

## Oswald Jr, Woodin

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**From:** Oswald Jr, Woodin  
**Sent:** Monday, June 17, 2024 9:11 AM  
**To:** Kristy Pierce (kpierce@glwpa.com)  
**Subject:** Perc Cert Plan Review Comments\_8229 White Pine Court  
**Attachments:** Variance application-interactive\_well downgrade.pdf; plan.pdf

Hi Kristy:

The perc cert plan for 8229 White Pine Court has been returned with the following comments:

1. The purpose statement is too vague. It doesn't show why. Any incoming proposals should be shown on this plan i.e. future building permit etc.
2. SDA addition should center around TH#41 instead of extending too far east toward the swale and away from the passing perc test holes. Please see attachment labeled "plan" for approvable area.
3. Label houses with addresses.
4. Label all driveways, existing and proposed.
5. The SDA on Lot 6 is considered upgrade from the wells on Parcel A. A variance note must be added to the plan referencing the neighbors well. The note should read,  
The Maryland Department of the Environment has reviewed the existing wells (tag # HO-18-0129, and HO-20-0041) and proposed sewage disposal area location as shown on this plan as recommended by the Howard County Health Department, and has granted a variance to allow the well locations on 8250 White Pine Court to be downgradient of the sewage disposal area on 8229 White Pine Court, pursuant to the following conditions:
  - a. The septic system installed on 8229 White Pine Court will have the following characteristics:
    1. A BAT unit.
    2. LPD design.
6. Label all structures including decks, porches, garages, and anything detached.
7. Add note, A Site Plan for BAT installation will be required prior to building permit approval.

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

Regards,

Hank

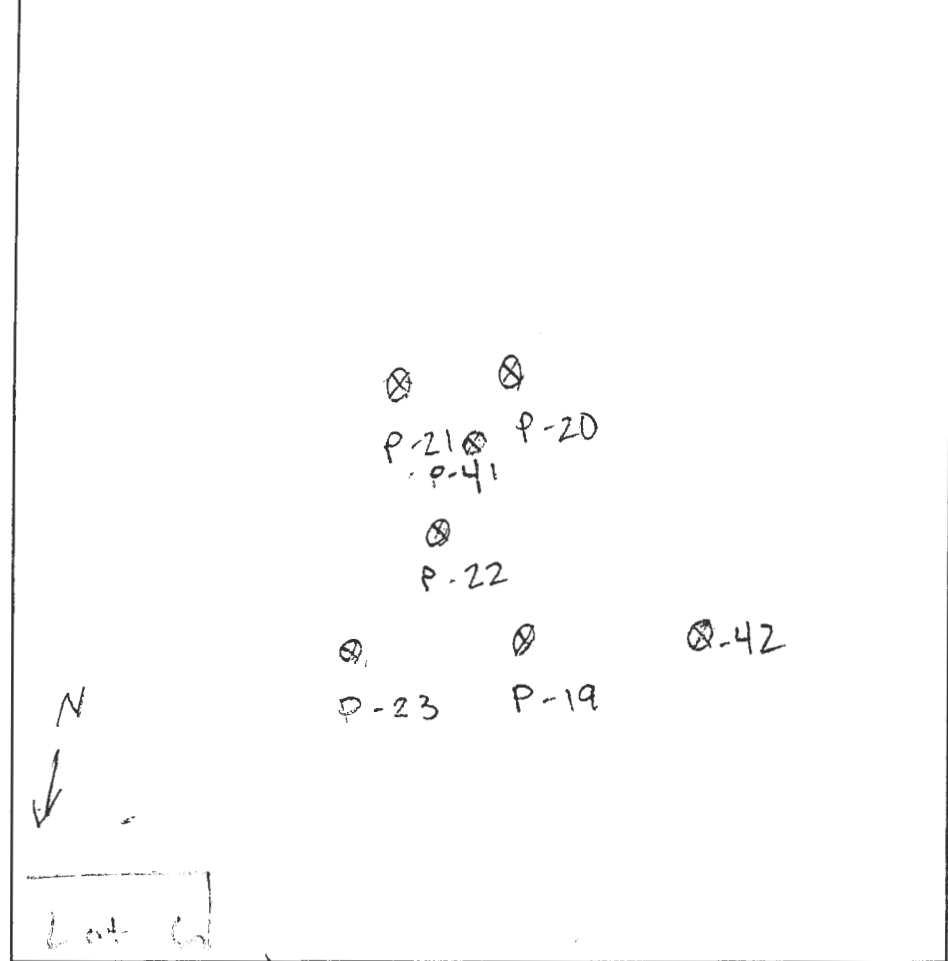
Hank Oswald  
Licensed Environmental Health Specialist  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
(410) 313 - 1786  
[www.hchealth.org](http://www.hchealth.org)

