

Bureau of Environmental Health
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

Maura J. Rossman, M.D., Acting Health Officer

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME 3125 West Ivory Rd LOT # _____

PROPERTY ADDRESS West Friendship TOWN 21794 ZIP

TAX ACCOUNT # _____ TAX MAP _____ GRID _____ PARCEL _____ ZONING DESIGNATION _____

PROPERTY OWNER(S) Mark Schmorchun

DAYTIME PHONE 746-3454 CELL _____ EMAIL _____

MAILING ADDRESS _____ STREET _____ CITY, STATE _____ ZIP _____

APPLICANT South Carroll Backhoe RELATIONSHIP TO OWNER: _____

DAYTIME PHONE 410-825-4197 CELL 410-596-3618 EMAIL S-C-Backhoe@comcast.net

MAILING ADDRESS 4410 Salem Bottom Rd WESTMINSTER CITY, STATE _____ ZIP 21157

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S):

BUILDING:

- ☐ RESIDENTIAL WITH _____ EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
☐ COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

PROPERTY:

- ☐ SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: _____
☐ CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
☐ REPAIR OR REPLACE FAILING OSDS
☐ UPGRADE EXISTING OSDS

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- ☐ YES
☐ NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
- THE APPLICATION FEE IS NON-REFUNDABLE
- THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED
- THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

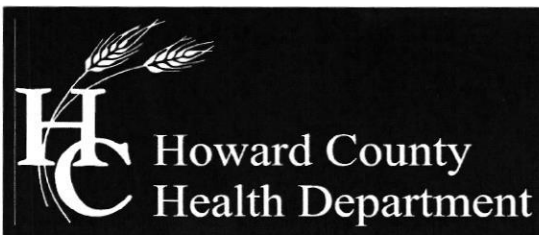
By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

Samuel J. Schuch

SIGNATURE OF APPLICANT

11-14-13

DATE



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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

March 23, 2021

To: GLW

Percolation Test Report; 3125, West Ivory Road, West Friendship, MD

Percolation tests were conducted at 3125, West Ivory Road (Tax Map 15, Parcel 23) on March 23, 2021. Tests and profile descriptions were documented for 4 locations. All 4 test holes passed.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Areas that may be included in the septic reserve area are represented by test locations having satisfactory soil condition. The area must large enough to accommodate 3 systems for the planned residence.

The next step in the process is to have an engineer submit a percolation certification plan to confirm the design of the septic reserve area.

Should you have any questions regarding this evaluation, please contact me. I may be reached at (410) 313-1786 or by email hoswald@howardcountymd.gov

