

7-93
Broom

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P 49035

A REPAIR

DISTRICT _____

DATE 3/8/93

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

~~461-9933~~ 313-2640

A 30777

DATE SYSTEM APPROVED 12/2/93

INSPECTOR R. Kelly

INDEXED

Collins Utility
Jack Fyock Septic Service

IS PERMITTED TO INSTALL _____ ALTER X

ADDRESS 13775 Triadelphia Road, Glenelg, Maryland PHONE 988-9270

SUBDIVISION Talbot's Last Shift LOT 9B ROAD 5261 Talbot's Landing Road

PROPERTY OWNER Nunn

ADDRESS 5261 Talbot's Landing Road
Ellicott City, Maryland

SEPTIC TANK CAPACITY 1250 GALLONS

NUMBER OF BEDROOMS 4

_____ SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 135'

REPAIR - PURPOSE - SEPTIC SYSTEM HAS FAILED.

Call for inspection when ground is opened so sanitarian can recommend repair. 5/18/93

PLANS APPROVED BY _____ DATE _____

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

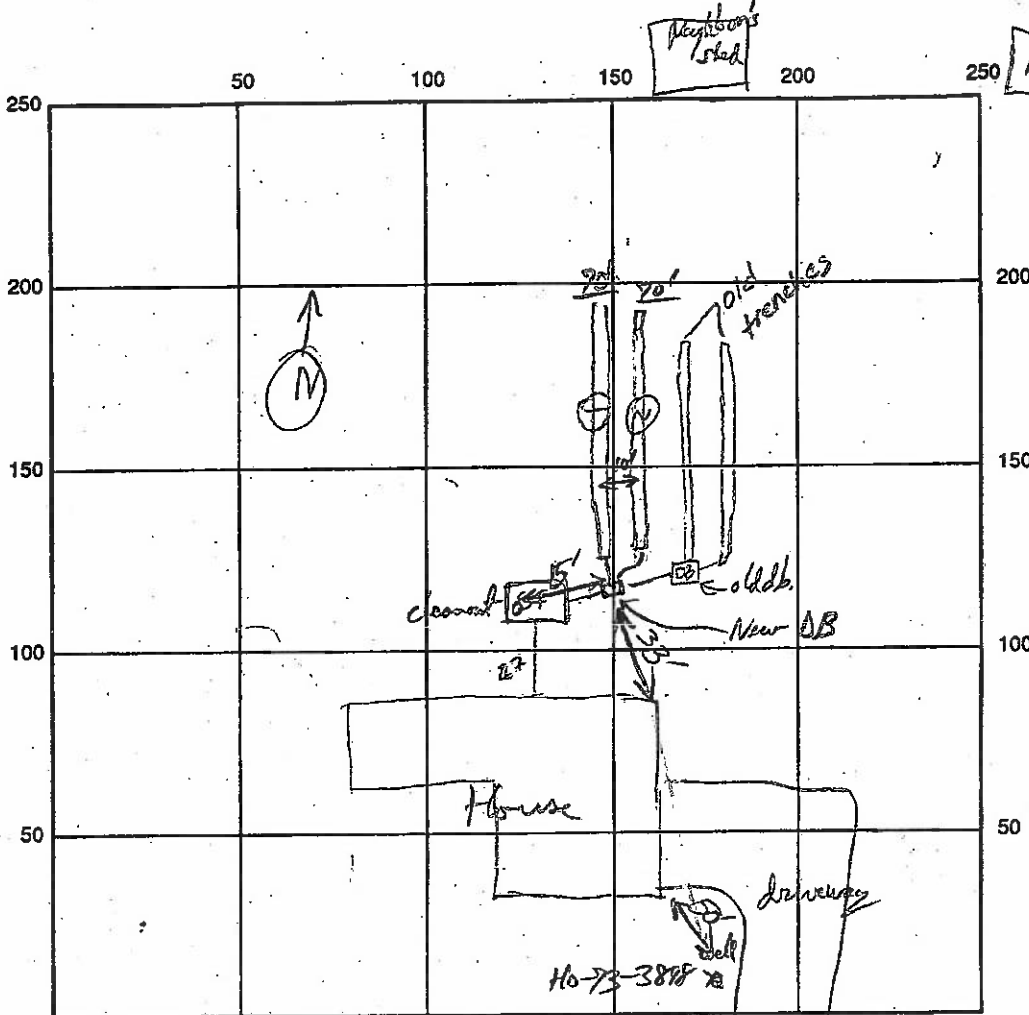
***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

HD-260(6-90)

*CALL 461-9933 FOR INSPECTION OF SEPTIC SYSTEM.

BUILDING PERMIT SIGNED
AND RETURNED 6/5/02
Boo 136677 SUNROOM

P
49035



3' red brn c
 6 1/2' brn cl
 13' grey/orange sl
 nothing from 6'5' but good under reaches to 13'

9:47
 FAIL AT 6'
 10:10

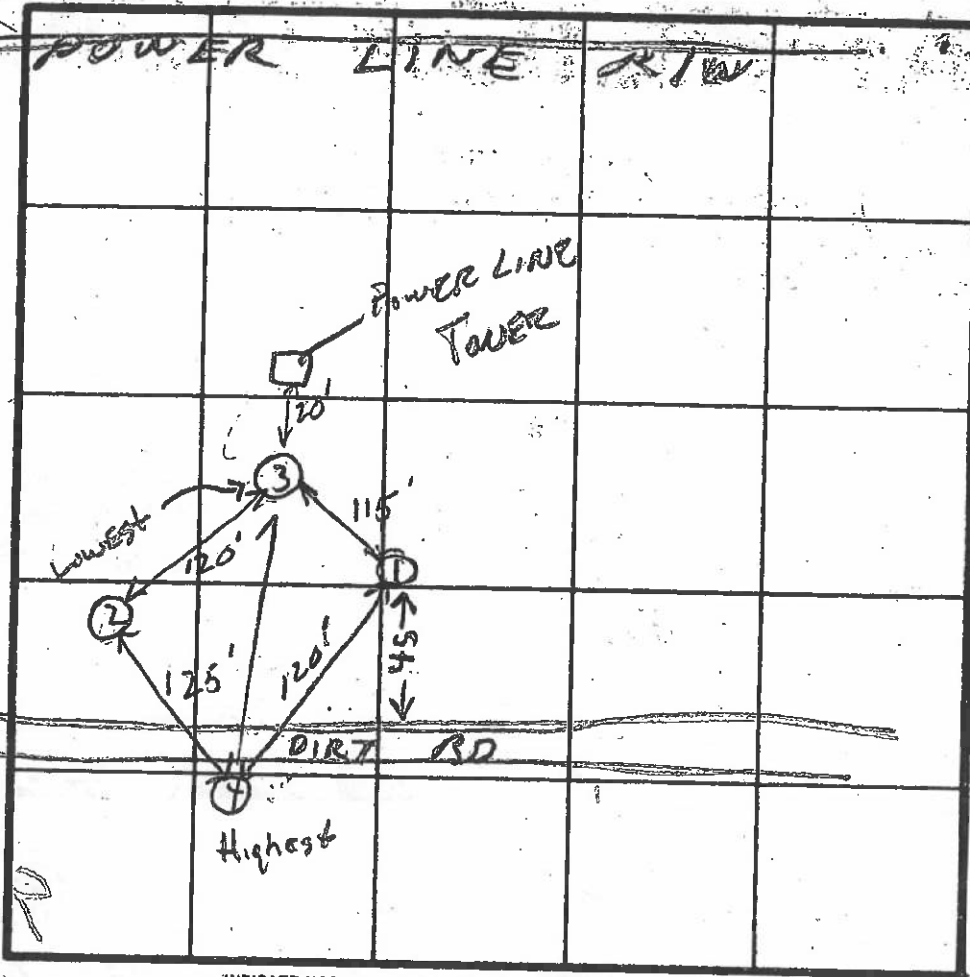
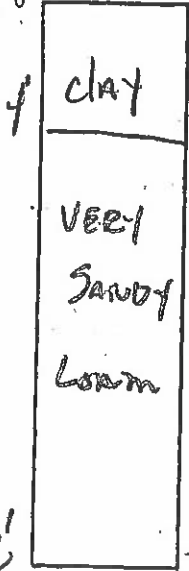
INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

SEPTIC TANK LEVEL exist 1000gal CLEANOUTS NA
 DISTRIBUTION BOX LEVEL ✓
 DRAIN FIELD/TITLE DEPTH 9' FT. TRENCH WIDTH 3 FT. INLET DEPTH 6' FT.
 EFFECTIVE GRAVEL DEPTH 3 FT. TOTAL LENGTH 70/70 FT.
 NUMBER OF TRENCHES 2 Total ONE SIDEWALL/BOTTOM AREA 420 SQ. FT.
 DRYWALL INSIDE DIAMETER _____ FT. EFFECTIVE DEPTH BELOW INLET _____ FT.
 ABSORBENT AREA _____ SQ. FT.

REMARKS: 12/6/93 Place 2 70' trenches parallel to existing (10' away). Trenches to on contour
12/6/93 12/7/93 stone (request from owner) starting at 6' below grade) then
12/7/93 OK to place trenches 12/7/93

DATE SYSTEM APPROVED 12/7/93 INSPECTOR [Signature]

Lot 9B
SOIL PROFILE



FIELD SHEET

TEST PER STAKE

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

F=11

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
7/11/80	1D	12'	322	332	332	355	23
7/11/80	1S	3'	322	325	325	330	5
7-14-80	2S	4'	10:34	10:37	10:37	10:43	6 min
	2D	12'	10:38	10:43	10:43	11:00	17
	3s	4'	10:23	10:26	10:26	10:30	4 min
	3D	12'	10:23	10:30	10:30	10:45	15 min
	4s	4'	10:51	10:54	10:54	10:58	5 min
	4D	12'	10:51	10:54	10:54	11:01	7 min

REMARKS Tester Cornfield 6' high, no lot lines Hold for certified values.

