

LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- ⊗ DENOTES PROPOSED HOUSE
- ⊗ DENOTES 15%-24.9% SLOPES
- ⊗ DENOTES 25% AND GREATER SLOPE
- ⊗ DENOTES 1500 Sq.Ft. EXISTING WELL BOX
- ⊗ DENOTES PROPOSED WELL

SOILS LEGEND

SOIL	NAME	CLASS	'K' VALUE
GgA	Glenelig loam, 0 to 3 percent slopes	B	.37
GgB	Glenelig loam, 3 to 8 percent slopes	B	.37
GgC	Glenelig loam, 8 to 15 percent slopes	B	.43
GmA	Glenville silt loam, 0 to 3 percent slopes	C	.49
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.55
MaD	Manor loam, 15 to 25 percent slopes	B	.32
MkF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	.32

GENERAL NOTES:

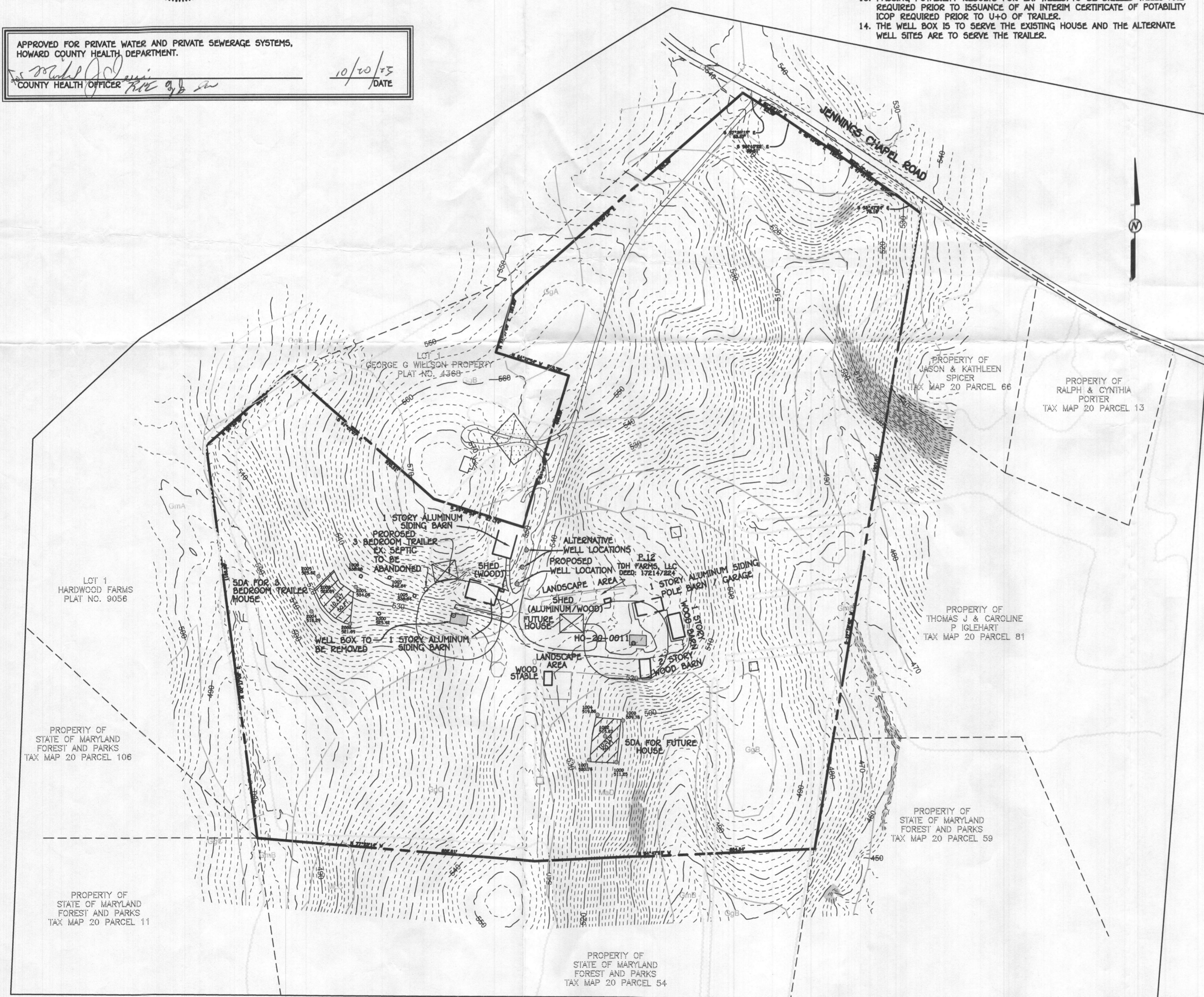
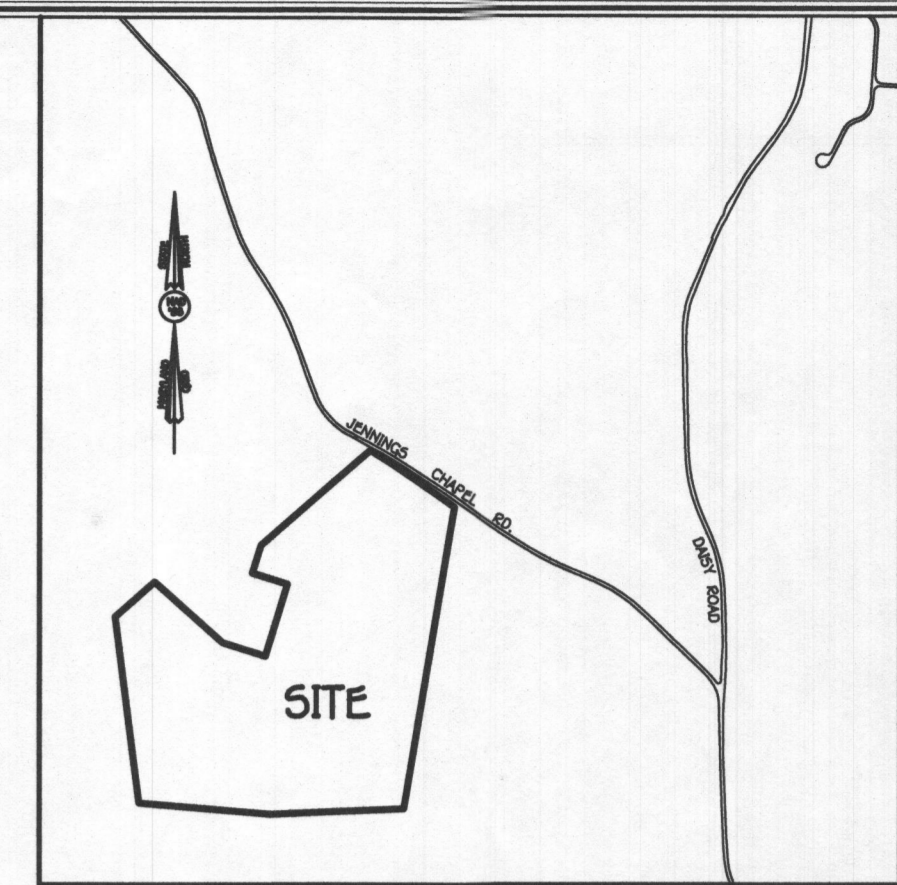
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- THE WELL BOX IS TO SERVE THE EXISTING HOUSE AND THE ALTERNATE WELL SITES ARE TO SERVE THE TRAILER.

PERC CERTIFICATION
I certify that the locations shown hereon were based on field locations done under my direct supervision and are true to the best of my professional knowledge and belief.

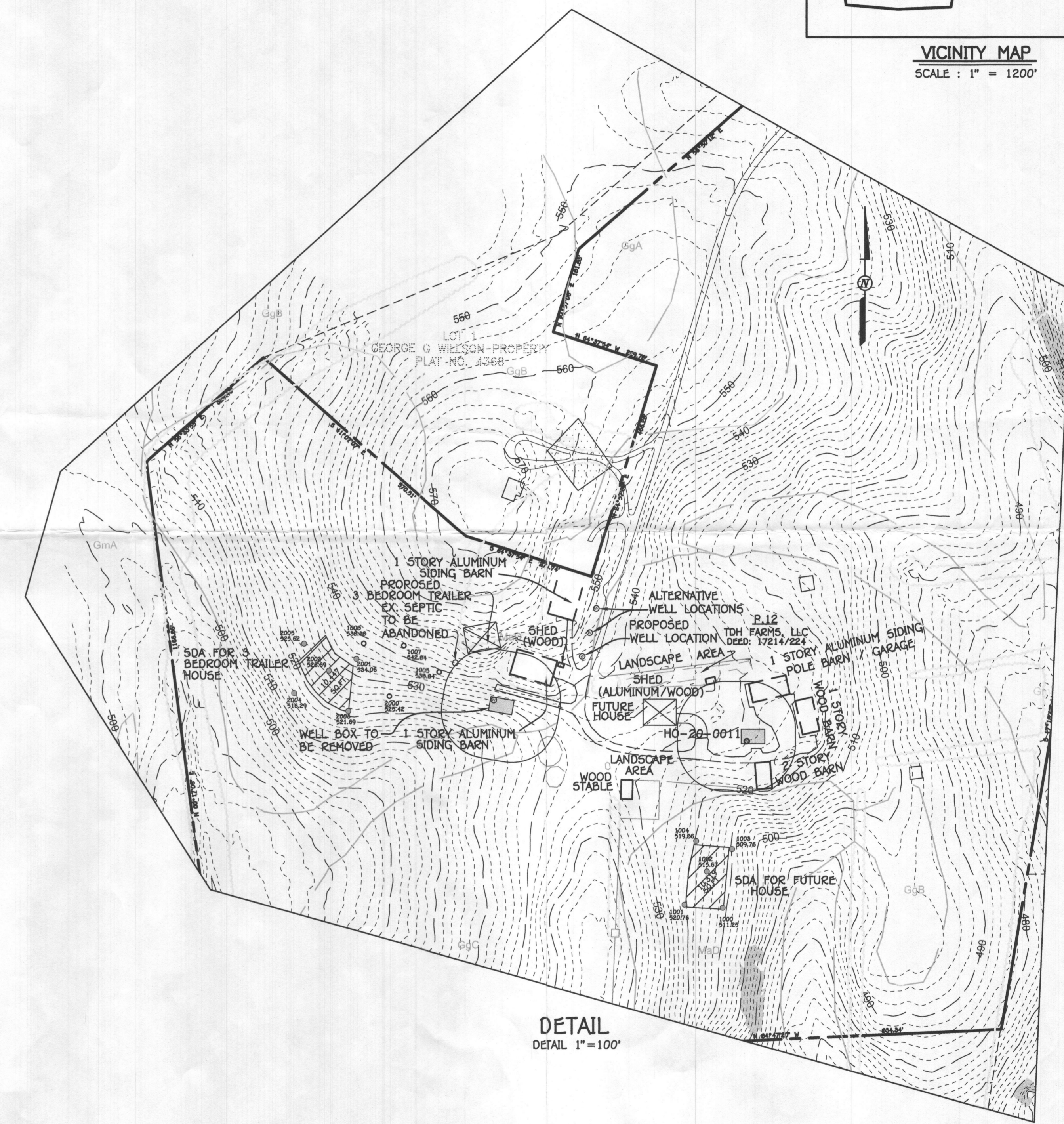
Frank John Mandlanean II 7/29/23
Signature of Professional Civil Surveyor Date
Frank John Mandlanean II, Professional Civil Surveyor No. 21476 Expires 7/14/25

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

John G. B... 10/20/23
COUNTY HEALTH OFFICER DATE



PLAN
DETAIL 1"=200'



DETAIL
DETAIL 1"=100'

THE PURPOSE OF THIS PLAN IS TO REVISE THE WELL BOX FOR THE TRAILER TO A PROPOSED WELL LOCATION AND TWO ALTERNATES.

