



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

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

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME BOOSALIS PROPERTY

PROPERTY ADDRESS 12090 HALL SHOP ROAD CLARKSVILLE 21029

TAX ACCOUNT # TAX MAP 41 GRID 1 PARCEL 212 LOT NO. PROPOSED LOT SIZE (ACRES) 1.00

ZONING CATEGORY R-100 TIER III

PROPERTY OWNER(S) MICHAEL BOOSALIS

DAYTIME PHONE 240-375-6907 CELL EMAIL

MAILING ADDRESS 12090 HALL SHOP ROAD CLARKSVILLE MD 21029

APPLICANT SUE ENGINEERING GROUP, LLC RELATIONSHIP TO OWNER: ENGINEER

DAYTIME PHONE 443-325-5076 CELL 443-878-4314 EMAIL PAUL@SUEENGINEERING.COM

MAILING ADDRESS 1130 DOVEDALE COURT MARIOTTESVILLE MD 21104

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

PROPERTY:

- SUBDIVISION: NUMBER OF LOTS INCLUDING RESIDUE: SUBDIVISION CLASSIFICATION (PER DEPT. OF PLANNING AND ZONING) MAJOR MINOR
CONSTRUCT NEW OSDS ON UNDEVELOPED LOT
REPAIR OR REPLACE FAILING OSDS
UPGRADE EXISTING OSDS

BUILDING:

- RESIDENTIAL WITH 3 EXISTING OR PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE
COMMERCIAL (PROVIDE DETAIL OF TYPE OF USE AND NUMBERS OF EMPLOYEES/CUSTOMERS ON ACCOMPANYING PLAN)

IS THE PROPERTY WITHIN 2500 FEET OF ANY RESERVOIR?

- YES
NO

AS APPLICANT, I UNDERSTAND THE FOLLOWING:

- THIS APPLICATION IS VALID FOR TWO(2) YEARS FROM DATE OF FEE PAYMENT AND APPROVAL IS BASED UPON HEALTH OFFICER SIGNATURE OF A PERC CERTIFICATION PLAN PRIOR TO EXPIRATION OF THIS PERMIT.
THE APPLICATION FEE IS NON-REFUNDABLE
THIS APPLICATION MUST BE ACCOMPANIED BY ALL APPLICABLE FEES AND A SUITABLE SITE PLAN IN ORDER TO BE PROCESSED
THIS IS A PUBLIC DOCUMENT

I declare and affirm that to the best of my knowledge, the information contained herein is correct. I declare that I am the owner of the property or duly authorized to make this application on behalf of the owner. I agree to comply with all applicable state and county regulations.

By signature of this application, I hereby grant Howard County Health Department officials the right to enter onto the property for the purpose of inspecting the property as directly related to the requested permit/service.

[Signature]

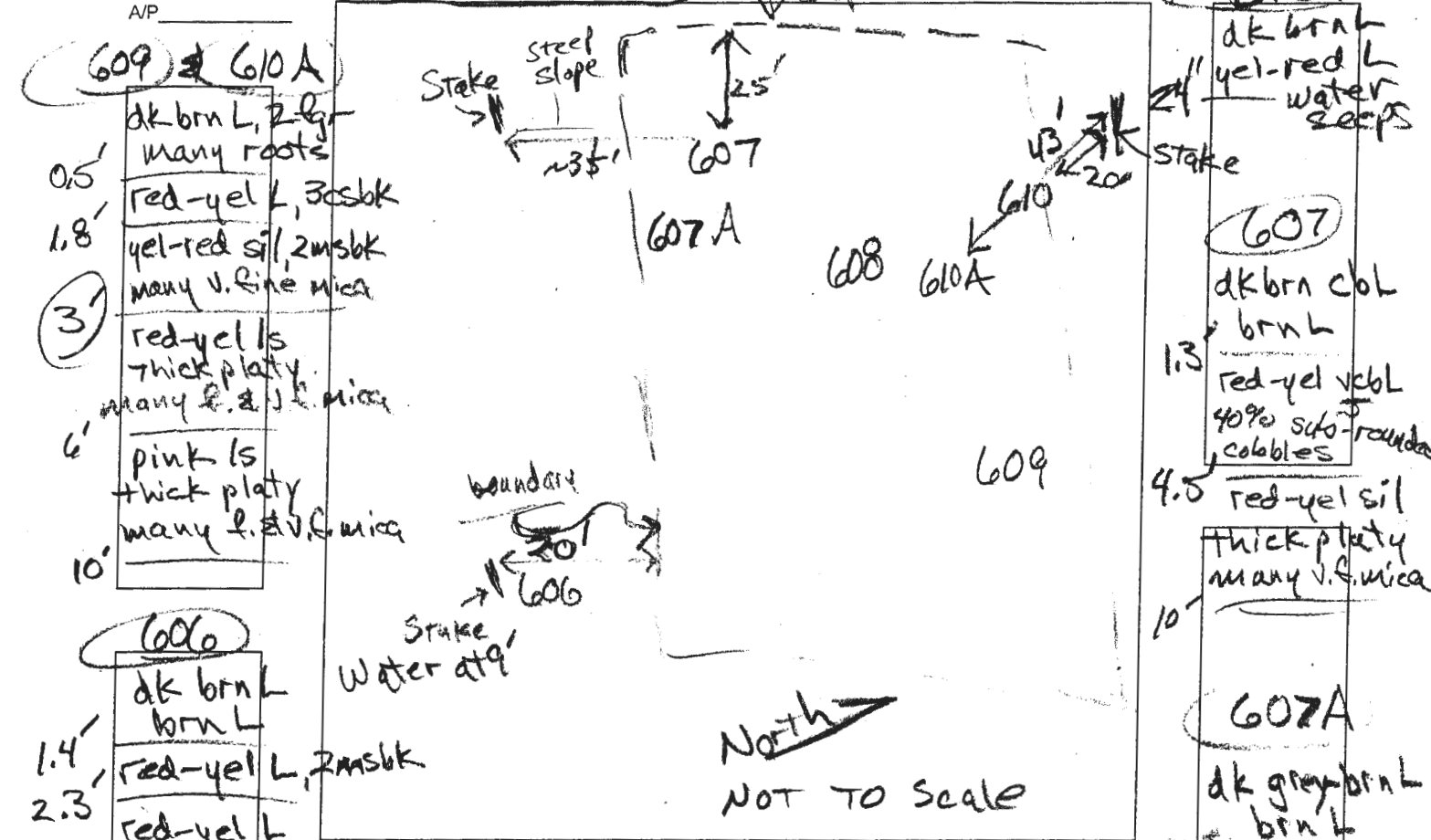
2/9/16

SIGNATURE OF APPLICANT

DATE

Parcel 211

slope > 25%



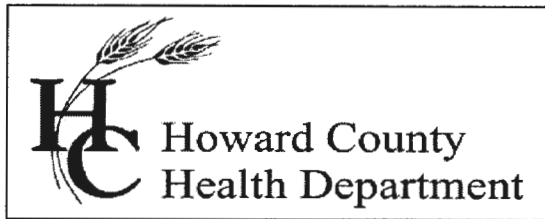
4.5' vgsil, 40% rock
 5' red & yel-red sl, thick platy
 9' water

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
2/24/16	609A	4.5'	1:34	1:44	2:05	21	P
2/24/16	607	6' 10"	1:54	2:59			F
2/24/16	608	4' 10"	2:23	2:35	2:56	21	P
2/24/16	606	5' 9"	2:58	3:02	3:10	8	P
2/24/16	607A	4' 10"	3:19	3:24	3:33	9	P
2/24/16	609	10'	Visual	0.6 gpa			P

608
 0.8' dk. grey-brn grl brn L
 2.6' red-yel L 2msbk
 red-yel sl thick platy many mica
 3' red-yel ls thick platy many mica
 10'

f. & v. f. = fine and very fine

REMARKS
 SANITARIAN Bricker BACKHOE Level Land OTHERS Michael Boosalis
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



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

Date: March 10, 2015

To: Eric G. Hinerman, Diversified Applications Corporation, Applicant
diversifiedapp@aol.com

RE: B15000491, 12090 Hall Shop Road. Revision of Plot Plan and review of floor plans also required. Percolation Certification Plan and percolation test requirements.

