

**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](http://www.hchealth.org)  
 Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

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

RECEIPT DATE: 12/19/16

**ONSITE SEWAGE DISPOSAL SYSTEM**

P 559881

APPROVAL DATE: 2/24/17 <sup>ECO</sup>

**PERMIT: CONSTRUCTION**

A \_\_\_\_\_

PROPERTY ADDRESS: 785 Route 32

SUBDIVISION: Happy Hills Farm

LOT: 4

TAX ID: 03-598946

CONTRACTOR: Gast Construction Company, Inc. EMAIL: \_\_\_\_\_

CONTRACTOR ADDRESS: 1100 Pulaski Highway / White Marsh, MD 21162 PHONE: 410-335-4200

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:  MDE  MANUFACTURER:

PROPERTY OWNER: John and Amie Decker EMAIL: \_\_\_\_\_

OWNER ADDRESS: 1151 Shortleaf Circle, Eldersburg, MD 21784 PHONE: \_\_\_\_\_

BAT UNIT MODEL: N/A PUMP SIZE: 0.3 PUMP TANK CAPACITY: 1500

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: \_\_\_\_\_ DATE RECORDED: \_\_\_\_\_

DISTRIBUTION SYSTEM:  GRAVITY  PRESSURE DOSED BEDROOMS: 4 APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>105</u>	INLET DEPTH: <u>2</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>6</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>11</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>2</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:		

ISSUED BY: Robert Bricker ISSUE DATE: 12/19/16 EXPIRATION DATE: 12/19/17

- 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 DOWNGRADE 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  
 ELECTRICAL PERMIT ISSUED E N/A
- NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

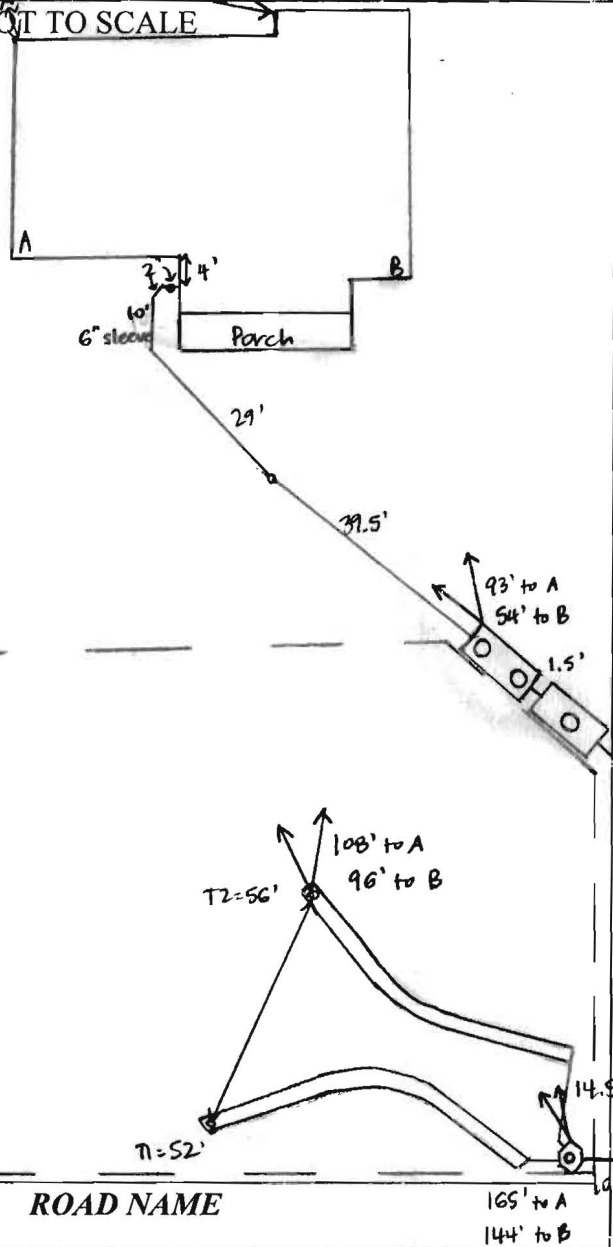
**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.**

**PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.**

**CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

H10-15-0187(W)