TYPE OF SOIL

TESTED BY R/H JSTSK 7-14-80

ALSO PRESENT Kellerman
C Hudgins

APPLICATION

A 30777

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P _____

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
P.O. BOX 476 ELLICOTT, MARYLAND 21043
TELEPHONE: 992-2330

DISTRICT 1A51
DATE 7/14/80

BLDG. PERMIT SIGNED
AND RETURNED 12/3/81
Serial # 48327

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM

PROPERTY OWNER James B. Nunn

ADDRESS Balto. 21228 PHONE 788-2818

PROPERTY LOCATION:

SUBDIVISION Talbot's Last Shift LOT NO. 9B

ROAD AND DESCRIPTION DePeste Rd - 5081 11chester Road

SIZE OF LOT _____ TYPE BLDG. _____

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE.

I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER

ANY CIRCUMSTANCES.

SIGNATURE OF APPLICANT _____

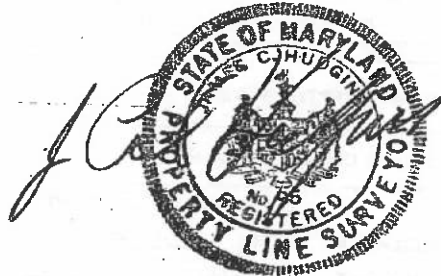
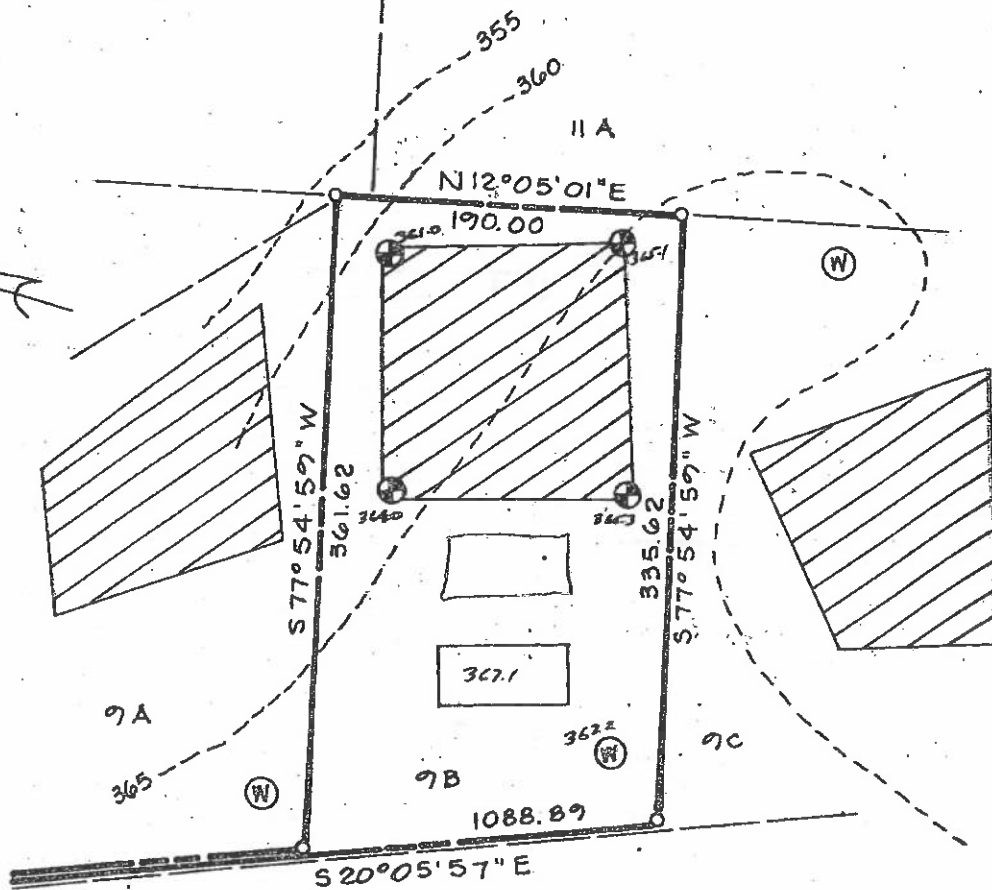
APPROVED BY Stephen Kuhl & F. Skomog Day Well + Tronnet DATE 5/11/81


REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING Hold for 150' FIED Holes 5K 7-14-80

THIS IS NOT A PERMIT



 This area indicates a private easement of approximately 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for individual disposal. Improvements of any kind in this area are restricted until public sewage is available and servicing any residential structures constructed on this site. This easement shall become null and void upon connection to a public sewage system. Percolation test holes shown hereon have been field located and shown as "⊕".

The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health and Mental Hygiene. Percolation areas and water wells for adjoining lots have been shown where pertinent.

PERCOLATION TEST PLAT
 PARCEL 7B
 TALBOT'S LAST SHIFT
 PROPERTY OF
 HOWARD ASSOCIATES
 ILCHESTER ROAD
 1st Election District
 Howard County Maryland
 Scale: 1"=100' Date: 7-18-80

APPROVED: For Private Water and Private Sewage Systems
Signature
 County Health Officer
 11-12-80
 Date

NTI Associates
 Suite 307
 Clark Bldg.
 Columbia Md. 21044
 321-0307

EMERGENCY / TEMP NO. IF ANY

B 1 0317

SEQUENCE NO. WRA USE ONLY

STATE OF MARYLAND APPLICATION FOR PERMIT TO DRILL WELL please print or type

WRA PERMIT NUMBER

HO-73-3898

fill in this form completely

DATE RECEIVED

4/30/81 8 (WRA USE ONLY) 13 OWNER INFORMATION

Nunn Sim LAST NAME OWNER FIRST NAME 102 S. Summington Ave STREET OR RFD Balto. MD 21228 TOWN STATE ZIP

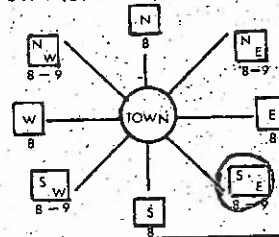
B 3

LOCATION OF WELL

Howard COUNTY Howard Associates Prop. SUBDIVISION 9B LOT NEAREST TOWN Ellicott City MILES FROM TOWN 3 1/2

B 4

DIRECTION OF WELL FROM TOWN (CIRCLE BOX)

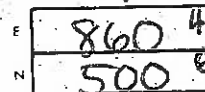


Ilchester Rd NEAR WHAT ROAD ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX) WEST EAST DISTANCE FROM ROAD 1/2

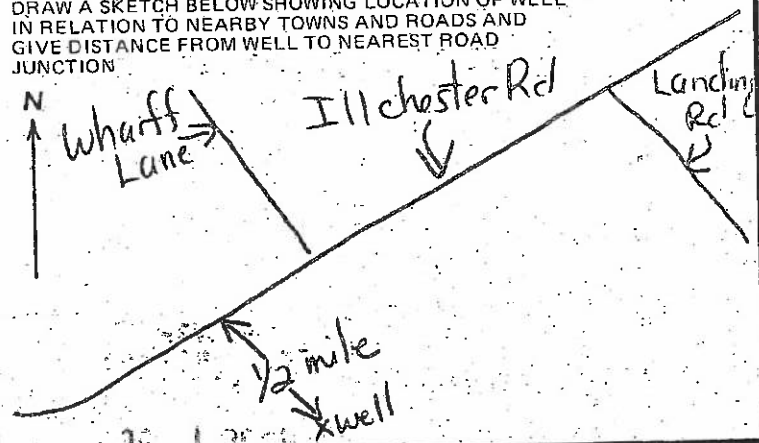
SHOW LOCATION OF WELL WITH AN "X" IN THIS BOX

22' casing 2' above 19' opening well 4' bags cement 7/15/81

WRITE THE BOX NUMBER FROM THE MAP HERE



DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION



B 4

NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL

Howard COUNTY NAME

A 30777 COUNTY NO.

EHA SIGNATURE STATE HEALTH CIRCLE BOX

Frank Skinner, Sanitarian 5/1/81 DATE

NORTH 506 EAST 0864 ELEV. (FT.) GRID 50 55 GRID 57 63 65 68

B 1 CONTINUED DRILLER INFORMATION

Stanley W. Bollinger Jr 308 DRILLER'S NAME 77 LICENSE NO. 80 SIGNATURE DATE 4/29/81

B 2 WELL INFORMATION

APPROX. PUMPING RATE (GAL. PER MIN) 5 AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) 550

USE FOR WATER (CIRCLE APPROPRIATE BOX)

- HOME (SINGLE OR DOUBLE HOUSEHOLD UNIT ONLY) FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION) INDUSTRIAL, COMMERCIAL, STATE AND FEDERAL GOV. OTHER (REQUIRES APPROPRIATION PERMIT) PUBLIC OR PRIVATE WATER COMPANY (REQUIRES APPROPRIATION PERMIT AND STATE HEALTH DEPARTMENT APPROVAL) TEST, OBSERVATION, MONITORING (MAY REQUIRE APPROPRIATION PERMIT)

APPROXIMATE DEPTH OF WELL 185 FEET

APPROXIMATE DIAMETER OF WELL 6 INCH

Method of Drilling (circle one)

- BORED (OR AUGERED) JETTED JETTED & DRIVEN AIR ROTARY AIR PERCUSSION ROTARY (HYDRAULIC) CABLE REVERSE ROTARY DRIVE POINT ROTARY other