Dear Mr. Hinerman,

Please be advised that the Health Department requires evaluation of the subject property's wastewater and drinking water systems during review of building permit applications. A Percolation Certification Plan must be on file for the subject property for the Health Department to approve proposals for significant additions to existing structures.

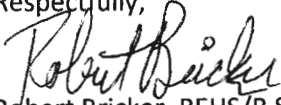
Concerning the proposal for 12090 Hall Shop Road (B15000491):

1. A review of the proposed floor plans is required. The floor plans may be sent directly to me by email, or they may be delivered at our Bureau desk, to my attention.
2. The Plot Plan must be revised to illustrate accurately the locations of the existing well and existing septic system components. The Plot Plan revision is to be formally submitted to the County Department of Inspections, Licenses, and Permits.
3. A field review of the property will be conducted to observe the condition of the existing water source and surface conditions around the existing septic system. Please be advised that grading operations should not be conducted until such time that Health Department evaluations are completed and the Health Department has approved the disposal area for the wastewater from the proposed structure. Similarly, fill materials should not be applied on this property until Health Department evaluations and approvals of development plans are completed.
4. Please be advised that the Health Department may determine that percolation tests will be required in order to define an area for wastewater disposal and treatment, and these tests will have to be conducted during a wet-season test period declared by the Approving Authority. The wet-season test period for 2015 has begun, and percolation test plans must be submitted to the Health Department by April 15. The percolation test results and area defined for wastewater disposal, and the locations of replacement wells, must be certified by the Approving Authority's signature. A Percolation Certification Plan is the document by which certification is achieved.

*County Building
Review Sept
This is a
New SFD
(BAT needed)*

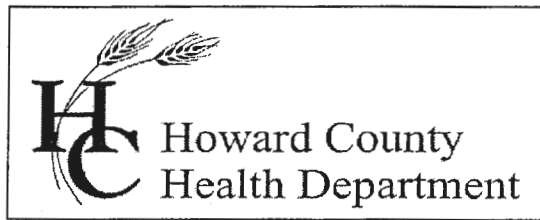
Should you have any questions concerning this matter, you may contact me by calling 410-313-2691.

Respectfully,

A handwritten signature in cursive script that reads "Robert Bricker".

Robert Bricker, REHS/R.S., L.E.H.S.
Environmental Sanitarian, Well and Septic Program
Howard County Bureau of Environmental Health

Copy: Jeffrey Fertich, PE, Structural Engineering Resources, LLC
file



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

March 1, 2016

Paul Sill, P.E., Applicant
Paul@SillEngineering.com

RE: Percolation Test Results, 12090 Hall Shop Road, A557995

Dear Mr. Sill,

Percolation testing was conducted on February 24, 2016 on (Tax Map 41) Parcels 212 and 211, 12090 Hall Shop Road and 12080 Hall Shop Road, respectively. In all, ten locations were described and percolation rates determined. Generally, three (3) locations on Parcel 212 FAIL, and five (5) of seven (7) locations on Parcel 211 PASS.

The three locations dug and described on Parcel 212 were in a staked area between a concrete parking pad and an abandoned house. Location '601' was dug about 15 feet from the stake. Layers of 'fill' occur here to a depth of 24 inches. Water seeps from the layers of native soils beneath the 'fill'. With exception of yellowish red layers of 'fill', the soil matrix color throughout the profile is low chroma. Other redoximorphic features such as iron-lined root channels and soil pores and iron depletions also occur throughout the profile. Location '602' is similar to '601', having 30 inches of 'fill' over native soil, redoximorphic features throughout the profile, and water seeps at 36 inches. Location '605' was dug about 20 feet from the stake. Water seeps at location '605' occur at 12 inches depth. There is not an area of soils approvable for wastewater treatment and disposal on Parcel 212.

On Parcel 211, locations '606', '608' and '609' were dug proximate to their respective stakes. Each of these three locations PASS. Location '610' was dug about 20 feet downhill of the stake, and is a FAIL as water seeps all around the profile were observed at 24 inches depth. Location '610A' was added and is a PASS, defining a northern boundary for the potential sewage disposal area (SDA). The area in the vicinity of stake '607' has steep 'cut-banks' from which a 25-foot setback is required. Test '607' was dug about 35 feet from the stake and 25 feet from a 'cut-bank' near the back line of Parcel 211. Location '607' is a FAIL due to extremely slow percolation rate. Location '607A' was added at a slope break downslope of '607' and is a PASS, defining the southwest corner of a potential SDA.

A Percolation Certification Plan is needed for the Approving Authority to certify these percolation test results and the potential area for wastewater treatment and disposal. Characterization of the steep cut-banks in the vicinity of the test area on Parcel 211 is required on the Percolation Certification Plan. As a sewage disposal area (SDA) may be approved only where there are percolation tests that PASS, a very limited area on Parcel 211 may be considered for a SDA. A graphic is attached on which is depicted the approximate boundaries of an area that may be approved for wastewater treatment and disposal. Trench Bottoms are limited to 6 feet depth throughout the potential SDA. The potential loading rate varies across the approvable area as does the depth where effective sidewall begins.

During the Percolation Certification Plan process, a floor plan for the structure at the front of Parcel 212 must be submitted to the Health Department so that the potential peak flow from that structure may be determined. Both an initial drainfield and a replacement drainfield that serve the structure at the front of Parcel 212 must be illustrated within the proposed SDA.

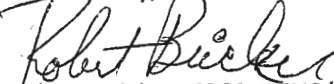
Another outstanding issue is the existing septic system that has served the structure at the front of Parcel 212. As a BAT unit will be required for the enlarged structure/residence, the existing septic tank (and dry well, if applicable) must be pumped and properly abandoned. A copy of the invoice for pumping the tank (and dry well, if applicable), photographs, and a report by the company abandoning septic system must be submitted to the Health Department. Installation of the BAT unit may occur only after a BAT Plan is approved and an Operation and Maintenance Agreement for the BAT unit is submitted at Howard County Land Records.

Investigation of several issues involving Parcels 211 and 212 is ongoing. These issues include, but may not be limited to

- a. Area for a replacement drainfield system to serve the existing house on Parcel 211, and a drainfield system to serve a restroom for the employees of Mt. Airy Paving Company (if applicable) must be illustrated within the proposed SDA or at another approvable location on Parcel 211,
- b. demolition of the abandoned house on Parcel 212,
- c. proper abandonment of the outhouse that apparently served the abandoned house on Parcel 212,
- d. and abandonment of a standpipe and possibly a holding tank on Parcel 211 that may have served a (office) trailer previously parked at the location. Currently a travel trailer is parked on a gravel pad near the white PVC standpipe.

If you have questions related to this inquiry, you may reply to me via email, rbricker@howardcountymd.gov , or call my desk, 410-313-2691.

Respectfully,



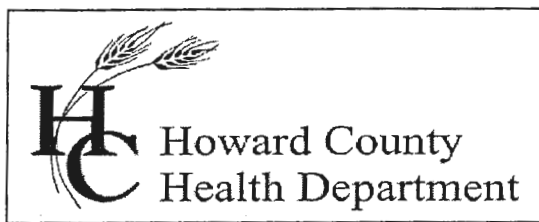
Robert Bricker, CPSS, REHS/R.S.

Environmental Sanitarian II

Well and Septic Program, Bureau of Environmental Health

Enclosures (3): Percolation Test Field Worksheets (2) with Percolation Test Application form, and graphic illustration of potentially approvable area

Copy: Michael Boosalis, owner
Naomi Howell, Maryland Department of the Environment
Steven Krieg, Maryland Department of the Environment
Jeffrey Williams, Supervisor, Well and Septic Program
File



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March 1, 2016

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10. Add this Note:

ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

11. Add this Note:

A BAT UNIT WAS INSTALLED ON PARCEL 211, AND THE UNIT WAS APPROVED ON JUNE 22, 2009.

Please submit at least three copies of the Percolation Certification Plan for review and possible signature.

