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

## MEMORANDUM

TO: File

FROM: Jeff Williams  
Program Supervisor, Well & Septic Program

RE: 14459 Frederick Road, Cooksville, MD 21723

DATE: October 29, 2018

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The purpose of this memo is to clarify the development potential on the property located at 14459 Frederick Road, Cooksville. The entire property is within the boundary of a floodplain soil unit, Hatboro-Codorus silt loam. A stream running through the center of the property severely limits the area on the property outside of a 100 foot required setback to a sewage disposal system. Perc testing in 2010 indicated that the only areas outside the 100 foot stream setback are unsuitable for onsite sewage disposal due to perched water in the soil. The existing structure on the property is uninhabitable and not considered an existing use for purposes of sewage disposal options.

As a result of the soil tests and site limitations, there is no availability for onsite sewage disposal in support of any development on the property. The only remaining option for any sewage disposal serving the property would be for the property owner to enter into a private agreement with a neighboring property owner for an offsite easement accommodating a sewage disposal area. Any potential area would have to meet the Health Department's requirements and go through percolation testing for soil suitability.



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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

August 20, 2010

Paul Nalley, applicant  
580 Eason Drive  
Severn, MD 21144

RE: PERCOLATION TEST RESULTS, 14459 Frederick Road, Tax Map 8, Parcel 129;  
A-533311

Dear Mr. Nalley,

Percolation testing was conducted on August 19, 2010, on the referenced property. The purpose for conducting these tests was to identify potential areas for wastewater treatment systems in support of potential new construction.

Records indicate that the referenced property first had a primary structure in 1864. The structure currently observed near Frederick Road is two-stories, apparently with basement, and is covered by asbestos shingles. Part of the front porch roof has fallen and it appears that contents of the house have been discarded onto the ground in the space between the house and the Frederick Road right-of-way. There is no record of previous percolation tests on the subject property, neither is there a record of a well or of a septic system. No evidence of a well was observed outside of the structure described. No evidence of a septic system was observed on the subject property. The subject property is bisected by an unnamed tributary of the Middle Patuxent River. A regulated 100-foot setback [COMAR 26.04.02.04J.(8)] from the stream must be observed.

Soil conditions observed in an area about 80 feet due east of the house indicate the area is unsuitable for wastewater disposal. The topsoil is grey and there are many fine and medium iron enrichments scattered through the soil body. A hydric soil is indicated, i.e., the soil is saturated at or near the surface for prolonged periods of time.

Two observation holes were dug near the south boundary of the subject property (beyond the 100-foot setback to the stream). The first location observed, '1001', is near the southwest extent of the subject property. Soil properties show that water perches in the layer between 8 inches and 19 inches depth. Also, beginning at 25 inches depth and continuing beyond 48 inches, the soil is depleted of iron (an indication of prolonged saturation).

Location '1002' is in the area of the subject property near the southeast corner. Soil properties show that water perches between 18 inches and 27 inches for prolonged periods. In soil layers from 27 inches to 84 inches, the grey soil matrix color (100 percent at north side of soil pit; 50 percent at south side of soil pit) indicates prolonged saturation.

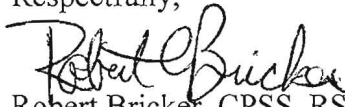
The locations where soils' properties are described generally represent the portion of the subject property not impacted by the 100-foot stream setbacks. An adequate soil buffer, as required by Code of Maryland [COMAR 26.04.02.04C.(1); 26.04.02.04A.(1)(e); 26.04.02.04E.], does not exist in the naturally occurring soil on the subject property. Therefore, the Health Department has determined that the site is not suitable for on-site sewage disposal. Assuming there is no appeal to this determination, remaining options for this property include offsite septic systems or a petition for tax relief as a non-buildable parcel.

