

## Silvast, Zackary

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**From:** Silvast, Zackary  
**Sent:** Monday, August 28, 2023 3:15 PM  
**To:** Ron Thompson  
**Cc:** Ken Eads  
**Subject:** regarding perc cert for 3850 Folly Quarter Road  
**Attachments:** 3850 folly quarter road SDA redraw (example).jpg

To Whom It May Concern,

I have reviewed the Perc Cert submittal and have the following revision comments that should be addressed. Please see below.

1. **Please see the attached SDA redraw example that I have shown. (just a reference)**
  - a. **The next submittal should depict something close to this.**
  - b. **Obviously trying to pick up as much SDA sq. ft within a feasible margin.**
2. **Purpose statement needs to be more specific than what is provided.**
3. **3872 Folly Quarter's well must be located, even if you have to contact property owner.**
4. **3838 Folly Quarter Road needs to have more of their septic system shown than what is currently being displayed on plan, contact owner if you must.**
5. **Is shed non-permanent or on foundation? Should specify. (possibly pick up more SDA up there)**

We look forward to your swift correction and resubmittal. Thank you.

- ZS

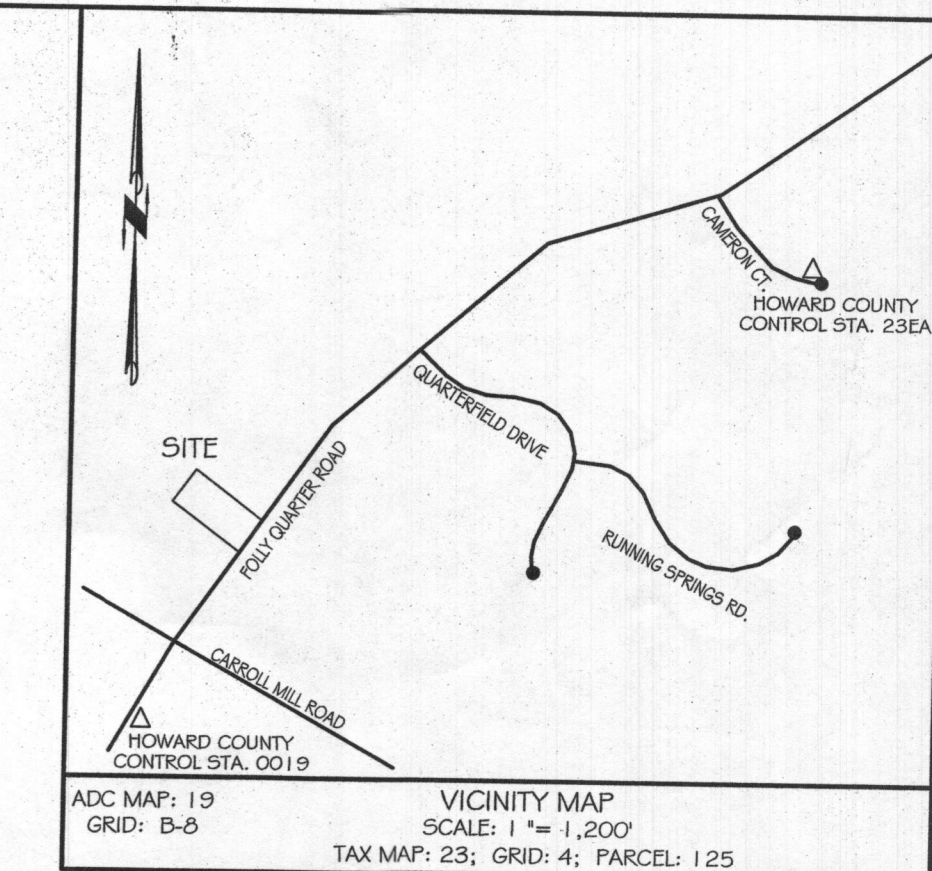
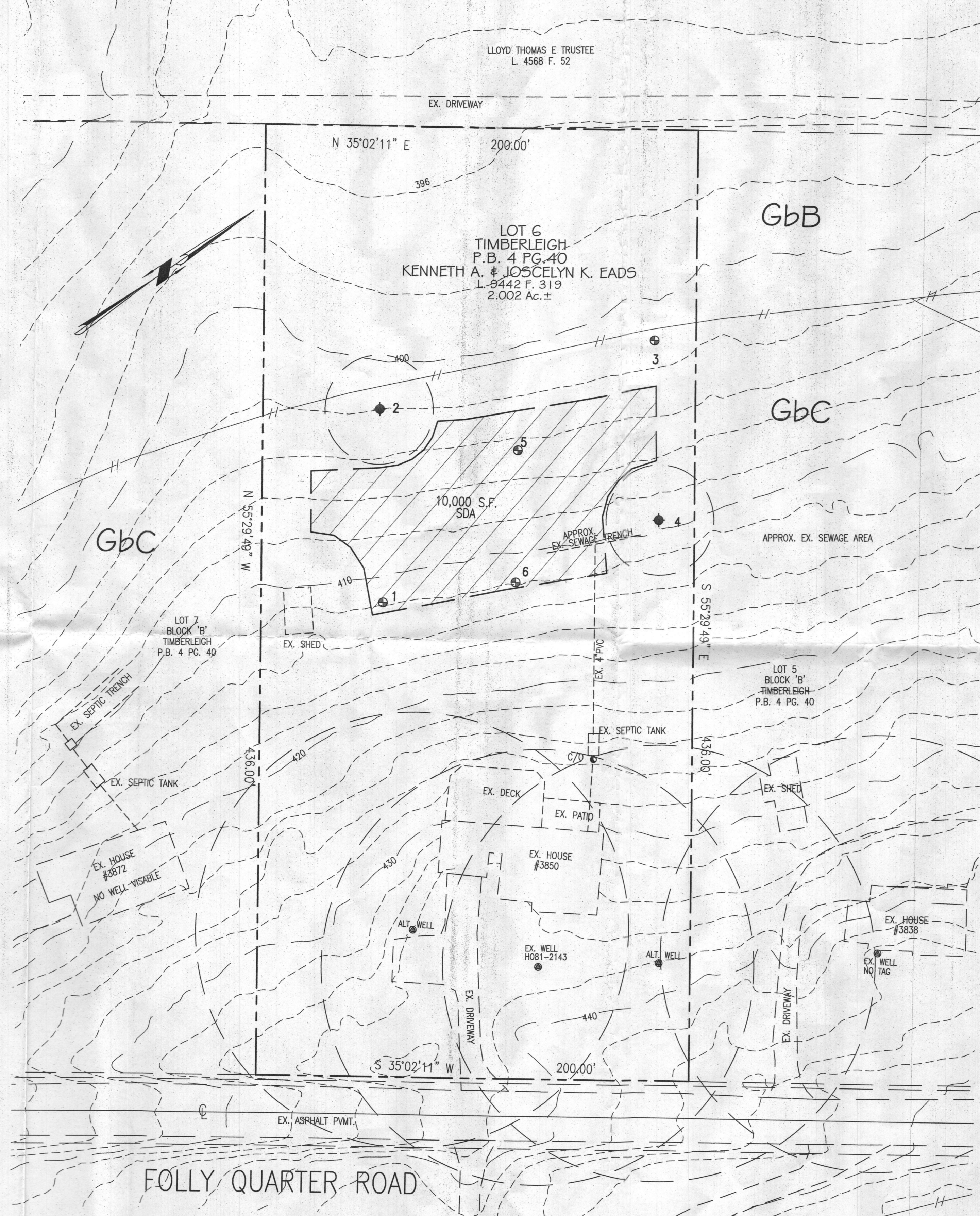
### **Zack Silvast (LEHS)**

