Most well few horizons of SCL  
 8' org brn LOAM  
 DUMP 11' Bottom

**406**  
 1 1/2' rdbrn Lg sbk parts (stone size)  
 greasy hvyl loam  
 Cave-in @ 6' water @ 9' Mottles begin @ 5'

**407**  
 Prelim SM test @ 18" Cave in @ 4' Cave in @ 10' Bottom



alkbrn str org  
 abrupt line weak sbk struct.  
 Prelim SM  
 5' compact SL  
 Water @ 7' stopped digging  
 Prominent Mottles

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
1/20/06	408	4 1/2'	9:55	10:22	1/8" of motion	27 min	TOP slow falls
	406	perc for SMOUND?			Visual MAY	be ok	
	407	24"	10:30	10:33	10:46	will pass for SMOUND	13 min P
	SMOUND test	401	19"	10:47	11:01 1/2	3/4" drop 11:23	11:38 @ 2nd peg tip still above 2nd peg
							dense clay @ 4' appears moist
							water saturation throughout all horizons poss. premature failing may occur for septic system.
	402	SM test 20"	2:00	2:20	2:45		P

REMARKS MOTTLES @ 5', tested in Clay L for SMOUNDS

SANITARIAN \_\_\_\_\_ BACKHOE Rob Frank OTHERS Julie w/

TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

3866 Ivory 1/20/06 Percolation test hole results

Due to high water table & deep clay, conventional trench percolation testing was not appropriate. Therefore, percolation testing was done for sand mound(s) in primarily the "B" horizon. See attached plan created by DeMario Design Consultants for hole locations. SEE TEST NOTES FOR SOIL DESCRIPTIONS

SAND MOUND TESTING

hole #	Depth	TIMES / MEASUREMENTS	PASS/FAIL	ADDITIONAL NOTES
400	18"	11:15@8" - 11:22@5 1/2" - 11:34@4 1/2"	PASS	
403	20"	11:34@top peg - 11:55 NO MOUNT - 1:20 NO MOUNT	FAILS	
404	21"	1:20@top peg - 1:28@2nd peg - 2:02 MOVED 1/4" in 34 MINUTES	FAILS	DENSE CLAY LAYER @ 3 1/2' - concern for premature SM failure
409	19"	1:32@1st peg, 1:52@2nd peg, @ 2:24 at base 2nd peg	MARGINAL	@ 2:52 HAD ANOTHER 1/2 - 1/4" to go - there @ 3pm
405	17"	1:50 1st peg, @ 2:34 Moved 1st inch @ 2:44 another 1/4"	PASS	rate ok
408	TESTED FOR CONJ. TRENCH @ 4 1/2"	9:55 to 10:22 1/8" mount in 27 min	FAILS	TOO SLOW FOR SAND MOUND.
406	Visual		TEST FOR SMOUD	
407	24"	10:30; 10:33; 10:46	13 min rate PASS	DUE TO RATES OF SURR. HOLES ON SM. supported
401	19"	10:47, 11:01, 11:38 2nd peg time shown	PASS	Although soils moist from rain, soils perced.
402	20"	2:20 started @ 2nd peg, @ 2:45 moved 1"	Prelim PASS	



Howard County  
Health Department

**RECEIVED**

**MAY 15 2006**

**DDC**

7178 Columbia 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](http://www.hchealth.org)

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

May 12, 2006

Demario Design Consultants, Inc.  
The Old Firehouse  
66 East Main Street, Suite 200  
Westminster, MD 21157

Re: Percolation Certification Plat Review  
Regan Property  
3866 Ivory Road

COPY	
No.	For
1	WRD
	RBW
	JLM
1	JAI
1 Comment File	
Original To	
File: 06028.1	

Dear Ms. Immler,

Our office received the revised Percolation Certification Plat on May 12, 2006. Your most recent submittal needs the following revisions for further review:

- Preservation Parcel A must be connected as a part of Preservation Parcel B for the sand mound site to service Preservation Parcel B
- Sand mounds must be shown within a 10,000 square-foot area
- Add a 10,000 square-foot note to the General Notes section
- Ensure your well radius is 100' from the proposed well boxes
- Show the existing septic system for the existing house
- State the intent of the sheds/barns, and existing house
- Change the title of the plan from "Percolation Test Plan" to Percolation Certification Plat

If you have any questions, contact me at 410-313-1775. As always, I look forward to your professional work. Thank you for your time in this important matter.