If you can prove that the house has been occupied within the past 3 years, the Health Department may permit a 'holding tank' to be placed on the property. The holding tank would be sized to accommodate the wastewater flow from the existing house. When a holding tank is permitted, restrictions on future development are that the footprint of the house may not be larger than exists at this time (self-explanatory), and the number of bedrooms may not be increased. If there are two bedrooms in the existing structure there may not be more than two bedrooms as a result of any improvements implemented on the property.

Should you disagree with this assessment you may hire a private consultant, such as a Certified Professional Soil Scientist (CPSS) to conduct an evaluation of the property. Such evaluation is subject to review and /or field confirmation by the Howard County Health Department and the Maryland Department of the Environment.

If you have further questions regarding this project, you may contact me by calling (410) 313-2691.

Respectfully,



Robert Bricker, CPSS, RS/REHS  
Well and Septic Program  
Development Coordination Section

Enclosures: perc test data and approximate test locations

Copy: Rebuild America, Inc., owner  
File



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

AP 5333311

AGENCY REVIEW: \_\_\_\_\_

DATE 6-29-10

DO NOT WRITE ABOVE THIS LINE

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 UNKNOWN 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) REBUILD AMERICA INC

DAYTIME PHONE 443-286-0255 CELL 443-286-0255 FAX 410-551-7416

MAILING ADDRESS STE 2004 940 CENTRE CIR ALTAMONTE SPRINGS FL 32714  
STREET CITY/TOWN STATE ZIP

APPLICANT PAUL NAVLEY

DAYTIME PHONE 443-286-0255 CELL 443 286 0255 FAX 410-551-7416

MAILING ADDRESS 580 ERSON DR. SEVERN MD. 21144  
STREET CITY/TOWN STATE ZIP


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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME LISBON LOT NO. \_\_\_\_\_

PROPERTY ADDRESS 14459 SW FREDRICK RD. LISBON  
STREET TOWN/POST OFFICE

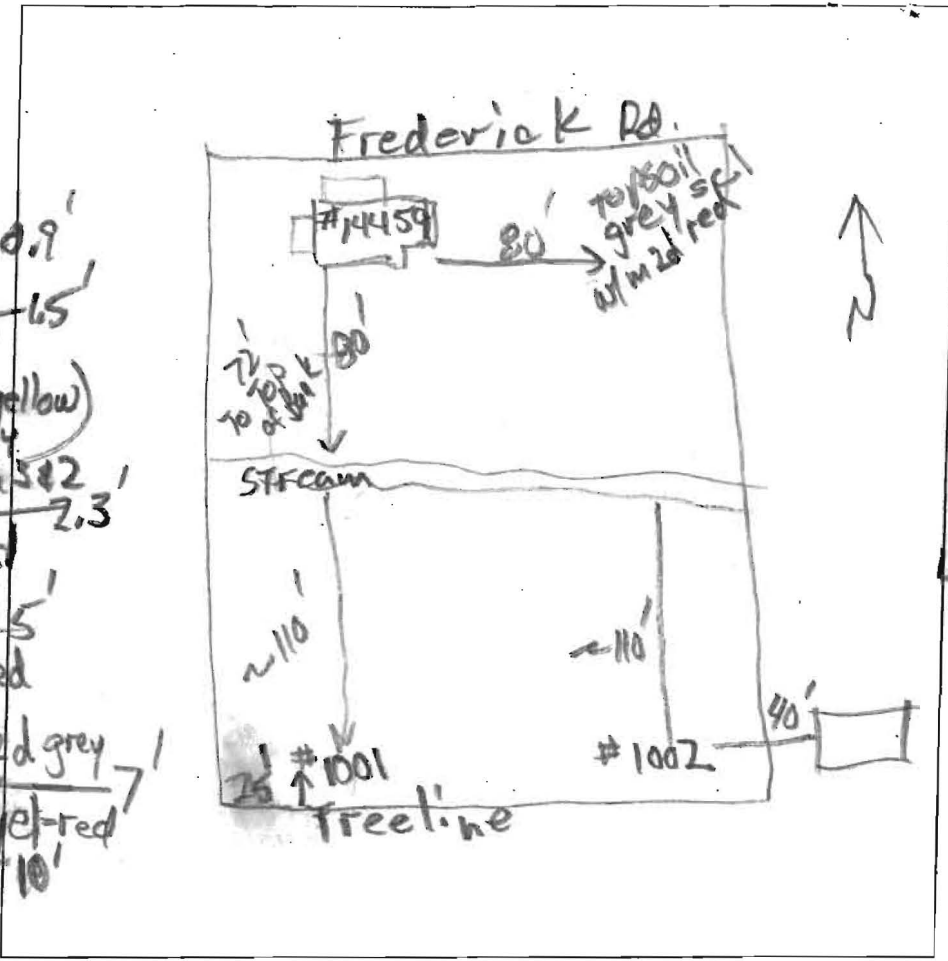
MAP PAGE(S) 8 GRID 23 PARCEL(S) 129 PROPOSED LOT SIZE 1.50 AC

