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

MEMORANDUM

Sent via email to:

dave@potomacvalleycontractors.com

TO: Dave Edwards

FROM: Kevin M. Wolf, LEHS, REHS/RS,
Supervisor Groundwater Mgmt. Sec.
Well & Septic Program

DATE: September 12, 2022

RE: 3663 Hipsley Mill Road
Woodbine, MD 21797
M. 20 P. 42 2.41AC (Demolition of existing house, future plans unknown)

This is to advise that the Howard County Health Department recommends issuance of the demolition permit for the above referenced property.

The existing septic system has been properly located and pumped out and capped off on the inlet side of the tank. Documentation of this process has been submitted to the Health Dept. for review and is currently with the file.

The existing well (tag unknown) was property located and capped off close to the well head. Protective devices should remain in place around the well during demolition.

Future plans to rebuild on the subject property will require a percolation certification (PC) plan per Howard County regulations. The owner was made aware that percolation testing will need to occur along with a PC plan prior to approving any building permit on the referenced property. The existing septic system may not be adequate for any new proposal and may need to be abandoned and sealed. The existing well on the property may also need to be reworked or a new well to be drilled meeting current construction.

IF ANY WELL OR SEPTIC COMPONENTS ARE FOUND DURING SITE WORK, YOU MUST NOTIFY THIS OFFICE IMMEDIATELY!!

KMW

Cc: File

Wolf, Kevin

From: Wolf, Kevin
Sent: Thursday, September 1, 2022 11:27 AM
To: Brooke Fox
Cc: Dave Edwards
Subject: RE: Demolition Request | 3663 Hipsley Mill Rd

Brooke,

I was trying to get your email to keep you in the loop. If I remember correctly when we spoke, the house has burned pretty much rendering the house un-inhabitable. Based on our conversations over the phone, you were made aware of the need for percolation testing and the development of a percolation certification plan when the future property owner goes to apply for a sfd building permit. For the purpose of the raze permit release from the Health Department, we will need a disconnect letter for the septic and well, pictures showing the disconnect and a quick as-built showing the location of the disconnect. I can issue our release letter for the demo once this information is received.

Kevin

From: Brooke Fox <brookefoxrealty@gmail.com>
Sent: Thursday, September 1, 2022 9:05 AM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: Re: Demolition Request | 3663 Hipsley Mill Rd

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

Good morning;

Dave Edwards sent me your most recent email below.

It was my understanding when you and I spoke in mid-August that pumping septic and disconnecting/capping off the lines for septic/well would be sufficient for you to release the permit to Dave once he sent documentation and photos to you.

To clarify; is that still accurate?

Or does your email indicate you are now requiring the septic tank to be collapsed?

The information has been confusing.

If you can respond to this email I would greatly appreciate it.

Thanks.

Brooke Fox

Sent from my iPhone

On Sep 1, 2022, at 8:44 AM, Wolf, Kevin <KWolf@howardcountymd.gov> wrote:

FYI

From: Dave Edwards <dave@potomacvalleycontractors.com>
Sent: Wednesday, August 31, 2022 5:29 PM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: Re: Demolition Request | 3663 Hipsley Mill Rd

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

On Wed, Aug 31, 2022 at 3:33 PM Wolf, Kevin <KWolf@howardcountymd.gov> wrote:

Dave,

Brooke Fox reached out to me. I do not have her email. Can you please forward her this correspondence.

Thanks

Kevin

From: Wolf, Kevin
Sent: Friday, August 19, 2022 9:49 AM
To: Dave Edwards <dave@potomacvalleycontractors.com>
Subject: RE: Demolition Request | [3663 Hipsley Mill Rd](#)

Septic abandonment does not require to be removed offsite unless there is an environmental phase assessment required. Pumped, collapsed and filled in with clean fill. Pictures before and after, and as built showing the location should suffice.

Kevin

From: Dave Edwards <dave@potomacvalleycontractors.com>
Sent: Thursday, August 18, 2022 7:00 PM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: Re: Demolition Request | [3663 Hipsley Mill Rd](#)

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

Thank you for getting back to me so soon Mr Wolf. I do have a question, I will also try to call in the morning.

I will get the septic pumping organized. As far as the abandonment. What are your requirements for abandonment? Does it have to be filled? Removed?

Thanks you,

Dave Edwards

On Thu, Aug 18, 2022 at 12:46 PM Wolf, Kevin <KWolf@howardcountymd.gov> wrote:

Mr. Edwards,

I have received your demo request for the above referenced property. I wanted to share some information that maybe you can pass along to the property owner about the process here before we issue the release for the demolition. The subject property has no current percolation testing data which would help support the submittal of a new single family dwelling (SFD). Without passing percolation testing data, once demolition occurs, there is no guarantee the soils will support a new SFD. Choosing to do the percolation testing now while the house has not been razed gives the owner more options. Please let me know how you want to proceed.

If you are good with moving forward as is, I will need the following items to complete the demo request:

1. Copy of the septic pump out from a Scavenger company
2. Letter from a septic company indicating the septic abandonment (i.e. who, when, how, etc.)
3. Pictures, before and after for item # 2.
4. Well abandonment report from a MD Licensed well driller

Let me know if you have any questions regarding the information above.

