

**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](http://www.hchealth.org)  
 Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

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

RECEIPT DATE: 8-11-23 **ONSITE SEWAGE DISPOSAL SYSTEM** P 57493

APPROVAL DATE: 8/18/23 **PERMIT: Tank Replacement** A \_\_\_\_\_

PROPERTY ADDRESS: 1258 Emmaus Road

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ TAX ID: \_\_\_\_\_

CONTRACTOR: Fogles Septic Clean Inc. EMAIL: kim@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784 PHONE: 410-795-5670

PROPERTY OWNER: Michael and Mary Beth Russo EMAIL: \_\_\_\_\_

OWNER ADDRESS: 1258 Emmaus Road, Woodbine, MD 21797 PHONE: \_\_\_\_\_

SEPTIC TANK SIZE (GALLONS): 1500 GAL TANK MANUFACTURER: Mayer Bros

PUMP MODEL: \_\_\_\_\_ PUMP SIZE \_\_\_\_\_ PUMP TANK CAPACITY: \_\_\_\_\_

DISTRIBUTION SYSTEM:  GRAVITY  PRESSURE DOSED BEDROOMS: \_\_\_\_\_ APPLICATION RATE: \_\_\_\_\_

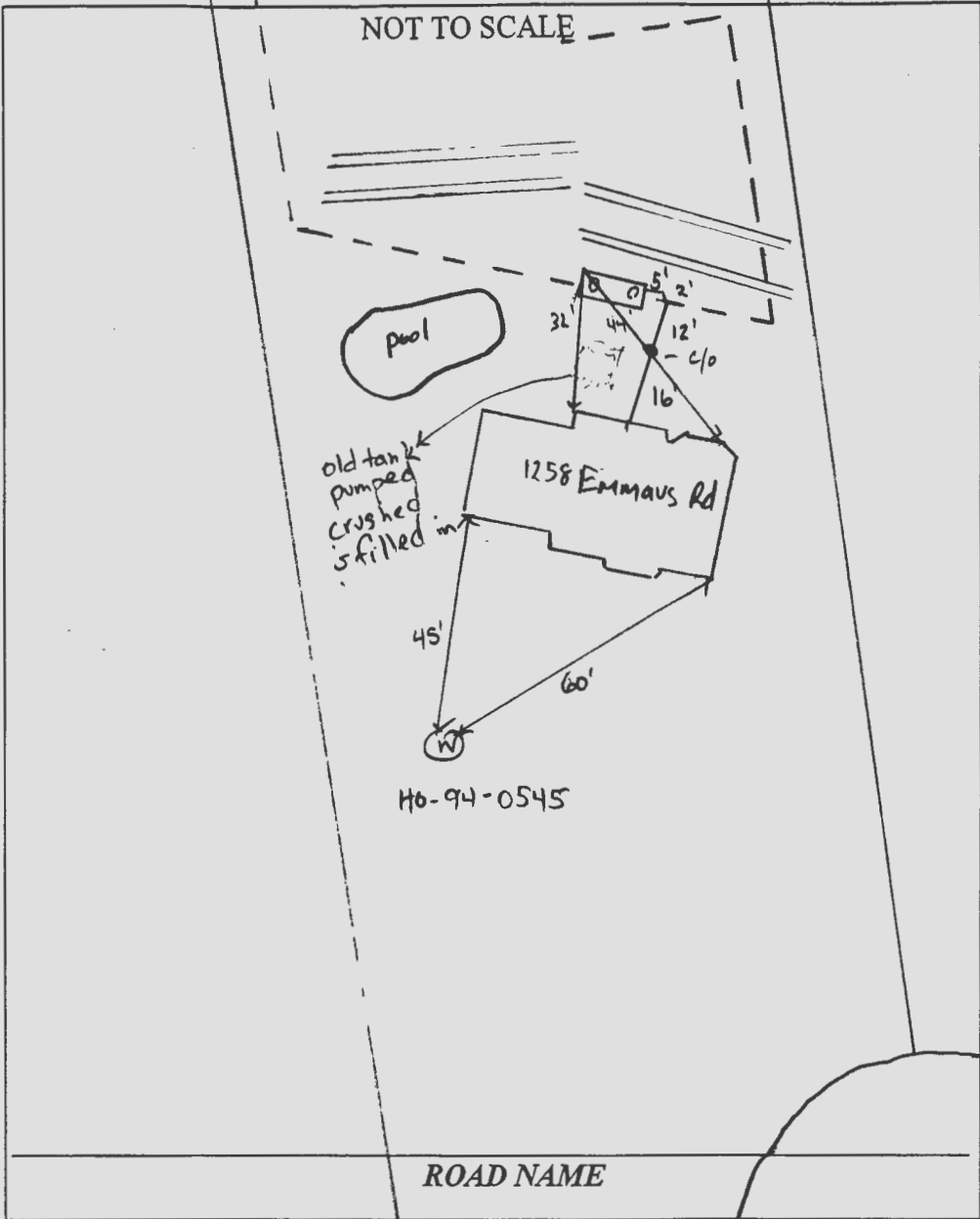
TRENCHES:	LINEAR FEET REQUIRED: _____	INLET DEPTH: _____
	TRENCH WIDTH: _____	MAXIMUM BOTTOM DEPTH: _____
	MINIMUM SPACE BETWEEN TRENCHES: _____	EFFECTIVE AREA BEGINNING DEPTH: _____
LOCATION:	<b>PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.</b>	
NOTES:	Existing 1250-gallon tank will need to be pumped, disconnected, and abandoned. See waiver request/revised per plan for details of tank relocation.	

ISSUED BY: M/E - Renee ISSUE DATE: 8-15-23 EXPIRATION DATE: 8-11-24

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM  
 ELECTRICAL PERMIT ISSUED E N/A
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.  
 PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.  
 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

NOT TO SCALE



ROAD NAME

**TRENCH/DRAINFIELD DATA**

WIDTH INLET BOTTOM

NUMBER OF TRENCHES

TOTAL LENGTH

ABSORPTION AREA

DISTRIBUTION BOX LEVEL

DISTRIBUTION BOX BAFFLE

DISTRIBUTION BOX PORT

**SEPTIC TANK DATA**

SEPTIC TANK 1 LEVEL yes

MANUFACTURER Mayer Bros

CAPACITY 1500 GAL

SEAM LOC top

TANK LID DEPTH 3'

BAFFLES front 6" / back 4"