I, 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 DETAILED SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "PUBLIC UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN. TEST RESULTS WILL BE MAILED TO APPLICANT.

  
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-1771 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

1002  
 brn loam to st loam many roots 0.9'  
 yel-brn fs 1.5'  
 yel-brn fs w/m 1 f (pale yellow) & grey few stone chroma 2.3'  
 red & grey sl - few stone 5'  
 grey sc / yel-red sl w/ c2d grey 7'  
 STS / yel-red few boulders 10'



1001  
 0.7' brn sil  
 pale yel sil w/m 2d (red)  
 1.6' grey & brn ST sl  
 2.1' grey sc c2d (yel-red) common mica  
 3' grey sc c2d (red)

| DATE      | TEST # | DEPTH    | START  | BREAK 1" DROP | STOP 2" DROP                     | TIME OF 2ND INCH | P/F/H |
|-----------|--------|----------|--------|---------------|----------------------------------|------------------|-------|
| 8/19/2010 | 1001   | 0.7-1.6' | Visual | Fail          | redox                            | (perched water)  |       |
|           | 1001   | 2.1'     | Visual | Fail          | redox features                   |                  |       |
|           | 1001   | 3'       | Visual | Fail          | gleyed matrix sandy clay texture |                  |       |
| 8/19/2010 | 1002   | 1.5-2.3' | Visual | Fail          | perched water                    |                  |       |
|           | 1002   | 2.3-7'   | Visual | Fail          | saturation for prolonged periods |                  |       |
|           |        |          |        |               |                                  |                  |       |
|           |        |          |        |               |                                  |                  |       |

REMARKS: #1002 & #1001 represent area of property not within stream setback

SANITARIAN: RAB BACKHOE: Jeff Allen OTHERS: Paul Nalley

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

TRENCH WIDTH: \_\_\_\_\_ INLET DEPTH: \_\_\_\_\_ MAX. BOT DEPTH: \_\_\_\_\_ EFFECTIVE SAW: \_\_\_\_\_



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EST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

①/P 533311

AGENCY REVIEW: \_\_\_\_\_

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DIVISION/PROPERTY NAME LISBON LOT NO. \_\_\_\_\_