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

Attachment: Percolation Test Field Notes

Not to scale

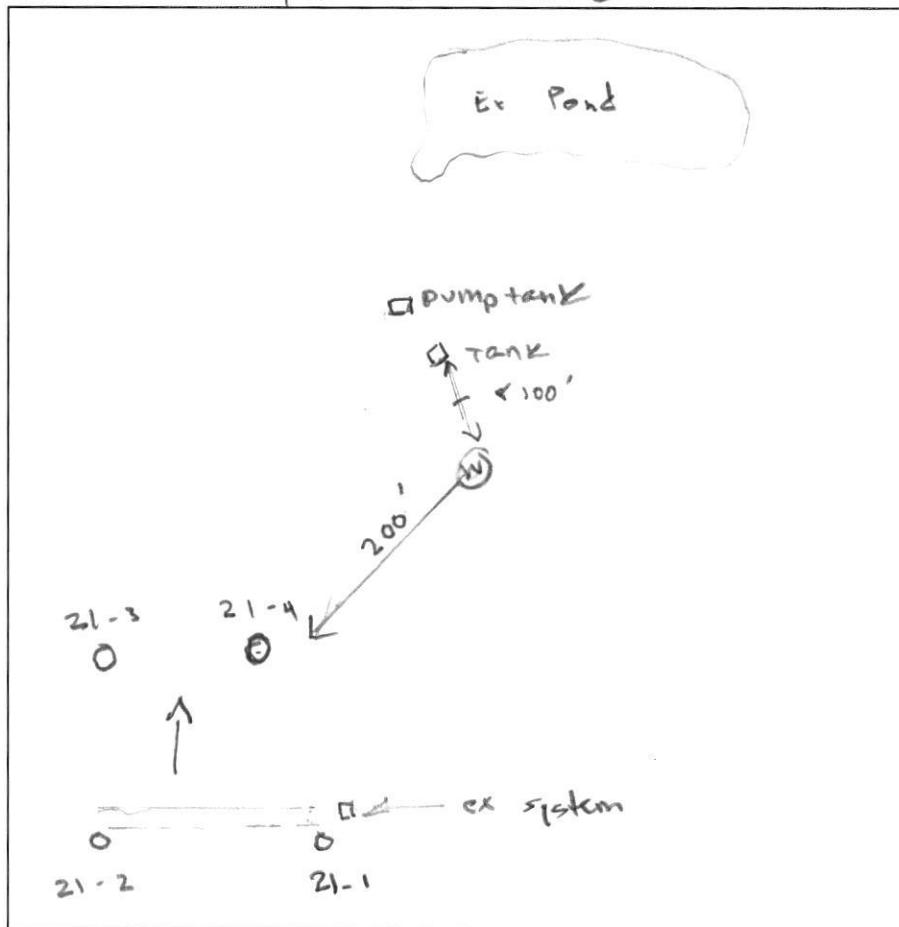
21-4

A/P

21-1
br l
10"
yellowish
brown
cl sbk
3'
pale red
br
sl pl
12.4"

21-2
br l
8"
yellowish
br
cl sbk
3'
yellowish red
yellowish br
sl
pl
12'

21.3
br l
10"
br
cl
sbk
~3'
yellowish
br
sl pl
12.2"



soil
profile
similar
to
21-3

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
3/22/21	21-1	5'/12.4	8:16	8:18	8:21	3	P
3/22/21	21-2	5'/12'	8:25	8:27	8:29	2	P
3/22/21	21-3	5'/12.2	8:33	8:34	8:36	2	P
3/22/21	21-4	5'/12'	8:40	8:41	8:46	5	P

REMARKS _____
 SANITARIAN _____ BACKHOE _____ OTHERS _____
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____



Bureau of Environmental Health
8930 Stanford Blvd | Columbia, MD 21045
410.313.2640 - Voice/Relay
410.313.2648 - Fax
1.866.313.6300 - Toll Free

4568756

Maura J. Rossman, M.D., Health Officer

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME _____

PROPERTY ADDRESS 3125 W. Ivory Road. West Friendship 21794
STREET TOWN ZIP
TAX ACCOUNT # 295958 TAX MAP 0015 GRID 0020 PARCEL 0023 LOT NO. N/A ~~PROPOSED LOT~~ SIZE (ACRES) 91.0
ZONING CATEGORY RC TIER _____

PROPERTY OWNER(S) Karen L. Whitney and Richard T. Whitney, Trustees

DAYTIME PHONE _____ CELL 443-695-5215 EMAIL klwhitney79@gmail.com
MAILING ADDRESS 27120 Cowboy Up Road Steamboat Springs, CO 80487
STREET CITY, STATE ZIP

APPLICANT Anthony Wilder Design-Build, Inc. (attn. George Bott) RELATIONSHIP TO OWNER: Architect/Builder

DAYTIME PHONE _____ CELL 240.328.4540 EMAIL georgb@anthonywilder.com
MAILING ADDRESS 7913 MacArthur Boulevard Cabin John, MD 20818
STREET CITY, STATE ZIP

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S):

PROPERTY:

- ☐ SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: _____
SUBDIVISION CLASSIFICATION (PER DEPT. OF PLANNING AND ZONING) ☐ MAJOR ☐ MINOR
☐ CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
☐ REPAIR OR REPLACE FAILING OSDS
☒ UPGRADE EXISTING OSDS

BUILDING:

- ☒ RESIDENTIAL WITH FOUR (4) ~~EXISTING OR~~ PROPOSED BEDROOMS IN THE ~~COMPLETED~~ NEW STRUCTURE
☐ COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- ☐ YES
☒ NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
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- THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