BAFFLE FILTER -

MANHOLE LOC front / back

6" PORT LOC -

WATERTIGHT TEST -

SLOTTED yes

DATE ON LID 7/11/23

PUMP/SEPTIC TANK LEVEL

MANUFACTURER

CAPACITY GAL

SEAM LOC

TANK LID DEPTH

BAFFLES

BAFFLE FILTER

MANHOLE LOC

6" PORT LOC

WATERTIGHT TEST

SLOTTED

DATE ON LID

PRE-CONSTRUCTION:

8/18/23 - contractor called it in for a final - no pre-con ever scheduled - @

INSTALLATION:

8/18/23 - STC & tank install completed, baffles & risers good, old tank pumped, crushed & filled in, ok to backfill @

FINAL INSPECTOR

R. Rappaport

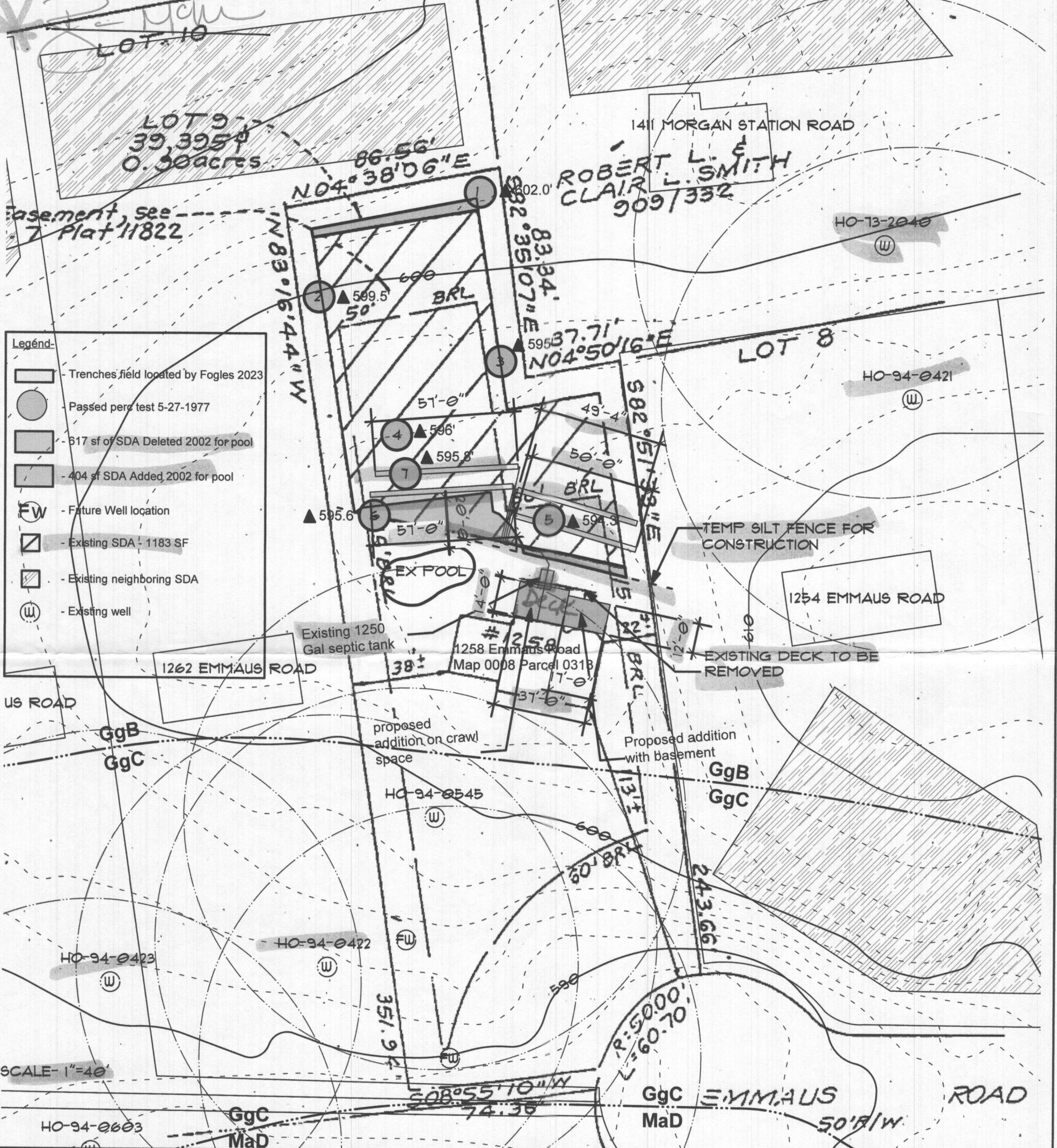
DATE OF APPROVAL

8/18/23

Perc cert plan for  
 Property owner- Michael Russo  
 1258 Emmaus Road  
 Woodbine, MD 21797  
 (301) 502-5473  
 Plan prepared by Ryan McWhorter  
 (410) 984-5813

SCALE- 1"=40'

I certify that the information shown herein is based on field work performed by me, and is correct, to the best of my knowledge and belief



**General Notes**

1. Any changes to a private sewage easement shall require a revised percolation certification plan
2. The topography of this plat is taken from Howard County GIS and is verified to accurately represent the relative changes on the subject property
3. All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown
4. The lots shown herein complies with the minimum ownership width and lot area as required by the Maryland Department of Environment
5.  This area designates a private sewage disposal area of 10,000 sf as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The county health officer shall have authority to grant adjustments to the private sewage easement. Recordation of a revised sewage easement shall not be necessary

The purpose of this plan is to modify SDA to accommodate a living space addition and to meet minimum setbacks from an existing pool

Health Dept. has approved a waiver allowing the proposed addition to be 10' from SDA... The septic tank must be replaced with a new tank meeting setbacks with approved OSDS plan and septic permit prior to Health Dept approval of building permit on

Approved For Private Water and Private Sewerage Systems  
 Health Officer, Howard County Health. Dept. *[Signature]* Per *[Signature]* 7/18/23  
 Date *[Signature]*

*Family Owned Business Since 1978*

580 Obrecht Rd.  
Sykesville, MD 21784



Fax: 410-795-3432  
[www.foglesseptic.com](http://www.foglesseptic.com)

May 16<sup>th</sup> 2023

To Whom It May Concern:

RE:  
1258 Emmaus Rd  
Woodbine, MD 21797

On May 5<sup>th</sup> 2023, Fogle's Septic field located the distribution box and the beginning and end of each of the four absorption trenches. Location and measurements on the next page are accurate based on the field locating done on 5/5/23.