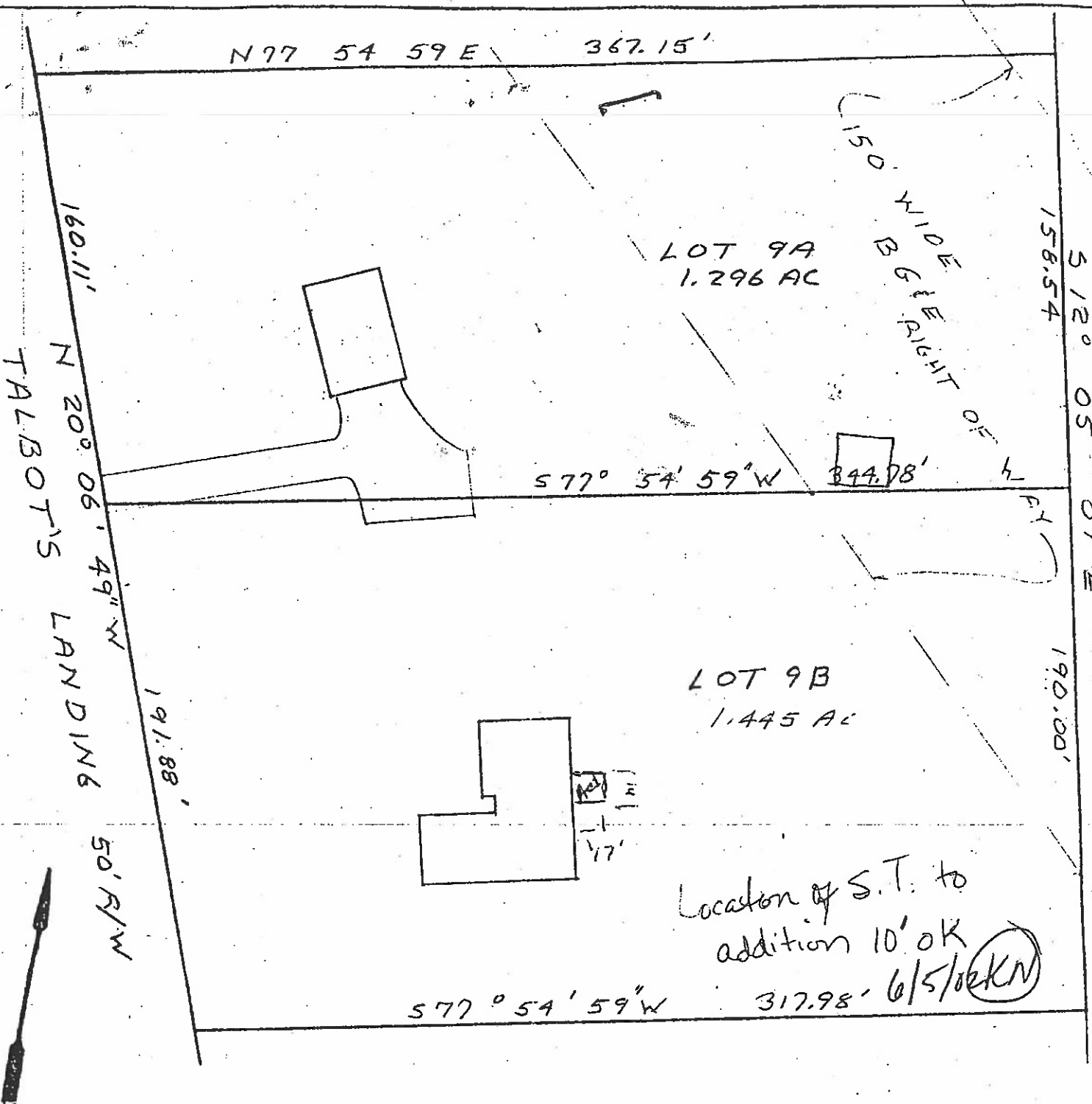
REPLACEMENT OR DEEPEMED WELLS (Circle Appropriate Box)

- THIS WELL WILL NOT REPLACE AN EXISTING WELL THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY THIS WELL WILL DEEPEMED AN EXISTING WELL PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE)

Not to be filled in by driller (WRA USE ONLY)

APPROX. PERMIT NUMBER GAP FORCE INITIALS CONDITIONS

B 5 SPECIAL CONDITIONS (WRA USE ONLY)



PLAT OF PROPERTY
 OF
 James S. Nunn
 &
 Mark A West
 1ST ELECTION DISTRICT
 HOWARD COUNTY MD
 SCALE 1" = 50'

Date Received (WRA use only) **7/14/81** DATE WELL COMPLETED **7/14/81** Depth of Well **175** PERMIT NO. FROM "PERMIT TO DRILL WELL" **40-73-3898**

OWNER **Nunn** last name **Jim** first name
 STREET OR RFD **Ilchester Road** TOWN **Ellicott City**
 SUBDIVISION **Howard Assoc. - Talbot's Last Shift** SECTION **9B** LOT **9B**

WELL LOG
 Not required for driven wells
 STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING

DESCRIPTION (Use additional sheets if needed)	FEET		Check if water bearing
	FROM	TO	
Top Soil	0	2	
Brown Clay	2	6	
Brown Sandstone	6	18	
Granite	18	121	
Granite	121	124	J10
Granite	124	175	

GROUTING RECORD
 WELL HAS BEEN GROUTED YES NO
 (Circle Appropriate Box)
 TYPE OF GROUTING MATERIAL
 CEMENT BENTONITE CLAY
 NO. OF BAGS **4** NO. OF POUNDS **376**
 GALLONS OF WATER **24**
 DEPTH OF GROUT SEAL (to nearest foot)
 from **0** ft. to **19** ft.
 (enter 0 if from surface)

CASING RECORD
 casing types insert appropriate code below
 ST STEEL CO CONCRETE
 PL PLASTIC OT OTHER
 MAIN CASING TYPE ST Nominal diameter (top/main) casing (nearest inch) **6** Total depth of main casing (nearest foot) **22**

OTHER CASING (if used)
 diameter inch depth (feet) from to

SCREEN RECORD
 screen type or open hole insert appropriate code below
 ST STEEL BR BRASS HO OPEN HOLE
 PL PLASTIC OT OTHER

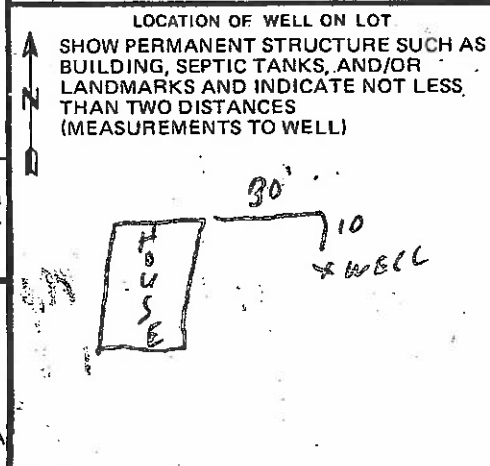
C 2 (Seq. no.)
 DEPTH (nearest ft.)
19 **125**
 SLOT SIZE **2**
 DIAMETER OF SCREEN (NEAREST INCH)
 from to

GRAVEL PACK **30'**
 IF WELL DRILLED WAS FLOWING WELL CIRCLE BOX F

WRA USE ONLY (NOT TO BE FILLED IN BY DRILLER)
 T (E.R.O.S.)
 TELESCOPE CASING LOG INDICATOR OTHER DATA

C 3 (Seq. no.)
PUMPING TEST
 HOURS PUMPED (nearest hour) **2**
 PUMPING RATE (gal. per min. to nearest gal.) **10**
 METHOD USED TO MEASURE PUMPING RATE **Bucket**
 WATER LEVEL (distance from land surface)
 BEFORE PUMPING **40**
 WHEN PUMPING **175**
 TYPE OF PUMP USED (for test)
 A air P piston T turbine
 C centrifugal R rotary O other (describe below)
 J jet S submersible

PUMP INSTALLED YES NO
 DRILLER WILL INSTALL PUMP (CIRCLE APPROPRIATE BOX)
 IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS EXCEPT HOME USE
 TYPE OF PUMP (WRITE APPROPRIATE LETTER IN BOX - SEE ABOVE: (A, C, J, P, R, S, T, O))
 CAPACITY: GALLONS PER MINUTE (to nearest gallon) **31**
 PUMP HORSE POWER **37**
 PUMP COLUMN LENGTH (nearest ft.) **41**
 CASING HEIGHT (circle appropriate box and enter casing height)
 above LAND SURFACE
 below **2** (nearest foot)



CIRCLE APPROPRIATE BOX
 A A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED
 E ELECTRIC LOG OBTAINED
 P TEST WELL CONVERTED TO PRODUCTION WELL
 I HEREBY CERTIFY THAT I HAVE COMPLIED WITH ALL CONDITIONS STATED ON THE ABOVE-CAPTIONED "PERMIT TO DRILL WELL", AND THAT INFORMATION CONTAINED IN THIS REPORT IS TRUE, ACCURATE, AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
 DRILLERS IDENT. NO. **308**
 DRILLERS SIGNATURE *Thomas W. Bell*
 (MUST MATCH SIGNATURE ON APPLICATION)
 SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)

