

Pa 330
5/18/05



Howard County
Health Department

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ AP 522483
AGENCY REVIEW: _____ DATE 5/18/05

DO NOT WRITE ABOVE THIS LINE

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

- CHECK AS NEEDED:
- CONSTRUCT NEW SEPTIC SYSTEM(S)
 - REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
 - REPLACE AN EXISTING SEPTIC SYSTEM

- CHECK AS NEEDED:
- NEW STRUCTURE(S)
 - ADDITION TO AN EXISTING STRUCTURE
 - REPLACE AN EXISTING STRUCTURE

- CHECK ONE:
- CREATE NEW LOT(S)
 - BUILD ON AN EXISTING LOT IN A SUBDIVISION
 - BUILD ON AN EXISTING PARCEL OF RECORD

- IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?
- YES
 - NO

- THE TYPE OF STRUCTURE IS:
- RESIDENTIAL WITH _____ PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE UNKNOWN IF APPROPRIATE)
 - COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
 - INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Thompson, Joe
 DAYTIME PHONE 410 730-5334 CELL _____ FAX _____
 MAILING ADDRESS 4880 Manor Lane Ellicott City MD 21042
 STREET CITY/TOWN STATE ZIP

APPLICANT Fyock Septic
 DAYTIME PHONE 410-988-9270 CELL 240-882-4025 FAX 410 531-1256
 MAILING ADDRESS P.O. Box 89 Glenn Dale MD 21737
 STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
 SUBDIVISION/PROPERTY NAME _____ LOT NO. _____
 PROPERTY ADDRESS (Same as above)
 STREET TOWN/POST OFFICE

TAX MAP PAGE(S) _____ GRID _____ PARCEL(S) _____ PROPOSED LOT SIZE _____

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN. TEST RESULTS WILL BE MAILED TO APPLICANT.

Robert Fyock
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
 3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
 TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH



Howard County
Health Department

Bureau of Environmental Health
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

Peter L. Beilenson, M.D., M.P.H., Health Officer

December 10, 2007

Mr. Bharath Korthgere
4880 Manor Lane
Ellicott City, MD 21042

RE: **Variance request**
4880 Manor Lane
Ellicott City, MD 21042

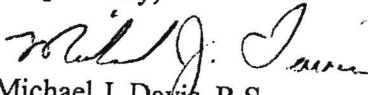
Dear Mr. Bharath:

The Health Department received your letter dated November 22, 2007 requesting a variance to waive the Percolation Certification Plan required for the construction of a detached garage. The *Howard County Code Subtitle 8, Section 3.805* requires a Perc Certification Plan for the construction of a garage. The plan is required to determine if there is adequate area available for on site sewage disposal repair in the future. Due to the size of the property, the failing perc test hole observed on May 25, 2005, and the potential loss of useable area based on the proposed garage your request has been denied.

In order to move forward with the project perc testing must be performed to demonstrate that there is adequate area for future on-site sewage disposal. Once the testing has been performed the Perc Certification Plan must be submitted to illustrate the sewage disposal area.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

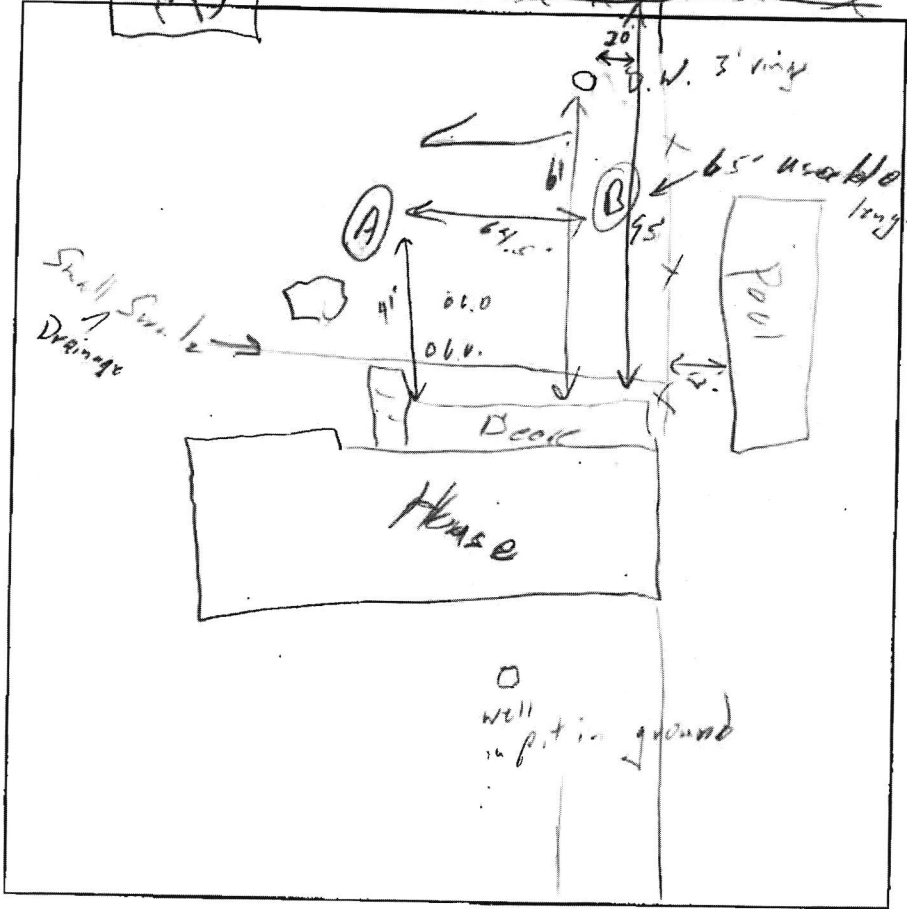
Respectfully,


Michael J. Davis, R.S.
Well and Septic Program Manager

c: File

A/P

Think
3
Doof



(A)
6" Topsoil
Brown
Clay Loam
3' P. w/ Tan
Si. Clay
Loam
5.6' Orange
gray
Si. Loam
8' Tan
orange
Loam
13.14' water

(B)
6" Topsoil
Orange
Clay Si.
Loam
4' Orange Tan
Clay
Loam
8' Tan
Loam
13' water
14' water

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
5/26/05	A	4.5 15'	11:30	12:00	No	more men	
		5.5	12:06	12:31			F
	B	6' 14'	12:38	12:44	12:57	13	P

REMARKS _____
 SANITARIAN LD BACKHOE Robert, Bill OTHERS _____
 TEST HOLES USED IN SDA _____ AVG. PERC TIME 13 SQ. FT/BR 2/0
 TRENCH WIDTH 3 INLET DEPTH 5 MAX. BOT DEPTH 9 EFFECTIVE SWW _____

3 br - 88' (50 + 30)
 4 br - 118

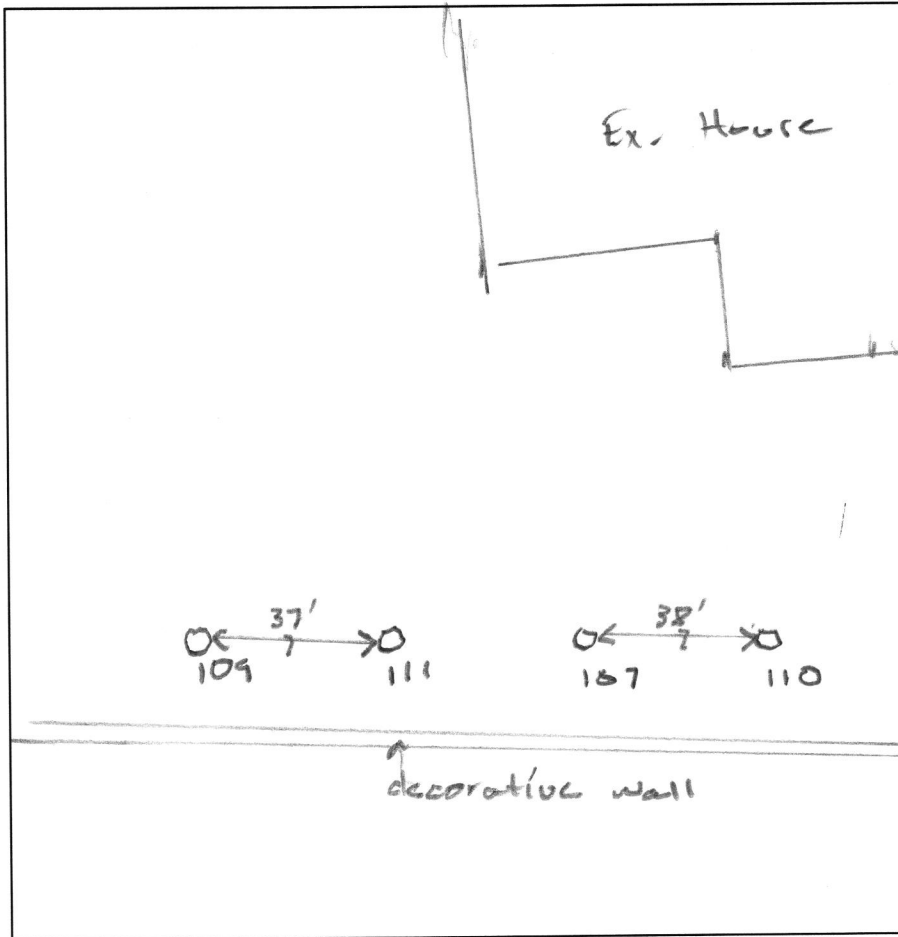
AP 574065

107

5' top soil brl
 5' tan br reddish cl heavy bk
 18' yel reddish tan heavy w/some grit
 4' tan br yel sl w/gravel
 5' tan br s/w gravel v. friable
 8' grayish br w/white sand 10-15% gravel
 10' >40-50% sand w/rock