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P-19  
brl  
or scl  
mica  
pale  
red  
si  
mica  
dry

P-20  
brl  
Or scl  
red  
fsl  
many  
mica

P-21  
orel  
pale  
rc  
fsl



P-23  
brl  
Or  
scl  
mica  
pale  
red  
si  
many  
mica  
dry

P-41  
Or  
scl  
mica  
pale  
red  
fsl  
dry

P-42  
Or  
scl  
pale  
red  
fsl  
dry

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
6/2	P-24 RS	14 6 1/2	11:17	11:21	11:50	9	P
	Net on Plan	11 5	11:37	11:41	11:47	6	P
	Net on Plan	10 7	11:53	11:54	11:56	2	P
	P-20	14 5	9:09	9:32	9:35	3	P
	P-25	13 4 1/2	9:45	9:48	9:53	5	P
	P-17	14 1/2 5	9:51	9:53	9:55	4	P
	P-22	14 5	9:00	9:02	9:05	3	P

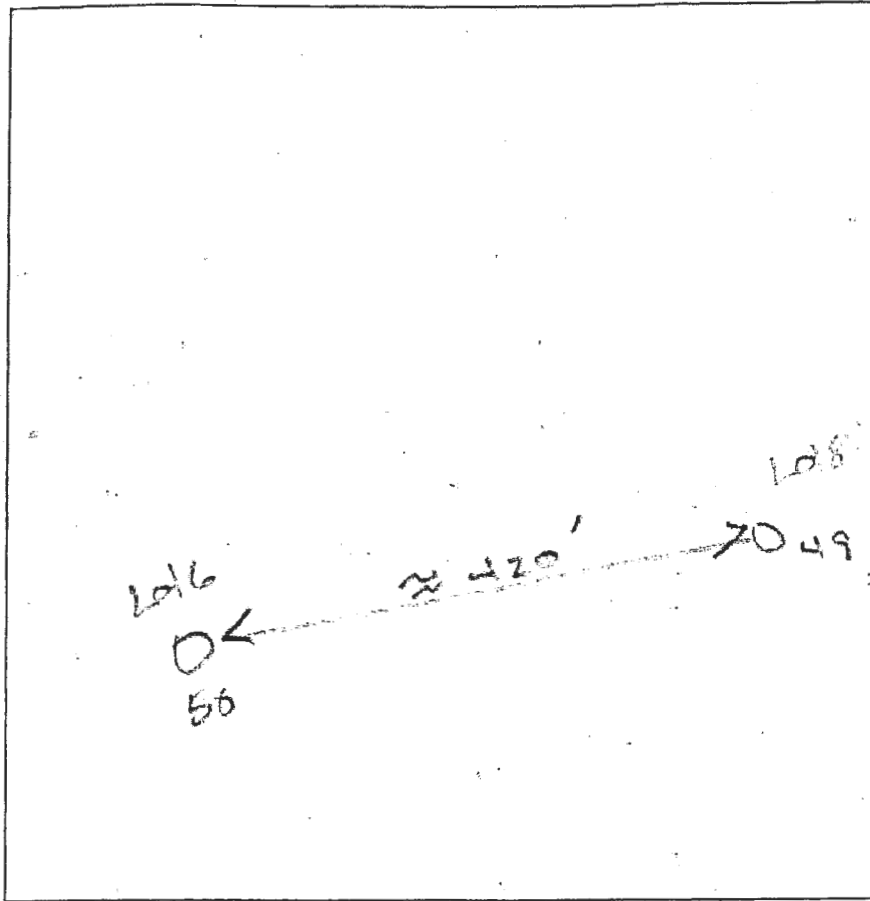
REMARKS P-21 in cwalk; moved up to P-41 + added P-42  
 SANITARIAN H. Oswald BACKHOE Wadfield OTHERS owner, Engineer  
S. Freeman  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

