



Bureau of Environmental Health
 7178 Gateway Drive Columbia, MD 21046
 (410) 313-2640 Fax (410) 313-2648
 TDD (410) 313-2323 Toll Free 1-866-313-6300
 website: www.hchealth.org

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

RECEIPT DATE: 9/4/14 **ONSITE SEWAGE DISPOSAL SYSTEM** P 554611

**PERMIT
CONSTRUCTION**

INSTALLATION APPROVAL DATE: 12/23/14 SEC A _____

PROPERTY ADDRESS: 5942 Clifton Oaks Road

SUBDIVISION: Nicholas Colombel Property LOT: _____ TAX ID: 05-408822

CONTRACTOR: Fogle's Septic Clean Inc. EMAIL: kevin@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784 PHONE: 410-795-5670

PROPERTY OWNER: Nicholas and Erika Colombel EMAIL: _____

OWNER ADDRESS: 5942 Ten Oaks Road PHONE: 443-710-3928

BAT UNIT MODEL: Advantex AX20 MODE 3A 1500 gal. tank BAT UNIT SIZE: 600GPD

PUMP CHAMBER CAPACITY (GALLONS): _____ PUMP SIZE: _____

NUMBER OF BEDROOMS: 4 HOUSE SQ. FT. 3,600 APPLICATION RATE: 1.2

DISTRIBUTION SYSTEM: GRAVITY FED LOW PRESSURE DOSED

TRENCHES:	LINEAR FEET REQUIRED: <u>144'</u>	INLET DEPTH: <u>3'</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>5'</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>SEE BAT PLAN</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>2.5</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	Set BAT unit per plan. <u>3 x 48' Trenches</u>	

ISSUED BY: Robert Bricker ISSUE DATE: 11/13/14 EXPIRATION DATE: 9/4/15

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

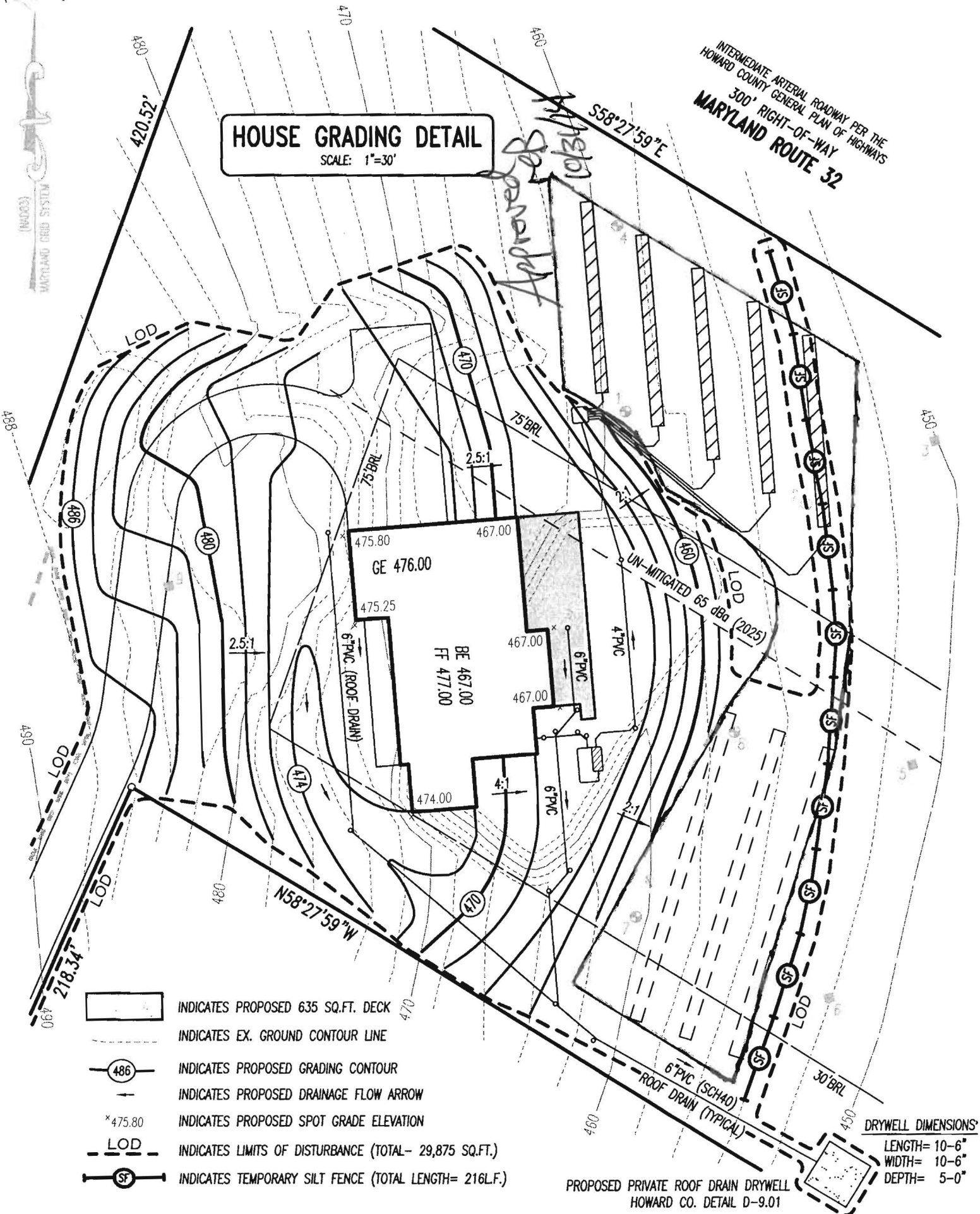
**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.
 PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.
 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

HOUSE GRADING DETAIL

SCALE: 1"=30'

