

Thank you so much for the quick response! We look forward to hearing from you.

Respectfully submitted;
Adam B. Browning
Penn's Trail Environmental, LLC

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Tuesday, April 11, 2023 3:28 PM
To: Adam Browning <abrowning@pennstrail.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Cc: Rose Borisow <rose@cerensbergerbuilder.com>; Wolf, Kevin <KWolf@howardcountymd.gov>;
agconstruction555@gmail.com
Subject: RE: CATTAIL RIVER DRIVE - LOT#10 SEPTIC DESIGN

Hello. Responding to this and email from owner. I see in our system we received a revised plan on 4/4. Our Well & Septic reviewers have been out in the field most days the last two weeks getting wet season testing finished. I'll make sure it is reviewed as soon as possible, hopefully this week. Thanks
Jeff

From: Adam Browning <abrowning@pennstrail.com>
Sent: Tuesday, April 11, 2023 3:23 PM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Cc: Rose Borisow <rose@cerensbergerbuilder.com>; Wolf, Kevin <KWolf@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; agconstruction555@gmail.com
Subject: CATTAIL RIVER DRIVE - LOT#10 SEPTIC DESIGN

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

Good Afternoon;

Just following up on the review of the septic design resubmission made at the beginning of the month. Please let us know the status when you have a moment. Thanks!

Respectfully submitted;
Adam B. Browning
Manager
Penn's Trail Environmental, LLC
327 E. Ridgeville Blvd. #141
Mount Airy, MD 21771
Ph: (301) 829-5022
email: abrowning@pennstrail.com
Web: <http://www.pennstrail.com>

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Reduce-Reuse-Recycle

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, April 17, 2023 3:33 PM
To: Adam Browning; Silvast, Zackary
Cc: Rose Borisow; Wolf, Kevin; agconstruction555@gmail.com
Subject: RE: CATTAIL RIVER DRIVE - LOT#10 SEPTIC DESIGN

I reviewed the plan today. Everything looks good except on the Construction Data table, it mentions sand depth. I assume that is supposed to read aggregate depth? If so, I can make that correction if you want. Once that's done, I can approve the plan and have a septic permit prepared. We will have 2 special conditions on the permit:

1. The designer should be onsite during the pre-construction meeting. This is because at-grade mounds are not common for the Health Dept or the installers in this county
2. The system must be installed prior to approving the building permit for the house. This is because we do not believe there is room to stage, mobilize, and construct the closer mound once the house is in and we have not been supplied with any detailed construction plan proving otherwise.

Beyond that, our normal conditions will apply such as having the mound areas staked and fenced off prior to pre-con meeting, having the property boundaries staked, and not being able to issue the permit until the Health Dept has determined the soil moisture to be acceptable.

Thanks
Jeff

From: Adam Browning <abrowning@pennstrail.com>
Sent: Tuesday, April 11, 2023 3:29 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Cc: Rose Borisow <rose@cerensbergerbuilder.com>; Wolf, Kevin <KWolf@howardcountymd.gov>; agconstruction555@gmail.com
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Good Afternoon;

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Ph: (301) 829-5022
email: abrowning@pennstrail.com
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Reduce-Reuse-Recycle

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, March 20, 2023 3:28 PM
To: agconstruction555@gmail.com; Adam Browning
Cc: Steven Krieg -MDE-; Wolf, Kevin; Silvast, Zackary
Subject: RE: regarding property at 16315 Cattail River Drive

Hello all. After reviewing the additional info and soil info that we have to date, I believe this site does appear to be within the regulatory requirements to allow an at-grade mound as the sewage disposal system. I am finalizing the review of the details in the Penns Trails plan, but I wanted to get the following info out now to begin a revision:

1. This lot was created with one well site (where the existing well was drilled). Since that time, the County Code has been adopted requiring three well sites or a 1500 square foot well box. We do not require a revised perc certification plan to establish these replacement well sites, but they must be shown on the onsite sewage disposal system design plan. If 3 well sites are shown, we look for them to be 50' apart if possible.
2. We look for the design plan to show the stormwater management devices that will be used for the house. This plan shows a few solid lines coming off the rear of the house. I'm not sure if those are roof leaders or something else. If they are, one of them ends right above the corner of one of the mounds. We have a setback chart for devices from wells and OSDS on our website to make sure things are placed properly.