SIGNATURE OF APPLICANT

DATE

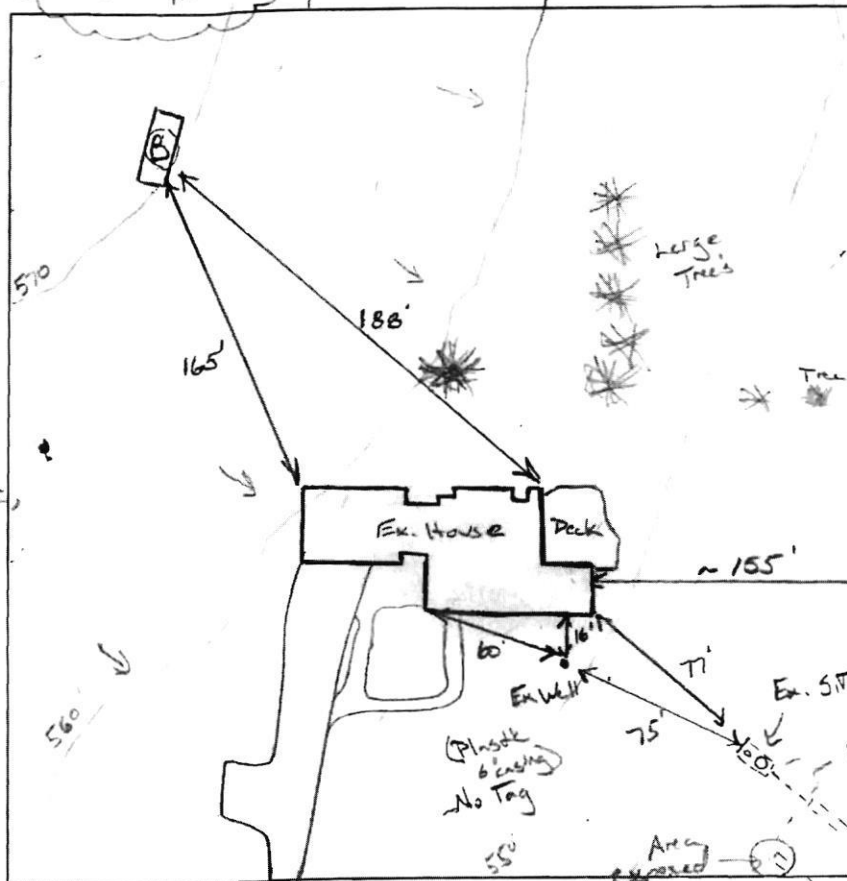
AP

(A)

OM, SBK
rusty
Dark Br/Y CL
Dense, CS
Slightly plastic
1/4" ribbon
MSBK, Heavy
1 1/2" channels
mottled
15% rk
Br/Rd. Hvy
CL, C
manganese Deposits,
mottling
10' water

(B)

OM, MSBK
Friable
Br/Y CL
WK SBK, CW
Friable, rusty
Br/Y F/L
wk platy
wk crystalline
~5%
Highly irregular
smooth boundary
Br/Y/R SL
Friable, Dry
micaceous
↓



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
2/25/14	(A)		Deep Clay limited depth tested				(F)
	(B)	5' 14'	1:18	1:20	1:24	4	(P)
			(hole good for shallow trench)				

*Ex S.T. is Water 134.

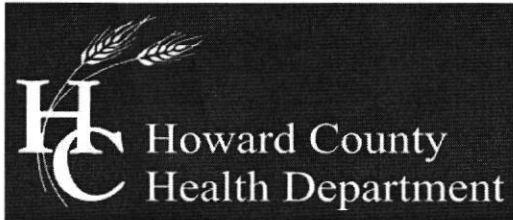
REMARKS: Plenty of Area, SRA - keep @ higher elevations. Low elevation's High H2O table

SANITARIAN K. Wolf BACKHOE S. Carroll OTHERS Helper

TEST HOLES USED IN SDA 2 AVG. PERC TIME 4 SQ. FT/BR

TRENCH WIDTH INLET DEPTH 10" MAX. BOT DEPTH 6 EFFECTIVE S/W 3'

$$4(150) = \frac{600}{1.2} = 500 \div 2 = 250 (0.44) = 110$$



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Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

SEWAGE DISPOSAL SYSTEM SPECIFICATIONS WORKSHEET

Address: 3125 West Ivory Road

Subdivision: _____ Lot: _____

Initial system: Application rate: _____ Effective area beginning depth: _____ Bottom maximum depth: _____

1st Replacement: Application rate: 1.2 Effective area beginning depth: 3 Bottom maximum depth: 8

2nd Replacement: Application rate: 1.2 Effective area beginning depth: 3 Bottom maximum depth: 8

Design Flow = 150 gallons per day per bedroom

Design flow ÷ application rate = square footage of drainfield required

Linear length of trench required = drainfield square footage x sidewall reduction percentage ÷ trench width

Sidewall reduction credit formula:

$$\frac{W + 2}{W + 1 + 2D} \times 100 = \text{Percent of length of standard trench where } W = \text{trench width and } D = \text{depth between effective area beginning depth and trench bottom.}$$

Standard design requirements:

- All trenches must be equal length unless low pressure dosed
- All trenches must be on contour
- Minimum trench spacing: 10' for all trenches utilizing sidewall reduction credit. Additional spacing may be necessary for any trench using over 3.5' of effective sidewall. In those cases, the spacing formula is $2D + W$ up to a maximum spacing of 18'.
- Minimum trench spacing for trenches with no sidewall credit (bottom area only) is 6' for a 2' wide trench and 9' for a 3' wide trench (spacing is measured edge to edge)
- Maximum trench length is 100'
- Maximum pipe depth is 4'

Additional requirements:

Approved: Hank Oswald Date: 6/10/21

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, April 29, 2021 9:32 AM
To: Kristy Pierce
Cc: Mike Tran; George Bott, AIA, LEED AP
Subject: RE: 3125 West Ivory Road
Attachments: [Untitled].pdf

Hi Kristy:

I reviewed the plan. I should have been more clear on my comment #3. The note should read per note highlighted on attachment.

