

Bricker, Robert

From: Bricker, Robert
Sent: Thursday, March 10, 2022 3:59 PM
To: Linda D. Alexander (lalexander@clsimail.com)
Subject: 12785 Frederick Road_Perc Cert issues
Attachments: 12785 Frederick Road_Perc Cert partial scan_comment.pdf; 12785 Frederick Road_trench specs-reissued.pdf; Suit Property_Variance for steep slope setback.pdf

Hello Linda,

The Variance has been granted for reduction of setback distance to the steep slope along the left property line. I am attaching a scan of the signed Variance request form. Also attached are the documents I sent a couple weeks ago as supporting information for correction of the Perc Cert.

I have noticed that the Purpose Statement should be edited to clearly state the real purposes for a Percolation Certification Plan, i.e., to establish a sewage disposal area and to identify potential well locations in support of a building permit to increase the number of bedrooms in the residence.

You may submit at least three copies of a corrected Percolation Certification Plan to my attention.

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



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From: Bricker, Robert
Sent: Monday, February 28, 2022 9:42 AM
To: Linda D. Alexander (lalexander@clsimail.com) <lalexander@clsimail.com>
Cc: Todd Swanson <todd@dbrgmaryland.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: 12785 Frederick Road_Perc Cert issues

Good morning Linda,

The most recently submitted Percolation Certification Plan for 12785 Frederick Road (Suit Property) was not signed. Inadequate trench spacing for the Initial System drainfield was cited. Potential layouts for trenches have been explored and discussed within the Bureau of Environmental Health.

Fitting two systems, properly spaced, within approvable area is challenging. We feel the preferable solution is to expand potential area for the Replacement System trenches by reducing the setback to a small area of steep slope located at the at the left side property line. The property owner has submitted a Variance Request to reduce the regulated setback from 25 feet to 20 feet.

An 'Exhibit' is needed to attach with the request. The Exhibit may be presented 8.5" x 11" sheet. Label the setback distance from the steep slope to the near trench.

I am attaching a revised specifications sheet on which you will see that the condition stated for location and depth of Replacement System trenches has been withdrawn. The Replacement System should have three trenches of equal, or nearly equal, length.

I am also attaching a partial scan of the Perc Cert, on which I have marked notes to be deleted and stated trench spacing corrections.

'Reply' to this email if you have questions about these contents.

Robert Bricker, REHS/RS, L.E.H.S.
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Bureau of Environmental Health, Well and Septic Program
8930 Stanford Blvd., Columbia, MD 21045

Phone: (410)313-2691

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

October 21, 2021

TO: Linda Alexander, CLSI, Applicant

RE: 12785 Frederick Road, Percolation test results and data

Dear Linda Alexander,

Percolation tests were conducted, as scheduled, to establish a sewage disposal area (SDA) at 12785 Frederick Road on October 18, 2021. Several locations were staked and numbered prior to the test date. Percolation test data and/or profile descriptions were obtained at three locations: stake 1, stake 4, and 18 feet west of stake 3. All three locations PASS, though the usable soil profile at location 4 is very limited. All judged locations must be field-located and illustrated on the Percolation Certification Plan.

The regulated 25-ft setback from the SDA to slopes greater than 25 percent greatly affects the potential approvable area for the SDA. It may be helpful for the slopes mapped as 25 percent and greater to be confirmed in the areas nearest to the proposed SDA. The 25-foot setback does not apply to slopes of 25 percent. I do not know how accurate the LIDAR topography may be, so I have attached a photocopy of the perc plan on which I circled three areas of interest that may have slightly lesser slope than indicated.

error location 1

I recommend that the proposed well nearest the southeast property corner be located just ten feet from the south property line, and that the well location proposed nearest to the west property boundary be moved uphill several feet nearer to the back BRL.

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.

The existing well on the property was observed on the date of testing. The well is under a deck, and it would be downhill from the septic system drainfields at less than 200 feet distance. For these reasons the well must be replaced, then sealed.

It is apparent that only two drainfield systems will fit within the proposed SDA. Howard County Code requires that there be at least three drainfield systems, however, a waiver is available such that if a BAT unit is installed as a functioning part of the Onsite Sewage Disposal System (OSDS), the requirement that the SDA be large enough for a third drainfield system is waived.

In addition to the several required notes for Percolation Certification Plans, four Notes specific to this proposal must be included this plan, as follow:

PRIOR TO BUILDING PERMIT APPROVAL, THE REPLACEMENT WELL MUST BE INSTALLED AND THE OFFICIAL WELL COMPLETION REPORT RECEIVED BY THE HEALTH DEPARTMENT AND APPROVED. THE HEALTH DEPARTMENT MUST ALSO RECEIVE THE OFFICIAL WELL ABANDONMENT REPORT FOR THE EXISTING WELL PRIOR TO BUILDING PERMIT APPROVAL.

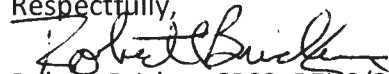
A BAT SITE PLAN MUST BE SUBMITTED TO THE HEALTH DEPARTMENT AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT RELEASE OF THE BUILDING PERMIT FOR THE RESIDENCE RENOVATION.

INSTALLATION OF A BAT UNIT IS REQUIRED IN LIEU OF THE PROPOSED SEWAGE DISPOSAL AREA (SDA) BEING LARGE ENOUGH FOR THE INITIAL DRAINFIELD AND TWO REPLACEMENT DRAINFIELDS. ONLY THE INITIAL DRAINFIELD AND ONE REPLACEMENT DRAINFIELD WILL FIT WITHIN THE PROPOSED SDA. AN OPERATION & MAINTENANCE AGREEMENT FOR THE BAT UNIT MUST BE SUBMITTED AT LAND RECORDS PRIOR TO RELEASE OF THE PERMIT TO INSTALL THE ONSITE SEWAGE DISPOSAL SYSTEM.

FOR INSTALLATION OF THE FORCE MAIN, THE EAST PROPERTY LINE MUST BE MARKED BY A PROFESSIONAL ENGINEER OR LICENSED SURVEYOR PRIOR TO THE PRECONSTRUCTION MEETING.

Specifications for trench design are included with this report. If you have questions related to this report, you may reply to me via email, rbricker@howardcountymd.gov , or call my desk, 410-313-2691.

Respectfully,



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

Environmental Sanitarian II

Well and Septic Program

Enclosures: Percolation Test Application and Field Worksheet
Trench Specifications Sheet
markup of Percolation Test Plan

Copy: Jeffrey Williams, Supervisor, Well & Septic Program
file



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

**APPLICATION
 FOR PERCOLATION TESTING AND SITE EVALUATION**

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME Suit Property

PROPERTY ADDRESS 12785 Frederick Road West Friendship 21794
STREET TOWN ZIP

TAX ACCOUNT # 291383 TAX MAP 15 GRID 11 PARCEL 71 LOT NO. PROPOSED LOT SIZE (ACRES) 1.05 Ac.

