

Lawson 01

Transfer form 009

Archival release

(301) 776. 2644

Record Detail (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Accessory/Structure	B23000041	01/09/2023
Description of Work		
N/A, 0 STORY, Post & Pier, 0R, 0FB, 0HB, 1FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = Screen Porch, Pavilion & Outdoor Kitchen, Elevator, Alterations, Relocate Bsmt Bath, ENERGY METHOD = N/A, ↳ post & pier ✓ ✓ ✓		
ANY TRUSS MODIFICATION REQUIRES AN ENGINEERS DETAIL/CERTIFICATION		
check spelling		

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
11223	INDEPENDENCE	WAY	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.90103	39.23458
City	State	Zip Code	Primary
ELLCOTT CITY	MD	21042	Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
922632	28	1.08	290800	0	1333300	RURAL
Legal Description						
IMPVLOT 49 1.085 A[11223 INDEPENDENCE WAY[]HOMEWOOD CROSSING PH 2						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
9	49	605101	5				
Plan Area	State Tax Id		Subdivision Name				
	1405443113		Homewood Crossing				
Section	Area		Tax Map				
			29				
Grid	Zoning District		ADC Map				
29-10	RC-DEO		4934-F3				
SDP No.	Final Plan No.		WP File No.				
	F-05-031						
Record Plat No.	WS Contract No.		FDP No.		Primary		
18240-1824					Yes		
Owner Occupied	Year Built		Historic District				
<input type="radio"/> Yes <input type="radio"/> No	2008		<input type="radio"/> Yes <input checked="" type="radio"/> No				
Historic District Registry No.	Stat Area		Flood Plain				
	5-03		<input type="radio"/> Yes <input checked="" type="radio"/> No				
Building No							

Owner (This section is not required.)

Search Reset Clear

Name
 SANFORD AMES JR
 Address Line 1
 11223 INDEPENDENCE WAY
 Address Line 2
 Address Line 3

Mail City	Mail State	Mail Zip Code
ELLCOTT CITY	MD	21042
Phone	Primary	
410-227-9257	Yes	
E-mail		
Cell Number	Fax Number	

-N/A

[check spelling](#)

Other Structure None	Bedrooms 0	Porch Deck Screen Porch	No of Fireplaces 1	Type of Fireplace Masonry	Energy Code N/A	
W & S Fees Paid <input type="radio"/> Yes <input checked="" type="radio"/> No	Water Private	Sewage Private	Utilities Gas & Electric	Heating System Electric & Natural Gas	Sprinkler System None	Road Frontage --Select--
1st Floor Width FT	1st Floor Depth FT	2nd Floor Width FT	2nd Floor Depth FT	Basement Width FT	Basement Depth FT	Height FT
Total Square Footage 580	Occupiable Square Footage SQFT 0	Affordable Housing Funding SQFT N/A		Foundation Measurement	Footings 24x30	
Walls posts	Roof gable/hip	Change In Use <input type="radio"/> Yes <input checked="" type="radio"/> No	Grading Permit No			

Additional Description Info

ANY TRUSS MODIFICATION REQUIRES AN ENGINEERS DETAIL/CERTIFICATION

Expiration Date

7/17/2023

[check spelling](#)

PAYMENT INFORMATION

Check 1	Payee 1	Check 2	Payee 2	SAP Doc No	SAP Entered
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Submit **Cancel**

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, May 31, 2023 1:25 PM
To: 'Lauren Anderson'
Cc: Karen Mosel
Subject: RE: Perc Cert Plan_11223 Independence Way

Thanks for the update Lauren. Building permit # B23000041 has been approved by the Health Department.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Wednesday, May 31, 2023 12:05 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: Perc Cert Plan_11223 Independence Way

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

Hi Hank,

I had them change the description from pool house to pavilion and submitted the perc cert as the updated plot plan. As of right now it still looks like all of the departments have been marked as approved other than health. Can you let me know what the process is now that this has been submitted (and an estimate of how long it will take to get the permit issued? The clients/contractor are anxious!) Thank you for all of your help.