PROPERTY ADDRESS 14459 SW FREDRICK RD. LISBON  
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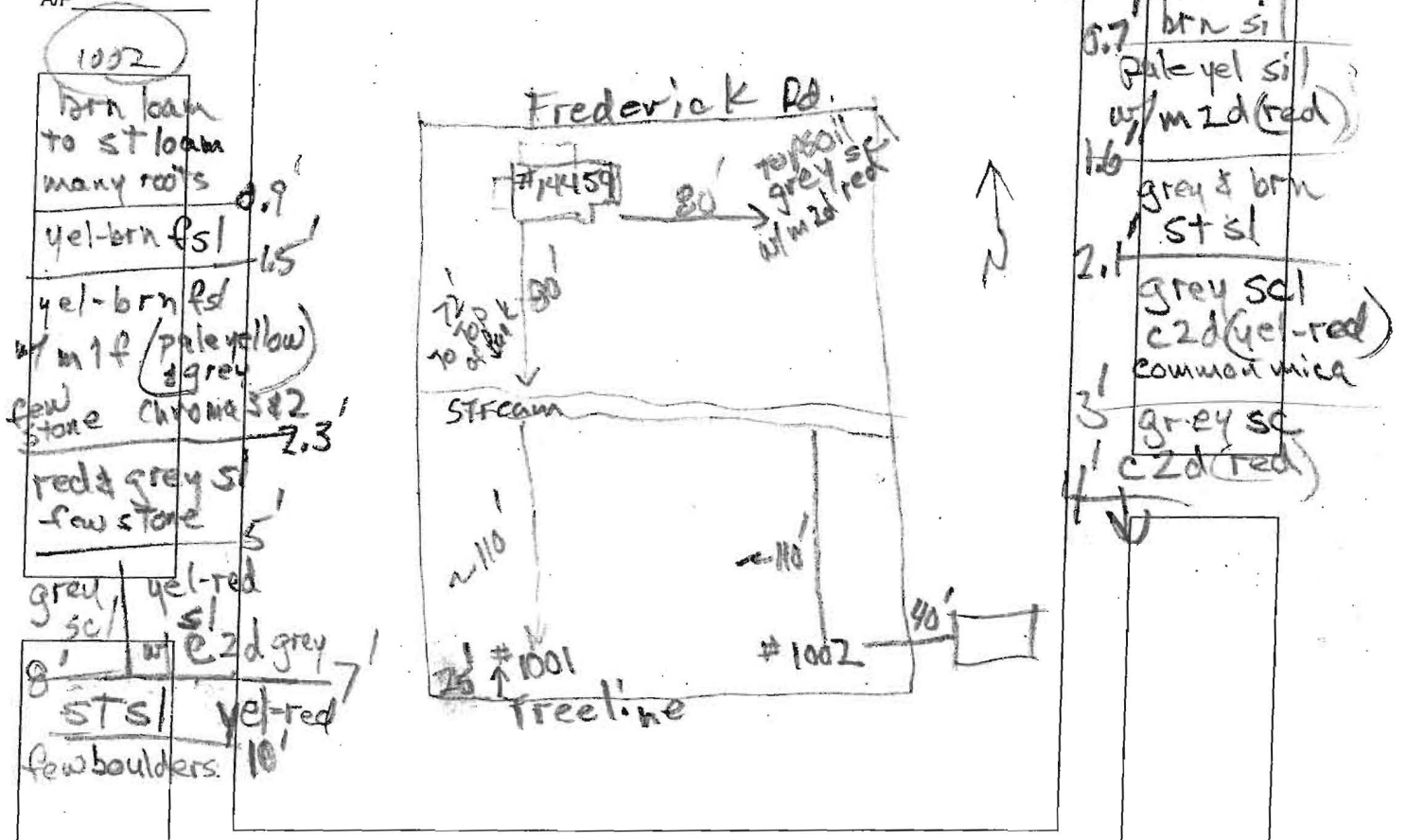
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RESULTS WILL BE MAILED TO APPLICANT.

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TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

(2/03) PLEASE SUBMIT ORIGINALS ONLY (BY MAIL OR IN PERSON)



1002  
 brn loam to st loam many roots  
 0.9'  
 yel-brn fs  
 1.5'  
 yel-brn fs w/ mlf (pale yellow) & grey  
 few stone chroma 5-8  
 2.3'  
 red & grey s - few stone  
 5'  
 grey / yel-red sc / sl  
 2.2' d grey  
 8'  
 STS / yel-red  
 few boulders. 10'