STAN,

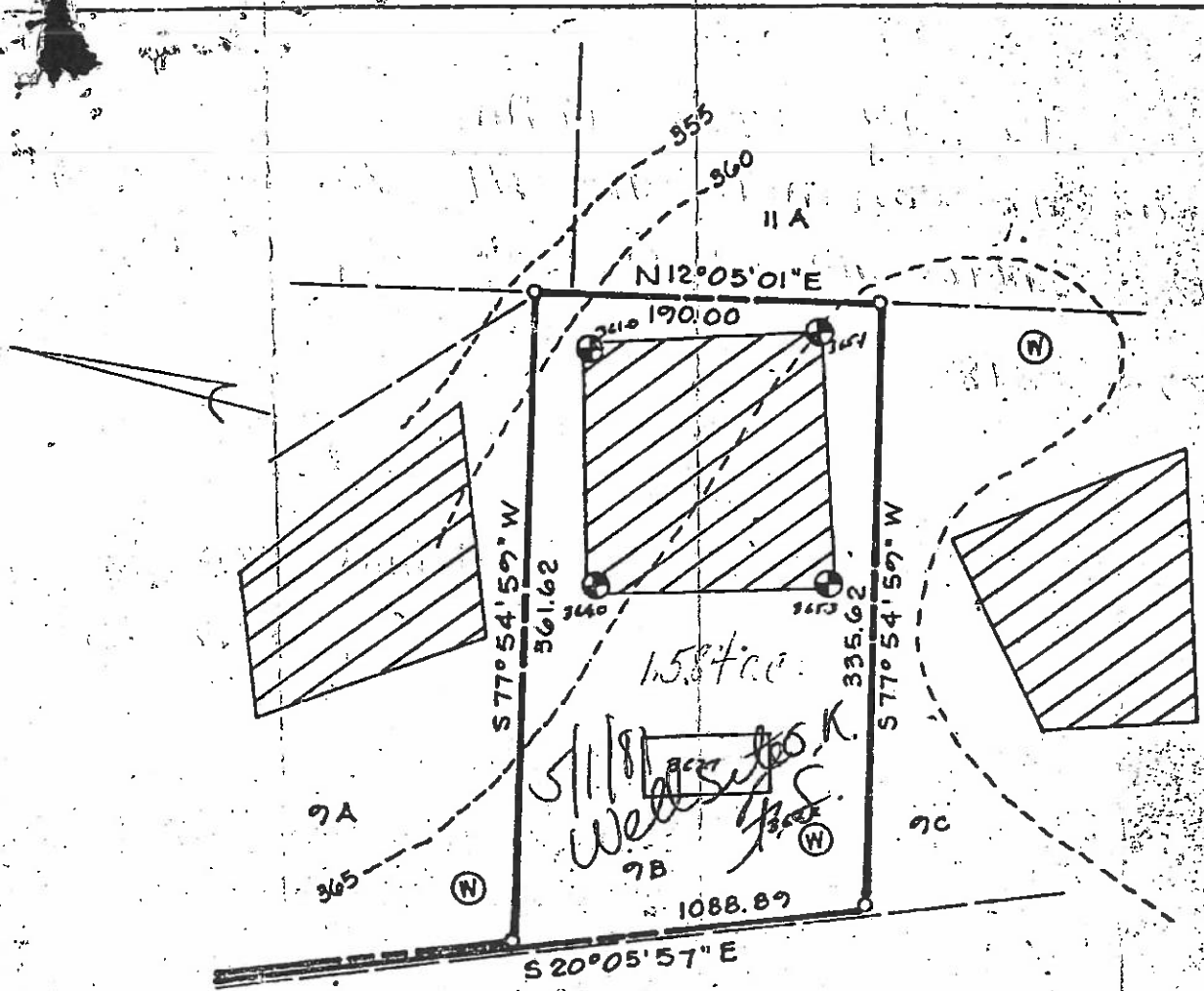
THIS IS MY PLOT PLAN
YOU CAN CONTACT ME AT 102 S. Symington
AVE. BALTO. MD 21220 OR MY # IS
788-2818.


THANK YOU
Jim Munn

DIVISION OF
ENVIRONMENTAL
HEALTH

APR 30 4 51 PM '61

HC
MB

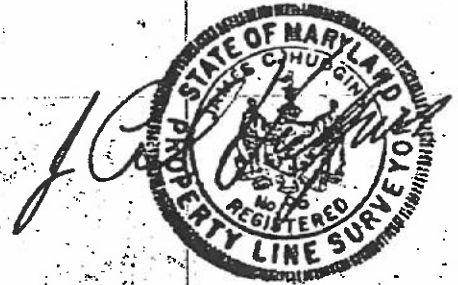


 This area indicates a private easement of approximately 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for individual disposal. Improvements of any kind in this area are restricted until public sewage is available and servicing any residential structures constructed on this site. This easement shall become null and void upon connection to a public sewage system. Percolation test holes shown hereon have been field located and shown as "⊕". The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health and Mental Hygiene. Percolation areas and water wells for adjoining lots have been shown where pertinent.

APPROVED: For Private Water and Private Sewage Systems

James Boyd
 Deputy Health Officer

11-12-80
 Date



PERCOLATION TEST PLAT
 PARCEL 7B
 TALBOT'S LAST SHIFT
 PROPERTY OF
 HOWARD ASSOCIATES
 ILCHESTER ROAD
 1st Election District
 Howard County Maryland
 Scale: 1"=100' Date: 7-18-80

NTT Associates
 Suite 307
 Clark Bldg.
 Columbia Md. 21044
 321-0307

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 1st

DATE 9/30/82

INDEX

Otis Ketterman

IS PERMITTED TO INSTALL ALTER

ADDRESS 4647 Manor Lane, Ellicott City, Maryland 21043 PHONE 992-0062

SUBDIVISION Talbot's Last Shift ROAD 5082 Ilchester Road LOT X 9B

PROPERTY OWNER James Nunn

ADDRESS 102 S. Symington Avenue, Baltimore, Md. 21228 Phone: 788-2818

SPECIFICATIONS 3 bedrooms

SEPTIC TANK CAPACITY 1000 GALLONS

DRAIN FIELD _____ DEPTH _____ FEET, BOTTOM AREA _____ SQ. FT.

DEEP TRENCH _____ DEPTH _____ FEET, BOTTOM AREA _____ SQ. FT.

SEEPAGE PITS _____ ABSORBENT SIDE-WALL AREA _____ SQ. FT.

INLET PIPE _____ FT. BELOW ORIGINAL GRADE. MAXIMUM DEPTH _____ FT. BELOW ORIGINAL GRADE

EFFECTIVE DEPTH AT _____ FT. BELOW ORIGINAL GRADE.

LOCATE DISPOSAL AREA _____ FT. FROM _____ LOT LINE AND _____ FT. FROM _____ LOT LINE AS SEEN WHEN

NOTE: IF GARBAGE DISPOSAL IS INSTALLED TANK CAPACITY MUST BE INCREASED BY 50% AND SEWAGE DISPOSAL TANK AREA INCREASED BY 22%.

TRENCHES - Minimum total square feet in system to be 540 sq. ft. Trench to be 2 ft. wide; Inlet at 4 1/2 ft. below original grade; and Maximum depth 10 ft. below original grade. Effective area begins at 4 1/2 ft. below original grade. 5 1/2 feet of stone below distribution pipe. NO TRENCH SHALL EXCEED 100 FEET IN LENGTH. IF MORE THAN ONE TRENCH USED, A DISTRIBUTION BOX IS REQUIRED. TRENCHES TO BE INSTALLED ON LEVEL GROUND. Start the trench 180 ft. from the front (1088.89') lot line and 30 ft. from the right (335.62') lot line, as seen when facing the lot from the front (1088.89') lot line.

PLANS APPROVED BY Stephen Kiel and Frank Skinner DATE 5/11/81 & 12/16/81

COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE PLACING GRAVEL IN TRENCH.

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER.

NOTE: ALL PIPE FROM HOUSE TO DISPOSAL AREA MUST BE CAST IRON.

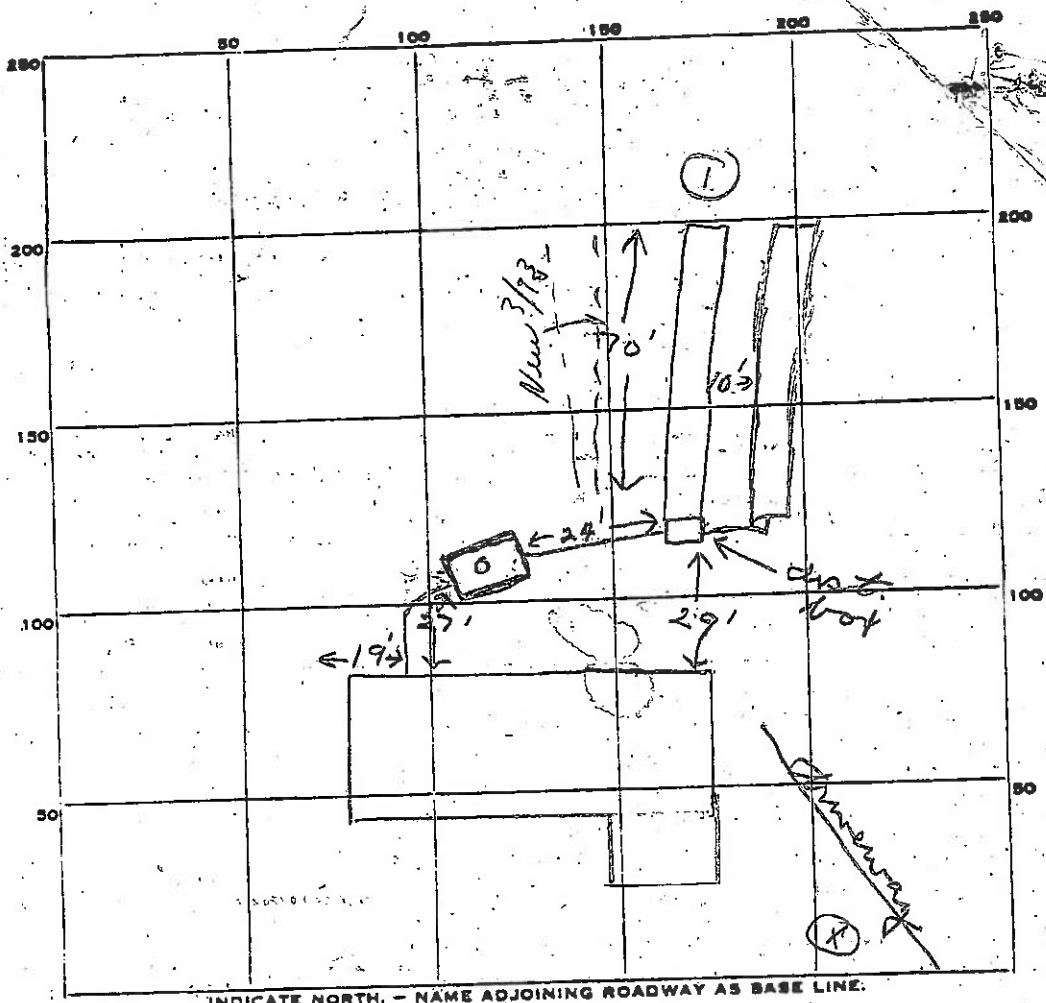
PERMIT VOID AFTER THREE YEARS.

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRAZO ACCEPTED.

*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

11/9/82 Plumbing out of house deeper than plan indicates. O.K. to use 2 trenches total of 135 linear feet, inlet 6' max depth 10' in highest part of process.

180
3
540



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.
Road

PERMIT CARD _____

SEPTIC TANK, LEVEL 1500 gal CLEANOUTS ST

DISTRIBUTION BOX, LEVEL 2

TILE FIELD, DEPTH 10 FT. TRENCH WIDTH 2 FT.

GRAVEL DEPTH 4 IN. TOTAL LENGTH 70 FT.