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture

Oswald, Hank

From: Oswald, Hank
Sent: Monday, February 13, 2023 8:23 AM
To: 'Lauren Anderson'
Cc: Karen Mosel
Subject: RE: B230000041_11223 Independence Way
Attachments: Percolation & Plan Requirements For Developed Lots.pdf; Well and Septic Setback Distances.pdf

Hi Lauren:

Good morning. A revised percolation certification plan would be required to move the well box, or add 2 alternate well sites. It looks like adding 2 alternate well sites might be the answer. You could add one well site to the side and one in the front of the house to maximize spacing between each one. Please show all of your proposed work on the plan in bold. We would need 3 copies of the revised perc cert plan for review.

The waiver process involves a written request from the homeowner to reduce the 20-foot setback from the well box or well/well sites to the to the proposed pool location. You could use the revised perc cert plan as the site plan for the waiver request.

The outdoor kitchen floor plan shows a faucet on page A-202. When we spoke last week, you mentioned no plumbing. I just need to know if this is still the case.

Please let me know if you have any questions.

Thanks,

Hank

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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Thursday, February 9, 2023 11:09 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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Thanks Hank,

Attached is the permit set; the sheets that show the floor plans are A-103 through A-106. I've also attached the updated site plan with the edits you requested. The current well box does intersect our proposed pool location, so my question is, can we change the well box to run along the side of the house? We also took a look at the site and think we have 2 additional well locations that would work, so we could show those if need be. Lastly, what was the waiver you mentioned on the phone, and what does that process look like? Thanks again for all of your help on this!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture

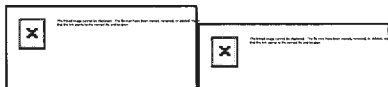
Coalition of Geriatric Services, Program Committee Chair

LEED Green Associate, Certified Aging in Place Specialist

[301-776-2666](tel:301-776-2666)

www.TransformingArchitecture.com

[Houzz.com Profile](#)



We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back!

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Wednesday, February 8, 2023 3:10 PM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Subject: B23000041_11223 Independence Way

Hi Lauren:

Thanks again for notifying our office about building permit # B23000041, and providing clarification on the proposed project. Attached, please find a copy of the perc cert plan that shows the well box location along with the as-built drawing (page #3 of the septic permit record) which shows the location of the septic system components. Please revise the site plan to include the well box, change the name of the pool house to pavilion on piers, and delete the septic tank (septic covers is sufficient) & pool equipment. Lastly, please forward a pdf copy of the floor plans for the elevator, basement, pavilion, and patio.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald
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Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, February 21, 2023 1:25 PM
To: Lauren Anderson
Cc: Karen Mosel
Subject: RE: B230000041_11223 Independence Way

Hi Lauren:

A revised perc cert plan is required to delete the well box and add 2 alt. well sites. If the owner wants the pool closer than 20 feet to the existing well, the owner may ask for a waiver to reduce the setback distance.

Please let me know if you have any questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Tuesday, February 21, 2023 10:13 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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

Hi Hank,

Thank you so much for the information. If we do the waiver process is a perc cert plan still required? I just want to make sure I'm clear on all the details when I explain to the homeowner their options! Thank you.

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, February 21, 2023 9:00 AM
To: 'Lauren Anderson'
Cc: Karen Mosel
Subject: RE: B230000041_11223 Independence Way
Attachments: Percolation & Plan Requirements For Developed Lots.pdf; Well and Septic Setback Distances.pdf; ENGINEERS_2.4.2020.pdf

Hi Lauren:

Good morning. We will need start with a revised perc cert plan that meets all of the requirements as outlined in the previous attachments (also attached here) i.e. purpose statement, legend symbol, signature block, required notes, perc test hole locations with elevations etc. The perc cert plan should also have a note that the existing well tag # HO-95-1330 was field located. The tag # should be printed next to the existing well on plan. There should be a 100 foot well radius around each well/alternate well site.

With that said, the alt well site shown on the side of the house does not appear to meet the 30-ft setback to the house foundation, so you may need to adjust that one. The cleanout immediately after the septic tank is the distribution box cleanout aka d-box c/o. The other 3 shown within the SDA are trench observation pipes. Please label accordingly. Please note, the paper size for a perc cert plan is usually larger than a site plan, because there is a lot of information on them. We will need 3 paper copies for review.