110

1' fill dirt
 1' br reddish cl bk
 2.5' brownish red clay bk
 5' tan red sl tight
 6' red tan sl w/silt pl
 7' red yel tan sl w/gravel friable
 11' water table



4880 Manor Lane

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
12/5/23	107	6'/10'	10:58	10:59	11:01	2	P
12/5/23	110	5'/11'	10:53	10:58	—	10	P
12/5/23	111	5'/9'	11:17	11:18	11:20	2	P

111

6" top soil brl
 6" br red loose sl
 12" tannish red cl sbk pl
 2' reddish tan sl pl heavy
 3' tannish red sl friable w/ gravel
 4' tannish br sl very friable w/ mica & silt
 7' ls-s w/ gravel v. friable
 9' water table

REMARKS _____

SANITARIAN Zack Filvast BACKHOE Sam's Creek OTHERS _____

TEST HOLES USED IN SDA Hank Oswald Renee Eshenbaugh AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

Oswald Jr, Woodin

From: Silvast, Zackary
Sent: Tuesday, November 28, 2023 3:47 PM
To: Sams Creek; Oswald Jr, Woodin; Jim Witmer
Cc: Winston Bower; twa220@aol.com
Subject: RE: 4880 Manor Lane Septic design

I added it to our perc calendar. See you all there.

- ZS

From: Sams Creek <sams.creek@aol.com>
Sent: Tuesday, November 28, 2023 3:29 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>; Jim Witmer <jim@jnmengineeringllc.com>
Cc: Winston Bower <wb.7171@gmail.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>; twa220@aol.com
Subject: Re: 4880 Manor Lane Septic design

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

Good Afternoon All-

Tuesday 12/5 at 9AM is fine with us. I will go ahead and do a miss utility ticket. As well as send Winston a proposal separately, which i will need signed and returned no later than friday!

Thanks,
Jessica

Sams Creek
Phone # (443) 821-4932
email: sams.creek@aol.com
www.samscreeksc.com

PLEASE SEND ALL INVOICES TO APSAMSCREEK@GMAIL.COM

On Tuesday, November 28, 2023 at 12:23:20 PM EST, Jim Witmer <jim@jnmengineeringllc.com> wrote:

Thanks Hank. I've copied Sams Creek on this email. Joe, will this date work for you for testing?

On Tue, Nov 28, 2023, 12:13 PM Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hello All,

Good afternoon. I would like to schedule the perc test for 4880 Manor Lane on Tuesday December 5th at 9 a.m. Please confirm.

Prior to testing, please make sure the proposed perc test holes have been properly field located and staked/labeled. We'll also need a septic contractor with a backhoe to excavate the test holes.

Should you need a different date, please let me know.

Thanks,

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

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From: Jim Witmer <jim@jnmengineeringllc.com>
Sent: Monday, November 13, 2023 8:34 AM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: Winston Bower <wb.7171@gmail.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: Re: 4880 Manor Lane Septic design

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

Thanks for including me Hank. As of now, we were on hold but if Mr. Bower is ready to proceed we will get the revised plan in. We did survey a couple of stakes in the field set by Tom so a simple stakeout and revised plans should be easy enough. Winston, let me know if you'd like us to move forward.

Thanks,

Jim

On Mon, Nov 13, 2023, 8:27 AM Oswald Jr, Woodin <hoswald@howardcountymd.gov> wrote:

Hi Mr. Bower,

Good morning. I spoke to your engineer Jim w/ JNM engineering about providing a test plan based on Tom Ashton's plan (see attached) back in Oct. I am waiting on the test plan, and the 4 test holes to be staked in the field. Once this has been done, we can schedule a perc test date with your septic contractor.

Please let me know if you have any other questions.

Regards,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

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From: Winston Bower <wb.7171@gmail.com>
Sent: Friday, November 10, 2023 1:51 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Subject: 4880 Manor Lane Septic design

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

Hi Mr Oswald

This is Winston from L and L Building Blocks LLC. I'm reaching out to you in reference the next steps in finalizing the Septic system approval for 4880 Manor Lane Ellicott City Maryland 21042

I believe the last design submitted by Tom Ash you agreed was acceptable along with verification of stake placement and a confirmation of testing the soil again. What will I have to do to you on schedule and get this completed. I will have to do this coordinating myself or have a clearer picture on what's left to do for the interested buyers to do in order for them to feel comfortable with purchasing. this is their last step in their decision process. At this point this project is a above a total loss for me because my hard money loan has matured and the bank needs /wants to be paid off.

So if you can help walk me through these last few steps or provide the details so I can forward to the interested parties, it will be great.

Thank you

Winston Bower

L and L Building Blocks LLC

443-956-7367

From: Jim Witmer
Sent: Wednesday, April 5, 2023 9:42 PM
To: Williams, Jeffrey
Cc: Silvast, Zackary; Oswald, Hank; Winston Bower
Subject: Re: 4880 Manor Lane

Hi Jeff,

Thanks for emailing me about this. I've copied my client as well to keep them in the loop.

I received a request to put this plan together a week in advance so I acknowledge the site has to be surveyed in more detail but we didn't have the time. The owner was in a rush to get something in so we worked as quick as we could. Typically, we would have conducted a topographic survey before submittal.

I appreciate the suggestion to move around the site with tests. There is not much room to work with so I think the approach of poking around while in wet season is great.

The well radii was my dumb mistake. I'm moving as fast as I can to get these in (among my other projects as well). I've attached a revised layout showing the well radii. I also revised the septic area and perc holes. This layout will also require that we move the existing well to capture additional area. I've also shown this on the plan.

Regarding the boundary, it's the illustrated roadway lines that are not shown correctly. I just threw those on there which is causing the confusion. I apologize. I didn't realize this would raise a flag. The boundary is good. We used the plat from the adjoining property (Public Schools Property) which is all in state plane coordinates. We utilized these coordinates with the current property deed to establish our site. So, the boundary shown is based on current land records and also tied to Howard County control.

Hank did email me today about testing on the 11th. I'll coordinate with Fogles and the client.

Thanks again for looking this over.

Jimmy

On Wed, Apr 5, 2023, 8:21 PM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hi Jim. We have the perc test plan for this lot. There are some issues with the plan that we would like corrected on a potential perc cert. We would normally ask for some of this to be addressed on a test plan, not the least of which being the well arcs are only 50' radius instead of 100', which cuts off a lot of the potential area on the lot. We also don't see the existing system and some grading and structures may not be shown properly, which might cut off potential area.

However, since this is wet season testing that has to be done next week or wait until next year, and the lot is so small, I think we can just blanket the yard with testing and work out any issues after the

fact. To do it this way, you and the owner must acknowledge that testing in a certain spot or if a certain spot passes testing does not guarantee it can be used for a disposal area. For example, part of a passing area might be cut out by a well radius that would need to be placed somewhere.

That said, if we go with your test holes as shown and add a couple more in the front yard on the uphill side and the bottom front corner along with one more near the lower middle, that would pretty much cover the whole yard.

We will need the property boundary surveyed before we test to make sure we're testing on the lot, especially given the front lot line does not seem to extend to the street. Hank will be in touch in the next day or so to schedule a test day next week. Thanks

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

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410-313-4261

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Oswald, Hank

From: Jim Witmer <jim@jnmengineeringllc.com>
Sent: Friday, April 7, 2023 10:22 AM
To: Williams, Jeffrey
Cc: Silvast, Zackary; Oswald, Hank; Winston Bower
Subject: Re: 4880 Manor Lane

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

Thanks Jeff. I understand and really appreciate the help. At least we'll be able to get testing in this year. Thanks for working with us.