ZONING CATEGORY RC-DEO TIER Rural Residential

PROPERTY OWNER(S) Margaret A. Suit

DAYTIME PHONE 410-596-2899 CELL EMAIL todd@dbrgmaryland.com

MAILING ADDRESS 12785 Frederick Road West Friendship, MD 21794
STREET CITY, STATE ZIP

APPLICANT Linda Alexander RELATIONSHIP TO OWNER: Consultant

DAYTIME PHONE CELL EMAIL

MAILING ADDRESS
STREET CITY, STATE ZIP

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 4 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.

Linda Alexander
 SIGNATURE OF APPLICANT

4/28/2021
 DATE

569634

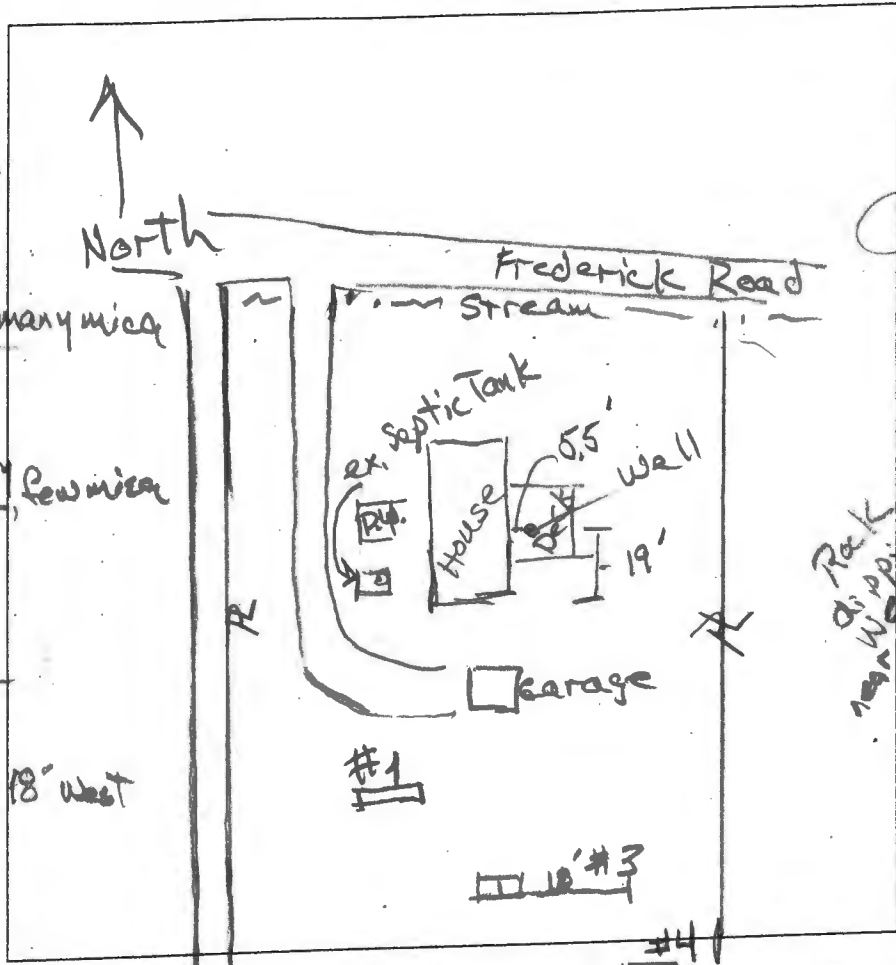
4

0.2' dk brn & brn lfs
 1.3' lt brn lfs thin platy, many mica
 8.5' brn & tan chls, thin platy, 25-35% rock, few mica
 13' brn vchls thin platy few flags few mica

3

offset 18" west
 lt brn & tan chls platy 25-35% rock

7' brn vchls platy
 10' 35-45% rock



1
 0.1' dk brn lfs lfsbk
 0.8' brn & lt brn lfs, lfsbk
 6' brn & tan chls, thin platy 30-40% rock
 8' brn vchls thick platy 40-50% rock includes few flags quartz stone

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
10/18/21	4	5' 13"	9:46:30	9:48:30	9:55	6.5	P
10/18/21	1	4.2' 8"	10:30	10:36	10:51	15	P
10/18/21	3	10'	Visual		2-6' sidewall	0.8 gpd/ft	P

REMARKS Mn coats on rock fragments throughout profiles
 SANITARIAN Bricker BACKHOE Fogle's OTHERS M. Suit, J. Cabanug
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT. DEPTH _____ EFFECTIVE SW _____

Bricker, Robert

From: Bricker, Robert
Sent: Friday, March 18, 2022 1:10 PM
To: Linda D. Alexander (lalexander@clsimail.com)
Cc: Todd Swanson
Subject: 12785 Frederick Road_Perc Cert issue_March18
Attachments: 12785 Frederick Road_Perc Cert partial scan_comment.pdf

Linda,
See attached PDF content. In the "Notes" section, two of the three notes are 'x'd out. These two notes should not be on the Percolation Certification Plan at this time. You may remove the two notes and re-submit the plan for review and potential signature approval.

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



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You may submit at least three copies of a corrected Percolation Certification Plan to my attention.

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

Bricker, Robert

From: Bricker, Robert
Sent: Wednesday, August 18, 2021 4:52 PM
To: Linda D. Alexander (lalexander@clsimail.com)
Subject: 12785 Frederick Road_Margaret Suit Property
Attachments: Margaret Suit proposal_plan markups.pdf

Good afternoon Linda,

The percolation test proposal submitted to the Health Department for Margaret A Suit Property must be revised. I have attached a PDF with two mark-ups of the submitted Perc test Application Plan. One markup illustrates the area that may be considered for sewage disposal area after the 200-ft setback to a downgradient well and the 25-ft setbacks to slopes greater than 25 percent are observed. The other markup illustrates the area that may be considered for sewage disposal area if the well is re-located to the back of the property.

There was not a purpose statement on the plan or associated with the proposal in any way. We need to know have a statement of purpose.

