



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 530248

AGENCY REVIEW: _____

DATE 11/21/08

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH ~~UNKNOWN~~ ^{EXISTING} PROPOSED BEDROOMS IN THE ~~COMPLETED~~ ^{EXISTING} STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) T. JAMES TRUBY & VERITY A. J. WESTON-TRUBY & JOAN PONTIUS & FILIP BRAECKMAN

DAYTIME PHONE 410-792-4447 CELL _____ FAX _____

MAILING ADDRESS 9175 GUILFORD RD., SUITE 214 COLUMBIA, MD 21046
STREET CITY/TOWN STATE ZIP

APPLICANT FSH ASSOCIATES C/O CHARLES R. HEBURN II, C.D.

DAYTIME PHONE 410-567-5200 x235 CELL 443-306-9696 FAX 410-796-1562

MAILING ADDRESS 6339 HOWARD LANE ELK RIDGE MD 21075
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION SUBDIVISION/PROPERTY NAME STPB SUBDIVISION PROP. LOT NO. 2

PROPERTY ADDRESS 4879 MANOR LANE ELLICOTT CITY 21042
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 29 GRID 11 PARCEL(S) 10 PROPOSED LOT SIZE 5.026 AC. ±

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT. _____
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

February 12, 2009

Ms. Sara Sappington
Well and Septic Program Supervisor
Bureau of Environmental Health
Howard County Health Department
7178 Columbia Gateway Drive
Columbia, MD 21046

Re: Existing Wells at 4823 and 4879 Manor Lane Ellicott City, MD

Dear Ms. Sappington:

I am writing to request reconsideration, on the grounds of undue financial hardship, of the need to bring existing wells located at 4823 and 4879 Manor Lane up to current code.

As background, in April 2008 my wife and I purchased property at 4823 Manor Lane (7.5 acres with small house) for the purpose of preserving it from further development. This property adjoins the 8.5 acre property at 4821 Manor Lane which is our residence.

The Conservancy has now approved an easement which will preclude future development of the properties at both 4823 and 4821 Manor Lane.

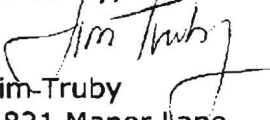
In order for this initiative to work financially for my wife and me, it is necessary to sell up to 2.5 acres of the 7.5 acre property at 4823 Manor Lane to the adjoining property at 4879 Manor Lane. The Conservancy as agreed to this. Conveyance of the 2.5 acres necessitates the creation of a new subdivision because the property at 4879 Manor Lane has never been subdivided. This in turn triggered the need to define formal leech fields based on approved perc tests for the properties. The perc tests were conducted in December 2008 and approved in January 2009.

The day of the perc tests, Ms. Scott of your staff asked to see the wells for each property. In both cases the wells are located in vault-like rooms that project beyond the footprint of the houses. Ms. Scott indicated that code would require that the well casings be extended to project above ground level. I indicated that doing this would involve multiple construction trades and be expensive. Ms. Scott responded that perhaps the work can be delayed until work on the houses involving a building permit is performed. Based on this and the financial hardship associated with extending the well casings at this time, my civil engineer placed Note 17 on the Percolation Application Plan saying "*Extension of existing well casings to existing grade will be required at the time expansion of dwelling(s) is proposed. Drilling news wells is not required at this time.*"

Given that there is no present or past deficiency with the wells that requires attention, the requirement to extend the well casing to above ground level at this time will create an undue financial hardship. My wife and I therefore request that the plan be approved with Note 17 proposed earlier and stated above.

Your favorable consideration of this request is appreciated.

Sincerely,


Jim Truby
4821 Manor Lane
Ellicott City, MD 21042
(h) 410-740-4874
(o) 410-792-4447

cc: Mike Davis, Deputy Director of Environmental Health
Zack Fisch, FSH Associates



Howard County
Health Department

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

March 6, 2009

Jim Truby
4823 & 4879 Manor Lane
Ellicott City, MD 21042

RE: **Request to maintain existing pit wells
4823 & 4879 Manor Lane**

Dear Mr. Truby:

The Health Department received your letter dated February 12, 2009 requesting reconsideration to keep two wells that do not meet current standards and approve the proposed subdivision. Wells that were constructed in vaults have been identified as sources of contamination to groundwater. Additionally, the on-site sewage disposal systems serving the existing homes do not meet the current one hundred foot setback from the wells. The Health Department is not requiring you to relocate the on-site sewage disposal systems or drill new wells, but you are required to bring the well casing above grade and verify that the pitless adaptor is adequate to eliminate public health concerns.