Sincerely,

Kacie Noonan, R. S.  
Well & Septic Program

Cc: file



BOTH HOLES PASS FOR CONVENTIONAL trench

in let @ 4' bottom @ 6' - 6 1/2' 1 foot sidewall

# MOUND TEST DATA SHEETS

Property I.D. Regan Property Cherry Rd Lot # 2 Date 3-14-06  
 Sanitarian Kacie Landscape Position \_\_\_\_\_  
 % Slope 3-5% Soil Type \_\_\_\_\_ Contractor \_\_\_\_\_

HOLE # 410 DEPTH OF TEST 20" START TIME \_\_\_\_\_

PASSES FOR CONVENTIONAL TRENCH

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate(ET/MD)	% Change
9 16/16	1:15	Start		
9 12/16	1:30	10/16		
8 15/16	1:45	7/16		
8 7/16	2:00	1/2"		
8 1/16	2:15	6/16		

on 3/17/06 Conventional test 5 1/2" 10:18 - 10:21 - 10:25  
 org) 5" CL to 5' w/pockets of CL.  
 @ 5" SL med gr.

HOLE # 411a DEPTH OF TEST 27" START TIME \_\_\_\_\_

Str brn  
 CL 3sbk  
 18"  
 18-25"  
 Str org brn  
 CL  
 27"  
 CL dense compact  
 A soil @ 6'  
 to 5'  
 LS  
 DAMP MUD @ 12"

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate(ET/MD)	% Change
9 16/16	1:30	GUNGE @ 2:00 MOVED		1/32" in 15 min
9 15/16	1:40	RESTART		
	2:01			
	2:16			
	2:31			
@ 5 1/2" Conventional	2:11		6" Mark	
	2:18		5" Mark	
	2:33		4" Mark	15 MIN

FAILS FOR S. MOUND

# MOUND TEST DATA SHEETS

Property I.D. Jenny Rd Lot # \_\_\_\_\_ Date 4-7-06  
 Sanitarian Kace Landscape Position \_\_\_\_\_  
 % Slope \_\_\_\_\_ Soil Type \_\_\_\_\_ Contractor \_\_\_\_\_

HOLE # 421 A DEPTH OF TEST 12" START TIME PASSED

DK brn  
CL  
3 sbk  
lg peds  
(compact peds)  
  
20-22"  
  
2'-4"  
25%  
greasy  
shale

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate(ET/MD)	% Change
9 <sup>16</sup> / <sub>16</sub>	11:16	START		
9 <sup>6</sup> / <sub>16</sub>	11:31	Δ <sup>10</sup> / <sub>16</sub> "		
8 <sup>14</sup> / <sub>16</sub>	11:46	Δ <sup>12</sup> / <sub>16</sub> "		
8 <sup>4</sup> / <sub>16</sub>	12:01	Δ <sup>10</sup> / <sub>16</sub> "		
7 <sup>15</sup> / <sub>16</sub>	12:16	Δ <sup>5</sup> / <sub>16</sub> "		
<del>7<sup>15</sup>/<sub>16</sub></del>	12:31	Δ <sup>10</sup> / <sub>16</sub> "		
7 <sup>5</sup> / <sub>16</sub>				

HOLE # \_\_\_\_\_ DEPTH OF TEST 20" START TIME \_\_\_\_\_

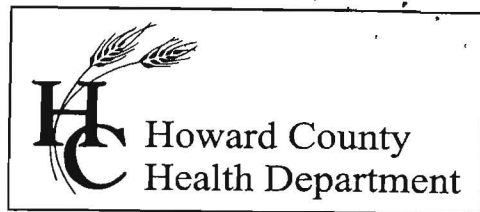
Str brn, org  
CL  
gr  
  
org  
SiCL  
"Macro" peds  
more restrictive  
but some  
gr. struct.  
PROMINENT  
MOTTLES  
@ 5'  
Dense  
CLAY  
BEGINS