99'  
22'  
69'  
NOT TO SCALE



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	2'	6'
NUMBER OF TRENCHES		2
TOTAL LENGTH		108'
ABSORPTION AREA		324' + SIDEWALL
DISTRIBUTION BOX LEVEL		YES
DISTRIBUTION BOX BAFFLE		YES
DISTRIBUTION BOX PORT		YES

SEPTIC TANK DATA	
SEPTIC TANK I LEVEL	YES
MANUFACTURER	MD CONCRETE
CAPACITY	2000 GAL
SEAM LOC	TOP
TANK LID DEPTH	1-1.5'
BAFFLES	YES
BAFFLE FILTER	NO
MANHOLE LOC	FRONT + REAR
6" PORT LOC	NONE
WATERTIGHT TEST	NO
SLOTTED	YES
DATE ON LID	
PUMP/SEPTIC TANK LEVEL YES	
MANUFACTURER	MD CONCRETE
CAPACITY	1500 GAL
SEAM LOC	TOP
TANK LID DEPTH	0.5-1'
BAFFLES	
BAFFLE FILTER	NO
MANHOLE LOC	MIDDLE
6" PORT LOC	NONE
WATERTIGHT TEST	NO
SLOTTED	NO
DATE ON LID	
Pump: WS30M 1/2 hp	

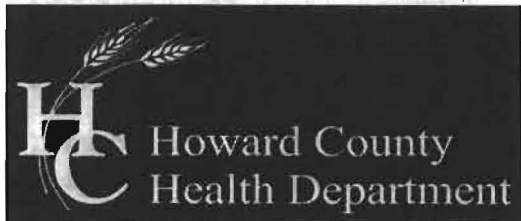
PRE-CONSTRUCTION:

12/21/16 Met Jerry from Bluebaugh Plumbing on site for layout. Tank stakes and SDA corner stakes present. Trenches also staked as shown on site plan. Checked contour of staked trenches and all stakes along a trench within 3". Sewer line to run under driveway - use 6" sleeve and lamp post cover for c/o. (SC)

INSTALLATION:

1/9/17 Gast now completing job. SDA + trench stakes still present. Gast digging tank hole, line dug from house to tank. Old barn/trash buried at inlet end of septic tank hole. (SC) 1/9/17 Contractor digging T1. 2' inlet, 3' wide, 6' bottom. Using laser to check depths. (SC) 1/10/17 Tanks set. Force main run to D-box. T1 finished + left open. Gast digging T2 - 6' to bottom. 1.5' to stone of T1. (SC) 1/10/17 Gast finishing T2 - 6' bottom and 2' inlet. Plumber making connection at house. Need pump + alarm test. (SC) 2/24/17 On site for pump + alarm test. Pump pumps effluent to D-box, alarm sounds. (SC)

FINAL INSPECTOR Sarah Collins DATE OF APPROVAL 2/24/17



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Twitter: HowardCoHealthDep

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

### OPERATION AND MAINTENANCE AGREEMENT FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM HAVING AN ADVANCED PRE-TREATMENT SYSTEM

THIS AGREEMENT is made this 5 day of May 2016, among Larry Bruce  
Lott and Patricia N. Lott, hereinafter collectively referred to as "Owner", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner or contract owner of a parcel of land located at 785 Sykesville Rd., in the \_\_\_ Election District of Howard County, Maryland, and the deed to same is recorded or shall be recorded among the Land Records of Howard County, Maryland in Liber \_\_\_ Folio \_\_\_.

WHEREAS, The Lot is suitable for the installation of a conventional on-site sewage disposal system with an advanced pre-treatment system, utilizing best available technology to perform nitrogen reduction, in accordance with the Code of Maryland Regulations 26.04.02.07, effective January 1, 2013. The pre-treatment device being installed is \_\_\_\_\_.