PERC CERTIFICATION PLAN
TDH FARMS LLC
3682 JENNINGS CHAPEL RD

TAX MAP #20 GRID: 11 PARCEL: 12
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=200' DATE: SEPTEMBER, 2023

LEGEND

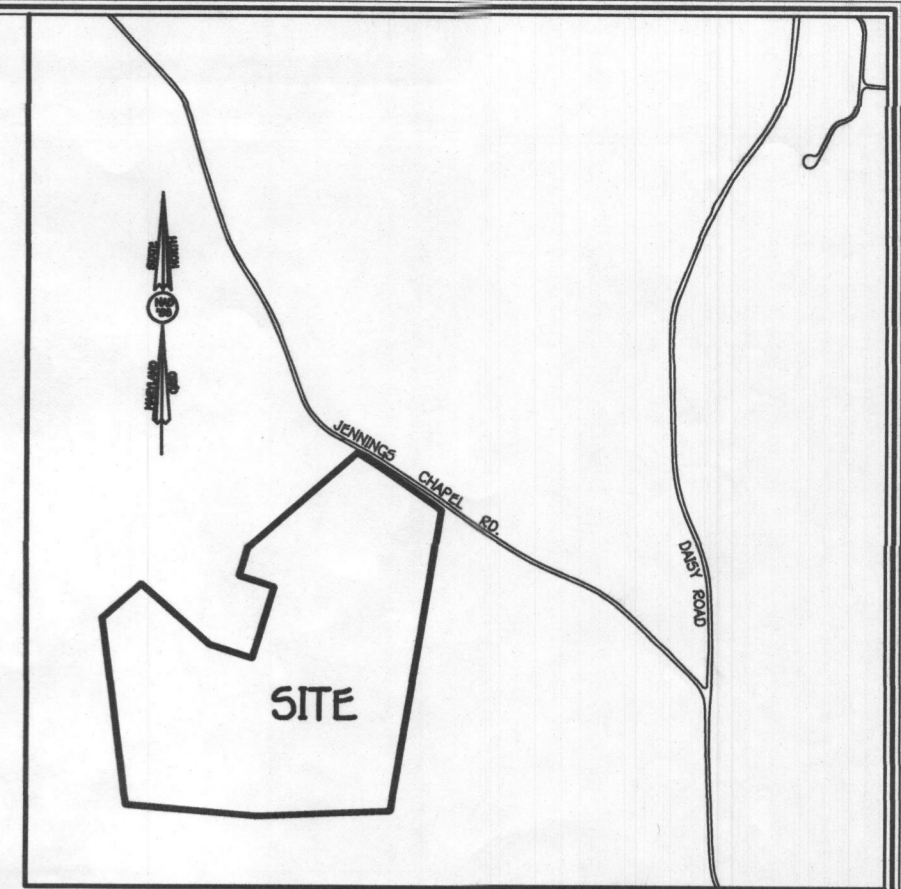
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- ⊙ DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE WITH EXISTING WELL
- ⊙ DENOTES FUTURE 1500 Sq.Ft. ALTERNATE WELL SITE

SOILS LEGEND

SOIL	NAME	CLASS	'K' VALUE
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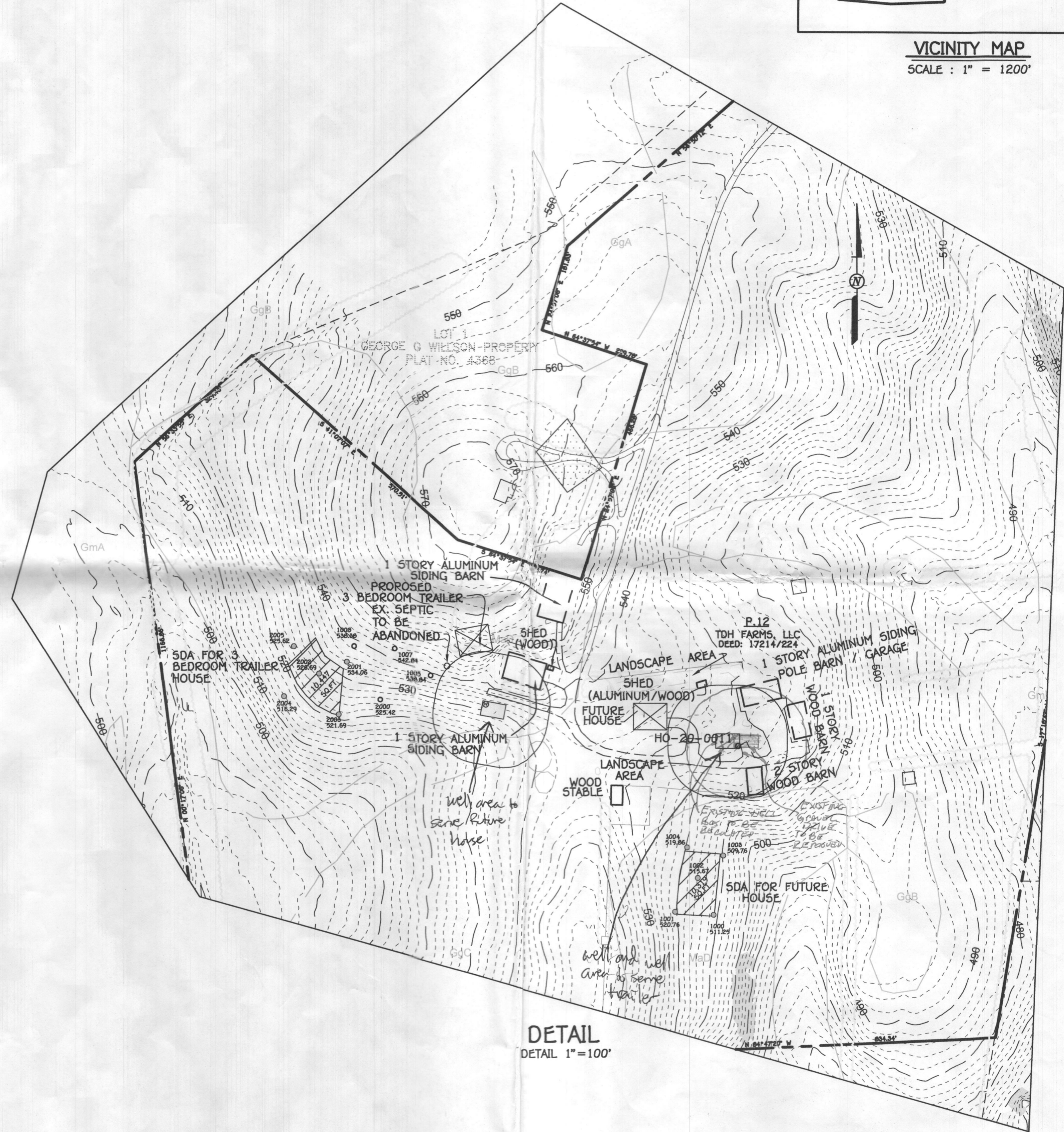
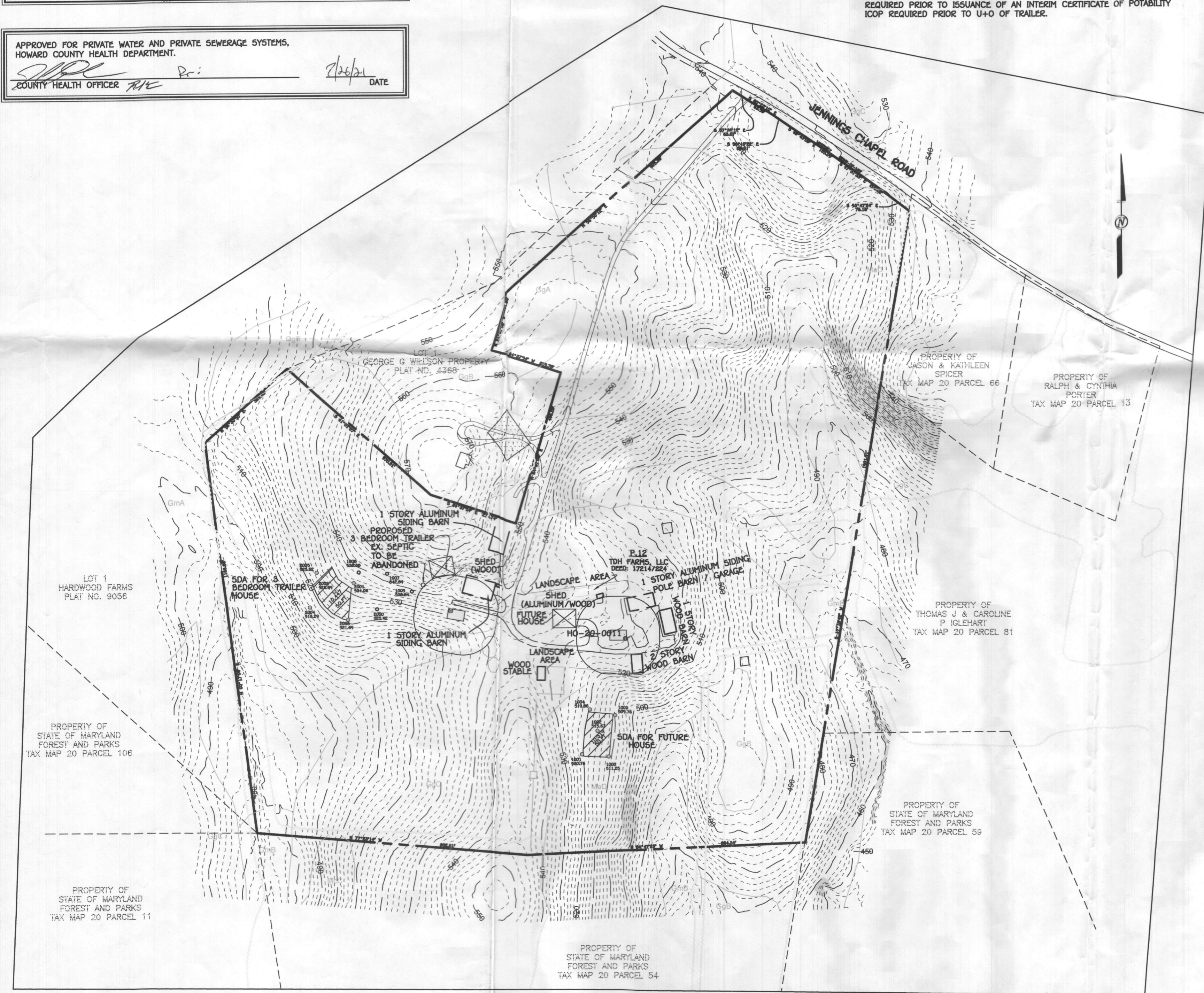
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PERC CERTIFICATION
 I certify that the location of the proposed septic area is based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.
 Signature of Property Line Surveyor: *Mark L. Robel* Date: *7/13/21*
 Signature of Property Line Surveyor: MARK L. ROBEL, Property Line Surveyor No. 339 Expires 10/04/22

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 Signature of County Health Officer: *[Signature]* Date: *7/13/21*
 COUNTY HEALTH OFFICER: *[Signature]*



PLAN
 DETAIL 1"=200'

DETAIL
 DETAIL 1"=100'

PERC APPLICATION PLAT
TDH FARMS LLC
 3602 JENNINGS CHAPEL RD

TAX MAP #20 GRID: 11 PARCEL: 12
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=200' DATE: JULY 13, 2021