Jim

On Fri, Apr 7, 2023, 8:04 AM Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Thanks. The boundary thing came from looking at county GIS and noticing there was an apparent no mans land between the front lot line and the road pavement. We don't want to test outside the property. Regarding the area you show, I would suggest we pull the front yard hole way up near the driveway and the rear yard holes up close to the concrete pad. I know the wells cut into a lot, but my thinking is that we can move wells around to one side or the other after the fact based on test results. If the front yard passes, then all the wells can go in the back or vice versa

This is not how we normally do things, which is why I wanted acknowledgement that some passing holes may not actually lead to a viable disposal area depending on locations. It is possible that some passing holes may be in locations that are unusable once wells are dropped in

From: Jim Witmer <jim@jnmengineeringllc.com>
Sent: Wednesday, April 5, 2023 9:42 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>; Oswald, Hank <hoswald@howardcountymd.gov>; Winston Bower <wb.7171@gmail.com>
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Jeff Williams

Deputy Director

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Eshenbaugh, Melanie

From: Silvast, Zackary
Sent: Friday, March 24, 2023 5:30 PM
To: wb.7171@gmail.com
Cc: Williams, Jeffrey; Wolf, Kevin; Eshenbaugh, Melanie
Subject: regarding 4880 Manor Lane (permit # - B23000747)

To Whom It May Concern,

After reviewing the proposed work, submitted floor plans and all Health Department records for the property: it has been determined that Percolation testing will have to occur before building permit approval can be given. You will be required to establish a suitable sewage disposal area (SDA) for the property and an evaluation of the existing septic system will need to occur. Due to the partial house demolition, an unauthorized increase in the total number of bedrooms within the domicile, and a seven-year vacancy; the Health Department is forced to treat your property as if it were "new construction" in regard to Maryland State Regulations.

This property does not have an established SDA for future septic repair, it must support an initial septic system and two replacement systems. This process starts with submitting a perc test application, a payment of our perc fee, and at least two test plans submitted by a licensed engineer (see Well & Septic link down below for application guidance documents). Please note that there are minimum setbacks from your well & septic areas. The existing pit well is an outdated source of private water and is no longer suitable by COMAR standards. This well will have to be properly abandoned, and a new well will have to be drilled by a Master Well Driller.

The existing septic system is not adequate for its current use. When the repair to the septic system took place in 2005, it was intended to be sized for four bedrooms only, but in 2007 the home was reconstructed to seven bedrooms and the house footprint also increased. The existing septic tank is 1250 gallons, this is not adequate for a seven bedroom house and would have to be upgraded. The current drainfields will have to be evaluated to see if they may be utilized as part of the future SDA, but additional drainfield trenching will be required for the existing septic system and/or a brand new initial system. For supplementary information, please utilize the Health Department website for guidance as the content of this e-mail will be reiterated and can go more in-depth: <https://www.howardcountymd.gov/health/well-septic-program>. You can use the various drop down links on that URL page to navigate through our online information.

There is no guarantee that we will be able to successfully establish a suitable SDA for this lot. That will be dependent upon the engineered test plan and the actual perc test results. Thank you.

- Zack Silvast

Zack Silvast (LEHS)

Plan Review Supervisor - Water & Sewer Division

410-313-1777

Environmental Health Bureau
Howard County Health Department

A detailed site evaluation and delineation (stakeout) was performed on July 6th, 2023. There is an overall small area available as represented by the HCHD suitable pits #105 and #100, in addition to a required 25' offset to a proximate unsuitable pit (#106), complex / skewed topographic contour, and property line offsets.

PROPOSED SYSTEM DESIGN

The average of the two suitable HCHD percolation tests is 10 Minutes per Inch (MPI). The testing depths were 60" and 72", representing the trench bottom installation depth.

With 3' wide trenches, and a three-foot side wall, a minimum of 125' linear feet of trench is required to be installed on a minimum 12' center. A primary installation and separate, equivalent sized area representing a 100% reserve were staked. The slope is 3 - 8%. See sketch and calculations following.

Installation in the lower area is recommended. Pressure dispersal is to be by Low Pressure Distribution.

Attributes of the site include the slope, deep soils (12'), lack of restriction, lack of free water encountered, and uniform "fast" Perc Test results. Flow would be anticipated to be primarily vertical.

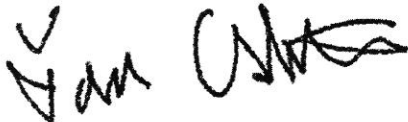
This site is the only available soil absorption option of a conventional nature for the property.

The existing two wells will need to be abandoned.

This report and system design proposal is representative of and consistent with current standard of practice, protective of the public health and water resources.

A plumbing audit with the installation of water saving devices and conservation practices is recommended.

If you have any questions or require further information, please feel free to get in touch.

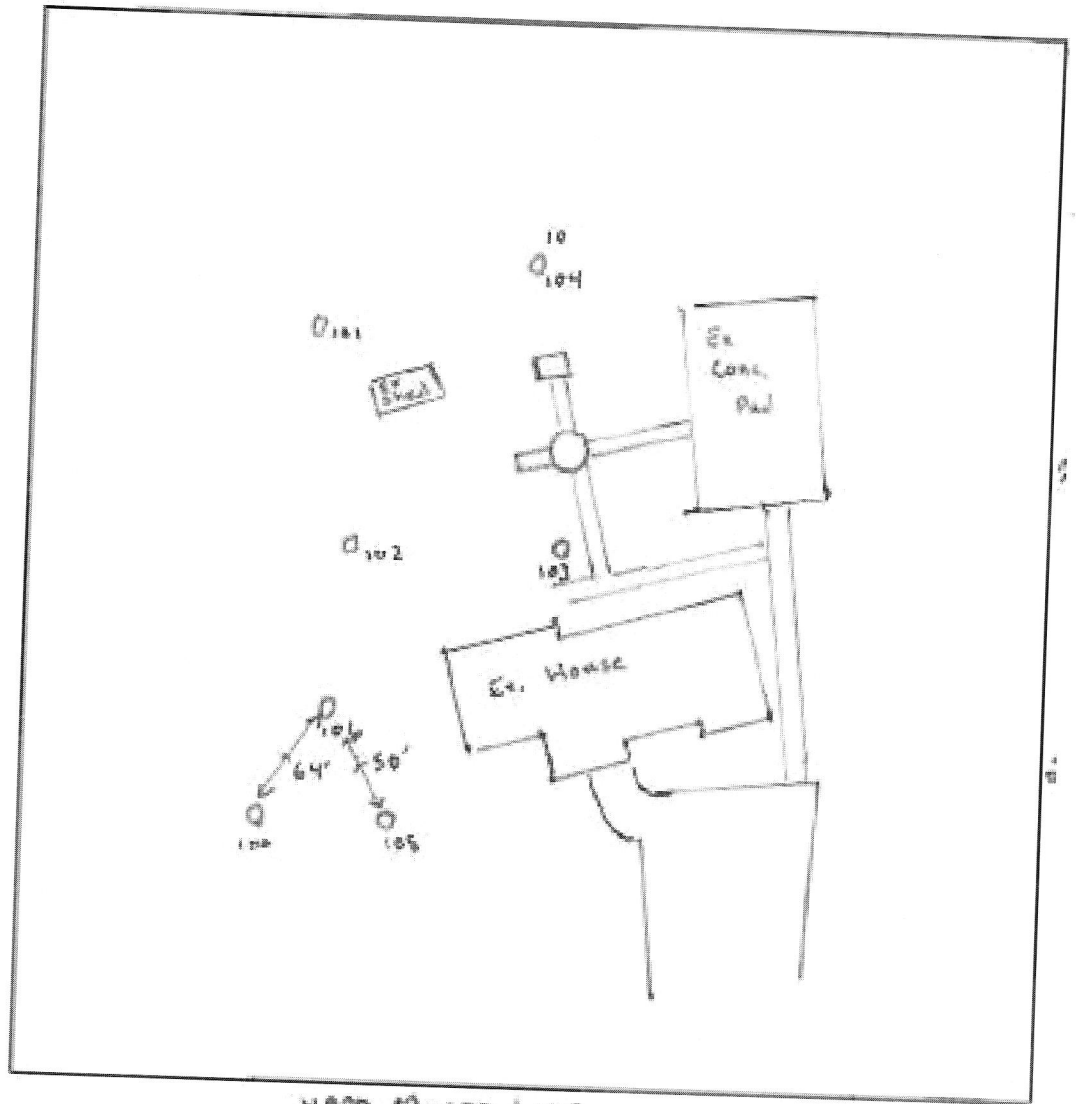
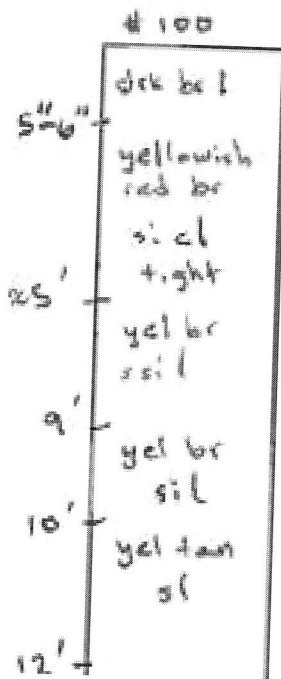
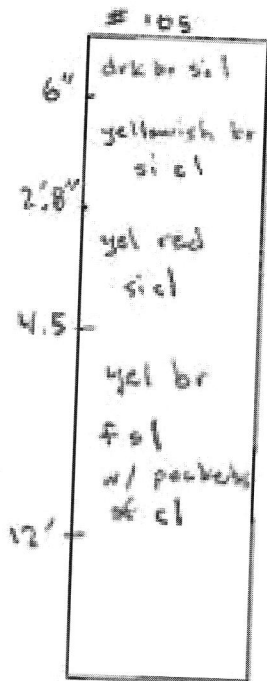