FAILS

Hook Gauge Reading	Elapsed Time (min)	Measured Drop	Estimated Rate(ET/MD)	% Change
9 <sup>16</sup> / <sub>16</sub>	10 AM	Ø	START	
9 <sup>11</sup> / <sub>16</sub>	10:15	Δ <sup>5</sup> / <sub>16</sub> "		
9 <sup>9</sup> / <sub>16</sub>	10:30	Δ <sup>2</sup> / <sub>16</sub> "		
9 <sup>7</sup> / <sub>16</sub>	10:45	Δ <sup>2</sup> / <sub>16</sub> "		

421 B- fails Deep, Massive Clay less than 1/8" in two hrs





7178 Columbia Gateway Drive, Columbia, MD 21046  
(410) 313-6300 Fax (410) 313-6303  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

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

July 30, 2006

Demario Design Consultants, Inc.  
66 East Main St. Suite 200  
Westminster, MD 21157

RE: Percolation Certification  
Regan Property  
3866 Ivory Rd.  
Glenelg, MD 21737

*R-523439*

Attention all concerned parties:


These comments are applicable to the Percolation Certification Plat for the above referenced property.

- A general note stating that all wells shall be drilled prior to health department signature of the final recordation plat is not included. (see enclosed)
- Three existing structures on Preservation Parcel A. have not been labeled nor has their intent been stated.
- Include a general note statement regarding the existing well. The Howard County Health Department will require that this well be brought up to current standards prior to final record plat signature. If the well cannot be brought up to current standards, this well shall be abandoned and sealed and a replacement shall be drilled (prior to final plat signature).
- Ensure that the well radius for lot 1 is not encroaching on the septic system or approved repair area on Parcel 176. Failure to locate these areas accurately could result in rejection of the percolation certificate plat.

I hope these comments are helpful in preparing your plan. Thank you for your attention to these matters.

If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,

  
Gabriel A. Creighton, R.S.  
Bureau of Environmental Health  
Well and Septic Program

GAC  
Enclosure  
cc: Well & Septic program file  
Consuelo Regan

SAND MOUND CHART - FINAL DIMENSIONS

LOT NO.	INITIAL SYSTEM	1ST REPLACEMENT AREA	2ND REPLACEMENT AREA
1 (4BR)	34'x90'	34'x90'	34'x90'
2 (4BR)	34'x90'	34'x90'	34'x90'
PRESERVATION PARCEL	35'x92'	35'x92'	N/A - T.F.

1. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SF. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. 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 DISPOSAL AREA.

2. EXISTING TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY DEMARIO DESIGN CONSULTANTS, INC. IN APRIL OF 2006 AND IS TAKEN FROM HOWARD COUNTY AERIAL PHOTOGRAMMETRY.

3. EXISTING SEPTIC AREAS AND WELLS SHOWN ARE FROM AVAILABLE PLANS OF RECORD AND FIELD OBSERVATION.

4. THERE ARE NO SLOPES > 25% ON SITE.

5. EXISTING WELL ON PRESERVATION PARCEL A WILL BE YIELD TESTED PRIOR TO FINAL RECORD PLAT SIGNATURE. EX. WELL WILL BE BROUGHT UP TO CURRENT STANDARDS PRIOR TO FINAL RECORD PLAT SIGNATURE. IF THE WELL CANNOT BE BROUGHT UP TO CURRENT STANDARDS THIS WELL SHALL BE ABANDONED AND SEALED AND A REPLACEMENT SHALL BE DRILLED PRIOR TO FINAL PLAT SIGNATURE.