RB

Copy: file

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-100 PER 02/28/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY: PARCEL 211 = 2.987 AC; PARCEL 212 = 0.9914 AC.
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATED A PRIVATE SEWERAGE AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE CONNECTIONS IN BA 03. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A RECORDED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BOUNDARY SURVEY PERFORMED BY SHAWNEEBOGER & LAKE IN MAY 2016.
- THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD BY SHAWNEEBOGER & LAKE IN MAY 2016. OFF SITE TOPOGRAPHY IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FROM 2004.
- PROPERTY ADDRESS:
- PARCEL 211: 12090 HALL SHOP ROAD; PARCEL 212: 12090 HALL SHOP ROAD.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 300 FEET DOWN-SLOPE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED.
- THE SEWAGE DISPOSAL AREAS SHOWN HEREON ARE SUBJECT TO THE BEDROOM LIMITATIONS LISTED BELOW:
- PARCEL 211: 4 BEDROOMS; PARCEL 212: 3 BEDROOMS.
- THE SEPTIC SYSTEM FOR PARCEL 212, 12090 HALL SHOP ROAD WILL REQUIRE A BAT.
- PRIOR TO APPROVAL OF ANY BUILDING PERMITS, AN EASEMENT AGREEMENT FOR THE PROPOSED SEWER EASEMENT LOCATED ON PARCEL 211 FOR THE BENEFIT OF PARCEL 212 MUST BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY. THE AGREEMENT MUST IDENTIFY THE SEWER EASEMENT TO BE USED EXCLUSIVELY FOR SEWAGE DISPOSAL FOR PARCEL 212 AND MAY NOT BE PAVED OR OTHERWISE DISTURBED.
- PRIOR TO APPROVAL OF ANY BUILDING PERMITS ON PARCEL 212, THE HEALTH DEPARTMENT WILL REQUIRE THE INSTALLATION OF THE NEW SEPTIC SYSTEM, THE NEW WELL DRILLED AND THE OLD WELL AND SYSTEM MUST BE ABANDONED.
- THE REAR STRUCTURE ON PARCEL 212 MAY NOT PRODUCE ANY HARTFOWER. THE HEALTH DEPARTMENT MUST VERIFY THAT THERE IS NO PLUMBING IN THE STRUCTURE PRIOR TO THE APPROVAL OF A BUILDING PERMIT.
- A STREAMBED AND CROSSING PERMIT WILL BE REQUIRED FROM MDE PRIOR TO THE INSTALLATION OF THE SEWER LINE CONNECTING THE HOUSE AT 12090 HALL SHOP ROAD TO PARCEL 212.
- THE NEW WELL TO SERVE PARCEL 212 SHALL BE DRILLED PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE BUILDING PERMIT FOR THE PROPOSED TRINANT HOUSE (S 80077). AN ENVIRONMENTAL SANITARIAN MUST REVIEW AND APPROVE THE WELL COMPLETION REPORT PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE REFERENCED BUILDING PERMIT.
- ANY CHANGES TO PRIVATE SEWERAGE AREA SHALL REQUIRE A REVISSED PERCOLATION CERTIFICATION PLAN.
- A BAT UNIT WAS INSTALLED ON PARCEL 211, AND THE UNIT WAS APPROVED ON JUNE 22, 2020.

PERCOLATION TEST ELEVATIONS

TEST NUMBER	ELEVATION
1	274.1
2	274.1
3	274.1
4	274.1
5	274.1
6	274.1
7	274.1
8	274.1
9	274.1
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100	274.1

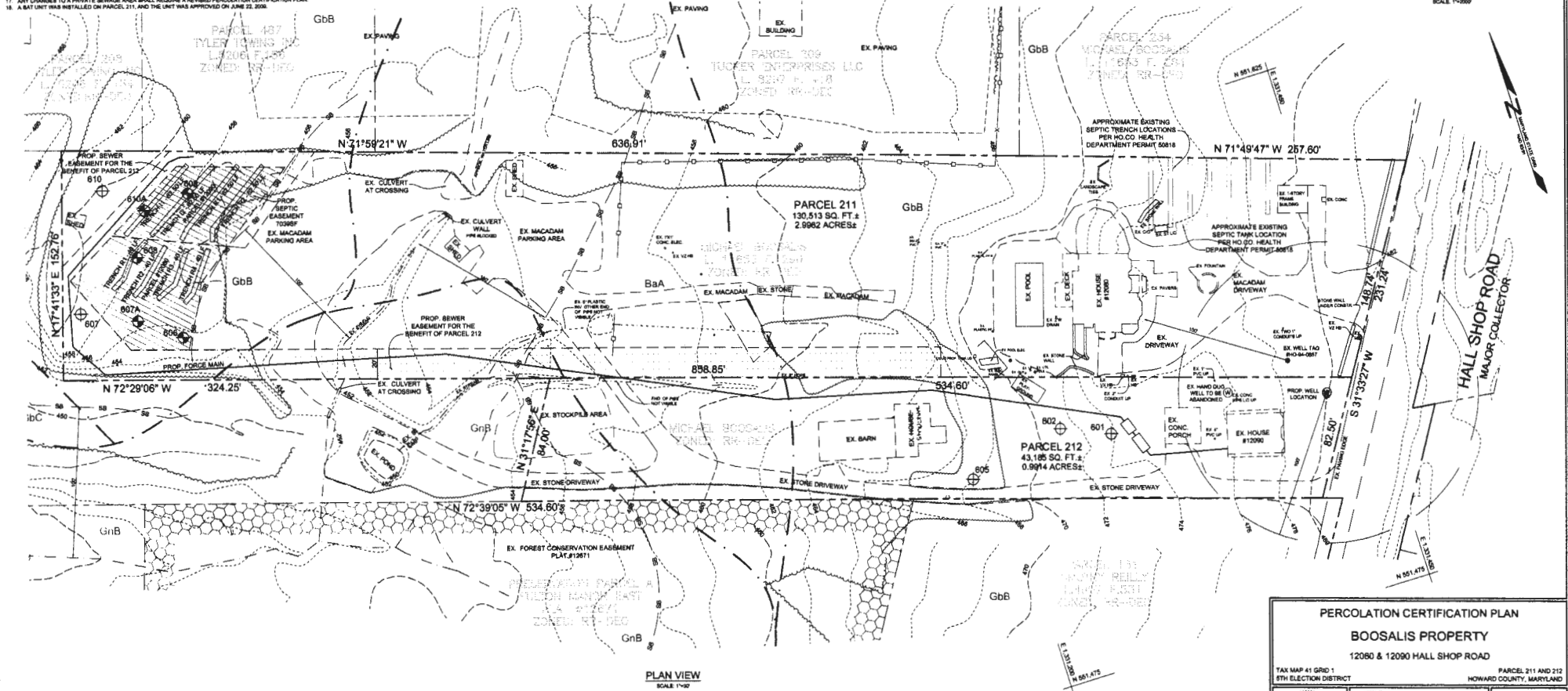
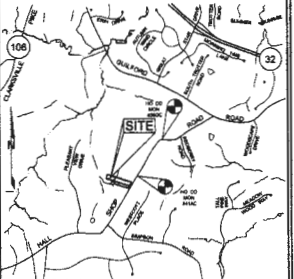
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	"i" FACTOR
Su1	SU1: SILET CLAY (1 TO 3 PERCENT SLOPE)	2	0.25
Su2	SU2: SILET CLAY (3 TO 8 PERCENT SLOPE)	3	0.30
Su3	SU3: SILET CLAY (8 TO 15 PERCENT SLOPE)	4	0.35
Su4	SU4: SILET CLAY (15 TO 25 PERCENT SLOPE)	5	0.40

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "i" GREATER THAN 6.5 AND WITH A SLOPE GREATER THAN 8 PERCENT.

LEGEND

- EXISTING CONTOUR
- EXISTING TRENCH
- PERCOLATION TEST HOLE
- PAVED
- SOIL BOUNDARY
- EXISTING PRIVACY FENCE
- EXISTING SPLIT RAIL FENCE
- PROPOSED SEWER EASEMENT FOR THE BENEFIT OF PARCEL 212



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAUL N. BALL, LEED AP
 LICENSED PROFESSIONAL ENGINEER #2825

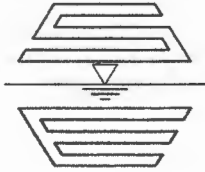
DATE: 1/23/2017

OWNER/DEVELOPER
 MICHAEL BOOSALIS
 12090 HALL SHOP ROAD
 CLAMMERSVILLE, MARYLAND 21109

SILL ENGINEERING GROUP, LLC
 11130 Drexelville Court, Suite 200
 Manassas, Maryland 21104
 Phone: 410.323.3076
 Fax: 410.323.3021
 Email: info@sillengr.com
 Civil Engineering for Land Development

DESIGN BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1"=20'
 DATE: JANUARY 8, 2017
 PROJECT #: 13-053
 SHEET # 1 OF 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR MY EMPLOYER, A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28258, EXPIRES 06/30/2017.