THE PURPOSE OF THIS PLAN IS TO CREATE A SEPTIC AREA FOR A PROPOSED HOUSE AND A PROPOSED 3 BEDROOM TRAILER HOME

LEGEND

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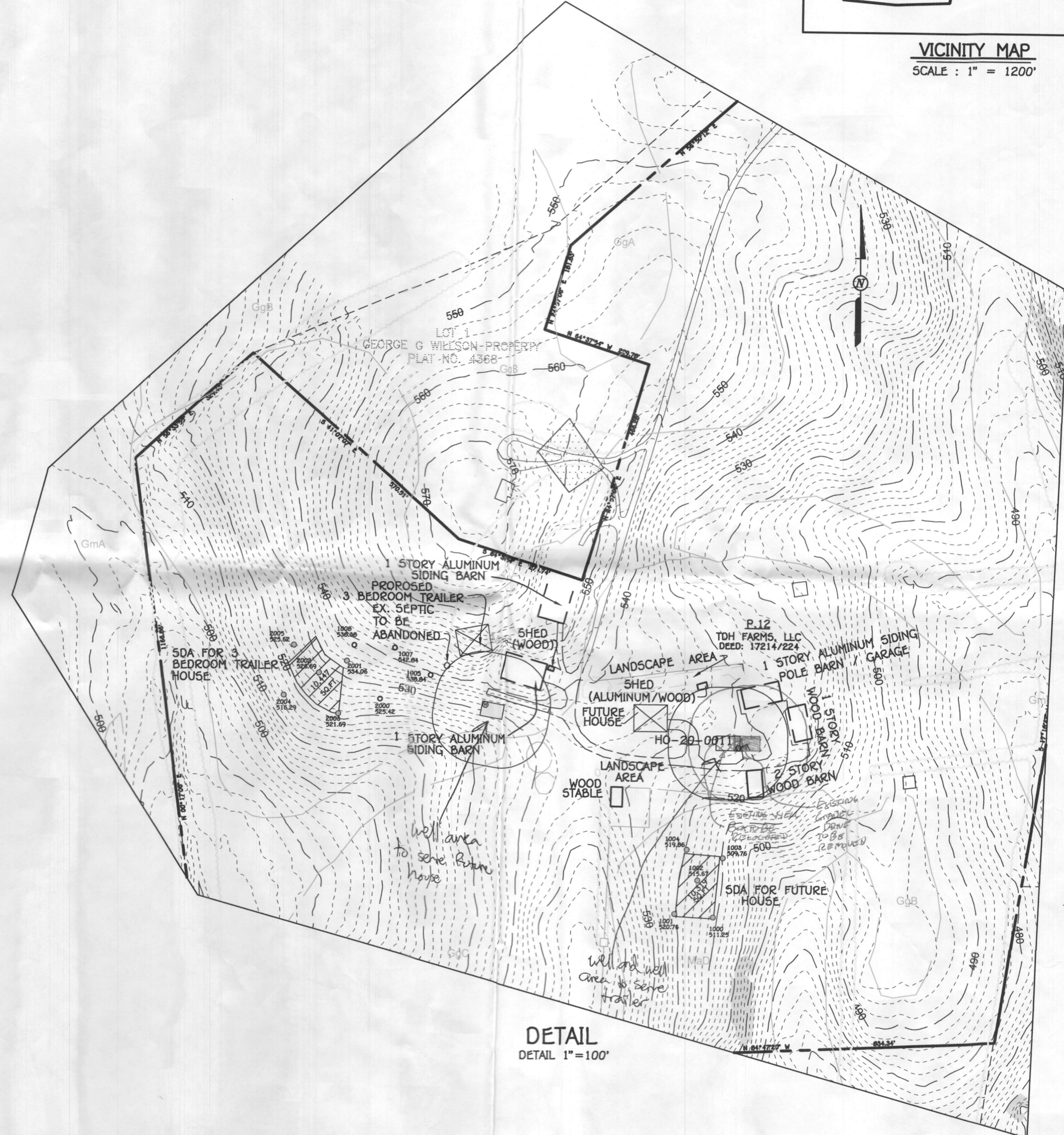
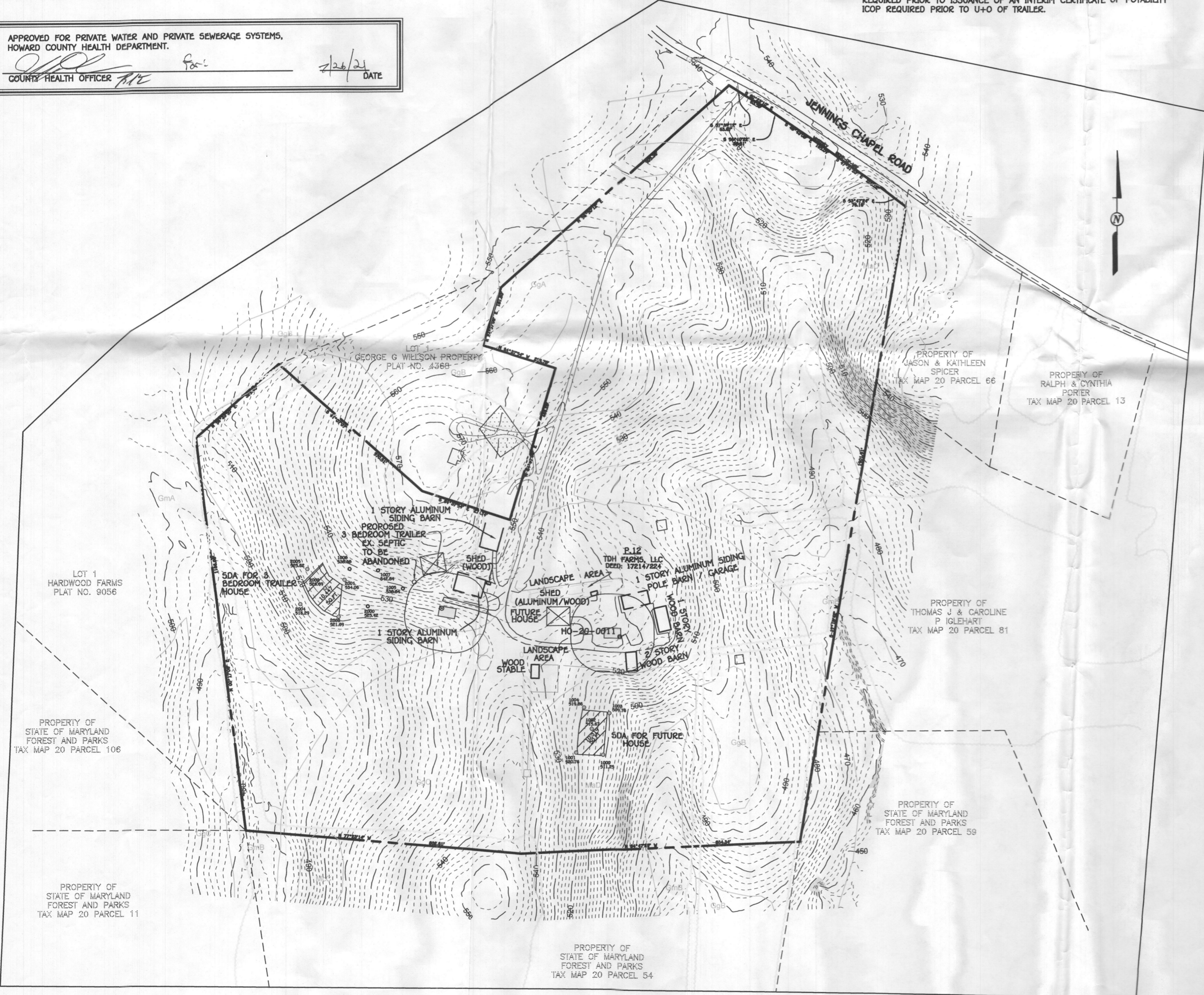
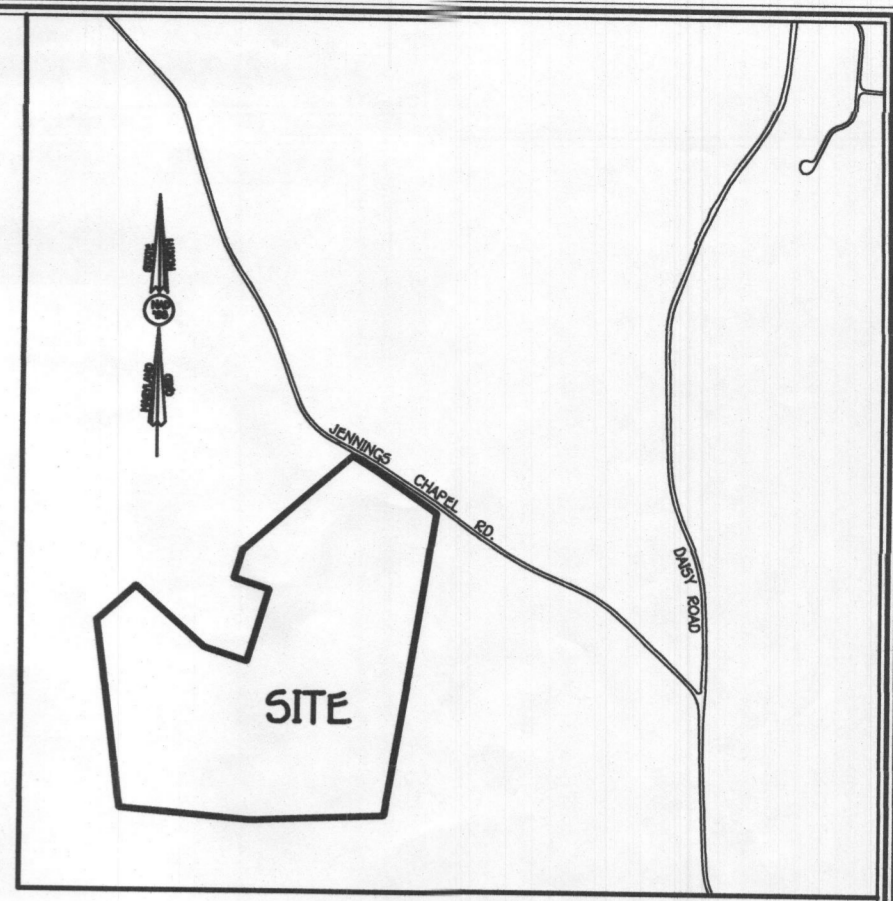
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 I certify that the location, depth and construction are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.
 Signature of Property Line Surveyor: *Mark L. Robel* Date: *7/13/21*
 MARK L. ROBEL, Property Line Surveyor, No. 339 Expires 10/04/22

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 Signature of County Health Officer: *[Signature]* Date: *7/26/21*
 COUNTY HEALTH OFFICER



PLAN
 DETAIL 1"=200'

DETAIL
 DETAIL 1"=100'

PERC APPLICATION PLAT
TDH FARMS LLC
 3682 JENNINGS CHAPEL RD

THE PURPOSE OF THIS PLAN IS TO CREATE A SEPTIC AREA FOR A PROPOSED HOUSE AND A PROPOSED 2 BEDROOM TRAILER HOME

TAX MAP #20 GRID: 11 PARCEL: 12
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"= 200' DATE: JULY 13, 2021

Freemon, Robert

From: Williams, Jeffrey
Sent: Tuesday, August 8, 2023 8:07 AM
To: Tucker Hyman; Freemon, Robert; jasmine@muellerhomes.com
Cc: Wolf, Kevin; Rappaport, Ryan; Silvast, Zackary; kesecan@gmail.com
Subject: RE: 3682 Jennings Chapel Rd.

Hello Mr. Hyman. Allow me to jump in here because Spencer discussed this project with me and I gave the instructions for the well procedure. However, after thinking more about it, there is another option.

The regulations require us to have an approved source of water for a house before we can sign off on a building permit. Right now you only have one well serving the trailer, so we definitely need another well drilled with completion report approved showing that there are two sources of water for the two dwellings.

I believe you indicated you wanted the wells to be switched around so the new future well closer to the trailer serves the trailer. I originally told Spencer we would need to have that new well connected to the trailer before we sign off on the building permit. After consideration, I think you could wait to do the two well connections at the same time. In other words, you would drill the new well in the area closer to the trailer as the water source for the new house. Once we approve that well construction with good yield, we can sign off on BP. The existing well remains as the water source for the trailer. Once the house is built and ready to connect to a well, you could make the switch at that time to connect the older well to the house and the new well to the trailer at the same time. Both wells would need to be chlorinated with full potability tests for both after the connections. We will need to see passing potability tests and issue certificates of potability for both dwellings before we can sign off on a U&O for the new house.

Let me know if this alternate procedure works for you. Thanks

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

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From: Tucker Hyman <THyman@RollingAcresLandscaping.com>
Sent: Monday, August 7, 2023 4:11 PM
To: Freemon, Robert <rfreemon@howardcountymd.gov>; jasmine@muellerhomes.com
Cc: Wolf, Kevin <KWolf@howardcountymd.gov>; Rappaport, Ryan <RRappaport@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Silvast, Zackary <zsilvast@howardcountymd.gov>; kesecan@gmail.com
Subject: RE: 3682 Jennings Chapel Rd.

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

Wolf, Kevin

From: Wolf, Kevin
Sent: Friday, November 17, 2023 11:41 AM
To: Jasmine Strain; Freemon, Robert
Subject: RE: Well /ICOP B23002749 | 3682 JENNINGS CHAPEL RD
Attachments: Well Line Installation form.pdf

Jasmine,

So since the owner did the installation on the well line/pitless/pump, we cannot except this and would need to be dug up and re evaluated from a licensed plumber/well driller. Please see the attached well line installation form for your convenience. This form must have a signature of the licensed individual and their license number. Let me know when this occurs so we may come out to inspect. At a minimum for the Health department, we would need to see the pitless, various locations on the well line, connection to the house.

Kevin

From: Jasmine Strain <jasmine@muellerhomes.com>
Sent: Wednesday, November 15, 2023 1:30 PM
To: Freemon, Robert <rfreemon@howardcountymd.gov>; Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: Re: Well /ICOP B23002749 | 3682 JENNINGS CHAPEL RD

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

Good Afternoon,


Could you please provide a status update on the Health sign-off for the above reference building permit? Do you need any additional information for this? Im happy to coordinate. Easterday is currently on schedule to drill the new well. Please make clear if the new well needs to be drilled- (to be connected at a later date, prior to U and O)- before the release of the permit. Thank you so much.