Tom W. Ashton R.E.H.S., L.P.S.S.

cc: Winston Bower, L & L Building Blocks

SOIL / SITE EVALUATIONS
HYDRAULIC CONDUCTIVITY TESTING / HYDRAULIC ASSESSMENT
& LATERAL FLOW ANALYSIS
ALTERNATIVE AND INNOVATIVE SYSTEM DESIGNS
DRIP DISPERSAL / LOW PRESSURE DISTRIBUTION / AT GRADE

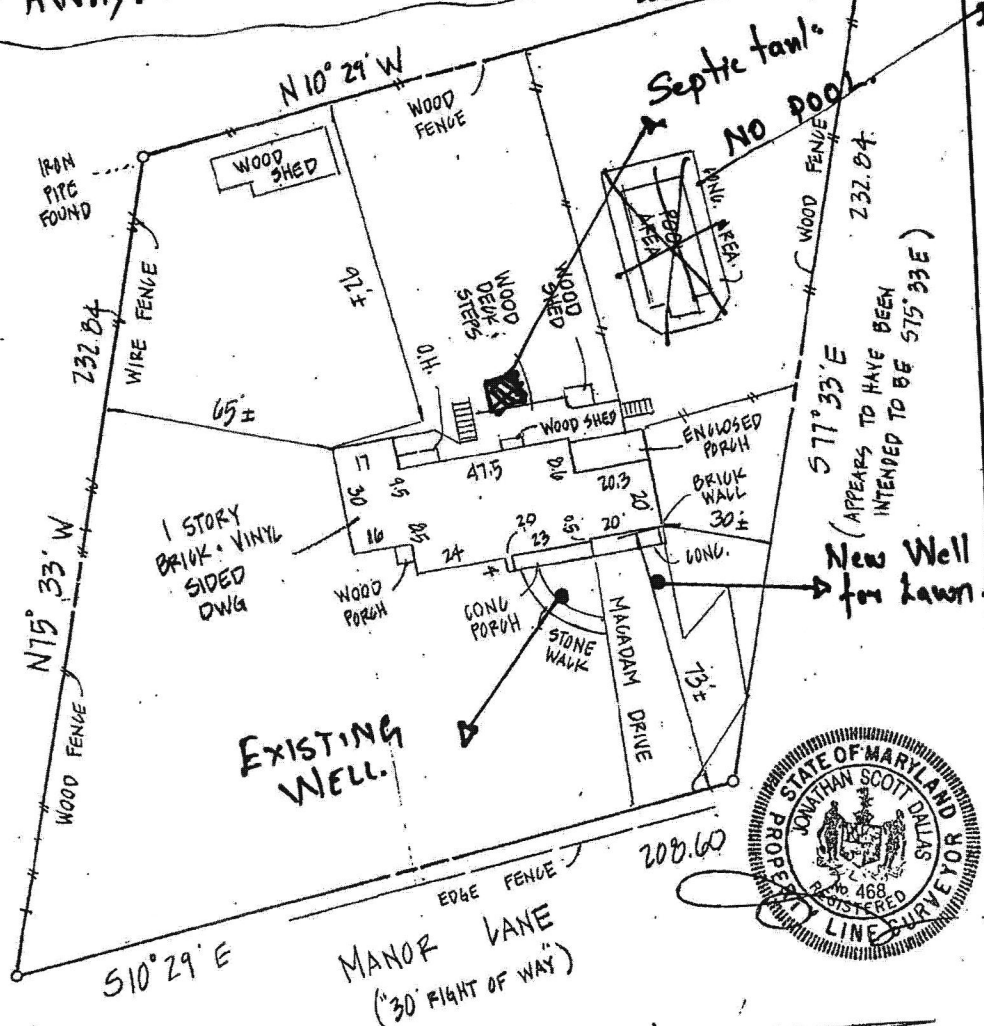
AP 574065



4800 Manor Lane

DATE	TEST #	DEPTH	START	BREAK 1' DROP	STOP 2' DROP	TIME OF 2ND INCH	P/F/H
4/11/23	105	5' / 12'	8:56	9:02	9:09	7	P
4/11/23	100	6' / 12'	9:20	9:28	9:41	13	P
4/11/23	106	8' / 12'	9:50	10:50	—	—	F

* NEW WELL FOR LAWN & GARDEN. MORE THAN 10' AWAY.

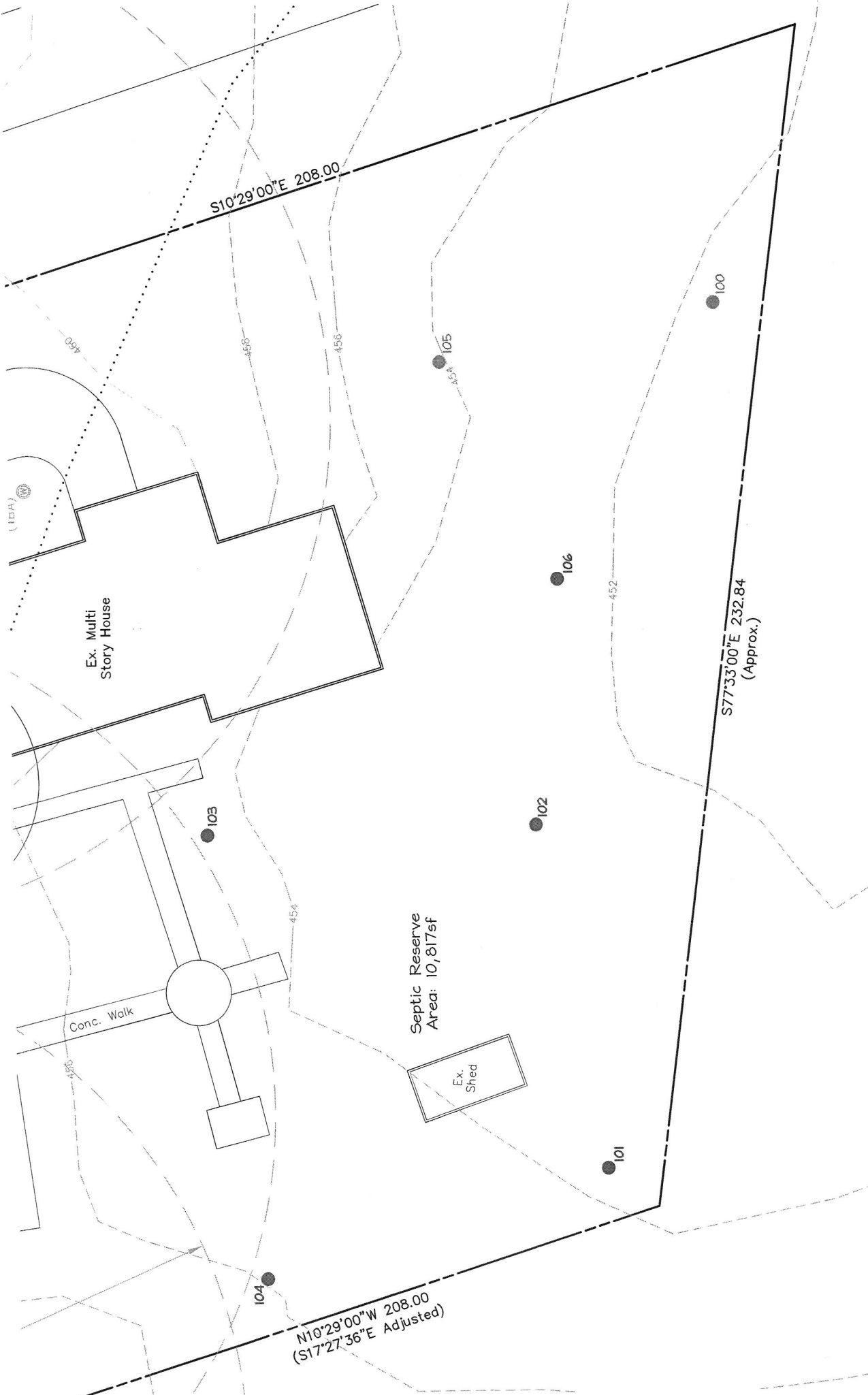


1. THE PLAT IS IF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY OR IT'S AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER FINANCING OR RE-FINANCING.
2. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
3. THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.
4. I HAVE EXAMINED FLOOD INSURANCE RATE MAP PANEL NUMBER 2400440027C FOR THE SUBJECT PROPERTY AND IT APPEARS TO LIE WITHIN ZONE C PER SAID MAP.
5. DIMENSIONS SHOWN TO APPARENT LOT LINE ARE ± 3'
6. DATE OF FIELD WORK: 7-22-05

DEED REFERENCE:
18340-600
3RD ELECTION DISTRICT
HOWARD COUNTY MD

LOCATION DRAWING

	# 4880 MANOR LANE	DATE: 7-26-05
	J.S. DALLAS, INC. SURVEYING & ENGINEERING P.O. BOX 26 BALDWIN, MD. 21013 (410) 817-4600	SCALE: 1"=40'
		DRAWN BY: SS
		CHECKED BY: JSB



S10°29'00"E 208.00

Ex. Multi
Story House

Conc. Walk

Septic Reserve
Area: 10,817sf

Ex.
Shed

S77°33'00"E 232.84
(Approx.)

