

Site Visit – 6/17/25 – H.O.
5261 Talbots Landing Road
Ellicott City, MD



Well Tag # HO-73-3898

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The well is located 33 inches from the driveway.



Cleanouts over tank, and both d-boxes.

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Perc test hole dug between last trench and driveway to 14 feet.

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A

2" top soil
yellowish
br scl tight

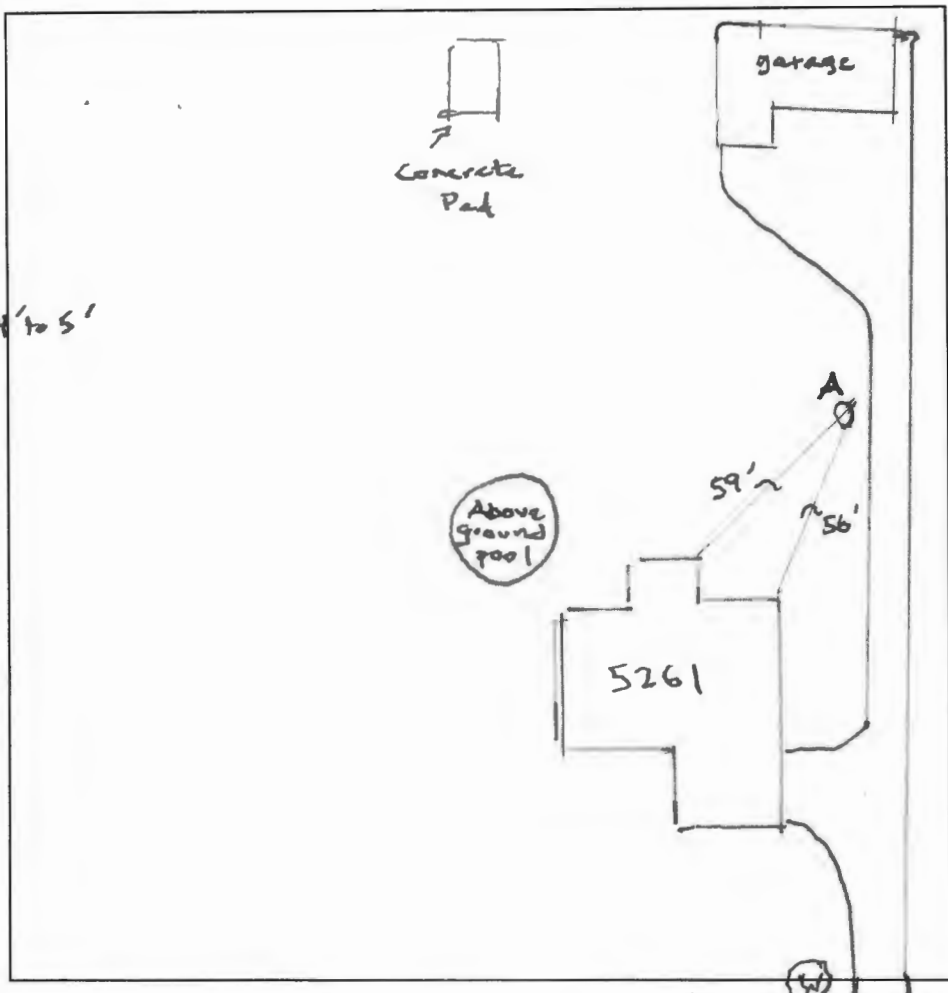
3' red br
scl gravelly 4' to 5'

(6') 7' or scl /
sl

≈ 8'

gray or
sl

14'



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
6/17/25	A	- see profile					
Talbots Landing Rd							

REMARKS Dug PT to confirm 4' buffer.

SANITARIAN H. Oswald BACKHOE S. Carroll OTHERS _____

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

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

Freemon, Robert

From: Rik Stouffer <rik@nttsurveyors.com>
Sent: Thursday, February 6, 2025 10:07 AM
To: Freemon, Robert
Cc: Jim Pohlhaus
Subject: RE: Update info -Health Dept - 5261 Talbots Landing

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

Robert,
In my email last Friday, I didn't ask the main question. Are we going to need a Perc Site Plan first or a Revised Perc Certification Plan? My client is asking me for a quote but I'm not sure if the Perc Site Plan is required.

Thanks you for any help you can provide,

Rik Stouffer
Professional Land Surveyor 21260
NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone: 410-442-2031
Fax: 410-442-1315
Website: <http://www.nttsurveyors.com>

From: Rik Stouffer
Sent: Friday, January 31, 2025 11:57 AM
To: rfreemon@howardcountymd.gov
Cc: Jim Pohlhaus <jim@owingsbrothers.com>
Subject: RE: Update info -Health Dept - 5261 Talbots Landing

Robert,
I am working with Jim Pohlhaus at Owings Brothers on the 5261 Talbots Landing property. I have read the email chain and have attached a sketch provided by Jim and an old Location drawing our company did in 1992.

With the sketch and old location drawing, what would Health require?
I want to make sure I quote the project correctly and provide you with everything you will need.

