

Menu Save Reset Cancel Help

Approved
Moe 1/23/20

Record Detail * (This section is required.)

Case #
EH-PLANS-25-0

Type
EnvHealth/Environmental Health/Plan Check/Application

Status
In Review

Opened Date
10/15/2025
Single Entry Edit-View Record Form

Application Name
B25004305

Description
SFD/ INSTALL 18 X 42 IRREGULAR SHAPED IN GROUND NON DIVNING FIBERGLASS POOL W/ FENCE TO CODE

Total Invoiced
0.00

Total Paid
0.00

Balance
0.00

Assigned to Department Current Department
Well and Septic Progr

Assigned to Staff Current User
Zack Silvast

Online BP. g& 10/16/25

Address * (This section is required.)

New	Search	Delete	Set Primary													
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary	Street # (start)	Direction	Street Name	Street Type	City	State	Zip Code	Address Status	Street Suffix (Direction)	Unit Type	U
<input type="checkbox"/>	<input checked="" type="checkbox"/>					5261		Talbots...		Ell...	MD	21043				

Parcel (This section is not required.)

Search	Delete	Get Address & Owner	Set Primary												
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary	Parcel #	Book	Page	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Legal Description	Tract	
0 record(s) found.															

Owner (This section is not required.)

Search	Delete	Set Primary										
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary	Name	Mail Address Line1	Mail Address Line2	Mail Address Line3	Mail City	Mail State	Mail Zip Code	Phone	Country/Region
<input type="checkbox"/>	<input checked="" type="checkbox"/>			Alissa Ganser	5261 Talbots Landing			Ellicott City	MD	21043		US

Applicant * (This section is required.)

Search As Owner As Lic. Prof As Contact

Single Entry Applicant Form

Type *
Applicant

Primary
Yes

First Name *
Brian

Middle Name

Last Name *
Arnold

Home Phone ((XXX)XXX-XXXX)

Organization Name *
 BMA Landscaping

Mobile Phone ((xxx)xxx-xxxx)
 (443) 359-9564

E-mail
 BRIAN@BMALANDSCAPING.COM

Business Phone ((xxx)xxx-xxxx)

Preferred Channel
 --Select--

Applicant Address

New Look Up Deactivate Remove

<input type="checkbox"/> Contact Address ID	Address Type	Address Line 1	City	State	Zip	Primary	Recipient	Status
0 record(s) found.								

Custom Fields

DATE TRACKING

Received Date
10/15/2025

Due Date
10/29/2025

Dates to Complete
14
(Number)

Received by Food

Food Review Type
--Select--

Equipment Specification Sheet

Equipment Specification Sheets Submitted

Received by Community Hygiene

Received by Well and Septic
10/15/2025

FACILITY INFORMATION

Name of Business (dba) *
n/a (Text)

Associated Building Permit Number
(Text)

Owner Switch Date

Does this project have a Building Permit?
 Yes No

Building Permit Issued Date

Non-Profit

Does the project include Aquatic Facility such as a Public Pool? If Yes, forward to CH Program.
 Yes No

Does the project include Private Well? If Yes, forward to WS Program.
 Yes No

Does the project include Private Septic? If Yes, forward to WS Program.
 Yes No

Does the project include Food Services? If Yes, forward to FP Program.
 Yes No

Is this a Prototype Food Service Facility? If Yes, refer to State.
 Yes No

Facility Phone
0 (Text)

Facility Fax
0 (Text)

Facility Email
0 (Text)

Days of Operation
0 (Text)

PROPERTY INFORMATION

Water Source
Private

Design Wastewater Flow
0
(Number)

Sewage Disposal
Private

Permit Type
--Select--

PLAT STATS

Total Number of buildable lots to be recorded
0 (Number)

Total number of open space lots to be recorded
0 (Number)

Total number of bulk parcels to be recorded
0 (Number)

Total number of lots / parcels to be recorded
0 (Number)

New buildable lots created
0
(Number)

Date PLAT signed by Health Officer

PLAT Type
--Select--

Date Preliminary Plan Signed by HO

Extension Granted

DEVELOPMENT PLANS

Property Type

Residential

Plan Version

Initial

Signature Required

Yes No

Engineer

0

(Text)

Number of paper copies

0

(Number)

Number of mylar copes

0

(Number)

Number of buildable lots created

0

(Number)

Number of non-buildable lots created

0

(Number)

Total Number of Lots

0

(Number)

Associated Plans

0

WELL AND SEPTIC INTERNAL

State Review Required

Yes No

Coordinate State Review

Yes No

Proposed Septic System Type

--Select--

FOOD ESTABLISHMENT FACILITY

Priority Assessment

--Select--

Licensed Type

--Select--

License Category

--Select--

FOOD ESTABLISHMENT INFORMATION

Hours of Operation

(Text)

Operating Seasonally Only

If Operating Seasonally, What is the start month?

(Text)

Are pets allowed in a outdoor seating area?

Yes No

Full Bar?

Yes No

RESTAURANT AND FOOD SERVICE

Food Service Facility Secondary Category

--Select--

Total Seating Capacity

(Number)

Number of Restrooms

(Number)

Interior Restaurant Seating Capacity

(Number)

Bar Seating Capacity

(Text)

Outdoor Seating Capacity

(Text)

Does the restaurant have outdoor seating

Yes No

EQUIPMENT

Evaluated non NSF, ANSI, CF or other standards

Yes No

Description of Refrigeration Units

Number of Walk-In Refrigerator Units

(Number)

Description of Walk-In Freezer Units

(Text)

Is there a bulk ice machine available

Yes No

Space Limitation

Number of Hand Sinks Available

(Number)

Hood System

(Text)

Ventless Equipment

(Text)

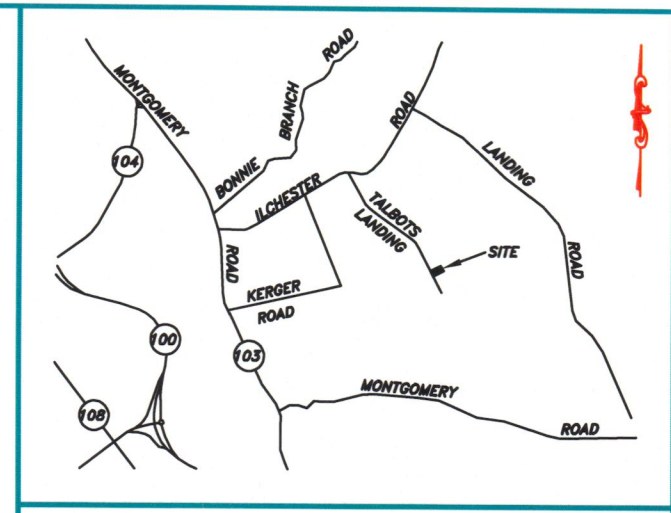
PLUMBING

Size and installation of the water heater?