I will finish looking at the design details by tomorrow and send out any additional comments if I see anything else.
Thanks

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
410-313-4261
www.hchealth.org

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From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Thursday, March 16, 2023 5:50 PM
To: agconstruction555@gmail.com
Cc: Steven Krieg -MDE- <steven.krieg@maryland.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Adam Browning <abrowning@pennstrail.com>; Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: regarding property at 16315 Cattail River Drive

Hello everyone,

I just got back into the office and I wanted to provide just a quick update. My presumptions were correct, and the soils have a lot more complexity to them within the upper 21" of the soil and revealed very restrictive qualities. I will need to converse with my deputy director and MDE regional when I return to the office on March 21st, 2023 on how we are

going to proceed. I will not go into great detail yet as things need to be discussed internally, but I do not foresee an at-grade mound being installed at this site based on my initial field results. I am off tomorrow and will be out in the field for the majority of the day on Monday the 20th conducting perc tests elsewhere in Howard.

I only hand augered two holes as I was not confident what I was actually seeing as far as mound layouts were concerned. I do want to say that the stakes were a bit chaotic and did not appear to match Mr. Browning's site plan and the past platted mound configurations. I was expecting to have the entire SDA roped off. I was expecting to see each individual mound staked and roped. I was expecting to have clear property boundaries flagged. I am very careful about disturbances when it comes to my interactions with these very delicate mound sites. I do believe the two holes that I dug were in very close proximity to the mound sites so that I did not inflict unnecessary disturbance to the mound bed area or the downslope of any mound.

I will be reaching out to all involved parties once I have clear-cut answers & guidance to provide. Thank you and have a great weekend.

- ZS

Zack Silvast (LEHS)

Plan Review Supervisor - Water & Sewer Division

410-313-1777

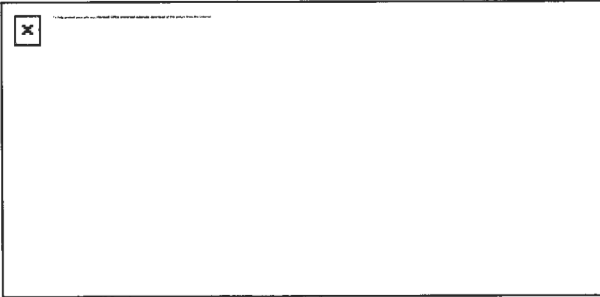
Environmental Health Bureau

Howard County Health Department

Thank you~

Rose Borisow

Executive Assistant



1 South Main St. Woodsboro, MD 21798

Direct (301)252-3453

MHIC #130127

MHBR #6677

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And share ideas with us on HOUZZ at <http://www.houzz.com/pro/cerensbergerandfamilybuilder/public>

On Thu, Mar 9, 2023 at 2:30 PM Silvast, Zackary <zsilvast@howardcountymd.gov> wrote:

Good Afternoon,

The construction route is not adequate because there will be significant machinery/vehicular traffic. Where the staging area is identified, there needs to be enough room to be able to construct the mound and have an adequate supply stockpile area. There can be zero compaction or soil disruption on any of the three mound sites, this applies to the initial and the two reserves. There cannot be any compaction 25 feet beyond the downslope as well. You will have to rope everything off & prove there is enough area to work: This will mean roping off the perimeter of the SDA & roping off the other two mound sites & flagging the stockpile area. Plus the tank locations then become another issue with the house being built and maneuvering around them especially during the final stages of construction.

We will have further discussion about what you submitted to us tomorrow and advise next week how to proceed. I will be conducting my extra field work out on the site on Monday. Thank you.

- ZS

From: Rose Borisow <rose@cerensbergerbuilder.com>

Sent: Thursday, March 9, 2023 8:32 AM

To: Silvast, Zackary <zsilvast@howardcountymd.gov>; Adam Browning <abrowning@pennstrail.com>; Wolf, Kevin <KWolf@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>

Subject: Re: regarding Cattail River Drive - Lot#10 OSDS plan

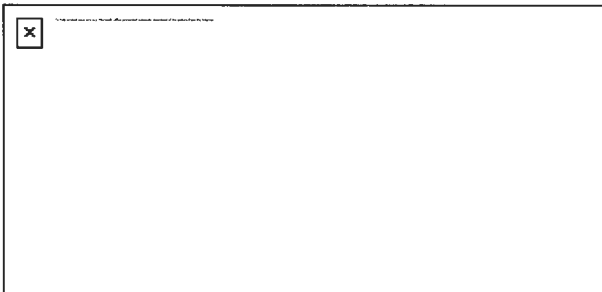
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning;

Joel and I wanted to check in and see if this map showing the construction route for the septic will suffice....please let me know and thank you!