*Plan Review Supervisor - Water & Sewer Division*

*410-313-1777*

Environmental Health Bureau

Howard County Health Department



- GENERAL NOTES:**
- OWNER: KENNETH A. & JOSCELYN K. EADS  
DEED REFERENCE: LIBER 9942 FOLIO 319  
DATE: AUGUST 18, 2005  
GRANTOR: BARRY WOLF & TONYA ADELSPERGER
  - TAX MAP: 23 GRID: 4 PARCEL: 125
  - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027000400P.
  - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD88.
  - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS 0019 & 23EA.
  - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS UNLESS OTHERWISE SHOWN HEREON.
  - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES AND ACCURATELY SHOWN.
  - SOIL TYPE: GLADSTONE (GBC) (GBB) SOIL WEB SURVEY MAP
  - ZONING DISTRICT: RC-DEO
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  - ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

**LEGEND**

THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.

(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

EX. WELL:

EX. HOUSE SITE:

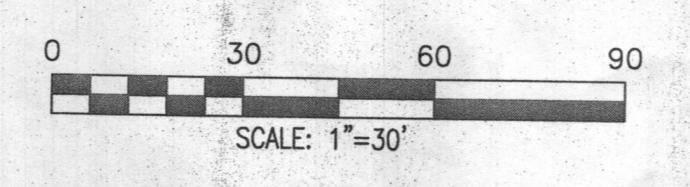
SOIL TYPE LINE:

*Revise.  
8/2 9/28/03*

THE PURPOSE OF THIS PERCOLATION TEST PLAN IS TO ESTABLISH AN ONSITE SEWAGE DISPOSAL AREA FOR LOT 6

APPROVED:  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE



**OWNER**  
KENNETH A. & JOSCELYN K. EADS  
3850 FOLLY QUARTER ROAD  
ELLCOTT CITY, MD.  
443-766-9496

**PROFESSIONAL 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. 18412, Expiration Date: 8-18-23.

DATE	REVISIONS

**PERCOLATION CERTIFICATION PLAN**  
LOT 6  
TIMBERLEIGH  
P.B. 4 PG. 40  
KENNETH A. & JOSCELYN K. EADS  
9442 F. 319  
3850 FOLLY QUARTER ROAD

TAX MAP: 23 ELECTION DISTRICT: No. 3 SCALE: 1" = 30'  
GRID NO: 4 HOWARD COUNTY, MARYLAND DATE: AUGUST, 2023  
PARCEL NO: 125 EX. ZONING: RC-DEO SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown

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

July 19, 2023  
Final Edit: July 27<sup>th</sup> - 28<sup>th</sup>

TO: Ken Eads, Applicants  
CC: Ron Thompson, VanMar Associates Inc.  
RE: 3850 Folly Quarter Road percolation test results and data

To Whom It May Concern,

On July 11<sup>th</sup>, percolation tests were conducted as scheduled at 3850 Folly Quarter Road. The proposed sewage disposal area (SDA) was thoroughly tested and evaluated this day. The test site was dominated by one soil type, Gladstone loam (GbC, GbB). The backyard site had a downward sloping average of 10-15 percent, this made repositioning the SDA more difficult with two failed holes while trying to envision future sewage disposal. Originally, five perc holes were staked for testing 1-5. Holes 3, 5, and were dug at their staked locations while holes 4, 6, and 1 were spread out with intentions of gaining more usable SDA. The purpose of our testing today was to establish a sewage disposal area for the subject property as the existing structure was originally built in 1963 without an SDA. The property owner has taken the recommended path in order to gain approval of his proposed building permit involving a residential addition.

We started the day out by testing the two lowest holes first. Holes 3 & 2 both ran the gauntlet going the distance with water powered with measurements taken in the last instance. Hole 3 was designated as a PASS, just barely meeting the longest allowable rate for a conventional drainfield perc. Unfortunately, hole 2 had an extremely high clay content and was designated as a FAIL and was pulled after 35 minutes had eclipsed without achieving a passable rate. Hole 5 was not looking promising until the soil really loosened up around 6.5 feet in depth. We were able to test at an 8' depth and got the best perc rate of the day at "hole 5" and was designated as a PASS. We moved to hole 4 and I had a feeling just looking at the soil that it was going to be very difficult to perc this one based on tight and compacted soils with heavy silt/clay features throughout the entirety of the soil profile. We tested at 7' depth first and then at the end of the day re-tested one foot lower to see if a more desirable rate could be attained; unfortunately, both tests did not pass and were labeled as FAILS. In an attempt to maximize our potential SDA, I chose to do an extra perc hole higher than holes 4 and 5. "Hole 6" was the added hole in the field and consequently originally staked "hole 1" was pushed northeast as far as I could get while keeping distance from the existing shed and enough distance away from FAILED "hole 2." Holes 6 and 1 had good perc rates and both designated as PASSING.

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, and one of those passing holes just barely making the cut. It will be up to the hired engineer to produce an adequate percolation certification plan that is both mindful of the failing holes while also keeping true to the task at hand which was a 10,000 square foot Sewage Disposal Area.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. 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, OSDS plan, and permit proposals such as well or septic system permits and building permits. These designated areas must be at least 10,000 sq.ft in size and large enough to accommodate 3 systems (initial/existing and two replacements). If 3 systems cannot fit, the Health Department may consider allowing 2 systems (initial and 1 replacement) which will require Best Available Technology (BAT).

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, flowing 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