NUMBER OF TRENCHES 2 TOTAL BOTTOM AREA 560

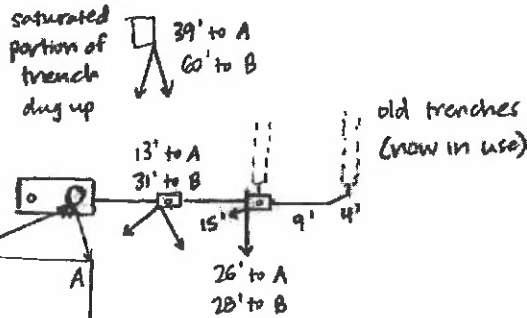
SEEPAGE PITS, INSIDE DIAMETER _____ FT. DEPTH BELOW INLET _____ FT.

ABSORBENT AREA _____ SQ. FT.

REMARKS 11/8/82 No to ready. Is OK for inlet to be 6 ft deep. Rev F.S.
11/9/82 OK to cover pipe to septic tank, also pipe to
chamber. OK to add stone in #1 trench. Is
11/10/82 2ND DITCH OK. ADD GRAVEL + CLEANOUT. CW
11-10-82 GRAVEL + DITCH OK. CW

DATE SYSTEM APPROVED 11-10-82 INSPECTOR C. William

NOT TO SCALE



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM	INFO FROM 1982 PERMITS
2'	6'	10'	
NUMBER OF TRENCHES		2	
TOTAL LENGTH		140'	
ABSORPTION AREA		280'	
DISTRIBUTION BOX LEVEL		YES	
DISTRIBUTION BOX BAFFLE		YES	
DISTRIBUTION BOX PORT		YES	

SEPTIC TANK DATA

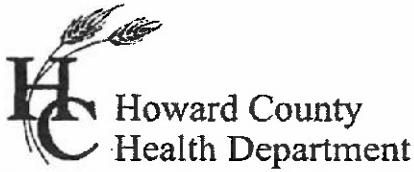
SEPTIC TANK I LEVEL	?
MANUFACTURER	?
CAPACITY	1500 or 2000 GAL
SEAM LOC	MID
TANK LID DEPTH	5'
BAFFLES	YES
BAFFLE FILTER	NO
MANHOLE LOC	REAR
6" PORT LOC	FRONT
WATERTIGHT TEST	NO
SLOTTED	NO
DATE ON LID	
PUMP/SEPTIC TANK LEVEL	
MANUFACTURER	
CAPACITY GAL	
SEAM LOC	
TANK LID DEPTH	
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	
DATE ON LID	

PRE-CONSTRUCTION:

INSTALLATION: 12/1/16 Fogle's dug up two upper trenches, currently in use, and found they were saturated to top of stone at 6' depth. Installed 2nd D-box to put lower trenches in use (one looked like it was never used). Trinned up speed levelers at 1st D-box so that upper trenches do not receive effluent. Installed new 4" PVC outlet baffle and manhole riser on tank. Inlet baffle is 6" terracotta. Baffle on 1st D-box is good. (SC)

FINAL INSPECTOR Sarah Collins

DATE OF APPROVAL 12/1/16



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

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

RECEIPT DATE: 11/4/16 **ONSITE SEWAGE DISPOSAL SYSTEM** P 559829

INSTALLATION APPROVAL DATE: 12/1/16 (SEC) **PERMIT** A _____
MINOR REPAIR

PROPERTY ADDRESS: 5261 Talbots Landing

SUBDIVISION: Talbot's Last Shift LOT: 9B TAX ID: 01-185144

CONTRACTOR: Fogle's Septic Clean Inc. EMAIL: zack@foglesinc.com

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

PROPERTY OWNER: Jason Nunn EMAIL: _____

OWNER ADDRESS: 5261 Talbots Landing Road, Ellicott City, MD 21042 PHONE: 443-812-2031

NUMBER OF BEDROOMS: 4 SEPTIC TANK SIZE: _____ DRAINFIELD SIZE/TYPE: _____

LOCATION:	
NOTES:	Install 2nd D-box and connect lower 2 trenches. Turn up speed levelers at 1st D-box so that upper 2 trenches are not in use.

ISSUED BY: Sarah Collins ISSUE DATE: 12/1/16 EXPIRATION DATE: 12/1/17

NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING

NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

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 FOR INSPECTION OF SEPTIC SYSTEM.**

Bernard, Dana

From: Laituri, Mary
Sent: Monday, July 14, 2025 11:54 AM
To: Bernard, Dana
Cc: Royalty, Wendy
Subject: FW: Septic 5261 Talbots Landing
Attachments: Water and Septic Inspection Report 4-8-2024.pdf; WS_TalbotsLanding_5261_SepticMinorRepairPermit_2016 (2).pdf

Hi Dana,

This is the email in question. We were wondering if there was anything we can do to help this constituent.

Please let us know.

Thank you,

Mary Laituri

Constituent Services and Communications Specialist
Councilwoman Liz Walsh, District 1
mlaituri@howardcountymd.gov | 410-313-2001

From: Alissa Ganser <alissa.ganser@gmail.com>
Sent: Monday, July 14, 2025 7:52 AM
To: CouncilDistrict1@howardcountymd.gov
Cc: Keith Petty <pettykeitha@gmail.com>
Subject: Request for Advocacy – 5261 Talbots Landing

WARNING!!!

This email originated from someone outside of Howard County
*****DO NOT CLICK LINKS OR OPEN ATTACHMENTS*****
unless you recognize the sender and know for sure that the content is safe

Dear Councilwoman Walsh,

We hope this message finds you well. We are residents of District 1 and recently moved with our family to 5261 Talbots Landing in Ellicott City. We are reaching out to respectfully request your support and advocacy regarding an unresolved permitting issue that has become a significant and unnecessary obstacle to finalizing improvements to our home.

The Howard County Bureau of Environmental Health is requiring us to replace our existing septic system before it will approve permits for a new master bedroom addition. While we appreciate the importance of upholding environmental standards, we believe this requirement is both excessive and unjustified for several important reasons.

First, the current septic tank is working well, has no issues, and meets the requirements to have a 1500 storage capacity tank for a 4 bedroom home (current) and 5 bedroom home (after construction). It is in good

working order as evidenced by the attached Water and Septic Inspection Report, dated April 8, 2024 (1st Choice Inspection Services); and Septic Minor Repair Permit (2016). Together, these documents show that the current tank is not only in good working order, but that we have additional septic trenches that prevent the possibility of backflow. **The County agrees the system is in good working order and there is no dispute on this matter.** Additionally, even with the proposed bedroom addition, our home will not be fully occupied at all times. Our children reside here part-time due to joint custody arrangements, meaning **only two individuals will occupy the home every other week.** This significantly limits stress on the system and effectively offsets any increase in usage.

Second, and more importantly, Howard County will be imminently connecting our street to County water and sewer and we are signed on and confirmed to connect our home. Based on a Howard County Department of Public Works meeting Keith attended on May 13, 2025, we were informed by the Bureau of Engineering that design of the water/sewer expansion on Talbots Landing **will start in 2025, with construction complete by either 2026 or 2027.** We have opted into this expansion, meaning once the County water/sewer system is available at our home the issue of our septic tank will be moot, AND there are additional costs we will incur to cap our current system. Given this imminent transition, the Bureau's requirement that we install a costly, redundant septic upgrade—only to abandon it within a year or so—strikes us as unreasonable, wasteful, and unnecessarily burdensome for homeowners striving to invest in and stabilize their community presence.

We are fully committed to working with the County and adhering to safe, responsible building practices. This is the final step in an otherwise smooth permitting process, and we are eager to settle into our long-term home in Howard County.

We would greatly appreciate the opportunity to speak with you or a member of your team and would welcome a call or meeting at your convenience.

With gratitude,

Alissa Ganser & Keith A. Petty

Residents, 5261 Talbots Landing
Ellicott City, MD 21043

Bernard, Dana

From: Hooe, Roy
Sent: Tuesday, July 15, 2025 12:26 PM
To: Bernard, Dana
Subject: RE: 5261 Talbots Landing

Dana,

UDD began design on this after Public Works Board approval in May. I anticipate about a year of design and a year of construction, or 2 years before project completion. That's highly dependent on the land acquisition though because if one or more owners doesn't want to grant an easement, the schedule could get pushed out further.

Thanks!

Howard County

Roy Hooe

Regulation Inspector II

DPW Utilities

NWSS Coordinator / ADO Representative

8250 Old Montgomery Rd

Phone: 410-313-4958

From: Bernard, Dana <dbernard@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 10:46 AM
To: Hooe, Roy <RHooe@howardcountymd.gov>
Subject: 5261 Talbots Landing

Good morning,

My name is Dana Bernard, and I am an inspector from the Howard County Health Department, and we have been informed that you will be upgrading the water and sewer on Talbots Landing. I wanted to know what the projected date of this upgrade is. Because we have a customer who has a building permit and does not want to upgrade their system because of the projected connection. Could you give me any insight on this situation so we can make an educated decision on this customers request? The address is 5261 Talbots Landing.

Thanks for your help

Dana Bernard
Howar County Health Department
Well and Septic Program

8930 Stanford Blvd.
Columbia, MD 21045



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From: Cabellon, Angela <acabellon@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 10:40 AM
To: Davis, Michael <mjdavis@howardcountymd.gov>
Cc: Shepter, Brian <bshepter@howardcountymd.gov>
Subject: Re: Request for Advocacy – 5261 Talbots Landing

Thanks, Michael.

From: Davis, Michael <mjdavis@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 7:32:22 AM
To: Cabellon, Angela <acabellon@howardcountymd.gov>
Cc: Shepter, Brian <bshepter@howardcountymd.gov>
Subject: RE: Request for Advocacy – 5261 Talbots Landing

Good Morning Angela,

I am not familiar with this project and will look into the details and follow-up.

Mike

Michael J. Davis, Director
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045

Davis, Michael

From: Shepter, Brian
Sent: Tuesday, July 15, 2025 2:40 PM
To: Davis, Michael; Cabellon, Angela
Subject: RE: Request for Advocacy – 5261 Talbots Landing

Thanks, Mike! We'll check in with DPW and circle back ASAP.