11130 Dovedale Court, Suite 200
 Marriottsville, MD 21104
 Website: www.sillengineering.com
 Civil Engineering for Land Development

Office: 443-325-5076
 Fax: 410-696-2022
 Email: info@sillengineering.com

SILL ENGINEERING GROUP, LLC

To: Mr. Jeff Williams
 Howard County Health Department
 Bureau of Environmental Health
 8930 Stanford Boulevard
 Columbia, MD 21045

Date:	December 21, 2016
Attention:	Jeff Williams
Re:	12090 Hall Shop Road Revised Percolation Certification Plan
Project #:	15-043

We are sending you

<input checked="" type="checkbox"/> Attached	Under Separate Cover Via Mail the following:	
Letter	Originals	Other:
<input checked="" type="checkbox"/> Plans	Computations	


Quantity	Description	Quantity	Description
3	Revised Percolation Certification Plan		

RECEIVED
DEC 21 2016
 HOWARD COUNTY HEALTH DEPT.
 BUREAU OF ENVIRONMENTAL HEALTH

These are transmitted as checked below

<input checked="" type="checkbox"/> For Approval	As Requested	Please Return After Using
<input checked="" type="checkbox"/> For Review	For Your Use	As Approved

Comments: The Sewer easement has been revised as requested.

Copy To:	Signed:  Paul M. Sill, PE, LEED AP
Received by:	
	Date Received:

Williams, Jeffrey

From: Paul Sill <paul@sillengineering.com>
Sent: Monday, January 23, 2017 9:11 AM
To: Williams, Jeffrey
Subject: RE: 12090 Hall Shop

No problem, go ahead and make that change. Let's put this sucker to bed!

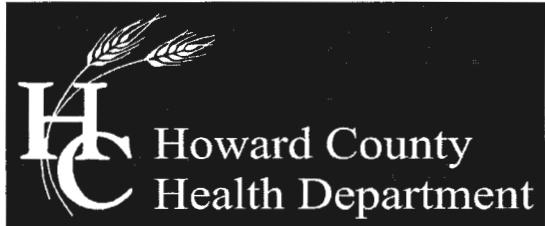
From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Monday, January 23, 2017 8:48 AM
To: Paul Sill <paul@sillengineering.com>
Subject: 12090 Hall Shop

We're so close to signing this perc cert. Mike asked if we can change the label for what you are calling the existing house on the rear of the 12090 parcel. Since we have a note specifying that it is to have no plumbing and we are not assigning any flow or sewage disposal area to it, it is a bit misleading to call it a house. We'd like to change the label to "structure." Let me know if you concur and I will make the change on the plan. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

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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

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

MEMORANDUM

TO: Geoff Goins
Division of Zoning Administration and Public Service

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **BA-16-035V, 12090 Hall Shop Road**

DATE: January 6, 2017

The Health Department has reviewed the above referenced petition and has the following comments:

- There is no objection to the variance request. Please note that the Health Department will not approve a building permit for the building improvements until a new well has been successfully drilled and approved and a replacement sewage disposal system has been installed and approved.

GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY:
PARCEL 211 = 2.9962 AC±
PARCEL 212 = .9914 AC±
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- ZZZZ THIS AREA DESIGNATES A PRIVATE SEWAGE AREA, AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANBERGER & LANE IN MAY 2016.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY SHANBERGER & LANE, IN MAY 2016, OFFSITE TOPOGRAPHY IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
- PROPERTY ADDRESS:
PARCEL 211: 12080 HALL SHOP ROAD
PARCEL 212: 12090 HALL SHOP ROAD
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED.
- THE SEWAGE DISPOSAL AREAS SHOWN HEREON ARE SUBJECT TO THE BEDROOM LIMITATIONS LISTED BELOW:
PARCEL 211: 4 BEDROOMS
PARCEL 212: 3 BEDROOMS
- THE SEPTIC SYSTEM FOR PARCEL 212, 12090 HALL SHOP ROAD WILL REQUIRE A BAT.
- PRIOR TO APPROVAL OF ANY BUILDING PERMITS, AN EASEMENT AGREEMENT FOR THE PROPOSED SEWER EASEMENT LOCATED ON PARCEL 211 FOR THE BENEFIT OF PARCEL 212 MUST BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY. THE AGREEMENT MUST IDENTIFY THE SEWER EASEMENT TO BE USED EXCLUSIVELY FOR SEWAGE DISPOSAL FOR PARCEL 212, AND MAY NOT BE PAVED OR OTHERWISE DISTURBED.
- PRIOR TO APPROVAL OF ANY BUILDING PERMITS ON PARCEL 212, THE HEALTH DEPARTMENT WILL REQUIRE THE INSTALLATION OF THE NEW SEPTIC SYSTEM, THE NEW WELL DRILLED AND THE OLD WELL AND SYSTEM MUST BE ABANDONED.
- THE REAR STRUCTURE ON PARCEL 212 MAY NOT PRODUCE ANY WASTEWATER. THE HEALTH DEPARTMENT MUST VERIFY THAT THERE IS NO PLUMBING IN THE STRUCTURE PRIOR TO THE APPROVAL OF A BUILDING PERMIT.
- A STREAMWETLAND CROSSING PERMIT WILL BE REQUIRED FROM MDE PRIOR TO THE INSTALLATION OF THE SEWER LINE CONNECTING THE HOUSE AT 12090.
- THE NEW WELL TO SERVE PARCEL 212 SHALL BE DRILLED PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE BUILDING PERMIT FOR THE PROPOSED TENANT HOUSE (B16002787). AN ENVIRONMENTAL SANITARIAN MUST REVIEW AND APPROVE THE WELL COMPLETION REPORT PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE REFERENCED BUILDING PERMIT.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- A BAT UNIT WAS INSTALLED ON PARCEL 211, AND THE UNIT WAS APPROVED ON JUNE 22, 2008.