ROBERT BRICKER, REHS/RS, L.E.H.S.
ENVIRONMENTAL SANTARIAN II
BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
8930 STANFORD BLVD., COLUMBIA, MD 21045

Phone: (410)313-2691
rbricker@howardcountymd.gov



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- what is this for?
(addition, etc)

- proposed SPA upgrade
in all 2010

PRIVATE MAP NO. 140326736
EASEMENT FOR ACCESS & EGRESS
7.1 S. 17.4' W. 200' P. 1.4'

520

S 19° 37' 45" W 334.00'

P. 71
1.05 AC. ±

Maximum
Potential Test
Area Ref
Existing
Conditions

Potential
SDA

EX. SEPTIC
DRYWELL TO
BE ABANDONED

EX. HOUSE

EX. GARAGE

EX. WELL

ACCOUNT NO. 140326736
N/E JAMES KOSTER
0.1275 FREDERICK ROAD
L. 1472, 11 R. 1575

530
1/35%

M.B.L.

S 76° 30' 00" W 372.00'

M.B.L.

M.B.L.

M.B.L.

700

490

1

2

5

4

3

25'

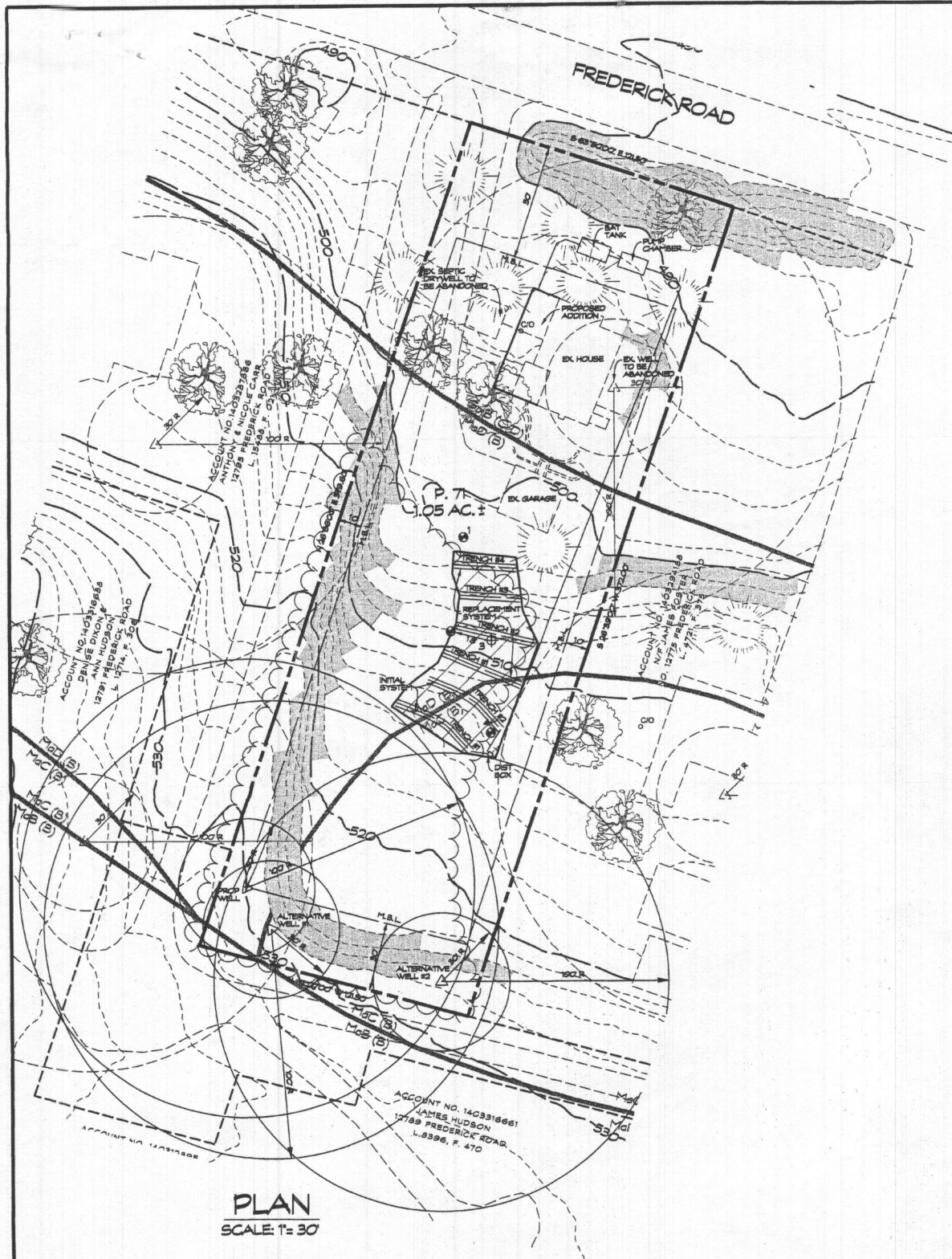
30'

30'R

100'R

100'R

30'



PLAN
SCALE: 1" = 30'

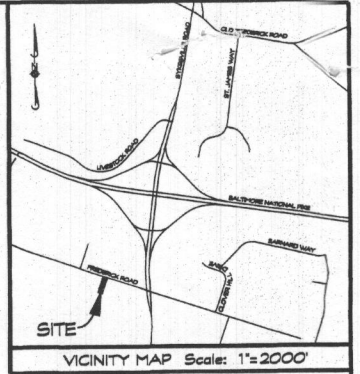
LEGEND	
	PASSED PERC TEST
	PROPOSED PERC TEST
	EXISTING WELL LOCATION
	PROPOSED WELL LOCATION
	SOL LINES
	DENOTES TOTAL PROPOSED SEPTIC RESERVE EASEMENT AREA
	EXISTING TREE LINE

PER DB. 5502 DP. 193



THIS AREA DESIGNATES A PRIVATE SEWAGE AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. FOR LOTS CREATED PRIOR TO MARCH 1972 IT PROVIDES AT LEAST ENOUGH AREA TO ACCOMMODATE AN INITIAL AND TWO REPLACEMENT SEPTIC SYSTEMS AS REQUIRED BY THE HOWARD COUNTY HEALTH DEPARTMENT. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS AREA 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 AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.