Thanks,

Rik Stouffer
Professional Land Surveyor 21260
NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone: 410-442-2031
Fax: 410-442-1315
Website: <http://www.nttsurveyors.com>



From: Freemon, Robert <rfeemon@howardcountymd.gov>

Sent: Tuesday, January 28, 2025 3:20 PM

To: Tina Simons <tina@owingsbrothers.com>

Subject: RE: Follow up - 5261 Talbots Landing

Hi,

If they are keeping 4 bedrooms total and not increasing the amount of conditioned livable space or expanding the house footprint they would not be required to do any septic work. If they are keeping 4 bedrooms but increasing the amount of conditioned livable space or expanding the house footprint a revised percolation certification plan would be required and likely additional perc testing. Depending on the amount of conditioned living space increase, it may trigger the need to evaluate the existing septic system for adequacy. Assuming the floor plans on Zillow are accurate I would suggest having them print those out and physically edit them to show what they are thinking of proposing. They can draw it up, scan it and send it to me for preliminary review if they would like. This would help me better understand exactly what they are thinking of doing.



8930 Stanford Blvd. Columbia, MD 21045

Bureau of Environmental Health

Well and Septic Program

Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfeemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

requirements can be found on our website (see signature below). If you have any further questions let me know. Hope this helps.

1. Revised Percolation Certification Plan (PC)

1. This property does have an approved Percolation Certification Plan showing a 10,000sqft sewage disposal area (SDA) with corresponding test notes. However the existing structures on the property (pool, detached garage, concrete pad) appear to not meet setbacks to the approved SDA. According to records these structures do not appear to have been permitted for construction. Due to this a revised percolation certification plan will need to be created showing a revised SDA meeting setbacks, retaining 10,000sqft and able to fit 3 systems (initial/existing and two future replacements). Additional perc testing will very likely be required.

2. On-Site Sewage Disposal System Evaluation (OSDS)

1. The existing septic system will need to be evaluated to determine its condition and construction details. Portions of the septic system will need to be dug up during percolation testing for evaluation. According to records there is a discrepancy with the size of the septic tank. The trench ends will need to be uncovered to determine their condition. If the existing septic system is deemed not adequate for the proposed 5 bedroom dwelling the existing septic system will need to be abandoned and a new septic system installed.

Note: Below is a link to an interactive map the property owners can use when talking to an engineer about revising the percolation certification plan.

[Howard County, Maryland Interactive Map \(howardcountymd.gov\)](http://howardcountymd.gov)



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Well and Septic Program

Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>



From: Freemon, Robert <rfeemon@howardcountymd.gov>
Sent: Tuesday, January 28, 2025 3:20 PM
To: Tina Simons <tina@owingsbrothers.com>
Subject: RE: Follow up - 5261 Talbots Landing

Hi,

If they are keeping 4 bedrooms total and not increasing the amount of conditioned livable space or expanding the house footprint they would not be required to do any septic work. If they are keeping 4 bedrooms but increasing the amount of conditioned livable space or expanding the house footprint a revised percolation certification plan would be required and likely additional perc testing. Depending on the amount of conditioned living space increase, it may trigger the need to evaluate the existing septic system for adequacy. Assuming the floor plans on Zillow are accurate I would suggest having them print those out and physically edit them to show what they are thinking of proposing. They can draw it up, scan it and send it to me for preliminary review if they would like. This would help me better understand exactly what they are thinking of doing.



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From: Jim Pohlhaus <jim@owingsbrothers.com>
Sent: Thursday, January 30, 2025 12:04 PM
To: Rik Stouffer <rik@nttsurveyors.com>
Subject: Fw: Update info -Health Dept - 5261 Talbots Landing

Rik,
Here is the Howard Co correspondence thus far. Please keep in mind, there was no sharing of any plans or footprint information with the county. All hypotheticals. Please do share the plan I sent you earlier with Robert during your conversations since it is much closer to what is actually planned. There is no plan of any second story spaces, only a vault in the truss over the bedroom area of this addition.

Please let me know if you have any questions and I look forward to working together with you and your firm on this project.

Thank You,
Jim Pohlhaus | Remodeling Consultant



5340 Enterprise Street; Sykesville, MD 21784
OwingsBrothers.com
410.781.7022

We have been a family-owned business for over 42 years serving the local and surrounding area with high quality renovations. In addition to our website, <https://www.owingsbrothers.com> we also have our design studio link here to show you everything else we offer beyond our design/build capabilities. Home Interiors by Design is part of our family business and will assist with design and all your interior finishes. <https://homeinteriorsbydesign.com/> <https://homeinteriorsbydesign.com/product/custom=closets>

From: Tina Simons <tina@owingsbrothers.com>
Sent: Tuesday, January 28, 2025 3:25 PM
To: Michael Owings <michael@owingsbrothers.com>
Subject: Update info -Health Dept - 5261 Talbots Landing

Michael,

See below the what Robert told us about keeping the 4 beds turning the front bedroom into an office and making the other larger. You would be staying within the same footprint correct? Not adding any additional space? But you said taking from the other bedroom.

Tina Simons, Owings Brothers Contracting
Customer Service and Scheduling
410.781.7022