PERCOLATION TEST ELEVATIONS

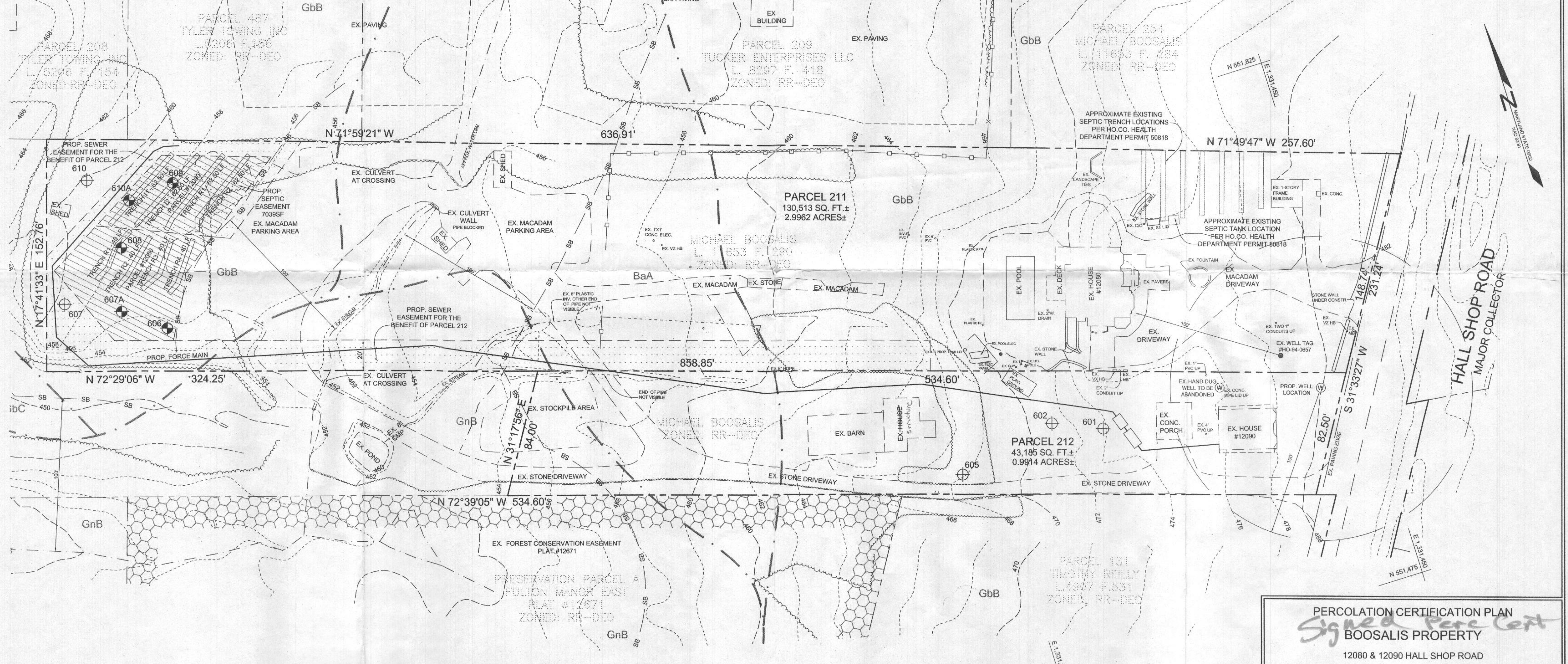
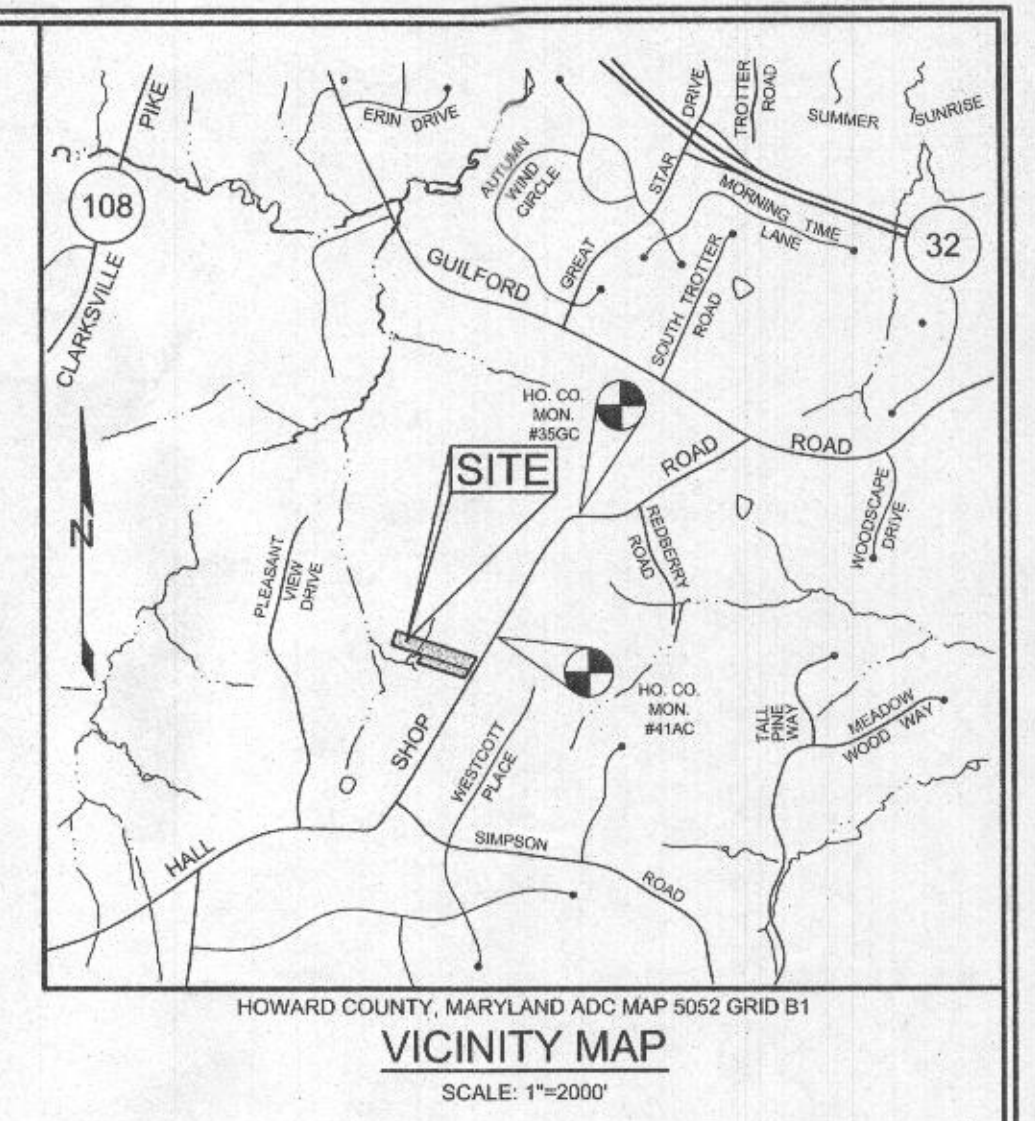
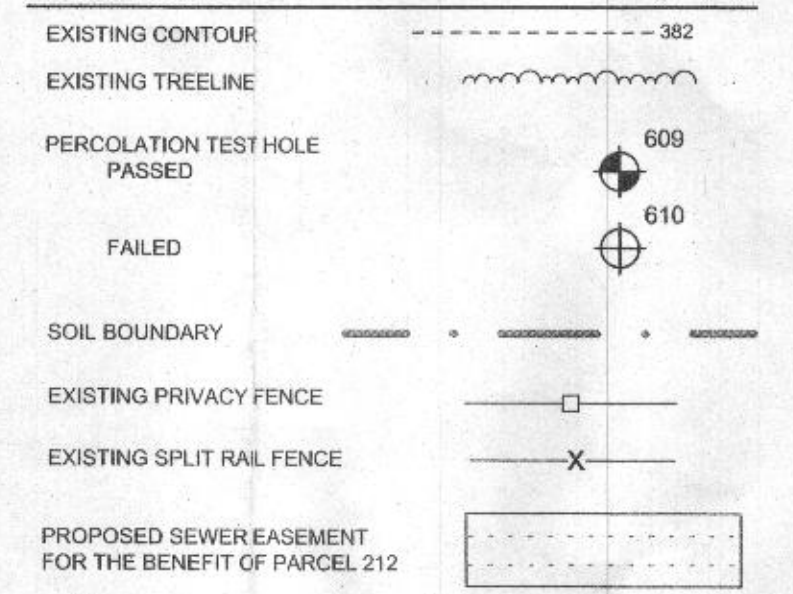
TEST NUMBER	ELEVATION
601	473.79
602	471.25
605	467.85
606	455.43
607	459.33
607A	456.26
608	457.88
609	458.12
610	459.87
610A	458.73

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
BaA	BAILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	C/D	0.37
GnB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	0.28
GnB	GLENVILLE-BAILLE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	0.43

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEBB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND



PLAN VIEW
SCALE: 1"=30'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Paul M. Sill, PE, LEED AP
LICENSED PROFESSIONAL ENGINEER #32025

DATE: 1/23/2017

OWNER/DEVELOPER
MICHAEL BOOSALIS
12080 HALL SHOP ROAD
CLARKSVILLE, MARYLAND 21029

PERCOLATION CERTIFICATION PLAN
Signed Percolation
BOOSALIS PROPERTY
12080 & 12090 HALL SHOP ROAD

TAX MAP 41 GRID 1
5TH ELECTION DISTRICT

PARCEL 211 AND 212
HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
11130 Devedale Court, Suite 200
Marriottsville, Maryland 21104
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: MPO/AEA
CHECKED BY: PS
SCALE: 1"=30'
DATE: JANUARY 8, 2017
PROJECT #: 15-043
SHEET #: 1 of 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2017