Thanks,

Kevin M. Wolf, LEHS, REHS/RS

Groundwater Mgmt. Sec. Supervisor

Well & Septic Program

Howard County Health Department

8930 Stanford Blvd.

Columbia, MD 21045

410-313-2645 (Office)

410-313-2648 (Fax)

www.hchealth.org

kwolf@howardcountymd.gov



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From: Dave Edwards <dave@potomacvalleycontractors.com>
Sent: Tuesday, August 16, 2022 11:16 AM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: Demolition of 3663 Hipsley Mill Rd (well and septic)

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

Good morning Ms Wolf,

Attached is the request form to demolish the dwelling at 3663 Hipsley Mill Rd, due to excessive fire damage. The client plans to rebuild at a later date. We are all set with the permit application and the letter from Potomac Edison, we just need clearance from Howard County Health Department, to get this in motion and begin clean up. The septic and well will stay in tact for future build.

--

Thank you,

Dave Edwards

Potomac Valley Contractors

Main: 301-401-3402

Direct: 301-693-9681

www.Potomacvalleycontractors.com

" We don't just build buildings, we build culture"

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Thank you,

Dave Edwards

The logo for Freedom Septic Service, Inc. features a dark, curved shape on the left side that tapers to the right, resembling a stylized wave or a partial arc. The text "Freedom Septic Service, Inc." is positioned to the right of this shape, with "Freedom Septic" on the top line and "Service, Inc." on the line below.

Freedom Septic
Service, Inc.

2809 Liberty Rd.
Sykesville, MD 21784
410-795-2947

8/26/2022

To Whom It May Concern:

3663 Hipsley Mill Rd Woodbine, MD 21797

Freedom Septic went out to pump out septic, and the tank was empty, so we did not have to pump out.

Sincerely,

Freedom Septic

3663 Hipsley Mill Road – Pictures of ex. well capped off, ex. septic capped off. Completed on 9/1/2022



3663 Hipsley Mill Road – Pictures of ex. well capped off, ex. septic capped off. Completed on 9/1/2022



Wolf, Kevin

From: Wolf, Kevin
Sent: Thursday, August 18, 2022 12:47 PM
To: Dave Edwards
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Mr. Edwards,

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Kevin M. Wolf, LEHS, REHS/RS
Groundwater Mgmt. Sec. Supervisor
Well & Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045
410-313-2645 (Office)
410-313-2648 (Fax)
www.hchealth.org
kwolf@howardcountymd.gov



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Thank you,

Dave Edwards
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Direct: 301-693-9681
www.Potomacvalleycontractors.com

" We don't just build buildings, we build culture"

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

Demolition Request Form
 (Fill in all blanks)

Information of Property to be demolished:

KAREN DANIEL, P.R. 3663 HIPSLEY MILL RD. WOODBINE
 Current Owner's Name Property Address
CABIN RIVER FARMS 8
 Subdivision (if applicable) Lot #
MICHAEL SCHAPPEL (deceased) 0020 42 1404323432
 All Prior Owners' Names (if requested or known) Tax Map Parcel # Tax ID #


FIRE
 Purpose/Reason for Demolition
RE-BUILD NEW DWELLING
 Future plans of property after demo (i.e. subdivision, parking lot, re-build new house, etc...)

If a subdivision, SDP# _____ Has the structure(s) been deemed unsafe by DILP YES ___ NO

UTILITY RECORDS:

Property currently connected to public water ___ YES NO
 Property currently connected to public sewer ___ YES NO
 Does the property currently have any wells and/or septic systems YES ___ NO
 → Explain:

*Note: Any wells and/or septic systems that are to remain may require an approved percolation certification plan under *Howard County Code Sec. 3.805*
 *Note: Any septic systems that are to be abandoned must be done by a septic contractor with documentation of the process.
 *Note: All abandoned wells are to be sealed by a well driller licensed by the Maryland State Board of Well Drillers *COMAR Sec 26.04.04.11 Abandonment Standards D (3)*
COMMENTS:

David Edwards (Contractor)
Potomac Valley Contractors
 Applicant's Name (please print) 301-676-9909
 Applicant's Phone #
Dave@PotomacValleyContractors.com
 Applicant's Email N/A
 Applicant's Fax #

 Applicant's Signature 8/16/22
 Date

(revised 10-25-18 MJD)

PotomacEdison

A FirstEnergy Company

2901 Back Acre Circle

Mt. Airy, MD 21771

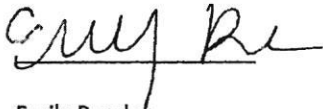
Thursday, August 11, 2022

Re: Electric Service Removal: 3663 Hipsley Mill Rd, Woodbine, MD 21797
Work Request # 62089600

Attn: To Whom It May Concern,

The electric service has been removed from the old structures at the above-mentioned address as requested by the property owner. It is our understanding that the building will be demolished. Please note that prior to any installation of new electrical services at this site, all electrical work will need to be inspected by the appropriate county electrical inspector.

Regards,



Emily Reeder
Distribution Technician II
ereeder@firstenergycorp.com
301-829-7006

not to scale