1001  
 0.7' brn sil  
 pale yel sil w/ m 2d (red)  
 1.6'  
 grey & brn st sl  
 2.1'  
 grey sc c2d (yel-red) common mica  
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|           |        |           |        |               |                                    |                  |       |
|           |        |           |        |               |                                    |                  |       |

REMARKS #1002 & #1001 represent area of property not within stream setback  
 SANITARIAN RA BACKHOE Jeff Allen OTHERS Paul Nalley  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

← 182.61 →

14459 S.W.  
FREDERICK R.

● WELL

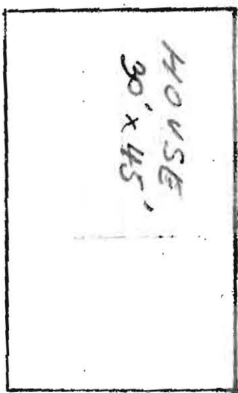
SEPTIC

105'

125'

← 301.77 →

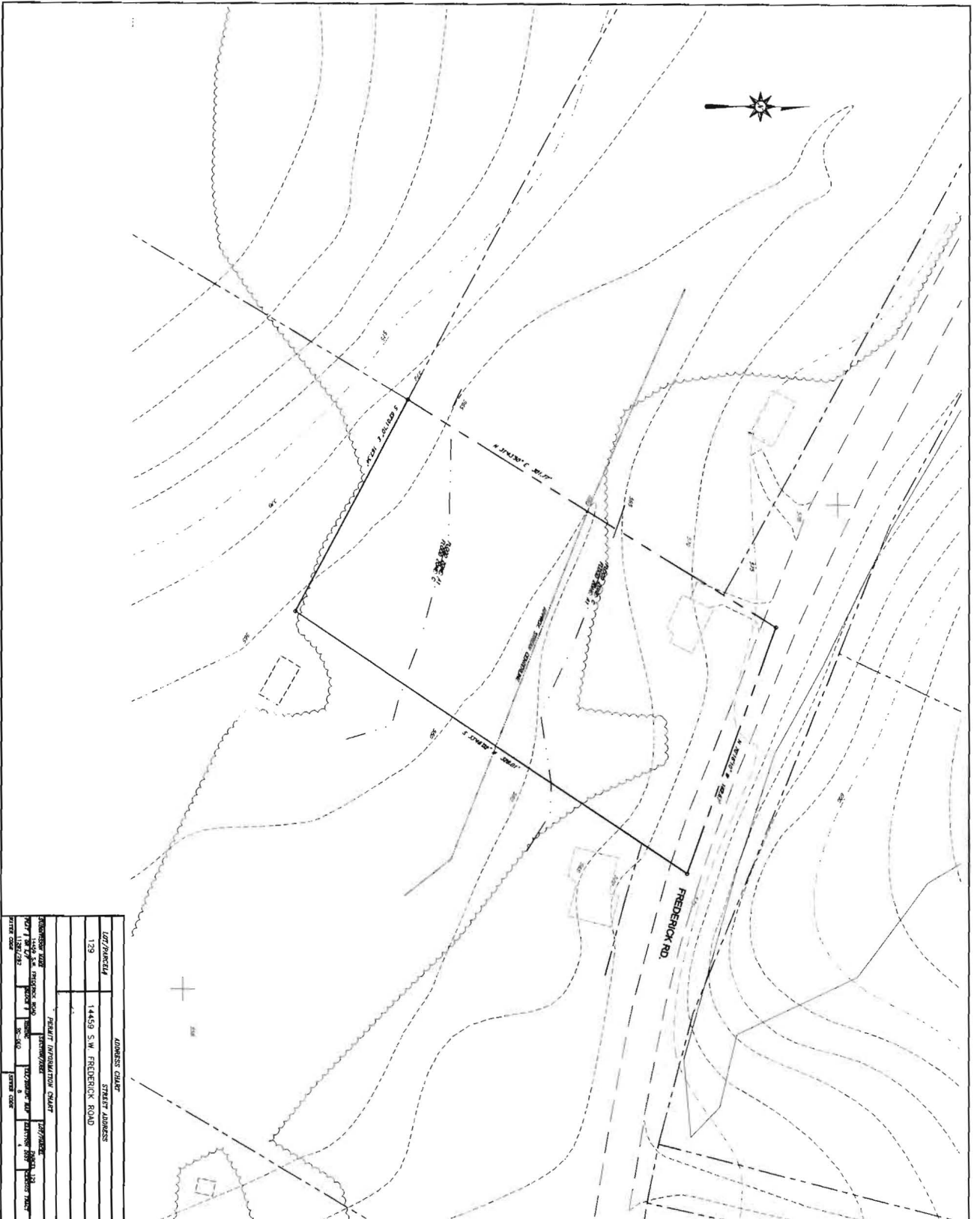
← 329.01 →



FLOOD ZONE C  
FLOOD ZONE A1

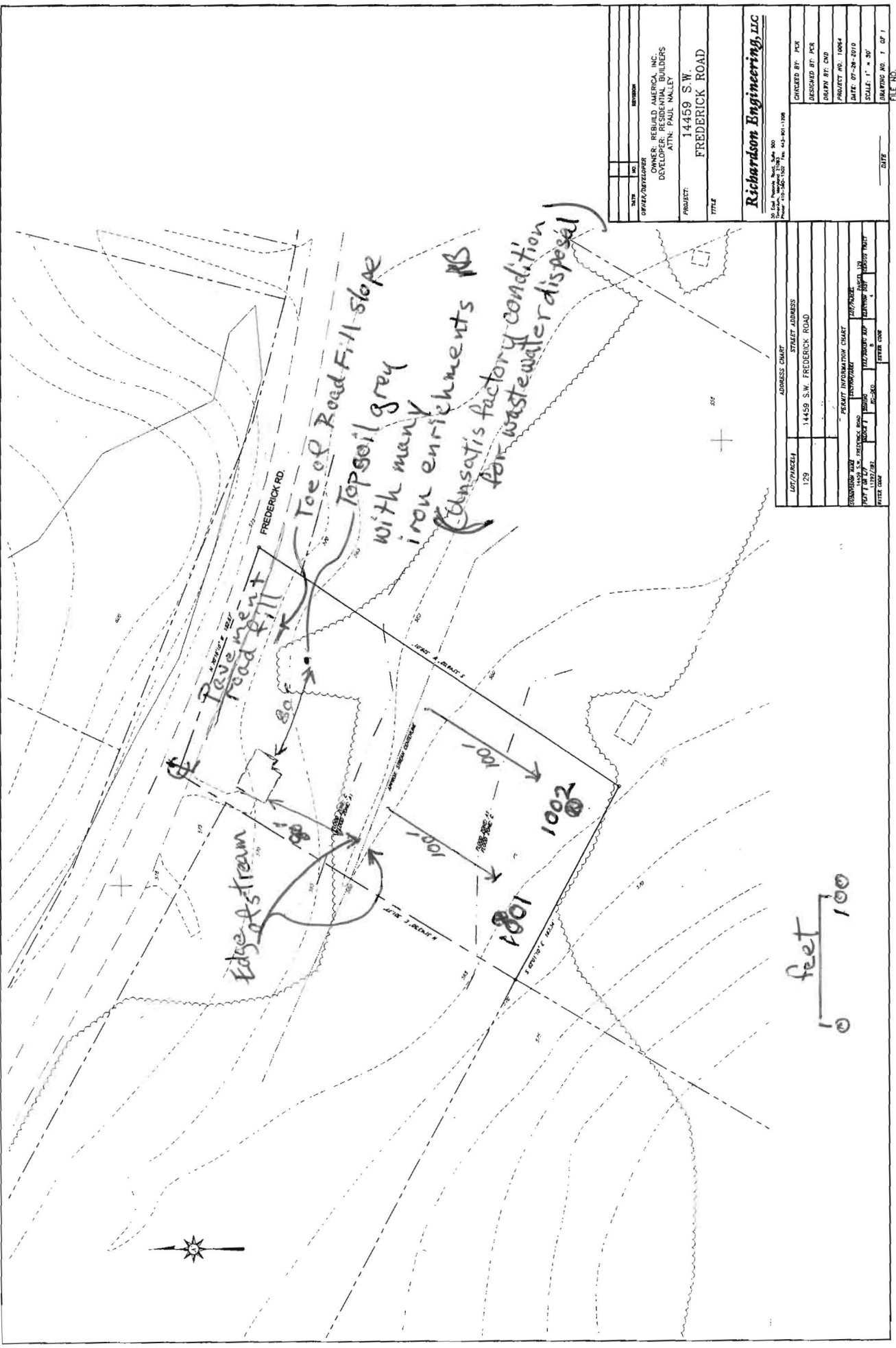
STREAM CENTERLINE

1" = 25'



|                           |                           |
|---------------------------|---------------------------|
| ADDRESS CLAR              | STREET ADDRESS            |
| 139                       | 14459 S.W. FREDERICK ROAD |
| PERMIT INFORMATION CLAR   | PERMIT NO.                |
| 14459 S.W. FREDERICK ROAD | 14459 S.W. FREDERICK ROAD |
| PROJECT TRACKING          | PROJECT TRACKING          |
