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

## MEMORANDUM

TO: John Carney  
Benchmark Engineering

FROM: Jeff Williams  
Deputy Director

RE: Greenfields Lot 19 perc certification plan and OSDS plan

DATE: December 13, 2022

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I have reviewed the proposed OSDS plan for Greenfields lot 19 and have the following items for correction:

1. There is no sewer profile shown on plan. The elevation of the tank lid and invert out of the existing tank must be shown along with elevations of proposed D-box to prove fall.
2. The elevation of the proposed sleeve along with elevation of bottom of road base for proposed shared driveway must be shown on the plan.
3. Details of sleeve construction, including material and diameter must be shown on plan.
4. If you are proposing a sleeve for a gravity line, you must include construction details to include bedding trench holding the sleeve and proper backfill to make sure the sleeve has proper fall with no dips or humps so that effluent line can be slid through and retain gravity flow.
5. Plan must show cleanouts installed on either end of the sleeve to indicate location.
6. Plan must show trench profile to include trench bottom, pipe invert, and stone elevations.
7. Add a note stating that an OSDS plan for the replacement system must be submitted and approved and the replacement system must be installed and approved under a septic permit prior to Health approval of the record plat establishing the easement.
8. Add a note stating that the sewage disposal area and tank location will be fenced off prior to Health signature of the record plat and left in place during grading, construction of the driveway and construction of the stormwater management device.

## Silvast, Zackary

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**From:** Silvast, Zackary  
**Sent:** Friday, June 17, 2022 12:35 PM  
**To:** Bricker, Robert; jcarney@bei-civilengineering.com  
**Cc:** Williams, Jeffrey  
**Subject:** RE: 6576 Prestwick Drive - Greene Field Lot 19

Hello Everyone,

I thought I had sent out initial comments on this perc plan. I would like the following comments to be addressed. And I would like to offer up a perc date on June 23<sup>rd</sup> @ 9:30 am. All proposed percs should be staked. And I will need a septic contractor onsite for the 23<sup>rd</sup>. Thank you.

1. I would like a legend added to the plan displayed key features.
  - a. Existing percs
  - b. Proposed percs
  - c. Existing SDAs
  - d. Proposed SDA (should be clearly distinguishable with different pattern.
  - e. I want the shared access road for Clarksville Crossing to be bold and clearly labeled. Should have it's own special symbol and be marked in the legend.
  - f. Existing wells
  - g. Proposed wells\
2. Two proposed perc holes, maybe "C" and "D" perc holes should be added to the plan.
  - a. "C" should be somewhere in the middle above the specimen trees 3 & 4. (slightly above and middle)
  - b. "D" should be at 35-40 feet away from Existing perc 2 and to the right boundary of the new SDA.
3. Remember that all parts of the SDA should be 15' off of a shared access road. SO SDA delineation may change.

Let me know if you have any other questions or concerns. Thank you.

- Zack S.

**From:** Bricker, Robert <RBricker@howardcountymd.gov>  
**Sent:** Thursday, June 16, 2022 11:15 AM  
**To:** jcarney@bei-civilengineering.com  
**Cc:** Silvast, Zackary <zsilvast@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** RE: 6576 Prestwick Drive - Greene Field Lot 19

Hello John,

Check with Zackary Silvast, the Well and Septic Program Supervisor, regarding recent submittals. I am in the office today and tomorrow, and will not be doing any field work. On July 1, I will be officially in retirement.

Have a good one!

Robert Bricker, REHS/RS, L.E.H.S.

Environmental Sanitarian II

Bureau of Environmental Health, Well and Septic Program

8930 Stanford Blvd., Columbia, MD 21045

Phone: (410)313-2691

Email: [rbricker@howardcountymd.gov](mailto:rbricker@howardcountymd.gov)



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**From:** [jcarney@bei-civilengineering.com](mailto:jcarney@bei-civilengineering.com) <[jcarney@bei-civilengineering.com](mailto:jcarney@bei-civilengineering.com)>

**Sent:** Thursday, June 16, 2022 10:57 AM

**To:** Bricker, Robert <[RBricker@howardcountymd.gov](mailto:RBricker@howardcountymd.gov)>

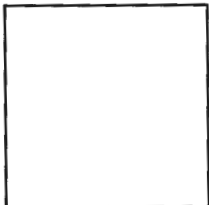
**Subject:** 6576 Prestwick Drive - Greene Field Lot 19

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Robert, I hope you time off was pleasant.