(Text)

Is there a grease interceptor or grease trap?

--Select--

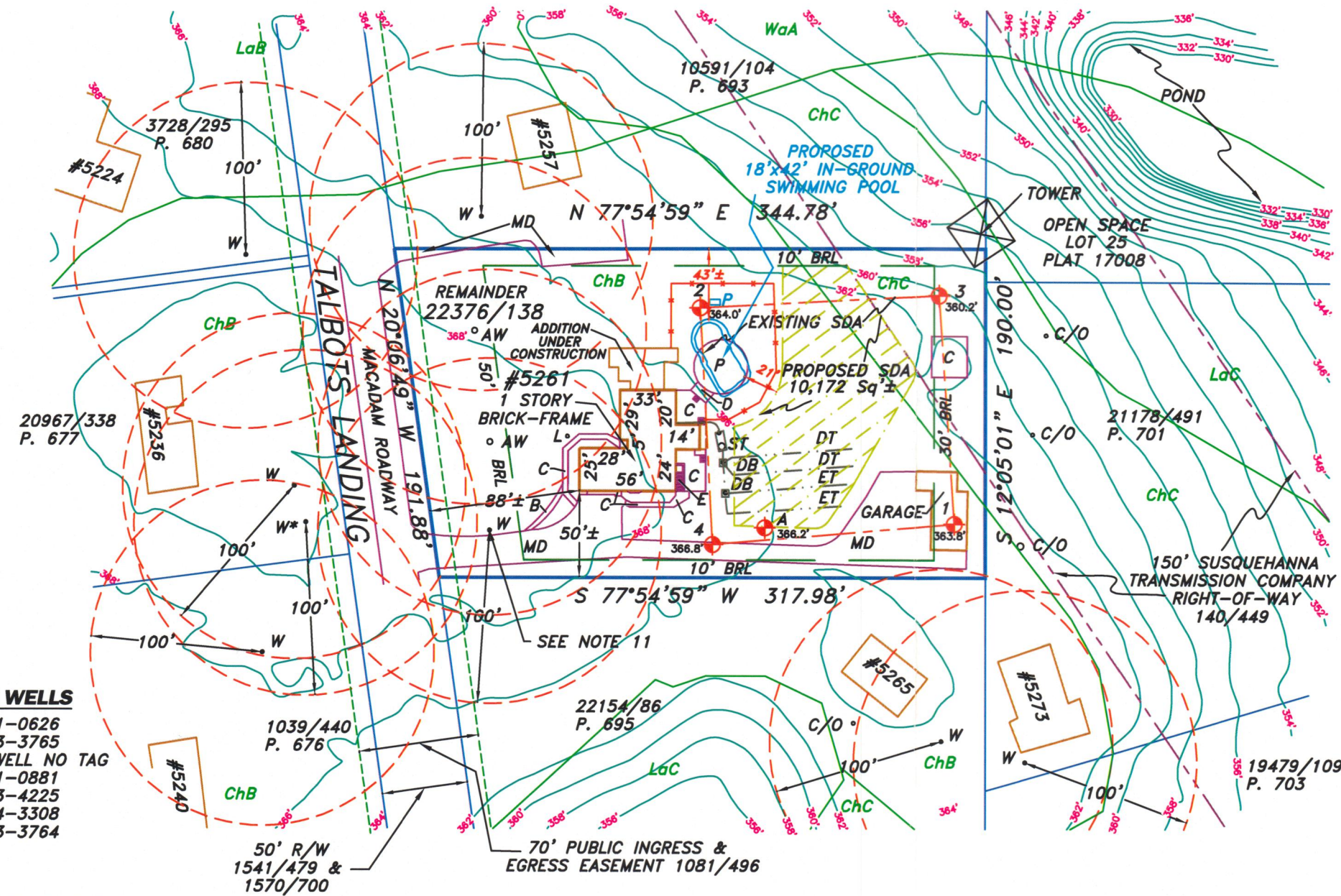


VICINITY MAP 1" = 1 Mile

GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA.
- ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS WITHIN 200' DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND PRIVATE SEWAGE DISPOSAL AREAS LOCATED BY VISUAL INSPECTION ONLY.
- THE PROPERTY IS LOCATED IN SOIL TYPES ChB (CHILLUM-RUSSETT LOAMS 2-5% SLOPE) & ChC (CHILLUM-RUSSETT LOAMS, 5-10% SLOPE) AS PER THE HOWARD COUNTY, MARYLAND WEB SITE.
- THE ELEVATIONS AND 2' CONTOURS SHOWN HEREON WERE DERIVED FROM HOWARD COUNTY GIS INFORMATION PER THE COUNTY WEB SITE AND VERIFIED USING GPS TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- THE PROPERTY WAS CREATED BY DEED IN 1975.
- THE BUILDINGS SHOWN OUTSIDE OF THE SUBJECT PROPERTY ARE PER HOWARD COUNTY GIS WEBSITE.
- THE PROPERTY IS ZONES R-20. BUILDING RESTRICTION LINES SHOWN AS PER CURRENT ZONING REGULATIONS.
- SUBJECT PROPERTY WELL TAG NUMBER HO-73-3898.
- EXISTING SDA: 18,930 Sq'±; PROPOSED SDA: 10,172 Sq'±.
- EXISTING WELL IS 2.8' FROM EDGE OF DRIVEWAY.
- DISTANCES SHOWN TO PROPOSED IN-GROUND SWIMMING POOL ARE TO THE WATER'S EDGE NOT TO THE CONCRETE POOL DECKING.
- A WAIVER IS APPROVED FOR A 15' SETBACK/MIN. SEPARATION.