N10°29'00"W 208.00
(S17°27'36"E Adjusted)

(10A)

450

454

455

454

452

454

450

104

101

102

106

105

100

Oswald Jr, Woodin

From: Hill, Amanda
Sent: Tuesday, May 2, 2023 8:54 AM
To: Oswald, Hank
Subject: RE: 4880 Manor Lane

Good Morning Hank,

After looking back through our records, I do see a few that refer to fire damage repair, and burnt joists, but they are roughly around 2006-2007 which is when our database switched over. The information listed in our database may be incomplete. I would suggest reaching out to Fire and Rescue at 410-313-6000 to see if they can provide you with an incident report which would have the exact date.

Thank you,

Amanda Hill

Chief, Licenses and Permits Division
Department of Inspections, Licenses and Permits
3430 Court House Drive
Ellicott City, MD 21043
ahill@howardcountymd.gov
410.313.3949
410.313.3322 (fax)

To check the status of a permit, please visit [Howard County DILP Citizen Access](#) and search by address or permit number

For the most up-to-date forms, please visit the [Forms and Fees](#) portion of the Howard County website

To request a Use and Occupancy Certificate, please email uo@howardcountymd.gov

For general inquiries, please email permits@howardcountymd.gov to ensure a prompt response by all technicians

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, May 2, 2023 8:36 AM
To: Hill, Amanda <ahill@howardcountymd.gov>
Subject: 4880 Manor Lane

Hi Amanda:

Good morning. I was wondering if your office had documentation of the fire that occurred at 4880 Manor Lane in E.C. We are trying to determine how long this house has been vacant. Any help would be greatly appreciated.

Thanks in advance,

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

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On 9.14.23, the owner of 4880 Manor Lane in Ellicott City came into the office to inquire about the status of his project. I informed him about the discussions in August between Jeff Williams and Tom Ashton about testing in front near the two passing perc test holes, but we would need a new test plan form his engineer prior to scheduling the test date. He asked if holding tanks could be an option should the testing failed. I informed him that holding tanks would not be an option due to the length of time the house has sat vacant. We also talked about speaking with a private consultant about alternative/non-conventional systems design if the testing failed. We also talked about inquiring about an off-site easement with one of the neighboring properties as another option for establishing a SDA. Lastly, we spoke about connecting to public sewer, but he would have to check with the Bureau of Utilities. - HO

Oswald, Hank

From: twa220@aol.com
Sent: Monday, August 7, 2023 10:39 AM
To: Williams, Jeffrey
Cc: Silvast, Zackary; Oswald, Hank; steven.krieg@maryland.gov
Subject: Re: 4880 Manor Lane Tom Ashton

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

Thanks Jeff,

I report to the client and have him apply for you all to come out.

Thanks again,

Tom

In a message dated 8/7/2023 8:52:27 AM Eastern Daylight Time, jewilliams@howardcountymd.gov writes:

Hi Tom. We're open to the proposal for a conventional system in the area you highlighted. Our code does require additional testing for conventional systems. The existing passing holes represent the center of the 2 areas, but we need passing tests to represent the corners. I think tests in the upper left and right corners of the upper area and the lower left and upper right of the lower area should cover it. We also are willing to test in the GmB soil unit outside of wet season on this lot since our original tests were in wet season and we didn't encounter any water down to 12' in any hole on the property. Thanks

Jeff

From: twa220@aol.com <twa220@aol.com>
Sent: Tuesday, July 18, 2023 6:06 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>; Oswald, Hank <hoswald@howardcountymd.gov>; steven.krieg@maryland.gov
Subject: 4880 Manor Lane Tom Ashton

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

Jeff,

Oswald, Hank

From: Williams, Jeffrey
Sent: Thursday, July 27, 2023 2:29 PM
To: Steven Krieg -MDE-
Cc: Wolf, Kevin; Oswald, Hank
Subject: RE: 4880 Manor Lane Tom Ashton

I took a look. It seems he didn't do any soil evaluation, just site evaluation and is proposing something conventional in the front yard. I'm not opposed to that, but we would typically require some additional tests at the corners of this proposed area. It's also in a wet season soil unit, but Hank did not encounter water down to 12' in any of his holes in April.

It certainly would be out of our standard practice (and county code) to proceed with a new house construction based on an SDA using only 2 test holes in proximity to another failing one. What do you think?
Jeff

From: Steven Krieg -MDE- <steven.krieg@maryland.gov>
Sent: Tuesday, July 18, 2023 8:41 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Fwd: 4880 Manor Lane Tom Ashton

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

Jeff

Once your office completes your review let me know

I'll sit back until you are done.

Tom wondered if you would require any more testing (not that he would advocate for that)

----- Forwarded message -----

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Date: Tue, Jul 18, 2023 at 8:31 AM
Subject: RE: 4880 Manor Lane Tom Ashton
To: tw220@aol.com <tw220@aol.com>
CC: Silvast, Zackary <zsilvast@howardcountymd.gov>, Oswald, Hank <hoswald@howardcountymd.gov>, Steven Krieg -MDE- <steven.krieg@maryland.gov>

Thanks Tom. We'll take a look.

From: tw220@aol.com <tw220@aol.com>
Sent: Tuesday, July 18, 2023 6:06 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>; Oswald, Hank <hoswald@howardcountymd.gov>;

Attached is a proposal for the above property.

If you require any further information, please feel free to get in touch.

Thanks.

Tom Ashton R.E.H.S., L.P.S.S.

Environmental Health Specialist

Professional Soil Scientist

tw220@aol.com

540-454-4672

P.O. Box 667

Chincoteague Island VA 23336

SOIL / SITE EVALUATIONS

HYDRAULIC ASSESSMENT & LATERAL FLOW ANALYSIS

DRIP DISPERSAL / LOW PRESSURE DISTRIBUTION DESIGN

INNOVATIVE / ALTERNATIVE SYSTEMS

steven.krieg@maryland.gov

Subject: 4880 Manor Lane Tom Ashton

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

Jeff,

Attached is a proposal for the above property.

If you require any further information, please feel free to get in touch.

Thanks.

Tom Ashton R.E.H.S., L.P.S.S.

Environmental Health Specialist

Professional Soil Scientist

tw220@aol.com

540-454-4672

P.O. Box 667

Chincoteague Island VA 23336

Soil / Site Evaluations

Hydraulic Assessment & Lateral Flow Analysis

Drip Dispersal / Low Pressure Distribution Design

Innovative / Alternative Systems

--

Steven Krieg, LEHS, REHS/RS
Regional Consultant
On-site Systems Division
Water and Science Administration
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230
steven.krieg@maryland.gov
410-537-3680 (O)

[Website](#) | [Facebook](#) | [Twitter](#)

[Click here](#) to complete a three question customer experience survey.

Tom W. Ashton R.E.H.S. / L.P.S.S.
On Site Sewage Disposal Consultant

P.O. 667
Chincoteague Island VA 23336
540-454-4672

July 10, 2023

RE: 4880 Manor Lane
Ellicott City, MD 21042
Parcel #522486
TM 27 PAR 121 LOT 11

This proposal is presented to the Approving Authority (Howard County Health Department, HCHD), the Maryland Department of the Environment (MDE), and the client (Bower) as a site-specific on-site sewage system to serve an existing lot of record.

The system design is to serve a proposed single - family dwelling.

The property is 1 acre and is improved by an approximately 7000 ft² home. Two wells, and existing septic tank drainfield system.

The property was originally developed in 1963 by the construction of a single family home. The permitted system was a septic tank followed by a drywell.

In 2005 a new conventional septic tank drain field system permit was issued, installed, and inspected to upgrade, and replacing the existing drywell. The capacity permitted was 600 gallons per day (gpd) or four bedrooms.

In June, 2012 the house burned and reportedly has not been occupied since.

The property has been recently purchased with the intention of renovating the existing structure. Due to the length of time of non-occupancy, the county building department, and HCHD, have determined and require that the project is to be considered new construction meeting current standards.

The parcel has most recently been evaluated by the HCHD in April of this year to determine if there was an area suitable for a conventional system. Seven pits were evaluated and permeability testing performed. Of the seven pits, two, located in the front side yard were identified as suitable. The applicants we advised to enlist a private design consultant. Details are available in the County file.

SOIL / SITE EVALUATIONS
HYDRAULIC CONDUCTIVITY TESTING /HYDRAULIC ASSESSMENT
& LATERAL FLOW ANALYSIS
ALTERNATIVE AND INNOVATIVE SYSTEM DESIGNS
DRIP DISPERSAL / LOW PRESSURE DISTRIBUTION / AT GRADE

Due to the length of time of non-occupancy the regulation precludes the issuance of a holding tank permit.

A preliminary site "walkover" evaluation was conducted on May 10, 2023.