We submitted the perc testing plan, application and check for this lot in the middle of May. I was wondering if you had scheduled the testing directly with the owner of if we could schedule it now? Let me know the status. Thanks, John

John M. Carney, P.E.  
Benchmark Engineering, Inc.  
3300 North Ridge Road, Suite 140  
Ellicott City, MD 21043  
410-465-6105 ext. 1152



This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

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

August 2<sup>nd</sup>, 2022

TO: James Fraser, Applicants  
CC: John Carney, Benchmark Engineering Inc.  
RE: 6576 Prestwick Drive Percolation test results and data

To Whom It May Concern,

On June 28<sup>th</sup>, 2022, percolation tests were conducted as scheduled at 6576 Prestwick Drive. The proposed sewage disposal area (SDA) was thoroughly tested and evaluated this day. The test site was dominated by one main soil type, Gladstone loam (GbB), but there was variety in the soil at several different hole locations due to the downward sloping site which runs east to west on the property. Four perc holes were staked for testing A-D. I added holes E & F in an attempt to achieve a successful SDA re-design and worked with what the property afforded.

Locations A, D, C, B were dug in that order at their respective staked locations. Percs A, C, & B were labeled as a PASS. Hole "C" was tested at two different depths, the second depth keeps the future septic systems at a consistent install across the entire proposed SDA. As it turned out, the rate was much faster at the lower depth. Perc "D" was a FAIL due to UNSATISFACTORY soils. Perc D was an essential hole that ended up being lost for the proposed SDA re-configuration. I attempted to expand what I considered to be the usable area; thus, I went back to my first test hole that was a successful pass and designated two new perc locations for testing: holes E & F. Perc "E" was a FAIL due to UNSATISFACTORY soils & had very similar soils to failed hole "D." Hole "F" was strategically placed roughly 35 feet away from passing hole "A" & the hole had to be far enough away from previously failed test hole "3" from 1985. Proper distances were held from all previously failed holes and distances were measured off the driveway. There was some discrepancy between the perc plan and what was observed visually while out in the field. The site was thoroughly evaluated, and hole "F" was conceived due to the fact that there were multiple slow perc rates observed.

All evaluated locations must be field-located and illustrated on the Percolation Certification Plan. There is no guarantee that a complete 10,000 sf SDA can be created with only four adequate, passing holes.

Locations of percolation tests that 'PASS' are used to define the soils that are suitable for inclusion in an SDA proposed on the Percolation Certification Plan. The results and suitable areas for wastewater discharge are certified by the Approving Authority's signature of the Percolation Certification Plan. After the Percolation Certification Plan is signed by the Bureau of Environmental Health Director, the Health Department's Environmental Health Specialists may consider review and approval of the subdivision and permit proposals such as well or septic system permits and building permits.

If you have questions related to this report, you may reply to me via email, [zsilvast@howardcountymd.gov](mailto:zsilvast@howardcountymd.gov) , or call my desk, 410-313-1777.

Respectfully,

A handwritten signature in black ink that reads "Zackary Silvast". The signature is written in a cursive, slightly slanted style.

Zackary Silvast, REHS/RS, L.E.H.S.  
Plan Review Supervisor  
Well and Septic Program (*Howard County HD*)

Enclosures: Percolation Test Application and Field Worksheet

**RECEIPT**

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

Application: WS-PT-22-01546  
Application Type: EnvHealth/Well and Septic/Percolation Test/Application  
Address: 6576 Prestwick DR,

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Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
3999	2615	\$506.00	05/20/2022	JUKING		Perc Test / 6576 Prestwick Dr.

Work Description: Perc App/ Benchmark/ 6576 Prestwick Dr



## Silvast, Zackary

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**From:** Silvast, Zackary  
**Sent:** Wednesday, November 30, 2022 4:47 PM  
**To:** John Carney (jcarney@bei-civilengineering.com)  
**Cc:** Williams, Jeffrey  
**Subject:** regarding perc re-certification plan for 6576 Prestwick Drive (revisions required)

Good Afternoon John,

I have the following revision comments for this updated perc certification plan below.

1. **Currently the proposed SDA is extending beyond my most recent perc tests & the previous perc tests.**
  - a. 40' past "perc B & existing perc 3" ~
  - b. 20'-25' past "perc F & perc A & perc C" ~
  - c. This is too much.
2. **Need to show stormwater drainage area off of Prestwick Drive.**
3. **Need to fix broken contour lines along the entirety of the plat.**
4. **Need to show septic system on 6570 Prestwick Drive.**
  - a. At very least, make reference to its location.
5. **Need to label all houses & structures.**
6. **Correct general note #3, "private sewage disposal area."**
7. **Label septic tank size in GAL.**
8. **Label existing trenches as to be abandoned.**
  - a. Remove all other literature.

We look forward to your re-submittal. Thank you!