SOILS LEGEND				
SOL SYM-BOL	SOL. SERIES	SOL. HSG.	PERCOL. (K-FACTOR) %S	HYDRIC
Gm-B	Glenville silt loam	C/D	0.37	-
Mm-B	Mason loam 3M - 2M	S	0.28	-
Mm-C	Mason loam 6M - 15M	S	0.28	-
Mm-D	Mason loam 15M - 25M	S	0.28	-



DATA TABULATIONS

- ZONING DISTRICT: RC-DEO
- NUMBER OF BUILDING SITES: 1
- TOTAL AREA OF LOT: 1.05 ACRES

GENERAL NOTES

- CURRENT TITLE REFERENCE: OWNER, MARGARET SUIT DEED REFERENCE L. 5502, F. 193 DATE JUNE 01, 2001 GRANTOR, MARK VALLON
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 200 SCALE TOPO MAPS AND FIELD VERIFIED BY CLS TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- EXISTING WELLS AND/OR SEWER EASEMENTS WITHIN 100' OF THE LOT LINES HAVE BEEN SHOWN. THERE ARE NO WELLS 200' DOWN GRADIENT OF THE SEPTIC EASEMENT AREA SHOWN.
- M.B.L. DENOTES MINIMUM BUILDING LINE
- ANY CHANGES TO THE PRIVATE SEWER EASEMENT AND/OR ALTERNATIVE WELL LOCATION SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- SHOULD STORMWATER MANAGEMENT BE REQUIRED, IT WILL BE PROVIDED BY A DRY WELL ON SITE.
- EXISTING WELL NO. NOT AVAILABLE
- THE BOUNDARY IS FROM A DEED RECORDED IN L. 5502, F. 193. NO BOUNDARY RETRACEMENT WAS PERFORMED BY CLS.
- THIS PLAN IS A BENEFIT TO THE CUSTOMER ONLY INsofar AS IT IS REQUIRED BY HOWARD COUNTY FOR THE PURPOSE OF THE APPROVAL OF THE PERCOLATION TEST. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARY, EASEMENT OR RIGHT-OF-WAY LINES FOR ANY REASON, SUCH AS THE LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. OFFSETS OF BUILDINGS TO PROPERTY LINE ARE TO THE NEAREST FOOT (1') UNLESS OTHERWISE NOTED AND HAS AN ACCURACY OF ± 1 FOOT.
- PRIOR TO BUILDING PERMIT APPROVAL, THE REPLACEMENT WELL MUST BE INSTALLED AND THE OFFICIAL WELL COMPLETION REPORT RECEIVED BY THE HEALTH DEPARTMENT AND APPROVED. THE HEALTH DEPARTMENT MUST ALSO RECEIVE THE OFFICIAL WELL ABANDONMENT REPORT FOR THE EXISTING WELL PRIOR TO BUILDING PERMIT APPROVAL.
- A BAT SITE PLAN MUST BE SUBMITTED TO THE HEALTH DEPARTMENT AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT RELEASE OF THE BUILDING PERMIT FOR THE RESIDENCE RENOVATION.
- INSTALLATION OF A BAT UNIT IS REQUIRED IN LIEU OF THE PROPOSED SEWAGE DISPOSAL AREA (SDA) BEING LARGE ENOUGH FOR THE INITIAL DRAIN FIELD AND TWO REPLACEMENT DRAIN FIELDS. ONLY THE INITIAL DRAIN FIELD AND ONE REPLACEMENT DRAIN FIELD WILL FIT WITHIN THE PROPOSED SDA. AN OPERATION & MAINTENANCE AGREEMENT FOR THE BAT UNIT MUST BE SUBMITTED AT LAND RECORDS PRIOR TO RELEASE OF THE PERMIT TO INSTALL THE ONSITE SEWAGE DISPOSAL SYSTEM. FOR INSTALLATION OF THE FORCE MAIN, THE EAST PROPERTY LINE MUST BE MARKED BY A PROFESSIONAL ENGINEER OR LICENSED SURVEYOR PRIOR TO THE PRE CONSTRUCTION MEETING.

INITIAL SYSTEM
APPLICATION RATE = 0.8 GPD/SQ. FT.
EFFECTIVE DEPTH IS 6'
TRENCH WIDTH = 3'
150 GAL. x 4 BEDROOMS = 600 GAL/DAY
600 GAL/DAY / 0.8 GAL./DAY/SQ. FT. = 750 SQ. FT.
750 SQ. FT. / 9' = 250 L.F.
250 L.F. x .31 = 77.5 L.F. OF DEEP TRENCH
USE 2 - 39 L.F. OF TRENCH FOR EACH SYSTEM

REPLACEMENT SYSTEM
APPLICATION RATE = 0.8 GPD/SQ. FT.
EFFECTIVE DEPTH IS 3'
TRENCH WIDTH = 3'
150 GAL. x 4 BEDROOMS = 600 GAL/DAY
600 GAL/DAY / 0.8 GAL./DAY/SQ. FT. = 750 SQ. FT.
750 SQ. FT. / 9' = 250 L.F.
250 L.F. x .50 = 125 L.F. OF DEEP TRENCH
4 TRENCHES OF VARYING LENGTHS

NOTES:
REPLACEMENT SYSTEM TRENCHES 1 AND 2 WILL HAVE TRENCH BOTTOMS LIMITED AT 6 FEET, AND REPLACEMENT TRENCHES 3 AND 4 WILL HAVE TRENCH BOTTOMS LIMITED AT 3 FEET. ALL REPLACEMENT SYSTEM TRENCHES WILL BE CREDITED TO HAVE 3 FEET OF EFFECTIVE SIDEWALL.

THE REPLACEMENT SYSTEM MUST BE DESIGNED AND INSTALLED AS LOW-PRESSURE DISTRIBUTION OR EQUIVALENT AS THE VARYING WIDTH OF THE SEWAGE DISPOSAL AREA DOES NOT ALLOW FOR TRENCHES OF EQUAL LENGTH TO BE INSTALLED.

ALL TRENCHES IN BOTH THE INITIAL SYSTEM AND IN THE REPLACEMENT SYSTEM WILL HAVE PIPE INVERT AT 2 FEET DEPTH

A BAT TANK WILL BE REQUIRED SINCE THERE ONLY SUFFICIENT AREA FOR AN INITIAL SYSTEM AND ONE REPLACEMENT SYSTEM

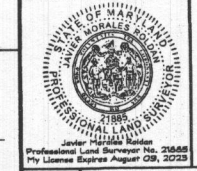
OWNER/DEVELOPER
MARGARET A. SUIT
12785 FREDERICK ROAD
WEST FRIENDSHIP, MD 21794

PURPOSE NOTE:
THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO ADD TO THE EXISTING HOUSE INCREASING THE BEDROOMS TO 4

PERC CERTIFICATION PLAN
SUIT PROPERTY
12785 FREDERICK ROAD
TAX MAP: 15 * BLOCK: 11 * PARCEL: 71
3rd ELECTION DISTRICT * HOWARD COUNTY, MD