JRL

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: December 1, 2016

Hearing Examiner 01/30/17

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-16-035 V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ Michael & Caroline Boosalis _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by January 9, 2017 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: _____ SEE APPLICATION _____

- To: _____ MD Department of Education – Office of Child Care
 _____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 _____ Bureau of Environmental Health
 _____ Development Engineering Division
 _____ Department of Inspections, Licenses and Permits
 _____ Department of Recreation and Parks
 _____ Department of Fire and Rescue Services
 _____ State Highway Administration
 _____ Sgt. Karen Shinham, Howard County Police Dept.
 _____ James Irvin, Department of Public Works
 _____ Office on Aging, Terri Hansen (senior assisted living)
 _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 _____ Land Development - (Religious Facility & Age-Restricted
 Adult Housing)
 _____ Housing and Community Development
 _____ Resource Conservation Division – Beth Burgess
 _____ Route 1 Cases – DCCP – Kristen O'Connor
 _____ Telecommunication Towers – (Comm. Dept.)
 _____ Division of Transportation – Dave Cookson

COMMENTS:



DPZ Office use only:

CASE NO. BA-16 035V

DATE FILED 10/28/16

**RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY HEARING EXAMINER**

OCT 28 2016

1. VARIANCE REQUEST

SECTION 105.O.E.4.b(1) of the Zoning Regulations (describe) _____

Reduce setback for a principal structure from a collector street right of way from 75' to 32'

2. PETITIONER'S NAME Michael and Caroline Boosalis

TRADING AS (IF APPLICABLE) _____

ADDRESS 12080 Hall Shop Road, Clarksville, MD 21029

PHONE NO. (W) _____ (H) _____

EMAIL _____

3. COUNSEL FOR PETITIONER Thomas M. Meachum; Carney Kelehan, et al.

COUNSEL'S ADDRESS 10715 Charter Drive, Suite 200, Columbia, MD 21044

COUNSEL'S PHONE NO. 410-740-4600

EMAIL tmm@carneykelehan.com

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 12090 Hall Shop Road, Clarksville, MD 21029

ELECTION DISTRICT 5 ZONING DISTRICT RR-DEO ACREAGE 0.9914

TAX MAP # 41 GRID # 1 PARCEL # 212 LOT # _____

SUBDIVISION NAME (if applicable) _____

PLAT NUMBER AND DATE _____

5. PETITIONER'S INTEREST IN SUBJECT PROPERTY

OWNER (including joint ownership)

OTHER (describe and give name and address of owner)

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

6. VARIANCE PLAN

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ x 14 inches.

The plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining property
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Location of all building and use restriction lines
- (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- (j) Election District in which the subject property is located
- (k) Tax Map and parcel number on which the subject property is located
- (l) Name of local community in which the subject property is located or name of nearby community
- (m) Name, mailing address, telephone number (and e-mail address if any) of the petitioner
- (n) Name, mailing address, telephone number (and e-mail address if any) of attorney, if any
- (o) Name and mailing address of property owner
- (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (r) Ownership of affected roads
- (s) A detailed description of all exterior building materials for all proposed structures
- (t) Any other information as may be necessary for full and proper consideration of the petition

7. VARIANCE

A) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its () narrowness, () shallowness, (X) shape, () topography, () other; explain: According to SDAT records the original house was built in 1900, so the foundation was already within setbacks when zoning first promulgated.

2. The uniqueness of the property prevents me from making a reasonable use of the property because: Where the foundation is located is approximatley 80' wide. To put this in perspective, the minimum lot width now for a property less than 3 acres in this zoning district is 100'.

B) The intended use of the property, in the event the petition is granted: residence, as before

C) Any other factors which the Petitioner desires to have considered: The original house structure was hit by a tree. When the house was rebuilt, it was constructed 1 or 2 feet closer to the right of way. This was done to add bay windows in the front, to match the house next door. (see Supplement)

D) Explain why the requested variance is the minimum necessary to afford relief: Almost the entire house was originally constructed in what is now the 75' setback from the right of way. Any appropriate expansion would have triggered the need for a variance. At only 2500 sq. ft., the house is still modest by today's standards, (see Supplement)

E) Is the property connected to: public water?: Y N ; public sewer?: Y N

F) If the variance is granted, would it impact the water and/or septic/sewer on the site? Y N

G) If the variance is granted, would it increase the intensity of uses on the site? Y N if yes, explain: _____

H) If the requested variance is granted, would it increase traffic to or from the site? Y N if yes, explain: _____

I) Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.): Stone and macadam driveway, 12' or so in width from the street to the area parallel to the back of the house.

J) Describe the topography of the site: Flat

K) Will the existing or proposed structure be visible from adjacent properties? Y__ N__; if yes, describe any proposed buffering or landscaping: None

L) Describe any existing buffering or landscaping: There are three trees in the front yard.

8. PRIOR PETITIONS

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty four (24) months of the date of this petition? YES NO

If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

9. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING

- a) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:
- *If the subject property adjoins a State road- original and 19 copies (application & plans)*
 - *If the subject property adjoins a County road- original and 16 copies (application & plans)*
- b) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with the filing of this petition.
- c) The undersigned agrees to pay all costs in accordance with the current schedule of fees.
- d) The undersigned agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required, and submit an affidavit of posting at, or before the time of the hearing.
- e) The undersigned agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

10. PLANNING BOARD REVIEW

The Hearing Examiner may, at its discretion, refer a residential district variance petition to the Planning Board for review and a recommendation.


11. SIGNATURES

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

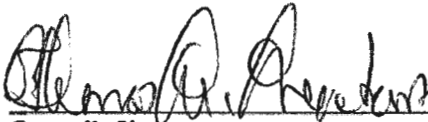
Michael Boosalis

Petitioners Name (please print)

 10/26/2016
Petitioner's Signature /Date

Thomas M. Meachum

Counsel's Name (please print)

 10/27/16
Counsel's Signature /Date

**For DPZ office use only: (Filing fee is \$300.00 plus \$25.00 per poster.)
(Make checks payable to "Director of Finance")**

Hearing fee: \$ _____
Poster fee: \$ _____
TOTAL: \$ _____

Receipt No. _____

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

Revised: 07/12

T:\shared\PubSer\Applications\ResVar

10. PLANNING BOARD REVIEW

The Hearing Examiner may, at its discretion, refer a residential district variance petition to the Planning Board for review and a recommendation.

11. SIGNATURES

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

Caroline Boosalis

Petitioners Name (please print)

Caroline Boosalis

Petitioner's Signature

10/26/2016
Date

Thomas M. Meachum

Counsel's Name (please print)

Thomas M. Meachum

Counsel's Signature

10/27/16
Date

**For DPZ office use only: (Filing fee is \$300.00 plus \$25.00 per poster.)
(Make checks payable to "Director of Finance")**

Hearing fee: \$ _____
Poster fee: \$ _____
TOTAL: \$ _____

Receipt No. _____

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

Revised: 07/12

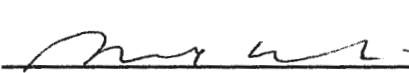
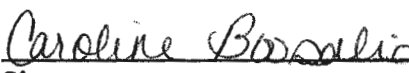
T:\sharc\PubSer\Applications\ResVar

PETITIONER Michael and Caroline Boosalis
PROPERTY ADDRESS 12090 Hall Shop Road, Clarksville, MD 21029

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE ATTACHED APPLICATION FOR A RESIDENTIAL DISTRICT VARIANCE AS REQUESTED FOR THE PROPERTY REFERENCED ABOVE.

I WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

_____		<u>10/26/16</u>
Witness	Signature Michael Boosalis	Date
_____		<u>10/26/16</u>
Witness	Signature Caroline Boosalis	Date
_____	_____	_____
Witness	Signature	Date

IN THE MATTER OF THE * BEFORE THE
RESIDENTIAL VARIANCE PETITION * HOWARD COUNTY
OF * HEARING EXAMINER
MICHAEL AND CAROLINE BOOSALIS *

* * * * *

SUPPLEMENT TO PETITION

Michael and Caroline Boosalis, Petitioners, by their attorneys, Thomas M. Meachum and Carney, Kelehan, Bresler, Bennett & Scherr, LLP, respectfully submit this supplement to their Residential Variance Petition.