REVISED 1/8/2026



NEIGHBORING WELLS

P. 680	HO-81-0626
P. 677	HO-73-3765
P. 677*	2ND WELL NO TAG
P. 693	HO-81-0881
P. 695	HO-73-4225
P. 701	HO-94-3308
P. 676	HO-73-3764

SEPTIC SYSTEM LEGEND

UNDERGROUND SEPTIC COMPONENTS SHOWN AS PER HEALTH DEPARTMENT RECORDS ONLY

1 363.8'

ET - - - - - EXISTING TRENCH

DT - - - - - DISCONNECTED TRENCH

ST [] SEPTIC TANK

DB [] DISTRIBUTION BOX

EXISTING WELL

WOOD DECK

CONCRETE

MACADAM DRIVEWAY

CLEAN OUT

ALTERNATIVE WELL SITE

LEGEND

W - LIGHT POLE

D - ABOVE-GROUND POOL

C - SOILS

MD - BRICK WALK

C/O - BASEMENT ENTRANCE

AW - PROP. POOL EQUIPMENT

CONTOUR LINE

100' WELL RADIUS

BUILDING RESTRICTION LINE

RIGHT-OF-WAY

EASEMENT

POOL LOD: 5,730 Sq'±

PROPOSED FENCE

HOWARD COUNTY, MARYLAND
HEALTH DEPARTMENT

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

OWNER:

ALISSA GANSER
5261 TALBOTS LANDING
ELLCOTT CITY, MD 21043
PHONE: (443) 610-2767

The purpose of this drawing is to re-establish the Private Sewage Disposal Area for the property shown hereon being known as: #5261 TALBOTS LANDING being the Remainder of the land described in deed dated April 26, 2024 from Jason Andrew Nunn et al. to Alissa Ganser et al. recorded among the Land Records of Howard County, Maryland in Liber 22376, folio 138, to obtain a Building Permit for an In-Ground Swimming Pool as shown hereon.

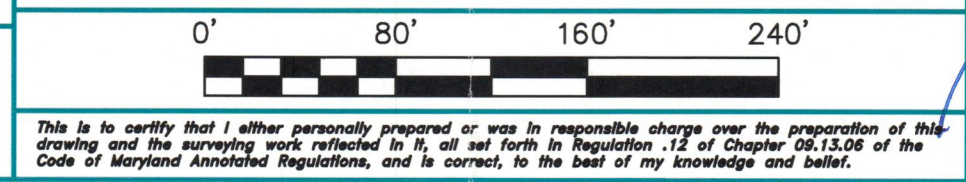


REVISED PERCOLATION CERTIFICATION PLAN

5261 TALBOTS LANDING
LIBER 22376, FOLIO 138
TAX MAP 31, PARCEL 694
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

HEALTH OFFICER DATE 1/16/26

Subject property is shown in Zone X on the FIRM Map of Howard County, Maryland on Community Panel Number 24027C0160 D, effective 11/06/2013



NTT Associates, Inc.

16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale: 1" = 80'

Date: 4/3/2025

Field By: RMS/KSW

Drawn By: SCK

File No.: MISC 17043

GENERAL NOTES:

- 1) POOL CLEARANCES TO BUILDINGS AND PROPERTY LINES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
- 2) THIS PLAN DOES NOT INCLUDE POOL LOCATION ON PROPERTY, GRADING, FENCING, WALLS OR OTHER SITE INFORMATION
- 3) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- 4) CONTRACTOR SHALL VERIFY BURIED UTILITIES WITHIN SURROUNDS OF INSTALLATION AREA.

ANS/NSPI - TYPE 0 POOL - NON DIVING

POOL COMPLIES TO NSPI-5

ADDITIONAL NOTE

IF POOL IS FURNISHED WITH DRAINS OR SUBMERGED SUCTION OUTLETS, THAN COMPLIANCE TO THE VIRGINIA GRAEME BAKER POOL AND SAFETY ACT IS REQUIRED.
DRAIN COVERS ASME A112.19.8 2007 AT 3'-0" MIN APART AND ENTRAPMENT A VOIDANCE MUST BE INSTALLED.

CODE COMPLIANCE

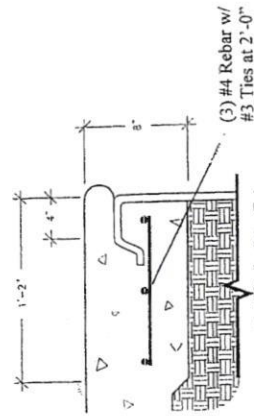
- A. MARYLAND INTERNATIONAL RESIDENTIAL CODE (IRC) - 2021 INTERNATIONAL SWIMMING POOL & SPA CODE - 2021

B. ELECTRICAL & PLUMBING

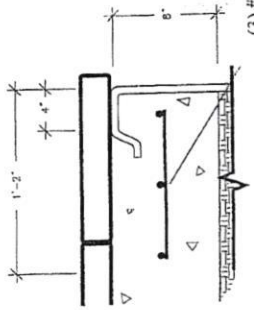
THE CONSTRUCTION AND INSTALLATION OF ELECTRIC WIRING, GROUNDING AND BONDING, AND EQUIPMENT ARE SUBJECT TO THE STATE CODE AND TO THE CURRENT ADOPTED NATIONAL ELECTRIC CODE REQUIREMENTS.
ALL PLUMBING MUST COMPLY WITH THE CURRENT ADOPTED STATE CODE.

POOL IS IN COMPLIANCE TO American National Standard for Residential Inground Swimming Pools ANSI/APSP/ICC-5-11

INSTALLATION NOTE:
TO LEVEL POOL YOU WILL NEED THE STANARD 4" BEDDING OF 1/2", 3/8" OR 1/2" CRUSHED STONE UNDER POOL BASE, AND 8" TO 12" CRUSHED STONE FOR THE BACKFILL OF SIDES OF POOL - THESE ARE APPROXIMATIONS AS ALTERNATIVE TO CRUSHED STONE - 3/8" CLEAN STONE BACKFILL MAY BE USED.



