TALBOT COUNTY HEALTH DEPARTMENT

Office of Environmental Health, 215 Bay Street, Suite 4, Easton, MD 21601
Phone (410) 770-6880 Fax: (410) 770-6888

FAHMI FAHMI, MD
HEALTH OFFICER

BRENNAN E. GREENE, LEHS
DIRECTOR

TO: APPLICANTS FOR 2026WET SEASON SOIL EVALUATION

FROM: DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: SEPTEMBER, 2025

The following procedures are to be used in preparing your site for wet season soil evaluation for individual on-site wastewater disposal:

- **The applicant must secure the services of a soil consultant (see attached list), to prepare the site for evaluation by this office.** For your review, we have enclosed a copy of the Consultant Guidelines for Soil/Site Evaluation Preparation.

- **The applicant or their agent must submit a completed application packet. A complete packet includes:**

    - An application for soil/site evaluation for individual wastewater disposal (see attached application).
        - Please note that the property owner must sign the soil evaluation application.
    - Required fees as stipulated on the front of the Soil Evaluation Application
    - A copy of the deed of the property indicating when the parcel was created.
        - Please note this requirement is not applicable to applications associated with the subdivision of land.
    - A copy of the soil consultant's site evaluation report.

- **The applicant or their agent must file the completed application packet prior to <u>January 16, 2026.</u>**

Upon receipt of the completed application packet, this office will assign an Environmental Health Specialist who will be responsible for evaluating the consultant's report and conducting the site evaluation. The wet season testing period in Talbot County is determined by the height of the seasonal groundwater table, which is affected by rain or snow events. Lack of rainfall (drought conditions) may shorten or eliminate the wet season testing period. Since we have no way of predicting the extent of the wet season testing period, we cannot guarantee that all test requests will be processed. Please be advised that this office may require additional fieldwork and/or testing when marginal soils or high ground water tables are present.

The property owner is responsible for maintaining the site until all testing is completed. Maintaining the site ensures that the corners of the Sewage Disposal Area (SDA), as staked by the soil consultant, remain in place so that this office can determine the extent of the area to be evaluated. The owner must also insure that all piezometers and monitoring wells remain intact so that this office can conduct the necessary groundwater table monitoring and soil testing. If the proposed SDA is not maintained, it will cause delays in the processing of your application.

When the soil/site evaluation has been completed, a copy of your application will be forwarded to you outlining the results (Approval or Disapproval).

TCHD CONSULTANT GUIDELINES FOR PREPARATION OF SOIL/SITE EVALUATION (S) DURING THE 2026 WET SEASON TESTING PERIOD

Please be advised that all applications for wet season soil testing must be submitted to this office prior to 5:00 p.m. on January 16, 2026. The completed application package shall include the submission of the following:

1. **A completed soil/site evaluation application form,**
2. **A detailed soil evaluation report,**
3. **A copy of the deed of the property *indicating wh*en the parcel was created, (Note: This requirement is not applicable to applications associated with the subdivision of land.)**
4. **The required soil/site evaluation fees.**

Please note that if your client submits a soil/site evaluation application package after the January 16th deadline, there will be no guarantee that the application will be evaluated during the wet season testing period. Incomplete submittal packages will not be accepted. Notification must be provided to the Talbot County Health Department in writing if owner/applicant proposes any changes/revisions to proposed SDA locations, # of proposed lots, or lot configurations after receipt of the original application package. If proposed changes to the original application package are submitted after the site evaluation process has begun by Talbot County Health Department, an additional evaluation fee and application will be required. Talbot County Health Department will review the proposed changes to determine if the evaluation can be completed during the current wet season testing period.

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The following information has been provided to assist you when preparing a site for wet season evaluation in Talbot County. This data **must** be submitted to this office, along with a completed soil evaluation application with the appropriate fee as follows: **soil evaluation** for conventional trench system: **$400.00/test up to 10,000 sq. ft., each additional 1,000 sq. ft. $40 will be charged; Sand Mound $500/test.**

Site Evaluation Requirements:

1. A minimum of at least **2 representative** soil borings with detailed soil descriptions using USDA textures and Munsel colors within the proposed Sewage Disposal Area (SDA) is required per each 10,000 square foot SDA. If the applicant proposes an SDA > 10,000 sq. feet, additional soil borings and piezometers will be required. The department may require additional fieldwork and/or testing when marginal soils or high ground water tables are present.