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

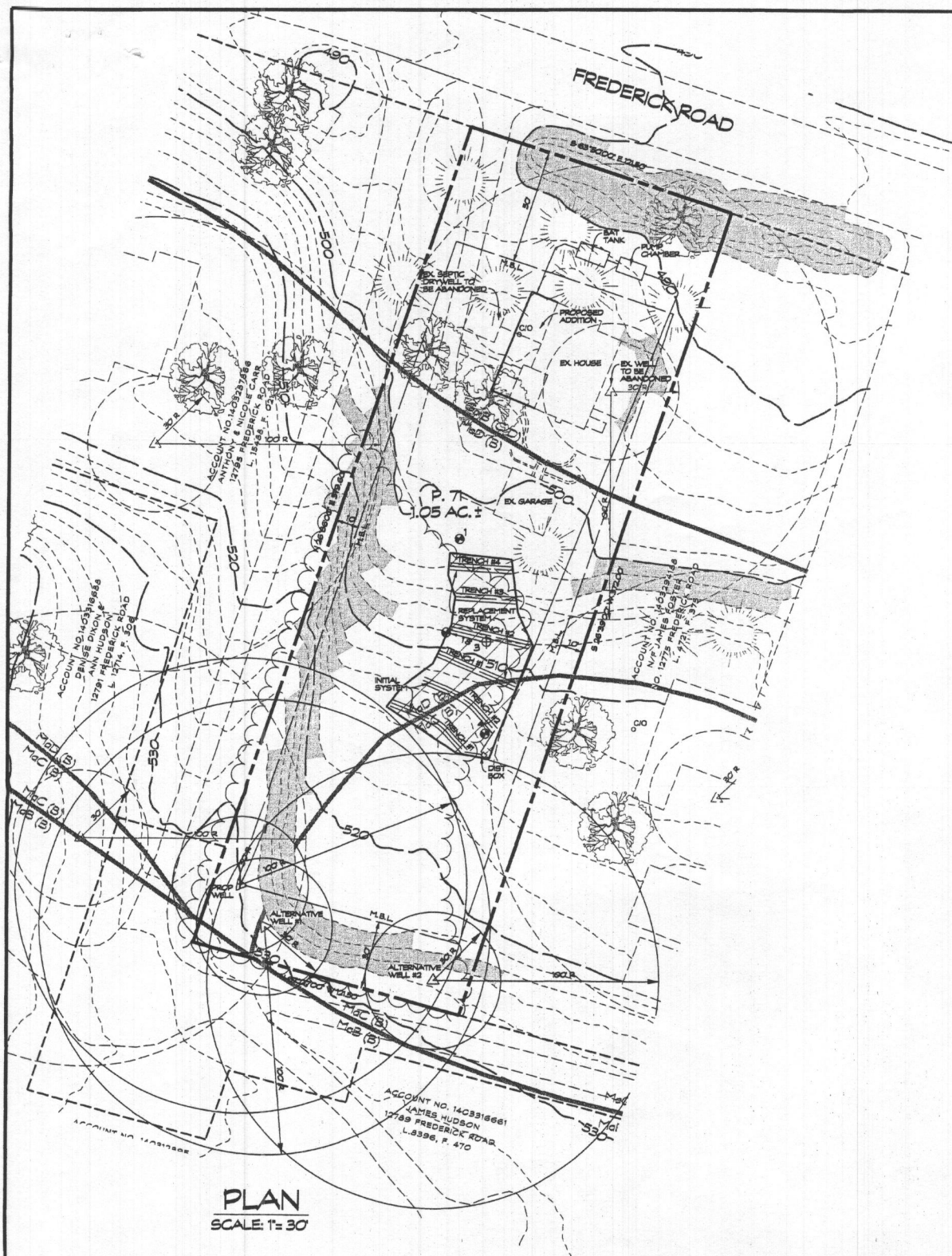
HOWARD COUNTY HEALTH OFFICER



Date	Revised By	Drawn By
8/29/2021	REVO PER HEALTH DEPT E-MAL DATED 8/18/2021	LNL
12/20/21	REVO PER HEALTH DEPT E-MAL DATED 12/17/2021	LNL

1. I HEREBY 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.

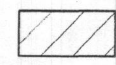
Xavier Morales Roldan 1-21-22
XAVIER MORALES ROLDAN
PROFESSIONAL LAND SURVEYOR NO. 2665
MY LICENSE EXPIRES AUGUST 9, 2023



PLAN
SCALE: 1" = 30'

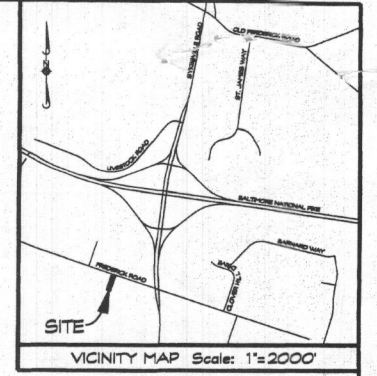
LEGEND	
	PASSED PERC TEST
	PROPOSED PERC TEST
	EXISTING WELL LOCATION
	PROPOSED WELL LOCATION
	SOIL LINES
	DENOTES - TOTAL PROPOSED SEPTIC RESERVE EASEMENT AREA
	EXISTING TREE LINE

PER DB. 5502 DP. 193



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SOILS LEGEND				
SOIL SYMBOL	SOIL SERIES	SOIL HSG	PERCOLATION FACTOR 335	HYDRC
GmB	Glennville silt loam	C/D	0.37	-
MbB	Manor loam 3M - 6M	B	0.26	-
McC	Manor loam 6M - 12M	B	0.26	-
McD	Manor loam 12M - 22M	B	0.26	-



DATA TABULATIONS
1. ZONING DISTRICT: RC-OEO
2. NUMBER OF BUILDING SITES: 1
3. TOTAL AREA OF LOT: 1.05 ACRES

INITIAL SYSTEM
APPLICATION RATE = 0.8 GPD/SQ. FT.
EFFECTIVE DEPTH IS 6'
TRENCH WIDTH = 3'
150 GAL. x 4 BEDROOMS = 600 GAL/DAY
600 GAL/DAY / 0.8 GAL./DAY/SQ. FT. = 750 SQ. FT.
750 SQ. FT. / 3' = 250 L.F.
250 L.F. x .31 = 77.5 L.F. OF DEEP TRENCH
USE 2 - 39 L.F. OF TRENCH FOR EACH SYSTEM

REPLACEMENT SYSTEM
APPLICATION RATE = 0.8 GPD/SQ. FT.
EFFECTIVE DEPTH IS 9'
TRENCH WIDTH = 3'
150 GAL. x 4 BEDROOMS = 600 GAL/DAY
600 GAL/DAY / 0.8 GAL./DAY/SQ. FT. = 750 SQ. FT.
750 SQ. FT. / 3' = 250 L.F.
250 L.F. x .50 = 125 L.F. OF DEEP TRENCH
4 TRENCHES OF VARYING LENGTHS