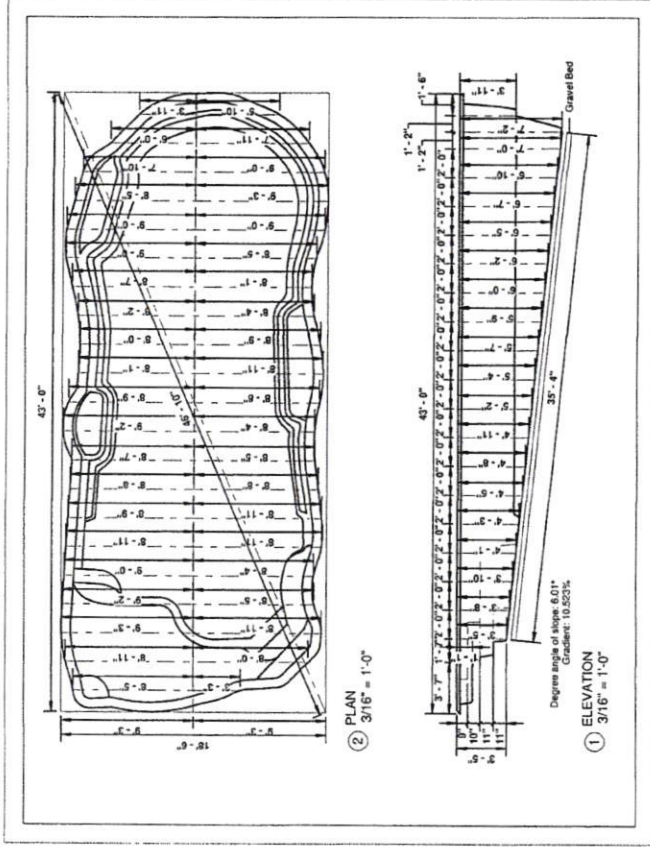
TYPICAL COPING DETAIL



OPTIONAL COPING DETAIL



PITTSBURGH
DIG SHEET



DocuSigned by:
James Mark
A00DCEB83C472

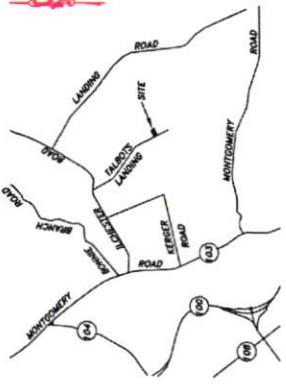


James A. Mark, Jr.
10/13/22

Purchaser:
BMA Landscaping
2515 Mountain Rd
Pasadena, MD 21122

MD Professional Engineer No. 18962
Professional Certification. I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 18962. Expiration Date: 12/22/2026.

(3) #4 Rebar w/
#3 Ties at 2'-0"



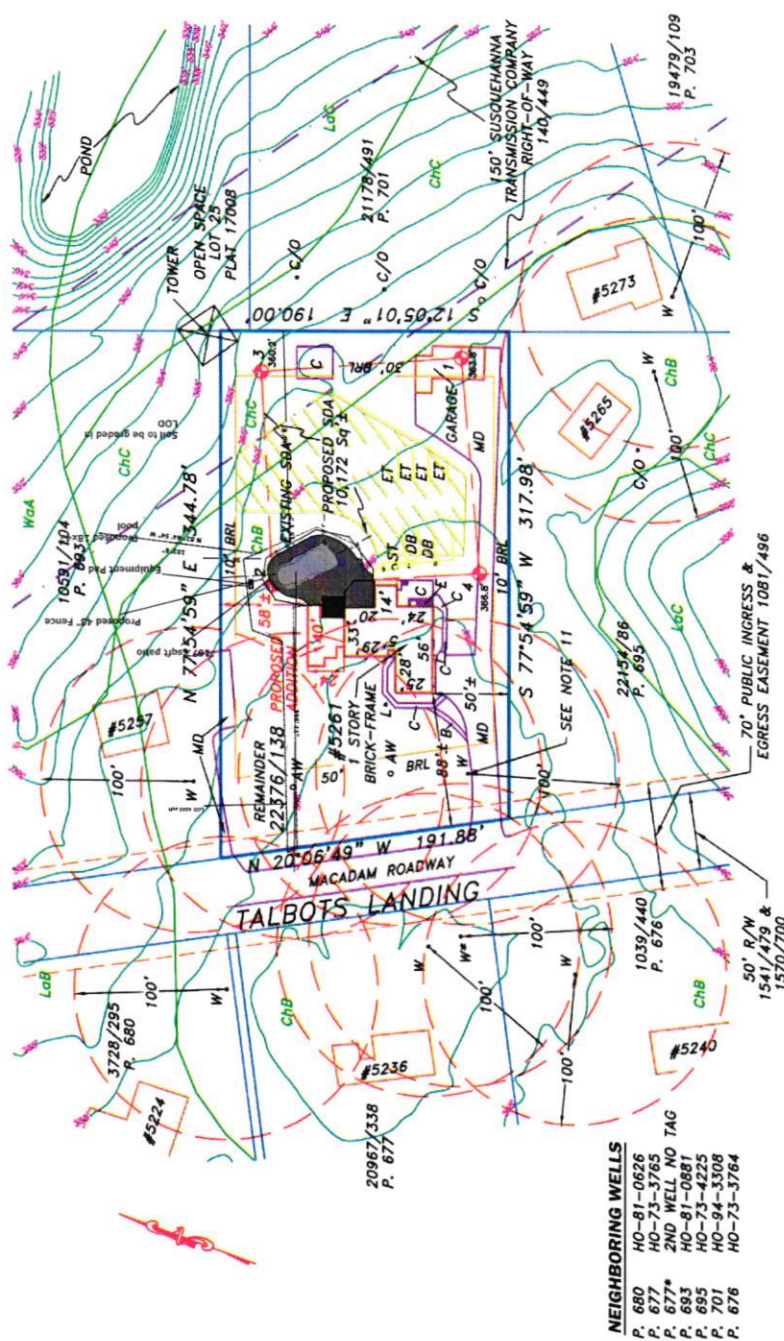
VICINITY MAP 1" = 1 Mile

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 - SUBJECT PROPERTY WELL TAG NUMBER HO-75-3698.
 - EXISTING SDA: 18,930 Sq.±; PROPOSED SDA: 10,172 Sq.±.
 - EXISTING WELL IS 2.8' FROM EDGE OF DRIVEWAY.

REVISED PERCOLATION CERTIFICATION PLAN
5261 TALBOTS LANDING
 LIBER 22376, FOLIO 138
 TAX MAP 31, PARCEL 694
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

NTT Associates, Inc.
 16305 Old Frederick Rd.
 Mt Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
 www.nhfsurveyors.com

Scale: 1" = 80'
 Date: 4/3/2025
 Drawn By: RMS/KSW
 Field By: SCK
 File No.: MISC 17043



- NEIGHBORING WELLS**
- P. 680 HO-81-0626
 - P. 677 HO-73-3765
 - P. 677* 2ND WELL NO TAG
 - P. 695 HO-81-0681
 - P. 695 HO-73-4225
 - P. 701 HO-94-3308
 - P. 676 HO-73-3764
- SEPTIC SYSTEM LEGEND**
- UNDERGROUND SEPTIC COMPONENTS SHOWN AS PER HEALTH DEPARTMENT RECORDS ONLY
 - PRIOR TEST HOLE
 - EXISTING TRENCH
 - SEPTIC TANK
 - DISTRIBUTION BOX
- LEGEND**
- W LIGHT POLE
 - ABOVE-GROUND POOL
 - SOILS
 - BRICK WALK
 - BASEMENT ENTRANCE
 - C/O
 - AW
 - EXISTING WELL
 - WOOD DECK
 - CONCRETE
 - MACADAM DRIVEWAY
 - CLEAN OUT
 - ALTERNATIVE WELL SITE
 - CONTOUR LINE
 - 100' WELL RADIUS
 - BUILDING RESTRICTION LINE
 - RIGHT-OF-WAY
 - EASEMENT



Richard Stouffer #21260
 Professional Land Surveyor
 Expiration Date: 6/14/25

The purpose of this drawing is to re-establish the Private Sewage Disposal Area for the property of the land herein being known as: 5261 TALBOTS LANDING being the Remainder of the land described in deed dated April 26, 2024 from Jason Andrew Nunn et al to Alissa Ganser et al recorded among the Land Records of Howard County, Maryland in Liber 22376 folio 138. I hereby obtain a Building Permit for the 527 Square Foot Proposed Addition as shown.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland, Annotated Regulations, and it is correct, to the best of my knowledge and belief.