Regards,

John Heatzman  
Fogle's Septic Clean, Inc.  
410-795-5670  
[john@foglesinc.com](mailto:john@foglesinc.com)

SITE INSPECTION SHEET

OWNER: Michael & Marybeth Lesser PHONE #: \_\_\_\_\_

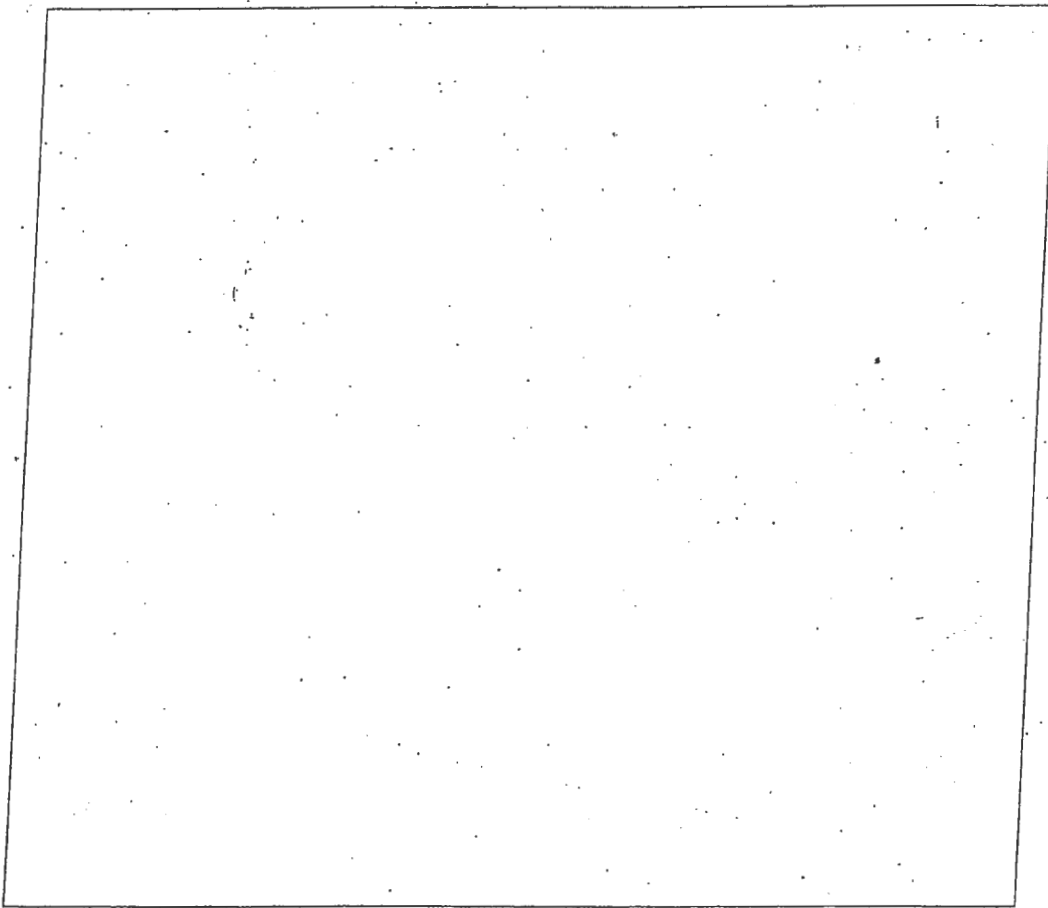
ADDRESS: 1258 Emmus Rd CONTRACTOR: \_\_\_\_\_

Woodbine MD WELL TAG #: H0-94-0545

SUBDIVISION: Walnut Springs LOT: 9 COUNTY #: Howard

PROPOSAL: Preparing 10.0 sq space additional over existing deck and relocated septic tank

LOCATION DIAGRAM

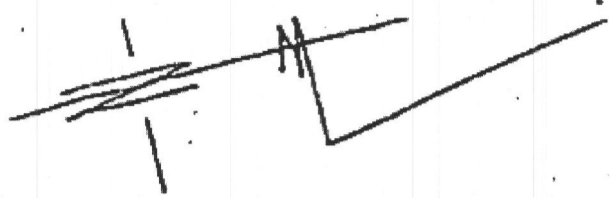


COMMENTS: Septic tank and drainfield, no concerns  
The AS built consistent with site visit.

\* The well cap is not secured/water tight,  
Screen with mesh, piece broken needs replacement  
well cap and relocated to basement of site.

DATE: 5/2/23

INSPECTOR: Malin R. [Signature]



LOT 10

LOT 9  
39,395 sq ft  
0.90 acres

ROBERT L. &  
CLAIR L. SMITH  
909/332

Easement, see  
No. 7 Plat 11822

86.56'  
N04°38'06"E

N83°16'44"W

83.34'  
S82°35'07"E

37.71'  
N04°50'16"E

LOT 8

PROPOSED 1500 GAL SEPTIC  
TANK LOCATION

Existing 1250  
Gal septic tank

#1258  
1258 Emmaus Road  
Map 0008 Parcel 0318


proposed  
addition on crawl  
space

Proposed addition  
with basement

EMMAUS ROAD  
50'R/W

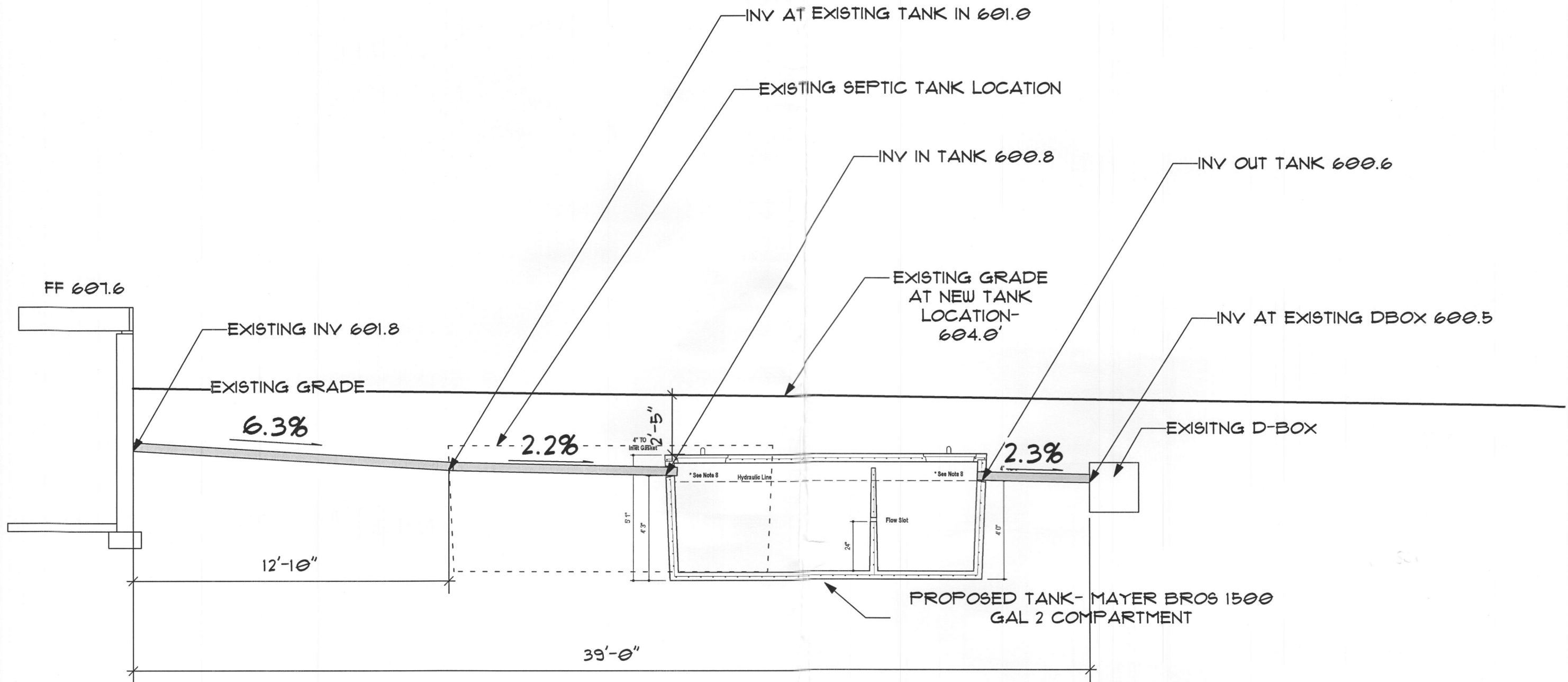
Approved Septic System Plan  
Howard County Health Department