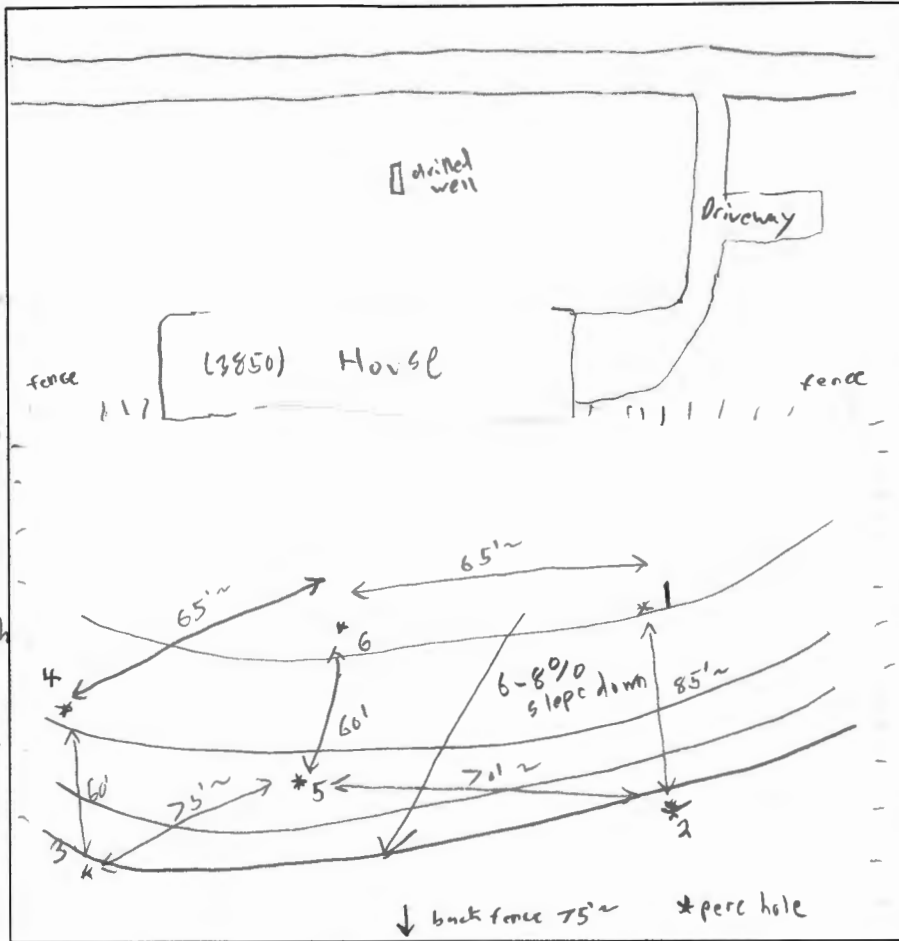
# 3850 Folly Quarter Rd

AP

**"3"**  
 0-5" top soil  
 5'-2' Tan CL (angular)  
 2'-3' Tan/Reddish CL (tight) sub angular  
 3'-5' Red/Tan Clay (angular)  
 5'-6' Tan/Red (pinkish) SCL (semi-friable) loose, some stick  
 6'-9' Br./Tan/Pink SL (friable) w/ 5% silt/clay deposits  
 9'-11' Pink/white/Reddish SCL w/ silt (loose, friable)  
 WT @ 11'

**"2"**  
 0-4" top soil / Br. L  
 4'-1 1/2' Tan/Br. CL dry, hard, blocky  
 1 1/2'-3' Red/Br Heavy CL (angular)  
 3'-6' Red/Tanish Clay  
 6'-8' Red/Tan SCL w/ gravel (slightly tight)  
 8'-11' Red/Tan/Pink SL w/ gravel & silt semi-friable (looser)

**wte 11'**  
**"5"**  
 0-4" top soil  
 4'-1 1/2' Br. CL w/ roots sub-angular platy  
 1 1/2'-2' Red/Br. CL (tight, semi-friable)  
 2'-3' Red/Tan SL (platy, mica) loose  
 3'-6' Red Clay (blocky)  
 6'-7' Red SCL (super compact, tight)  
 7'-8' Red/Br. SCL (mainly SL (loose) w/ gravel)  
 8'-12' Br. Red SL w/ gravel some silt (friable)  
 WT @ 12'



**"4"**  
 0-4" top soil  
 4'-1 1/2' Br. Med CL (hard)  
 1 1/2'-5' Tan/Reddish Clay (blocky/ angular) (hard)  
 5'-6' Red/Tan Heavy CL (sub-angular) light  
 6'-7' Br. Red/Gray SCL (semi-friable, slightly platy)  
 7'-9' Br./Yellow/Gray/white SCL (friable, looser)  
 9'-12' Tan/Pink/white LS w/ silt deposits (loose) dry @ 12'

**"6"**  
 0-5" top soil  
 5'-2' Br. Tan CL w/ roots  
 2'-4' Br./Reddish Heavy CL  
 4'-6' Red/Br./Grayish SCL w/ mica sub-angular, sticky  
 6'-8' Br. Red SL (friable, loose)  
 8'-12' Tan/Br. LS (loose) dry @ 12' WT @ 12 1/2'

**"1"**  
 0-3" top soil  
 3'-2 1/2' Tan/Br. CL (blocky)  
 2 1/2'-5' Red clay (tight, angular)  
 5'-6' Red Br. CL heavy (platy)  
 6'-7' Red/Br SCL (tight semi-angular/ semi-friable)  
 7'-10' Pink/Tan/Red SL w/ silt (loose)  
 10'-12' Tan/Red SL w/ silt deposits WT @ 12 1/2' ~

