

1526368

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

APPLICATION FOR PERCOLATION TESTING AND SITE EVALUATION

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME WATERFORD

PROPERTY ADDRESS 13105 BRIGHTON DAM RD, CLARKSVILLE, MD 21029
STREET TOWN ZIP

TAX ACCOUNT # 407451 TAX MAP 34 GRID 9 PARCEL 261 LOT NO. 11 PROPOSED LOT SIZE (ACRES) 5.2952AC

ZONING CATEGORY RR-DE0 TIER

PROPERTY OWNER(S) MICHAEL PAUL WOLF

DAYTIME PHONE 410-381-2580 CELL EMAIL

MAILING ADDRESS 7020 COLUMBIA GATEWAY DR, COLUMBIA, MD 21046
STREET CITY, STATE ZIP

APPLICANT JONATHAN STUDDARD RELATIONSHIP TO OWNER: DEVELOPER

DAYTIME PHONE 410-713-4633 CELL EMAIL jstuddard@vtccorp.com

MAILING ADDRESS 7031 PINDELL SCHOOL RD, FULTON, MD 20759
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 5 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.

Jonathan E Studdard 8/12/19
SIGNATURE OF APPLICANT DATE



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

SEWAGE DISPOSAL SYSTEM SPECIFICATIONS WORKSHEET

Address: 13105 Brighton Dam Rd. Clarksville, MD 21029

Subdivision: Waterford Lot: 11

Table with 4 columns: Replacement type, Application rate, Effective area beginning depth, Bottom maximum depth. Values are handwritten: Initial system (0.8, 3, 7), 1st Replacement (0.8, 3, 7), 2nd Replacement (0.8, 3, 6).

Design Flow = 150 gallons per day per bedroom

Design flow ÷ application rate = square footage of drainfield required

Linear length of trench required = drainfield square footage x sidewall reduction percentage ÷ trench width

Sidewall reduction credit formula:

(W + 2) / (W + 1 + 2D) x 100 = Percent of length of standard trench where W=trench width and D= depth between effective area beginning depth and trench bottom.

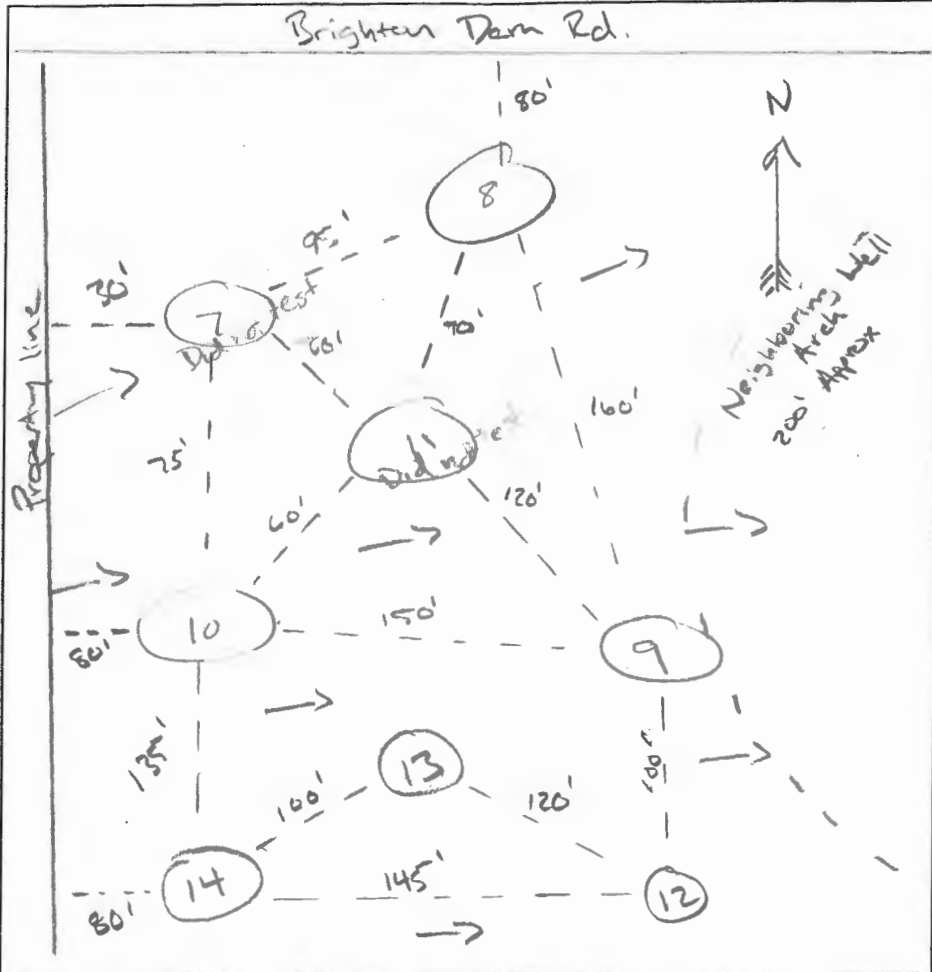
Standard design requirements:

- Trenches must be located to provide room for 3 systems in the disposal area
All trenches must be equal length unless low pressure dosed
All trenches must be on contour
Minimum trench spacing: 10' for all trenches utilizing sidewall reduction credit. Additional spacing may be necessary for any trench using over 3.5' of effective sidewall. In those cases, the spacing formula is 2D + W up to a maximum spacing of 18'.
Minimum trench spacing for trenches with no sidewall credit (bottom area only) is 6' for a 2' wide trench and 9' for a 3' wide trench (spacing is measured edge to edge)
Maximum trench length is 100'
Maximum pipe depth is 4'

Additional requirements:

Approved: RSF Date: 10/10/2019

Brighton Dam Rd.



(Not To Scale)

DATE	TEST #	DEPTH 4' Buff	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
10/8/20	8	6/5	10:15	Drain	Moist		F
	10	5/11	10:42	10:45	10:51	6	P
	9	6/7	11:14	11:31	12:00	29	P
	12	4/11	12:54	12:56	13:00	4	P
	13	4/10	13:22	13:26	13:39	12	P
	14	4/10	13:34	13:36	13:39	3	P

REMARKS Did not test 7 & 11
 SANITARIAN RSF BACKHOE Fogels Ricky OTHERS John (Potential Buyer)
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

8
 BY, Thick Floty loam, dh, cw
 CL, R, OM, Dense Sidewall
 SCL, SL, LS
 Wet/Moist PB, G, Sand
 Water

10
 BY, Thick Floty loam, dh, cw
 YR, MSBK, SCL, mfr, dh
 YB, SB, M Floty, mfr, SL
 PLS, ml, Floty, layered, SB, YB, G
 Wet/Moist PB, G, Sand

9
 BY, Thick Floty, loam, dh, cw
 YR, Thick Floty, SCL, mfr
 SB, Weare Floty SL, mfr
 vfls, ml layered SB, YB, G
 Wet/Moist PB, G, Sand
 Water

11
 BY, Thick Floty loam, dh, cw
 CL, R, OM, Dense Sidewall
 SCL
 SL, LS
 Wet Grey Sand
 Water

7
 BY, Thick Floty, loam, dh, cw
 R, CL, OM Dense Sidewall
 SCL, SL, LS
 Wet/Moist PB, G, Sand
 Water

12
 BY, Thick Floty, L, dh, cw
 YR, MSBK, mfr, SBK
 L, Floty, SB Muftr,
 vfls, SB, RY, Thin Floty, mfr
 LS

14

SS, thick platy
Loom, dh, cu

SS, thick platy

SL, dh, cu

SL, platy, SS, R, S,
dh

Platy, YB, Y, LS

↓
Very Fine
Sand

See
First
Page

13

S
P
R
E
A
S

14

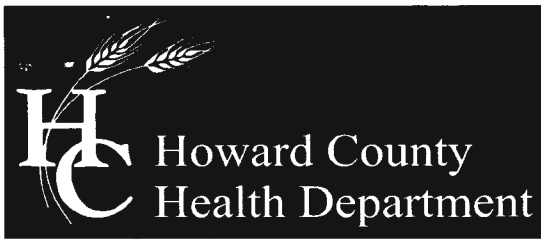
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H

REMARKS _____

SANITARIAN RSF BACKHOE _____ OTHERS _____

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



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

Date: October 10, 2019

To: Jonathan Studdard
7031 Pindell School Rd.
Fulton, MD 20759

Re: ***Percolation Test Report***
13105 Brighton Dam Rd.
Clarksville, MD 21029

Percolation tests were conducted at 13105 Brighton Dam Rd. (Tax Map 34, Parcel 261) on Oct. 8th, 2019. Tests and profile descriptions were documented for locations 7, 8, 9, 10, 11, 12, 13 and 14. Out of 8 test holes 5 passed (9, 10, 12, 13 and 14).