The majority of the property's landscape is within a low broad drainage swale. There were couple of non- converging slopes noted that were tested by HCHD. Slopes are 3 – 5%.

The Natural Resource Conservation Service (NRCS) soil map, although not to be considered site specifically accurate, indicate that the soils are for the most part of the Glenville soil series. These soils are found located in, and adjacent to swales and drainageways associated with concave areas. They are developed from gravity deposited materials from metamorphic rock over, and weathered from schist, gneiss, or phyllite residual materials. The soils may have restrictive subsoil features. The Hydraulic Conductivity, water movement of the most limiting portion is characterized as Moderately Low.

The landscape at the front side and front yard is considerably more upland than the areas to the rear. The pit spoil of the two suitable pits within the area was observed to be "brighter" , indicating favorable drainage, than the other "failing" pits.

The area in front of the house is mapped as the Glenelg soil series.

The Glenelg series consists of very deep, well drained soils formed in residuum weathered from micaceous schist on uplands of the Blue Ridge and the Northern Piedmont. Subsoils are typically clay loams. Saturated hydraulic conductivity is moderately high in the subsoil and moderately high to high in the loam / sandy loam weathered parent material as indicated by the HCHD soil study. The series is common and widespread in the Piedmont.

The landscape of the parcel across the street is very much upland. Per the soil map soils of the Manor series as mapped just touch on this property. Manor soils are very deep, well drained, with moderately high to very high hydraulic conductivity, with loamy textures derived from phyllite and/or loamy parent material derived from schist. The Manor soils are characterized as having the lack of a significant clayey subsoil.

HCHD and MDE have determined that due to the age of the existing parcel, a system meeting current conventional, and / or alternative design criteria may be permitted with a 100% sewage reserve area. Typically, 200% is required. The system capacity is not to exceed the previously permitted flow of 600 GPD or four bedrooms.

**SOIL / SITE EVALUATIONS
HYDRAULIC CONDUCTIVITY TESTING /HYDRAULIC ASSESSMENT
& LATERAL FLOW ANALYSIS
ALTERNATIVE AND INNOVATIVE SYSTEM DESIGNS
DRIP DISPERSAL / LOW PRESSURE DISTRIBUTION / AT GRADE**

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, October 24, 2023 12:51 PM
To: jnmengineeringllc@gmail.com
Cc: twa220@aol.com
Subject: RE: 4880_Manor Lane
Attachments: proposed test holes.pdf

Hi Jim,

Attached, is copy of Tom Ashtons plan showing 2 proposed areas for each system. We will need to test in the areas highlighted in yellow. Once we have a revised test plan, and the test hole locations have been staked in the field, we can schedule testing.

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

Thanks,

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

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From: jnmengineeringllc@gmail.com <jnmengineeringllc@gmail.com>
Sent: Tuesday, October 24, 2023 9:41 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Manor Lane

[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 taking my call. Please see attached. We field located two additional perc stakes in the field. If passed, the idea would be to move the existing well. If all looks good to you, I will get the three copies dropped off.

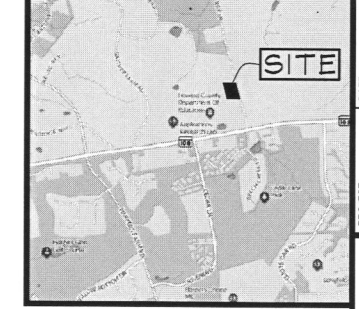
Thanks again,
Jim

GENERAL NOTES
 PROPERTY IS ZONED RC-DEO.
 PROPERTY BOUNDARY SHOWN IS BASED ON CURRENT DEED AND HOWARD COUNTY GIS DATA.
 REFERENCE: LIBER 20808 FOLIO 265.
 EXISTING TOPOGRAPHY IS BASED ON HOWARD COUNTY GIS.
 CHANGE TO THE SEWERAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 ADJUSTMENTS TO THE SEPTIC AREA IS NOT PERMITTED WITHOUT ADDITIONAL NOTIFICATION.
 TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
 LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 EXISTING WELLS AND SEWERAGE DISPOSAL AREAS AND COMPONENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING/PROPOSED WELLS SHALL BE DOWN GRADIENT FROM EXISTING OR PROPOSED SEPTIC SYSTEMS HAVE BEEN IDENTIFIED FROM THE BEST AVAILABLE INFORMATION.
 BUILDING SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION LINE PLACEMENTS.
 PURPOSE OF THIS PERCOLATION TEST PLAN IS TO ESTABLISH SEWERAGE DISPOSAL AREA AND WELL LOCATIONS FOR THIS EXISTING PROPERTY THAT IS BEING RENOVATED.

PROPERTY DATA
 ZONING: RC-DEO
 LOT AREA = 3.0 ACRES
 LOT WIDTH AT R/W = 200 FT
 FRONT BRL = 75 FT
 REAR BRL = 60 FT
 SIDE BRL = 30 FT

LEGEND

---	EX. PROP. LINE
- - - -	EX. FENCE
---	PROP. DRIVEWAY
---	PROP. SEWERAGE EASEMENT
---	SOIL BOUNDARY
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
○	WELL (EX. OR PROP.)
---	BUILDING RESTRICTION LINE
○	PROP. PERC TEST
●	FAILED PERC TEST
●	PASSED PERC TEST
---	EX STEEP SLOPES



PROJECT	22-0812	DATE	03/23
ILLUSTRATION	JWW	ENGINEERING	NA
SCALE	1"=20'	APPROVAL	JWW

REVISION	DATE	BY

4880 MANOR LANE
 TAX MAP 29, PARCEL 121, 1.0 ACRES
 HOWARD COUNTY, MARYLAND
PERCOLATION TEST PLAN

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, AEROCULTURE, LEED PROFESSIONALS
 105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNTEENGINEERINGLLC.COM



OWNERS:
 RAMADAN ZABLAH
 (C/O WINSTON BOHER)
 2828 MILLERS WAY DRIVE
 ELLICOTT CITY, MD 21042

4880 MANOR LANE
 ELLICOTT CITY, MD 21042
 PARCEL 121, MAP 29, GRID 11
 1.0 ACRES, ACCT#03-297497
PERCOLATION TEST PLAN
 WET WEATHER SOILS

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	WET SEASON
GmB	Glenville Silt Loam, 3%-8% Slopes	NO	0.37	NO	YES
GqB	Glenville silt loam, 5%-8% Slopes	NO	0.24	NO	NO

SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15% OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 WITH A SLOPE GREATER THAN 5 PERCENT.

DESIGNED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

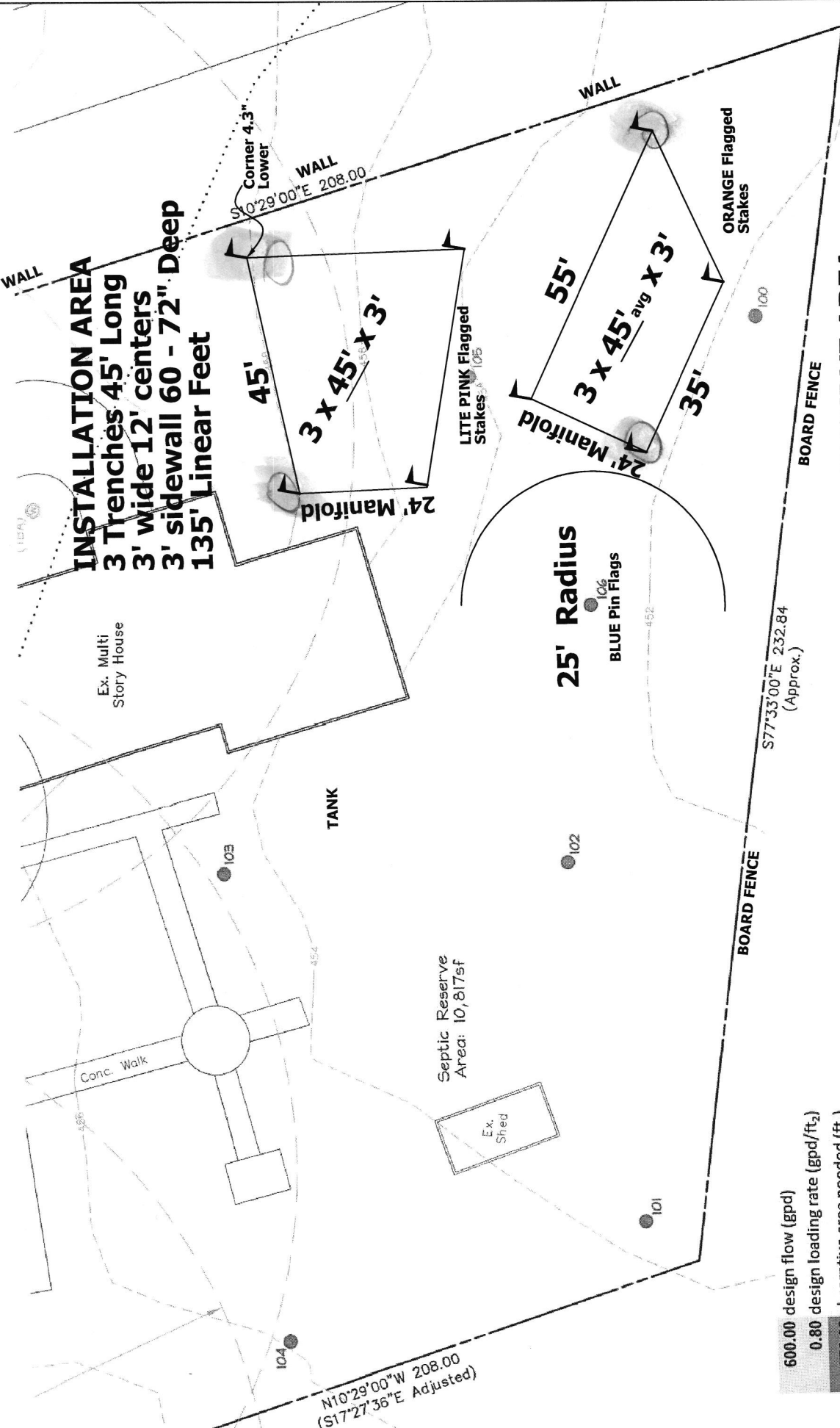
HEALTH OFFICER: _____ DATE: _____

PERCOLATION CERTIFICATION: _____
 THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS DONE UNDER MY SUPERVISION, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