7. VARIANCE

C) **Any other factors which the Petitioner desires to have considered?**
(continued)

Because the original house was so small, a foundation was added to it to permit a larger house, but is still only to be 2500 sq. ft. When the front of the house was reconstructed closer to the Hall Shop Road right of way, this took the house out of the non-complying structure status. This slight expansion in the direction of Hall Shop Road was not approved by the County. When this change was noted by the County, a zoning violation was issued, and the Petitioners now request this variance.

The original structure was 575 square feet, inadequate by any measurement for a single family home nowadays. The rebuilding of the house has brought the structure into 21st century requirements, which is a positive.

D) Explain why the requested variance is the minimum necessary to afford relief: (continued)

in this zoning district and so the house being 32' from the right of way would be the minimum necessary to afford relief.

VARIANCE CRITERIA

- (1) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.**

The lot is extremely narrow, approximately 20 feet narrower than the now minimum required width. The foundation of the original house location was constructed in 1900, according to the records of the State Department of Assessments and Taxation. The original building square footage was 575 square feet. Almost the entire original building envelope was within the 75' setback area of the road. These are all unique physical conditions which make strict compliance with the setback requirements a practical difficulty and unnecessary hardship.

- (2) That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.**

The house has been on this site at this approximate location for over 100 years. The slight expansion could not alter the essential character of the neighborhood; could not substantially impair the appropriate use or development of adjacent property; nor be detrimental to the public welfare. A house more in tune with the other more modern homes in the area has been the result of these efforts.

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, November 28, 2016 1:34 PM
To: Paul Sill (paul@sillengineering.com)
Subject: 12090 Hall Shop Road

I reviewed the perc cert plan for 12090 Hall Shop Rd. Everything looks ok except for some detail related to the offsite easement. I can see the strip running from 12090 and extending behind the SDA, but it is hard to decipher the full area encompassed in the offsite easement. It also seems to end right at the edge of the SDA on the downhill side. We want the offsite easement to be a bubble extending 10' on all sides around the SDA and including the SDA within it. Maybe you can use some sort of crosshatch or pattern to easily identify the whole easement and that can then be used as the exhibit for the agreement the owners of the parcels will have to sign and record in land records for both lots. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

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- (3) **That such practical difficulties or hardships have not been created by the owner provided, however, that were all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.**

All of the practical difficulties and unnecessary hardships arise from the characteristics of the lot and original location of the very old house. The owner did not create these issues.

- (4) **That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.**

The slight movement forward to create an overall, in comparison, more modern home, and then the original home site was almost entirely within the setback makes the request the minimum necessary to afford relief.

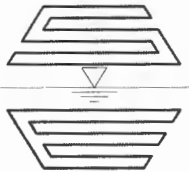
- (5) **That no variance be granted to the minimum criteria established in Section 131 for special exception uses, except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131 except as provided therein.**

Not applicable.

Respectfully submitted,



Thomas M. Meachum
Carney, Kelehan, Bresler, Bennett
& Scherr, LLP
10715 Charter Drive, Suite 200
Columbia, MD 21044
(410) 740-4600
Fax: (410) 730-7729
tmm@carneykelehan.com
Attorneys for Petitioners



11130 Dovedale Court, Suite 200
 Marriottsville, MD 21104
 Website: www.sillengineering.com
 Civil Engineering for Land Development

Office: 443-325-5076
 Fax: 410-696-2022
 Email: info@sillengineering.com

SILL ENGINEERING GROUP, LLC

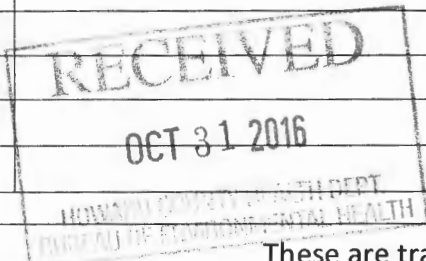
To: Mr. Jeff Williams
 Howard County Health Department
 Bureau of Environmental Health
 8930 Stanford Boulevard
 Columbia, MD 21045

Date:	February 11, 2016
Attention:	Jeff Williams
Re:	12090 Hall Shop Road Revised Percolation Certification Plan
Project #:	15-043

We are sending you

<input checked="" type="checkbox"/> Attached	Under Separate Cover Via Mail the following:	
Letter	Originals	Other:
<input checked="" type="checkbox"/> Plans	Computations	

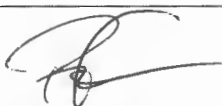
Quantity	Description	Quantity	Description
2	Revised Percolation Certification Plan		

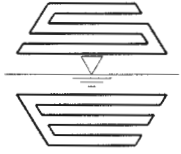


These are transmitted as checked below

<input checked="" type="checkbox"/> For Approval	As Requested	Please Return After Using
<input checked="" type="checkbox"/> For Review	For Your Use	As Approved

Comments:

Copy To:	Signed:  Paul M. Sill, PE, LEED AP
Received by:	
Date Received:	



11130 Dovedale Court, Suite 200
Marriottsville, MD 21104
Website: www.sillengineering.com

Office: 443-325-5076
Fax: 410-696-2022
Email: info@sillengineering.com
Civil Engineering for Land Development

SILL ENGINEERING GROUP, LLC

October 31, 2016

Howard County Health Department
Bureau of Environmental Health
8390 Stanford Boulevard
Columbia, Maryland 21045

Attn: Mr. Jeff Williams

Re: Boosalis Property
Percolation Certification Plan

Dear Mr. Williams:

Please find this point-by-point response to your email dated August 29, 2016.

I have revised the private sewage easement as requested. I have extended it to 5' to the property line on the north side and extending past hole 606 on the south side.

1. Please see General Note 11 which states the bedroom limitations for both properties.
2. Please see General Note 12 which states that 12090 will require BAT.
3. Please see the plan view with the location of the proposed sewer easement that is 20' wide strip running from the property line at 12090 over to the SDA and a 10' strip around the SDA.
4. Please see General Note 13 that states that an easement agreement identifying the area to be used exclusively for Sewage disposal for 12090 and may not be paved or otherwise disturbed must be signed by both property owners and must be recorded in Land Records for both properties with the signed perc cert as an exhibit. Health will not approve a building permit for 12090 until we receive proof of that.
5. Please see General Note 14 that states the new system for 12090 must be installed, the new well drilled, and the old well and system must be abandoned prior to Health approval of a building permit.
6. The approximate location of the existing septic tank and trenches for lot 12080 have been added to the plan from permits acquired through the public file search.
7. Please see General Note 15 that states the rear structure on 12090 may not produce any wastewater and Health must verify that there is no plumbing in the structure prior to approval of a building permit.
8. Please see General Note 16 that states that a stream/wetlands crossing permit will be required from MDE prior to installation of the sewer line connecting the house at 12090 to the new system.

Boosalis Property
12080 and 12090 Hall Shop Road
October 31, 2016

Thank you for your consideration of this Percolation Certification Plan and the variance request. Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Sincerely,
Sill Engineering Group, LLC

A handwritten signature in black ink, appearing to read 'P. Sill', written in a cursive style.

Paul M. Sill, PE, LEED AP

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, August 29, 2016 9:59 AM
To: Paul Sill (paul@sillengineering.com)
Cc: Bricker, Robert
Subject: 12090 Hall Shop Rd

Hi Paul. Sorry for the extended delay for the draft perc cert on this property. We were consulting with MDE about only showing one replacement system for the existing house. We will allow you to show room for two systems for 12090 and one system at 12080, but we would like you to maximize the area a little more by going to 5' to the property line on the north side and extending all the way a little past hole 606 on the south side. The perc cert should have the following changes:

- Add a note stating the bedroom limitations for both properties
- Add a note that 12090 will require BAT.
- It should also show the easement area, which should be a bubble around the SDA extending 10' out and a 20' wide minimum strip running from the property line at 12090 over to the area.
- Add a note that an easement agreement identifying the area to be used exclusively for Sewage disposal for 12090 and may not be paved or otherwise disturbed must be signed by both property owners and must be recorded in Land Records for both properties with the signed perc cert as an exhibit. Health will not approve a building permit for 12090 until we receive proof of that.
- Add a note that the new system for 12090 must be installed, the new well drilled, and the old well and system must be abandoned prior to Health approval of a building permit.
- Add the location of the existing septic tank and trenches for 12080. If you need a copy of the file, it should be in our public file search, if not, ask us for a copy
- Add a note that the rear structure on 12090 may not produce any wastewater and Health must verify that there is no plumbing in the structure prior to approval of a building permit.
- Add a note stating that a stream/wetlands crossing permit will be required from MDE prior to installation of the sewer line connecting the house at 12090 to the new system.