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
7/11/23	3	6'	9:57am	10:13am	10:43am	30mp	P
7/11/23	2	7'	10:15am	10:43am	>30mp	pull	F
7/11/23	5	8'	10:46am	10:51am	10:55am	4mp	P
7/11/23	4	7'	11:19am	11:37am	>30mp	pull	F
7/11/23	6	7'	11:49am	11:52am	11:57am	5mp	P
7/11/23	1	8'	12:15pm	12:22pm	12:34pm	12mp	P
7/11/23	4	8' (re-shelf)	12:26pm	12:47pm	>30mp		F

REMARKS shifted SDA to gain area after 1/2 failed holes  
 SANITARIAN Zack Silvast BACKHOE Jamie - SL OTHERS \_\_\_\_\_  
 TEST HOLES USED IN SDA 3, 5, 6, 1 AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_



## Ron Thompson

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**To:** Silvast, Zackary  
**Subject:** RE: regarding 3850 Folly Quarter Road Perc Plan and revision comments

Responses below in Red.

Ronald E. Thompson, PE\*  
VANMAR ASSOCIATES  
310 South Main Street PO Box 328  
Mount Airy, Maryland 21771  
O 301-829-2890 / C 443-421-2164 / F 301-831-5603

*(\*licensed in MD, VA, DE, DC, SC, GA, FL, NC, MA)*

**From:** Silvast, Zackary <zsilvast@howardcountymd.gov>  
**Sent:** Tuesday, June 6, 2023 9:30 AM  
**To:** Ron Thompson <ron@vanmar.com>  
**Cc:** Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** regarding 3850 Folly Quarter Road Perc Plan and revision comments

To Whom It May Concern,

The perc app plan for 3850 Folly Quarter Road has been thoroughly reviewed and I have the following revision comments that need to be addressed. See below.

- 1. Need to provide the well tag number for 3850 Folly Quarter Road. If one does not exist, it should be labeled as "drilled well, no tag" or described accurately if something different.**  
Response: Well tag number for 3850 Folly Quarter Road is provided.
- 2. Need to provide two alternate well sites.**  
Response: Two alternative well sites are now shown.
- 3. Need to show well and septic for existing house 3838 Folly Quarter Road.**  
Response: Existing well with no tag is shown. There are no septic records. Approximate location shown.
- 4. Need to show well and septic for existing house 3872 Folly Quarter Road.**  
Response: Field survey – house is not lived in and no well visible. Existing septic system is shown.
- 5. Need to differentiate proposed SDAs from existing SDAs.**
  - a. Lot 6 should be labeled as a proposed SDA.**  
Response: Lot 6 labeled as proposed.
- 6. Need to provide a purpose statement in its own box below SDA note.**  
Response: Purpose statement provided.
- 7. Need to revise all appropriate notes to say "Sewage Disposal Area" vs sewerage easement. And septic area.**
  - a. Applicable notes: SDA note, general note 11.**  
Response: All notes revised to "Sewage Disposal Area".
- 8. Should provide size of existing septic tank.**  
Response: Available information did not provide septic tank size. It will need to be determined at the time of perc testing.
- 9. Should show existing septic system: either dry well or drainfields. Accurately!**  
Response: Existing system is shown accurately from records.
- 10. Need to either show upgrade or abandonment of existing system and label appropriately.**

**Response:** There is no proposed upgrade or abandonment of the existing system. The owner is proposing to add 175 sf of living space. There will be no change in the number of bedrooms.

Perc testing is being completed to establish a SDA. At the time of testing the existing system is to be evaluated.

**11. I would like 15-20 feet off of that fence in the back as far as proposed perc holes.**

**a. Label fence? I'm assuming that's what it is or an electric line.**

**Response:** The line is a soil line and not a fence or electric line. It has been added to the legend.

**12. Overall SDA location looks good.**

**13. Missing 200' downgradient well mention from note #6.**

**Response:** Downgradient well for 3838 Folly Quarter Road is now shown.

We look forward to your corrections and resubmittal. Thank you.