OWNER:

ALISSA GANSER
 5261 TALBOTS LANDING
 ELLICOTT CITY, MD 21043
 PHONE: (443) 610-2767

HOWARD COUNTY, MARYLAND
 HEALTH DEPARTMENT

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

HEALTH OFFICER _____ DATE _____

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

APPLICATION FOR WAIVER

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 10/22/2025

Property Address: 5261 Talbots Landing Ellicott City MD 21043

1001	9B	0031	0016	0694	185144
Subdivision	Lot	Tax Map	Grid	Parcel	Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

N/A

In the area below, list the specific section of the Howard Co Code to which a waiver is being requested and provide a brief summary of the regulation and an explanation of why the waiver is being requested (Attach a separate sheet if necessary).

Regulation Section	Summary and Explanation
1. <u>Sec.3.808</u>	Location of onsite sewage disposal systems (c) Distances Septic easement to pool 20 ft.) Due to Such a large Drainage Field, there leaves little room for an in-ground pool to adhere to the 20' set back requirement. Hence, the request for the Waiver of Such.
2. _____	_____
_____	_____
_____	_____

Alissa Ganser

Property Owner's Signature

Health Department Use Only

Reviewed by [Signature] 11/17/25
 HCHD Staff Date

Comments/Conditions: OK to reduce to 15'. Must be shown on
revised perc cert plan for Health Dept. approval.

Approved by: [Signature] 12/8/25
 BEH Deputy Director Date

Eshenbaugh, Melanie

From: Rik Stouffer <rik@nttsurveyors.com>
Sent: Wednesday, November 12, 2025 5:06 PM
To: Eshenbaugh, Melanie
Cc: brian@bmalandscaping.com
Subject: RE: 5261 Talbots Landing PC revision comments
Attachments: MISC 17043 11-12-2025 C.pdf; MISC 17043 11-12-2025 B.pdf

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Melanie,

I was just made aware that the building permit for the addition was issued and it is under construction. This Revised Perc Plan is solely for the pool.

Comment 1, I corrected the typo from shale to shall.

Comment 2 referencing colors, I changed the pool to blue. Is the attached copy better or would you prefer black and white or a larger plan. I attached both a color and black and white copy.

Comment 3, I will let the pool construction company submit the waiver.

Comment 4, The LOD shown included means of access to the actual pool construction area. The access area is what lies within the SDA, should I remove the access portion or make it two different areas?

Comment 5, is a note that Hank requested when only the house addition was proposed. Since the permit is approved, I am removing this note.

Comment 6, Added the elevation of Perc Hole A.

Comment 7, Changed ET to DT (disconnected trench).

Please let me know about Comment 2 and if the LOD should be removed or broken into access and actual construction areas so it will best fit your needs to resubmit.

Thanks for all of your help,

Rik Stouffer
Professional Land Surveyor 21260
NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone: 410-442-2031
Fax: 410-442-1315
Website: <http://www.nttsurveyors.com>

From: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Sent: Friday, November 07, 2025 5:03 PM
To: Rik Stouffer <rik@nttsurveyors.com>
Subject: 5261 Talbots Landing PC revision comments

Good afternoon,

I have reviewed the PC received on 11/3/25 and have the following revision comments:

1. Note 1 has a typo should be "shall" not shale
2. The use of color variations makes it difficult to decipher details on the plan, suggest the color of blue for the pool, darkening lighter lines, using a darker color or avoiding same color overlap of details, otherwise consider submitting a larger plan sheet
3. Revised waiver will need to be submitted stating setback reduction from pool proposal
4. Why is the pool LOD line shown cutting through the SDA since there should be any disturbance to the area? Please provide clarification on the LOD line.
5. Does note # 12 apply to this PC revision? If not remove note #12 or provide clarification
6. Missing spot elevation for perc hole A
7. The top 2 trenches are not in use and were disconnected based on the repair in 2016 and needs to be reflected on the plan

Please let us know if you have any questions and have a wonderful weekend.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Wednesday, December 10, 2025 9:38 AM
To: Rik Stouffer
Cc: brian@bmalandscaping.com
Subject: RE: 5261 Talbots Landing PC revision comments

Good morning Rik,

The comments from my supervisors consist of removing the pool LOD lines from the PC. Also, the access for construction shouldn't impact the SDA and will need to have a different access path than what's currently shown. Additionally, these details along with a temporary silt fence as opposed to a pool fence should be shown on a separate pool building permit plot plan (LOD, silt fence, stockpile, pool equipment location, access, etc.). As for the revised PC, please include a note stating that a waiver is approved for a 15' setback/min. separation. Please let me know if you need to discuss any further or if you have the information/clarification needed to get the PC approved. At this time, the only answer I need confirmation on is the size of the plan. Due to my out office yesterday and the director being out today, I should be able to have that response tomorrow as he is expected to return by then. Hope you have a wonderful day.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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From: Rik Stouffer <rik@nttsurveyors.com>
Sent: Tuesday, December 9, 2025 12:07 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Cc: brian@bmalandscaping.com
Subject: RE: 5261 Talbots Landing PC revision comments

WARNING!!!

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Melanie,
Can you please check the status of this file, did your supervisor have any comments.

Thanks,

Rik Stouffer
Professional Land Surveyor 21260
NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone: 410-442-2031
Fax: 410-442-1315
Website: <http://www.nttsurveyors.com>

From: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Sent: Wednesday, December 03, 2025 10:31 AM
To: Rik Stouffer <rik@nttsurveyors.com>
Subject: RE: 5261 Talbots Landing PC revision comments

Good morning Rik,

I wanted to update you on this project. The plan is currently under review with my supervisor to help facilitate getting the plan to an approvable state. My advice on comment number 2 is to submit a larger plan and consider darkening lines or exclude lighter coloring. The access comment I will defer until my supervisor has completed his review. I will check with him to see if he can provide any remaining comments today or tomorrow prior to your resubmittal. Thank you kindly.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org

