

From: Robert Bricker
To: bman611@yahoo.com
Date: 10/18/2007 4:20:08 PM
Subject: Inquiry-Private water and sewerage at Cedar Ave.

To: Mr. Brock Morgan

From: Robert Bricker, Environmental Sanitarian, Well and Septic Program

RE: Potential to permit private water and wastewater systems at 7074 and 7078 Cedar Avenue

Mr. Morgan,

Consideration has been given to your inquiry about conducting percolation tests on the subject properties. The area of interest is designated for wet-season testing. Reasons cited for this designation are 1) the type of soil mapped in that locale (Croom, CrD), and 2) the history of percolation test results in the area. Wet-season testing for septic systems is conducted in March or April when the Health Officer declares that environmental conditions are suitable.

An analysis of aerial photography and topographic features on the area of these properties (combined) indicates that features such as excavation of the neighboring parcel, natural drains, and a large relatively flat area (that may be an excavation) on the subject property all have a likely negative impact on the possibility of defining adequate area for a septic easement that meets code requirements. Combining the two parcels would, in effect, create a new lot with a record date in 2008 at the earliest. Thence a 10,000 square-foot area as a septic easement is required per residence. Also required to approve private water and sewerage (and therefore to record the lot) would be demonstration of sites for three wells (1 primary location and 2 replacement locations) and a residence.

I am attaching two documents (Microsoft Document Imaging format, .mdi):
1) a description of Requirements for a Percolation Certification Plan, and
2) the regulated setback distances relative to private water and sewerage systems. Please note that one required setback distance may not be easily evident, i.e. the requirement for a 200-foot separation between any well location and any septic easement located upgradient.

If you choose to pursue this proposal further, you may have a Percolation Application Plan developed by an engineer or surveyor. To conduct percolation tests on these lots during the 2008 wet-season soil testing period, submit this plan and a \$506 application fee (payable to 'Director of Finance') no later than January 2008.

If you have any questions, the phone number for the Bureau of Environmental Health is 410-313-1771.

RB

copy: file

I passed your information onto our Development Coordination Section - Robert Bricker should be contacting you. They handle any percolation testing and development. Good luck...

Stuart F. Oster, R.S.
Groundwater Management Section
Well & Septic Program
Bureau of Environmental Health
Howard County Health Department

>>> Brock Morgan <bman611@yahoo.com> 10/10/2007 9:56 PM >>>
Hello Stuart,

The address in question is 7078 Cedar Ave. Elkridge, MD 21075. We also own the adjacent lot of 7074 Cedar Ave. From my limited research, we may have to combine the lots to service just one lot for septic requirements.

The attached image shows the most recent water and sewer connections. I have spent some time meeting with Don Leiu of Howard County, and he was the first person to suggest inquiring about well and septic.

I would prefer to connect to Water and Sewer, although the development issues, along with easement complications, and overwhelming cost seems to rule out financing the improvements ourselves. We can request a capital project to extend water and sewer, but it may not even be included until the 2009 budget, since there is no existing building on the property.

There are several other issues with easement to gravity sewer lines, and possible 300ft of H2O main line extension.

I realize this isn't an ideal lot for well and septic, but I must also look at the bigger picture and be practical in the building process. We plan to apply for a capital project once our house is constructed. The application is supposed to move faster for existing homes.

I am not opposed to other suggestions on your part. If you know of any other options, i.e. composting toilet, rain water collection grey water system, or any other out of the box ideas I would be interested in hearing your recommendations.

Thank you for your help, I look forward to your response.

Brock Morgan

443-220-5503
bman611@yahoo.com

Stuart Oster <SOster@howardcountymd.gov> wrote:
Let me know the address and issues.

-76°45'8."



39°10'35"

39°10'35"

Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this report or the information contained herein or derived therefrom. The user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this information. There are no oral agreements or warranties relating to the use of this report.

-76°45'8."

lot of record provided
Suhw T. muller
on hills no back well or
By: [Signature]
Office:
Map Width: 910.00 ft.
Print Date: 10/11/2007
Scale: 1 in. = 100 ft.