- ZS

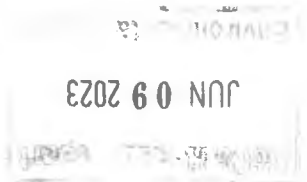
**Zack Silvast (LEHS)**

*Plan Review Supervisor - Water & Sewer Division*

**410-313-1777**

Environmental Health Bureau

Howard County Health Department



Real Property Data Search ( )  
 Search Result for HOWARD COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 287122

**Owner Information**

Owner Name: EADS KENNETH ALAN      Use: RESIDENTIAL  
 EADS JOSCELYN KATHERINE T/EPrincipal Residence: YES  
 Mailing Address: 3850 FOLLY QUARTER RD      Deed Reference: /09442/ 00319  
 ELLICOTT CITY MD 21042-1414

**Location & Structure Information**

Premises Address: 3850 FOLLY QUARTER RD      Legal Description: LOT NO 6 BL B  
 ELLICOTT CITY 21042-0000      3850 FOLLY QUARTER ROAD  
 TIMBERLEIGH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0023 0014 0125 3020202.14 2002 6 2022 Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1963	1,470 SF	800 SF	2.0000 AC	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	FRAME/4	2 full	1 Attached

**Value Information**

	Base Value	Value		
		As of	Phase-in Assessments	
		01/01/2022	As of	As of
Land:	250,000	261,200	07/01/2022	07/01/2023
Improvements	209,400	218,700		
Total:	459,400	479,900	466,233	473,067
Preferential Land:	0	0		

**Transfer Information**

Seller: WOLF BARRY	Date: 08/31/2005	Price: \$530,000
Type: ARMS LENGTH IMPROVED	Deed1: /09442/ 00319	Deed2:
Seller: HESSE PHILIP W	Date: 06/15/2004	Price: \$425,000
Type: ARMS LENGTH IMPROVED	Deed1: /08404/ 00687	Deed2:
Seller: HESSE PHILIP W	Date: 05/28/1987	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01660/ 00298	Deed2:

**Exemption Information**

Partial Exempt Assessments:Class	07/01/2022	07/01/2023
County:	0.00	
State:	0.00	
Municipal:	0.00 0.00	0.00 0.00

