



HOWARD COUNTY HEALTH DEPARTMENT

91107

CODES

DATE

7/16/26

P5

☐ CASH

☒ CHECK

NO.

Received
From

For

Fogles Septic Clean, Inc.

BAT 12314 Benson Branch Rd.

83176

Four Hundred Ninety Six — 00/100

Dollars

\$

496 00

Received By

Heather Lay

RECEIPT

Howard County, MD
HOWARD COUNTY HEALTH DEPARTMENT
ASCEND ONE BUILDING
Columbia, MD 21045
8930 STANFORD BLVD

Application: WS-SP-APP-26-00171

Application Type: EnvHealth/Well and Septic/Sewage Disposal System/Application

Address: 12314 Benson Branch RD, Ellicott City, Maryland 21042

Receipt No.	15891					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	83176	\$496.00	07/16/2026	ATAYLOR		

Owner Info.: Lawrence & Jennifer Kraemer
17 Mutiny PL
Key Largo, FL 33037

Work Description:

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, March 26, 2026 1:57 PM
To: 'BRF Administrator'
Cc: Wolf, Kevin
Subject: RE: 12314 Benson Branch

Thanks Tina!

From: BRF Administrator <bayrestorationfund@canaanvi.org>
Sent: Thursday, March 26, 2026 12:18 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: Re: 12314 Benson Branch

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This email originated from someone outside of Howard County
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unless you recognize the sender and know for sure that the content is safe

Jeff, I sent Mr. Kraemer an application.
Tina

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Thursday, March 26, 2026 11:00 AM
To: BRF Administrator <bayrestorationfund@canaanvi.org>
Cc: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: FW: 12314 Benson Branch

Hello. Can you please reach out to Larry Kraemer below with an application for BRF grant? We've confirmed a failing septic system in need of a BAT for the replacement system. Thanks
Jeff

From: Larry Kraemer <lkraemer@harkinsbuilders.com>
Sent: Wednesday, March 25, 2026 1:16 PM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Cc: Adam Browning <abrowning@pennstrail.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: 12314 Benson Branch

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Ok thanks . While waiting on BRF do I contact septic installer to get ball rolling or have to wait on BRF ?



BUILDING
EXCEPTIONAL



Larry Kraemer

Training and Development Specialist

Harkins Builders, Inc
10490 Little Patuxent Parkway
Suite 400
Columbia, Maryland 21044

lkraemer@harkinsbuilders.com

Mobile: 301-674-4843

Web: www.harkinsbuilders.com



From: Wolf, Kevin <KWolf@howardcountymd.gov>

Sent: Wednesday, March 25, 2026 12:50:40 PM

To: Larry Kraemer <lkraemer@harkinsbuilders.com>

Cc: Adam Browning <abrowning@pennstrail.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>

Subject: RE: 12314 Benson Branch

Hello Larry,

I have reviewed the design plan submitted by Adam Browning and have given preliminary approval of the design. The details of the BAT unit and pump tank grading will need to be discussed in better detail due to the limited area in the front yard with regards to the heavy rock content. This can be done at the time of the pre-construction meeting.

In working to get your septic permit processed, you mentioned before about an interest in the Bay Restoration Fund (BRF) grant process. I have cc'd my assistant director Jeff Williams who can get the grant process started for you. There will be a BRF operations and maintenance agreement that will follow shortly after you get approved for BRF (details to follow). Please keep me informed of the BFR process moving forward.

Thanks

Kevin

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From: Larry Kraemer <lkraemer@harkinsbuilders.com>

Sent: Friday, January 30, 2026 8:50 AM

To: Wolf, Kevin <KWolf@howardcountymd.gov>

Subject: RE: 12314 Benson Branch

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Thanks lets do 8:30 at Stanford Blvd office