Not To Scale

AP \_\_\_\_\_

49  
 0.7' - brl  
 4' - 4' or scl  
 4' - pata sed  
 fsl  
 14' - dry

50  
 0.2' - brl  
 0.3' - or scl  
 4' - w/mica  
 4' - red  
 fsl  
 w/mica  
 14' - dry



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
9/1/16	49	5' / 14	9:53	10:13	10:43	30	P
9/1/16	50	6' / 14	10:39	—	10:44	2.5	P

REMARKS \_\_\_\_\_  
 SANITARIAN H. Oswald BACKHOE Hadfield's OTHERS Oldway & Engstrom  
S. Freeman  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

P-21

Lot 6 cont...

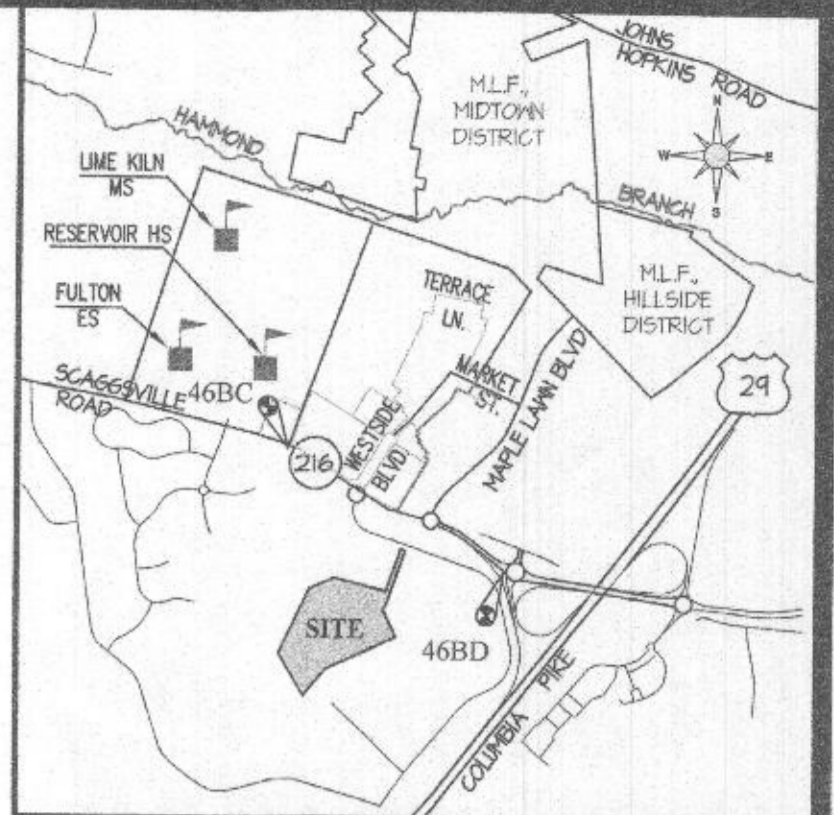