Thanks,

Hank

From: Kristy Pierce <kpierce@glwpa.com>
Sent: Friday, April 23, 2021 3:26 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Mike Tran <mtran@glwpa.com>; George Bott, AIA, LEED AP <georgeb@anthonywilder.com>
Subject: Re: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Thanks for the quick review Hank!

We revised the perc. plan per your comments and dropped off 3 new copies today.

Thank you,
Kristy Pierce



3909 National Drive, Suite 250 | Burtonsville, MD 20866
PH: 301-421-4024 | PH (Baltimore): 410-880-1820
PH (Northern VA): 301-989-2524 | FAX: 301-421-4186

Check out our new website: WWW.GLWPA.COM

The information transmitted is intended only for the addressee shown above.

Any design information (calculations, drawings, etc.) included in this transmission is intended for the sole purpose agreed upon with Gutschick, Little & Weber, P.A. (GLW). If this information is to be used for any other purpose or transmitted to any other persons, prior consent must be received from GLW.

On Thu, Apr 22, 2021 at 2:23 PM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Kristy:

The perc cert plan has been reviewed with the following comments.

- 1.) Add sq. ft. amount to SDA.
- 2.) Add elevation next to each perc test hole.
- 3.) Change note # 4 to read the other MDE statement for lots created before March 1972.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

From: Kristy Pierce <kpierce@glwpa.com>

Sent: Monday, April 19, 2021 3:53 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: Mike Tran <mtran@glwpa.com>; George Bott, AIA, LEED AP <georgeb@anthonywilder.com>

Subject: Re: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Thank you Hank. The 3 copies of the Perc. Plan for review were dropped off in the bin today showing a 1500 sf well box and the existing septic tank to be abandoned.

Kristy Pierce



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PH: 301-421-4024 | PH (Baltimore): 410-880-1820

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On Thu, Apr 15, 2021 at 10:02 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Mike:

The wells should be spaced at least 50' apart or go with a 1500 sq. ft. well box. You have plenty of room to achieve that. Also, you should label the septic tank as to be abandoned unless its sized properly. I suppose you can keep it, but I should warn you that it is a long run for a sewer pipe needing a clean out every 70'.

Hank

From: Mike Tran <mtran@glwpa.com>

Sent: Wednesday, April 14, 2021 8:26 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: George Bott, AIA, LEED AP <georgeb@anthonywilder.com>; Kristy Pierce <kpierce@glwpa.com>

Subject: Re: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

Attached is a draft of the perc cert. plan showing 3 proposed well sites and the 45 degree angle lines. Please let me know if we can proceed with submitting hard copies.

Thanks,
Mike



3909 National Dr., Suite 250 | Burtonsville, MD 20866
PH: 301-421-4024 | PH (Baltimore): 410-880-1820
PH (Northern VA): 301-989-2524 | FAX: 301-421-4186

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On Wed, Apr 14, 2021 at 10:21 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Mike:

Anything within a 45 degree angle of the top contour within the SDA would still be considered downgrade. It does appear that the two alternate well sites are outside of this. Please confirm. We will need to see 3 well sites (1vprimary and 2 alternates) on the plan.

Hank

From: Mike Tran <mtran@glwpa.com>

Sent: Tuesday, April 13, 2021 5:32 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: George Bott, AIA, LEED AP <georgeb@anthonywilder.com>

Subject: Re: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

We're looking to abandon the existing well and drill a new well at either the Alternate-1 or 2 locations (please see attached). Both alternates are more than 200-ft from the proposed SDA and their 100'R are outside the eastern most flow path from the proposed SDA. Would either of the alt. locations for a new well with the necessary casing and grout depths eliminate the need for the variance and BAT pre-treatment?

Thanks,

Mike



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On Tue, Apr 13, 2021 at 10:40 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi George:

Since we have no record on the existing well, the only way we would consider a variance is to have a driller certify depth of grout, casing, bed rock and yield, and it would mean that a BAT unit would be required. Alternatively, you could drill a new well in a different location and abandoned the old one.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

From: George Bott, AIA, LEED AP <georgeb@anthonywilder.com>

Sent: Monday, April 12, 2021 8:41 AM

To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

Hope you had a nice weekend!

Checking to see if you've heard anything back on our MDE waiver? Would you mind reaching out if not?