BUILDING
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Larry Kraemer

Training and Development Specialist

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10490 Little Patuxent Parkway
Suite 400
Columbia, Maryland 21044

lkraemer@harkinsbuilders.com

Mobile: 301-674-4843

Web: www.harkinsbuilders.com



From: Wolf, Kevin <KWolf@howardcountymd.gov>

Sent: Friday, January 30, 2026 8:02 AM

To: Larry Kraemer <lkraemer@harkinsbuilders.com>

Subject: RE: 12314 Benson Branch

Next Thursday morning I am available. I have 8:30-11 available

Thanks,

Kevin M. Wolf, LEHS, REHS/RS
Groundwater Mgmt. Sec. Supervisor
Well & Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045
410-313-2645 (Office)
410-313-2648 (Fax)
www.hchealth.org



kwolf@howardcountymd.gov

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From: Larry Kraemer <lkraemer@harkinsbuilders.com>
Sent: Thursday, January 29, 2026 3:14 PM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: RE: 12314 Benson Branch

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Thanks for the info. When I am in town next week would you be able to meet on Thursday to review with me. I can come to your office to get a better understanding of options before I talk to engineers.


HARKINS

BUILDING
EXCEPTIONAL





Larry Kraemer
Training and Development Specialist

Harkins Builders, Inc
10490 Little Patuxent Parkway
Suite 400
Columbia, Maryland 21044

lkraemer@harkinsbuilders.com

Mobile: 301-674-4843
Web: www.harkinsbuilders.com



From: Wolf, Kevin <KWolf@howardcountymd.gov>
Sent: Thursday, January 29, 2026 1:16 PM
To: Larry Kraemer <lkraemer@harkinsbuilders.com>
Subject: RE: 12314 Benson Branch

Hello Larry,

It is nice meet you. I have some information to share about the property and what we encountered during our percolation/site evaluation. We had evaluated the front yard first back on 11/21/2025. This area was mostly confined with large amounts of rock and boulders, none of which suitable for conventional onsite wastewater system. We came back onsite 12/9/2025 to perform a percolation test site in the back of the property which yielded better results. The soils in the back yard were consistent with deep clay loams in the upper 5 feet then broke out below 5 feet to a highly micaceous sandy loam, weak friable material, trace rock. This area is suitable for a conventional replacement system but will require consultation with a private designer. There are downgradient wells we need to be concerned with. One located on your neighbors property at 12310 Benson Branch and your well. The design approach I am thinking here will consist of a BAT unit, pumped up to shallow low

pressured dosed trenches. This should allow for proper treatment of the effluent, time dosing to the trenches, and equal flow utilization into the surrounding soils.

I have attached my field notes for your convenience as well as the existing property file. There is also a list of private design consultants you may use to reach out to. I have already briefed the Maryland Department of the Environment (MDE) as this will require some variances with the down-grade wells. I also mentioned this scenario to Penns Trail Environmental as a hypothetical situation in best interests. Please let me know if you have any questions. I normally am discussing this face to face with homeowners onsite. I'd be happy to meet you at your property or at our office if you choose, just let me know.

Thanks,

Kevin M. Wolf, LEHS, REHS/RS
Groundwater Mgmt. Sec. Supervisor
Well & Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045
410-313-2645 (Office)
410-313-2648 (Fax)
www.hchealth.org



kwolf@howardcountymd.gov

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From: Larry Kraemer <lkraemer@harkinsbuilders.com>
Sent: Tuesday, December 2, 2025 9:51 AM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: 12314 Benson Branch

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Hello Mr. Wolf,

My name is Larry Kraemer and I am the new owner at 12314 Benson Branch in Ellicott City. Fogles was out there meeting you a few weeks back for the perc test and I the old owner passed on your business card. I just wanted to make contact with you. I was not there that day but wanted to let you know we do not plan on adding any bedrooms and bathrooms to the house. We will be doing cosmetic upgrades.

Thank you and look forward to hearing the next steps.

Larry

301 674 4843



Larry Kraemer

Training and Development Specialist

Harkins Builders, Inc.