INTERMEDIATE ARTERIAL ROADWAY PER THE
HOWARD COUNTY GENERAL PLAN OF HIGHWAYS
300' RIGHT-OF-WAY
MARYLAND ROUTE 32

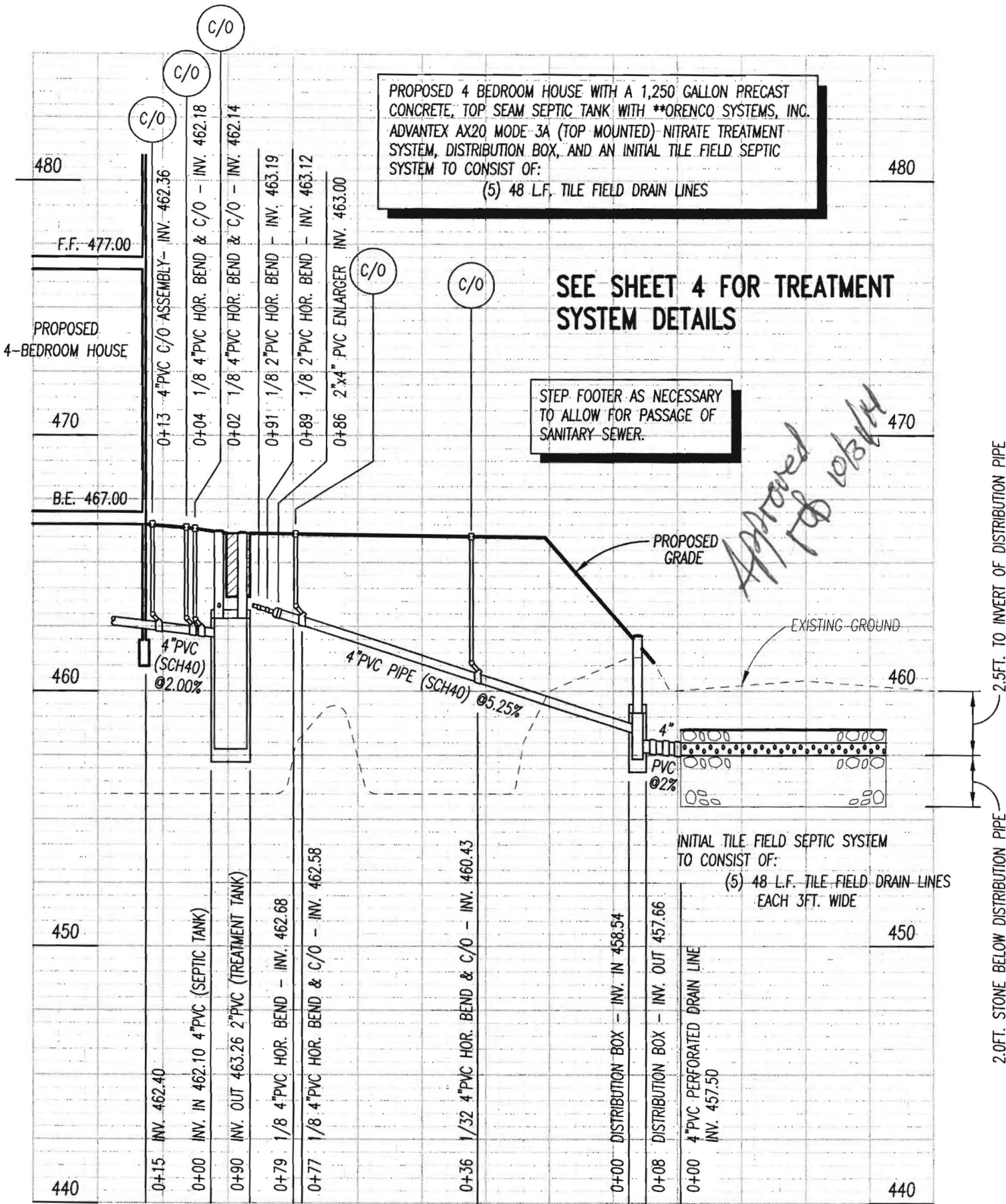
Approved
10/31/14



- INDICATES PROPOSED 635 SQ.FT. DECK
- INDICATES EX. GROUND CONTOUR LINE
- INDICATES PROPOSED GRADING CONTOUR
- INDICATES PROPOSED DRAINAGE FLOW ARROW
- x 475.80 INDICATES PROPOSED SPOT GRADE ELEVATION
- INDICATES LIMITS OF DISTURBANCE (TOTAL= 29,875 SQ.FT.)
- INDICATES TEMPORARY SILT FENCE (TOTAL LENGTH= 216L.F.)

DRYWELL DIMENSIONS:
 LENGTH= 10-6"
 WIDTH= 10-6"
 DEPTH= 5-0"

PROPOSED PRIVATE ROOF DRAIN DRYWELL
HOWARD CO. DETAIL D-9.01



SEPTIC SYSTEM PROFILE

SCALE: HOR. 1"=30' VERT. 1"=5'

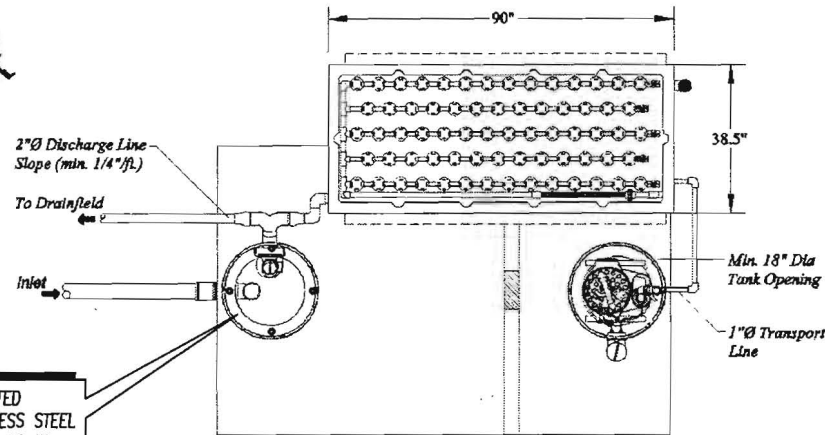
COLOMBEL RESIDENCE - Tax Map: 34 Grid: 5 p/o Parcel: 3 Tax acct. no.: 05-408822

CURRENT TITLE REFERENCE: PLAT: Revision Plat 'WESTSIDE' Lot 10 - Plat# 16876 4.6372 ACS.±

\\Frenas\lop\Job Files\Columbel\Septic Design revisions 9-22-2014.dwg

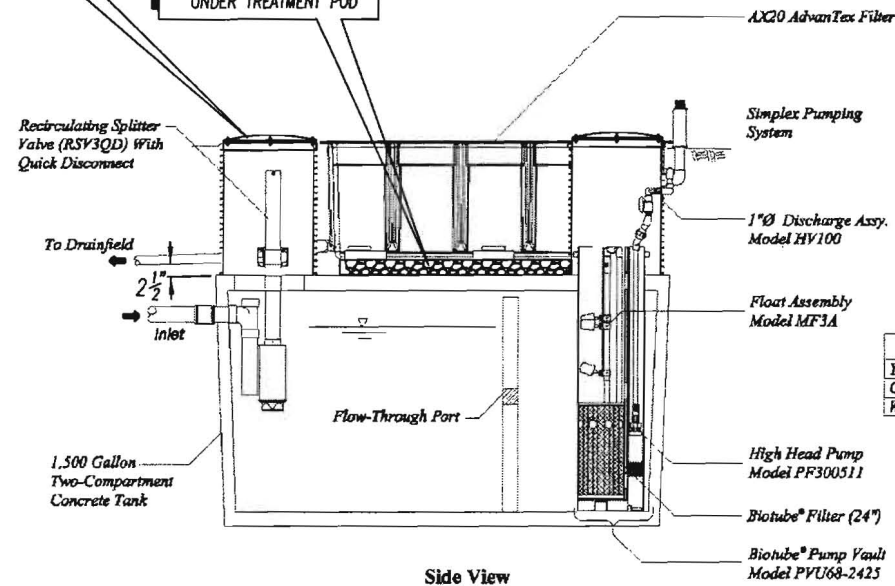
AdvanTex® AX20 Mode 3A w/Concrete Tank - Maryland 4 Bedroom WITH ANTI-FLOTATION FLANGE

Approved
REB 10/31/14



PROVIDE TWO (2) 24" GASKETED FIBERGLASS LIDS WITH STAINLESS STEEL BOLTS. USE ORENCO FL24G-8B-W FIBERGLASS ACCESS LID. (TYPICAL) (LIDS MUST BE WATERTIGHT.)

6" LAYER OF NO. 57 STONE UNDER TREATMENT POD

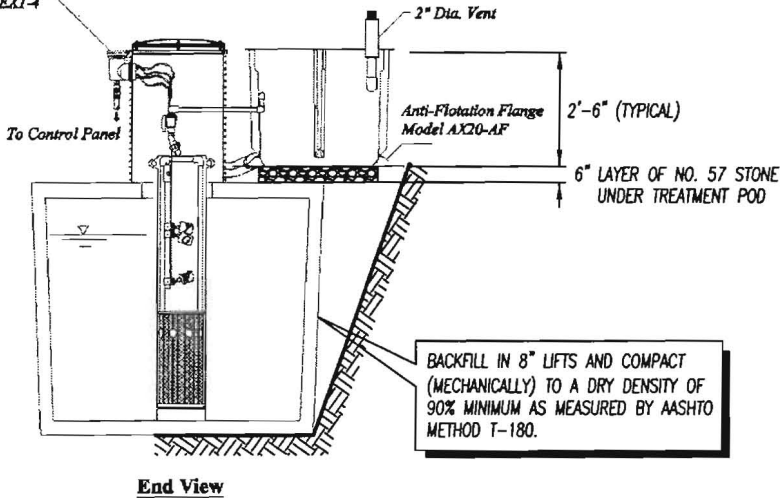


Float Functions	
Y	High Level Alarm
G	Override Timer ON/OFF
W	LLA/RO

REQUIRED BAT SITE PLAN NOTES

1. Any change to the locations or depths to any components must be approved by the engineer and the Howard County Health Department prior to installation. A revised site plan may be required.
2. The maximum depth of the BAT per the manufacturer's specification is 3 feet.
3. The ADVANTEX AX20 unit does not require a blower.
4. The BAT system shall be maintained and operated for the life of the system.
5. The BAT shall be operated by and maintained by a certified service provider.
6. Within one month of installation, a person installing the BAT system shall report to the Maryland Department of the Environment (MDE) in a manner acceptable to MDE, the address and date of completion of the BAT installation and the type of BAT installed.
7. Electrical work for the BAT installation must be performed by a licensed electrician.
8. An Agreement and Easement must be completed and signed by all applicable parties, and recorded in Land Records of Howard County.
9. The Health Department requires documentation for the start-up certification from the manufacturer prior to final approval of the installation.