Thanks,

George

George Bott, AIA, LEED AP

ANTHONY WILDER

7913 MacArthur Blvd, Cabin John, MD 20818
(O) 301-907-0100 | (D) 240-249-2923
georgeb@anthonywilder.com

[website](#) | [facebook](#) | [houzz](#) | [instagram](#)

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Wednesday, March 31, 2021 8:49 AM
To: George Bott, AIA <georgeb@anthonywilder.com>; Mike Tran <mtran@glwpa.com>
Subject: Re: 3125 West Ivory Road

Hi George:

The variance request was sent to our MDE regional rep on Monday (3/29/21). If we don't hear back by the end of this week, then we will touch base next week.

Thanks,

Hank

From: George Bott, AIA <georgeb@anthonywilder.com>
Sent: Tuesday, March 30, 2021 5:39 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>
Subject: RE: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

Thanks - We'll schedule to have the well tested.

Can give us an update on the MDE process please? Do you expect to hear from them shortly?

Thanks,

George

George Bott, AIA

ANTHONY WILDER

7913 MacArthur Blvd, Cabin John, MD 20818

(O) 301-907-0100 | (D) 240-249-2923

georgeb@anthonywilder.com

[website](#) | [facebook](#) | [houzz](#) | [instagram](#)

From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Tuesday, March 30, 2021 10:37 AM

To: George Bott, AIA <georgeb@anthonywilder.com>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

Hi George:

We will want to know the following about the existing well. When we hear back from MDE about the variance request, I will ask the engineer to add a couple of notes to the perc cert plan regarding this.

- Pumping rate
- Water level before pumping
- Water level when pumping
- Depth of casing (if possible)
- Pitless Adaptor present
- Grout present

After the well has been reconnected to the house and properly disinfected, we will want to have the well water test for bacteria, nitrate, nitrite, turbidity an sand.

Thanks,

Hank

From: George Bott, AIA <georgeb@anthonywilder.com>
Sent: Tuesday, March 30, 2021 8:19 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>
Subject: RE: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

Thanks for checking! The homeowners have nothing. From what we have been told it's an untagged well so I think we will be required to get it tested.

Thanks,

George

George Bott, AIA

ANTHONY WILDER

7913 MacArthur Blvd, Cabin John, MD 20818
(O) 301-907-0100 | (D) 240-249-2923
georgeb@anthonywilder.com

[website](#) | [facebook](#) | [houzz](#) | [instagram](#)

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, March 30, 2021 8:07 AM
To: George Bott, AIA <georgeb@anthonywilder.com>; Mike Tran <mtran@glwpa.com>
Subject: RE: 3125 West Ivory Road

Hi George:

Good morning. I looked through our records, and I did not find information about this well. Did you try checking with the owners? If we had a well tag#, then I might be able to come up with something.

Thanks,

Hank

From: George Bott, AIA <georgeb@anthonywilder.com>
Sent: Friday, March 26, 2021 10:39 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>
Subject: RE: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

We've checked the county records for the well completion report for 3125 West Ivory Road looking for the gallon per minute data and haven't found anything. I know the well is untagged so not sure if that info is available online

or off. We would like to submit a request for info to see if it is. Do you know the email address we can forward this too?

Thanks,

George

George Bott, AIA

ANTHONY WILDER

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(O) 301-907-0100 | (D) 240-249-2923

georgeb@anthonywilder.com

[website](#) | [facebook](#) | [houzz](#) | [instagram](#)

From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Tuesday, March 23, 2021 2:51 PM

To: George Bott, AIA <georgeb@anthonywilder.com>; Mike Tran <mtran@glwpa.com>

Subject: Re: 3125 West Ivory Road

Hi George,

I really don't know how long it will take MDE to respond. As soon as I have the variance application, I will forward it along.

Thanks,

Hank

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: George Bott, AIA <georgeb@anthonywilder.com>
Sent: Tuesday, March 23, 2021 12:20:02 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>
Subject: RE: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

Would you please let us know approximate timing on a MDE review?

Thanks,

George

George Bott, AIA

ANTHONY WILDER

7913 MacArthur Blvd, Cabin John, MD 20818
(O) 301-907-0100 | (D) 240-249-2923
georgeb@anthonywilder.com

[website](#) | [facebook](#) | [houzz](#) | [instagram](#)

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, March 23, 2021 10:09 AM
To: Mike Tran <mtran@glwpa.com>

Cc: George Bott, AIA <georgeb@anthonywilder.com>

Subject: 3125 West Ivory Road

Hi Mike:

Attached, please find the perc test results for 3125 W. Ivory Road. At this time, please complete the variance request form for the existing down grade well and have the owner sign it. You can just email it back to me. Once I have it, I will submit it for review. Please hold off on sending in a perc cert plan for signature until we have the approval from MDE. There may be conditions placed on the existing septic system.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.