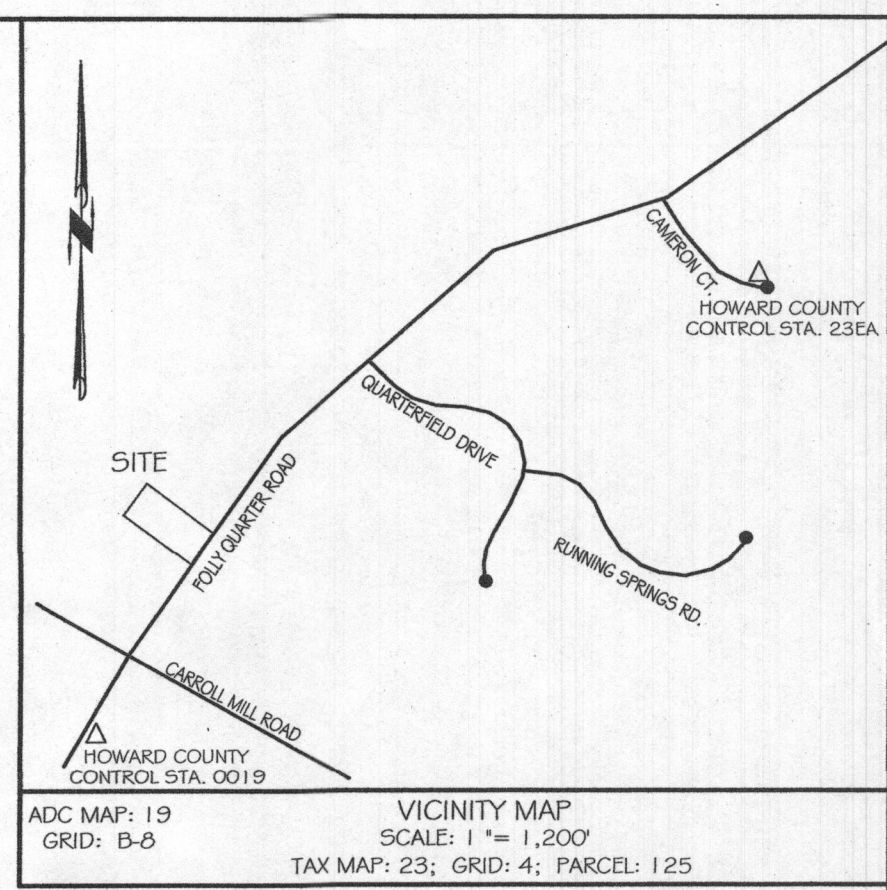
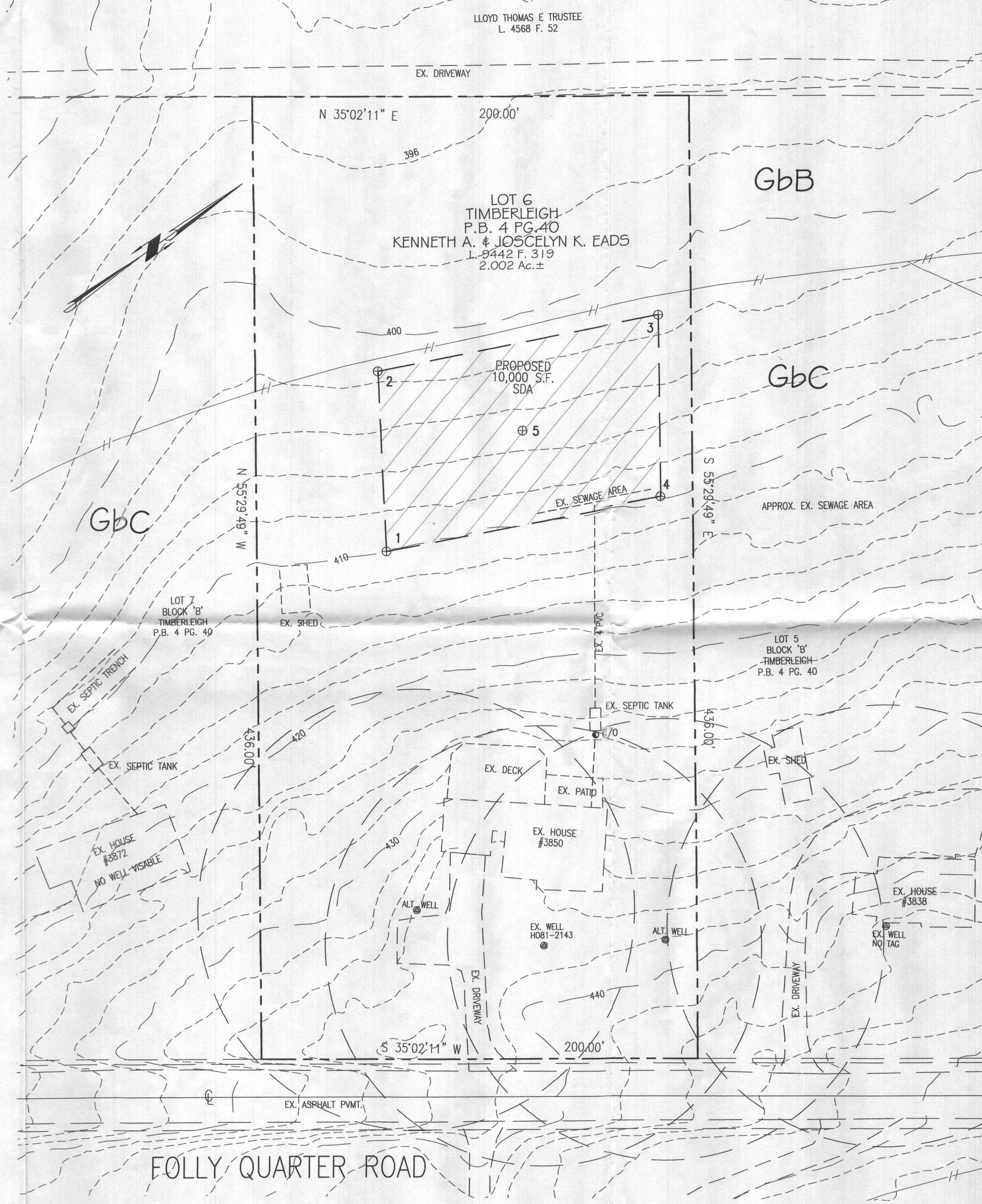
Special Tax Recapture: None

**Homestead Application Information**

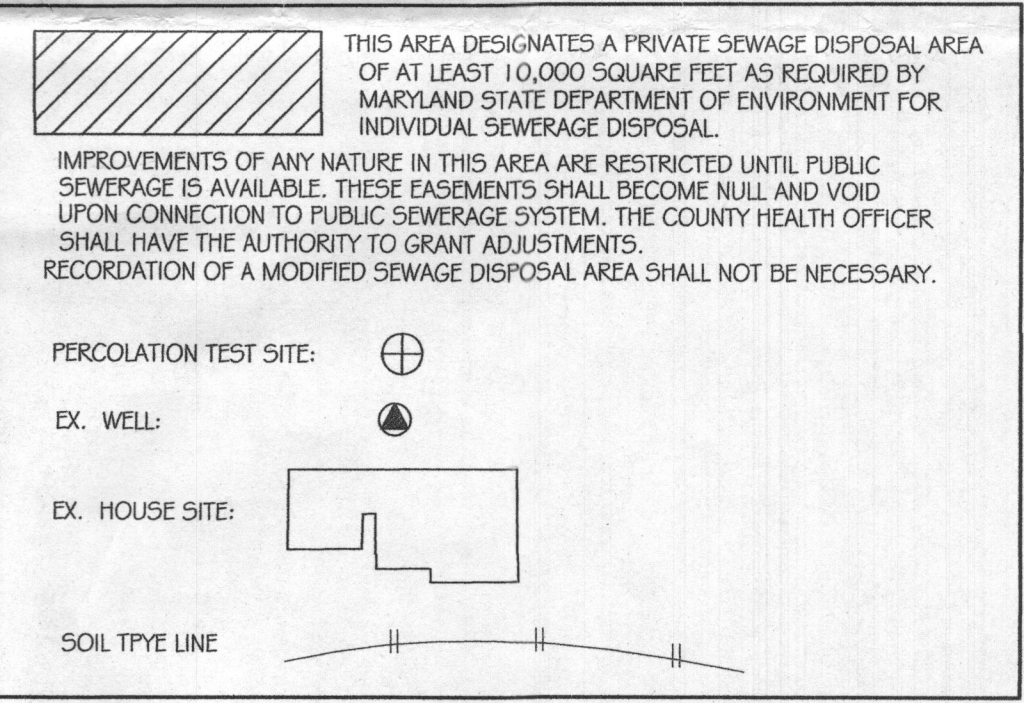
Homestead Application Status: Approved 11/06/2012