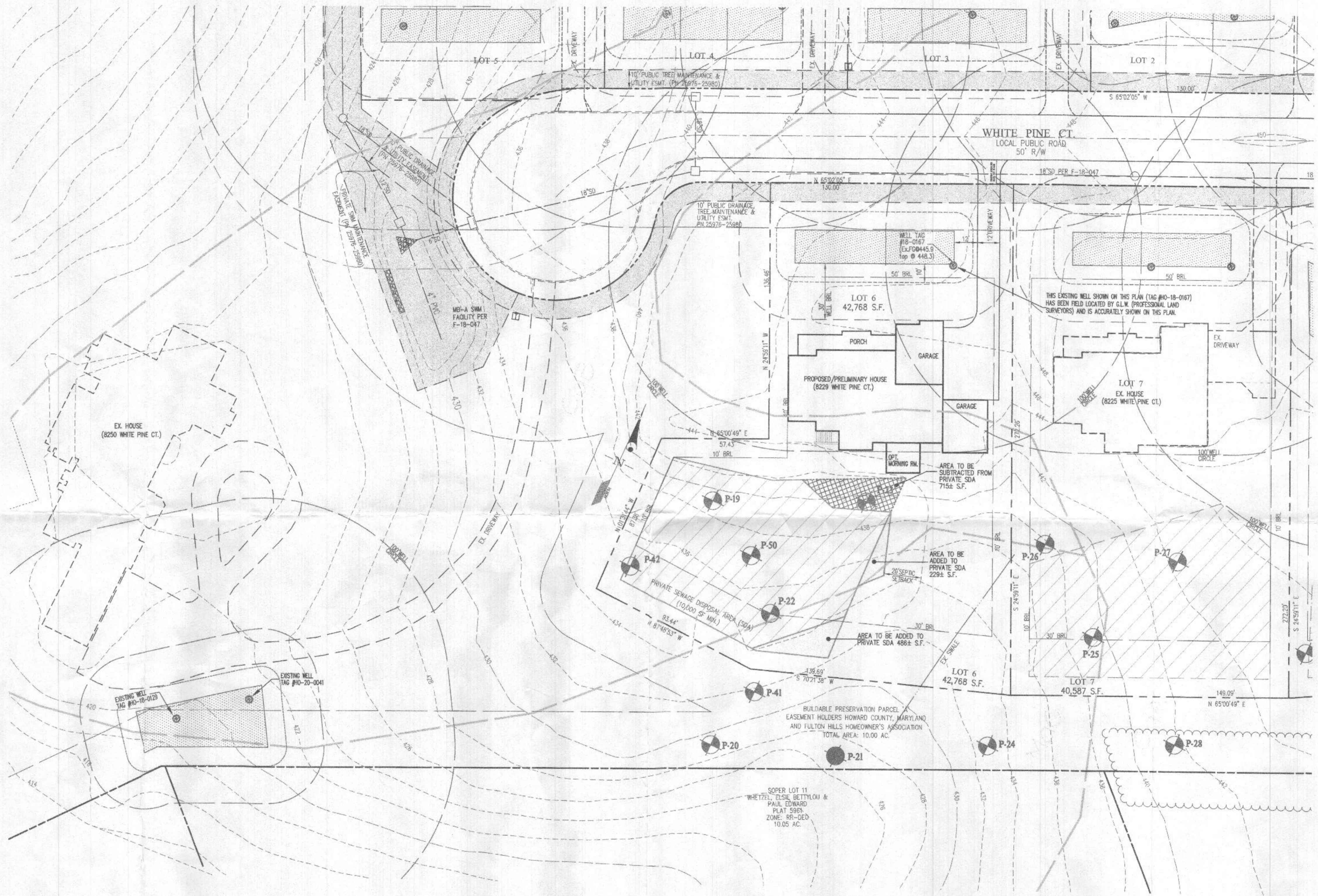
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
6/2	P-27	$\frac{14}{5\frac{1}{2}}$	8:13	8:16	8:17	2	P
	P-25	$\frac{13}{4\frac{1}{2}}$	8:17	8:18	8:20	2	P
	P-26	$\frac{13\frac{1}{2}}{4}$	8:22	8:24	8:27	3	P
	P-24	$\frac{14}{4\frac{1}{2}}$	8:26	SLOW			F
	P-23	$\frac{13}{4\frac{1}{2}}$	8:45	8:49	8:50	5	P
	P-19	$\frac{14\frac{1}{2}}{5}$	8:51	8:55	9:00	5	P
	P-22	$\frac{14}{5}$	9:00	9:02	9:05	5	P
	P-21	$\frac{6\frac{1}{2}}$	9:14	SLOW			F
RP	P-21	$\frac{5\frac{1}{2}}$	9:27	SLOW			F