(Optional Model SB4 not shown)
Splice Box
Model SBEX1-4



BACKFILL IN 8" LIFTS AND COMPACT (MECHANICALLY) TO A DRY DENSITY OF 90% MINIMUM AS MEASURED BY AASHTO METHOD T-180.

UNAUTHORIZED CHANGES & USES
Orenco has prepared these drawings for use by the design engineer. Orenco will not be responsible or liable for unauthorized changes to or uses of these drawings. All changes to these drawings must be made in writing and must be approved by the design engineer.

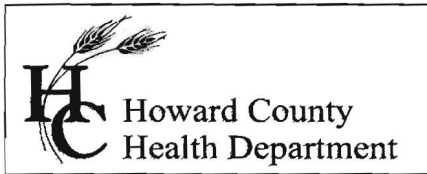
PRODUCT CONFIGURATION DRAWINGS

Orenco Systems® Incorporated
Changing the Way the World Does Wastewater®

Drawn By: **BEN SMITH**
Drawn For:

Project: **AX20 Mode 3A**
Title: **NDW-ATX-MD-1**

Scale:
Sheet: **1 OF 1**
Rev: **A-02** Date: **9/27/2011**



8930 Stanford Blvd, Columbia MD 21045
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

MEMORANDUM

TO: Nicholas Colombel
Applicant

FROM: Heidi Scott, L.E.H.S.
Well and Septic Program
Development Coordination Section

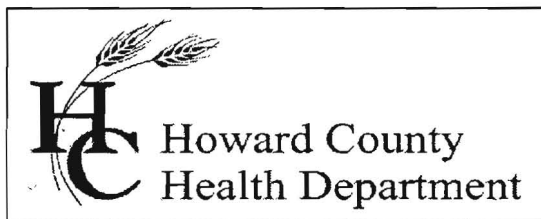
RE: Plot Plan – Building Permit #B13003772
5942 Clifton Oaks Dr.

DATE: October 28, 2013

The following items must be addressed. Please revise and resubmit to the Health Dept. prior to building permit approval.

- The Advantex AX20 specifications are not shown on the plan. Please provide the tank pump/tank detail.
- Include the required general notes per the Best Available Technology Site Plan Requirements.

Cc:
File



Bureau of Environmental Health

8930 Stanford Blvd., Columbia, MD 21045
Main: 410-313-1771 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

September 5, 2014

TO: Peter Podolak, P.E.

FROM: Robert Bricker, CPSS, REHS/R.S., L.E.H.S.
Environmental Sanitarian II

RE: **5492 Clifton Oaks Drive, Columbel residence, BAT Plan comment**

Peter, Relative to the BAT Plan you submitted via email last Friday, the following edits and supporting information are required.

1. The effective area begins at 3 feet depth for the Initial System trenches. (I have reviewed the soil descriptions and test results and I am issuing trench specifications for you.)
2. As the trenches have a 'deep trench' design, the minimum required spacing is 10 feet (see spec sheet).
3. Please be advised that there is not a requirement for a cleanout required in the effluent line, i.e. between the treatment pod and the distribution box.
4. In the SHC, the cleanout at the second bend, the third cleanout can be deleted.
5. The primary treatment tank, the septic tank is greater than 3 feet from proposed grade to the top of the tank AND the proposal is to install it at an elevation above "existing grade", i.e. install the tank in 'fill'. County Code [3.810(D)(12)] states that the depth to the top of the tank shall be no more than 3 feet. Due to the weight of the tank and the solution that will fill it, it is inappropriate to set a tank in unconsolidated materials. The tank needs to be set on consolidated earth, or in a manner designated by the tank manufacturer.

As it appears unlikely that the proposed grade will be lowered, the following information is required for the Bureau's approval of the septic tank installation in unconsolidated earth materials.

- a. A copy of a letter from the septic tank manufacturer, on the manufacturer's letterhead, stating the requirements and procedures by which a base may be prepared for the tank and the stabilization of the tank on that base.
- b. A copy of a letter from the BAT unit manufacturer (ORENCO) referring to the diagram for installation at the proposed location, and authorizing installation of the Advantex treatment unit in the illustrated conditions. The letter should specifically approve the installation of the Advantex treatment unit on a septic tank that is installed in unconsolidated earth materials prepared according to the septic tank manufacturers specifications. The BAT manufacturer's letter should also describe the limitation of depth for the treatment unit and stepwise procedures for preparing the site and installing the unit with a riser to proposed grade.

5942 Clifton Oaks Drive

Clerk of the Circuit Court for
Howard County
Land Records/Licensing

The Thomas Dorsey Building
9250 Bendix Road
Columbia, MD 21045
410-313-5850

=====
LR - Government Instrument - 13
1x 0.00 0.00
Agency Name: Howard Co Health Dep
Instrument List: Agreement / Easement
Reference/Control #: 137

=====
SubTotal: 0.00
Total: 0.00
=====

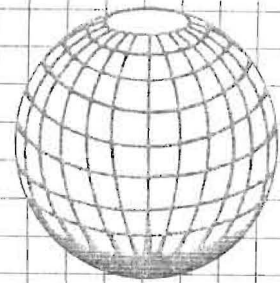
08/21/2014 14:38
#3194964 / 497/109

CC13-VB

Thank you for visiting us today~

LEONA PODOLAK AND ASSOCIATES, L.L.C.
SURVEYING AND CIVIL ENGINEERING

147 EAST MAIN STREET, P.O. BOX 266
WESTMINSTER, MARYLAND 21157
TELEPHONES: 410-848-2229 410-876-1226



Mike Davis
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD. 21045

RE: Request for variance from Howard County
Code of Ordinances

Dear Mr. Davis,

Attached please find a BAT Sewage Treatment Plan for 5942 Clifton Oaks Drive, along with supporting documentation. I represent the owners of this property, Nicholas and Erika Colombel and am writing to you to request a variance from Title 3, Subtitle 8, Section 3.808(c) of the Howard County Code of Ordinances, to allow a septic tank to be located 10 feet from a house with a basement, in lieu of the required 20 feet.

The variance is respectfully requested due to site limitations which make strict adherence to the Code, impractical and difficult. The following background information is necessary to clearly understand the constraints which affect the subject property.

The subject property, consists of 4.64 acres, and is also known as Lot #10 of Westside, as depicted on Plat #16876, recorded among the Land Records of Howard County. Despite its size, much of the buildable area on the subject property is unusable due to marshland and a shallow depth to groundwater. In fact, only the northwestern portion of the property is buildable if one were obtain gravity sewage flow to sewage disposal easement. This portion of the property, however, is subject to steep topography, being located on a hillside with a 5:1 downgrade or a slope of 20 percent. To further complicate matters, a portion of the buildable area where the proposed house is located, was excavated by a previous contract purchaser, and the excavation was left unfilled.

Once my clients contracted to purchase the subject property, they contacted me to prepare plans and assist them in obtaining permits for the construction of their home. Upon completion of a topographic survey of the property, and seeing the enormous crater in the buildable area of their lot, I directed them to a geotechnical engineering firm so that a controlled fill of the excavation could be completed and to insure that fill material would be compacted to a density which could support a building foundation. Attached you will find a report from the geotechnical engineers certifying that the backfill operation meets these requirements.

The attached BAT Sewage Treatment Plan, depicts the lines and grades necessary to construct the house on the steep hillside slope. As can be seen from the plan, the house is constructed with a walk-out basement, however, there is only a limited rear yard, before it is necessary to grade a 2:1 slope to keep grading out of the reserve effluent area. In short, given the location of the sewage disposal pipe exiting the house and the grading with the development of the property it is impractical to locate the BAT treatment system to meet the county code requirement of 20 feet. To comply with the code requirement, that would place the septic tank in the 2:1 fill slope for the back yard, and this area, I do not believe, was part of the control fill which was done to support the structure.