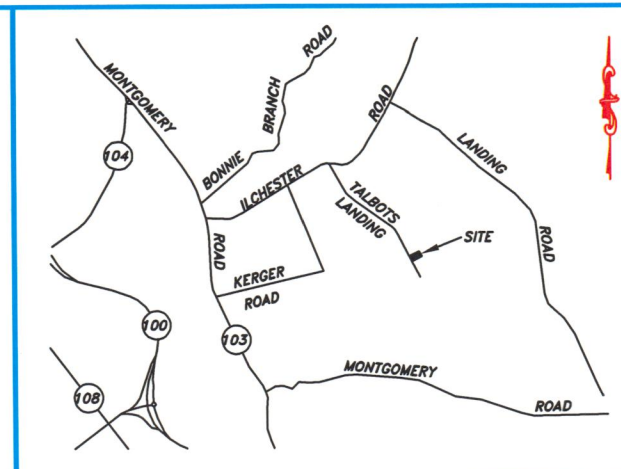
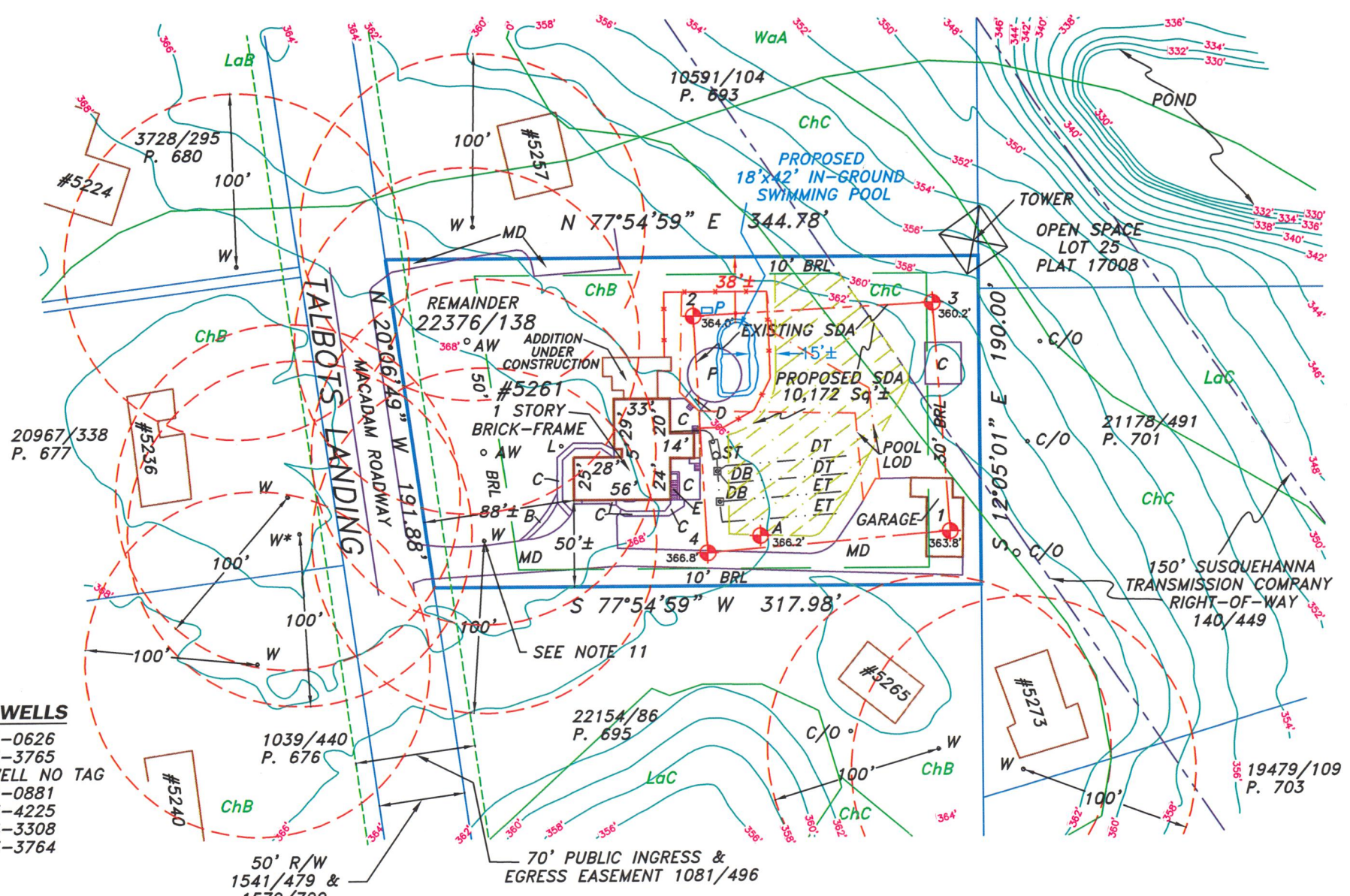


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From: Rik Stouffer <rik@nttsurveyors.com>
Sent: Wednesday, November 12, 2025 5:06 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Cc: brian@bmalandscaping.com
Subject: RE: 5261 Talbots Landing PC revision comments

WARNING!!!



VICINITY MAP 1" = 1 Mile

GENERAL NOTES:

- 1) THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA.
- 2) ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 3) ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS WITHIN 200' DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND PRIVATE SEWAGE DISPOSAL AREAS LOCATED BY VISUAL INSPECTION ONLY.
- 4) THE PROPERTY IS LOCATED IN SOIL TYPES ChB (CHILLUM-RUSSETT LOAMS 2-5% SLOPE) & ChC (CHILLUM-RUSSETT LOAMS, 5-10% SLOPE) AS PER THE HOWARD COUNTY, MARYLAND WEB SITE.
- 5) THE ELEVATIONS AND 2' CONTOURS SHOWN HEREON WERE DERIVED FROM HOWARD COUNTY GIS INFORMATION PER THE COUNTY WEB SITE AND VERIFIED USING GPS TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- 6) THE PROPERTY WAS CREATED BY DEED IN 1975.
- 7) THE BUILDINGS SHOWN OUTSIDE OF THE SUBJECT PROPERTY ARE PER HOWARD COUNTY GIS WEBSITE.
- 8) THE PROPERTY IS ZONES R-20. BUILDING RESTRICTION LINES SHOWN AS PER CURRENT ZONING REGULATIONS.
- 9) SUBJECT PROPERTY WELL TAG NUMBER HO-73-3898.
- 10) EXISTING SDA: 18,930 Sq'±; PROPOSED SDA: 10,172 Sq'±.
- 11) EXISTING WELL IS 2.8' FROM EDGE OF DRIVEWAY.
- 12) DISTANCES SHOWN TO PROPOSED IN-GROUND SWIMMING POOL ARE TO THE WATER'S EDGE NOT TO THE CONCRETE POOL DECKING.