Howard County Health Department

Bureau of Environmental Health

Well & Septic Program

8930 Stanford Boulevard

Columbia, MD 21045

(410) 313 - 1786

hoswald@howardcountymd.gov

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, April 22, 2021 2:24 PM
To: Kristy Pierce
Cc: Mike Tran; George Bott, AIA, LEED AP
Subject: Re: 3125 West Ivory Road

Hi Kristy:

The perc cert plan has been reviewed with the following comments.

- 1.) Add sq. ft. amount to SDA.
- 2.) Add elevation next to each perc test hole.
- 3.) Change note # 4 to read the other MDE statement for lots created before March 1972.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

From: Kristy Pierce <kpierce@glwpa.com>
Sent: Monday, April 19, 2021 3:53 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Mike Tran <mtran@glwpa.com>; George Bott, AIA, LEED AP <georgeb@anthonywilder.com>
Subject: Re: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Thank you Hank. The 3 copies of the Perc. Plan for review were dropped off in the bin today showing a 1500 sf well box and the existing septic tank to be abandoned.

Kristy Pierce



3909 National Drive, Suite 250 | Burtonsville, MD 20866
PH: 301-421-4024 | PH (Baltimore): 410-880-1820
PH (Northern VA): 301-989-2524 | FAX: 301-421-4186

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Hank

From: Mike Tran <mtran@glwpa.com>

Sent: Wednesday, April 14, 2021 8:26 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: George Bott, AIA, LEED AP <georgeb@anthonywilder.com>; Kristy Pierce <kpierce@glwpa.com>

Subject: Re: 3125 West Ivory Road

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Hi Hank,

Attached is a draft of the perc cert. plan showing 3 proposed well sites and the 45 degree angle lines. Please let me know if we can proceed with submitting hard copies.

Thanks,
Mike



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Hank

From: Mike Tran <mtran@glwpa.com>

Sent: Tuesday, April 13, 2021 5:32 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: George Bott, AIA, LEED AP <georgeb@anthonywilder.com>

Subject: Re: 3125 West Ivory Road

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Hi Hank,

We're looking to abandon the existing well and drill a new well at either the Alternate-1 or 2 locations (please see attached). Both alternates are more than 200-ft from the proposed SDA and their 100' R are outside the eastern most flow path from the proposed SDA. Would either of the alt. locations for a new well with the necessary casing and grout depths eliminate the need for the variance and BAT pre-treatment?

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On Tue, Apr 13, 2021 at 10:40 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi George:

Since we have no record on the existing well, the only way we would consider a variance is to have a driller certify depth of grout, casing, bed rock and yield, and it would mean that a BAT unit would be required. Alternatively, you could drill a new well in a different location and abandoned the old one.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

From: George Bott, AIA, LEED AP <georgeb@anthonywilder.com>

Sent: Monday, April 12, 2021 8:41 AM

To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

Hope you had a nice weekend!

Checking to see if you've heard anything back on our MDE waiver? Would you mind reaching out if not?

Thanks,

George

George Bott, AIA, LEED AP

ANTHONY WILDER

7913 MacArthur Blvd, Cabin John, MD 20818

(O) 301-907-0100 | (D) 240-249-2923

georgeb@anthonywilder.com

[website](#) | [facebook](#) | [houzz](#) | [instagram](#)

From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Wednesday, March 31, 2021 8:49 AM

To: George Bott, AIA <georgeb@anthonywilder.com>; Mike Tran <mtran@glwpa.com>

Subject: Re: 3125 West Ivory Road

Hi George:

The variance request was sent to our MDE regional rep on Monday (3/29/21). If we don't hear back by the end of this week, then we will touch base next week.

Thanks,

Hank

From: George Bott, AIA <georgeb@anthonywilder.com>

Sent: Tuesday, March 30, 2021 5:39 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

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Hi Hank,

Thanks - We'll schedule to have the well tested.

Can give us an update on the MDE process please? Do you expect to hear from them shortly?

Thanks,

George

George Bott, AIA

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From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Tuesday, March 30, 2021 10:37 AM

To: George Bott, AIA <georgeb@anthonywilder.com>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

Hi George:

We will want to know the following about the existing well. When we hear back from MDE about the variance request, I will ask the engineer to add a couple of notes to the perc cert plan regarding this.

- Pumping rate
- Water level before pumping
- Water level when pumping
- Depth of casing (if possible)
- Pitless Adaptor present
- Grout present

After the well has been reconnected to the house and properly disinfected, we will want to have the well water test for bacteria, nitrate, nitrite, turbidity and sand.

Thanks,

Hank

From: George Bott, AIA <georgeb@anthonywilder.com>

Sent: Tuesday, March 30, 2021 8:19 AM

To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

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Hi Hank,

Thanks for checking! The homeowners have nothing. From what we have been told it's an untagged well so I think we will be required to get it tested.