Brian

From: Davis, Michael <mjdavis@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 2:36 PM
To: Cabellon, Angela <acabellon@howardcountymd.gov>
Cc: Shepter, Brian <bshepter@howardcountymd.gov>
Subject: RE: Request for Advocacy – 5261 Talbots Landing

Angela,

I have reviewed the file for this project and don't see any mention of the public water and public sewer connection that will be occurring in 2025 or 2026. The reviewer of this project is off this week, however he is known for complete and organized property files. I don't see any reference to the meeting on May 13, 2025 with Public Works and not sure the Health Department was included in the meeting. Who from the county would be able to confirm the connection to public water and public sewer is imminent and confirm the details of the meeting plus confirm that the property owners will be required to connect within a finite period of time once the infrastructure is available for the connections. COMAR gives the authority to approve an interim individual water supply and sewerage system in any portion of the county, except where otherwise prohibited, where community systems will be programmed for construction within the S-1-2, 3 and 4 and W-1-2, 3 and 4 service categories provided that permits for the interim systems shall bear a notice regarding the interim nature of the permit and stating that connection to a future community system shall be made within 1 year or less after the system becomes available.

This does not come up very often in Howard County, but there have been some situations where the Health Department has approved a building permit, subdivision, or other project with an interim system and the connection was never completed after the infrastructure became available. I'm open to that discussion, but it appears the future availability of community systems may be a new piece of information that has not been shared with the Health Department. If it has been discussed and failed to make into the file notes, there is still a need to have a discussion to determine the mechanism to assure a connection will be required. If the extension is based on the development of an adjacent property, that will further complicate a discussion on the mechanism to ensure the connections will occur.

Thank you for bringing this my attention as this scenario is fairly unusual in Howard County and will require a further discussion. Let me know if you would like me to reach out directly to these new property owners (SDAT property transfer 2024).

Respectfully,
Mike

Michael J. Davis, Director
Bureau of Environmental Health
Howard County Health Department



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From: Cabellon, Angela <acabellon@howardcountymd.gov>
Sent: Monday, July 14, 2025 7:01 PM
To: Davis, Michael <mjdavis@howardcountymd.gov>
Cc: Shepter, Brian <bshepter@howardcountymd.gov>
Subject: FW: Request for Advocacy – 5261 Talbots Landing

Hi Michael,

Hope you are well! We received the information below and are hoping you can assist us in understanding what the Health Department's stance is on the below.

Thanks,
Angela

----- Forwarded message -----

From: **Alissa Ganser** <alissa.ganser@gmail.com>
Date: Mon, Jul 14, 2025 at 7:51 AM
Subject: Request for Advocacy – 5261 Talbots Landing
To: <CouncilDistrict1@howardcountymd.gov>
Cc: Keith Petty <pettykeitha@gmail.com>

Dear Councilwoman Walsh,

We hope this message finds you well. We are residents of District 1 and recently moved with our family to 5261 Talbots Landing in Ellicott City. We are reaching out to respectfully request your support and advocacy regarding an unresolved permitting issue that has become a significant and unnecessary obstacle to finalizing improvements to our home.

The Howard County Bureau of Environmental Health is requiring us to replace our existing septic system before it will approve permits for a new master bedroom addition. While we appreciate the importance of upholding environmental standards, we believe this requirement is both excessive and unjustified for several important reasons.

First, the current septic tank is working well, has no issues, and meets the requirements to have a 1500 storage capacity tank for a 4 bedroom home (current) and 5 bedroom home (after construction). It is in good working order as evidenced by the attached Water and Septic Inspection Report, dated April 8, 2024 (1st Choice Inspection Services); and Septic Minor Repair Permit (2016). Together, these documents show that the current tank is not only in good working order, but that we have additional septic trenches that prevent the possibility of backflow. **The County agrees the system is in good working order and there is no dispute on this matter.** Additionally, even with the proposed bedroom addition, our home will not be fully occupied at all times. Our children reside here part-time due to joint custody arrangements, meaning **only two individuals will occupy the home every other week.** This significantly limits stress on the system and effectively offsets any increase in usage.

Second, and more importantly, Howard County will be imminently connecting our street to County water and sewer and we are signed on and confirmed to connect our home. Based on a Howard County Department of Public Works meeting Keith attended on May 13, 2025, we were informed by the Bureau of Engineering that design of the water/sewer expansion on Talbots Landing **will start in 2025, with construction complete by either 2026 or 2027.** We have opted into this expansion, meaning once the County water/sewer system is available at our home the issue of our septic tank will be moot, AND there are additional costs we will incur to cap our current system. Given this imminent transition, the Bureau's requirement that we install a costly, redundant septic upgrade—only to abandon it within a year or so—strikes us as unreasonable, wasteful, and unnecessarily burdensome for homeowners striving to invest in and stabilize their community presence.

We are fully committed to working with the County and adhering to safe, responsible building practices. This is the final step in an otherwise smooth permitting process, and we are eager to settle into our long-term home in Howard County.

We would greatly appreciate the opportunity to speak with you or a member of your team and would welcome a call or meeting at your convenience.

With gratitude,

Alissa Ganser & Keith A. Petty

Residents, 5261 Talbots Landing
Ellicott City, MD 21043

--

Alissa Ganser
alissa.ganser@gmail.com
443 610 2767

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 185144

Owner Information

Owner Name: GARDNER STEVEN H Use: RESIDENTIAL
 GANSER ALISSA Principal Residence: YES
 Mailing Address: 5261 TALBOTS LANDING Deed Reference: /22376/ 00138
 ELLICOTT CITY MD 21043-6800

Location & Structure Information

Premises Address: 5261 TALBOTS LANDING Legal Description: P/O LOT 9B 1.4458 A
 ELLICOTT CITY 21043-0000 5261 TALBOTS LANDING
 TALBOTS LAST SHIFT

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0031	0016	0694	1010101.14	1001			9 B	2024	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1982	2,552 SF		1,4400 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	FRAME/	4	2 full/ 1 half	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	As of	As of
Land:	210,400	235,600	As of	01/01/2024	07/01/2024
Improvements	282,000	392,600	As of		07/01/2025
Total:	492,400	628,200			
Preferential Land:	0	0			

Transfer Information

Seller: GARDNER STEVEN H	Date: 06/14/2024	Price: \$805,000
Type: ARMS LENGTH IMPROVED	Deed1: /22376/ 00138	Deed2:
Seller: NUNN JASON ANDREW	Date: 05/01/2024	Price: \$805,000
Type: NON-ARMS LENGTH OTHER	Deed1: /22333/ 00318	Deed2:
Seller: NUNN JAMES S	Date: 10/24/2016	Price: \$538,000
Type: NON-ARMS LENGTH OTHER	Deed1: /17203/ 00286	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

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26.03.01.05

.05 Individual Water Supply and Individual Sewerage Systems.

The installation of individual water supply or individual sewerage systems shall be subject to the following requirements:

A. An individual water supply or individual sewerage system may not be permitted to be installed where an adequate community water or sewerage facility is available. If an existing community water or sewerage facility is inadequate or is not available, an interim individual water and sewerage system may be used as set forth in §§(1), (2), and (3), of this regulation.

B. Interim individual water supply and sewerage systems may be permitted to be installed in any portion of the county, except where otherwise prohibited, where community systems will be programmed for construction within the S-1-2, 3 and 4 and W-1-2, 3 and 4 service categories provided that:

(1) The interim systems are adjudged by the local health department to be adequate, safe, and in compliance with pertinent State and local regulations, including minimum lot ownership as set forth in COMAR 26.04.03.02 and .03;

(2) Permits for the interim systems shall bear a notice regarding the interim nature of the permit and stating that connection to a future community system shall be made within 1 year or less after the system becomes available;

(3) If interim systems are used, provisions shall be made, whenever possible, to locate the systems so as to permit connection to the public facilities in a most economical and convenient manner.

C. Individual water supply or sewerage systems, not of an interim nature, shall be permitted to be installed in any portion of the county designated as S-5 and 6, and W-5 and 6 where community systems are not planned. The installations shall be governed by the regulations under COMAR 26.04.02 and 26.04.03 as minimum requirements.



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Davis, Michael

From: Davis, Michael
Sent: Wednesday, July 16, 2025 12:07 PM
To: Shepter, Brian; Knight, Zack; Davis, Daniel
Cc: Cabellon, Angela; Laituri, Mary
Subject: RE: Request for Advocacy – 5261 Talbots Landing

All,

I've copied Mary Laituri from Councilwoman Walsh's office because she reached out directly to one of my reviewers with the same inquiry.

Mike

Michael J. Davis, Director
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045



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From: Davis, Michael
Sent: Wednesday, July 16, 2025 10:51 AM
To: Shepter, Brian <bshepter@howardcountymd.gov>; Knight, Zack <zknights@howardcountymd.gov>; Davis, Daniel <ddavis@howardcountymd.gov>
Cc: Cabellon, Angela <acabellon@howardcountymd.gov>
Subject: RE: Request for Advocacy – 5261 Talbots Landing

Zack,

This is not a case where the Health Department is able to issue an order to connect based on a public health concern. The property owners are proposing an addition and the on-site sewage disposal system is not adequate for the addition without a tank replacement. I'm was open to an interim system depending on the timeline and

availability of the connection. If the easements have not been secured and timeline is uncertain, an interim system is not an option.

Separate but related, I believe Daniel reached out to me regarding keeping the well. I don't believe he gave me the address, however I suspect that this was the property owner with the question. The building permit application does not change the answer I provided.

Brian,

This does not provide a path forward without a definitive timeline for the connection and a mechanism to ensure the connection is completed.

Mike

Michael J. Davis, Director
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045



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From: Shepter, Brian <bshepter@howardcountymd.gov>

Sent: Wednesday, July 16, 2025 10:17 AM

To: Knight, Zack <zknight@howardcountymd.gov>; Davis, Daniel <ddavis@howardcountymd.gov>; Davis, Michael <mjdavis@howardcountymd.gov>

Cc: Cabellon, Angela <acabellon@howardcountymd.gov>

Subject: RE: Request for Advocacy – 5261 Talbots Landing

Looping Mike Davis back into the thread here.

Mike, please see the information below from Zach Knight at Utility Design Division.

Does this provide a path forward for the homeowner?

Thank you.