Health Department approval of the proposed subdivision indicates that there is an adequate and safe supply of drinking water. Based on the groundwater contamination issues associated with wells constructed in vaults and the proximity of the wells to the on-site sewage disposal systems, your request has been denied.

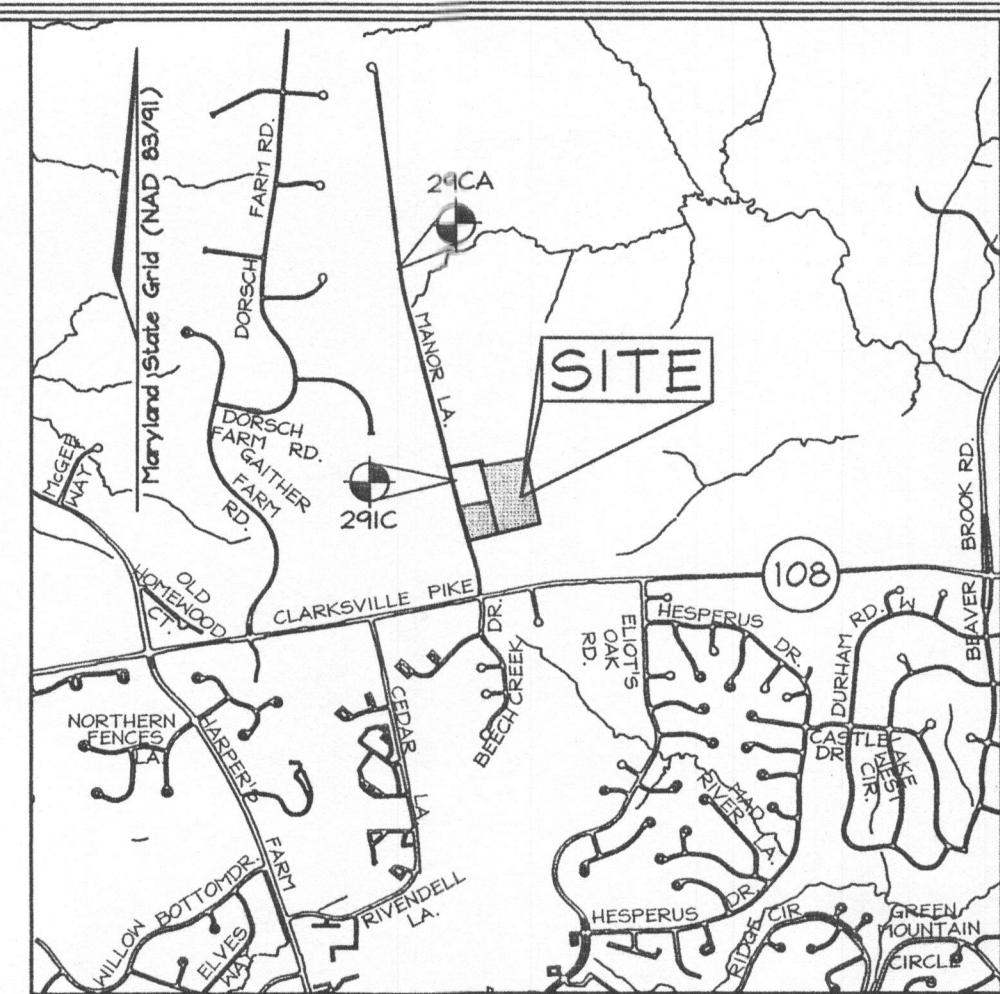
Respectfully,

Michael J. Davis, R.S.
Assistant Director
Bureau of Environmental Health

c: File

PERCOLATION TEST HOLE ELEVATION CHART

Number	Elevation
601	472.52
602	466.56
603	470.32
604	472.21
605	467.32
606	462.19
607	459.09
608	459.17
609	461.72
611	457.81
612	459.24