Eventually, we will also need a separate site plan that shows the plumbing with plumbing connection elevations etc. serving the pavilion. If the plumbing connections are made directly between the house & pavilion, the homeowner won't need a septic permit from this office. If the proposed plumbing connections are made outside directly between the pavilion and the SHC or well line etc., then a septic permit will be required by this office.

An engineer could assist you with the perc cert plan. I've attached a list of engineers for your convenience.

Please let me know if you have any questions about any of these requirements. We can discuss on the phone if you'd like.

Regards,

Hank

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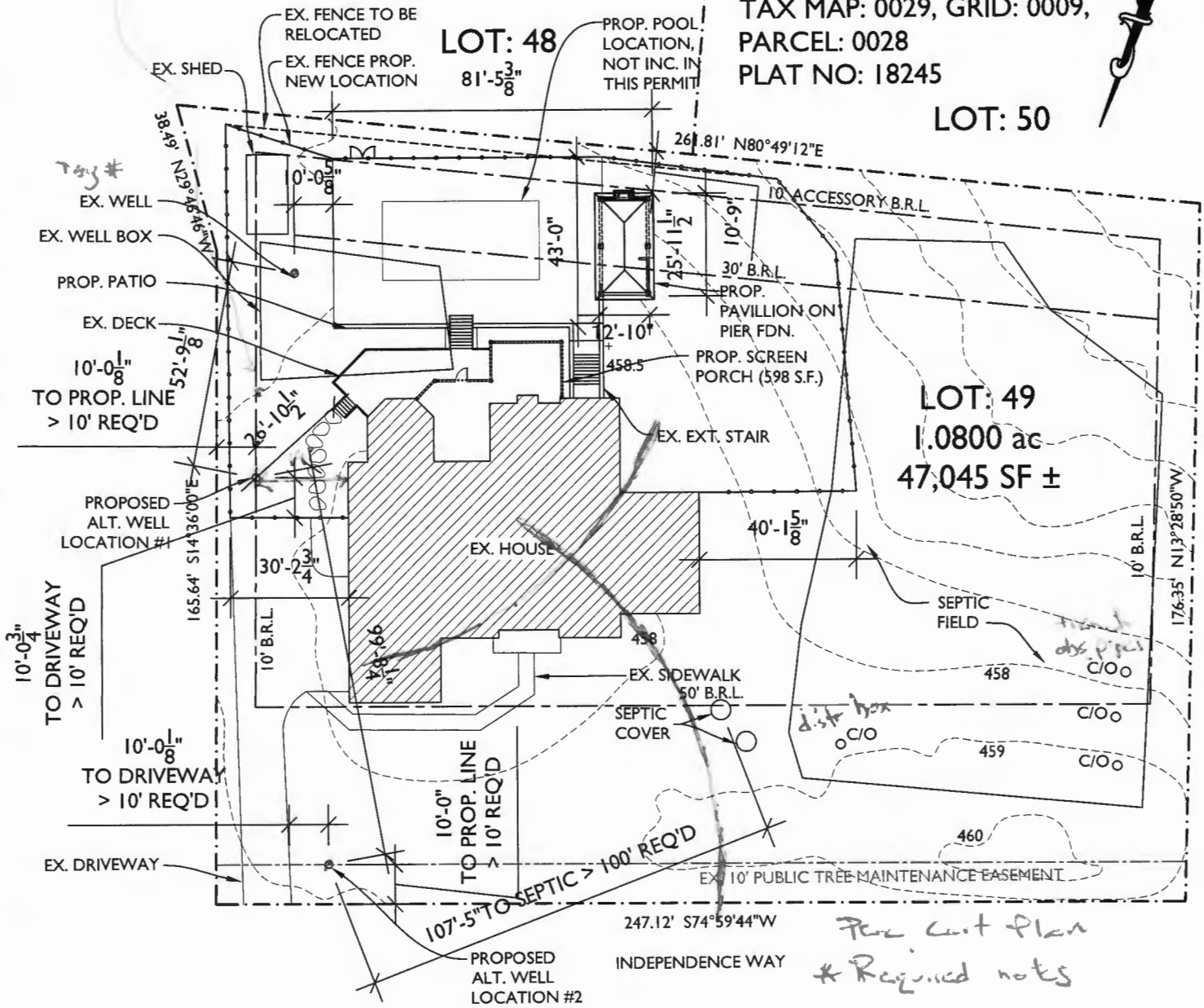
SITE INFO:
 11223 INDEPENDENCE WAY
 ELLICOTT CITY, MD
 ZONING: RC
 TAX MAP: 0029, GRID: 0009,
 PARCEL: 0028
 PLAT NO: 18245