- ZS

**Zack Silvast (LEHS)**

*Plan Review Supervisor - Water & Sewer Division*  
410-313-1777

Environmental Health Bureau  
Howard County Health Department

## Notes for 6576 Prestwick Drive

1. Currently extending beyond perc tests & existing perc tests.

a. 40' past "perc B" & ex. "perc 3" ~

b. 20' past "perc F" & "perc A" & "perc C" ~

~~2.~~ Should slide 'Brown Oak Lane' over 15' ~ and utilize "Perc A" better

~~3.~~ Silt fence can come within 10' of SDA. \*

a. extend more usable area

b. Is that what MSHA class 1 R.P.-rap is?

1. label silt fence

✓ 4. Need to show storm water drainage areas off of Prestwick Drive.

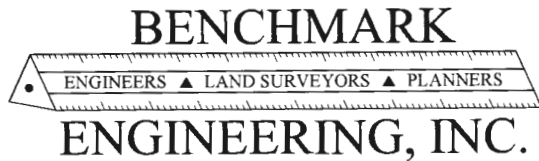
✓ 5. Fix broken contour lines on plat.

✓ 6. Correct note #3 private sewage disposal area.

7. Label tank size. (Ex. tank hindering rd placement) [maybe new tank?]

8. Label existing trenches to be abandoned.

a. remove other literature



Christopher A. Malagari, P.E., President  
Donald A. Mason, P.E., L.S., Vice President

Ellicott City, MD  
410-465-6105 410-465-6644 FAX

Zack Silvast, LEHS  
Well and Septic Program  
Bureau of Environmental Health  
8930 Stanford Boulevard, Columbia, MD 21045

December 02, 2022

Mr. Silvast:

Re: 6576 Prestwick Drive, Greene Fields, Lot 19 – Percolation Certification Plan Responses

Comments by Zack Silvast

1. **Currently the proposed SDA is extending beyond my most recent perc tests & the previous perc tests.**
  - a. 40' past "perc B & existing perc 3" ~
  - b. 20'-25' past "perc F & perc A & perc C" ~
  - c. This is too much.

*Response: The percolation area has been adjusted to more closely reflect the limits of the testing. Per your email of 12/01/22 it sounds like some area may be available east of percolation tests A, F and B due to Prestwick Drive being a closed section roadway without a roadside swale.*

2. **Need to show stormwater drainage area off of Prestwick Drive.**

*Response: There is no roadside swale along Prestwick Drive. There is no stormwater management in this area.*

3. **Need to fix broken contour lines along the entirety of the plat.**

*Response: The contour lines have been fixed. The model of the field run topographic survey had been damaged in the drawing and it is now fixed.*

4. **Need to show septic system on 6570 Prestwick Drive.**

- a. **At very least, make reference to its location.**

*Response: The viewport has been expanded to show part of the sewage disposal area and the trench layout for 6570 Prestwick Drive.*

5. **Need to label all houses & structures.**

*The existing structure and driveway on lot 18 (6570) has been labeled.*

6. **Correct general note #3, "private sewage disposal area."**

*Response: General Note 3 has been corrected.*

7. **Label septic tank size in GAL.**

*Response: The existing tank size has been labeled per information in the Health Department lot file.*

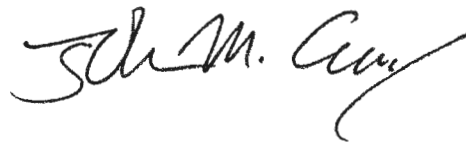
8. **Label existing trenches as to be abandoned.**

- a. **Remove all other literature.**

*Response: The trenches have been labeled as to be abandoned, other note removed.*

If you should have any questions, or require additional information, please do not hesitate to call me at 410-465-6105.

Sincerely,

A handwritten signature in black ink, appearing to read "John M. Carney". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

John M. Carney, P.E.

## Williams, Jeffrey

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**From:** jcarney@bei-civilengineering.com  
**Sent:** Wednesday, December 14, 2022 3:24 PM  
**To:** Williams, Jeffrey  
**Subject:** RE: Greenfields lot 19 PC

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Jeff, thank you for working to get this done. Those notes are fine to add. John

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Wednesday, December 14, 2022 3:03 PM  
**To:** John Carney (jcarney@bei-civilengineering.com) <jcarney@bei-civilengineering.com>  
**Subject:** Greenfields lot 19 PC

Hey John. I had some notes we need to add to the Greenfield lot 19 perc cert. Mike wanted to be able to sign this plan quickly, so I was opening up the option for me to adjust/add notes if you are open to it. The changes are:

1. Add a note stating that an OSDS plan for the replacement system must be submitted and approved and the replacement system with sleeve and existing trench abandonment is installed and approved under a septic permit prior to Health Department signature of a record plat.
2. Add a note stating that the tank location and sewage disposal area location are fenced off prior to Health Department signature of the record plat.

Let me know if I can add these notes. Thanks

Jeff Williams  
Deputy Director  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
410-313-4261  
[www.hchealth.org](http://www.hchealth.org)

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