6. CONTRACTOR/BUILDER TO VERIFY ELEVATIONS IN FIELD BEFORE BEGINNING ANY CONSTRUCTION.

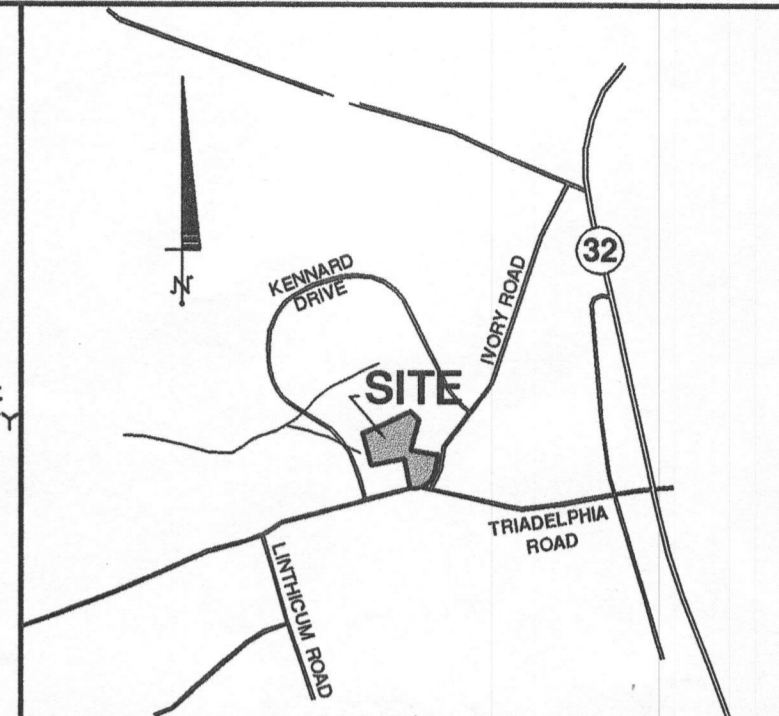
7. BUILDER TO VERIFY AVAILABILITY OF BASEMENT SEWER SERVICE PRIOR TO DWELLING STAKEOUT.

8. ALL VISIBLE EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN HEREON.

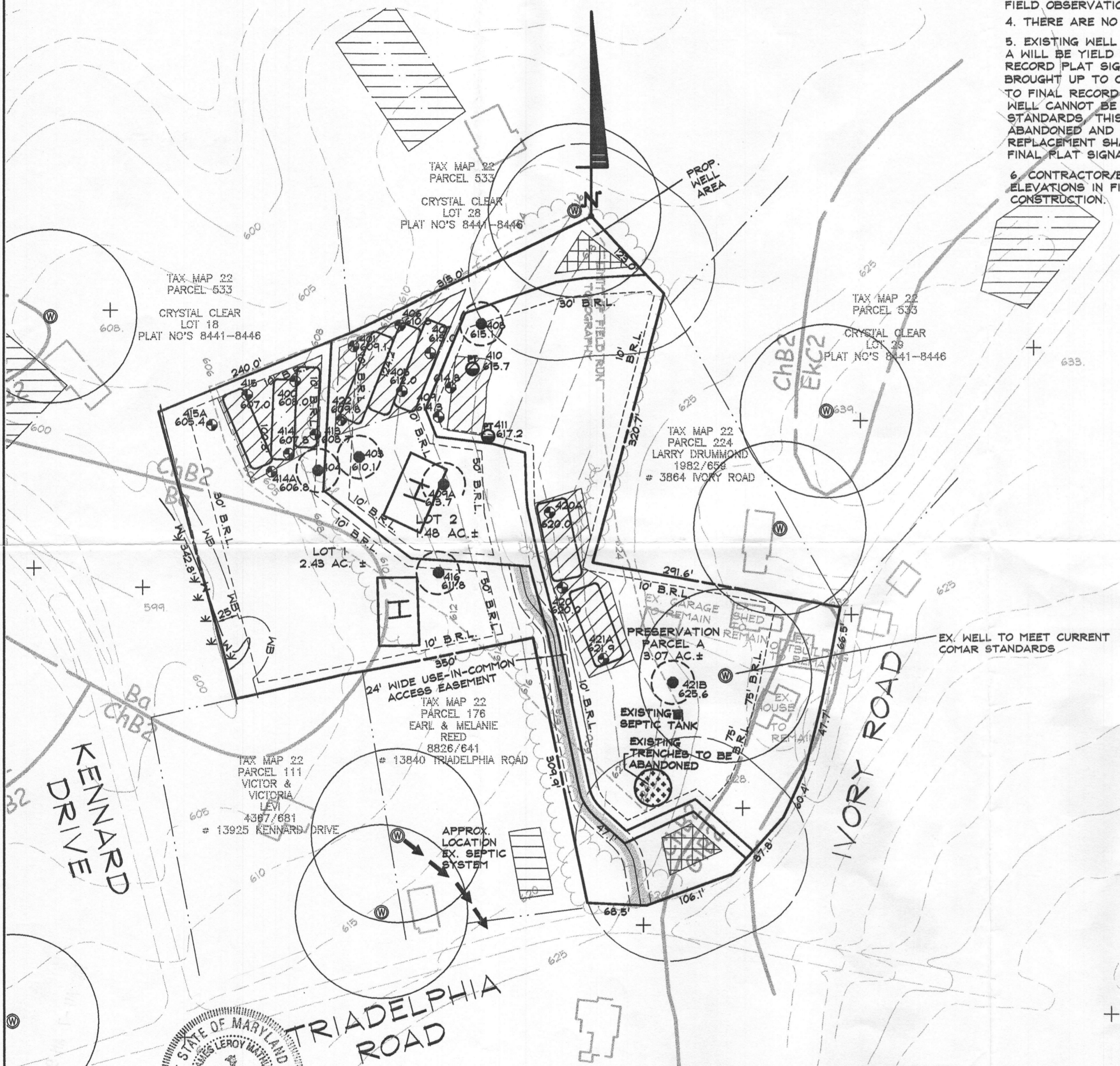
9. THE PERC TESTS SHOWN HEREON WERE FIELD LOCATED BY DEMARIO DESIGN CONSULTANTS, INC. IN APRIL OF 2006.

10. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

11. ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.



VICINITY MAP  
SCALE: 1"=2000'



DRAWING LEGEND

--- 682 ---	EXISTING MINOR CONTOUR (2' INTERVAL)
--- 680 ---	EXISTING MAJOR CONTOUR (10' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	EX. ROAD / EDGE OF PAVING
[Symbol]	EX. BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	PASSED/FAILED SAND MOUND PERC TEST
[Symbol]	EX. SEPTIC SYSTEM/AREA
[Symbol]	PROPOSED SAND MOUND
[Symbol]	EX. WELL/100' RADIUS
[Symbol]	PASSED TILE FIELD PERC TEST
[Symbol]	PROPOSED WELL AREA

Existing Zoning : RRDEO  
Soils Map Number: 15  
Number of building sites: 2  
Total Area of Site = 7.1± AC.

**DeMario Design Consultants, Inc.**

The Old Firehouse  
66 East Main Street, Suite 200  
Westminster, MD 21157  
Phone: (410) 386-0560  
Fax: (410) 386-0564  
eMail: ddc@demariodesign.us

OWNER: CONSUELO REGAN  
3866 IVORY ROAD  
GLENELG, MD 21737

SITE ADDRESS:  
3866 IVORY ROAD  
GLENELG, MD 21737

REGAN PROPERTY  
PERCOLATION CERTIFICATION PLAN

PC 523 439

3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
4	REVISE LOT & SEPTIC CONFIGURATION FOR SAND MOUND TESTING	JAI	JAI	01/30/06
3	REVISE WELL & LOT CONFIGURATION LOT 1 & PRES. PARCEL	JAI	JAI	12/23/05
2	REVISE WELLS & SEPTICS & LOT CONFIGURATION	JAI	JAI	12/09/05
1	ADD WELL LOCATIONS - REVISE LOT CONFIGURATION	JAI	JAI	11/07/05

CO. FILE # N/A	DES. BY: JAI
TAX ACC. #: 03-293785	DRN. BY: JAI/SDS
TAX MAP: 22	CHK. BY: JLM
BLOCK / GRID: 13	DATE: 11/07/05
PARCEL # 24	DDC JOB#: 05028.1
ZONE / USE: RR-DEO	SHEET NUMBER:
DWG. SCALE: 1"=100'	1 of 1

REVISIONS CONTINUED				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
8	ADDRESS HEALTH DEPARTMENT COMMENTS	SDS	JAI	08/03/06
7	REVISE LOT CONFIGURATION & PERC AREAS	SDS	JAI	06/30/06
6	ADD PERC TEST LOCATIONS, REVISE LOT LINES	JAI	JAI	05/03/06
5	REVISE LOT & SEPTIC CONFIGURATION FOR SAND MOUND TESTING	JAI	JAI	03/28/06

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL VISIBLE WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY BOUNDARIES HAVE BEEN SHOWN.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

JAMES L. MATTHIAS  
PROFESSIONAL LAND SURVEYOR NO. 11089

8/3/06

Robert J. Weber  
HOWARD COUNTY HEALTH OFFICER

9/5/06

SIGNED PERC CERT 9/5/06