Granting the variance to allow a septic tank to be located 10 feet, in lieu of the required 20 feet from a basement foundation does not, in this case, cause a significant risk for the seepage of sewage into the basement of the house. As can be seen on the sewage profile for the BAT Sewage Treatment system, the septic tank will be located below the floor slab of the "walk out" basement and the basement can be viewed as the first floor of a house, constructed with a "slab on grade." The Howard County Code allows a separation of 10 feet for houses constructed with a "slab on grade" or a house without a basement. In short, I believe that the spirit and intent of the Howard County Code will be satisfied given these grading conditions, despite the fact that variance is required.

In conclusion, site constraints such as topography, location of the sewage disposal easement area, high ground water tables and an unfilled excavation all create practical difficulty and hardship in the location of the proposed BAT Treatment System in accordance with the county code. For this reason, a variance from Title 3, Subtitle 8, Section 3.808(c) of the Howard County Code of Ordinances, to allow a septic tank to be located 10 feet from a house with a basement, in lieu of the required 20 feet, is respectfully requested.

Please review the attached documents and contact me with your comments and concerns. Your consideration of this request is greatly appreciated.

Very truly yours,

A handwritten signature in black ink, appearing to read "Peter L. Podolak". The signature is fluid and cursive, written in a professional style.

Peter L. Podolak, PE

LEON A. PODOLAK AND ASSOCIATES, L.L.C.
SURVEYING AND CIVIL ENGINEERING

147 EAST MAIN STREET, P.O. BOX 266
WESTMINSTER, MARYLAND 21157
TELEPHONES: 410-848-2229 410-876-1226



Robert Bricker
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD. 21045

RE: 5492 Clifton Oaks Drive

Dear Robert,

Attached please find a BAT Sewage Treatment Plan for 5942 Clifton Oaks Drive, along with a copy of the request for variance and a soil compaction certification letter. The attached plan has been revised in accordance with your September 5, 2014 comment letter. Specifically, the trenches have been spaced, so as to be 10 feet apart. In order to accomplish this, however, the trenches for the primary system had to be lengthened, so now there are five deep trenches, each 48 feet long as opposed to six deep trenches, each 40 feet long.

With respect to cleanouts, it is my recommendation to place them at each bend in a gravity flow sewerline. It helps to maintain the line and clear blockages, as well as physically mark the location of the sewerline in the field.

Also, please note that the profile of the sewage treatment system has been revised, so that the septic tank will not be deeper than 3 feet vertically from finished grade. Also attached is a copy of the request for a variance to allow the septic tank to be located 10 feet from the proposed basement of the house. The original request is being simultaneously submitted to Mike Davis. By locating the septic tank and treatment system at this location, we are assured that it will be placed in an area where there has been a controlled fill. Attached you will find a certification from the geotechnical engineer regarding the controlled fill operation.

Please review the attached documents and contact me with your comments and concerns. Your courtesy and cooperation in this regard are greatly appreciated.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Peter L. Podolak", written in black ink.

Peter L. Podolak, PE

Nick Columbat
B13003772
septic plan

443-710-3928
5942 Clinton Oaks Dr
Westside lot 10



Bricker, Robert

From: Bricker, Robert
Sent: Thursday, July 31, 2014 4:50 PM
To: 'ncolombel@gmail.com'
Cc: 'drawings@lapodolak.com'
Subject: Revise BAT Plan for 5942 Clifton Oaks Drive_2nd Notice

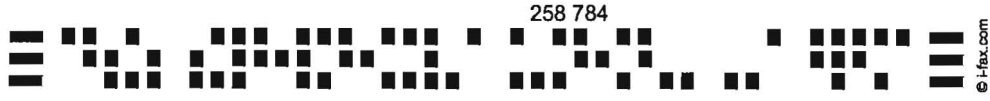
Mr. Colombel and Mr. Podolak, Please be advised that the BAT Site Plan for the 'Columbel' project at 5942 Clifton Oaks Drive (WESTSIDE, Lot 10) must be revised. The previously approved location of the BAT unit has been affected by the recent approval of a deck at the back of the residence. The BAT unit must be at least 5 feet from any part of the deck. Revisions needed are tank location, associated elevations and the septic system profile.
Robert Bricker, REHS/R.S., L.E.H.S.

From: Bricker, Robert
Sent: Monday, June 23, 2014 4:55 PM
To: 'drawings@lapodolak.com'
Cc: Williams, Jeffrey
Subject: BAT Paln for 5942 Clifton Oaks Drive_Columbel

Mr. Podolak, Please be advised that the BAT Site Plan for the 'Columbel' project at 5942 Clifton Oaks Drive (WESTSIDE, Lot 10) must be revised. The location of the BAT unit has been moved to accommodate a deck that the owner's wish to have installed. The deck was approved as a 'Walk-Thru' building permit last week. The BAT unit must be at least 5 feet from ant part of the deck.
Revisions needed are tank location, associated elevations and the profile.

Robert Bricker, CPSS, REHS/R.S., L.E.H.S.
Environmental Sanitarian II
Bureau of Environmental Health
Well and Septic Program, Development Coordination Section
8930 Stanford Blvd.
Columbia, MD 21045

Desk, 410-313-2691; FAX, 41-313-2648



AdvanTex® Field Maintenance Report

Start-Up Summary Report

Atlantic Solutions, MD
(877) 814-8426

Property Owner/Tracking #		Operator		Installed Date 12/19/2014	
Site Address 5942 Clifton Oaks, Clarksville MD 21029					Start-Up Date 12/22/2014
Phone Number	Permit #	Mode Mode 1A	Bedrooms	Occupants	Occupancy Date
Designer/Engineer Atlantic Solutions		Phone (401) 293-0176	Authorized Installer		Phone
AdvanTex Dealer Atlantic Solutions, LTD		Phone (401) 293-0176	Electrician		Phone

Primary Treatment

If using a single Processing Tank, complete the following:

Processing Tank

Septic Volume (_____ gal.) Recirc Volume (_____ gal.)

Construction Concrete Fiberglass Other

Manufacturer: _____

If using a separate Septic Tank and Recirc Tank, complete the following:

Septic Tank (_____ gal.)

Construction Concrete Fiberglass Other

Manufacturer: _____

Recirc Tank (_____ gal.)

Construction Concrete Fiberglass Other

Manufacturer: _____

Pump Model: PF300511

Floats set properly at 11 -in. 13 -in. 24 -in.

Secondary Treatment

RSV setting: _____ -in.

Residual head measurement:

Pod #1 _____ -in. Pod #2 _____ -in. Pod #3 _____ -in.

Discharge Tank/Basin (_____ gal.)

Construction Concrete Fiberglass PVC (Basin)

Manufacturer: _____

Pump Model: _____

Floats set properly at _____ -in. _____ -in. _____ -in.

Discharge pump flow rate (drawdown test): (_____ gpm)

Discharge pump dose volume: (_____ gal./dose)

Comments Start up

Control Panel

Panel ID (RTU or UL #) TCOM - MVP	"On" Timer Setting	"Off" Timer Setting
--------------------------------------	--------------------	---------------------

Filter Pods

Pod #1 Serial No. 420277	Pod #2 Serial No.	Pod #3 Serial No.
-----------------------------	-------------------	-------------------

Other System Components

Disinfection equipment (manufacturer): _____

Dispersal system (type of): _____

Declarations (Initial)

Orenco's Start-Up Procedure was followed.

All lids are secured.

Circuit breakers are on and control panel is latched.

"For Service Call" label with phone # was affixed to panel.