*[Signature]*  
Signature  
7/27/23  
Date

A DESIGN BY		Title	
 <b>MCWHORTER CONSTRUCTION</b> design • build • remodel SALES@MCWHORTERCONSTRUCTION.NET (410) 584-5813		1258 EMMAUS ROAD SEPTIC TANK RELOCATION SECTION	
View:	Drawn By	Date	
	RWM	7-24-23	
Scale:	1"=40'		

DRAWINGS, RENDERINGS, PHOTOS OR ANY OTHER VISUAL DOCUMENTS PROVIDED BY MCWHORTER OUTDOOR TO THE HOMEOWNER ARE NOT INTENDED TO REPRESENT THE DETAILS OF THE ACTUAL FINISHED PRODUCT. DRAWINGS ARE FOR CONCEPTUAL USE ONLY. ROOF PITCHES, GRADES (BOTH EXISTING AND PROPOSED), COLORS AND ALL OTHER FINISHES AND DETAILS ARE NOT TO BE CONSIDERED EXACT IN THE RENDERINGS AND ARE SUBJECT TO CHANGE.


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Approved Septic System Plan  
Howard County Health Department

*[Signature]*  
Signature

7/20/23  
Date

 <p><b>MCWHORTER CONSTRUCTION</b> design • build • remodel</p> <p>SALES@MCWHORTERCONSTRUCTION.NET (410) 584-5813</p>	A DESIGN BY		Title 1258 EMMAUS ROAD SEPTIC TANK RELOCATION SECTION	
	View:	Drawn By	Date	
		RWM	7-24-23	
Scale:		1/4"=1'		

DRAWINGS, RENDERINGS, PHOTOS OR ANY OTHER VISUAL DOCUMENTS PROVIDED BY MCWHORTER OUTDOOR TO THE HOMEOWNER ARE NOT INTENDED TO REPRESENT THE DETAILS OF THE ACTUAL FINISHED PRODUCT. DRAWINGS ARE FOR CONCEPTUAL USE ONLY. ROOF FITCHES, GRADES (BOTH EXISTING AND PROPOSED), COLORS AND ALL OTHER FINISHES AND DETAILS ARE NOT TO BE CONSIDERED EXACT IN THE RENDERINGS AND ARE SUBJECT TO CHANGE.

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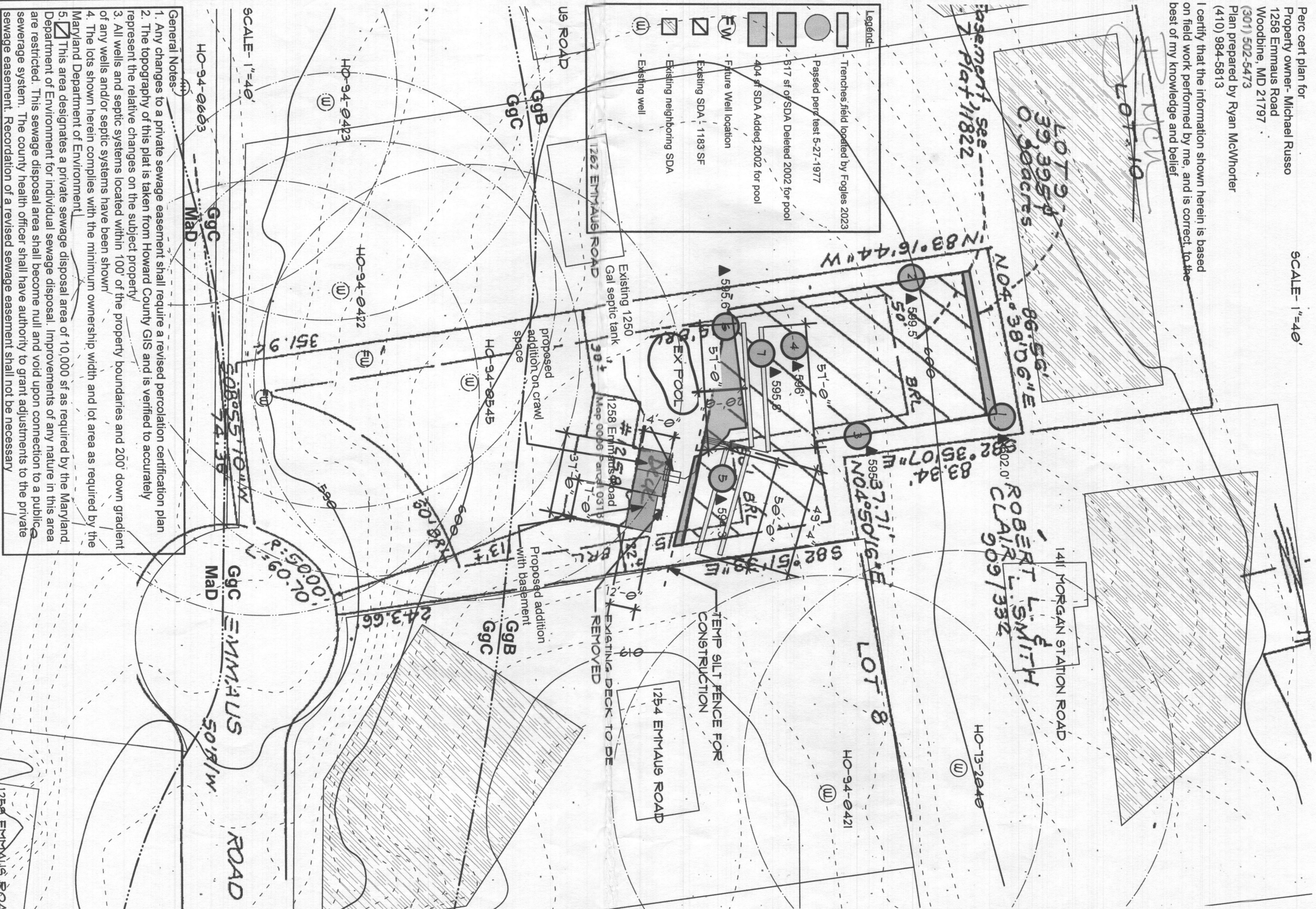
SCALE-1"=40'