- 3682 JENNINGS CHAPEL RD
- Permit #B23002749

Jasmine Strain
Pre-Construction Liaison
Handcrafting Homes for Your Lifestyle



Office: 410-549-4444
Cell: 410-218-2801
7520 Main Street, Suite 201, Sykesville, MD 21784
202 Legion Ave, Suite 4, Annapolis, MD 21401
www.MuellerHomes.com

Follow us on: 

On Thu, Nov 9, 2023 at 2:57 PM Jasmine Strain <jasmine@muellerhomes.com> wrote:

Good Afternoon All,

We are in receipt of the passing water results, which are attached here. Please let me know if anything else is needed to get us in the clear for building permit issuance. Thanks so much!

Jasmine Strain

Pre-Construction Liaison

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Follow us on: 

On Mon, Nov 6, 2023 at 10:36 AM Jasmine Strain <jasmine@muellerhomes.com> wrote:

Hi Kevin,

Thank you for your email and needed items. I'll address the questions below in yellow.

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

From: **Wolf, Kevin** <KWolf@howardcountymd.gov>

Date: Thu, Oct 26, 2023 at 9:47 AM

Subject: RE: Well /ICOP B23002749 | 3682 JENNINGS CHAPEL RD

To: Jasmine Strain <jasmine@cairncustomhomes.com>, pauljr@muellerhomes.com <pauljr@muellerhomes.com>

Cc: Freeman, Robert <rfreemon@howardcountymd.gov>

Jasmine,

I am in review of your ICOP request. However, for the well there are 2 things that need to be addressed.

- 1.The most 2 water test reports from Fredericktown Labs. One taken on 1/26/2021 and the other 9/21/2022. I need a more recent potability test to comply with the certificate of potability status. The well was tested today and the samples are forthcoming this week.
- 2.The current well (HO-20-0011) is connected to the trailer but we have no record of this well line installation. Can you give me the name of the company who installed the pitless and the date it was called in for inspection? The well line was installed by the owner, Mr. Hymans company, Rolling Acres Landscaping in 2016-17. No inspection was recorded for this.

Below the email communication from Jeff Williams in regard to this project, I know you are aware- but just as a reminder. Reach out with any questions. Thanks!

Hello Mr. Hyman.

Allow me to jump in here because Spencer discussed this project with me and I gave the instructions for the well procedure. However, after thinking more about it, there is another option.

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Let me know if this alternate procedure works for you. Thanks.

Jeff Williams

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Follow us on:

On Tue, Oct 24, 2023 at 1:29 PM Jasmine Strain <jasmine@muellerhomes.com> wrote:

Hi Spencer,

Im checking in to see if the ICOP has been cleared for the new well at 3682 JENNINGS CHAPEL RD. This is pursuant to us getting the building permit to start work on Mr. Hyman's home. Please provide us with a status update. Thanks!

Jasmine Strain

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FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS

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Paul W. Kriebel, P.E.
Mark L. Robel, P.L.S.
Aldo M. Vitucci, P.E.
Frank Manalansan II, L.S.

October 2nd, 2023

Robert "Spencer" Freemon
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD 21045

Re: 3682 Jennings Chapel Road
Perc Certification Plan

Spencer,

We are in receipt of your comment email dated September 28, 2023. We are responding to your comments with the following item-by-item response:

Review Comments:

1. *The well box serving the future house was shifted over by Tony (via redline) before it got approved. This revised PC shows it in a different area. (see attached).*

Response: This revised PC now shows the previously approved redlined PC well box location.

2. *Revise the purpose statement to only mention the revision of the well box serving the trailer.*

Response: The purpose statement has been revised to only mention the revision of the well box serving the trailer.

3. *Add a note stating the well box is to serve the existing house and the alternate well sites are to serve the trailer.*

Response: A note stating the well box is to serve the existing house and the alternate well sites are to serve the trailer has been added.

Thank you for your technical review. The comments have been addressed on the revised plans.

Very Truly Yours,
Fisher, Collins and Carter, Inc.



Luke A. Groom, P.E.
W.O. # 21006

**FISHER, COLLINS
& CARTER, INC.**

**CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS**

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2. *Revise the purpose statement to only mention the revision of the well box serving the trailer.*

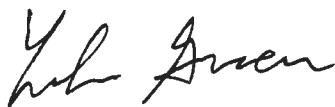
Response: The purpose statement has been revised to only mention the revision of the well box serving the trailer.

3. *Add a note stating the well box is to serve the existing house and the alternate well sites are to serve the trailer.*

Response: A note stating the well box is to serve the existing house and the alternate well sites are to serve the trailer has been added.

Thank you for your technical review. The comments have been addressed on the revised plans.

Very Truly Yours,
Fisher, Collins and Carter, Inc.



Luke A. Groom, P.E.
W.O. # 21006

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS

Terrell A. Fisher, P.E., L.S.
Earl D. Collins, P.E.
Charles J. Crovo, Sr., P.E., L.S.

Paul W. Kriebel, P.E.
Mark L. Robel, P.L.S.
Aldo M. Vitucci, P.E.
Frank Manalansan II, L.S.

October 2nd, 2023

Robert "Spencer" Freemon
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD 21045

Re: 3682 Jennings Chapel Road
Perc Certification Plan

Spencer,

We are in receipt of your comment email dated September 28, 2023. We are responding to your comments with the following item-by-item response:

Review Comments:

1. *The well box serving the future house was shifted over by Tony (via redline) before it got approved. This revised PC shows it in a different area. (see attached).*

Response: This revised PC now shows the previously approved redlined PC well box location.

2. *Revise the purpose statement to only mention the revision of the well box serving the trailer.*

Response: The purpose statement has been revised to only mention the revision of the well box serving the trailer.

3. *Add a note stating the well box is to serve the existing house and the alternate well sites are to serve the trailer.*

Response: A note stating the well box is to serve the existing house and the alternate well sites are to serve the trailer has been added.

Thank you for your technical review. The comments have been addressed on the revised plans.

Very Truly Yours,
Fisher, Collins and Carter, Inc.



Luke A. Groom, P.E.
W.O. # 21006

Rappaport, Ryan

To: Tucker Hyman
Cc: saraeasterday@verizon.net; Williams, Jeffrey; Wolf, Kevin; Page, Shepsura; Secan Kaeley; Freemon, Robert
Subject: RE: Well Permit Application for 3682 Jennings Chapel is ON HOLD
Attachments: Well Site Staking Form.pdf

Mr. Hyman, Thank you for your response. Feel free to contact FCC at your convenience to have them revise the percolation certification plan and submit it to the Health Dept for review. It will have to go through the normal plan review process here at the Health Dept. Be advised that a percolation certification plan must have a proposed 1500 sq ft well box or 3 proposed well locations which meet all of our setbacks. If you decide to drill your tenant house well in the previously approved well box location by the trailer, please have a professional surveyor stake the well box and have them fill out the attached form with their company name on it and get it back to us. A professional surveyor must stake the well locations or well box, whichever route you decide to take.

Thank you for addressing the water usage for this proposed well, we needed in writing from you, the property owner and applicant, what the intended use(s) would be. It was important information that guides our decision to have the applicant apply for the MDE Groundwater Appropriation Permit. We now have on record that the well will only be used for the tenant house.

Ryan

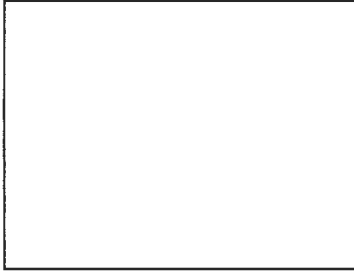
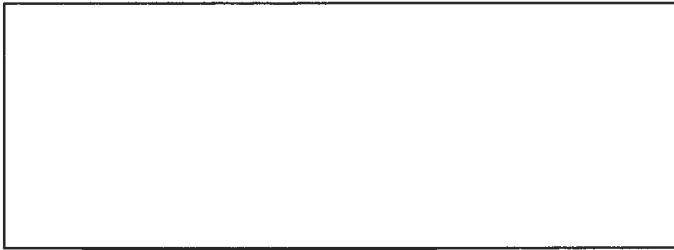
From: Tucker Hyman <THyman@RollingAcresLandscaping.com>
Sent: Friday, September 15, 2023 3:16 PM
To: Easterday Sara V. (EWLF) <sara.easterday@ew-water.com>
Cc: Rappaport, Ryan <RRappaport@howardcountymd.gov>; saraeasterday@verizon.net; Williams, Jeffrey <jewilliams@howardcountymd.gov>; Wolf, Kevin <KWolf@howardcountymd.gov>; Page, Shepsura <spage@howardcountymd.gov>; Secan Kaeley <kesecan@gmail.com>
Subject: Re: Well Permit Application for 3682 Jennings Chapel is ON HOLD

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

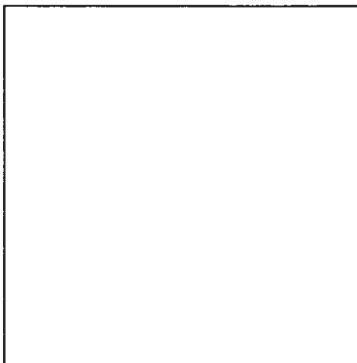
Hi there,
Please see the answers to your questions below. I am adding my wife onto this email chain and removing my parents, as this well is for our tenant house and has nothing to do with our landscaping company.
Thanks for your help.

Thank you!
Tucker Hyman
Vice President

The Best Quality, Service, And Guarantee In The Industry!



19301 New Hampshire Avenue
Brinklow, Maryland 20862
c. 301.758.6662
o. 301.421.9600
f. 301.570.7963
RollingAcresLandscaping.com



On Sep 15, 2023, at 7:29 AM, Easterday Sara V. (EWLF) <sara.easterday@ew-water.com> wrote:

I'll get another one in the mail today.

From: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Sent: Friday, September 15, 2023 7:28 AM
To: Easterday Sara V. (EWLF) <sara.easterday@ew-water.com>; saraeasterday@verizon.net
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Wolf, Kevin <KWolf@howardcountymd.gov>; Page, Shepsura <spage@howardcountymd.gov>; THyman@RollingAcresLandscaping.com; Kalin Hyman <kalinhyman@gmail.com>; jhyman@rollingacreslandscaping.com
Subject: RE: Well Permit Application for 3682 Jennings Chapel is ON HOLD

Hello Sara, It's already been put in the mail for you, the applicant, to make the changes. Thanks.

Ryan

From: Easterday Sara V. (EWLF) <sara.easterday@ew-water.com>
Sent: Friday, September 15, 2023 7:18 AM
To: Rappaport, Ryan <RRappaport@howardcountymd.gov>; saraeasterday@verizon.net
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Wolf, Kevin <KWolf@howardcountymd.gov>; Page, Shepsura <spage@howardcountymd.gov>; THyman@RollingAcresLandscaping.com; Kalin Hyman <kalinhyman@gmail.com>; jhyman@rollingacreslandscaping.com
Subject: RE: Well Permit Application for 3682 Jennings Chapel is ON HOLD

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

Good morning,

The well is not always drilled for the owner but if that is an issue just change it. The well is being drilled for the tenant house. I will have Mr. Hyman address the other concerns.

From: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Sent: Thursday, September 14, 2023 2:22 PM
To: saraeasterday@verizon.net; Easterday Sara V. (EWLF) <sara.easterday@ew-water.com>
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Wolf, Kevin <KWolf@howardcountymd.gov>; Page, Shepsura <spage@howardcountymd.gov>; THyman@RollingAcresLandscaping.com; Kalin Hyman <kalinhyman@gmail.com>; jhyman@rollingacreslandscaping.com
Subject: Well Permit Application for 3682 Jennings Chapel is ON HOLD

Sara, Thank you for your patience on this well permit application review. The permit is currently on hold until a few items have been addressed.

1. The name on the permit, Rolling Acres Landscaping does not match the listed owner in SDAT, Real Property which is TDH Farms LLC. We will need that owner information on the well permit to match the listed owner in public record.

Sarah answered this.

- 2.
3. The location that was selected for the proposed well does not match the approved percolation certification for the house and trailer. You can either resubmit a revised plan showing the proposed well in the approved well box out near the trailer or have your client consult with Fisher, Collins and Carter to revise the percolation certification and submit that for review by our plan review group.

The new well is for the tenant house, we will contact FCC today because we do not think the proposed well box is in a smart location. Is there a faster process to get the location approved?

- 4.
5. The listed use on the well permit for this proposed well is "Domestic Potable Supply & Residential Irrigation." The email listed for the Mr. Hyman is @rollingacreslandscaping.com, and in reviewing the well permit application it appears that the well is being drilled for a landscaping company. This is somewhat concerning since the condition of approval for the building permit for the new house is to drill a new well which is supposed to be the water supply for the new house.