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. Areas that may be included in the septic reserve area are represented by test locations having satisfactory soil conditions. The area must be large enough to accommodate 3 systems (initial and 2 replacements). If 3 systems cannot fit the Health Dept. may consider allowing 2 systems (initial and 1 replacement) which will require Best Available Technology (BAT). The next step in the process is to have an engineer/consultant submit a percolation certification plan to confirm the design of the sewage disposal area.

Should you have any questions regarding this evaluation, please contact me. I may be reached at (410) 313-6357 or by email rfreemon@howardcountymd.gov

Respectfully,

A handwritten signature in cursive script, appearing to read 'Robert Freemon'.

Robert Freemon
Bureau of Environmental Health
Well & Septic Program

Attachment: Percolation Field Notes

Freemon, Robert

From: Freemon, Robert
Sent: Thursday, March 24, 2022 11:03 AM
To: kevin@libertycustomhomesusa.com
Cc: Stephanie J. Philpot; Silvast, Zackary; Williams, Jeffrey
Subject: RE: 13105 Brighton Dam Rd Property

Hi,

Thank you for your patience with this. I have taken a look at the property file and here is where this property currently stands. This property has an approved Percolation Certification Plan (PC) identifying a sewage disposal area (SDA). This property currently does not have an approved on-site sewage disposal system plan (OSDS). The OSDS plan shown in the PDF you sent me (page, 19 & 20) was created however, was never approved/signed off on by the Health Dept. The approved Percolation Certification Plan can be found on page 22 of the PDF.

In order for this property to move forward with development the Health Dept. needs an approvable OSDS plan. This OSDS plan must include Best Available Technology (BAT) and a Low Pressure Dosing Disposal System (LPD). The OSDS in the PDF you sent does not include this in the design. The approved SDA is located upgrade of a neighboring well. COMAR regulations do not allow SDAs to be upgrade of any wells however, in certain cases variances may be approved. In this case, a variance was approved with conditions to allow the SDA to be upgrade of the neighboring well as long as the OSDS is over 200ft away from the well and is created utilizing a BAT & LPD system (note #3 on the PC).

To answer your questions:

1. In order to get an official answer for the number of bedrooms that can fit within the SDA you will need to speak with an engineer. The Health Dept. cannot answer this question officially until we have an approvable OSDS plan. Based on the OSDS plan shown in the PDF you sent it looks like there is unused space within the SDA to add additional bedrooms. Although the unapproved OSDS does not include the BAT or LPD it still uses the same OSDS specifications the Health Dept. gave.
2. If more SDA is needed to accommodate additional bedrooms a revised PC will need to be submitted and approved. I was the one who perc tested this property and based on the data collected and where the approved SDA is laid out I believe it is possible for more SDA can be added without additional testing. There is area between the approved SDA and test locations 12 & 14 that was not utilized on the approved PC. Please note however, I cannot guarantee additional testing will not be required until we see where the area to be added is being proposed on a plan.
3. With a BAT and LPD there are some aspects you will want to consider. **First** is the cost. These systems do cost more than a standard gravity septic system. **Second** is the performance of these systems. These systems do filter the waste water more efficiently than the standard gravity septic systems and do require maintenance. If an OSDS plan utilizing the BAT & LPD is approved the owners will need to sign an Operation and Maintenance agreement allowing a BAT servicer to service the system quarterly to yearly depending on the servicer. **Lastly** LPD systems do have some flexibility when it comes to their layout design. In standard gravity systems the drainfield trenches must be of equal length. This can be seen on the OSDS plan in the PDF. With LPD systems the trenches do not have to be equal lengths however they must be balanced through LPD design calculations.

Hopefully this answers most of your questions.



HOWARD COUNTY HEALTH DEPARTMENT

66368

DATE 9/11/19

AS

Received From

Jonathan Stoddard

PHONE #

350-1850

For

for CAPP/ BIDS Brighton Dam RD

CASH

CHECK

NO.

19114

Five hundred and no Dollars

\$ 500.00

Received By

J Kemp