_____ Homeowner Package was reviewed with:

Builder on (date) _____

Resident on (date) _____

<p>The system is ready for use <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)</p> <p>_____</p> <p>_____</p> <p>_____</p>

Signature [Signature]

Date 12/22/14

Fax completed form to 1-866-384-7404

LOCATION DRAWING of #5942 CLIFTON OAKS DRIVE

MARCH 14, 2014

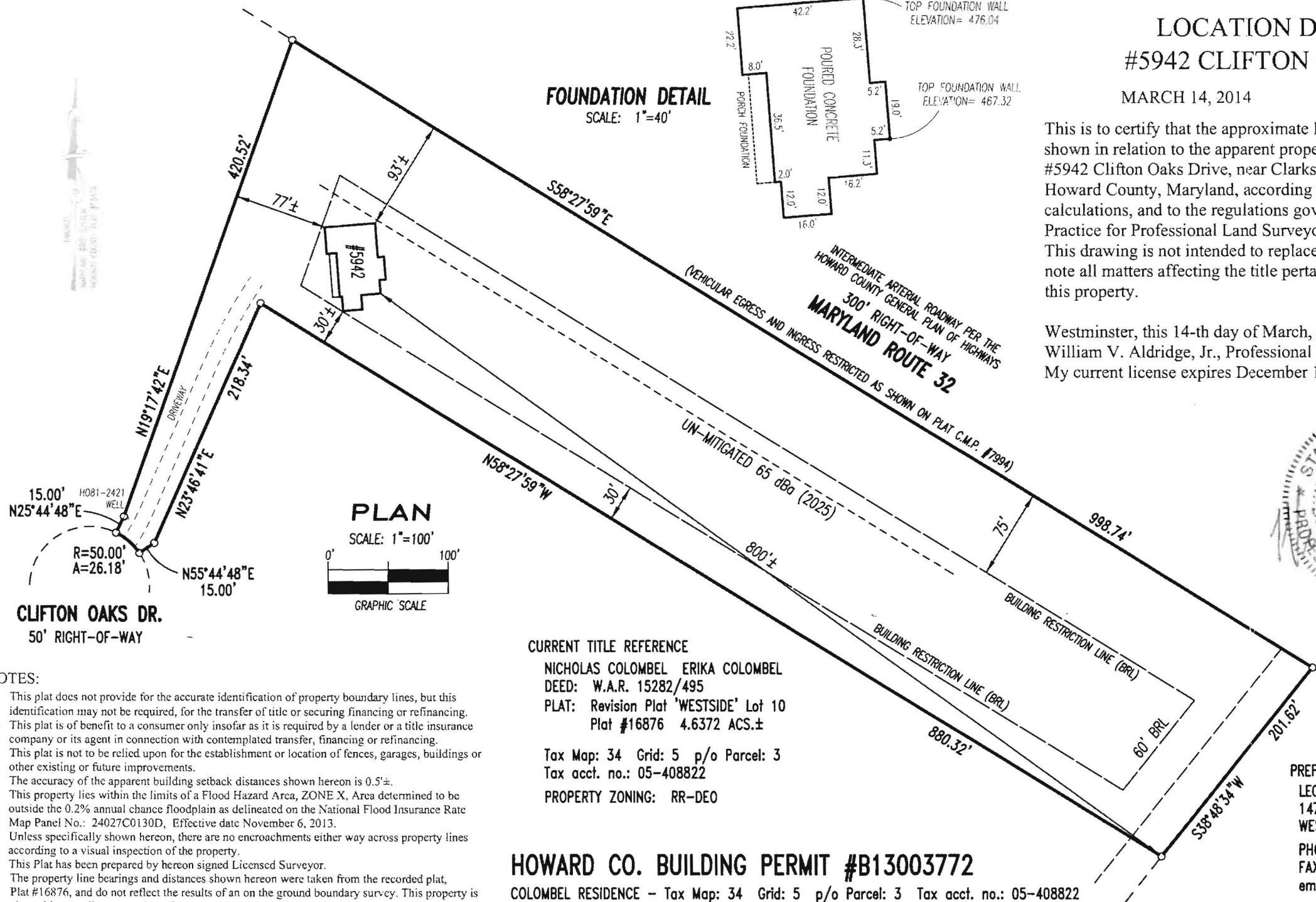
SCALE: 1"=100'

This is to certify that the approximate locations of the improvements are shown in relation to the apparent property lines for the property known as #5942 Clifton Oaks Drive, near Clarksville, in the 5-th Election District of Howard County, Maryland, according to my measurements and calculations, and to the regulations governing the Maryland Standards of Practice for Professional Land Surveyors, Effective date August 1, 2005. This drawing is not intended to replace an examination of title, or depict or note all matters affecting the title pertaining to the ownership and use of this property.

Westminster, this 14-th day of March, 2014.
William V. Aldridge, Jr., Professional Land Surveyor, Reg. #21743
My current license expires December 11, 2015.



11/5/14
Wall check okay
-H.O.



CURRENT TITLE REFERENCE
NICHOLAS COLOMBEL ERIKA COLOMBEL
DEED: W.A.R. 15282/495
PLAT: Revision Plat 'WESTSIDE' Lot 10
Plat #16876 4.6372 ACS.±

Tax Map: 34 Grid: 5 p/o Parcel: 3
Tax acct. no.: 05-408822

PROPERTY ZONING: RR-DEO

HOWARD CO. BUILDING PERMIT #B13003772
COLOMBEL RESIDENCE - Tax Map: 34 Grid: 5 p/o Parcel: 3 Tax acct. no.: 05-408822
CURRENT TITLE REFERENCE: PLAT: Revision Plat 'WESTSIDE' Lot 10 - Plat #16876 4.6372 ACS.±

- NOTES:**
- This plat does not provide for the accurate identification of property boundary lines, but this identification may not be required, for the transfer of title or securing financing or refinancing.
 - This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 - This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
 - The accuracy of the apparent building setback distances shown hereon is 0.5'±.
 - This property lies within the limits of a Flood Hazard Area, ZONE X, Area determined to be outside the 0.2% annual chance floodplain as delineated on the National Flood Insurance Rate Map Panel No.: 24027C0130D, Effective date November 6, 2013.
 - Unless specifically shown hereon, there are no encroachments either way across property lines according to a visual inspection of the property.
 - This Plat has been prepared by hereon signed Licensed Surveyor.
 - The property line bearings and distances shown hereon were taken from the recorded plat, Plat #16876, and do not reflect the results of an on the ground boundary survey. This property is also subject to all terms and conditions expressed on said plat and within the deeds forming the chain of title to this property.

PREPARED BY:
LEON A. PODOLAK AND ASSOCIATES, L.L.C.
147 E. MAIN STREET P.O. BOX 266
WESTMINSTER, MARYLAND 21157
PHONE: (410) 848-2229 (410) 876-1226
FAX: (410) 848-2258
email: drawings@lapodolak.com

DAI JEWAGE TREATMENT PLAN

PLOT PLAN

Permit Number _____

Property Owner NICHOLAS COLOMBEL ERIKA L. COLOMBEL
 Builder _____
 Subdivision Name WESTSIDE
 Lot Number 10 Plat# 16876
 Street(s) #5942 CLIFTON OAKS DRIVE
 Water PRIVATE Sewer PRIVATE
 Scale 1"=100'

Front Yard Setback _____ ft.
 Right Yard Setback _____ ft.
 Left Yard Setback _____ ft.
 Rear Yard Setback _____ ft.
 House Dimensions _____ ft. x _____ ft.
 Garage Dimensions _____ ft. x _____ ft.

Peter L. Podolak

Peter L. Podolak, P.E.
 Reg. #19561

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, license no. 19561, expiration date: 3-3-2016.

PREPARED BY:
 LEON A. PODOLAK AND ASSOCIATES, L.L.C.
 147 E. MAIN STREET P.O. BOX 266
 WESTMINSTER, MARYLAND 21157
 PHONE: (410) 848-2229 (410) 876-1226
 FAX: (410) 848-2258
 email: drawings@lapodolak.com



JUNE 2, 2014 SCALE: 1"=100'

- JUNE 12, 2014 REVISED SEPTIC TANK LOCATION PER H.D. COMMENTS
- JUNE 19, 2014 REVISED SEPTIC TANK LOCATION PER H.D. COMMENTS
- AUG. 28, 2014 REVISED SEPTIC TANK LOCATION PER H.D. COMMENTS
- SEPT. 22, 2014 REVISED SEPTIC TANK LOCATION PER H.D. COMMENTS

PREPARED FOR:
 NICK COLOMBEL
 7325 BETTER HOURS COURT
 COLUMBIA, MARYLAND 21045-5234
 PHONE: (443) 710-3928

EXISTING HOUSE UNDER CONSTRUCTION
 (BUILDING PERMIT #B13003772)

PROPOSED 635 SQ.FT. WOOD DECK

Approved Septic System Plan
 Howard County Health Department
 Advantex A-20, Mode 3A Field
 discharge to gravity drain field
 10/31/14 Date
 Signature 5942 Clifton Oaks Drive