2. **A capped 4" slotted, un-grouted water table monitoring well must be installed within the lowest elevation of the proposed SDA. Terminal height must be a minimum of 12", preferable 18" above grade.** Irregular topography, differing soil types or significant slope differential may require additional water table monitoring wells. Construction specifications detailing the water table monitoring well depth and stick up pipe shall be included.
    (a) **Groundwater monitoring wells in Management Area "A", in particular, need to be deep. Several feet below estimated low wet-season levels is advisable. Do not set monitoring well just based on your profile. This department may want to test deeper than your profile. If in doubt, go deeper with your monitoring wells. This could well be the difference between getting an answer or waiting another year to the following wet season.**
    (b) **A 2" screened and grouted piezometer must be installed in Management Area B to conduct hydraulic conductivity tests. Terminal height must be a minimum of 18" above grade.** Construction specifications detailing the parameters used for piezometer installation must be submitted. Specifications shall include the following: piezometer depth, casing length, casing diameter, screen length, screen size, quantity of sand used, amount of grout used and casing stick-up. **Please note that all piezometers must be capped with the piezometer number labeled on the underside of the cap and on the terminal in permanent marker. Please be advised that #1 well driller sand will be required to be used in piezometer construction.**

3. The corners of the SDA must be staked in the field. The SDA and site must be maintained until all testing is completed and surveyed if applicable. Please ensure that all piezometers, monitoring wells, and SDA stakes remain intact so that this office can conduct and/or verify the necessary groundwater table monitoring and soil testing.

4. A 5-gallon container of water with a lid **must** be provided at each proposed test site.

5. Site conditions:
    (a) If the site is wooded, a path leading to the proposed test site must be clearly marked.
    (b) If the site is overgrown, the proposed SDA and a 50' perimeter around the SDA must be cleared and kept clear until all testing has been completed.
    (c) If the site is cropped, fieldwork may be delayed until the crop is harvested, or the site is cleared.

<u>Field Diagrams, Sketches, and Report Requirements:</u>

6. A copy of **all** fieldwork completed by the consultant must be provided as part of the proposal. This includes copies of all soil profile descriptions, both inside and outside of the proposed SDA, **name of the evaluator**, and all ground water table monitoring data. Copies of any preliminary testing made on the site should

include the name of the evaluator, specifics regarding the type of test completed, as well as procedures used. A copy of all field test data should be incorporated in the report. The report must also include the proper Groundwater Protection Report Management Area Designation.

7. **Accurate tax map and parcel numbers** along with the property owner's name must be provided on all consultant reports submitted to this office. A **detailed summary** of what the purpose of the soil/site evaluation must be incorporated in the consultant's report. (e.g., house expansion, accessory structure, etc.)

8. An **accurate field diagram** must be submitted with the proposal showing the locations of all soil profiles, piezometers/monitoring wells, significant landmarks, as well as all applicable topographic and or physical/environmental features, such as: drainage swales, ravines, streams, ditches, tidal water, tidal marsh and wetland areas, steep slopes, highly erodible soils, as well as the critical area boundary. Approximate setback distances from significant landmarks and topographic features must be provided. Proposed SDA corners, wells within 100 feet of the proposed SDA, and any existing easements or right of ways that may affect the proposed SDA must also be accurately shown on the diagram.

9. If the consultant is working on a development proposing **3 lots or more,** the consultant must submit 2 **copies of a conceptual plan, drawn to scale, and prepared by a licensed professional surveyor**, noting the locations of **all** field work including all information outlined in item 9. **If at time of application submittal the conceptual plan is not provided, the application will not be considered complete and will be returned to the applicant.**

Miscellaneous Requirements:

10. The consultant must contact Miss Utility prior to going to each and every site to determine if underground utility lines are present within the proposed SDA and within 100 feet of the area surrounding the proposed SDA. The consultant's report must indicate that Miss Utility was contacted. If no utilities are present within the area described above, the consultant's report must indicate so. If utilities are present, they must be accurately described and shown on the field diagram that is included with the report.

11. A minimum of 3 water table readings, along with appropriate documentation, must be collected throughout the entire course of the wet season testing period or until advised by Talbot County Health Department to suspend water table monitoring. Additional water table monitoring may be required on a case-by-case basis. The consultant may set up a schedule of monitoring water tables with the Environmental Health Specialist associated with the project, but data must be verified by Health Department staff.

12. If a shared facility is proposed, the **consultant must schedule a joint meeting with Brennan Greene, Director and Nony Howell, Program Manager of the Wastewater Pollution Prevention & Reclamation Program, Maryland Dept. of the Environment** to discuss the project on a preliminary basis prior to the submission of the site

evaluation report. ***The soil test fee for a shared facility will be based on the proposed number of lots/dwelling units to be served by this facility.***

Once all of the above referenced information has been received and reviewed, this office will schedule a field visit to the property. When additional confirmatory soil work needs to be performed before, during, or after the wet season period, the applicant/consultant will need to hire the services of a backhoe or excavator operator to assist with the soil and site evaluation. The applicant/consultant should schedule with the operator and the Talbot County Health Department after water table readings have been completed.

Questions regarding a specific site or any concerns you may have regarding any of the above information should be directed to this office at (410) 770-6880.