Perc cert plan for  
Property owner- Michael Russo  
1258 Emmaus Road  
Woodbine, MD 21797  
(301) 502-5473  
Plan prepared by Ryan McWhorter  
(410) 984-5813

I certify that the information shown herein is based on field work performed by me, and is correct, to the best of my knowledge and belief

Legend-

- Trenches field located by Fogles 2023
- Passed per test 5-27-1977
- 317 sf of SDA Deleted 2002 for pool
- 404 sf SDA Added, 2002 for pool
- Future Well location
- Existing SDA: 1183 SF
- Existing neighboring SDA
- Existing well



General Notes-

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2. The topography of this plat is taken from Howard County GIS and is verified to accurately represent the relative changes on the subject property.
3. All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown
4. The lots shown herein complies with the minimum ownership width and lot area as required by the Maryland Department of Environment
5.  This area designates a private sewage disposal area of 10,000 sf as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted. This sewage disposal area shall become null and void upon connection to a public sewerage system. The county health officer shall have authority to grant adjustments to the private sewage easement. Recordation of a revised sewage easement shall not be necessary

The purpose of this plan is to modify SDA to accommodate a living space addition and to meet minimum setbacks from an existing pool

Health Dept. has approved a ~~water~~ <sup>water</sup> allowing the proposed addition to be 10' from SDA. The septic tank must be replaced with a new tank meeting setbacks with approved OSDS plan and ~~septic~~ <sup>septic</sup> permit prior to Health Dept. approval of building permit. *su*

Approved For Private Water and Private Sewerage Systems  
Health Officer, Howard County Health Dept.  
*[Signature]*  
7/18/23  
28 Date



Bureau of Environmental Health  
 8930 Stanford Blvd | Columbia, MD 21045  
 410.313.2640 - Voice/Relay  
 410.313.2648 - Fax  
 1.866.313.6300 - Toll Free

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

**INFORMATION FORM - SEPTIC SYSTEM REPAIR/UPGRADE**

**Reason for Request:**

- Failing System
- System relocation for proposed addition
- System upgrade for proposed addition
- Inadequate treatment zone
- Collapsed septic tank
- Collapsed drywell
- Septic tank replacement

**Existing system design**

- Drywell
- Trench
- Mound
- Unknown
- Other: \_\_\_\_\_

**Is discharge surfacing on the ground?**

- Yes
- No

**Additional Comments:**

Septic tank replacement for proposed deck  
 \_\_\_\_\_  
 \_\_\_\_\_

**Has the septic tank been pumped within the last month?**

- Yes Date pumped: \_\_\_\_\_
- No

**Was a visual inspection of the septic tank and/or drain fields conducted?**

- Yes Explain observation: \_\_\_\_\_
- No \_\_\_\_\_

**Was a visual inspection of the sewage line conducted?**

- Yes
- No

**Blockage Leading to the field**

- Yes Explain \_\_\_\_\_
- No \_\_\_\_\_

\*For REPAIRS, are the owners proposing, or do they plan to add in the future any additions or modifications to the property, i.e. pools, living space additions, garages, etc? This information must be disclosed at the time of this application. The Health Department will not be able to accommodate requests in the field for property modifications unrelated to the repair request. Such requests may require an additional fee, testing, and submittal of a Percolation Certification Plan, if the property does not meet current Code and Regulations.

Septic Contractor: Fogle's Septic Clean, Inc. Contractor's Phone: 410-795-5670

Contractor's Address: 580 Obrecht Rd Sykesville, MD 21784

Property Address: 1258 Emmaus Rd County File: 04-356543

Subdivision: Walnut Springs Lot: 9 Year Built: 1996

Owner's Name: Michael Russo Existing bedrooms: 4

Name of previous owners: \_\_\_\_\_ Existing bedrooms: \_\_\_\_\_

Proposed bedrooms: \_\_\_\_\_

\*A Sanitarian will be in contact within three business days, depending upon the urgency of the situation, to coordinate the scheduling/review of the repair or upgrade.

\*Prior to scheduling inspections, scaled plans should be submitted to clarify the nature of the addition.\*

Print out a copy of Real Property Data via Dept. of Taxation website \_\_\_\_\_ Indexed file found \_\_\_\_\_

If soil/site conditions are limited and sewer and/or Metro District status is not conducive to connection, the Sanitarian may recommend pursuit of Emergency Sewer Extension or Emergency Metro District Inclusion. The Owner should contact the Bureau of Utilities for details.

No permit is to be issued nor inspection to be scheduled without prior fee collection at the office unless an emergency exists.

The contractor is to notify the office of the emergency as soon as possible.

2/2020

288¢

## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Wednesday, May 17, 2023 8:58 AM  
**To:** McWhorter Construction  
**Subject:** RE: 1258 Emmaus Road

Received. We'll review and let you know  
Jeff

**From:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Sent:** Wednesday, May 17, 2023 6:42 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: 1258 Emmaus Road

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

Good Morning Mr. Williams, I have attached the waiver request letter from the homeowner, as well as the field located trenches and verification letter from Fogles. Please let us know if you need any more information to consider the request. Thank you

Ryan McWhorter



2900 Daisy Road  
Woodbine, MD 21797  
(410) 984-5813

**From:** McWhorter Construction  
**Sent:** Monday, May 8, 2023 11:40 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: 1258 Emmaus Road

Thank you for the quick response. Fogles is supposed to type up a letter to confirm the findings, waiting on that.