CURRENT TITLE REFERENCE
 NICHOLAS COLOMBEL ERIKA L. COLOMBEL
 DEED: W.A.R. 15282/495

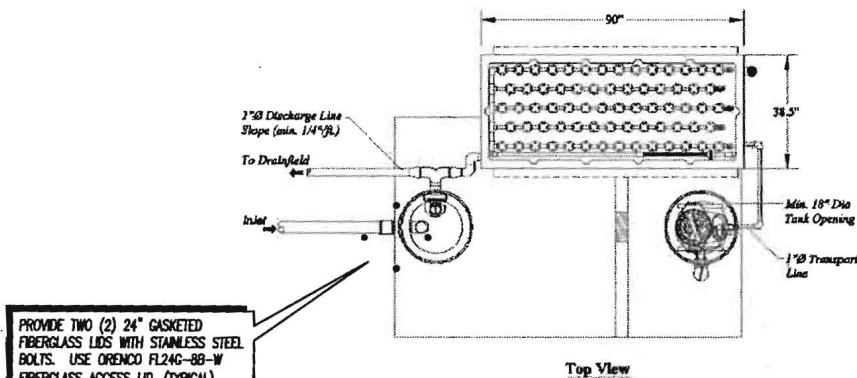
PLAT: Revision Plat 'WESTSIDE' Lot 10
 Plat# 16876 4.6372 ACS.±
 Tax Map: 34 Grid: 5 p/o Parcel: 3
 Tax acct. no.: 05-408822
 PROPERTY ZONING: RR-DEO

SEE SEPTIC SYSTEM LAYOUT REVISIONS ON SHEETS 2, 3, AND 4.

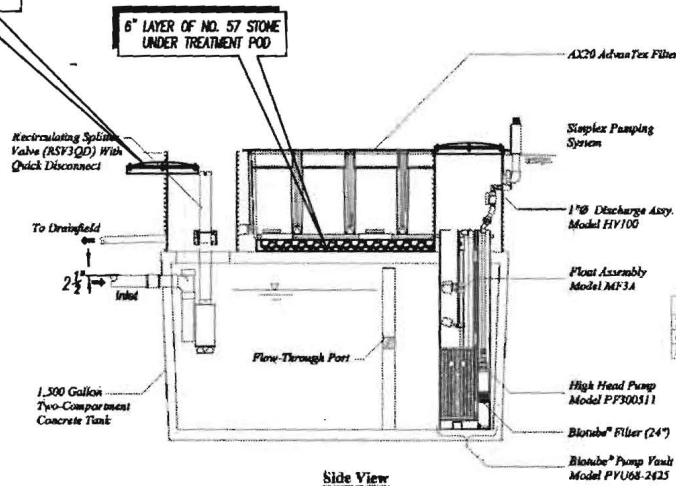
COLOMBEL RESIDENCE - Tax Map: 34 Grid: 5 p/o Parcel: 3 Tax acct. no.: 05-408822
 CURRENT TITLE REFERENCE: PLAT: Revision Plat 'WESTSIDE' Lot 10 - Plat# 16876 4.6372 ACS.±

\\Freenas\lap\Job Files\Colombel\Septic Design revisions 9-22-2014.dwg

AdvanTex® AX20 Mode 3A w/Concrete Tank - Maryland 4 Bedroom WITH ANTI-FLOTATION FLANGE

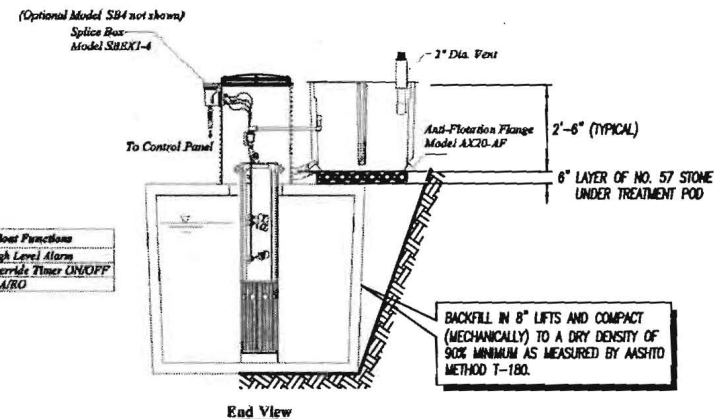


PROVIDE TWO (2) 24" GASKETED FIBERGLASS LIDS WITH STAINLESS STEEL BOLTS. USE ORENCO FL24G-BB-W FIBERGLASS ACCESS LID. (TYPICAL) (LIDS MUST BE WATER-TIGHT.)



REQUIRED BAT SITE PLAN NOTES

1. Any change to the locations or depths to any components must be approved by the engineer and the Howard County Health Department prior to installation. A revised site plan may be required.
2. The maximum depth of the BAT per the manufacturer's specification is 3 feet.
3. The ADVANTEX AX20 unit does not require a blower.
4. The BAT system shall be maintained and operated for the life of the system.
5. The BAT shall be operated by and maintained by a certified service provider.
6. Within one month of installation, a person installing the BAT system shall report to the Maryland Department of the Environment (MDE) in a manner acceptable to MDE, the address and date of completion of the BAT installation and the type of BAT installed.
7. Electrical work for the BAT installation must be performed by a licensed electrician.
8. An Agreement and Easement must be completed and signed by all applicable parties, and recorded in Land Records of Howard County.
9. The Health Department requires documentation for the start-up certification from the manufacturer prior to final approval of the installation.



Float Functions	
F	High Level Alarm
G	Override Timer ON/OFF
W	LL/ARO

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Orenco Systems®, Inc.

UNAUTHORIZED CHANGES & USES
Orenco has prepared these drawings for use by the design engineer. Orenco will not be responsible or liable for unauthorized changes to or use of these drawings. All changes to these drawings must be made in writing and must be approved by the design engineer.

PRODUCT CONFIGURATION DRAWINGS

Orenco Systems® Incorporated
Changing the Way the World Does Wastewater®

Drawn By: BEN SMITH
Drawn For:

Project: AX20 Mode 3A
Title: NOW-ATX-MD-1

Scale: Sheet: 1 OF 1
Rev: A-02 Date: 9/27/2011

COLOMBEL RESIDENCE - Tax Map: 34 Grid: 5 p/o Parcel: 3 Tax acct. no.: 05-408822
CURRENT TITLE REFERENCE: PLAT: Revision Plat 'WESTSIDE' Lot 10 - Plat# 16876 4.6372 ACS.±
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SHEET 4 OF 4

LEON A. PODOLAK AND ASSOCIATES, L.L.C.
SURVEYING AND CIVIL ENGINEERING

147 EAST MAIN STREET, P.O. BOX 266
WESTMINSTER, MARYLAND 21157
TELEPHONES: 410-848-2229 410-876-1226



Mike Davis
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD. 21045

RE: Request for variance from Howard County
Code of Ordinances

Dear Mr. Davis,

Attached please find a BAT Sewage Treatment Plan for 5942 Clifton Oaks Drive, along with supporting documentation. I represent the owners of this property, Nicholas and Erika Colombel and am writing to you to request a variance from Title 3, Subtitle 8, Section 3.808(c) of the Howard County Code of Ordinances, to allow a septic tank to be located 10 feet from a house with a basement, in lieu of the required 20 feet.

The variance is respectfully requested due to site limitations which make strict adherence to the Code, impractical and difficult. The following background information is necessary to clearly understand the constraints which affect the subject property.

The subject property, consists of 4.64 acres, and is also known as Lot #10 of Westside, as depicted on Plat #16876, recorded among the Land Records of Howard County. Despite its size, much of the buildable area on the subject property is unusable due to marshland and a shallow depth to groundwater. In fact, only the northwestern portion of the property is buildable if one were obtain gravity sewage flow to sewage disposal easement. This portion of the property, however, is subject to steep topography, being located on a hillside with a 5:1 downgrade or a slope of 20 percent. To further complicate matters, a portion of the buildable area where the proposed house is located, was excavated by a previous contract purchaser, and the excavation was left unfilled.