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DIRECTOR

SOIL CONSULTANTS LIST

The following is a list of those companies/persons which may offer you preliminary soil services. We are in no way recommending one over another.

- **Accurate Environmental Consulting**
  c/o Rod Gibson, LEHS
  P.O. Bo 873
  Stevensville, MD 21666
  Bus: 410-819-3166
  Fax: 410-763-7200
  E-mail: accurateenvironmental@yahoo.com

- **Thomas W. Ashton, REHS, LPSS**
  Environmental Health Specialist
  Professional Soil Scientist
  Bus: 540-454-4672
  E-mail: Twa220@aol.com

- **Bay Environmental Solutions, LLC**
  c/o Don Wilson, LEHS
  109 Remington Ct
  Centreville, MD 21617
  Bus: 410-924-3735
  E-mail: bay.environmental.llc@gmail.

- **Rauch, Inc.**
  c/o Kyle Kowalczyk, LEHS
  110 N Washington Street
  Easton, MD 21601
  Bus: 484-706-0128
  Fax: 410-770-3667
  E-mail: Kyle@raucheng.com

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SOIL/SITE EVALUATION APPLICATION

_____ _____ _____ _____ _____
Tax Map Block Parcel Lot # Section #

Owner's Name: _____ Phone: _____
Mailing Address: _____ Fax: _____
City/State/Zip: _____ E-mail: _____

Contact Name: _____ Phone: _____
Mailing Address: _____ Fax: _____
City/State/Zip: _____ E-mail: _____

Application	Type of Evaluation	FEE
_____ **Subdivision - # of lots**	_____ **Conventional Trench** - up to 10,000 sq. ft. = (Each additional 1,000 sq. ft. $40 will be charged.)	**400.**
_____ **Lot of Record** _____ **Acreage**	_____ **Bermed Infiltration Pond** - up to 40,000 sq. ft..= (Each additional 10,000 sq. ft. $125 will be charged.)	**500.**
_____ **SDA for Accessory Structure**	_____ **Sand Mound**	**500.**
_____ **Enlarge/Relocate Existing SDA**	_____ **Re-evaluation** (Previously Platted SDA)	**200.**
_____ **SDA for Existing Residential Structure**	_____ **OSDS Repair/Replacement**	**180.**
_____ **Other**		

Address/ Directions to property: _____

_____

_____

_____

I hereby give my permission to the staff of the Talbot County Environmental Health Office to conduct all necessary evaluations on the above referenced parcel. This may include backhoe profiles, auger borings and piezometer installation with frequent return visits. I also agree to provide the Office of Environmental Health with the equipment and materials, which may be required to complete the soil evaluation.

Receipt #: _____
Amt Paid: _____
Eval #: _____
Wet Season: Y N
Mgmt Area: A B

_____ _____
Signature of Owner/ Power of Attorney Date

_____ The proposed Sewage Disposal Area (SDA) identified as _____ has been evaluated by the Talbot County Health Department and complies with current criteria for on-site sewage disposal **conditioned on the following**:

_____ A Subdivision Plat showing the approved Sewage Disposal Area(s) and all associated soil profiles, monitoring wells and piezometers must be prepared in accordance with all applicable County and State regulations and requirements, and must be submitted to The Talbot County Office of Planning and Zoning through the Technical Advisory Committee (TAC) development review process.

_____ A Revision Plat showing the above referenced Sewage Disposal Area and all associated soil profiles, monitoring wells and piezometers must be prepared in accordance with all applicable County and State regulations and requirements and must be submitted to the Talbot County Office of Planning and Zoning through the Technical Advisory Committee (TAC) development review process.

_____ A surveyed plat showing the Sewage Disposal Area(s) (SDA) as flagged, as well as locations of all identified soil profiles and piezometers must be submitted to this office for review before the final plat is submitted for Health Officer signature.

_____ The Sewage Disposal Area as previously approved and platted is acceptable.

_____ Additional Comments: _____

_____

_____

_____ The proposed Sewage Disposal Area (SDA) identified as _____ has been evaluated by the Talbot County Health Department and been found to be **UNACCEPTABLE** for the following reason(s):

_____ High seasonal groundwater table

_____ Percolation/Infiltration rate not acceptable

_____ Cannot meet Treatment Zone requirements

_____ Inconsistent/Insufficient permeable soil above the required Treatment Zone

_____ Other: _____

_____ The repair/replacement on-site sewage disposal system proposal and site plan has been evaluated by the Talbot County Health Department and complies with current criteria for on-site sewage disposal. Please submit an application for a sanitary construction permit with the approved site plan.

If you have any questions or comments concerning the above-described results, please contact this office at (410) 770-6880 to set up an appointment with the LEHS listed below and/or the Environmental Health Director.

_____ _____

Licensed Environmental Health Specialist Date

Results mailed to _____ owner/applicant and _____contact.
Date_____