This is my email address. We are drilling the well for our tenant house. It has nothing to do with my landscaping company. I do not have a personal email.

- 6.
7. If the plan is to use this well for the new house and the landscaping company then Mr. Hyman will have to put in writing and list all the proposed uses for this water supply. Upon review, the consideration to request a Groundwater Appropriation Permit from the Maryland Department of the Environment may be necessary.

The plan is to use this well for the tenant house. Again it had absolutely NOTHING to do with RAL or our company. If you need to list a personal email, you can use my wifes which is kesecan@gmail.com. I am also going to add her onto this email.

8.

Ryan Rappaport, LEHS
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD. 21045
Phone 410-313-1781
Fax 410-313-2648
www.co.ho.md.us



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Rappaport, Ryan

To: saraeasterday@verizon.net; Easterday Sara V. (EWLF)
Cc: Williams, Jeffrey; Wolf, Kevin; Page, Shepsura; THyman@RollingAcresLandscaping.com;
Subject: Well Permit Application for 3682 Jennings Chapel is ON HOLD

9/14/23

Sara, Thank you for your patience on this well permit application review. The permit is currently on hold until a few items have been addressed.

1. The name on the permit. Rolling Acres Landscaping does not match the listed owner in SDAT, Real Property which is TDH Farms LLC. We will need that owner information on the well permit to match the listed owner in public record.
2. The location that was selected for the proposed well does not match the approved percolation certification for the house and trailer. You can either resubmit a revised plan showing the proposed well in the approved well box out near the trailer or have your client consult with Fisher, Collins and Carter to revise the percolation certification and submit that for review by our plan review group.
3. The listed use on the well permit for this proposed well is "Domestic Potable Supply & Residential Irrigation." The email listed for the Mr. Hyman is @rollingacreslandscaping.com, and in reviewing the well permit application it appears that the well is being drilled for a landscaping company. This is somewhat concerning since the condition of approval for the building permit for the new house is to drill a new well which is supposed to be the water supply for the new house.
4. If the plan is to use this well for the new house and the landscaping company then Mr. Hyman will have to put in writing and list all the proposed uses for this water supply. Upon review, the consideration to request a Groundwater Appropriation Permit from the Maryland Department of the Environment may be necessary.

Ryan Rappaport, LEHS
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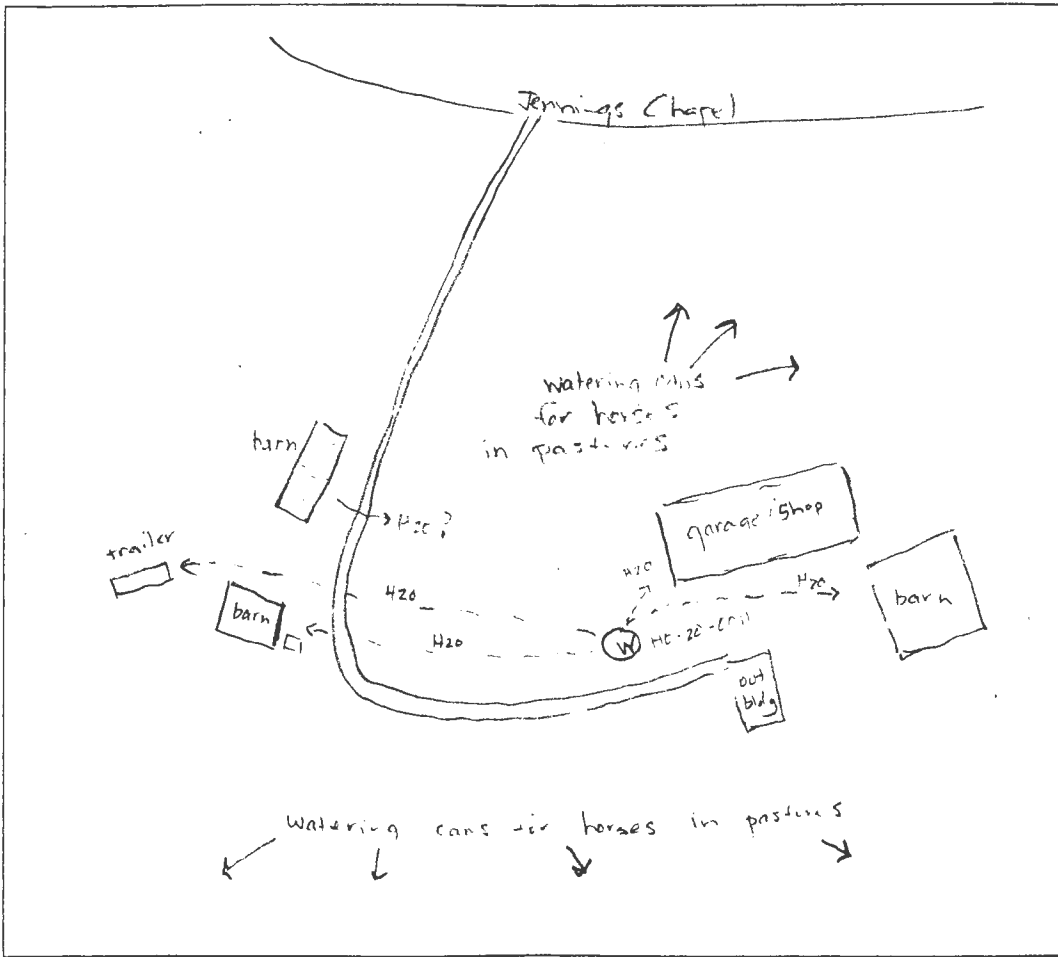
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9/14/23 - well permit sent back to applicant
to make the necessary changes. (initials)

SITE INSPECTION SHEET

OWNER: John Hyman - JDH Farms LLC PHONE #: 301-758-1234
ADDRESS: 3682 Jennings Chapel Rd CONTRACTOR: _____
Woodbine MD 21797 WELL TAG #: H0-20-0011
SUBDIVISION: _____ LOT: _____ COUNTY #: Tax 10 04331265
PROPOSAL: New trailer hooked up to H0-20-0011 and is currently occupied
w/out USC or I/COP/FCOP.

LOCATION DIAGRAM



COMMENTS: _____
New trailer is occupied & H2O has been supplied to all bldgs & pastures
on the property - from H0-20-0011 - No USC or I/COP/FCOP (no H2O testing
for track, at all) - water testing on site is done in barn sink

DATE: 8/25/22 INSPECTOR: R. Roppa per

Wolf, Kevin

From: Wolf, Kevin
Sent: Friday, August 26, 2022 12:12 PM
To: Marshall, Rodney; jhyman@rollingacreslandscaping.com
Cc: Blotzer, William; Rappaport, Ryan; Hill, Amanda; rentalhousing; Freemon, Robert
Subject: RE: Trailer Install at TDH Farms @ 3682 Jennings Chapel Rd - B21000196

Rodney – the final inspection was completed so I assume that means the use and occupancy has been given. Can we please confirm this? **Note that Health has not yet given final approval for this trailer/dwelling and therefore a U&O should not be released.**

Mr. Hyman – We recently found out that the trailer (B21000196) is currently being occupied. Please be aware that we have not issued an Interim Certificate of Potability (ICOP) for this trailer as required under COMAR 26.04.04.30. The ICOP should include the appropriate water tests as well as any other pertinent information regarding the well and/or septic system components that may need completion. If you have potable water tests for the trailer already please forward them over to me asap. If not, you will need to get these tests done right away. We don't want this to linger but occupying a house without an ICOP is direct violation of COMAR 26.04.04.30 A. (1).

<http://www.dsd.state.md.us/comar/comarhtml/26/26.04.04.30.htm> Also note this trailer does not have a rental license and I have copied Ho Co Rental Housing on this email to assist.

Lastly, we noticed you are in the process of submitting a new sfd building permit for the main house on the property. Please be aware according to the signed percolation certification plan, this proposed new sfd will require a well to serve the dwelling. You will not be able to use the existing well to serve both the trailer and the main house. The building permit will be placed on hold until an approved well is drilled and meets the requirements set forth under COMAR 26.04.04. Let me know if you have any questions regarding this email.

Thanks,

Kevin M. Wolf, LEHS, REHS/RS
Groundwater Mgmt. Sec. Supervisor
Well & Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045
410-313-2645 (Office)
410-313-2648 (Fax)
www.hchealth.org
kwolf@howardcountymd.gov



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From: Marshall, Rodney <romarshall@howardcountymd.gov>
Sent: Thursday, August 25, 2022 2:28 PM
To: Rappaport, Ryan <RRappaport@howardcountymd.gov>; BuildingTech <buildingtech@howardcountymd.gov>
Cc: Wolf, Kevin <KWolf@howardcountymd.gov>; Blotzer, William <wblotzer@howardcountymd.gov>
Subject: RE: Trailer Install at TDH Farms @ 3682 Jennings Chapel Rd - B21000196

The final building inspection was completed on 6/16/22. I'm not sure about the U and O.

Rod Marshall
Howard County Building Inspector
7125 Riverwood dr, Suite D2, Columbia, MD 21046
410-313-1812

From: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Sent: Thursday, August 25, 2022 10:06 AM
To: BuildingTech <buildingtech@howardcountymd.gov>
Cc: Marshall, Rodney <romarshall@howardcountymd.gov>; Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: Trailer Install at TDH Farms @ 3682 Jennings Chapel Rd - B21000196

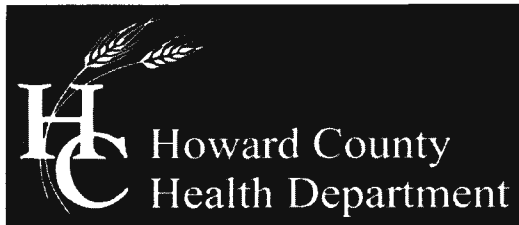
Hello, The DILP accelera program indicates that this trailer permit was completed on your end on 6/16/22. Can you confirm if DILP completed the final inspection and issued a use and occupancy for the trailer?

Ryan Rappaport, LEHS
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD, 21045
Phone 410-313-1781
Fax 410-313-2648
rrappaport@howardcountymd.gov
www.co.ho.md.us



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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

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: Tucker Hyman
3682 Jennings Chapel
Woodbine, MD 21797

FROM: Robert Freemon *RIF*
Well & Septic Program

RE: B23002749
3682 Jennings Chapel
Woodbine, MD 21797

DATE: 8/7/2023

After review of building permit B23002749 here are my comments. Prior to building permit approval, the following is required.

- New well must be drilled to serve the existing trailer as per the approved percolation certification plan. The new well must be hooked up to the trailer and receive an ICOP.

Freemon, Robert

From: Freemon, Robert
Sent: Monday, August 7, 2023 11:36 AM
To: 'Hyman Tucker'; jasmine@muellerhomes.com
Cc: Wolf, Kevin; Rappaport, Ryan; Williams, Jeffrey; Silvast, Zackary
Subject: 3682 Jennings Chapel Rd.
Attachments: 3682 Jennings Chapel BP.pdf

Hi,

I have reviewed building permit B23002749 and attached are my comments. Once the existing well HO-20-0011 has been disconnected from the trailer and connected to the new house, a new ICOP will need to be obtained.

Well and Septic Program

Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/health/well-septic-program>

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

MEMORANDUM

TO: TDH Farms LLC

FROM: Jeffrey Williams
Program Supervisor
Well and Septic Program

RE: B21000196 3682 Jennings Chapel Rd

DATE: February 26, 2021

TDH Farms
DLP notified
about ICOP requirements
in Feb 2021

I have reviewed the building permit B21001296 and have the following comments.

1. There is not an approved sewage disposal area, sewage disposal system, or well to serve the proposed trailer.
2. A perc test application must be submitted to the Health Department for perc testing leading to a perc certification plan establishing a sewage disposal area and well area
3. An Onsite Sewage Disposal System design plan must be submitted and approved for the system to serve the trailer with the disposal trenches in the newly established disposal area.
4. The sewage disposal system must be installed based on the OSDS plan with septic permit approved prior to building permit approval.
5. The building permit plot plan must be revised to show the sewage disposal area, well, and alternate well locations.
6. Before the U&O, the well line installation must be inspected and approved by the Health Department and the well must be chlorinated and tested for bacteria, E. coli, Nitrate, Turbidity, and sand with results submitted to the Health Department for review before Health issuance of an interim certificate of potability.

The building permit will be placed on hold until these items are completed.