NOTES:
REPLACEMENT SYSTEM TRENCHES 1 AND 2 WILL HAVE TRENCH BOTTOMS LIMITED AT 6 FEET, AND REPLACEMENT TRENCHES 3 AND 4 WILL HAVE TRENCH BOTTOMS LIMITED AT 9 FEET.
ALL REPLACEMENT SYSTEM TRENCHES WILL BE CREDITED TO HAVE 3 FEET OF EFFECTIVE SIDEWALL.
THE REPLACEMENT SYSTEM MUST BE DESIGNED AND INSTALLED AS LOW-PRESSURE DISTRIBUTION OR EQUIVALENT AS THE VARYING WIDTH OF THE SEWAGE DISPOSAL AREA DOES NOT ALLOW FOR TRENCHES OF EQUAL LENGTH TO BE INSTALLED.
ALL TRENCHES IN BOTH THE INITIAL SYSTEM AND IN THE REPLACEMENT SYSTEM WILL HAVE PIPE INVERT AT 2 FEET DEPTH.

A BAT TANK WILL BE REQUIRED SINCE THERE ONLY SUFFICIENT AREA FOR AN INITIAL SYSTEM AND ONE REPLACEMENT SYSTEM

GENERAL NOTES

- CURRENT TITLE REFERENCE: OWNER: MARGARET SUIT DEED REFERENCE: L. 5502, F. 193 DATE: JUNE 01, 2001 GRANTOR: MARK VALLON
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 200' SCALE TOPO MAPS AND FIELD VERIFIED BY CLS TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- EXISTING WELLS AND/OR SEWER EASEMENTS WITHIN 100' OF THE LOT LINES HAVE BEEN SHOWN. THERE ARE NO WELLS 200' DOWN GRADIENT OF THE SEPTIC EASEMENT AREA SHOWN.
- M.B.L. DENOTES MINIMUM BUILDING LINE
- ANY CHANGES TO THE PRIVATE SEWER EASEMENT AND/OR ALTERNATIVE WELL LOCATION SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- SHOULD STORMWATER MANAGEMENT BE REQUIRED, IT WILL BE PROVIDED BY A DRY WELL ON SITE.
- EXISTING WELL NO. NOT AVAILABLE.
- THE BOUNDARY IS FROM A DEED RECORDED IN L. 5502, F. 193. NO BOUNDARY RETRACEMENT WAS PERFORMED BY CLS.
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- PRIOR TO BUILDING PERMIT APPROVAL, THE REPLACEMENT WELL MUST BE INSTALLED AND THE OFFICIAL WELL COMPLETION REPORT RECEIVED BY THE HEALTH DEPARTMENT AND APPROVED. THE HEALTH DEPARTMENT MUST ALSO RECEIVE THE OFFICIAL WELL ABANDONMENT REPORT FOR THE EXISTING WELL PRIOR TO BUILDING PERMIT APPROVAL.
- A BAT SITE PLAN MUST BE SUBMITTED TO THE HEALTH DEPARTMENT AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT RELEASE OF THE BUILDING PERMIT FOR THE RESIDENCE RENOVATION.
- INSTALLATION OF A BAT UNIT IS REQUIRED IN LIEU OF THE PROPOSED SEWAGE DISPOSAL AREA (SDA) BEING LARGE ENOUGH FOR THE INITIAL DRAIN FIELD AND TWO REPLACEMENT DRAIN FIELDS. ONLY THE INITIAL DRAIN FIELD AND ONE REPLACEMENT DRAIN FIELD WILL FIT WITHIN THE PROPOSED SDA. AN OPERATION & MAINTENANCE AGREEMENT FOR THE BAT UNIT MUST BE SUBMITTED AT LAND RECORDS PRIOR TO RELEASE OF THE PERMIT TO INSTALL THE ONSITE SEWAGE DISPOSAL SYSTEM.
- FOR INSTALLATION OF THE FORCE MAIN, THE EAST PROPERTY LINE MUST BE MARKED BY A PROFESSIONAL ENGINEER OR LICENSED SURVEYOR PRIOR TO THE PRE CONSTRUCTION MEETING.

OWNER/DEVELOPER
MARGARET A. SUIT
12785 FREDERICK ROAD
WEST FRIENDSHIP, MD 21794

PURPOSE NOTE:
THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO ADD TO THE EXISTING HOUSE INCREASING THE BEDROOMS TO 4

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER

I HEREBY 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.

James Morales Roldan 1-21-22
JAMES MORALES ROLDAN
PROFESSIONAL LAND SURVEYOR NO. 21685
MY LICENSE EXPIRES AUGUST 9, 2023

PERC CERTIFICATION PLAN
SUIT PROPERTY

12785 FREDERICK ROAD
TAX MAP: 15 * BLOCK: 11 * PARCEL: 71
3rd ELECTION DISTRICT * HOWARD COUNTY, MD



Date	Revisions	Drawn By	L.N.L.
8/31/2021	REV'D PER HEALTH DEPT EMAIL DATED 8/16/2021	Designed By:	
12/20/21	REV'D PER HEALTH DEPT EMAIL DATED 12/17/2021	Reviewed By:	
		Date:	DEC. 2021
		Scale:	1" = 30'
		Job No.:	2021191
		Sheet:	1



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 VARIANCE
TO COMAR ONSITE WATER/SEWER FOR MDE APPROVAL

Date Submitted February 17, 2022

12785 Frederick Road, West Friendship, MD 21794

Property Address

Table with 6 columns: Subdivision, Lot, Tax Map, Grid, Parcel, Tax Account #. Values: 0015, 0011, 0071, 03-291383

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

Percolation tests, October 2021; Percolation Certification Plan October 2021 to Present. Building Permit anticipated to add a bedroom and living space to existing structure.

In the area below, list the specific section of the Code of Maryland Regulations (COMAR) to which a variance is being requested and provide a brief summary of the regulation and an explanation of why the variance is being requested (Attach a separate sheet if necessary).

