

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

January 9<sup>th</sup>, 2024

TO: Robert Vogel (Timmons-VEI) via E-mail: [Rob.Vogel@timmons.com](mailto:Rob.Vogel@timmons.com)  
Jeremiah.Reynolds (Timmons) via E-mail: [Jeremiah.Reynolds@timmons.com](mailto:Jeremiah.Reynolds@timmons.com)

RE: OSDS Plan 6820 Koandah Gardens (McDaniel Prop. "Lot 9")

Mound/OSDS Revision Comments

1. On sheet one, Bed length listed at 85' should be 84'. (sand mound dimensions)
2. Elevation points shot on bottom of initial mound should all read as "494.xx."
  - a. Right now, all but one are incorrect.
3. Merge notes 9 & 12, "A 25' wide no compaction zone has been added below the downslope of each mound site shown and shall be free of structures and driveways.
4. No compaction zones only need to be shown from the very bottom of the mound end to end. Do not need a 25' perimeter around the entire SDA. (length of mound + 25' wide zone)
  - a. Also recommend using a different legend key that's more discernable. (Maybe a filled-in, dotted area) Zones should be labeled on plot plan. Should be non-invasive to the three mound design and SDA.
  - b. They can encroach the upslope if necessary. (NOT THE BED)
  - c. They should not be out of the SDA.
5. Add a general note, "The contractor shall take all necessary measurements to assure proper fabrications and installation of the work shown. A sand mound may only be installed by a certified installer.
6. Add a general note, "All work to be performed in accordance with applicable regulations of the Howard County Health Department and 'Design and Construction Manual for Sand Mound Systems', latest edition. The contractor that is responsible for the work shown on this plan shall be certified by the Maryland Department of the Environment to install sand mound systems."
7. Add to the end of note #10, "Disturbance of any portion of the sewage disposal area is not permitted."
8. It is recommended that the mound be designed with 1% slope.
9. If you're going to bend the 1<sup>st</sup> replacement mound bed, it is recommended to do it in the middle (equidistant) or not at all.
10. Add a general note, "An effluent filter is required to be added to the 1500 GAL septic tank."

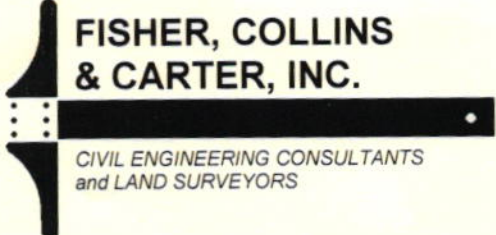
Thank you for your time and consideration.

*Zack Silvast*

**Zack Silvast (LEHS)**

Plan Review Supervisor - Water & Sewer Division  
410-313-1777

Environmental Health Bureau  
Howard County Health Department



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

CIVIL ENGINEERING CONSULTANTS  
and LAND SURVEYORS

Terrell A. Fisher, P.E., L.S.  
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Robert E. Walker, P.L.S.

January 2nd, 2025

Zackary Silvast  
Ho. Co. Health Department  
Well & Septic Program  
8930 Stanford Blvd  
Columbia, MD 21045

RE:

Septic Install Plan  
Buckskin Woods Lot 69 (formerly Lot 63)

Dear Mr. Silvast:

On behalf of our client, please accept this resubmission package and accompanying point-by-point response to a comment letter, dated November 15, 2023.

**Health Department Septic Install Plan Comments:**

Comment:

*The septic tanks need to maintain a minimum 100' distance off the drilled wells.*

Response: The septic tanks maintain a minimum distance of 100' off the drilled wells.

Comment:

*There is an existing well tag, please provide and label the correct well.*

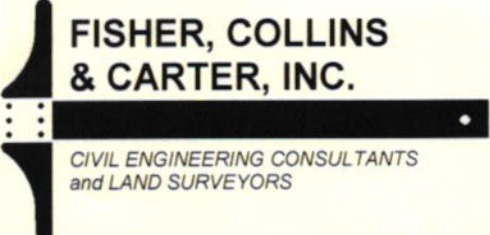
- a. *In general notes correct.*
- b. *Add on plot plan also.*

Response: The correct existing well tag has been shown and labeled correctly in the general notes and plan view.