- well conversion letter Feb 2021
- 1st Bacteria, Nitrate, Turbidity and Sand on Jan 2021 - private JS - taken from barn sink

Freemon, Robert

From: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Sent: Tuesday, February 9, 2021 8:17 PM
To: Kalin Hyman
Cc: 'John Hyman -RA'; Wolf, Kevin; Williams, Jeffrey; Frank, Tammy; Smith, Darrell; Marshall, Rodney
Subject: RE: Well - 3682 Jennings Chapel Rd, Woodbine, MD

Hello Kalin, I apologize for the delay in my response, I had other commitments for the Health Dept at our vaccine clinic all day today. Jeff and Kevin (the Well and Septic Supervisors cc'd above with email addresses for you) were able to get back to me regarding the well and septic system for the new trailer. I did tell Mr. Hyman that he could reach out to either of them at any time. They are both familiar with your case. Jeff can be reached at 410-313-4261 and Kevin can be reached 410-313-2645. Regarding water use for the well, permit number HO-20-0011, MDE will accept the letter that you provided, so thanks for that. You'll need an Interim Certificate of Potability (ICOP) from the Health Dept, which includes another round of water testing once the well line is hooked up to the trailer. The water samples will need to come from a faucet inside the trailer. The water testing will need to include bacteria, nitrate, turbidity and sand samples. However, the Health Dept will not be able to issue the ICOP for a domestic supply or allow you to hook it up to the trailer until you resolve the matter of the septic system for the new trailer. This will have to include a site evaluation to determine what type of septic system was used for the old trailer. You'll need to have percolation testing done on the property to establish a sewage disposal area for a percolation certification plan which will include a review of the well location. Depending on what the site evaluation reveals, you'll need to install the septic system under a Health Dept permit. The well line connection to the trailer will need to be inspected and approved by the Health Dept. Then re-chlorinate the well and retest the water for the ICOP. The advice from our Well and Septic Program Supervisor is that you contact an engineer/surveyor firm to start the percolation test application process. You can start that process before or after you submit the building permit application to the Dept of Inspections, Licenses and Permits for the new trailer. I hope this clears things up for you and Mr. Hyman.

Ryan Rappaport, LEHS
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD. 21045
Phone 410-313-1781
Fax 410-313-2648
rrappaport@howardcountymd.gov
www.co.ho.md.us



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From: Kalin Hyman <kalinyman@gmail.com>
Sent: Tuesday, February 9, 2021 3:45 PM
To: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Cc: 'John Hyman -RA' <jhyman@rollingacreslandscaping.com>
Subject: RE: Well - 3682 Jennings Chapel Rd, Woodbine, MD

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

Hi Ryan,

We are trying to expedite the building permit for the installation of the mobile home at the above property. Would you please tell us who we should speak to about the status of our application?

We appreciate your help with this!!

Kalin

Kalin A. Hyman
TDH Farms LLC
3682 Jennings Chapel Road
Woodbine, MD 21797
c. 301-452-7433

From: Kalin Hyman <kalinyman@gmail.com>
Sent: Monday, February 08, 2021 10:49 AM
To: 'Rappaport, Ryan' <RRappaport@howardcountymd.gov>
Cc: 'John Hyman -RA' <jhyman@rollingacreslandscaping.com>
Subject: RE: Well - 3682 Jennings Chapel Rd, Woodbine, MD

Good Morning Ryan,

Thank you for letting us know.
Stay well,

Kalin

Kalin A. Hyman
TDH Farms LLC
3682 Jennings Chapel Road
Woodbine, MD 21797
c. 301-452-7433

From: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Sent: Monday, February 08, 2021 10:26 AM
To: Kalin Hyman <kalinhyman@gmail.com>
Cc: 'John Hyman -RA' <jhyman@rollingacreslandscaping.com>
Subject: RE: Well - 3682 Jennings Chapel Rd, Woodbine, MD

Hello, Thanks for these documents, they'll need to be reviewed by the Well and Septic supervisors. As soon as I know what your next steps need to be, I'll reach back out to you both.

Ryan

From: Kalin Hyman <kalinhyman@gmail.com>
Sent: Sunday, February 7, 2021 1:21 PM
To: Rappaport, Ryan <RRappaport@howardcountymd.gov>
Cc: 'John Hyman -RA' <jhyman@rollingacreslandscaping.com>
Subject: Well - 3682 Jennings Chapel Rd, Woodbine, MD

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

Good Morning Mr. Rappaport,

We are writing to request that our agricultural well be converted to a domestic one. Attached please find a letter regarding this conversion, a copy of the certified water analysis and the field data sheet. Please "copy all" to confirm you have received these documents and let us know what the next step in this process is.

Thank you and stay well,

Kalin

Kalin A. Hyman
TDH Farms LLC
3682 Jennings Chapel Road
Woodbine, MD 21797
c. 301-452-7433

LEGEND

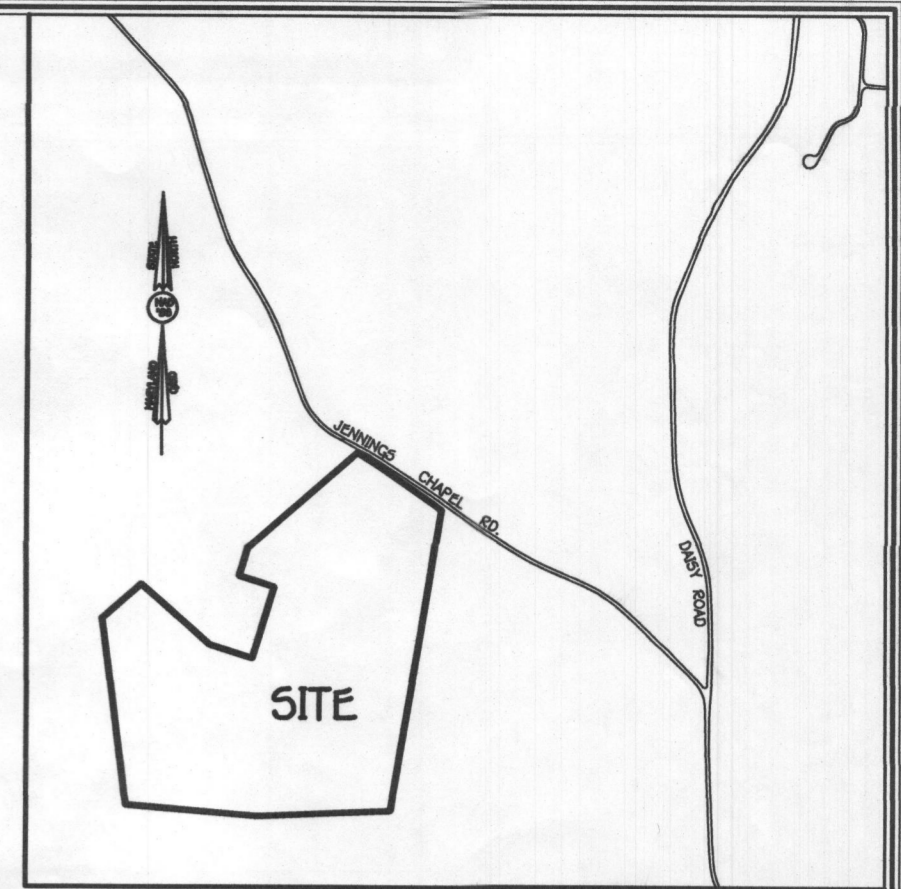
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- ⊠ DENOTES PROPOSED HOUSE
- ▭ DENOTES 15%-24.9% SLOPES
- ▭ DENOTES 25% AND GREATER SLOPE
- ⊙ DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE WITH EXISTING WELL
- ⊙ DENOTES FUTURE 1500 Sq.Ft. ALTERNATE WELL SITE

SOILS LEGEND

SOIL	NAME	CLASS	'K' VALUE
GgA	Glenelig loam, 0 to 3 percent slopes	B	.37
GgB	Glenelig loam, 3 to 8 percent slopes	B	.37
GgC	Glenelig loam, 8 to 15 percent slopes	B	.43
GmA	Glenville silt loam, 0 to 3 percent slopes	C	.49
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.55
MAD	Manor loam, 15 to 25 percent slopes	B	.32
MKF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	.32

GENERAL NOTES:

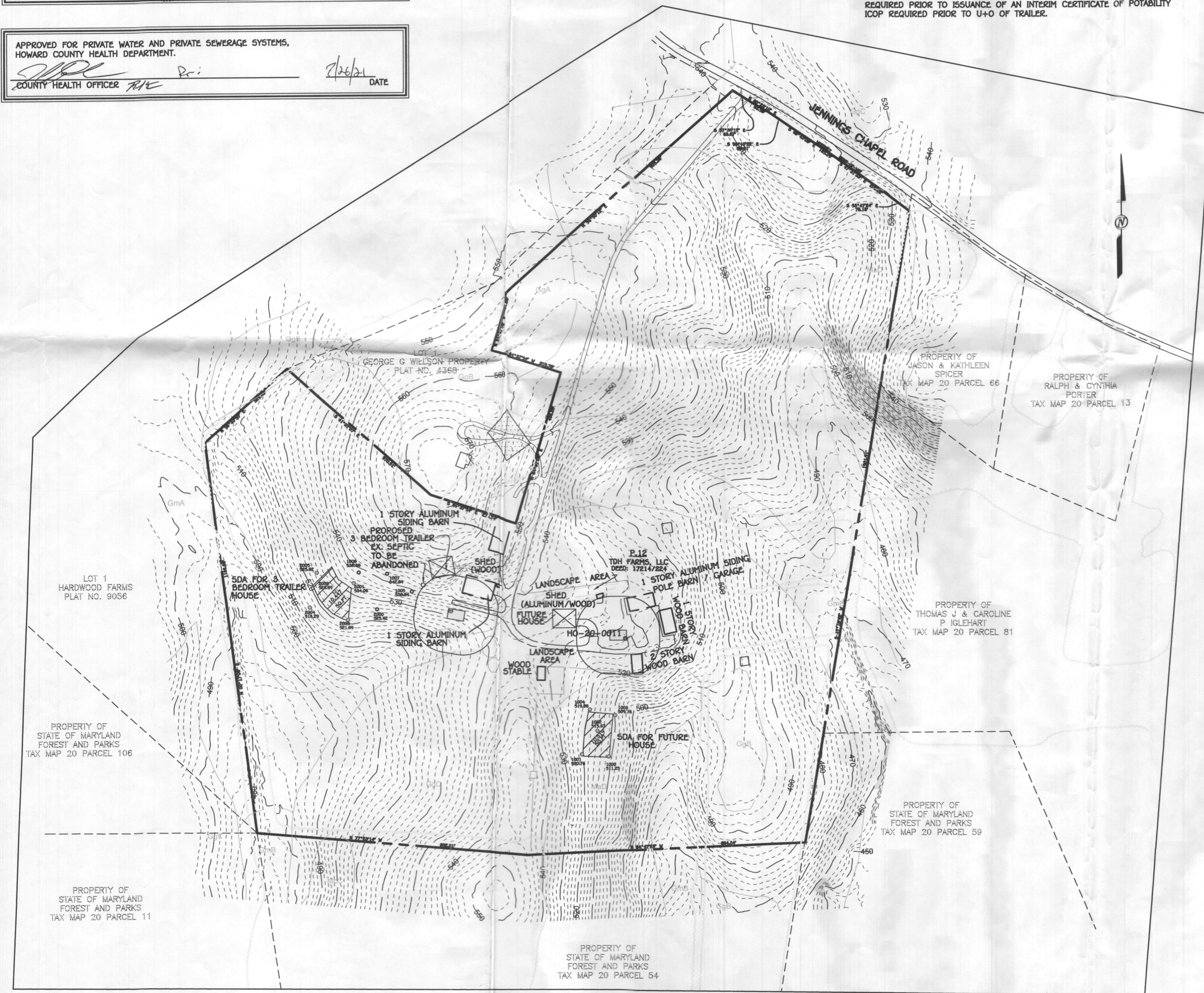
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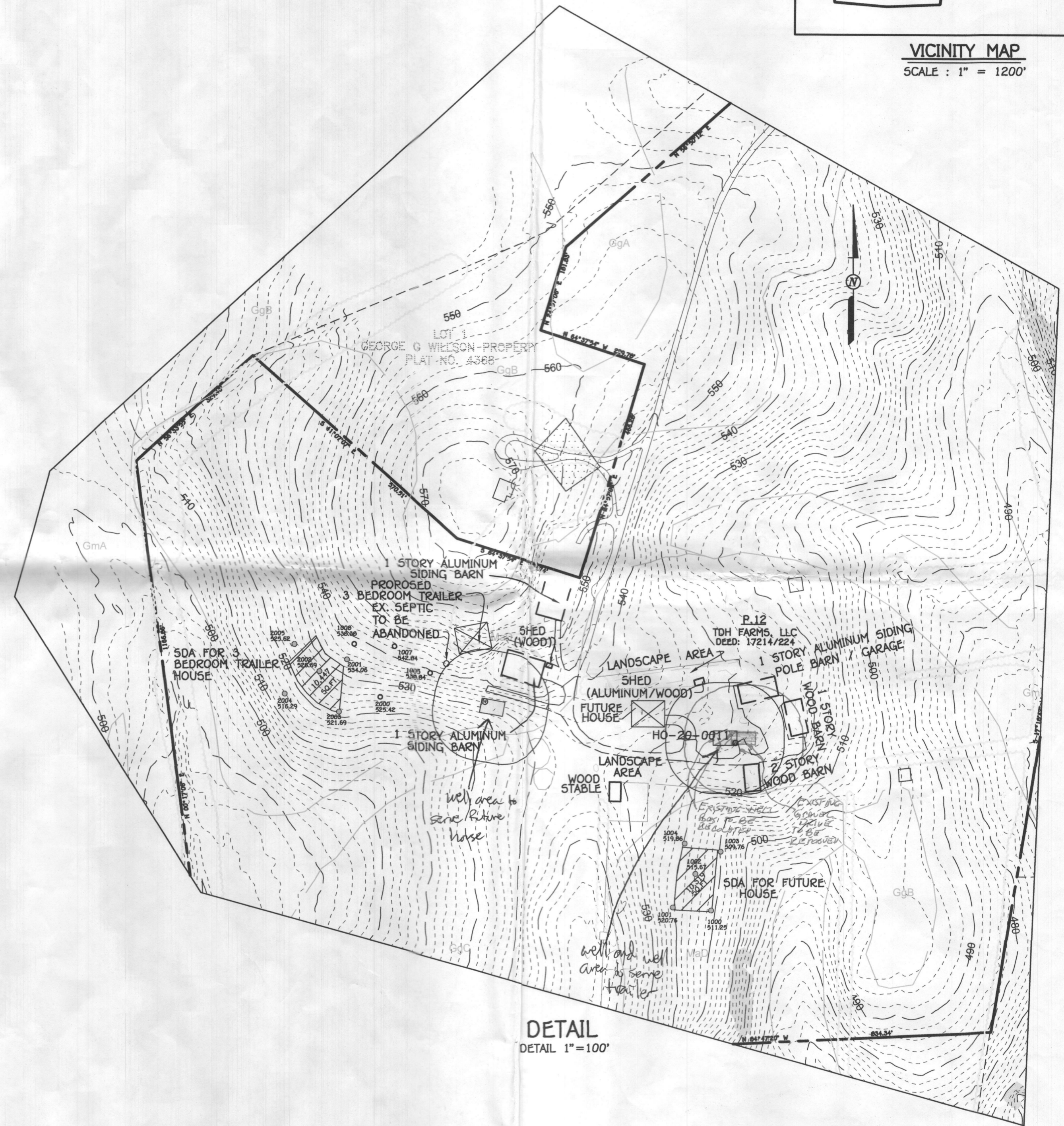
VICINITY MAP
SCALE: 1" = 1200'