REMARKS \_\_\_\_\_

SANITARIAN H. Oswald BACKHOE Hatfields OTHERS owner & Engineer

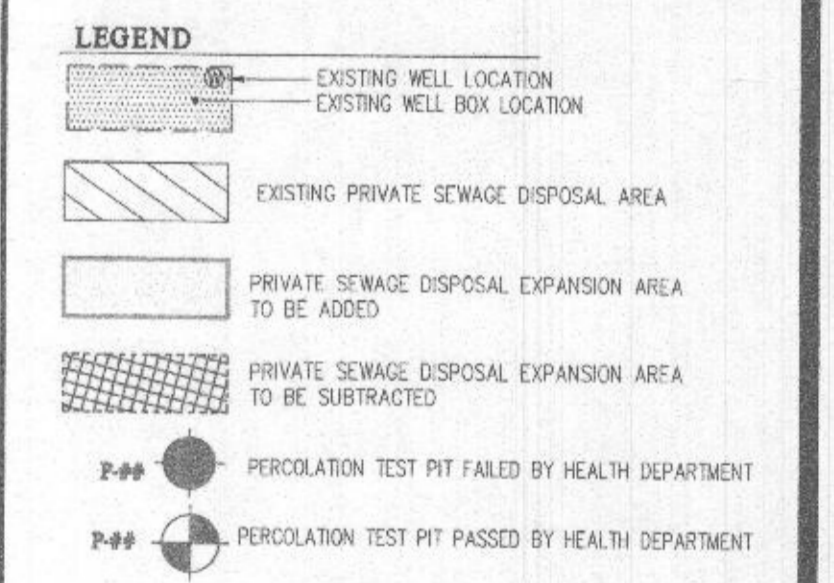
TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_

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



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADD MAP 39  
GRID A3

- GENERAL NOTES**
- THE AREA SHOWN THUS: [Hatched symbol] DESIGNATES PRIVATE SEWAGE DISPOSAL AREA 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. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
  - THE LOTS SHOWN HEREON WAS RECORDED ON PLAT Nos. 25967 - 25980. REFER TO PLAT FOR DIMENSIONS, LOT AREAS, ALL EASEMENTS, ANY RESTRICTIONS, AND PROVISIONS.
  - THE EXISTING TOPOGRAPHY SHOWN IS FROM FIELD RUN TOP DONE IS PER F-18-047 AND HOWARD COUNTY GIS.
  - 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.
  - APPROVAL OF THIS PERC CERTIFICATION PLAN DOES NOT GUARANTEE THAT THE SEWAGE DISPOSAL AREA ESTABLISHED WILL BE SUFFICIENT FOR A PROPOSED HOUSE. A SYSTEM DESIGN PLAN SHOWING 3 SYSTEMS FITTING IN THE AREA BASED ON THE PROPOSED NUMBER OF BEDROOMS MUST BE APPROVED BY THE HEALTH DEPARTMENT BEFORE HEALTH DEPARTMENT APPROVAL OF A BUILDING PERMIT. IF 3 SYSTEMS DO NOT FIT, THE AREA MAY NEED TO BE REVISED OR THE PROPOSED NUMBER OF BEDROOMS REDUCED.
  - THE MARYLAND DEPARTMENT OF THE ENVIRONMENT HAS REVIEWED THE EXISTING WELLS (TAG # HO-18-0128, AND HO-20-0041) AND PROPOSED SEWAGE DISPOSAL AREA LOCATION AS SHOWN ON THIS PLAN AS RECOMMENDED BY THE HOWARD COUNTY HEALTH DEPARTMENT, AND HAS GRANTED A VARIANCE TO ALLOW THE WELL LOCATIONS ON 8229 WHITE PINE COURT TO BE DOWN GRADIENT OF THE SEWAGE DISPOSAL AREA ON 8229 WHITE PINE COURT, PURSUANT TO THE FOLLOWING CONDITIONS:
    - THE SEPTIC SYSTEM INSTALLED ON 8229 WHITE PINE COURT WILL HAVE THE FOLLOWING CHARACTERISTICS:
      - BAT UNIT.
  - A SITE PLAN FOR BAT INSTALLATION WILL BE REQUIRED PRIOR TO BUILDING PERMIT APPROVAL.



**SOILS LEGEND**

SOIL	NAME	CLASS	K' FACTOR
CgA	Clayey loam, 0 to 3 percent slopes	B	0.24
CgB	Clayey loam, 3 to 8 percent slopes	B	0.24
Mac	Major loam, 8 to 15 percent slopes	B	0.28

SOILS DELINEATION LINE

THE PURPOSES FOR THIS REVISED PERCOLATION CERTIFICATION PLAN ARE:  
 \* TO RESHAPE THE PRIVATE SEWAGE DISPOSAL AREA ON LOT 6 TO BE ABLE TO FIT PROPOSED HOUSE.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. 4.0. 2/24  
 [Signature]

**GLW**  
 PLANNING | ENGINEERING | SURVEYING  
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
 PHONE: 301-421-4024 | FAX: 301-421-4188