Table with 2 columns: Regulation Section, Summary and Explanation. Row 1: 26.04.02.04.J.(1), minimum separation distance of 25 feet to all steep slopes (slopes > 25 percent)

Margaret O. Luit
Property Owner's Signature

Health Department Use Only

Reviewed by: HCHD Staff, Date
Recommendation: [X] Recommended, [] Not Recommended
HCHD Supervisor, Date 3/10/22

Comments/Conditions: reduce required minimum separation distance to 20 feet for trenches proposed as Replacement System

Approved by: Steven R. Krey LEHS, Date 3/10/22
MDE Representative



FREDERICK ROAD

P. 71
1.05 AC. ±

SUIT PROPERTY

12785 FREDERICK ROAD
TAX MAP: 15 * BLOCK: 11 * PARCEL: 71
3rd ELECTION DISTRICT * HOWARD COUNTY, MD

ACCOUNT NO. 1403316661
JAMES HUDSON
12769 FREDERICK ROAD
L. 8396, F. 470

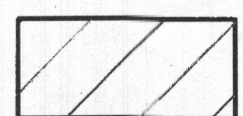


439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

DRAWN BY:	
DESIGN BY:	
REVIEW BY:	
DATE:	
SCALE:	1"=50'
JOB NO:	
SHEET:	

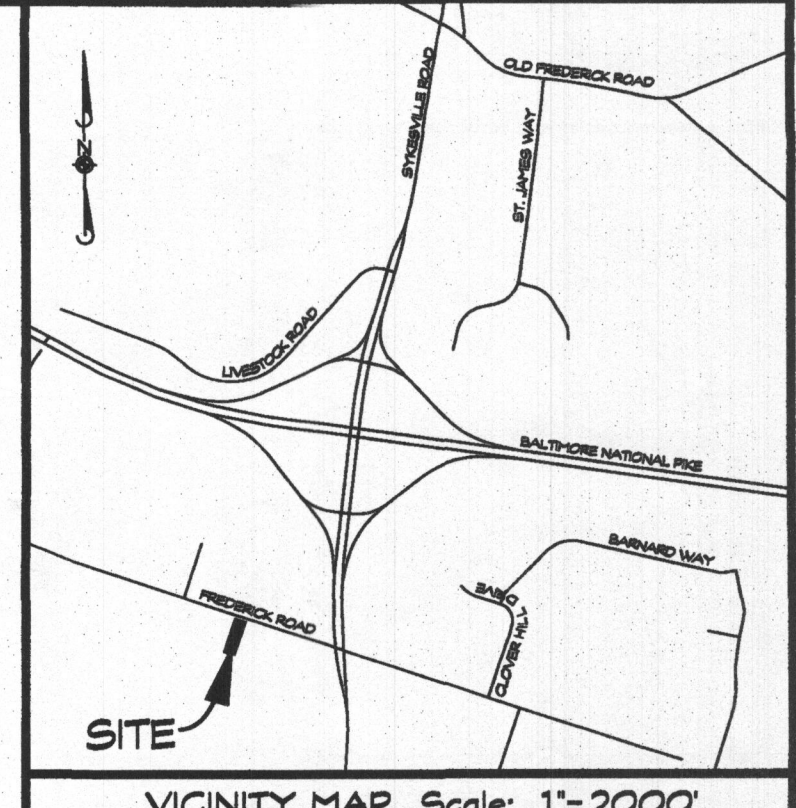


PER DB. 5502 DP. 193



THIS AREA DESIGNATES A PRIVATE SEWAGE AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. FOR LOTS CREATED PRIOR TO MARCH 1972 IT PROVIDES AT LEAST ENOUGH AREA TO ACCOMMODATE AN INITIAL AND TWO REPLACEMENT SEPTIC SYSTEMS AS REQUIRED BY THE HOWARD COUNTY HEALTH DEPARTMENT. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS AREA 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 AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.

SOILS LEGEND				
SOIL SYMBOL	SOIL SERIES	SOIL HSG	ERODIBLE (K-FACTOR X35)	HYDRIC
GmS	Glenville silt loam	C/D	0.37	-
MbS	Manor loam 3% - 8%	B	0.28	-
McC	Manor loam 8% - 15%	B	0.28	-
McD	Manor loam 15% - 25%	B	0.28	-



VICINITY MAP Scale: 1"=2000'

DATA TABULATIONS

1. ZONING DISTRICT: RC-DEO
2. NUMBER OF BUILDING SITES: 1
3. TOTAL AREA OF LOT: 1.05 ACRES

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 USE 2 - 39 L.F. OF TRENCH FOR EACH SYSTEM

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A VARIANCE HAS BEEN GRANTED ON MARCH 10, 2022 FOR REDUCTION OF SETBACK DISTANCE TO THE STEEP SLOPE ALONG THE LEFT PROPERTY LINE FROM 25 TO 20'.

OWNER/DEVELOPER
 MARGARET A. SUIT
 12785 FREDERICK ROAD
 WEST FRIENDSHIP, MD 21794

PLAN
 SCALE: 1"=30'

LEGEND	
	PASSED PERC TEST
	PROPOSED PERC TEST
	EXISTING WELL LOCATION
	PROPOSED WELL LOCATION
	SOIL LINES
	DENOTES - TOTAL PROPOSED SEPTIC RESERVE EASEMENT AREA
	EXISTING TREE LINE