NOW, THEREFORE, the parties hereto agree as follows:

- A. Owner hereby grants to the County the right to enter upon the Lot at any reasonable time for access to the system to make periodic inspections and the Owner agrees to provide any information and data in Owner's possession reasonably requested and needed by the County to develop accurate and thorough test results.
- B. Owner acknowledges and agrees that neither the County nor any of its agents or employees, either officially or individually, underwrites the operation of any system approved by them.
- C. The Owner will devote reasonable care and effort to the operation and maintenance of the system in perpetuity or until a public sewer connection is made so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.
- D. The Owner agrees to enter into a contract reasonably acceptable to the Owner and the County with a private entity to operate and maintain on a regularly scheduled basis an approved advanced pre-treatment system. The owner shall supply a copy of the contract to the County when it is renewed or altered.
- E. This agreement shall run with the land and upon Owner's taking title to the Lot shall bind the Owner, their heirs, successors, and assigns to the provisions of the agreement as long as the property is in existence and after installation of the system. Owner further agrees that they shall inform in writing any subsequent purchaser or lessee of the Lot that the system shall require

785 Sykesville

Clerk of the Circuit Court for <sup>RD</sup>  
Howard County  
Land Records/Licensing

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

=====  
LR - Agreement Recording Fee  
1x 20.00 20.00

Grantor/Grantee Name: Litt  
Reference/Control #: 97

LR - Agreement Surcharge  
1x 40.00 40.00

=====  
SubTotal: 60.00  
Total: 60.00  
=====

REV-Check-BOA 60.00  
Number : 452

05/10/2016 11:58 CC13-SB  
#6110844 /496/109  
\*\*\*\*\* DUPLICATE #001 \*\*\*\*\*

05/10/2016 11:59 CC13-SB  
Thank you for visiting us today

Easement for Lot 1  
SDA

**THIS DEED OF EASEMENT**, made this 13 day of January, in the year Two Thousand Sixteen, by and between LARRY BRUCE LITT and PATRICIA HUME LITT, his wife, parties of the first part, and JAMES ROBERT FROTHINGHAM and LEONA LEE FROTHINGHAM, his wife, parties of the second part, witness:

**THAT** in consideration of no monetary value, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant unto the parties of the second part, as tenants by the entireties, their heirs and assigns, and the survivors of them, a septic easement as shown on the plat and attached hereto and recorded herein, on ground situated and lying in Howard County, State of Maryland, aforesaid, and described as follows, that is to say:

**BEGINNING** at a point at the end of the North 45 degrees 28 minutes 15 seconds East 361.75 foot plat line of Lot 1 as shown on a plat entitled "Lot 1-Happy Hills Farm" recorded among the Land Records of Howard County, Maryland as Plat No. 7401 and leaving said point of beginning and binding reversely along part of the said plat line of said Lot 1, as now surveyed, South 45 degrees 28 minutes 15 seconds West 20.36 feet and leaving said plat line and running thence with new lines of the Amended Private Disposal Easement the following four (4) courses and distances, viz: North 71 degrees 31 minutes 34 seconds West 102.26 feet, North 17 degrees 0 minutes 36 seconds West 49.75 feet, North 44 degrees 39 minutes 9 seconds East 48.02 feet, South 71 degrees 36 minutes 47 seconds East 112.23 feet to a point on the North 12 degree 25 minutes East 139.70 foot plat line and running thence reversely with a part of said plat line, South 12 degrees 25 minutes 3 seconds West 66.01 feet to the point of beginning.

**TOGETHER WITH** a ten foot wide strip adjacent to the Private Sewerage Disposal Easement for maintenance access.

**BEING** the same lot of ground as that described in a Deed dated 13<sup>th</sup> day of July, 2012 from LARRY BRUCE LITT to LARRY BRUCE LITT and PATRICIA HUME LITT, his wife Grantors herein, as found in the Land Records of Howard County, Liber 14176, folio 297.

**TO HAVE AND TO HOLD** the said described lot of ground unto and to the use of the said JAMES ROBERT FROTHINGHAM and LEONA LEE FROTHINGHAM, his wife, as tenants by the entireties, their assigns, the survivor of them, his or hers heirs and assigns.

1/15/2016 10:04 AM CSH 0031 REG 0047  
TAX# 0047024413 GRP 000001 R/L# 000001  
01 - Main Location  
\$0.00  
Validation Number: 1047-094660  
1000000000-1500-40970-1300000000-999999  
Parcel Number: 111111111  
Doc Type: Easement  
Creation Price: \$0.00



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

**OPERATION AND MAINTENANCE AGREEMENT  
FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM  
HAVING AN ADVANCED PRE-TREATMENT SYSTEM**

THIS AGREEMENT is made this 5 day of May 2016, among Larry Bruce, Lot and Patricia H. Kite, hereinafter collectively referred to as "Owner", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner or contract owner of a parcel of land located at 785 Sykesville Rd, in the 3<sup>rd</sup> Election District of Howard County, Maryland, and the deed to same is recorded or shall be recorded among the Land Records of Howard County, Maryland in Liber 1476 Folio 297.