VICINITY MAP
SCALE: 1"=200'

HOWARD COUNTY GEODETIC CONTROL

Sta. 291C N 572,323.5725 (feet) E 1,344,112.2506 (feet) NAD83, El. 468.068 (feet) NAVD83
Sta. 29CA N 574,526.1580 (feet) E 1,343,533.74 (feet) NAD83, El. 422.828 (feet) NAVD83

LEGEND

- Existing Contour 472
- Existing Spot Elevation 470
- Existing Trees to Remain
- Soil Boundary GgB
- Passed Percolation Test Holes Mac
- Proposed Septic Easement 608
- Existing Well

GENERAL NOTES

1. The subject property is zoned RC-DEO per the 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective on 07/28/06.
2. Total area of property = (Lot 1 5.127 ac. ± + Lot 2 5.026 ac. ±) = 10.153 ac. ±
3. Private water and Private sewer will be used within this site.
4. This area designates a private sewage easement, of at least 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
5. All wells and septic fields within 100' of property's boundary have been shown.
6. Topography based on Howard County two foot contours Floun in 2006 & Field Run elevations for Percolation Test Holes certified by a Professional Surveyor/Engineer.
7. Parcel 10: 4879 Manor Lane
03/31/99 - present: Joan Pontius and Filip Braeckman
L. 4687 F. 560
06/23/94 - 03/31/99: Brian R. Bolon and Margaret M. Lawlor
L. 3297 F. 0339
05/13/50 - 06/23/94: Elizabeth E. Kirkham and Eric W. G. Kirkham
L. 217 F. 18

Parcel 11 Lot 2: 4823 Manor Lane
04/25/2008 - present: T. James Truby & Verity A. J. Weston-Truby
L. 11205 F. 229
10/07/50 - 04/25/2008: William C. Stevens and Jeanne M. Stevens
Plat Book 114B L. 04 F. 07
8. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
9. References: F-85-45.
10. All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
11. The soils shown on this plan are derived from the Soil Survey Geographic (SSURGO) Database for Howard County, Maryland. The data source for this product is the U.S. Department of Agriculture, Natural Resources Conservation Service.
12. All existing structures and site improvements to remain unless otherwise noted.
13. Health Department Reference: A530248.
14. Septic fields are located on soil types GgB, MaC as per the soil survey of Howard County.
15. All Percolation Test Holes have been field located by FSH Associates.
16. Any changes to a private sewage easement shall require a Revised Percolation Certification Plan.
17. Extension of existing well casings above existing grade on Lots 1 and 2 is required to be performed prior to signature of original record plat.

PLAN VIEW
SCALE: 1"=50'

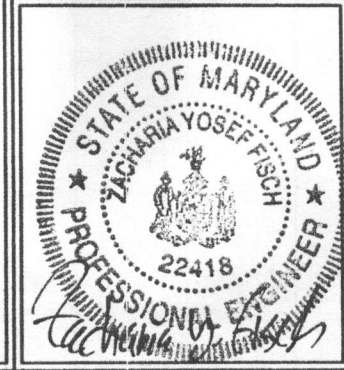
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GgB	Glenela loam, 3 to 8 percent slopes	B
GgC	Glenela loam, 3 to 8 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
MaC	Manor loam, 8 to 15 percent slopes	B

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 07/29/09.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY
B. Nelson for Peter Beilenson 3/19/2009
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT

PERCOLATION CERTIFICATION PLAN
STPB SUBDIVISION
4823 & 4879 MANOR LANE
A-530248
TAX MAP 29 GRID II PARCELS 10 & 11
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.net

DESIGN BY: ZYF
DRAWN BY: CED
CHECKED BY: ZYF
SCALE: 1" = 50'
DATE: Mar. 11, 2009
P.O. No.: 3553
SHEET No.: 1 OF 1

OWNER
T. JAMES TRUBY &
VERITY A. J. WESTON-TRUBY
9175 Guildford Road, Suite 214
Columbia, MD 21046
410.742.4447