NEIGHBORING WELLS

P. 680	HO-81-0626
P. 677	HO-73-3765
P. 677*	2ND WELL NO TAG
P. 693	HO-81-0881
P. 695	HO-73-4225
P. 701	HO-94-3308
P. 676	HO-73-3764

SEPTIC SYSTEM LEGEND

UNDERGROUND SEPTIC COMPONENTS SHOWN AS PER HEALTH DEPARTMENT RECORDS ONLY

1 363.8'

PRIOR TEST HOLE

EXISTING TRENCH ET

DISCONNECTED TRENCH DT

SEPTIC TANK ST

DISTRIBUTION BOX DB

EXISTING WELL

WOOD DECK

CONCRETE

MACADAM DRIVEWAY

CLEAN OUT

ALTERNATIVE WELL SITE

W

D

C

MD

C/O

AW

LIGHT POLE

ABOVE-GROUND POOL

SOILS

BRICK WALK

BASEMENT ENTRANCE

PROP. POOL EQUIPMENT

L

P

ChB

B

E

P

CONTOUR LINE

100' WELL RADIUS

BUILDING RESTRICTION LINE

RIGHT-OF-WAY

EASEMENT

POOL LOD: 5,730 Sq'±

PROPOSED FENCE

LEGEND

360'

360'

360'

360'

360'

360'

360'

360'

REVISED 11/12/2025

HOWARD COUNTY, MARYLAND
HEALTH DEPARTMENT

APPROVED FOR PRIVATE WATER AND
PRIVATE SEWERAGE SYSTEMS.

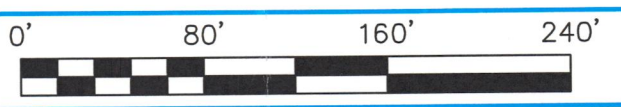
HEALTH OFFICER _____ DATE _____

OWNER:

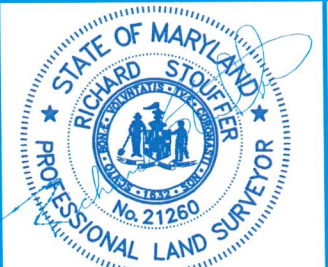
ALISSA GANSER
5261 TALBOTS LANDING
ELLCOTT CITY, MD 21043
PHONE: (443) 610-2767

Subject property is shown in Zone X
on the FIRM Map of Howard County,
Maryland on Community Panel Number
24027C0160 D, effective 11/06/2013

The purpose of this drawing is to re-establish the Private Sewage Disposal Area for the property shown hereon being known as: #5261 TALBOTS LANDING being the Remainder of the land described in deed dated April 26, 2024 from Jason Andrew Nunn et al. to Alissa Ganser et al. recorded among the Land Records of Howard County, Maryland in Liber 22376, folio 138, to obtain a Building Permit for an In-Ground Swimming Pool as shown hereon.



This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations, and is correct, to the best of my knowledge and belief.



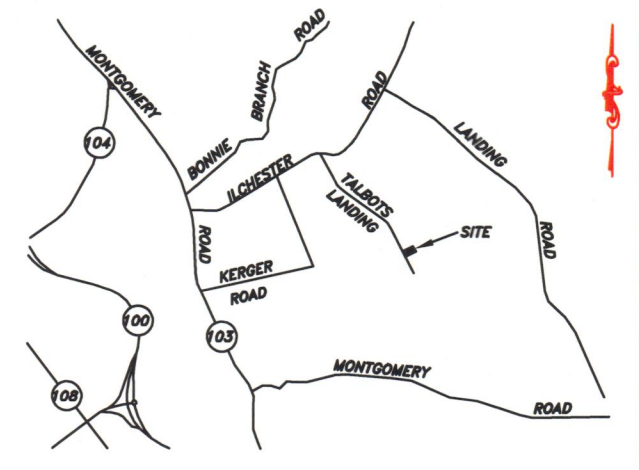
Richard Stouffer #21260
Professional Land Surveyor
Expiration Date: 6/14/25

**REVISED PERCOLATION
CERTIFICATION PLAN**

5261 TALBOTS LANDING
LIBER 22376, FOLIO 138
TAX MAP 31, PARCEL 694
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale: 1" = 80'
Date: 4/3/2025
Field By: RMS/KSW
Drawn By: SCK
File No.: MISC 17043