| DATE                      | DATE                      |

|  |                           |
|--|---------------------------|
| DATE   | REVISION                  |
| 07/24/2019   | 1                         |
| OWNER/DEVELOPER<br>R. REGULO AMERICA, INC.<br>DEVELOPER: RESIDENTIAL BUILDERS<br>ATTN: PAUL WALLEY                                     |                           |
| PROJECT  | 14459 S.W. FREDERICK ROAD |
| TITLE  | FREDERICK ROAD            |
| <b>Richardson Engineering, LLC</b><br>30 East Pecos Road, Suite 300<br>Fort Collins, CO 80504<br>Phone: 970.225.1131 Fax: 970.225.1106 |                           |
| ORDERED BY   | FOR                       |
| DRAWN BY   | FOR                       |
| PROJECT NO.  | 10084                     |
| DATE   | 07-24-2019                |
| SCALE  | 1" = 30'                  |
| DRAWING NO.  | 1 OF 1                    |
| FILE NO.   |                           |



|   |                |          |
|---|----------------|----------|
| DATE  | NO.            | REVISION |
|   |                |          |
| OWNER: REBUILD AMERICA, INC.  |                |          |
| DEVELOPER: SCDI AMB BUILDERS  |                |          |
| ATTN: PAUL HALEY  |                |          |
| PROJECT:  | 14459 S.W.     |          |
| TITLE:  | FREDERICK ROAD |          |
| Richardson Engineering, LLC   |                |          |
| 12250 N. 10th Ave., Suite 100<br>Scottsdale, AZ 85258, USA<br>Phone: 480-341-1128 |                |          |
| CHECKED BY:   | PKR            |          |
| DESIGNED BY:  | PKR            |          |
| DRAWN BY:   | CWD            |          |
| PROJECT NO.:  | 10064          |          |
| DATE:   | 07-28-2010     |          |
| SCALE:  | 1" = 30'       |          |
| DRAWING NO.:  | 1 OF 1         |          |
| DATE:   |                |          |

|                          |                           |         |             |
|--------------------------|---------------------------|---------|-------------|
| LOT/PARCEL:              | ADDRESS CHART             |         |             |
| 129                      | STREET ADDRESS            |         |             |
|                          | 14459 S.W. FREDERICK ROAD |         |             |
| PERMIT INFORMATION CHART |                           |         |             |
| SECTION                  | SECTION NO.               | SECTION | SECTION NO. |
|                          |                           |         |             |
| DATE                     | DATE                      | DATE    | DATE        |
|                          |                           |         |             |