Once my clients contracted to purchase the subject property, they contacted me to prepare plans and assist them in obtaining permits for the construction of their home. Upon completion of a topographic survey of the property, and seeing the enormous crater in the buildable area of their lot, I directed them to a geotechnical engineering firm so that a controlled fill of the excavation could be completed and to insure that fill material would be compacted to a density which could support a building foundation. Attached you will find a report from the geotechnical engineers certifying that the backfill operation meets these requirements.

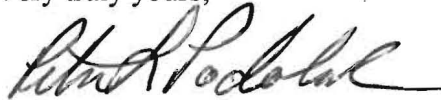
The attached BAT Sewage Treatment Plan, depicts the lines and grades necessary to construct the house on the steep hillside slope. As can be seen from the plan, the house is constructed with a walk-out basement, however, there is only a limited rear yard, before it is necessary to grade a 2:1 slope to keep grading out of the reserve effluent area. In short, given the location of the sewage disposal pipe exiting the house and the grading with the development of the property it is impractical to locate the BAT treatment system to meet the county code requirement of 20 feet. To comply with the code requirement, that would place the septic tank in the 2:1 fill slope for the back yard, and this area, I do not believe, was part of the control fill which was done to support the structure.

Granting the variance to allow a septic tank to be located 10 feet, in lieu of the required 20 feet from a basement foundation does not, in this case, cause a significant risk for the seepage of sewage into the basement of the house. As can be seen on the sewage profile for the BAT Sewage Treatment system, the septic tank will be located below the floor slab of the "walk out" basement and the basement can be viewed as the first floor of a house, constructed with a "slab on grade." The Howard County Code allows a separation of 10 feet for houses constructed with a "slab on grade" or a house without a basement. In short, I believe that the spirit and intent of the Howard County Code will be satisfied given these grading conditions, despite the fact that variance is required.

In conclusion, site constraints such as topography, location of the sewage disposal easement area, high ground water tables and an unfilled excavation all create practical difficulty and hardship in the location of the proposed BAT Treatment System in accordance with the county code. For this reason, a variance from Title 3, Subtitle 8, Section 3.808(c) of the Howard County Code of Ordinances, to allow a septic tank to be located 10 feet from a house with a basement, in lieu of the required 20 feet, is respectfully requested.

Please review the attached documents and contact me with your comments and concerns. Your consideration of this request is greatly appreciated.

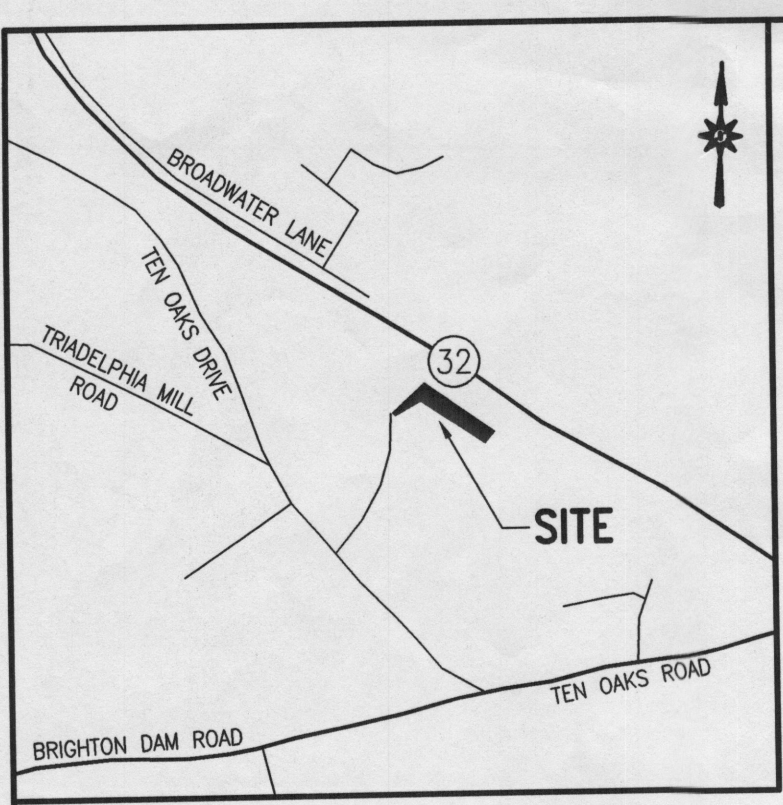
Very truly yours,

A handwritten signature in black ink, appearing to read "Peter L. Podolak". The signature is fluid and cursive, written in a professional style.