10490 Little Patuxent Parkway
Suite 400
Columbia, Maryland 21044

Mobile: 301-674-4843

lkraemer@harkinsbuilders.com

harkinsbuilders.com

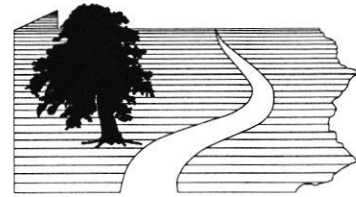


Penn's Trail Environmental, LLC

327 E. Ridgeville Blvd. - # 141

Mount Airy, MD 21771

Phone: (301) 829-5022



LETTER of TRANSMITTAL

e-mail: staff@pennstrail.com

To: **Kevin Wolf**

Date: 3/13/26	PTE Job # 7939
Attention:	
Re:	
12314 Benson Branch Rd.	

We are sending you ☐ attached ☐ under separate cover the following:
☐ cover letter ☐ plans ☐ change order ☐ samples

Copies	Date	Number	Description
			Low-Pressure Dosed Bed System Design

- | | | |
|--|---|--|
| ☐ For approval | ☐ Approved as submitted | ☐ Resubmit ____ copies for approval |
| ☐ For your use | ☐ Approved as noted | ☐ Submit ____ copies for distribution |
| ☐ As requested | ☐ Returned for corrections | ☐ Return ____ corrected prints |
| ☐ For review and comment: _____ | | |
| ☐ For bids due: _____ | ☐ Prints returned after loan to us | |

Remarks:

For review

Copy:

SIGNED: **Penn's Trail Environmental, LLC**

Adam B. Browning/mw
President



Howard County Health Department

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

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

RECEIPT DATE: 7/16/2026

ONSITE SEWAGE DISPOSAL SYSTEM

P 591107

APPROVAL DATE: _____

PERMIT: BRF REPAIR

A Repair

PROPERTY ADDRESS: 12314 Benson Branch Road

SUBDIVISION: Woodmark

LOT: 46

TAX ID: 03-282422

CONTRACTOR: Fogle's

EMAIL: Jeff@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville 21784

PHONE: 410-795-5670

PROPERTY OWNER: Larry Kraemer

EMAIL: lkeagle@yahoo.com

OWNER ADDRESS: Same as above

PHONE: 301-674-4943

SEPTIC TANK SIZE: Norweco tntlp500

PUMP SIZE: EP45

PUMP TANK CAPACITY: 1500

DISTRIBUTION SYSTEM:

☐

GRAVITY

☒

LPD

BEDROOMS: 3

APPLICATION RATE: 1.2gpd/ft

TRENCHES:	LINEAR FEET REQUIRED: <u>70</u>	INLET DEPTH: <u>12"</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>7'</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>9'</u>	EFFECTIVE AREA BEGINNING DEPTH: _____
LOCATION:	SYSTEM STAKED BY INSTALLER/DESIGNER AND VERIFIED BY APPROVING AUTHORITY DURING PRE-CONSTRUCTION INSPECTION.	
NOTES:	Install system per approved design plans Penns Trail Environmental. Adam Browning	

ISSUED BY: Kevin M. Wolf, L.E.H.S.

ISSUE DATE: 7/16/2026

EXPIRATION DATE: 7/16/2027

NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION

NOTE: CONTRACTOR REGISTERED WITH THE STATE OF MD ON-SITE WASTEWATER PROFESSIONALS BOARD: CONFIRMED ☒

NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING

NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.

NOTE: WATERTIGHT SEPTIC TANKS REQUIRED

NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL

NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

☒ ELECTRICAL PERMIT ISSUED E 26003645

NOTE: THE HCHD DOES NOT WARRANTY ANY SYSTEM AND CANNOT GUARANTEE THE PERFORMANCE OF THIS SYSTEM AS DESIGNED. BY ACCEPTING THIS PERMIT, THE OWNER AND/OR APPLICANT ACKNOWLEDGE THAT THE SPECIFICATIONS DETAILED IN THIS DESIGN ARE ONE POSSIBLE OPTION AND THAT THE HCHD WILL REVIEW OTHER PROPOSALS. YOU HAVE THE OPTION TO SEEK THE ADVICE OF A QUALIFIED DESIGN CONSULTANT OR PROFESSIONAL ENGINEER FOR FURTHER GUIDANCE.

NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.

NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.