Rose Borisow

Executive Assistant



1 South Main St. Woodsboro, MD 21798

Direct (301)252-3453

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MHBR #6677

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And share ideas with us on HOZZ at <http://www.houzz.com/pro/cerensbergerandfamilybuilder/public>

On Tue, Mar 7, 2023 at 1:52 PM Rose Borisow <rose@cerensbergerbuilder.com> wrote:

Good Afternoon;

Our intent, as you know, is to construct the sand mound system in a time and manner that is supported by good weather and with the approval of the HD at the time. In coordination with them, the attached shows our path to and from the septic reserve areas and our staging area. We can do this with or without the new home being constructed.

Please let me know if you have any other questions.

Thanks,

On Tue, Mar 7, 2023 at 11:00 AM Silvast, Zackary <zsilvast@howardcountymd.gov> wrote:

Hello Everyone,

Please ignore my first e-mail. It somehow got sent before I was finished & done editing. I apologize for this error. Please see correct e-mail below:

This OSDS plan has been thoroughly reviewed by our staff and several discussions have taken place. We have determined that the old perc notes are not decisive enough to support an at-grade mound proposal at this time. I will be making a site visit out there to provide some more in-depth soil notes for the first three feet of the soil substrate at this site. We are not going to give full revision comments at this time, because we don't know if this at-grade proposal by PennsTrail is valid & can be constructed as proposed.

One big piece of the puzzle that is still missing is the path of construction & sequence of construction. The property owner has been adamant about building the house prior to mound construction; Kevin & I worry about how the septic contractor will be able to gain access since the mound site is on a peninsula and with the house constructed we don't see how neighboring properties would not be impacted. We will need some type of plan submitted to the Health Department in order to ensure that the house being constructed will not impede/prevent mound construction. This will include showing where materials will be stockpiled and access points.

If you have any other questions or concerns, please feel free to contact me. I plan on making a site visit near the end of this week or early next week to conduct the additional field work required in order to know how to proceed. Thank you.

- ZS

From: Silvast, Zackary
Sent: Tuesday, March 7, 2023 10:54 AM
To: Adam Browning <abrowning@pennstrail.com>
Cc: Wolf, Kevin <KWolf@howardcountymd.gov>; Rose Borisow <rose@cerensbergerbuilder.com>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: regarding Cattail River Drive - Lot#10 OSDS plan

Hello Everyone,

This OSDS plan has been thoroughly reviewed by our staff and several discussions have taken place. We have determined that the old perc notes are not decisive enough to support an at-grade mound proposal at this time. I will be making a site visit out there to provide some more in-depth soil notes for the first three feet of the soil substrate at this site. We are not going to give full revision comments at this time, because we don't know if this at-grade proposal by PennsTrail is valid & can be constructed as [.

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From: Rose Borisow <rose@cerensbergerbuilder.com>
Sent: Monday, March 6, 2023 10:01 AM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Cc: Adam Browning <abrowning@pennstrail.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: Re: Cattail River Drive - Lot#10

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Ok, thanks...I appreciate it.

On Mon, Mar 6, 2023 at 9:47 AM Wolf, Kevin <KWolf@howardcountymd.gov> wrote:

Hi Rose,

I believe there were comments that needed to be addressed. Zack Silvast was the one reviewing the plan. I cc'd him on this as well.

Kevin

From: Rose Borisow <rose@cerensbergerbuilder.com>
Sent: Saturday, March 4, 2023 7:06 AM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Cc: Adam Browning <abrowning@pennstrail.com>
Subject: Re: Cattail River Drive - Lot#10

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

Good Morning;

I am just checking on the progress of this.....thank you!

On Fri, Feb 17, 2023 at 8:58 AM Wolf, Kevin <KWolf@howardcountymd.gov> wrote:

Adam,

Yes. We just did. It will go thru our plan review section crew. 10 business days. We'll keep you posted.