Brian

From: Knight, Zack <zknight@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 3:16 PM
To: Shepter, Brian <bshepter@howardcountymd.gov>; Davis, Daniel <ddavis@howardcountymd.gov>
Cc: Cabellon, Angela <acabellon@howardcountymd.gov>
Subject: RE: Request for Advocacy – 5261 Talbots Landing

Hi Brian,

I can confirm that per the following Public Works Board decision from May, Utility Design Division has begun a capital project to extend water and sewer to the dead end of Talbots Landing, which will provide public sewer access to this address (#5261): <https://www.howardcountymd.gov/sites/default/files/2025-05/Decision%20Notice%20W8324%20S6699.pdf>

During and after the PWB meeting we spoke with many residents affected by this project, who attended to express their support for the project. I recall Mr. Petty because he had a question about keeping his private well after connecting to public water, which we followed up on (a separate matter from the one below).

The resident is correct that with the PWB decision in-hand we are proceeding with the design, land acquisition, and construction process which we expect will require 18 to 24 months to complete. However, there is uncertainty in the schedule because it is highly contingent on our ability to successfully acquire the easements needed to outfall the sewer and loop the water main.

Below Mike Davis references the administrative process of allowing an interim sewerage system provided that they connect within 1 year after the “community” system (in this case public sewer) is available. However I believe that approval and order to connect comes from the Health Dept.

Let me know if you or Mike need anything further on this, thanks.

Zack

Zack Knight

410.313.6125 (direct)
315.378.6087 (cell)

From: Shepter, Brian <bshepter@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 2:39 PM
To: Davis, Daniel <ddavis@howardcountymd.gov>; Knight, Zack <zknight@howardcountymd.gov>
Cc: Cabellon, Angela <acabellon@howardcountymd.gov>
Subject: FW: Request for Advocacy – 5261 Talbots Landing

Daniel and Zack,

Can you take a look at this and advise whether there is water and sewer connection planned for this property? Also, did your team speak with this constituent?

Thank you.

Brian

From: Davis, Michael <mjdavis@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 2:36 PM
To: Cabellon, Angela <acabellon@howardcountymd.gov>
Cc: Shepter, Brian <bshepter@howardcountymd.gov>
Subject: RE: Request for Advocacy – 5261 Talbots Landing

Angela,

I have reviewed the file for this project and don't see any mention of the public water and public sewer connection that will be occurring in 2025 or 2026. The reviewer of this project is off this week, however he is known for complete and organized property files. I don't see any reference to the meeting on May 13, 2025 with Public Works and not sure the Health Department was included in the meeting. Who from the county would be able to confirm the connection to public water and public sewer is imminent and confirm the details of the meeting plus confirm that the property owners will be required to connect within a finite period of time once the infrastructure is available for the connections. COMAR gives the authority to approve an interim individual water supply and sewerage system in any portion of the county, except where otherwise prohibited, where community systems will be programmed for construction within the S-1-2, 3 and 4 and W-1-2, 3 and 4 service categories provided that permits for the interim systems shall bear a notice regarding the interim nature of the permit and stating that connection to a future community system shall be made within 1 year or less after the system becomes available.

This does not come up very often in Howard County, but there have been some situations where the Health Department has approved a building permit, subdivision, or other project with an interim system and the connection was never completed after the infrastructure became available. I'm open to that discussion, but it appears the future availability of community systems may be a new piece of information that has not been shared with the Health Department. If it has been discussed and failed to make into the file notes, there is still a need to have a discussion to determine the mechanism to assure a connection will be required. If the extension is based on the development of an adjacent property, that will further complicate a discussion on the mechanism to ensure the connections will occur.

Thank you for bringing this my attention as this scenario is fairly unusual in Howard County and will require a further discussion. Let me know if you would like me to reach out directly to these new property owners (SDAT property transfer 2024).

Respectfully,
Mike

Michael J. Davis, Director
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045



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From: Cabellon, Angela <acabellon@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 10:40 AM
To: Davis, Michael <mjdavis@howardcountymd.gov>
Cc: Shepter, Brian <bshepter@howardcountymd.gov>
Subject: Re: Request for Advocacy – 5261 Talbots Landing

Thanks, Michael.

From: Davis, Michael <mjdavis@howardcountymd.gov>
Sent: Tuesday, July 15, 2025 7:32:22 AM
To: Cabellon, Angela <acabellon@howardcountymd.gov>
Cc: Shepter, Brian <bshepter@howardcountymd.gov>
Subject: RE: Request for Advocacy – 5261 Talbots Landing

Good Morning Angela,

I am not familiar with this project and will look into the details and follow-up.

Mike

Michael J. Davis, Director
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045



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From: Cabellon, Angela <acabellon@howardcountymd.gov>
Sent: Monday, July 14, 2025 7:01 PM
To: Davis, Michael <mjdavis@howardcountymd.gov>
Cc: Shepter, Brian <bshepter@howardcountymd.gov>
Subject: FW: Request for Advocacy – 5261 Talbots Landing

Hi Michael,

Hope you are well! We received the information below and are hoping you can assist us in understanding what the Health Department's stance is on the below.

Thanks,
Angela

----- Forwarded message -----

From: Alissa Ganser <alissa.ganser@gmail.com>
Date: Mon, Jul 14, 2025 at 7:51 AM
Subject: Request for Advocacy – 5261 Talbots Landing
To: <CouncilDistrict1@howardcountymd.gov>
Cc: Keith Petty <pettykeitha@gmail.com>

Dear Councilwoman Walsh,

We hope this message finds you well. We are residents of District 1 and recently moved with our family to 5261 Talbots Landing in Ellicott City. We are reaching out to respectfully request your support and advocacy regarding an unresolved permitting issue that has become a significant and unnecessary obstacle to finalizing improvements to our home.

The Howard County Bureau of Environmental Health is requiring us to replace our existing septic system before it will approve permits for a new master bedroom addition. While we appreciate the importance of upholding environmental standards, we believe this requirement is both excessive and unjustified for several important reasons.

First, the current septic tank is working well, has no issues, and meets the requirements to have a 1500 storage capacity tank for a 4 bedroom home (current) and 5 bedroom home (after construction). It is in good working order as evidenced by the attached Water and Septic Inspection Report, dated April 8, 2024 (1st Choice Inspection Services); and Septic Minor Repair Permit (2016). Together, these documents show that the current tank is not only in good working order, but that we have additional septic trenches that prevent the possibility of backflow. **The County agrees the system is in good working order and there is no dispute on this matter.** Additionally, even with the proposed bedroom addition, our home will not be fully occupied at all times. Our children reside here part-time due to joint custody arrangements, meaning **only two individuals will occupy the home every other week.** This significantly limits stress on the system and effectively offsets any increase in usage.

Second, and more importantly, Howard County will be imminently connecting our street to County water and sewer and we are signed on and confirmed to connect our home. Based on a Howard County Department of Public Works meeting Keith attended on May 13, 2025, we were informed by the Bureau of Engineering that

design of the water/sewer expansion on Talbots Landing **will start in 2025, with construction complete by either 2026 or 2027.** We have opted into this expansion, meaning once the County water/sewer system is available at our home the issue of our septic tank will be moot, AND there are additional costs we will incur to cap our current system. Given this imminent transition, the Bureau's requirement that we install a costly, redundant septic upgrade—only to abandon it within a year or so—strikes us as unreasonable, wasteful, and unnecessarily burdensome for homeowners striving to invest in and stabilize their community presence.

We are fully committed to working with the County and adhering to safe, responsible building practices. This is the final step in an otherwise smooth permitting process, and we are eager to settle into our long-term home in Howard County.

We would greatly appreciate the opportunity to speak with you or a member of your team and would welcome a call or meeting at your convenience.

With gratitude,

Alissa Ganser & Keith A. Petty

Residents, 5261 Talbots Landing
Ellicott City, MD 21043

--

Alissa Ganser
alissa.ganser@gmail.com
443 610 2767

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

APPLICATION FOR WAIVER

To Howard Co Code Subtitle 8: Onsite Sewage Disposal Systems and Subtitle 9: Individual Potable Water Supply Systems

Date Submitted: 6/11/2025

Property Address: 5261 Talbots Landing, Ellicott City, MD 21043

Talbots Last Shift
Subdivision

9B
Lot

0031
Tax Map

0616
Grid

0694
Parcel

185144
Tax Account #

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):

Purchased property 2024 - Septic inspection performed 4/18/24

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

Regulation Section

Summary and Explanation

1. Section 3.808 (c)

Distances - The minimum setback distance from a well to a driveway is 10 feet.

2.

Keith A. Petty

Property Owner's Signature

Health Department Use Only

Reviewed by

Hank Oswald
HCHD Staff

6/17/25
Date

Comments/Conditions:

install bollards or other sufficient barrier between well and driveway to protect well from vehicles

Approved by:

[Signature]
BEH Deputy Director

6/18/25
Date

↑
Chris Hayes is registered
with the board as a property
transfer inspector. I don't
see where he used the state
form, but I see others not
use the form



1st Choice Inspection Services

150 Southdown Rd
Edgewater, MD 21037
(301) 693-5259

www.1choiceinspectionsservices.com

wheelboy16@aol.com

Inspected By: Chris Haynes



Inspection Report

Prepared For:

Alissa Ganser

Property Address:

**5261 Talbots Landing
Ellicott City, MD 21043**

Inspected on Mon, Apr 8 2024 at 12:59PM

Table of Contents

Tank Type	4
Distribution Box	6
Absorption Area	8
General Information	10
Report Summary	13

The scope of the inspection is system function, not compliance, and report is not transferable. There are no warranties or guarantees associated with the inspection. Report is based on observations made at the time and date of inspection.

Tank Type



Comment 1:

The septic system is located in the backyard. The tank is approximately 1500 gallons, **single compartment**, concrete tank



Figure 1-1

Baffles

(Baffles continued)



Comment 2:
Back baffle securely installed.



Figure 2-1

Compartments



Comment 3:
Single .

Access



Comment 4:
Access to the inlet end of the tank is through a 6" riser installed above grade. There is a large plastic lid installed flush to grade above the outlet end.

(Access continued)



Figure 4-1



Figure 4-2

Depth



Comment 5:
The septic tank is approximately 5' below grade.

Supply Pipe



Comment 6:
Supply pipe from home to tank is ABS and PVC. The line was camera inspected and clear of obstruction.