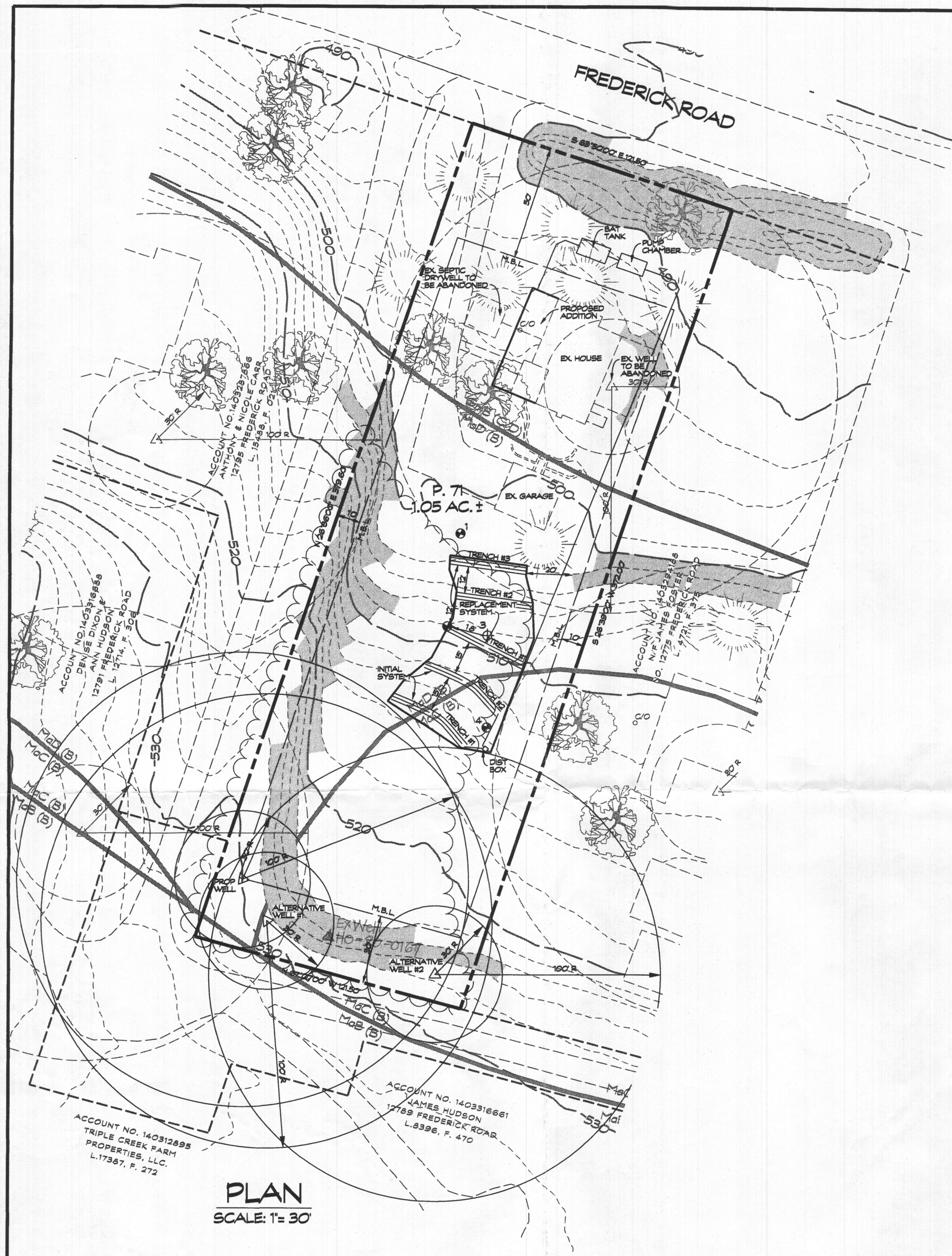
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APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 4/11/22
 HOWARD COUNTY HEALTH OFFICER

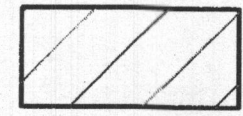
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 [Signature] 3/22/22
 JAVIER MORALES ROLDAN
 PROFESSIONAL LAND SURVEYOR NO. 21685
 MY LICENSE EXPIRES AUGUST 9, 2023

REVISED
PERC CERTIFICATION PLAN
SUIT PROPERTY
 12785 FREDERICK ROAD
 TAX MAP: 15 * BLOCK: 71 * PARCEL: 71
 3rd ELECTION DISTRICT * HOWARD COUNTY, MD

Date	Revisions	Drawn By: LNL
8/31/2021	REVO PER HEALTH DEPT E-MAIL DATED 8/18/2021	Designed By:
12/20/21	REVO PER HEALTH DEPT E-MAIL DATED 12/17/2021	Reviewed By:
3/10/22	REVO PER HEALTH DEPT E-MAIL DATED 3/10/2022	Date: DEC., 2021
3/2/22	REVO PER HEALTH DEPT E-MAIL DATED 3/8/2022	Scale: 1"=30'
7/29/22	Rev'd to show ex well locations [Signature]	Job No.: 202191
		Sheet: 1

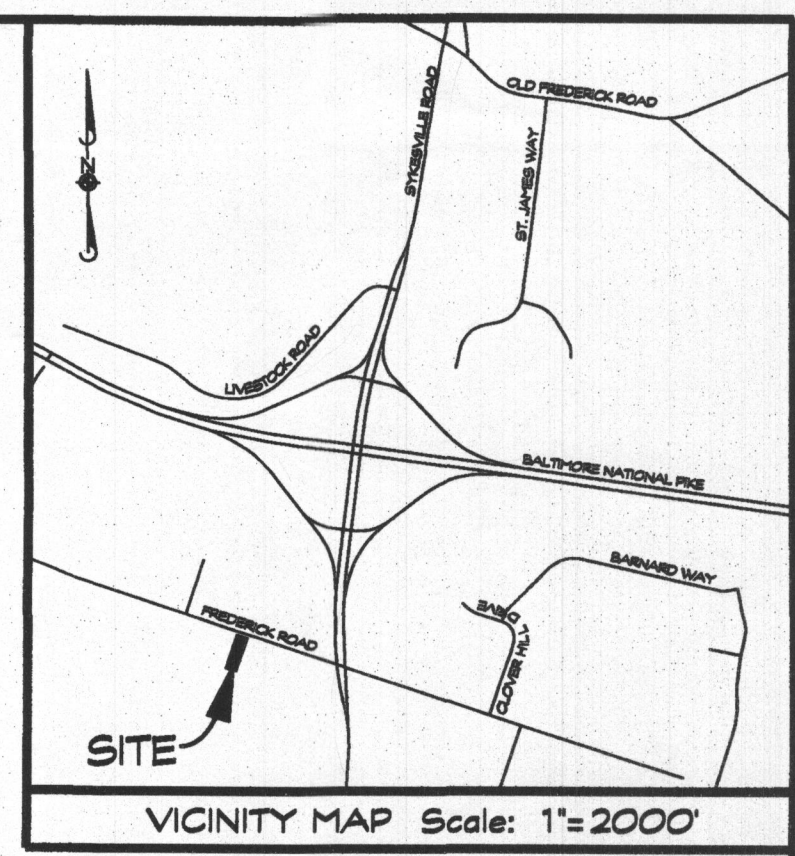


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 TRENCH WIDTH = 3'
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 12785 FREDERICK ROAD
 WEST FRIENDSHIP, MD 21794

LEGEND

	PASSED PERC TEST
	PROPOSED PERC TEST
	EXISTING WELL LOCATION
	PROPOSED WELL LOCATION
	SOIL LINES
	DENOTES - TOTAL PROPOSED SEPTIC RESERVE EASEMENT AREA
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PERC CERTIFICATION PLAN
SUIT PROPERTY
 12785 FREDERICK ROAD
 TAX MAP: 15 * BLOCK: 11 * PARCEL: 71
 3rd ELECTION DISTRICT * HOWARD COUNTY, MD

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

 HOWARD COUNTY HEALTH OFFICER

Professional Land Surveyor No. 21885
 My License Expires August 09, 2023

CLSI
 www.clsi-env.com
 439 East Main Street Westminster, MD 21157-5559
 (410) 844-1790 FAX (410) 844-1791

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Javier Morales-Roldan
 PROFESSIONAL LAND SURVEYOR NO. 21885
 MY LICENSE EXPIRES AUGUST 9, 2023

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7/12/22	Revd to show ex well locations	Job No.:	202191
		Sheet:	1