LOT: 48
 81'-5³/₈"

LOT: 50

LOT: 49
 1.0800 ac
 47,045 SF ±



SITE PLAN
 SCALE: 1"=40'-0"



13953 Brighton Dam Rd
 Clarksville, MD 21029
 301-776-2666
 info@TransformingArchitecture.com
 www.TransformingArchitecture.com

AMES RESIDENCE		
11223 INDEPENDENCE WAY ELLICOTT CITY, MD 21042		
SITE PLAN		
SCALE: AS NOTED	DATE: 2-9-23	PROJECT: 21-633

From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Wednesday, February 15, 2023 4:23 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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

Hi Hank,

Attached is the plan with the proposed well locations. Please let me know if I am missing anything! Also, yes, I forgot to mention that they intend to add a sink in the island of the outdoor kitchen. Thanks!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture

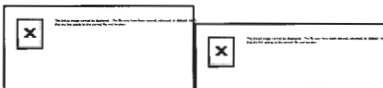
Coalition of Geriatric Services, Program Committee Chair

LEED Green Associate, Certified Aging in Place Specialist

301-776-2666

www.TransformingArchitecture.com

Houzz.com Profile



We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back!

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Monday, February 13, 2023 8:22 AM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: RE: B230000041_11223 Independence Way

Hi Lauren:

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The outdoor kitchen floor plan shows a faucet on page A-202. When we spoke last week, you mentioned no plumbing. I just need to know if this is still the case.

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Thanks,

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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Thursday, February 9, 2023 11:09 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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Thanks Hank,

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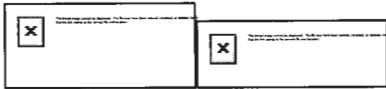
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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Wednesday, February 8, 2023 3:10 PM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Subject: B23000041_11223 Independence Way

Hi Lauren:

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Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

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Oswald, Hank

From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Tuesday, April 4, 2023 1:16 PM
To: Oswald, Hank
Cc: Karen Mosel
Subject: Re: B230000041_11223 Independence Way

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

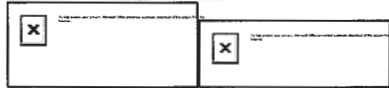
Hank,

Thanks so much for the information. We just submitted the plans!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture
Coalition of Geriatric Services, Program Committee Chair
LEED Green Associate, Certified Aging in Place Specialist
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We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back!

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Friday, March 24, 2023 1:49 PM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: RE: B230000041_11223 Independence Way

Hi Lauren:

I usually don't review e-copies of perc cert plans. I really need paper copies for review. With that said, here's what stood out. Let me know if you have any questions.

1. Add 100 foot well radius around existing and alternate well sites.
2. Show neighboring wells and septic systems within 100 feet of the property line. There are at least two wells across the street (11216, 11224) within 100 feet of the property line. 11235-Sewage Disposal Areas (SDA) is within 100 feet of the property line as well.
3. Add hash lines through the SDA on plan and create a legend symbol for it. Usually it's shown as a rectangle with hash marks in it.
4. Add perc test holes to the SDA with elevations next to each one. Add legend symbol for perc test holes.
5. Add SDA square footage # inside area.
6. Add rectangle around septic tank. I may have said manhole covers were adequate, but I think it's needed since the proposed well sites are on the same side. The septic tank shouldn't be inside the well radius. 2000 gallon septic tank are about 12L x 6.5W