Thanks,

George

George Bott, AIA

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From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Tuesday, March 30, 2021 8:07 AM

To: George Bott, AIA <georgeb@anthonywilder.com>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

Hi George:

Good morning. I looked through our records, and I did not find information about this well. Did you try checking with the owners? If we had a well tag#, then I might be able to come up with something.

Thanks,

Hank

From: George Bott, AIA <georgeb@anthonywilder.com>

Sent: Friday, March 26, 2021 10:39 AM

To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

We've checked the county records for the well completion report for 3125 West Ivory Road looking for the gallon per minute data and haven't found anything. I know the well is untagged so not sure if that info is available online or off. We would like to submit a request for info to see if it is. Do you know the email address we can forward this too?

Thanks,

George

George Bott, AIA

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From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Tuesday, March 23, 2021 2:51 PM

To: George Bott, AIA <georgeb@anthonywilder.com>; Mike Tran <mtran@glwpa.com>

Subject: Re: 3125 West Ivory Road

Gi George,

I really don't know how long it will take MDE to respond. As soon as I have the variance application, I will forward it along.

Thanks,

Hank

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: George Bott, AIA <georgeb@anthonywilder.com>

Sent: Tuesday, March 23, 2021 12:20:02 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>

Subject: RE: 3125 West Ivory Road

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Hank,

Would you please let us know approximate timing on a MDE review?

Thanks,

George

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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, March 23, 2021 10:09 AM
To: Mike Tran <mtran@glwpa.com>
Cc: George Bott, AIA <georgeb@anthonywilder.com>
Subject: 3125 West Ivory Road

Hi Mike:

Attached, please find the perc test results for 3125 W. Ivory Road. At this time, please complete the variance request form for the existing down grade well and have the owner sign it. You can just email it back to me. Once I have it, I will submit it for review. Please hold off on sending in a perc cert plan for signature until we have the approval from MDE. There may be conditions placed on the existing septic system.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, April 22, 2021 2:24 PM
To: Kristy Pierce
Cc: Mike Tran; George Bott, AIA, LEED AP
Subject: Re: 3125 West Ivory Road

Hi Kristy:

The perc cert plan has been reviewed with the following comments.

- 1.) Add sq. ft. amount to SDA.
- 2.) Add elevation next to each perc test hole.
- 3.) Change note # 4 to read the other MDE statement for lots created before March 1972.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

From: Kristy Pierce <kpierce@glwpa.com>
Sent: Monday, April 19, 2021 3:53 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Mike Tran <mtran@glwpa.com>; George Bott, AIA, LEED AP <georgeb@anthonywilder.com>
Subject: Re: 3125 West Ivory Road

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To: Oswald, Hank <hoswald@howardcountymd.gov>; Mike Tran <mtran@glwpa.com>

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To: Mike Tran <mtran@glwpa.com>
Cc: George Bott, AIA <georgeb@anthonywilder.com>
Subject: 3125 West Ivory Road

Hi Mike:

Attached, please find the perc test results for 3125 W. Ivory Road. At this time, please complete the variance request form for the existing down grade well and have the owner sign it. You can just email it back to me. Once I have it, I will submit it for review. Please hold off on sending in a perc cert plan for signature until we have the approval from MDE. There may be conditions placed on the existing septic system.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

- Landscape features such as swales, ponds, streams, etc., slopes greater than 25%, soil type boundaries, etc. (wet season soil will be limited to testing during a designated time of year).
- All existing structures on the property (if necessary label structures to remain or to be removed).
- Location(s) of proposed structure/addition.
- All wells and septic systems within 100' of the property boundaries and all existing or proposed wells less than 200' down-gradient of a septic system and/or septic easement.

PERCOLATION CERTIFICATION PLAN

The Percolation Certification Plan will formally establish an approved septic easement on the property in accordance with Howard County Code. Following completion of percolation testing this plan should be submitted to our office for review. The Perc Cert plan will have the same requirements as shown on the site plan in addition to the following:

- Legend symbols to distinguish plan features (i.e. well, septic etc.) and all test holes that passed, failed, or were held for re-review (e.g., for wet season), and any previously documented holes.
- A professional seal or signed statement:
 "I certify that the information shown herein is based on field work performed by me or under my direct supervision, and is correct, to the best of my knowledge and belief."
- Health Officer Signature block:

Approved For Private Water and Private Sewerage Systems	
<div style="border-top: 1px solid black; margin-top: 10px; min-height: 20px;"></div>	
Health Officer, Howard County Health. Dept.	Date

The following notes must also be included on the plan:

- Any changes to a private sewage easement shall require a revised percolation certification plan.
- The topography of this plat is taken from _____ and is verified to accurately represent the relative changes on the subject property.
- All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown.
- A purpose statement indicating the purpose of the plan.
- Certification of compliance with MDE ownership width and lot area requirements for lots created after 1985:
 - The lot(s) shown herein complies/comply with the minimum ownership width and lot area as required by the Maryland Department of Environment
- MDE statement for lots created after March 1972:
 - "This area designates a private sewage disposal area of at least 10,000 sq. ft. as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. 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 easement. Recordation of a revised sewage easement shall not be necessary."