Distribution Box

(Distribution Box continued)



Comment 7:

There are 2 concrete distribution boxes in the system. Each box services 2 trenches (4 trenches total). The boxes are approximately 6' below grade with observation ports installed for access.

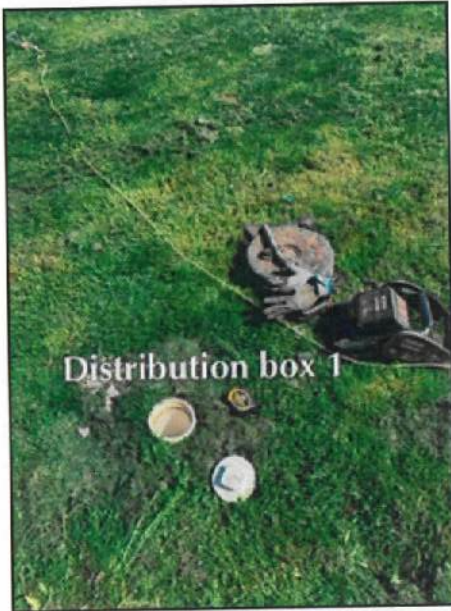


Figure 7-1

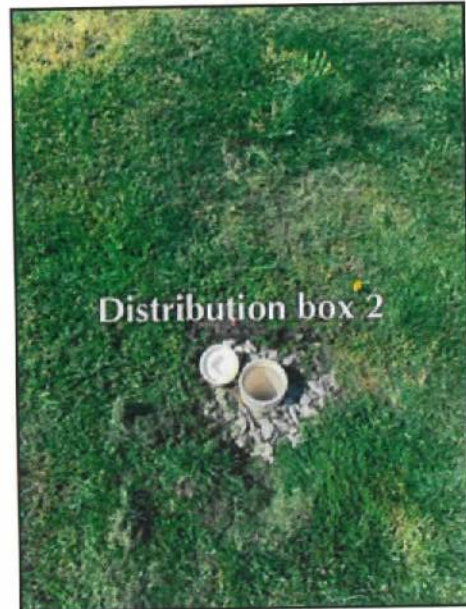


Figure 7-2

Material



Comment 8:
Concrete.

Observation Port




Comment 9:

Yes, Observation port was used to allow for camera access to drain line from the septic tank as well as distribution lines to both trenches.


(Distribution Box continued)

Supply Pipe

 Comment 10:
Supply pipe from tank to the distribution boxes is PVC.

Absorption Area

Trench

 Comment 11:
Further evaluation required- The absorption area is composed of 4 trenches, with only 2 of the trenches currently in full time use. The trenches that are currently in full time use are the 2 trenches in distribution box 2. When the camera was inserted into the distribution box 2, effluent in the box was observed above the levelers that were installed, which generally indicates failed trenches. When the camera was inserted into distribution box 1 there were levelers present, with the liquid level just below the opening of the levelers. The camera was left inside of distribution box 1 and approximately 200 gallons was introduced into the system. During the load test effluent was observed flowing into distribution box 2 without surging back into distribution box 1, indicating that the trenches at distribution box 2 are currently operating. The way the system is currently set up, trench 2 takes all effluent but heavy use of the system would allow the trenches in distribution box 1 to take effluent. The way the system is currently set up allows effluent flow to be manipulated by the adjustment of the levelers in each distribution box. By adjusting the levelers you can allow trenches to "rest" which can allow them to recover and be brought into full time use at a later date if necessary. Initial observations indicate the trenches in use had failed, but the load test revealed otherwise. This system should be adjusted periodically by a licensed septic contractor in order to keep the system functioning properly and prevent back ups into the home.

(Trench continued)



Figure 11-1



Figure 11-2

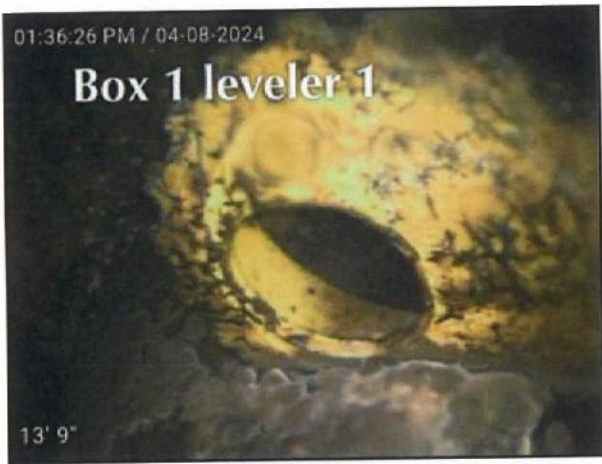


Figure 11-3



Figure 11-4

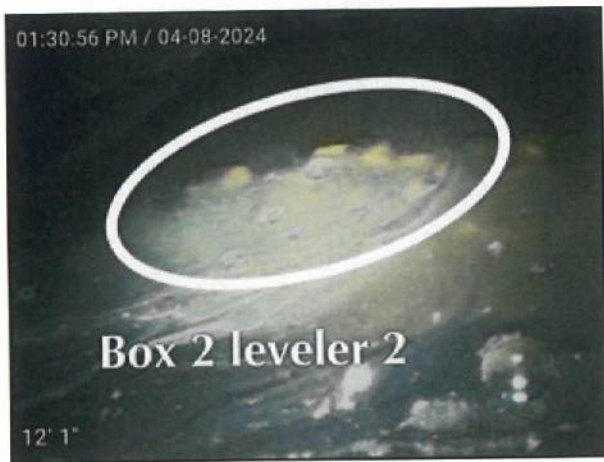


Figure 11-5

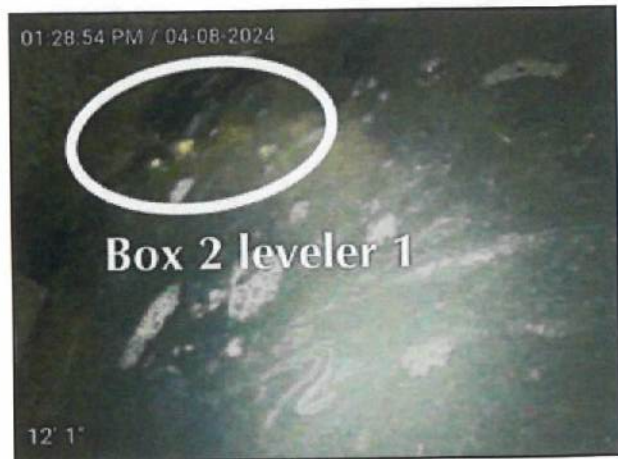


Figure 11-6

(Trench continued)

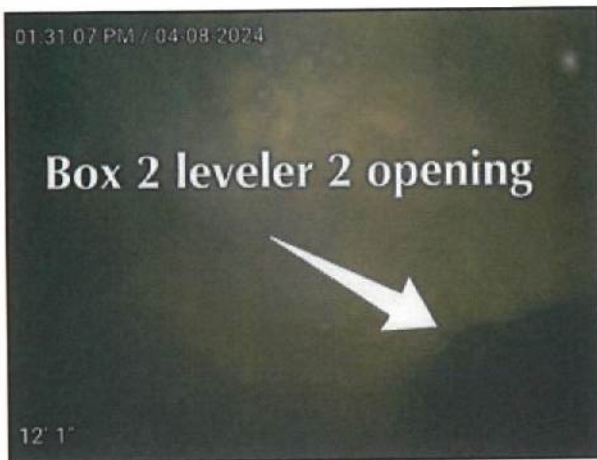


Figure 11-7

General Information



Comment 12:

Liquid measurement- total depth- 60"

Liquid height- normal

Scum- 1"

Sludge- 7"

There is a large amount of wipes and other objects (possibly nerf darts) in the septic tank that should not be in the tank. The septic tank needs to be pumped to remove these items.

(General Information continued)



Comment 14:

The weather at time of inspection was sunny and warm, ground was dry. Septic records were available from the Howard County Health Department at the time of inspection. The property being inspected is a 4 bedroom home that is serviced by well water and currently occupied. The septic system is located at the rear of the home and consists of a 1500 gallon, single compartment concrete tank, 2 concrete distribution boxes, and 4 trenches. The system is functioning is currently functioning properly. A load test was performed and there were no issues with flow through the system. It's recommended to share this report and consult with a local septic contractor about the observations made during the inspection and to implement a service/maintenance plan for the septic system. We recommend having the tank pumped every 2-3 years for optimal system function.

Report Summary

General Information

1) Comment 12: Liquid measurement- total depth- 60"

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Figure 12-1



Figure 12-2

Bernard, Dana

From: Bernard, Dana
Sent: Tuesday, July 15, 2025 3:08 PM
To: Laituri, Mary
Cc: Royalty, Wendy
Subject: RE: Septic 5261 Talbots Landing

Good afternoon, Mary

The Director of the Howard County Health Department has reached out to Brian Shepter and Angela Cabellon to resolve this matter. If you have any additional questions don't hesitate to reach out.

Respectfully,

Dana Bernard, REHS/RS
Environmental Specialist II,
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov

From: Laituri, Mary <mlaituri@howardcountymd.gov>
Sent: Monday, July 14, 2025 11:54 AM
To: Bernard, Dana <dbernard@howardcountymd.gov>
Cc: Royalty, Wendy <wroyalty@howardcountymd.gov>
Subject: FW: Septic 5261 Talbots Landing

Hi Dana,

This is the email in question. We were wondering if there was anything we can do to help this constituent.

Please let us know.

Thank you,

Mary Laituri

Constituent Services and Communications Specialist
Councilwoman Liz Walsh, District 1
mlaituri@howardcountymd.gov | 410-313-2001

From: Alissa Ganser <alissa.ganser@gmail.com>
Sent: Monday, July 14, 2025 7:52 AM
To: CouncilDistrict1@howardcountymd.gov
Cc: Keith Petty <pettykeitha@gmail.com>
Subject: Request for Advocacy – 5261 Talbots Landing

WARNING!!!

This email originated from someone outside of Howard County
DO NOT CLICK LINKS OR OPEN ATTACHMENTS
unless you recognize the sender and know for sure that the content is safe

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