PERC CERTIFICATION
I certify that the location of the proposed septic area is based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.
Signature of Property Line Surveyor: *Mark L. Robel* Date: *7/13/21*
Signature of Property Line Surveyor: *Mark L. Robel* No. 339 Expires 10/04/22

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Signature of County Health Officer: *[Signature]* Date: *7/13/21*



PLAN
DETAIL 1" = 200'



DETAIL
DETAIL 1" = 100'

PERC APPLICATION PLAT
TDH FARMS LLC
3602 JENNINGS CHAPEL RD

TAX MAP #20 GRID: 11 PARCEL: 12
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' DATE: JULY 13, 2021

THE PURPOSE OF THIS PLAN IS TO CREATE A SEPTIC AREA FOR A PROPOSED HOUSE AND A PROPOSED 3 BEDROOM TRAILER HOME.

LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- DENOTES PROPOSED HOUSE
- DENOTES 15%-24.9% SLOPES
- DENOTES 25% AND GREATER SLOPE
- DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE WITH EXISTING WELL
- DENOTES FUTURE 1500 Sq.Ft. ALTERNATE WELL SITE

SOILS LEGEND

SOIL	NAME	CLASS	T.C. VALUE
GgA	Glencol loam, 0 to 3 percent slopes	B	.37
GgB	Glencol loam, 3 to 8 percent slopes	B	.37
GgC	Glencol loam, 8 to 15 percent slopes	B	.43
GmA	Glenville silt loam, 0 to 3 percent slopes	C	.49
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.55
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MkF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	.32

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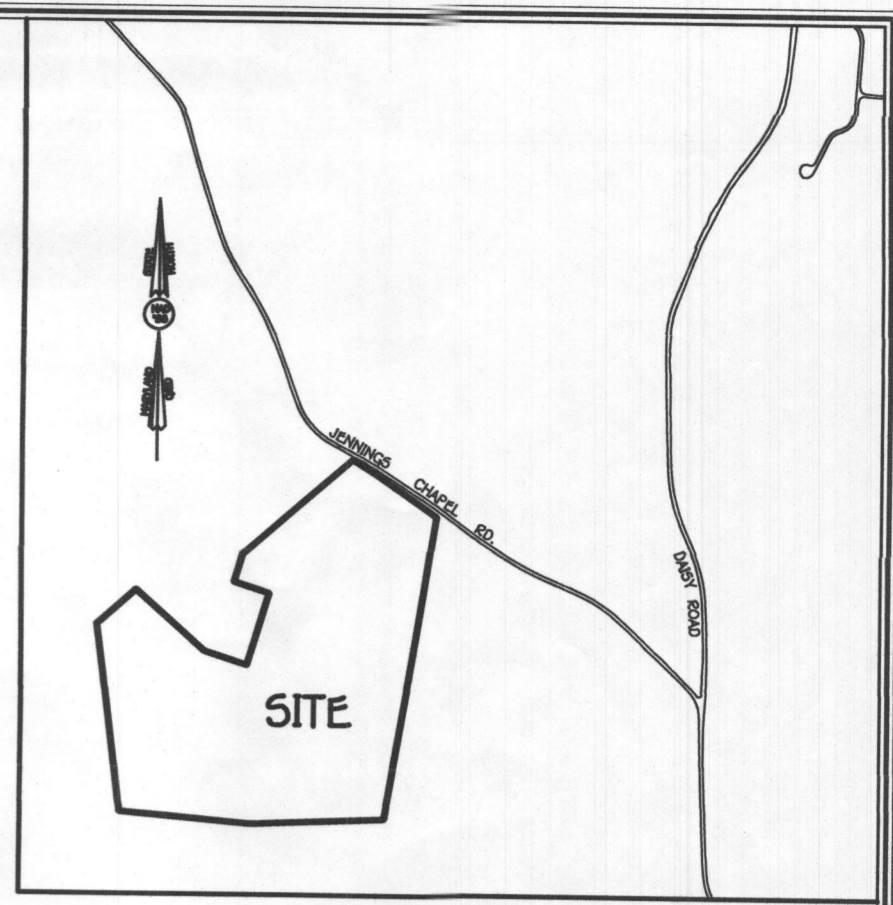
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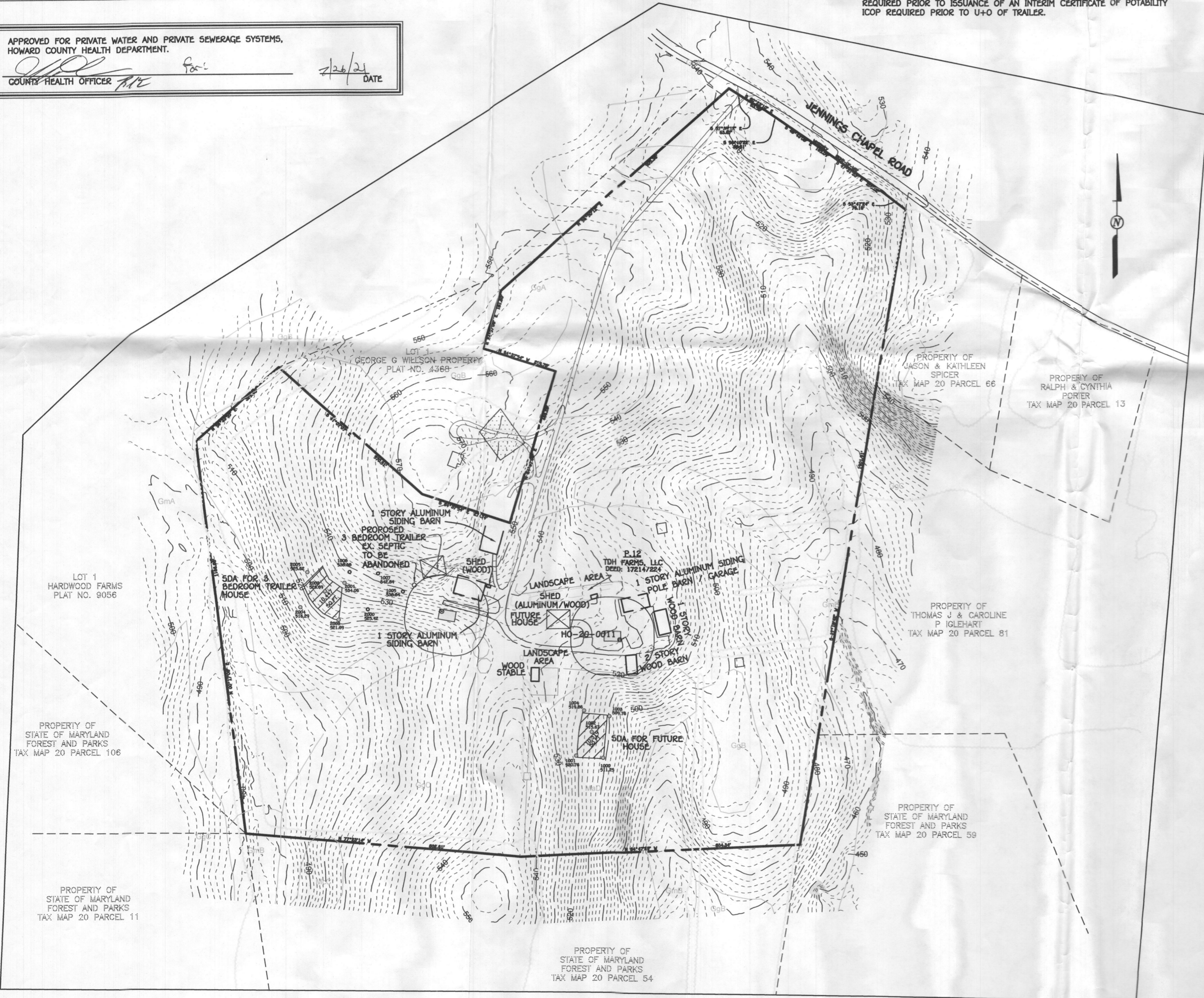
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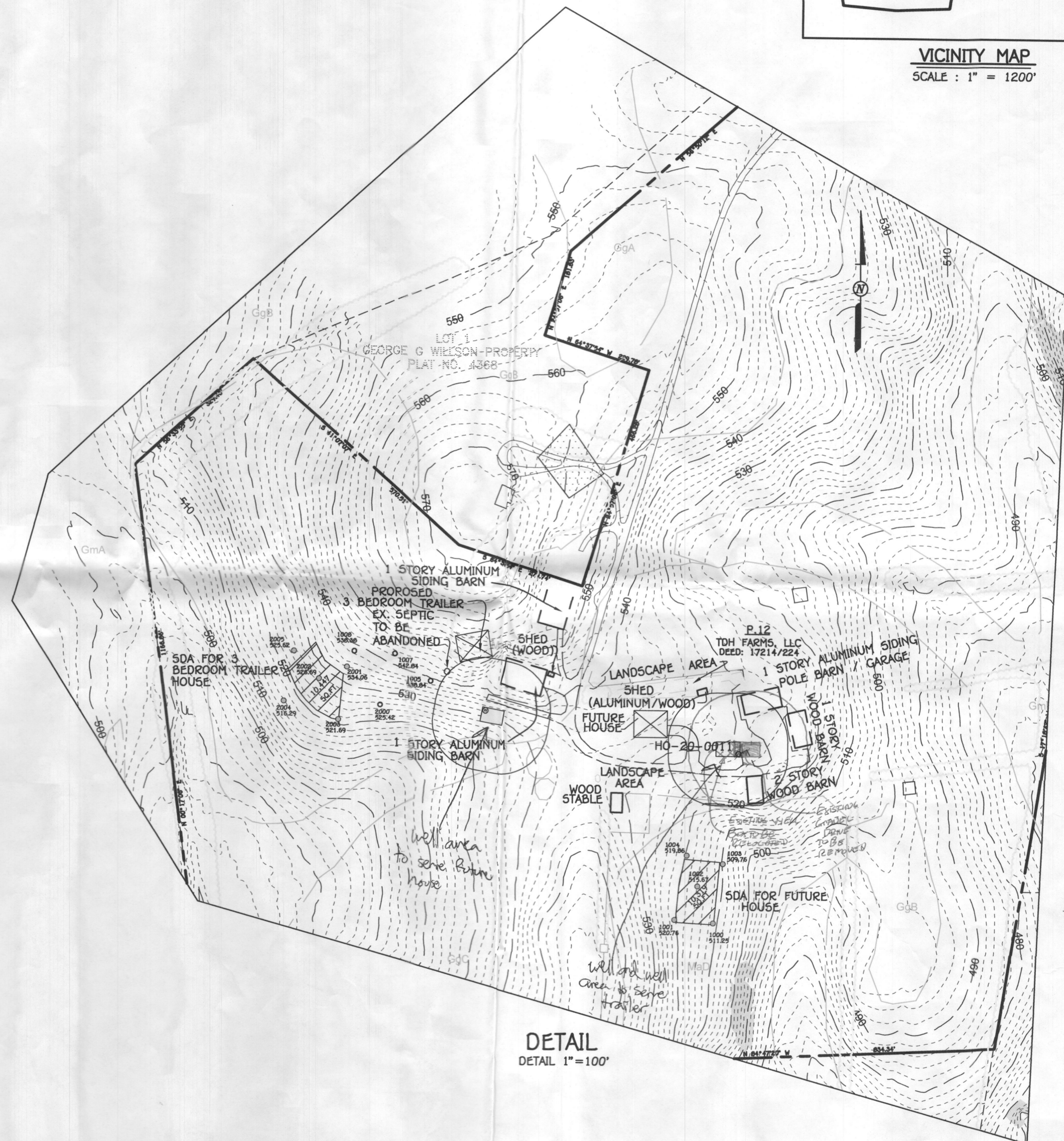
Signature of County Health Officer: *[Signature]* Date: *7/26/21*
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VICINITY MAP
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PLAN
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THE PURPOSE OF THIS PLAN IS TO CREATE A SEPTIC AREA FOR A PROPOSED HOUSE AND A PROPOSED 2 BEDROOM TRAILER HOME