INSTALLATION AREA
3 Trenches 45' Long
3' wide 12' centers
3' sidewalk 60 - 72" Deep
135' Linear Feet

RESERVE AREA
3 Trenches average 45' Long
3' wide 12' centers
3' sidewalk 60 - 72" Deep
135' Linear Feet



600.00	design flow (gpd)
0.80	design loading rate (gpd/ft ₂)
750.00	absorptive area needed (ft ₂)
3.00	trench width (ft)
250.00	length of std trench Bottom area only (ft)
3.00	effective sidewalk (At least a foot and usually no greater than 4)
0.50	deep trench conv factor [(w+2)/(w+1+2(d))]
0.50	deep trench conversion factor from above
125.00	amt of deep trench required (feet)/ first system
250.00	linear feet for 2 systems

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

April 18, 2023

To: JNM Engineering (Engineer); Winston Bower

Percolation Test Report; 4880 Manor Lane, Ellicott City, MD 21043

Percolation tests were conducted at 4880 Manor Lane in Ellicott City on April 11, 2023. Percolation test and profile descriptions were documented for (7) locations. While test holes 100 and 105 passed, the remaining 5 test holes failed due to unsatisfactory soil profiles and perc test rates.

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 sewage disposal area are represented by test locations having satisfactory soil condition.

Based on the results, it is recommended that you reach out to a private consultant who specializes in restrictive soils to see about options. Please note, due to the length of time this house sat vacant, an innovative/alternative septic system design cannot be proposed unless preapproved by the Maryland Department of the Environment, nor would a sewage holding tank system be allowed per COMAR 26.04.02

Should you have any questions regarding this evaluation, please don't hesitate to ask. I may be reached at (410) 313-1786 or by email hoswald@howardcountymd.gov

Respectfully,

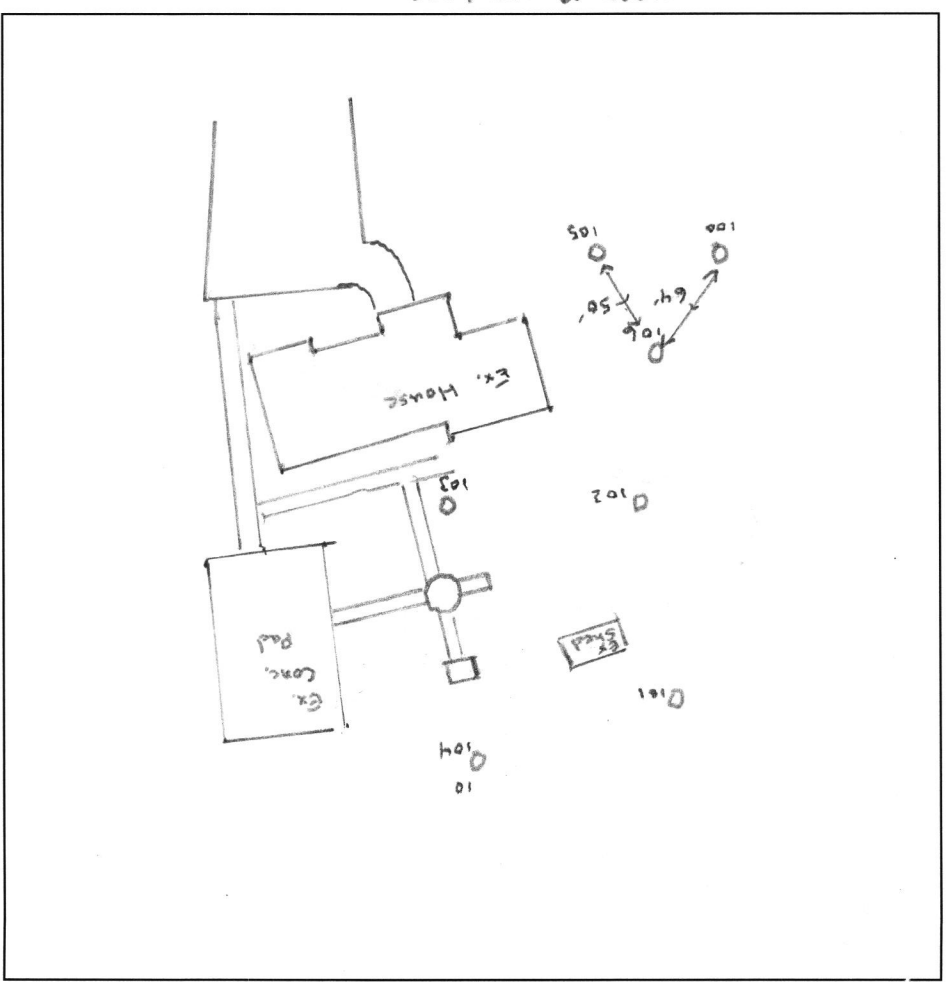
Hank Oswald

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

Attachment: Percolation Test Field Notes

REMARKS: Add'l test hole # 106
 SANITARIAN: Hank Dswald
 BACKHOLE: Joe/Dave
 OTHERS: owner
 TEST HOLES USED IN SDA: AVG. PERC TIME: SQ. FT/BR
 TRENCH WIDTH: INLET DEPTH: MAX. BOT DEPTH: EFFECTIVE SW:

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4/11/23	105	5' 1/2"	8:56	9:02	9:09	7	P
4/11/23	100	6' 1/2"	9:20	9:28	9:41	13	P
4/11/23	106	8' 1/2"	9:50	10:50	—	—	F
4/11/23	102	8' 1/2"	10:22	11:20+	—	—	F
4/11/23	101	7' 1/2"	10:49	11:22+	—	—	F
4/11/23	104	5' 4' 1/2"	10:27	10:43	12:20	14	F



#104
 br cl
 yel rd br
 sil
 yel br
 sil
 tan
 sil
 12'
 28'
 4'

#101
 br cl
 yel rd br
 sil
 yel tan
 sil
 12'
 9'
 2.5"

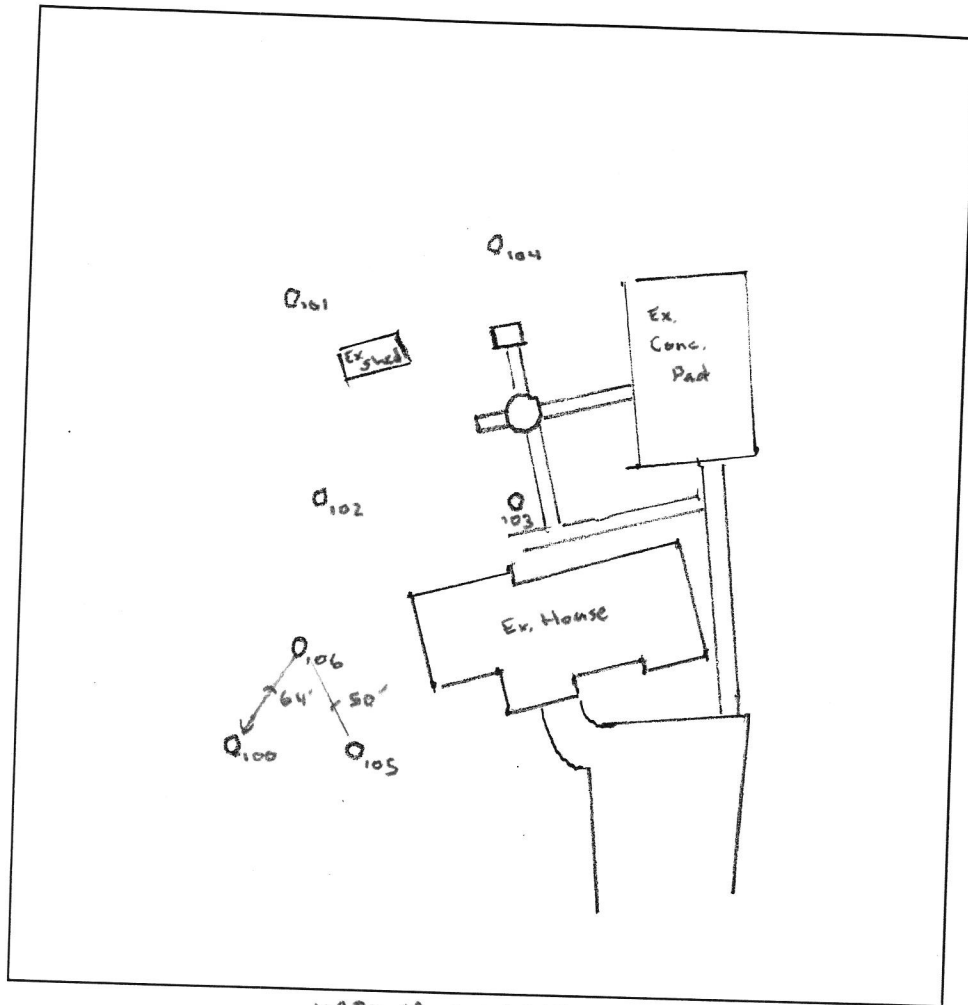
#102
 br cl
 yel rd br
 cl
 Gray sil
 Gray sil
 Gray sil
 yel rd
 sil
 Gray sil
 12'
 29'
 7'
 5.5'