Comment:

*You need to show all the previous perc holes for this lot (missing a passing hole, need to show the failed holes)*

- a. *Failed holes can be faint/faded in a light ink tone.*



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Response: All previous perc holes, passing and failing have been shown on the Septic Install Plan.

Comment:

*Initial system trench details need to be corrected based on updated spec sheet. (see attached)*

- a. Need to fix in provided system notes & in actual detail*
- b. Invert needs to come up in soil horizon.*
- c. This may impact dbox depth.*

Response: The initial and replacement system trench details have been corrected based on updated spec sheet. Provided system notes and details have been updated. The inverts and distribution box have been adjusted.

Comment:

*Need to provide more thorough labeling on trench detail.*

Response: More labeling has been provided on the trench details.

Comment:

*Should show future trench details for reserve systems.*

- a. Bolden the initial system.*

Response: A trench detail has been provided for each of the of the future reserve systems.

Comment:

*First replacement septic system could angle the trenches to be more on contour and provide decent space end to end off of second replacement system.*

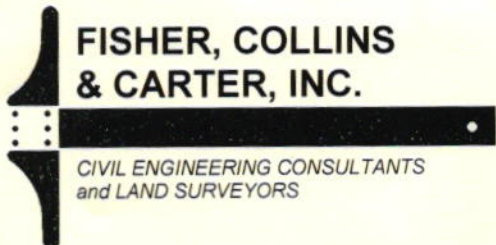
- a. Right now it's not great and more space should be provided, ideally 5 feet is sought.*

Response: The septic trenches have been angled to be along the existing contours with at least 5' of space between trenches.

Comment:

*Dbox should be closer to system, no reason for it to be so far away and potentially impact 1<sup>st</sup> replacement with it's install and lines running from it.*

Response: The Distribution Box has been moved closer to the initial septic system without impacting the 1<sup>st</sup> replacement system.



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Comment:

*Add a note that "The septic system is designed for a maximum of 5 bedrooms and will not be able to increase beyond a 5BDR house. There is no available area left to perc test on this lot to ever increase the septic flow beyond 750 gallons per day."*

Response: Note has been added to General Notes.

Comment:

*Technically you could downgrade the two tanks to 1500 GAL each if desired.*

Response: The septic tank has been downgraded to 1,500 Gal. while the pump tank will stay at 2,000 Gal. for the proposed 5 bedroom house.

If you have any questions or require any additional information that may help in your review, please do not hesitate to call.

Very truly yours,  
Fisher, Collins & Carter, Inc



Luke A. Groom P.E.

# Transmittal

Via:  Fax  Mail  Messenger  E-Mail  To Be Picked Up  
 Fax (original to follow via U.S. Mail)

To: <b>Bureau of Environmental Health</b> <b>8930 Stanford Blvd</b> <b>Columbia, MD 21045</b>	Attn: <b>Zack Silvast</b> Fax: Phone:
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From: <b>Luke A. Groom, P.E.</b>	CC:
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Re: <b>Buckskin Woods, Lot 69</b>	W.O.# <b>61260</b>
Date: <b>January 2, 2025</b>	Pages: <b>2</b> Page(s) Including this cover

We are forwarding: <input checked="" type="checkbox"/> Prints <input type="checkbox"/> Copy of Letter <input type="checkbox"/> Specifications <input type="checkbox"/> Shop drawings <input type="checkbox"/> Other <input type="checkbox"/> Urgent <input type="checkbox"/> For your use <input type="checkbox"/> As requested <input type="checkbox"/> For Review & Comment
--

Remarks:

**Mr. Silvast:**

In conjunction with the submission of the above referenced project.

Attached you should find:

**3 Sets of Septic Installation Plan**

**3 Sets of comment response letters**

Please feel free to contact me if you require any additional information.