When you say elevations of basement floor and ground over closest trench, do you mean the elevation of the basement slab and the top of gravel in the trench? I want to make sure we include everything you need for waiver request.

Thanks again,  
Ryan



**2900 Daisy Road  
Woodbine, MD 21797  
(410) 984-5813**

**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Monday, May 8, 2023 11:30 AM  
**To:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Subject:** RE: 1258 Emmaus Road

I'm assuming the yellow are the field located trenches? Do you have a report from Fogles? Did they dig up the trenches or camera them?

Assuming we are good with the Fogles work, the next step should be a waiver request from the homeowner with description of the basement including proposed elevations of the basement floor and ground over the closest trench. If it's approved, then we know the tank is the only work needed and we can proceed with an OSDS plan submitted to us with the details of the tank replacement. That will need to include elevations of everything to verify gravity flow from the house and to the existing d-box.

Jeff

**From:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Sent:** Friday, May 5, 2023 4:08 PM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: 1258 Emmaus Road

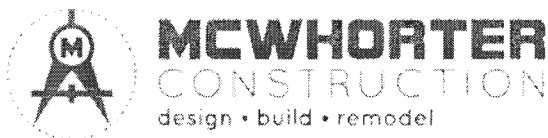
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Afternoon Mr. Williams, we had Fogles out to locate the trenches and I have added their findings to the attached plot plan. You had mentioned that I should send in for a waiver request to have the addition 10' from the SDA. We will still need to relocate the septic tank.

Can you please clarify on the process? Should I send a letter from the homeowner to Mike Davis asking for the waiver before we address the relocation of the septic tank?

Any help would be appreciated, thank you

Ryan McWhorter



**2900 Daisy Road  
Woodbine, MD 21797  
(410) 984-5813**

**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Thursday, April 20, 2023 8:09 AM  
**To:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Subject:** RE: 1258 Emmaus Road

You'll have to consult with a septic company on how to do it unless the trenches were installed with observation pipes at the ends.

**From:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Sent:** Wednesday, April 19, 2023 1:50 PM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** Re: 1258 Emmaus Road

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

Ok, how do you recommend we field locate the trenches, (does it have to be done by a septic company for health to accept the findings?)

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Wednesday, April 19, 2023 1:22:16 PM  
**To:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Subject:** RE: 1258 Emmaus Road

Hello. I agree the current system appears to be two trenches headed to the left and two headed to the right. We will need to have the trenches field located before proceeding. I would not take the locations shown on the old plans as gospel. I'm not sure whether the two older trenches run off the lot or exactly which way any of them orient. If two trenches are off property, that will need to be addressed before any building permit. Once you have a location of those trenches that you can place on a scaled plan, you can send in a waiver request for a reduced tank setback for our review before moving forward with a full design plan for the new tank. I also didn't mention earlier, but we cannot speak to the existing system being sized properly without seeing floorplans for existing and proposed house. That will be part of the building permit review.

Jeff

**From:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Sent:** Wednesday, April 19, 2023 11:35 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: 1258 Emmaus Road

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

Good afternoon Mr. Williams, following up on this email from last week. Would like to know if the proposed full basement portion of the addition would be allowed, and if we are in agreement regarding the current trench locations shown in yellow.

Once I know which way to head on these two issues, I can draw the required plans for relocating the septic tank.

Thanks

Ryan



2900 Daisy Road  
Woodbine, MD 21797  
(410) 984-5813

**From:** McWhorter Construction  
**Sent:** Tuesday, April 11, 2023 3:27 PM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: 1258 Emmaus Road

Thank you for the response,

Yes, The 4 yellow trenches in the attached plan are the trenches currently being used as I understood the record?

The as-built from 10-30-96 has two of the trenches extending into the neighboring parcel, these are the 2 trenches they kept in 2002?

Do you find the same?

The homeowner wants to put a basement on the one side of the addition as shown on the plot. This basement would be 11.4' or so from the SDA, and 20' from the proposed tank location.

Happy to come in or call if its easier to talk through?



2900 Daisy Road  
Woodbine, MD 21797  
(410) 984-5813

**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Tuesday, April 11, 2023 3:18 PM  
**To:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Subject:** RE: 1258 Emmaus Road

Hello. We have a general waiver we can apply if the addition has no basement. The general waiver states that if the ground elevation at the SDA is lower than the ground elevation at the addition with no basement, the setback can be reduced to 10'. I think the more important issue is that we will likely require some type of field location of the existing trenches. The record seems to indicate they had 4 trenches, moved 2 for the pool and made them up with two new ones, but I think they kept the other two old ones in use, making 4 current trenches in use. The plan you show has some trenches extending off the property and some criss crossing each other. Ultimately, the new tank will need to connect to the existing or a new distribution box to the 4 trenches. We will need a design plan for the tank replacement including elevations of everything to prove fall. Let me know if you have questions. Thanks

Jeff

**From:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Sent:** Friday, April 7, 2023 1:26 PM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** 1258 Emmaus Road

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

Good afternoon Mr. Williams,

We have a client that is looking to add a 1 story addition to their home, and would like to apply for a variance to reduce the setback from addition to SDA from 20' to 10'. They will also have to relocate their septic tank to meet the required setbacks on that as well.

They built a pool in 2002 that required some trenches to be relocated, which I have documented in the attached plan, based on the dimensions provided in the as-built from 2002.

I do not think the portion of the SDA they would be getting close to would be of any use for a future system, as there is not enough room between the existing system and edge of the SDA for a replacement.

I have not applied for the building permit yet, I would like to get your thoughts on all of the above when you can please, Thank you

Ryan McWhorter



**2900 Daisy Road**  
**Woodbine, MD 21797**  
**(410) 984-5813**

## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Tuesday, April 11, 2023 3:18 PM  
**To:** McWhorter Construction  
**Subject:** RE: 1258 Emmaus Road

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Jeff

**From:** McWhorter Construction <[ryan@mcwhorterconstruction.net](mailto:ryan@mcwhorterconstruction.net)>  
**Sent:** Friday, April 7, 2023 1:26 PM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** 1258 Emmaus Road

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

Good afternoon Mr. Williams,

We have a client that is looking to add a 1 story addition to their home, and would like to apply for a variance to reduce the setback from addition to SDA from 20' to 10'. They will also have to relocate their septic tank to meet the required setbacks on that as well.

They built a pool in 2002 that required some trenches to be relocated, which I have documented in the attached plan, based on the dimensions provided in the as-built from 2002.

I do not think the portion of the SDA they would be getting close to would be of any use for a future system, as there is not enough room between the existing system and edge of the SDA for a replacement.