OR

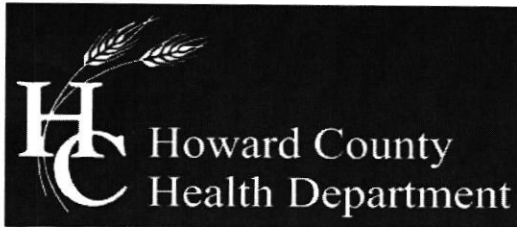
- MDE statement for lots created before March 1972:
 - "This area designates a private sewage area as required by the Maryland Department of the Environment for individual sewage disposal. For lots created prior to March of 1972 it provides at least enough area to accommodate an initial and two replacement septic

systems as required by the Howard County Health Department. Improvements of any nature in this area are restricted until public sewerage is available. This area shall become null and void upon connection to a public sewerage system. The county Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area shall not be necessary."

The Percolation Certification Plan will be reviewed for its completeness and compliance with state and local code. Once the plan receives the Health Officer's signature indicating approval, a building permit may be issued thereafter if there is no septic upgrade or well upgrade involved. Any septic system replacements, upgrades or well replacement or upgrades shall be completed prior to building permit approval.

Howard County Code & setback requirements are available for reference on our website at the following address:

<http://www.howardcountymd.gov/Health/docs/WellandSepticRegulations.pdf>



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

PERCOLATION TEST AND PLAN REQUIREMENTS FOR DEVELOPED LOTS

Prior to issuance or approval of a building permit, submission of a Percolation Certification Plan is required by the Howard County Health Dept. per Howard County Code Sec. 3.805. This rule may not apply **IF** the proposed structure is less than 250 sq. ft. and is not a garage or a similar structure, does not increase the amount of living space, **AND** the existing onsite septic system is adequate for the existing property use.

APPLICATION PROCESS

- Complete an Application for Percolation Testing (available online or at our office) and submit payment to the Bureau of Environmental Health during office hours in the amount of \$506 (per lot) made payable to the Director of Finance.
- A Well & Septic staff member will contact the individual listed as the applicant within 10 business days to schedule a date for the percolation test or to discuss comments/concerns regarding the site plan.
- It is the responsibility of the homeowner to coordinate a backhoe onsite the day of the percolation test to perform the excavations (a list of contractors who do perc testing may be made available upon request). Test locations must be adequately staked prior to testing.
- Miss Utility must also be contacted prior to the percolation test date.

SITE PLAN

Submit a site plan (prepared by a professional surveyor or engineer; surveyors plats may also be used at the homeowner's discretion). The site plan should be submitted along with an application for percolation testing. The site plan **MUST** be drawn to an appropriate scale (1:30 – 1:100) and must show the following:

- Identification of the property, road, street address if applicable, subdivision name, etc.
- Name address and telephone number of the owner, developer, and the person preparing the plan.
- If the lot was created **AFTER** March 1972 a minimum area of 10,000 sq. ft. is required as designated septic reserve area. For lots created **PRIOR** to March 1972 a septic reserve area large enough to accommodate 3 systems (an initial and 2 replacements) must be proposed. An adequate number of test locations (may be determined by the approving authority) must be proposed within the septic area.
- Any adjustments/modifications to the existing septic easement showing area lost and area gained.
- Topography at two-foot intervals and statement verifying such.
- The existing well and/or any proposed wells on the property and the existing septic system (i.e. septic tank, drywell, trenches).
- All existing and any proposed property lines.

Oswald, Hank

From: Oswald, Hank
Sent: Monday, July 12, 2021 10:16 AM
To: Kristy Pierce (kpierce@glwpa.com)
Cc: 'mtran@glwpa.com'
Subject: OSDS Plan_3125 West Ivory Road_Plan Review Comments

Hi Kristy:

The OSDS Plan for 3125 West Ivory Lane has been reviewed with the following comments:

- 1.) The swale between the driveway and the well box along with the pipe under the driveway must be 50 feet from well/well box. If you are not able to meet the setback, please provide an explanation for review.
- 2.) Show well line sleeved at the storm pipe. The line should probably be sleeved from the house to the opposite side of the driveway.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
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