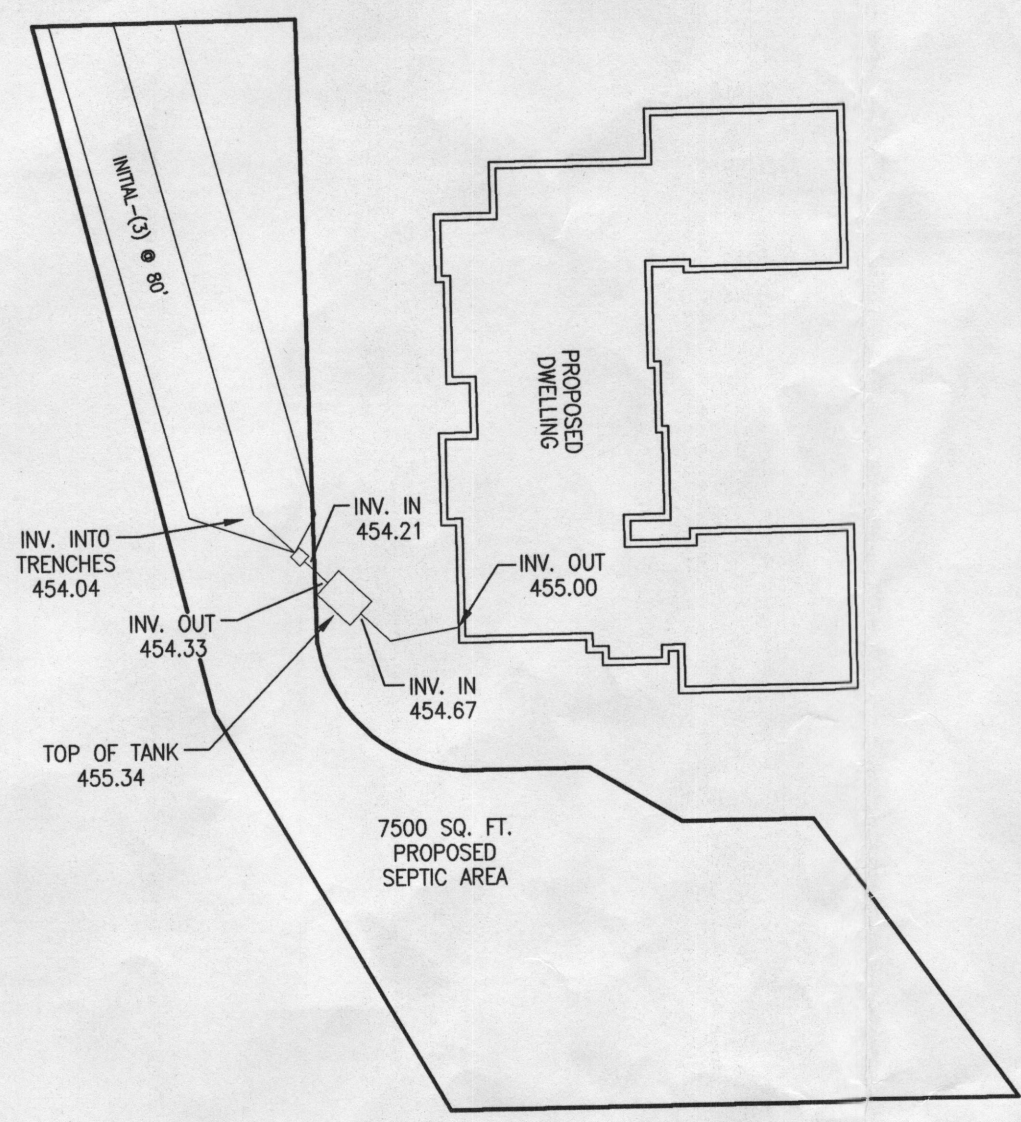
Peter L. Podolak, PE

RECEIVED

5942
CLIFTON
OAKS
DRIVE

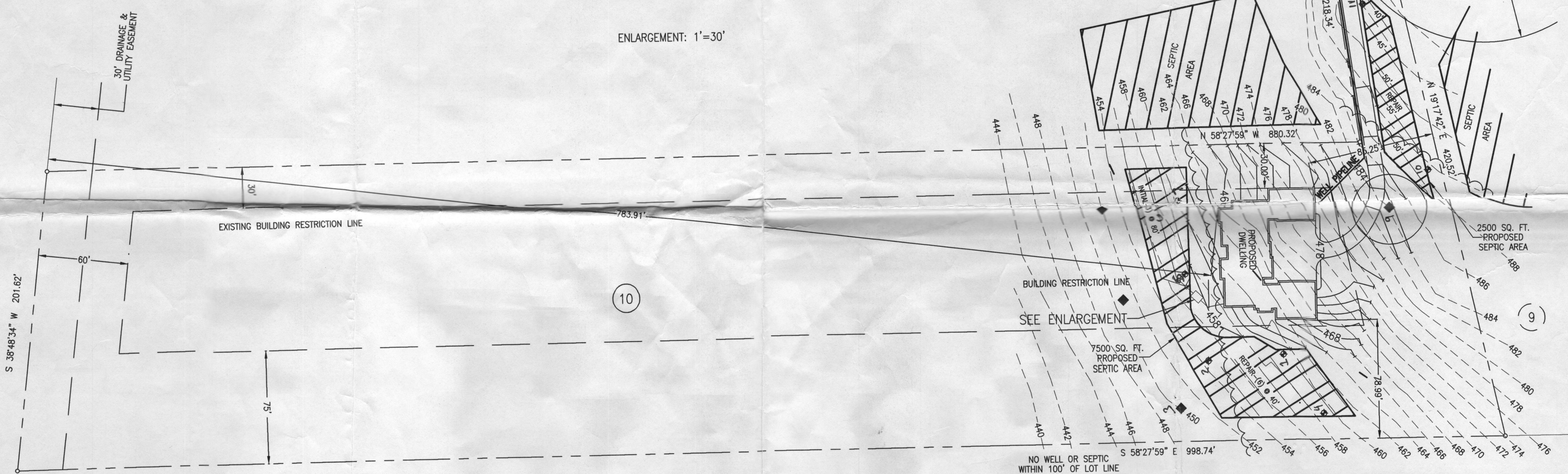
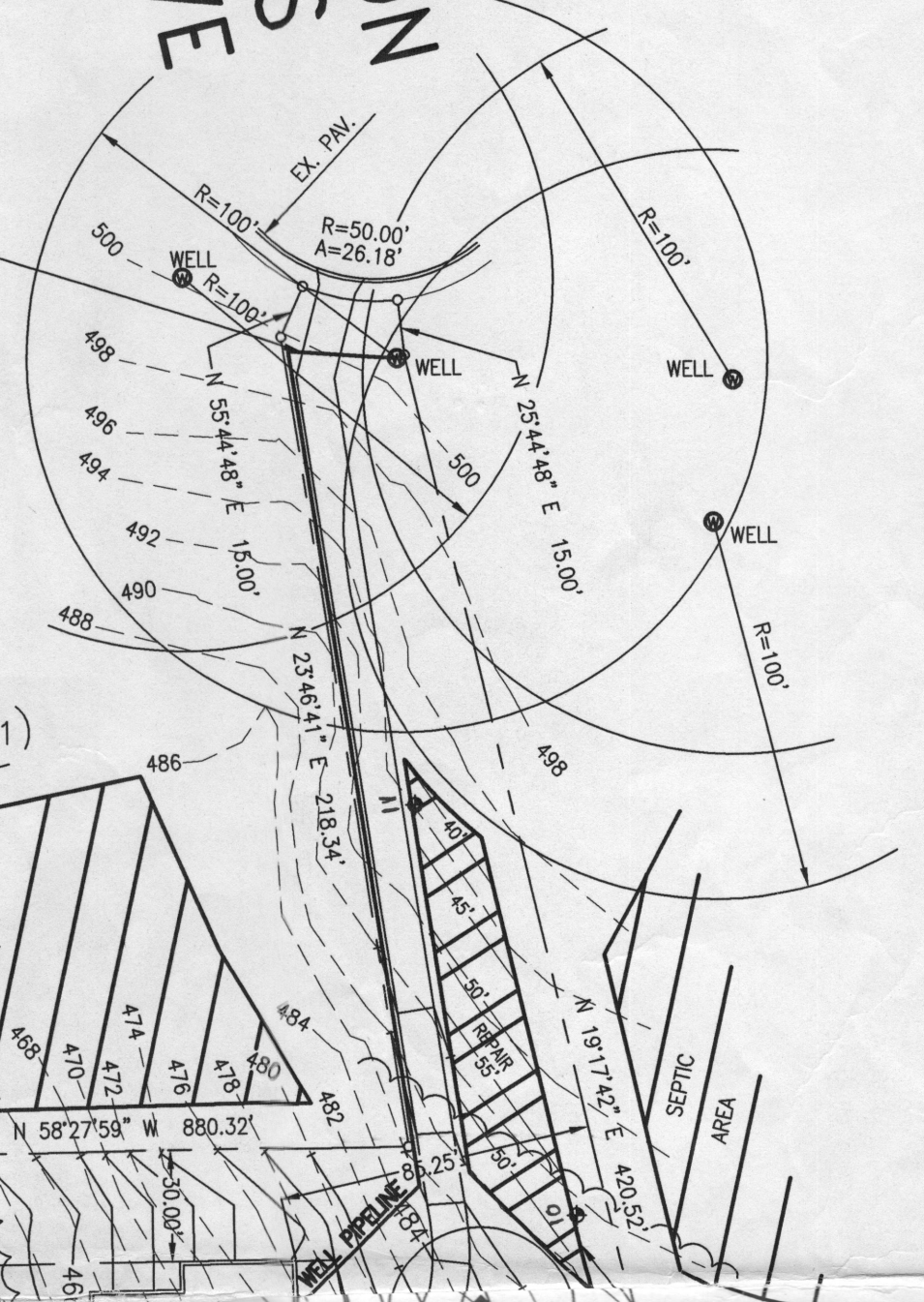


LOCATION MAP
1"=200'



ENLARGEMENT: 1'=30'

- 1.) WELL IS FIELD LOCATED BY LICENSED MARYLAND SURVEYOR
- 2.) WELL PIPELINE UNDER DRIVEWAY TO BE SLEEVED



MARYLAND ROUTE #32

Approved Septic System Plan
Howard County Health Department
Signature: _____ Date: 6/2/10

THE PURPOSE OF THIS PLAN IS TO ADJUST A SEPTIC DISPOSAL AREA

PERCOLATION CERTIFICATION PLAN

LOT 10
WESTSIDE
LOTS 1 THROUGH 17

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CNA
campbell & nolan associates, inc.

SCALE: 1"=50'	DATE: 05-26-05
DRAWN BY: JEB	DESIGN BY: JEB
CHECKED BY:	JOB NO.: 01351

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF HOWARD COUNTY

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

HOUSE TYPE: OROZCO STANDARD WITH FOUR BEDROOMS
SEPTIC SYSTEM: 1 INITIAL-3 REPAIR-240' OF SEPTIC TRENCH
FF: 481.00
TF: 458.00
PERCOLATION TEST APPLICATION#: 516536
♦: DENOTES PASSING PERCOLATION TEST
◆: DENOTES FAILING PERCOLATION TEST
ALL WELLS AND SEPTICS WITHIN 100' OF LOT LINES HAVE BEEN LOCATED.
PLAT REF: # 16876
THE CONTOURS SHOWN HEREON ARE FROM FIELD RUN TOPOGRAPHY AS COMPLETED BY CAMPBELL & NOLAN ASSOCIATES, INC.

OWNER:
ELMER OROZCO
6724 GOSHEN HUNT ROAD
ELKRIDGE, MARYLAND 21075-5552
410-707-1726

CONTRACTOR:
MIKE JONES
1801 CALVARY ROAD
BEL AIR, MARYLAND 21015
410-836-2065

MD\BUILDERS\SERVICES\WORK\01000\01351\PERCOLATION\PLAT-5-26-05.DWG