I have not applied for the building permit yet, I would like to get your thoughts on all of the above when you can please, Thank you

Ryan McWhorter



2900 Daisy Road  
Woodbine, MD 21797  
(410) 984-5813



SITE INSPECTION SHEET

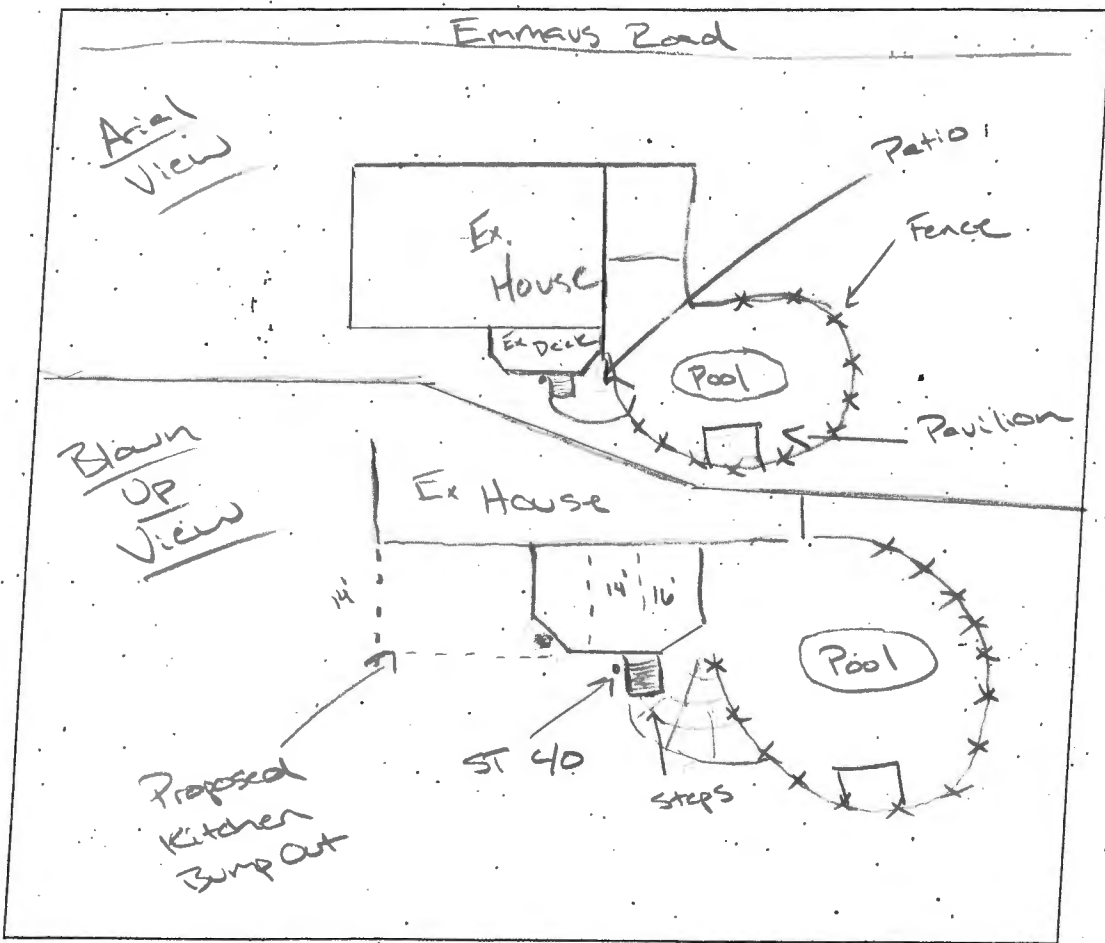
OWNER: Mr. & Mrs. Russo PHONE #: \_\_\_\_\_

ADDRESS: 1258 Emmaus Rd. CONTRACTOR: \_\_\_\_\_

WELL TAG #: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ COUNTY #: Haverd

PROPOSAL: Homeowner inquired about a 14' kitchen bump out. Said it would be a foot from c/o. S.T. is directly next to tank. Site visit to LOCATION DIAGRAM confirm st. Location.

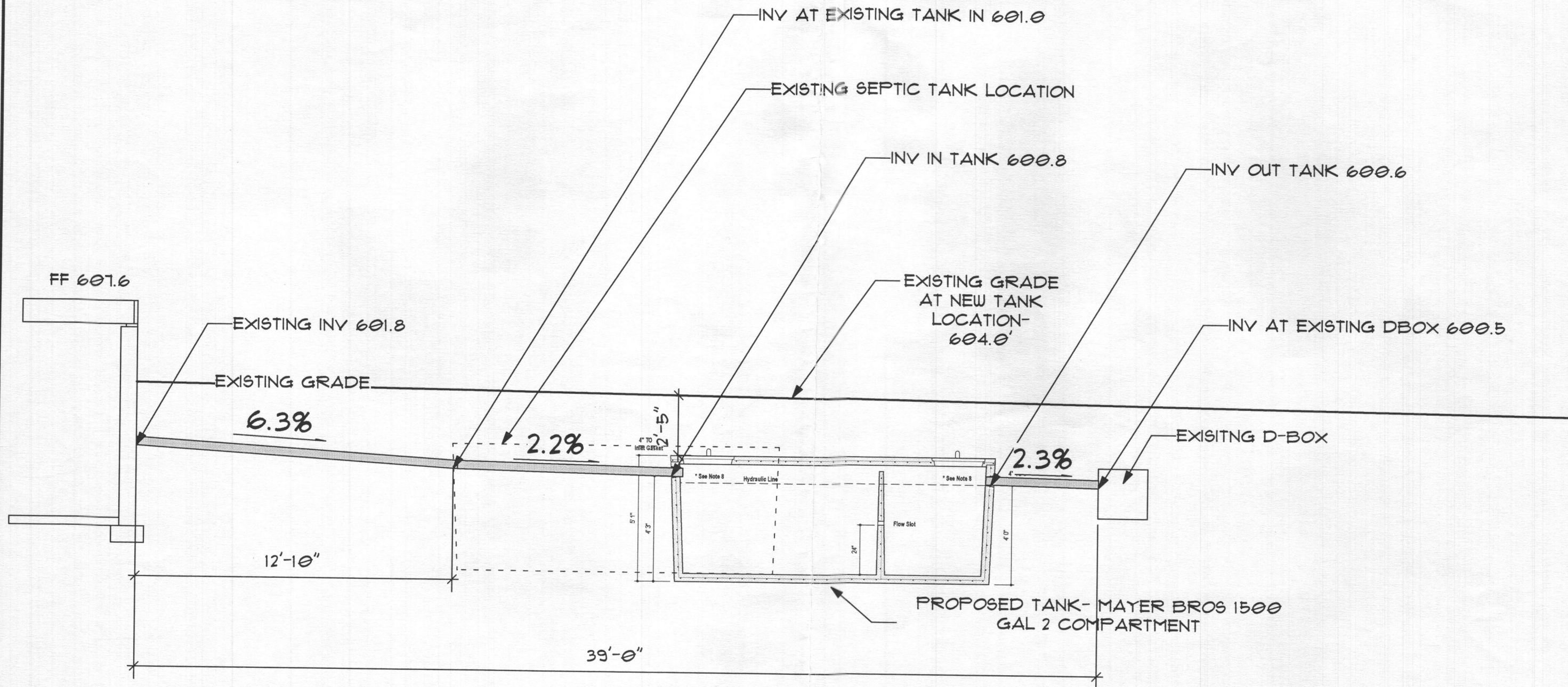


COMMENTS: Informed home owners that a Revised Rese Cert plan and. would need to relocate the ST prior to approving this proposal.

