KATHERINE A. KLAUSMEIER
County Executive

HORACIO TABLADA, *Director*
Department of Environmental Protection and Sustainability

July 7, 2025

Peter L. Podolak
147 E. Main St
Westminster, MD 21157

RE: Percolation Test Approval, 12923 Falls Rd, District 8

Dear Mr. Podolak,

A representative of this office, Allison Diviney, L.E.H.S., conducted soil evaluations on 10/04/24 regarding the above-referenced lot(s).

Based on the soil evaluations and the designated Master Plan revised 6/27/25, **APPROVAL** will be granted for the installation of a private onsite sewage disposal system (OSDS) for the lot(s) specified above. Soil percolation tests will be ***valid for a period of five (5) years from the date of this letter, approval letter or record plat, whichever is most recent***. At the expiration of this period of time, the results will become **VOID** and revalidation of this approval must be obtained in writing from the Approving Authority.

It should be noted, that septic reserve area(s) are depicted on the Master Plan for the installation of an initial OSDS and future repairs. Under no circumstance shall any easements, rights-of-way, buildings, any other permanent or physical structures above or below ground, be permitted within this area and it may not be disturbed by earth moving, compaction, tree removal or grading. Also, no underground electric lines, water pipes, gas lines, etc., shall be permitted in the septic reserve area.

The following are comments that concern persons developing property:

- Where water wells are to be used as a source of water supply, the Baltimore County Code, (Title 35, Article 2, Sec. 35-41), requires that a well meeting the minimum recovery rate of one gallon per minute be drilled prior to issuance of a building permit.

- Water well yield test reports shall be valid for a period of three years from the date of the yield test. At the expiration of that period of time, a retest must be performed and the report submitted to this office prior to issuance of a building permit.

- In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. Questions regarding the subdivision process should be directed to the Development Coordination Section of DEPS at 410-887-5859.

Limitations: This property is approved for a 6 bedroom home. Proposed dwellings with more bedrooms and/or commercial uses require further evaluation. This approval letter affirms that the Master Plan referenced above meets the state and county regulatory requirements for wells and septic systems. It does not guarantee that a building permit will be issued by Baltimore County.

Attached is a copy of the soil evaluation data for the above-referenced lots. If you have any questions regarding this matter, please contact me at 410-887-2762, or via email at adiviney@baltimorecountymd.gov.

Sincerely,

Allison Diviney, L.E.H.S.
Supervisor, Soil Evaluation Program
EPS-Ground Water Management Section

attachments

Baltimore County Department of Environmental Protection and Sustainability

Soil Percolation Test Results

Subdivision Name FALLS RD (12923)
Address: 12923 FALLS RD, COCKEYSVILLE, MD 21030
Location Description: 1 1/4 MILE SOUTH OF INTERSECTION WITH SHAWAN ROAD

Facility Type Private
District: 8
Tax ID: 0807060725

Lot #	Perc Hole	Test Date	Inspector	Depth (ft.)	Infiltration Rate (min.)	Soil Profile	Comments
	1	10/04/2024	Allison Diviney			0-4.5' SIL, 4.5'-13.5' SL, HARD AT BOTTOM	USE 5'-8' OF SIDEWALL, 1.2 G/SQFT/DAY
	2	10/04/2024	Allison Diviney	4.5ft.	2	0-3.5' SIL, 3.5'-12.5' SL, ROCK AT BOTTOM	USE 4'-8' OF SIDEWALL, 1.2 G/SQFT/DAY
	3	10/04/2024	Allison Diviney	4.5ft.	5	0-4.5' SIL, 4.5'-14' SL	USE 5'-9' OF SIDEWALL, 1.2 G/SQFT/DAY

Overall Comments: MINIMUM OSDS DESIGN REQUIREMENTS FOR A 900 GPD DESIGN FLOW (6BR HOUSE), IN THE AREA OF PERC 3 USING 4' OF SIDEWALL, EFFECTIVE SIDEWALL DEPTH FROM 5' - 9' AND SOIL LOADING RATE OF 1.2 GAL/SQ. FT./DAY ARE AS FOLLOWS: 2000 GALLON, 2-COMPARTMENT SEPTIC TANK, 1500 GALLON PUMP CHAMBER, 1 DISTRIBUTION BOX AND 138' OF TOTAL TRENCH LENGTH, 2' WIDE AND 9' MAXIMUM DEPTH W/ 7.5' OF #2 STONE. TRENCHES SHOULD BE NO GREATER THAN 75', MUST BE INSTALLED ON CONTOUR, AND MAY BE SPLIT INTO EQUAL LENGTHS FOR TWO OR MORE TRENCHES. SHOW TRENCH SEPARATION 10' EDGE TO EDGE.

Total Number of Perc Holes: 3