7. Label existing well box to be abandoned.
8. Add to purpose statement: Est. proposed well sites in place of well box to support etc. It doesn't have to read exactly like this.
9. Add note: All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown.
10. Move owner info to bottom right.
11. Move Health Officer signature block to bottom left, and box it in. Replace the word "signature" under line, and add "Health Officer, Howard County Health". Dept."
12. Place your signature block along the bottom and to the right of the Health Officers signature block.
13. Move MDE note regarding lot width under note #5, and label it note #6.
14. I recommend centering your drawing to show surrounding lots with wells and SDAs.
15. Move vicinity map to upper right corner of plan and label as such.
16. I would recommend all plan notes to be located along the right side in between drawing and the other information that you have shown of the page with legend symbol just above notes.
17. How close are the two alt. well sites? 10 feet? Can you get an alternate well site up by the existing well with more distance in between the ex. and proposed?

I attached the F-plan which shows the SDAs, but not well sites. I believe those records can be accessed on our website under individual addresses. Here's the link. http://hcnvhealthinfo.org/hcnvapp_2/

Please submit paper copies for review, and I will get back to you as soon as I can.

Thanks,

Hank

Hank Oswald
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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Thursday, March 23, 2023 1:03 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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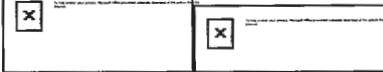
Hi Hank,

See attached. Let me know if I'm missing anything you need!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, March 21, 2023 11:26 AM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: RE: B230000041_11223 Independence Way

Hi Lauren:

The alternate well site(s) must be at least 30 feet away from ex/new foundation. As long as the well site meets this minimum setback distance, then it's acceptable. There is no minimum well site spacing. I've seen them as close as 20 feet, and as far apart as 50 feet.

I hope this helps.

Thanks,

Hank

Hank Oswald
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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Monday, March 20, 2023 2:38 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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

Hi Hank,

We're still working on the plan, but a question came up. In a previous email, you said: "With that said, the alt well site shown on the side of the house does not appear to meet the 30-ft setback to the house foundation, so you may need to adjust that one." We placed that there because the well/septic setback distances sheet says the well must be 30' from new foundations:

Well and On-site Sewage Disposal System Setbacks

Well to septic tank/system/Sewage Disposal Area if well is not down gradient	100 feet
Well to septic tank/system/Sewage Disposal Area if well is down gradient (requires Health approval and MDE variance approval)	200 feet*
Well to new foundations	30 feet
Well to pool	20 feet
Well to deck	10 feet
Well to roads or dedicated right-of-way	15 feet
Well to driveways	10 feet
Well to identifiable source of contamination (underground fuel storage tank, cemetery, manure storage, etc.)	100 feet
Well to lot lines	10 feet
Well to above ground liquid propane tank	10 feet
Well to below ground liquid propane tank	100 feet
Well water line to septic tank/system/easement	10 feet
Well water line to pool	10 feet
Well to tennis court	10 feet
Well to unsuccessful well boring	10 feet
Well to public or septic sewer force main (setback based on type of pipe – contact Health Department for determination)	10 or 50 feet

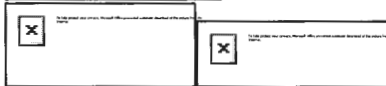
Since that location is within 30' to the existing house foundation, is there a different requirement? Also, can you advise on how far apart proposed alternate well locations must be from one another?

Thanks for your help on all of this, I really appreciate it!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture
Coalition of Geriatric Services, Program Committee Chair
LEED Green Associate, Certified Aging in Place Specialist
301-776-2666
www.TransformingArchitecture.com
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We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back!

From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Wednesday, March 8, 2023 2:12 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: Karen Mosel <karen@transformingarchitecture.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>

Subject: Re: B230000041_11223 Independence Way

Thanks Hank,

We'll get something over to you next week.

Warm regards,

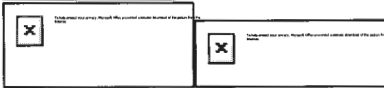
Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture
Coalition of Geriatric Services, Program Committee Chair
LEED Green Associate, Certified Aging in Place Specialist

301-776-2666

www.TransformingArchitecture.com

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We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back!