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APP'R.
dds	kfp	dds				

**PREPARED FOR:**  
 BUILDER/OWNER:  
 WILLIAMSBURG GROUP  
 5485 HARRIS FARM RD.  
 COLUMBIA, MD 21044  
 ATTN: BRUCE HARVEY  
 443-208-4358  
 bruceharvey@williamsburgfc.com

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390  
 EXPIRATION DATE: MAY 14, 2025

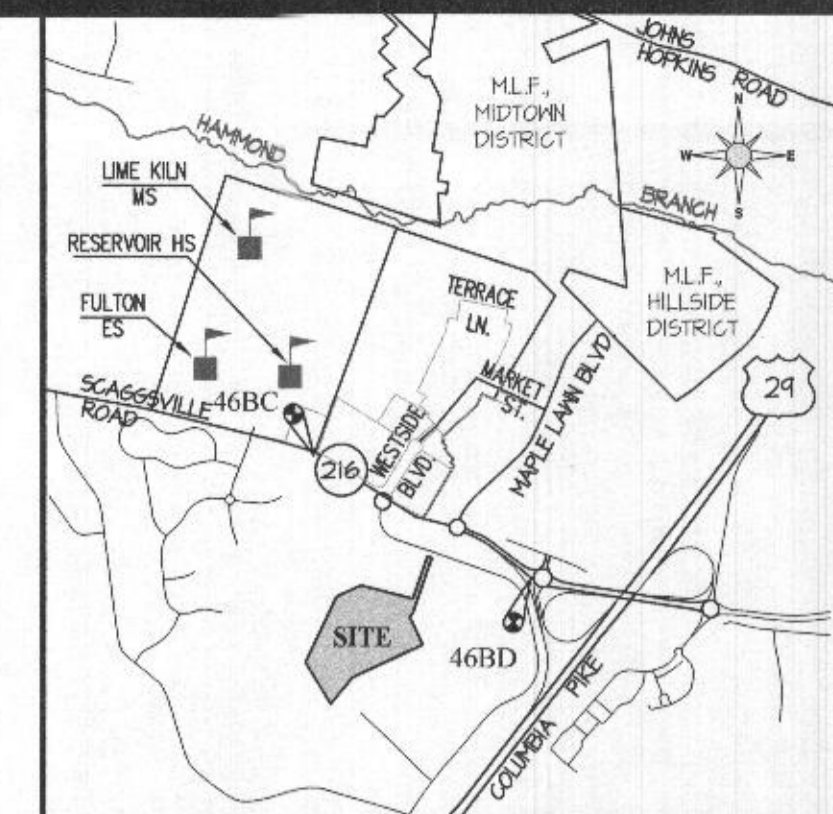


**REVISED PERCOLATION CERTIFICATION PLAN**

**FULTON HILL**  
 LOT 6 (8229 White Pine Court)  
 PLAT No. 25976-25980

ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	RR-DEO	21096
DATE	TAX MAP - GRID	SHEET
JULY 2024	46-3	1 OF 1



VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES

- THE AREA SHOWN WITH [diagonal hatching] DESIGNATES PRIVATE SEWAGE DISPOSAL AREA 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. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECOGNITION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
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**LEGEND**