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

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.

PERCOLATION TEST ELEVATIONS

TEST NUMBER	ELEVATION
301	479.75
302	471.25
303	467.85
304	455.43
305	451.33
307A	455.25
307B	455.25
308	455.17
309	455.77
310A	455.77

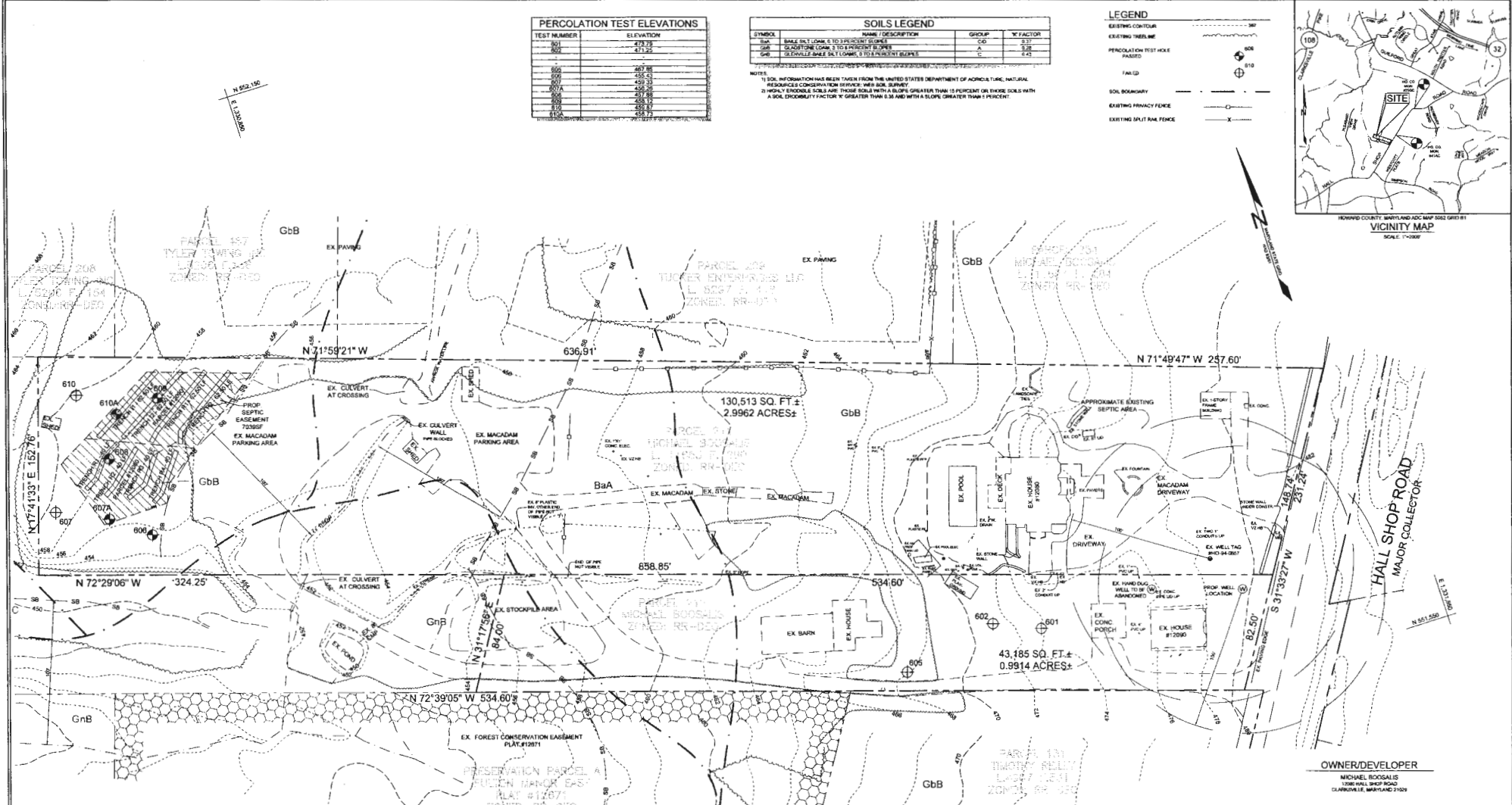
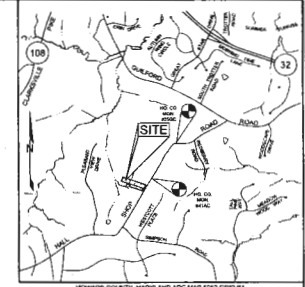
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	% FACTOR
BaA	BALE SILT LOAM, S TO PRESENT SURFACE	C/D	0.37
GbB	CLAYSTONE CLAM, S TO PRESENT SURFACE	A	0.28
GnB	GLENNVILLE BAILE SILT LOAM, S TO PRESENT SURFACE	C	0.43

NOTES:
 1. SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEH 806, SEVENTH AVENUE, CLARKSVILLE, TENNESSEE 37040.
 2. HOUSLY FRODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL CROSS-SLOPE FACTOR 'K' GREATER THAN 0.5 AND WITH A SLOPE GREATER THAN 1 PERCENT.

LEGEND

- EXISTING CONTOUR
- EXISTING TIE LINE
- PERCOLATION TEST HOLE
- PAVED
- PAVING
- SOIL BOUNDARY
- EXISTING PRIVACY FENCE
- EXISTING SPLIT RAIL FENCE



GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-100 PER 03/28/04 COMPREHENSIVE ZONING PLAN
2. TOTAL AREA OF PROPERTY: PARCELS 212 + 2 2962 AC±
3. PRIVATE WELLS AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE
4. (CZC) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 100 FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMMAN IN USE). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME WELL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
5. THE BOUNDARY BETWEEN HERON IS SHOWN ON HOWARD COUNTY TAX MAP INFORMATION AND DEED PLOTS.
6. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
7. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
8. PROPERTY ADDRESS: 12090 HALL SHOP ROAD
9. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
10. ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWER DISPOSAL FACILITIES WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 300 FEET DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWER DISPOSAL FACILITIES HAVE BEEN WELL LOCATED.

PLAN VIEW
SCALE: 1"=30'

PERCOLATION CERTIFICATION PLAN
BOOSALIS PROPERTY
 12080 & 12090 HALL SHOP ROAD

TAX MAP #1 GRID 1
5TH ELECTION DISTRICT

PARCEL 212
HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC

11230 Driveway Court, Suite 200
 Manassas, Maryland 21104
 Phone: 410.335.0916
 Fax: 410.336.3022
 Email: info@sillengineering.com
 Civil Engineering and Land Development

DESIGN BY: JFS
 DRAWN BY: MFO
 CHECKED BY: JFS
 SCALE: 1"=30'
 DATE: AUGUST 5, 2010
 PROJECT # 12080
 SHEET # 1 of 1

PROJECT SPECIAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 30264, EXPIRES 7/31/11.

Bricker, Robert

From: Bricker, Robert
Sent: Friday, March 24, 2017 4:57 PM
To: 'ChrisBonillas@yahoo.com'
Cc: Williams, Jeffrey
Subject: 12090 Hall Shop Road_B15003264

Chris,
I have received the Plot Plan revision for 12090 Hall Shop Road. I will also need a BAT Plan, i.e. the septic system installation plan. I gave the project an 'On Hold' status as a new well must be drilled and the existing well sealed, and the septic system will have to be installed.

A copy of the floor plans are to be submitted through DILP, to the 'Health Department's' attention.

ROBERT BRICKER, REHS/R.S., L.E.H.S.

ENVIRONMENTAL SANITARIAN II

BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM

8930 STANFORD BLVD., COLUMBIA, MD 21045

Phone: Desk, 410-313-2691; Program, 410-313-1771; Bureau, 410-313-1774

Fax: 410-313-2648

E-mail: rbricker@howardcountymd.gov