



## 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](https://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

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

---

### MEMORANDUM

TO: Walter & Ella Rydzewski  
11707 Bragdon Wood  
Clarksville, MD 21029

FROM: Robert Freemon *RIF*  
Well & Septic Program

RE: Walter & Ella Rydzewski  
11707 Bragdon Wood  
Clarksville, MD 21029  
*"Before BP Approval"*

DATE: 5/21/2019

---

After review of 11707 Bragdon Woods in conjunction with the proposed demo rebuild here are my comments. Prior to demo and/or building permit release the following will be required.

- Percolation Certification Plan (perc cert)
- Existing well and septic system abandoned
- Demolition of Dwelling
- On-site Sewage Disposal System Plan (OSDS)

**Percolation Certification Plan:** A percolation certification plan signed by the Health Dept. designating a sewage disposal area on the property is required prior to demo and building permit approval. Before a perc cert can be created perc testing is required. Prior to testing the Health Dept. must receive a filled-out perc testing application, the perc permit fee of \$506 (payable to the Director of Finance) and a perc test plan. The fee for the perc permit covers the testing, plan review and certification. Homeowners will need to hire a septic contractor or a friend with a backhoe to dig holes 12-16ft deep. As for the test plan, homeowners will typically hire a civil/septic engineer who has worked with us before. These plans can be very overwhelming and time consuming for someone who has not created one prior. Once the Health Dept. has received all three (application, fee, test plan) and we approve of the test plan we will schedule a date for perc testing. Based on the test results the engineer will finalize the perc cert and design the new OSDS.

**Abandonment of Existing System:** The existing septic system must be properly abandoned prior to building permit approval. The existing septic system must be pumped out, crushed and filled with clean dirt. Documentation of the septic system pump out and abandonment must be submitted to the Health Dept.

**On-site Sewage Disposal System:** An OSDS plan must be created and approved by the Health Dept. prior to building permit release. Using the perc results and total number of bedrooms proposed the engineer will design a septic plan. Once the Health Dept. approves of the OSDS plan the building permit may then be released.

## **Freemon, Robert**

---

**From:** Freemon, Robert  
**Sent:** Tuesday, May 21, 2019 1:58 PM  
**To:** 'Michael Balak'  
**Subject:** RE: Spencer-our meeting on Friday  
**Attachments:** 11707 Bragdon Wood.pdf; WS\_BragdonWood\_11707\_PercApp-1982.pdf; WS\_BragdonWood\_11701\_PercApp-1982.pdf; HCHD BP Process.pdf

Hi,

After speaking with Michael I have put together a memo stating what will likely be required prior to demolition of the existing house and construction of a new home. It is very important that perc testing be performed prior to demolition of the existing house. Under today's regulations perc results will indicate whether or not there is suitable sewage disposal area on the lot. Regulations today are not the same as what they were decades ago. What may have been approved back then may no longer be approvable today. In other words the existing perc notes and the existing septic system may not be considered sufficient for the existing house under current regulations. By keeping the existing house you are able to keep the existing septic. Any proposed changes to the existing house may require a signed perc cert plan and an upgraded septic system. So once the house is demoed you will be required to comply with current regulations regarding the well and septic system for the property. Based on the notes we have this property has high ground water, 100 Flood plain and steep slopes. All of these have setbacks from the well and septic system that must be met. Although the lot is approx. 4 acres setbacks can shrink a lot's available testing areas potentially making it difficult to find suitable sewage disposal area. Please see the attached "Building Permit Process" sheet for guidance on what the Health Dept. is looking for and what may be required depending on the type of building permit. If you have any questions let me know. I will get back to you as soon as I am able.

**Robert "Spencer" Freemon**  
**Howard County Health Department**  
**8930 Stanford Blvd. Columbia, MD 21045**  
**Bureau of Environmental Health**  
**Well and Septic Program**  
**Phone: 410-313-6357**  
**Email: [rfreemon@howardcountymd.gov](mailto:rfreemon@howardcountymd.gov)**  
**Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>**

**From:** Michael Balak <azores1025@gmail.com>  
**Sent:** Monday, May 13, 2019 9:40 AM  
**To:** Freemon, Robert <rfreemon@howardcountymd.gov>  
**Subject:** Spencer-our meeting on Friday

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

Spencer,

It was my pleasure meeting you on Friday discussing the septic situation on Property 11707 Bragdon Wood and empty lot 11701 Bragdon Wood.

As per our conversation, I would appreciate:

1. To get all and any documents related to the above properties

2. Some kind of Memo addressing limitations for the building of a new house due of existing 100 yr Flood plane and inability to use existing septic on the Lot 2 (11707 Bragdon Wood) which looks like not even in records for your health department.

Since we are dealing with time constraints, I would really APPRECIATE if I can get the above info before the end of this week! It will help me tremendously!

Thank you for your HELP!

Michael Balakirsky

410-340 7823