DATE: 3/22/2019

INSPECTOR: RSF






Approved Septic System Plan  
Howard County Health Department

*[Signature]*  
Signature  
7/27/23  
Date

Howe Health Depart  
AUG 11 2023  
Environmental Health

A DESIGN BY  <b>MCWHORTER CONSTRUCTION</b> design • build • remodel SALES@MCWHORTERCONSTRUCTION.NET (410) 584-5813	Title 1258 EMMAUS ROAD SEPTIC TANK RELOCATION SECTION		DRAWINGS, RENDERINGS, PHOTOS OR ANY OTHER VISUAL DOCUMENTS PROVIDED BY MCWHORTER OUTDOOR TO THE HOMEOWNER ARE NOT INTENDED TO REPRESENT THE DETAILS OF THE ACTUAL FINISHED PRODUCT. DRAWINGS ARE FOR CONCEPTUAL USE ONLY. ROOF PITCHES, GRADES (BOTH EXISTING AND PROPOSED), COLORS AND ALL OTHER FINISHES AND DETAILS ARE NOT TO BE CONSIDERED EXACT IN THE RENDERINGS AND ARE SUBJECT TO CHANGE.  DRAWINGS, RENDERINGS AND PHOTOS ARE THE PROPERTY OF MCWHORTER OUTDOOR LIVING AND CANNOT BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF MCWHORTER OUTDOOR LIVING LLC
	View:	Drawn By RWM	
Scale: 1/4"=1'			

**RECEIPT**

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

**Application:** WS-SP-APP-23-00169  
**Application Type:** EnvHealth/Well and Septic/Sewage Disposal System/Application  
**Address:** 1258 EMMAUS RD, Woodbine, 21797

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<b>Receipt No.</b>	7609					
<b>Payment Method</b>	<b>Ref Number</b>	<b>Amount Paid</b>	<b>Payment Date</b>	<b>Cashier ID</b>	<b>Received</b>	<b>Comments</b>
Check	79219	\$288.00	08/11/2023	SMARTIN		

**Owner Info.:** RUSSO MICHAEL L  
1258 EMMAUS RD  
WOODBINE, MD 21797

**Work Description:**

Michael Russo  
1258 Emmaus Road  
Woodbine, MD 21797  
614-270-9750  
michaellrusso@gmail.com

May 16, 2023

Mike Davis, Director  
Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
Bureau of Environmental Health  
RE: 1258 Emmaus Road (LOT 9 Walnut Springs)

5/25/23  
Approved setback waiver, but  
perc cert is required to  
adjust the SDA.

Dear Mr. Davis,

I am writing regarding my property at 1258 Emmaus Road. We would like to build a breakfast room/family room addition, the footprint of which is outlined in the attached plot plan. We would like for a portion of the addition to be on crawl space and a portion to be full basement (notated on plot plan) We understand the addition is too close to the sewage disposal area and would like to request a waiver to the setback, reducing the required setback from 20ft to 10ft. *Mike*

The attached plot plan shows trench, tank and distribution box locations that were field located by Fogles on May the 5<sup>th</sup> of this year. (A letter from Fogles certifying these findings is also attached)

I would ask that the variance be considered for the following reasons-

1. The property has a signed perc cert plan on file with the Health Department (1996)
2. The existing system is fully functional, no sign of failure.
3. Although the addition would be 10' from the SDA, it would be approximately 22' from the closest trench.
4. The area between the closest trench and the proposed addition is too small for any future system

We also understand that our existing septic tank would have to be relocated. We were told to apply for this waiver first, then submit a plan/request for a permit to relocate the tank.

I sincerely appreciate your consideration in this matter. If there is any more information you need from me, please do not hesitate to contact me.

Thank you for your considerations in this matter,

  
Michael Russo

## Eshenbaugh, Melanie

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**From:** Eshenbaugh, Melanie  
**Sent:** Friday, June 16, 2023 3:55 PM  
**To:** Michael Russo; McWhorter Construction  
**Cc:** Mary Beth Russo; Silvast, Zackary  
**Subject:** RE: Recap of our meeting today: 1258 Emmaus Road, Woodbine

Good afternoon Mr. Russo & Mr. McWhorter,

Please see the revision comments below for the perc cert plan submitted in our office today;

- All notes should state "Sewage Disposal Area" as opposed to "sewage easement."
- The sq ft. of the SDA area needs to be shown. (The existing, what's being removed and what's being added)
- Need to provide existing trench lengths, in a non-evasive way.
- The existing tank location should be shown, not the proposed. The proposed will need to be shown on the plot plan.
- Show existing septic tank capacity. (in GAL)
- Well tag no. or no tag included as this was omitted for 1411 Morgan Station Rd. as well as the well arc. All wells should be shown accurately and properly labeled, not just a symbol.
- Temporary silt fencing around the existing septic system should be shown.
- Missing legend items: existing SDA(s) on neighboring lots should be identified, existing well label.
- Need to provide scale.
- Need surveyor or engineer stamp and signature.
- Purpose statement should be in it's own box detail and should also mention that proposed addition is being constructed within exact footprint of the deck.
  - Existing deck should be labeled as to be removed.
  - Addition measurements should be shown.
  - Purpose statement should say that the existing SDA is being modified to accommodate a living space addition and to meet minimum setbacks from an existing pool

In response to your previous email the waiver request letter will come directly from our director who has indicated a waiver request setback reduction approval that is contingent upon the perc cert plat and OSDS being approved. I hope this answers your questions and again I hope you have a nice weekend 😊

Melanie Eshenbaugh  
Bureau of Environmental Health  
Howard County Health Dept.  
8930 Stanford Blvd. Columbia, MD 21045  
[www.hchealth.org](http://www.hchealth.org)



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