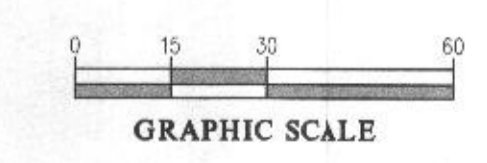
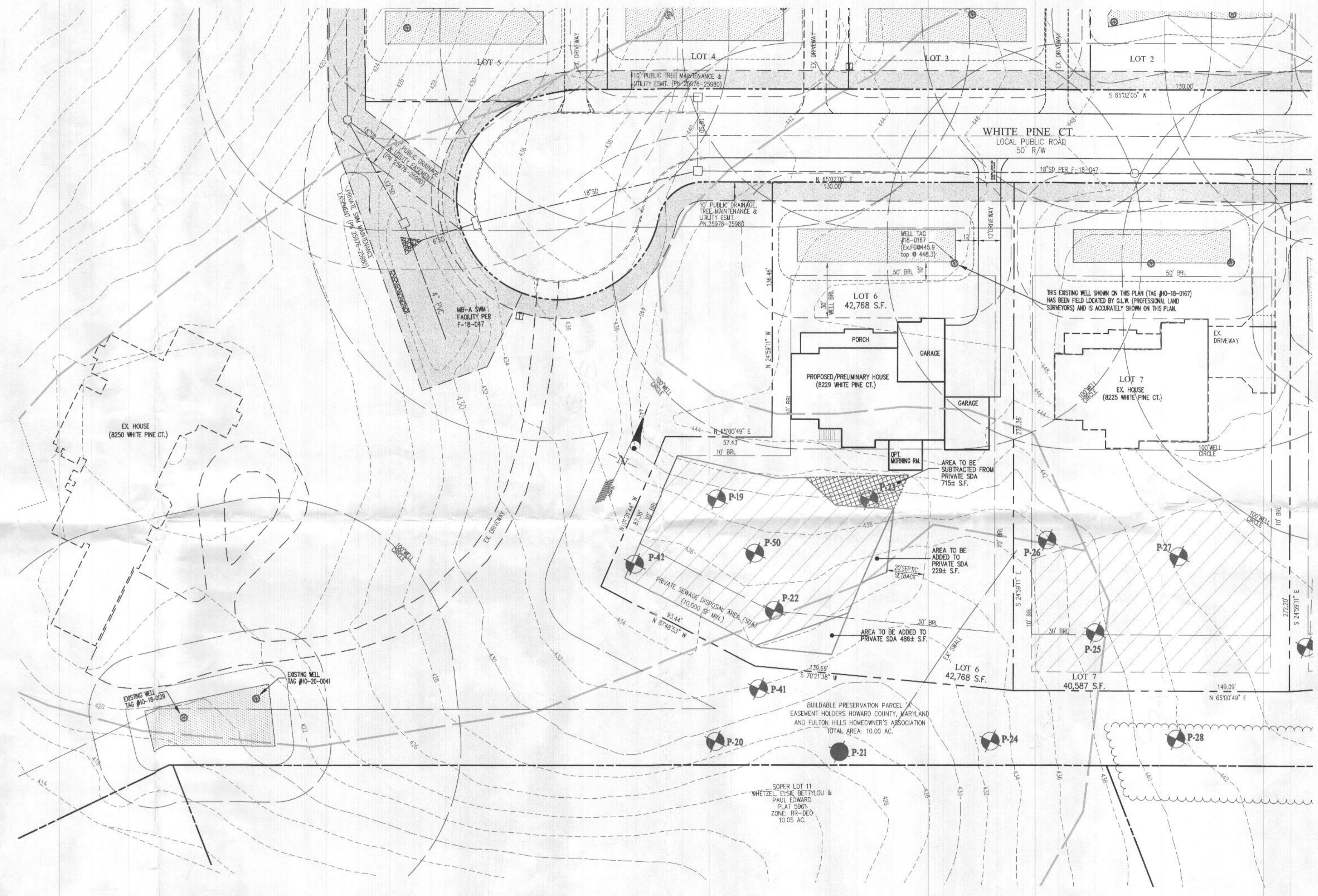
- [Symbol] EXISTING WELL LOCATION
- [Symbol] EXISTING WELL BOX LOCATION
- [Symbol] EXISTING PRIVATE SEWAGE DISPOSAL AREA
- [Symbol] PRIVATE SEWAGE DISPOSAL EXPANSION AREA TO BE ADDED
- [Symbol] PRIVATE SEWAGE DISPOSAL EXPANSION AREA TO BE SUBTRACTED
- [Symbol] PERCOLATION TEST PIT FAILED BY HEALTH DEPARTMENT
- [Symbol] PERCOLATION TEST PIT PASSED BY HEALTH DEPARTMENT

**SOILS LEGEND**

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APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT  
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. H.C. 218 DATE 5/16/24

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 PHONE: 301-421-4024 | BAL: 410-880-1820 | DC/VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	REVISION	BY	APPR.
dds				
DRAWN BY				
klp				
CHECKED BY				
dds				

PREPARED FOR:  
 BUILDER/OWNER:  
 WILLAMSBURG GROUP  
 5405 HARPER'S FARM RD.  
 COLUMBIA, MD 21044  
 ATTN: GRUCE HARVEY  
 443-398-4358  
 gruceharvey@willamsburgic.com

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