From: Oswald, Hank <hoswald@howardcountymd.gov>

Sent: Monday, March 6, 2023 2:42 PM

To: Lauren Anderson <lauren@transformingarchitecture.com>

Cc: Karen Mosel <karen@transformingarchitecture.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>

Subject: RE: B230000041_11223 Independence Way

Hi Lauren:

I apologize for the delay. Yes, this makes sense for certain projects where the record contains a significant amount of details including an existing boundary survey (used at homeowners discretion). However, if you need to create one or you hire a surveyor/engineer for some other task outside of a simple field measurement like triangulating a nearby well or septic component off of the existing house, they will need to formally acknowledge their work on the plan.

I hope this helps.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Monday, March 6, 2023 10:52 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: Re: B230000041_11223 Independence Way

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Hi Hank,

I wanted to follow up to see if you had any questions, or if we need to get an engineer/surveyor on board?
Thanks!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture
Coalition of Geriatric Services, Program Committee Chair
LEED Green Associate, Certified Aging in Place Specialist
301-776-2666

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We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back!

From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Monday, February 27, 2023 2:02 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: Re: B230000041_11223 Independence Way

Hi Hank,

We don't have a surveyor on our team, but we use county records to reference locations of systems. If anything needs to be field located, we bring a surveyor on board, though generally we have enough information from the records. Does this make sense?

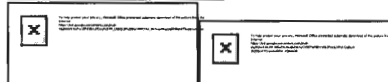
Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

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Coalition of Geriatric Services, Program Committee Chair
LEED Green Associate, Certified Aging in Place Specialist
301-776-2666

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We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back!

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Friday, February 24, 2023 10:48 AM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Cc: Karen Mosel <karen@transformingarchitecture.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: B230000041_11223 Independence Way

Hi Lauren,

If transforming architecture has done perc cert plans in the past, then it should be fine. Do you have a surveyor on your team? What is your process when you have to field locate a well, or septic system component etc.? (I've added my immediate supervisor Zack Silvast to this email, so he is aware.)

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Thursday, February 23, 2023 12:57 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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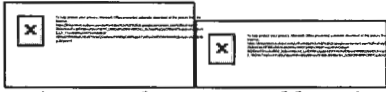
Thanks Hank!

We've drawn the perc cert plan in previous projects, but in the requirements, I saw that the site plan must be prepared by an engineer or surveyor. If we draw it up, would it be accepted? Thanks!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture
Coalition of Geriatric Services, Program Committee Chair
LEED Green Associate, Certified Aging in Place Specialist
301-776-2666
www.TransformingArchitecture.com
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We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back!

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, February 21, 2023 1:25 PM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: RE: B230000041_11223 Independence Way

Hi Lauren:

A revised perc cert plan is required to delete the well box and add 2 alt. well sites. If the owner wants the pool closer than 20 feet to the existing well, the owner may ask for a waiver to reduce the setback distance.

Please let me know if you have any questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
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8930 Stanford Blvd. Columbia, MD 21045
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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Tuesday, February 21, 2023 10:13 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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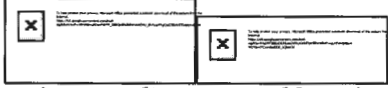
Hi Hank,

Thank you so much for the information. If we do the waiver process is a perc cert plan still required? I just want to make sure I'm clear on all the details when I explain to the homeowner their options! Thank you.

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

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Coalition of Geriatric Services, Program Committee Chair
LEED Green Associate, Certified Aging in Place Specialist
301-776-2666
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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, February 21, 2023 9:00 AM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: RE: B230000041_11223 Independence Way

Hi Lauren:

Good morning. We will need start with a revised perc cert plan that meets all of the requirements as outlined in the previous attachments (also attached here) i.e. purpose statement, legend symbol, signature block, required notes, perc test hole locations with elevations etc. The perc cert plan should also have a note that the existing well tag # HO-95-1330 was field located. The tag # should be printed next to the existing well on plan. There should be a 100 foot well radius around each well/alternate well site.