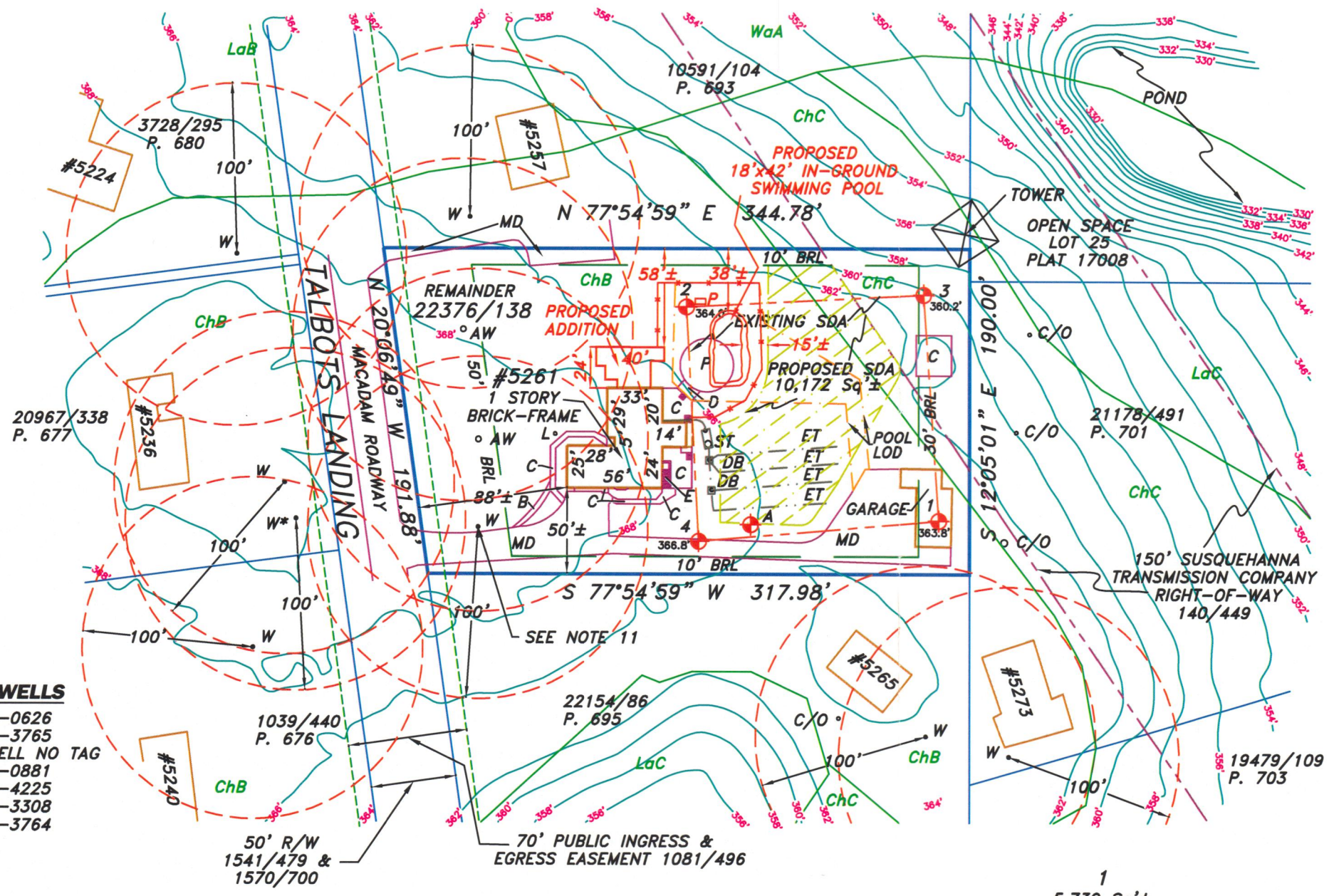


VICINITY MAP 1" = 1 Mile

GENERAL NOTES:

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- EXISTING WELL IS 2.8' FROM EDGE OF DRIVEWAY.
- EXISTING SINGLE COMPARTMENT SEPTIC TANK MUST BE REPLACED WITH A 1500 GALLON TWO COMPARTMENT TANK PRIOR TO BUILDING PERMIT APPROVAL. EXISTING SET OF 70' TRENCHES CURRENTLY IN USE (CLOSEST TO THE DRIVEWAY) ARE ADEQUATE FOR 4 BEDROOMS.
- DISTANCES SHOWN TO PROPOSED IN-GROUND SWIMMING POOL ARE TO THE WATER'S EDGE NOT TO THE CONCRETE POOL DECKING.

REVISED 10/31/2025



NEIGHBORING WELLS

- | | |
|---------|-----------------|
| P. 680 | HO-81-0626 |
| P. 677 | HO-73-3765 |
| P. 677* | 2ND WELL NO TAG |
| P. 693 | HO-81-0881 |
| P. 695 | HO-73-4225 |
| P. 701 | HO-94-3308 |
| P. 676 | HO-73-3764 |

SEPTIC SYSTEM LEGEND

UNDERGROUND SEPTIC COMPONENTS SHOWN AS PER HEALTH DEPARTMENT RECORDS ONLY
 PRIOR TEST HOLE 1
 EXISTING TRENCH ET
 SEPTIC TANK ST
 DISTRIBUTION BOX DB

EXISTING WELL
 WOOD DECK
 CONCRETE
 MACADAM DRIVEWAY
 CLEAN OUT
 ALTERNATIVE WELL SITE

LEGEND
 LIGHT POLE
 ABOVE-GROUND POOL
 SOILS
 BRICK WALK
 BASEMENT ENTRANCE
 PROP. POOL EQUIPMENT

CONTOUR LINE
 100' WELL RADIUS
 BUILDING RESTRICTION LINE
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 EASEMENT
 POOL LOD: 5,730 Sq'±
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HOWARD COUNTY, MARYLAND
 HEALTH DEPARTMENT

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 PRIVATE SEWERAGE SYSTEMS.

OWNER:

ALISSA GANSER
 5261 TALBOTS LANDING
 ELLICOTT CITY, MD 21043
 PHONE: (443) 610-2767

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Richard Stouffer #21260
 Professional Land Surveyor
 Expiration Date: 6/14/25

**REVISED PERCOLATION
 CERTIFICATION PLAN**

5261 TALBOTS LANDING
 LIBER 22376, FOLIO 138
 TAX MAP 31, PARCEL 694
 1st ELECTION DISTRICT
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Scale: 1" = 80'
 Date: 4/3/2025
 Field By: RMS/KSW
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 File No.: MISC 17043



This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 08.13.06 of the Code of Maryland Annotated Regulations, and is correct, to the best of my knowledge and belief.

HEALTH OFFICER _____ DATE _____

Subject property is shown in Zone X on the FIRM Map of Howard County, Maryland on Community Panel Number 24027C0160 D, effective 11/06/2013

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DO NOT CLICK LINKS OR OPEN ATTACHMENTS
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Melanie,

I was just made aware that the building permit for the addition was issued and it is under construction. This Revised Perc Plan is solely for the pool.

Comment 1, I corrected the typo from shale to shall.

Comment 2 referencing colors, I changed the pool to blue. Is the attached copy better or would you prefer black and white or a larger plan. I attached both a color and black and white copy.

Comment 3, I will let the pool construction company submit the waiver.

Comment 4, The LOD shown included means of access to the actual pool construction area. The access area is what lies within the SDA, should I remove the access portion or make it two different areas?

Comment 5, is a note that Hank requested when only the house addition was proposed. Since the permit is approved, I am removing this note.

Comment 6, Added the elevation of Perc Hole A.

Comment 7, Changed ET to DT (disconnected trench).

Please let me know about Comment 2 and if the LOD should be removed or broken into access and actual construction areas so it will best fit your needs to resubmit.

Thanks for all of your help,

Rik Stouffer

Professional Land Surveyor 21260

NTT Associates, Inc.

16205 Old Frederick Road

Mt. Airy, Maryland 21771

Phone: 410-442-2031

Fax: 410-442-1315

Website: <http://www.nttsurveyors.com>

From: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>

Sent: Friday, November 07, 2025 5:03 PM

To: Rik Stouffer <rik@nttsurveyors.com>

Subject: 5261 Talbots Landing PC revision comments

Good afternoon,

I have reviewed the PC received on 11/3/25 and have the following revision comments:

1. Note 1 has a typo should be "shall" not shale
2. The use of color variations makes it difficult to decipher details on the plan, suggest the color of blue for the pool, darkening lighter lines, using a darker color or avoiding same color overlap of details, otherwise consider submitting a larger plan sheet
3. Revised waiver will need to be submitted stating setback reduction from pool proposal
4. Why is the pool LOD line shown cutting through the SDA since there should be any disturbance to the area? Please provide clarification on the LOD line.
5. Does note # 12 apply to this PC revision? If not remove note #12 or provide clarification
6. Missing spot elevation for perc hole A

7. The top 2 trenches are not in use and were disconnected based on the repair in 2016 and needs to be reflected on the plan

Please let us know if you have any questions and have a wonderful weekend.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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