PERC APPLICATION PLAT
TDH FARMS LLC
 3682 JENNING'S CHAPEL RD

TAX MAP #20 GRID: 11 PARCEL: 12
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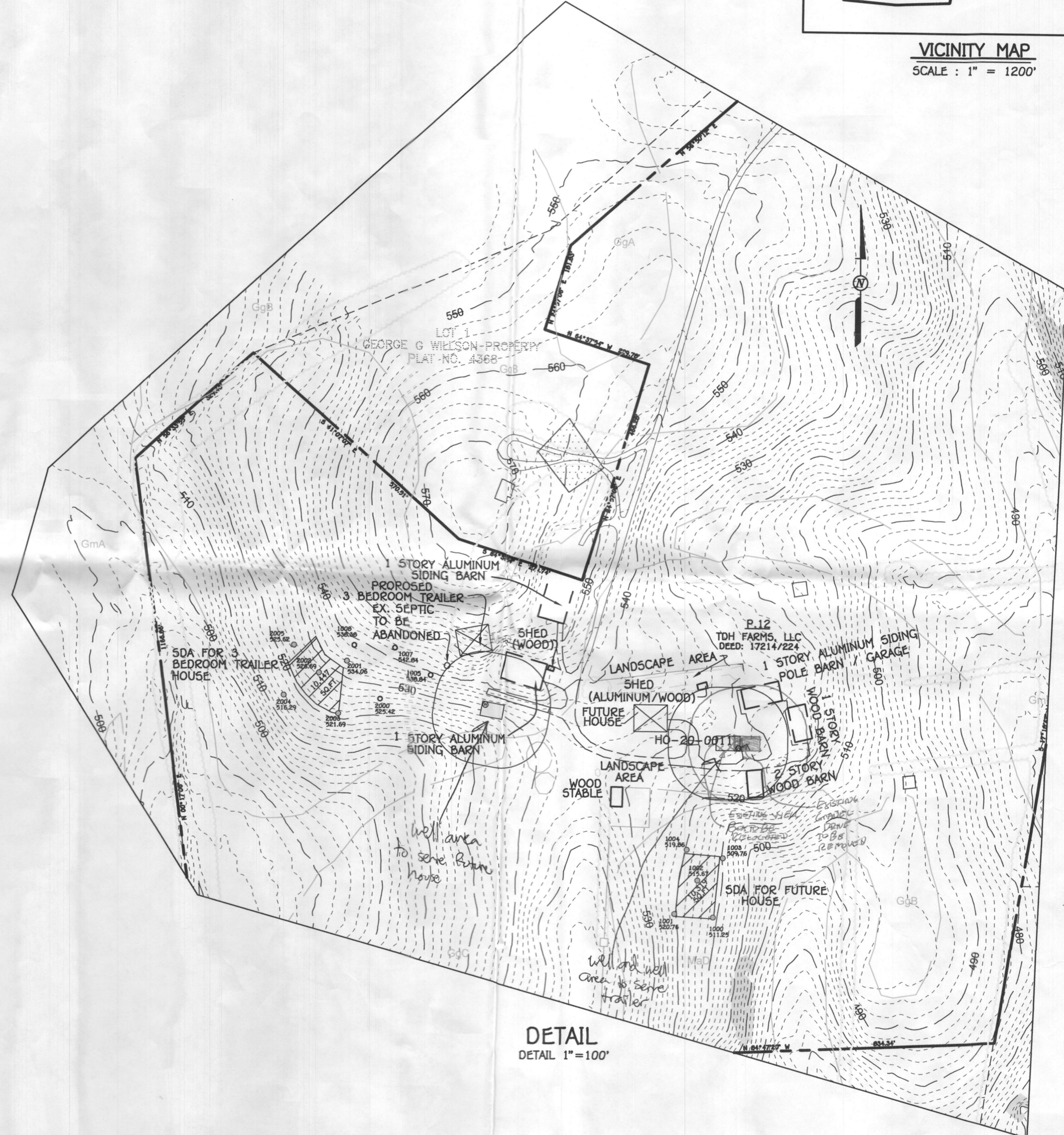
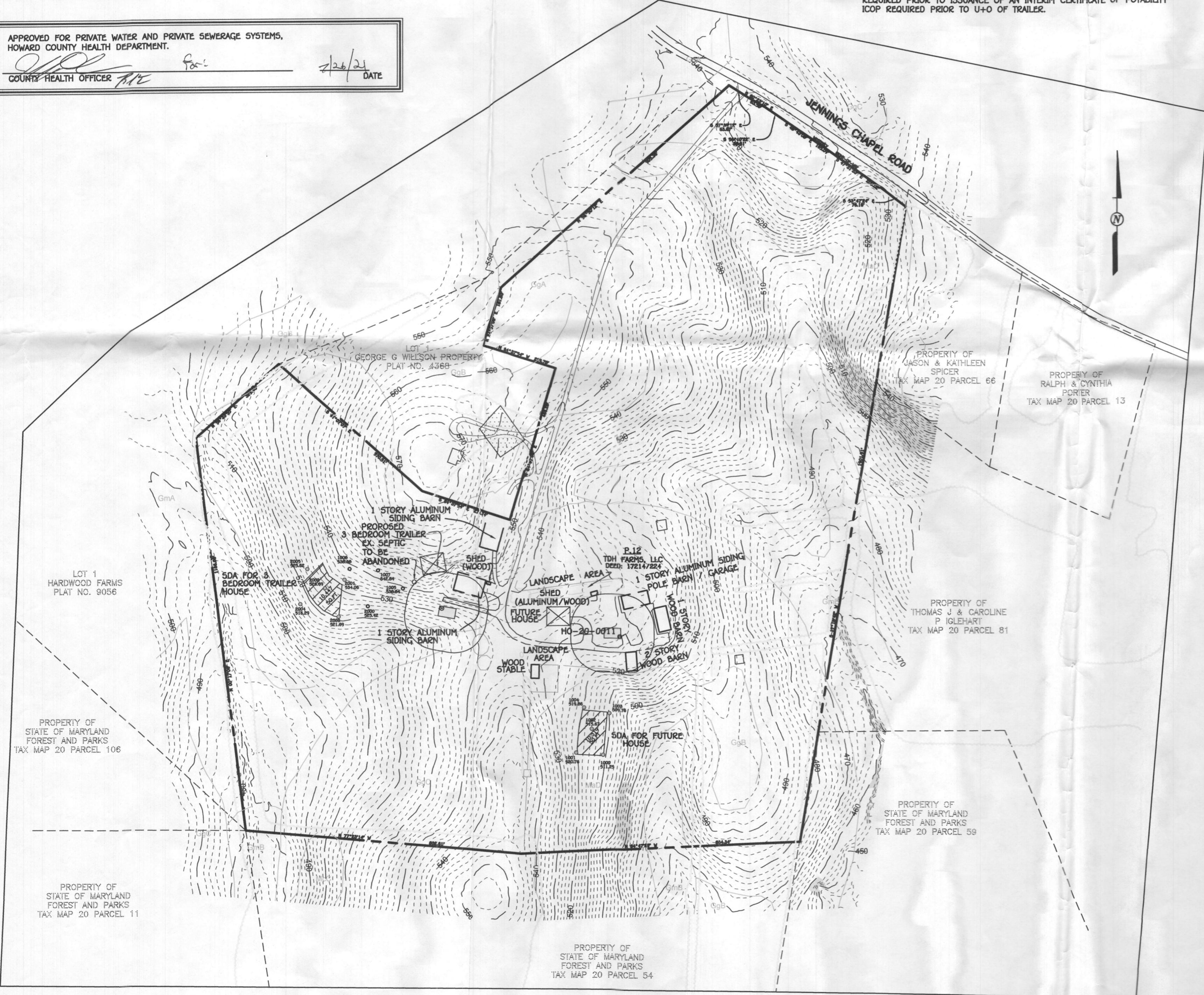
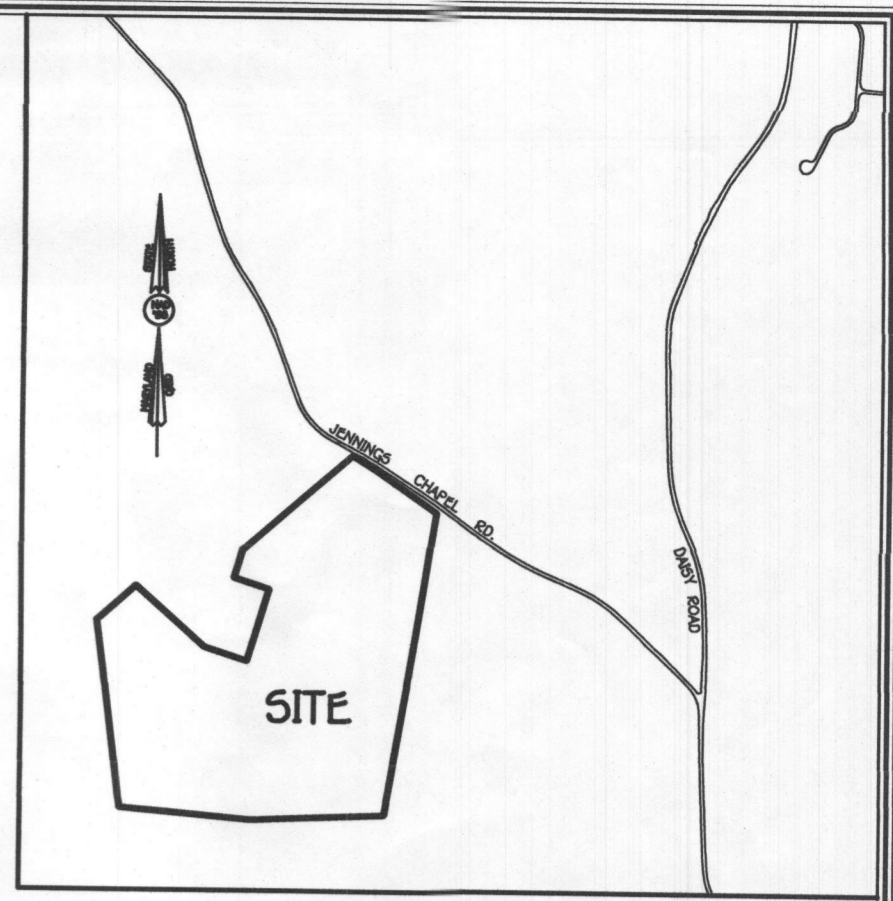
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