Kevin

From: Adam Browning <abrowning@pennstrail.com>
Sent: Friday, February 17, 2023 8:54 AM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Cc: Rose@CERensbergerbuilder.com
Subject: Cattail River Drive - Lot#10

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

Good morning!

Just checking in to see that you've received this design and if you had any questions. Let us know. Thanks!

Respectfully submitted;

Adam B. Browning

Manager

Penn's Trail Environmental, LLC

327 E. Ridgeville Blvd. #141

Mount Airy, MD 21771

Ph: (301) 829-5022

Silvast, Zackary

From: Rose Borisow <rose@cerensbergerbuilder.com>
Sent: Thursday, March 9, 2023 3:26 PM
To: Silvast, Zackary
Subject: Re: regarding Cattail River Drive - Lot#10 OSDS plan

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

Ok well hoping we can work this out so we can build it during then. We are very good at roping off and protecting our septic areas. Please let me know whatever you need and we can make it happen. We are trying to get the ECS approved so we can submit the application for the permit.

Thanks-

On Thu, Mar 9, 2023 at 3:12 PM Silvast, Zackary <zsilvast@howardcountymd.gov> wrote:

Rose,

The issue is that mounds can only be constructed during mound season, when the soils dictate that the conditions are appropriate to start. This is normally in May or June. But we don't have an approved OSDS plan yet at this time, this will take a couple months to get a complete plan for a site with these intricacies. The OSDS plan will have to be complete before we can even start discussing installation. I hope this clarifies my previous e-mail. Also I don't think there is even an active building permit yet for this property. We will need to know how many bedrooms this house is going to be officially.

- ZS

From: Rose Borisow <rose@cerensbergerbuilder.com>
Sent: Thursday, March 9, 2023 3:06 PM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: Re: regarding Cattail River Drive - Lot#10 OSDS plan

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Understood...we have never had this problem before but will do whatever is reasonable to get this septic done. If you are saying we will HAVE to install the septic first then can we get started now so it will not hold up the construction schedule of the house? We are just trying to stay on schedule for the owner.

Wolf, Kevin

From: Wolf, Kevin
Sent: Thursday, November 21, 2024 11:22 AM
To: 'Mike Naill'; aaron goodman
Cc: Williams, Jeffrey
Subject: RE: Automatic reply: Pool Site Plan

Mike,
I was able to discuss this with my Director. This looks pretty good. However, there are few comments that need to be addressed on the plan.

1. Setback from proposed pool to side slope of replacement mound must be labeled on the plan
2. No large grading is to happen in the existing mound area including the 25foot downslope setback and the replacement mound area. This should be clearly labeled on the plan with protective fencing around the perimeter of this area. With the limited room we have to work with here, it is imperative that we do not place heavy traffic/equipment or disturb this area during pool construction.
3. Pool equipment needs to be shown on the plan.
4. An access path must be indicated on the plan for purpose of a construction entrance for the pool. This area must be out of the mound area and 25foot downslope setback.

For the waiver request, the section you are stating is 3.808 (m) and will read “requesting a ___ foot setback from the pool to my septic easement/area replacement mound site”.

As a condition of the waiver request, we will have something that states to the nature of “no building improvements such as patios, pool house, barns, sheds, etc., are allowed within the existing mound site and all future replacements mound areas.”

I will await your revised site plan and waiver request. You may send to Jeff Williams and copy me as well. If you have any questions on this, please don't hesitate to reach out.

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: Mike Naill <mike@laurelpools.com>

Sent: Monday, November 18, 2024 4:02 PM

To: Wolf, Kevin <KWolf@howardcountymd.gov>; aaron goodman <agconstruction555@gmail.com>

Subject: Re: Automatic reply: Pool Site Plan

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

Hi Kevin,

Can you call me to discuss this site plan? We want to get this moving so we can get the Permit.

Mike

301-748-2079

On Tue, Nov 12, 2024 at 1:38 PM Wolf, Kevin <KWolf@howardcountymd.gov> wrote:

Hello,

I am out of the office for the remainder of the day. If you need immediate assistance, please call 410-313-1771. I will respond to my emails accordingly upon my return.

Thanks

Kevin M. Wolf, L.E.H.S., Supervisor

Howard County Health Department

Bureau of Environmental Health

Groundwater Mgmt. Sec.

410-313-2645