Regards,



Luke A. Groom, P.E.

## **CONFIDENTIALITY NOTICE**

This transmission contains confidential information which may be legally privileged, and is intended only for the use of the individual named above. If you are not the intended recipient, you are hereby notified that any distribution (except to the intended recipient), copying, or disclosure of this transmission is strictly prohibited.



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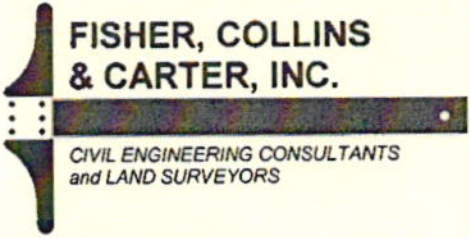
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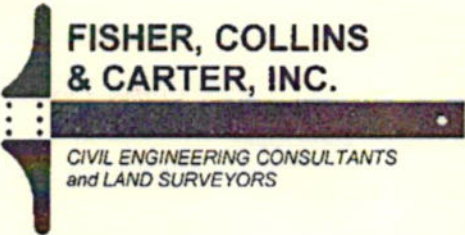
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The logo for Fisher, Collins & Carter, Inc. features a stylized vertical bar on the left with three dots, followed by the company name in a bold, sans-serif font.

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Very truly yours,  
Fisher, Collins & Carter, Inc

A handwritten signature in cursive script that reads "Luke A. Groom".  
Luke A. Groom P.E.



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*Luke Groom*  
Luke A. Groom P.E.

# VOGEL ENGINEERING + TIMMONS GROUP

3300 North Ridge Road, Suite 110, Ellicott City, MD 21043  
P 410.461.7666 F 410.461.8961 [www.timmons.com](http://www.timmons.com)

December 19, 2024

Mr. Zack Silvast  
Plan Review Supervisor  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Boulevard  
Columbia, MD 21045

Re: 6820 Koandah Gardens  
OSDS Comments-11/22/2024

Dear Mr. Silvast:

In accordance with your comments, we have revised the subject plan and provided the following point by point response:

1. There is nothing technically wrong with the system as submitted, however we have rounded numbers per your direction. Mr. Bricker had us publish specific dimensions which resulted in the original design specification.
  - a. We have rounded up to 12 perforations per lateral.
    1. Spacing is now 3.5' between perforations.
    2. The distance between manifold and first perforation is 1.75'.
    3. The design is based on 0.25' intervals.
2. The lateral spacing is revised to 3' and distance to sand mound bed edge is 1.5'.
  - a. The bed is now 9' wide (versus 8.8').
3. A 4" diameter effluent filter is specified on the septic tank outlet. The installer can choose a specific manufacturer as there are many.
4. The 25' no compaction zone is specified on the low side of the sand mound in accordance with MDE Design and Construction Manual for Sand Mound Systems- 5<sup>th</sup> Edition, February 2016.
  - a. Symbol has been added to plan and legend.
5. The construction notes have been added per the MDE Design and Construction Manual for Sand Mound Systems- 5<sup>th</sup> Edition, February 2016-Section Five Construction Procedures.
6. There are no trees greater than 1' diameter located in the SDA. A note has been added to the plan in the event other smaller trees are to be removed.
  - a. The area of small evergreen shrubs/trees is outlined above the SDA.

- b. The small evergreen shrubs/trees should not be required to be removed but a note has been provided in an abundance of caution.
7. Elevations have been provided along the toe of the initial sand mound.
8. The gate valve has been added per previous Health Department directive. In the event that the resulting head is greater than two feet, the gate valve can be utilized to adjust accordingly.
9. The tank schematic has been modified to show float symbols with elevations.
10. Notes 8,9, and 11 have been removed as requested.
11. The linear loading rate is published on the plan and is approximately 0.5 gpd/sf (bottom of the sand mound table).
12. "Mound" has been added to the title block.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

**VOGEL ENGINEERING + TIMMONS GROUP**



Robert H. Vogel, P.E