With that said, the alt well site shown on the side of the house does not appear to meet the 30-ft setback to the house foundation, so you may need to adjust that one. The cleanout immediately after the septic tank is the distribution box cleanout aka d-box c/o. The other 3 shown within the SDA are trench observation pipes. Please label accordingly. Please note, the paper size for a perc cert plan is usually larger than a site plan, because there is a lot of information on them. We will need 3 paper copies for review.

Eventually, we will also need a separate site plan that shows the plumbing with plumbing connection elevations etc. serving the pavilion. If the plumbing connections are made directly between the house & pavilion, the homeowner won't need a septic permit from this office. If the proposed plumbing connections are made outside directly between the pavilion and the SHC or well line etc., then a septic permit will be required by this office.

An engineer could assist you with the perc cert plan. I've attached a list of engineers for your convenience.

Please let me know if you have any questions about any of these requirements. We can discuss on the phone if you'd like.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
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www.hchealth.org

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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Wednesday, February 15, 2023 4:23 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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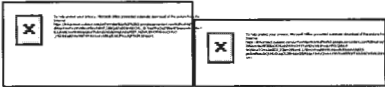
Hi Hank,

Attached is the plan with the proposed well locations. Please let me know if I am missing anything! Also, yes, I forgot to mention that they intend to add a sink in the island of the outdoor kitchen. Thanks!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

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Coalition of Geriatric Services, Program Committee Chair
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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Monday, February 13, 2023 8:22 AM
To: Lauren Anderson <lauren@transformingarchitecture.com>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: RE: B230000041_11223 Independence Way

Hi Lauren:

Good morning. A revised percolation certification plan would be required to move the well box, or add 2 alternate well sites. It looks like adding 2 alternate well sites might be the answer. You could add one well site to the side and one in the front of the house to maximize spacing between each one. Please show all of your proposed work on the plan in bold. We would need 3 copies of the revised perc cert plan for review.

The waiver process involves a written request from the homeowner to reduce the 20-foot setback from the well box or well/well sites to the to the proposed pool location. You could use the revised perc cert plan as the site plan for the waiver request.

The outdoor kitchen floor plan shows a faucet on page A-202. When we spoke last week, you mentioned no plumbing. I just need to know if this is still the case.

Please let me know if you have any questions.

Thanks,

Hank

Hank Oswald
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From: Lauren Anderson <lauren@transformingarchitecture.com>
Sent: Thursday, February 9, 2023 11:09 AM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Karen Mosel <karen@transformingarchitecture.com>
Subject: Re: B230000041_11223 Independence Way

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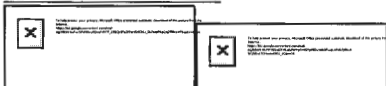
Thanks Hank,

Attached is the permit set; the sheets that show the floor plans are A-103 through A-106. I've also attached the updated site plan with the edits you requested. The current well box does intersect our proposed pool location, so my question is, can we change the well box to run along the side of the house? We also took a look at the site and think we have 2 additional well locations that would work, so we could show those if need be. Lastly, what was the waiver you mentioned on the phone, and what does that process look like? Thanks again for all of your help on this!

Warm regards,

Lauren Anderson, Assoc. AIA, LEED GA, CAPS

Intern Architect, Transforming Architecture
Coalition of Geriatric Services, Program Committee Chair
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From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Wednesday, February 8, 2023 3:10 PM

To: Lauren Anderson <lauren@transformingarchitecture.com>

Subject: B23000041_11223 Independence Way

Hi Lauren:

Thanks again for notifying our office about building permit # B23000041, and providing clarification on the proposed project. Attached, please find a copy of the perc cert plan that shows the well box location along with the as-built drawing (page #3 of the septic permit record) which shows the location of the septic system components. Please revise the site plan to include the well box, change the name of the pool house to pavilion on piers, and delete the septic tank (septic covers is sufficient) & pool equipment. Lastly, please forward a pdf copy of the floor plans for the elevator, basement, pavilion, and patio.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
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