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application      Date:



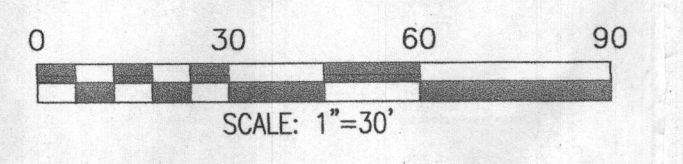
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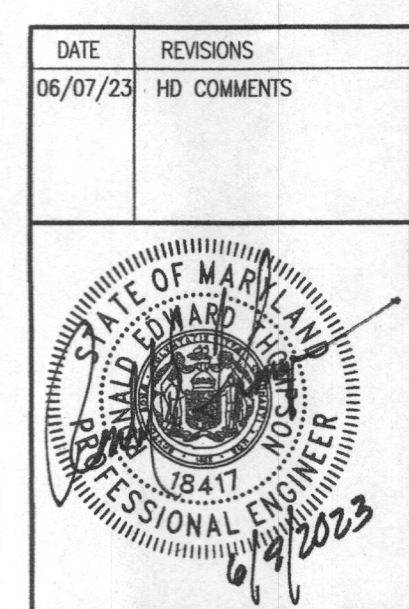
APPROVED:  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER      DATE



**OWNER**  
KENNETH A. & JOSCELYN K. EADS  
3850 FOLLY QUARTER ROAD  
ELLCOTT CITY, MD.  
443-766-9496

PROFESSIONAL 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. 18417, Expiration Date: 9-18-23.



DATE 06/07/23	REVISIONS HD COMMENTS	<b>PERCOLATION TEST PLAN</b>	
		LOT 6 TIMBERLEIGH P.B. 4 PG. 40 KENNETH A. & JOSCELYN K. EADS L. 9442 F. 319 3850 FOLLY QUARTER ROAD	
TAX MAP: 23	ELECTION DISTRICT: No. 3	SCALE: 1" = 30'	
GRID NO: 4	HOWARD COUNTY, MARYLAND	DATE: MAY, 2023	
PARCEL NO: 125	EX. ZONING: RC-DEO	SHEET 1 OF 1	
<b>VANMAR ASSOCIATES, INC.</b> Engineers Surveyors Planners 310 South Main Street Mount Airy, Maryland 21771 (301) 829-2890 (301) 831-5015 (410) 549-2751 Fax (301) 831-5603 ©Copyright, Latest Date Shown			

## Silvast, Zackary

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**From:** Silvast, Zackary  
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**Cc:** Eshenbaugh, Melanie; Williams, Jeffrey  
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### **Zack Silvast (LEHS)**

*Plan Review Supervisor - Water & Sewer Division*

*410-313-1777*

Environmental Health Bureau

Howard County Health Department

Fogle's Septic Clean, Inc.  
580 Obrecht Road  
Phone 410-795-5670



JEFF

Job Notes 10/9/2023

Job Location		Billing Information	
KEN EADS 3850 FOLLY QUARTER RD ELLCOTT CITY, MD 21042		KEN EADS 3850 FOLLY QUARTER RD ELLCOTT CITY, MD 21042	
Phone	443-766-9496	E-mail	Ken.Eads@outlook.com
Alt. Phone			

**Job Notes**

\*\*\*\* Call ahead \*\*\*\*

Check tank composition - metal concrete or block 1,250 Gallons  
May not be able to get cap off tank  
Homeowner mentioned previous company had to remove standpipe to pump  
If cap is seized give quote to replace standpipe