#106
 drk br cl
 yellowish
 br sil
 yel br
 sil
 tan sil
 12'
 11'
 (water seep)
 2' 4"

#100
 drk br cl
 yellowish
 rd br
 sil
 yel br
 sil
 yel tan
 sil
 12'
 10'
 9'

#105
 drk br sil
 yellowish br
 sil
 yel rd
 sil
 yel br
 sil
 tan
 sil
 12'
 4.5'
 2.8'
 6"

103
 0.9' br l
 5' yel br
 9' si cl
 tan si
 12' el
 tan
 si l



4880 Manor Lane

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4/11/23	103	7' 1/2'	11:49	12:24+	—	—	F

REMARKS _____
 SANITARIAN Mark Oswald Sams Creek BACKHOE Joe/Dave OTHERS Winston / JNM Eng
 TEST HOLES USED IN SDA _____ AVG. PERC TIME Bower SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, April 18, 2023 2:56 PM
To: jim@jnmengineeringllc.com
Cc: wb.7171@gmail.com
Subject: Perc Test Results_4880 Manor Lane
Attachments: Perc test results_4880 Manor Lane.pdf

Hi Jim:

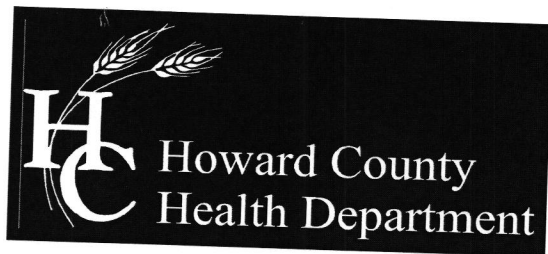
Good afternoon. Attached, please find the perc test results for 4880 Manor Lane. Should you have any questions, please don't hesitate to ask.

Respectfully,

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

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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

December 12, 2023

To: JNM Engineering LLC; Ramadan Zablah (C/O Winston Bowers)

Percolation Test Report: 4880 Manor Lane, Ellicott City, MD 21042

Additional perc tests were conducted 4880 Manor Lane in Ellicott City on December 5, 2023. Perc test hole 106 failed with no 4-foot buffer. Perc test hole 108 failed with no movement. Perc test hole 109 failed but may be given a non-conventional rate of 0.3 with a 4 ft bottom depth only. Perc test hole 107 passed with a 1.2 rate, 5 - 6 ft. effective area, and a bottom depth of 6 ft. Perc test hole 111 passed with a 1.2 rate, 4 - 5 ft. effective area, and a bottom depth of 5 ft. Perc test hole 110 passed with a 0.8 rate, a 5 - 7 effective area, and 7 ft. bottom.

As you can see, the effective depths and bottom depth vary across all perc test hole locations. Based on the limited effective depths and the hole locations, we do not see how trenches can be installed in this area. However, if you can show how 2 systems can fit within a proposed area using the specifications above, you may submit a plan for our review. Please note that due to the water table observed in some of the holes, a retest would be required during wet season before approval of a plan. Please note, additional perc test holes 110 and 111 were added during the tests, so they will need to be field located. Additionally, perc test holes 107 and 109 were adjusted away from the wall so they will need to be field located as well.

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 sewage disposal area are represented by test locations having satisfactory perc test rates and soil conditions.

The next step in the process is to have an engineer/consultant submit a finalized percolation certification plan to the Health Dept. for review and signature. The perc cert plan should be accompanied by a supplemental sheet showing the layout of at least two systems.

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

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Tuesday, December 12, 2023 2:47 PM
To: Jim Witmer; Winston Bower
Subject: Perc Test Results_4880 Manor Lane
Attachments: Perc Test Report_Manor Lane_2023.pdf; Perc test notes_4880 Manor Lane.pdf

Hello All,

Attached, please find the 2nd round of perc test results for 4880 Manor Lane. Should you have any questions, please don't hesitate to ask.

Regards,

Hank

Hank Oswald
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Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, January 11, 2024 3:26 PM
To: wb.7171@gmail.com
Cc: Oswald Jr, Woodin
Subject: 4880 Manor Lane

Hello Mr. Bower. As we discussed on the phone, I believe there are four paths for this project to proceed. Below are the summaries and current status after our call:

- We determined that the house was not considered an existing use because it is dilapidated and has been vacant for over 7 years. This is based on language in COMAR 26.04.02.02M. Because it is not an existing use, a building permit to renovate or tear down/replace requires establishment of a sewage disposal area for an initial and future repair onsite sewage disposal system (OSDS) and either verification of the adequacy of the existing system or installation of a new initial system. I have forwarded the project info to our regional representative at MDE to see if they agree with this determination. If the regional does agree with this determination, you could start a formal appeal process with MDE. That would require us to deny the building permit and you could appeal that denial.
- We conducted perc testing across most of the lot. Most of the perc tests were not passing, but some holes did pass, although in locations and depths that make it difficult, if not impossible, to design an OSDS. You could continue to work with a private engineer or designer to propose additional testing or OSDS design based on these tests.
- Your lot is allowed to have an offsite easement housing your disposal area and OSDS. Establishment of an offsite easement is a private matter between two property owners outside the Health Department's authority. As we discussed on the phone, your neighboring lots are owned by the Howard County Board of Education. Unfortunately, we don't work with them very often and the couple contacts we had have since retired. I would suggest you contact the school board to start the process of asking about that possibility.
- You also can continue discussion of connection to the public sewer system. There is a public line that would need an extension up manor lane to get to your property. You can also talk to them and the school board about getting a private easement onto the school property to connect into the public sewer that serves the adjacent school property behind your parcel. These discussions would not involve the health dept as we do not have authority over the public sewer system.

Let me know if you need any additional help from me or have any questions. Thanks

Jeff Williams
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Williams, Jeffrey

From: Williams, Jeffrey
Sent: Tuesday, January 9, 2024 2:59 PM
To: Steven Krieg -MDE-
Cc: Oswald Jr, Woodin
Subject: 4880 Manor Lane
Attachments: Test Plan_4880 Manor Lane.pdf; perc test results_12.5.23_4880 Manor Ln.pdf; perc test results_4.11.23_4880 Manor Lane.pdf

Hey Steve. You are somewhat familiar with this lot, we've discussed it before. Tom Ashton took a look at possible solutions here. If you recall, the house is currently dilapidated and uninhabitable. Our notes indicate that it has been vacant since 2013. Attached are the latest test plan and Hank's perc notes. Hank did some additional testing for the area Tom identified. Unfortunately the test holes came up with some conflicting effective areas and max bottom depths and a couple holes failed. We left it with the engineer that we don't know how to place systems in the area using these results or what the next step should be.

We do have an existing approved repair from 2005 in the rear yard sized for 4 bedrooms. Hanks recent testing had hole 103 near the system that had clay to 9', he didn't test it at 9, but that would be bottom area only if it passed. That would make it undersized. Regardless, we don't have an area established for a repair system.

That's the background. This owner is now looking for possible options with a lot that we cannot currently approve. I gave him the following options, number 3 applies to you:

- Contact howard Co school system, who owns the neighboring property, to pursue an offsite easement.
- Contact DPW to pursue a sewer extension up Manor Lane. HE has started that process and I think they said no as of now.
- I told him our determination that this house is not considered an existing use is what triggers the requirement to establish repair area and install a new system or certify the existing system. I explained that determination is based on COMAR, so we cannot deviate. I told him I would reach out to our regional to see if they agree with our determination or if there is a variance option. That is the best we could do on that front. I suppose if you agree, his next option on this front would be for us to deny a building permit for a formal appeal?

Let me know if you need additional info or want to discuss.

Jeff Williams
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