WHEREAS, The Lot is suitable for the installation of a conventional on-site sewage disposal system with an advanced pre-treatment system, utilizing best available technology to perform nitrogen reduction, in accordance with the Code of Maryland Regulations 26.04.02.07, effective January 1, 2013. The pre-treatment device being installed is Norweco 500 TWT.

NOW, THEREFORE, the parties hereto agree as follows:

- A. Owner hereby grants to the County the right to enter upon the Lot at any reasonable time for access to the system to make periodic inspections and the Owner agrees to provide any information and data in Owner's possession reasonably requested and needed by the County to develop accurate and thorough test results.
- B. Owner acknowledges and agrees that neither the County nor any of its agents or employees, either officially or individually, underwrites the operation of any system approved by them.
- C. The Owner will devote reasonable care and effort to the operation and maintenance of the system in perpetuity or until a public sewer connection is made so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.
- D. The Owner agrees to enter into a contract reasonably acceptable to the Owner and the County with a private entity to operate and maintain on a regularly scheduled basis an approved advanced pre-treatment system. The owner shall supply a copy of the contract to the County when it is renewed or altered.
- E. This agreement shall run with the land and upon Owner's taking title to the Lot shall bind the Owner, their heirs, successors, and assigns to the provisions of the agreement as long as the property is in existence and after installation of the system. Owner further agrees that they shall inform in writing any subsequent purchaser or lessee of the Lot that the system shall require

maintenance or other attention. Upon taking title to the Lot, the Owner agrees to cause this agreement to be recorded in the Land Records of Howard County and assure that it becomes part of the Deed for the subject property in order that prospective buyers may be aware of the special conditions affecting this property.

F. This agreement shall not be construed to limit any authority of the County to protect the public health, safety or comfort or to issue any other orders to take any other action which is now or may hereafter be within its authority.

G. This agreement may be voided at any time at the discretion of the County.


H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

I. The laws of the State of Maryland govern the provisions of all transactions pursuant to this agreement.

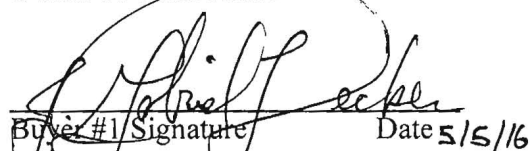
J. Owner acknowledges and agrees that interior renovations to increase the number of bedrooms or an increase in living space shall not be permitted without approval from the County.

IN WITNESS WHEREOF, the parties have signed and sealed this agreement on the date indicated above.


  
Howard County Health Department

  
Owner #1 Signature                      Date 5-8-16

LARRY B. LITT  
Owner #1 Print Name

  
Buyer #1 Signature                      Date 5/5/16

J Gabriel Decker  
Buyer #1 Print Name

  
Owner#2 Signature                      Date 5-8-16

Patricia H. Litt  
Owner #2 Print Name

  
Buyer #2 Signature                      Date 5-8-16

Amie Decker  
Buyer #2 Print Name

AND the said parties of the first part hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as maybe requisite.

WITNESS, the hand and seal of said grantor:

Maria Queen  
WITNESS

Larry Bruce Litt  
LARRY BRUCE LITT

Maria Queen  
WITNESS

Patricia Hume Litt  
PATRICIA HUME LITT

STATE OF MARYLAND, COUNTY OF HOWARD, to wit.

I HEREBY CERTIFY, That on this 13<sup>th</sup> day of JANUARY, in the year Two Thousand Sixteen, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared LARRY BRUCE LITT and PATRICIA HUME LITT to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

WITNESS, my hand, and Notarial Seal.



Maria Queen (MARISOREN)  
Notary Public

My Commission Expires: 02/12/19

PAYMENT OF TAXES  
NOT NECESSARY  
Stanley Miles Key  
DIRECTOR OF FINANCE OF HOWARD COUNTY  
SK

Easement for Lot 2  
SDA

THIS DEED OF EASEMENT, made this 13<sup>th</sup> day of January, in the year Two Thousand Sixteen, by and between LARRY BRUCE LITT and PATRICIA HUME LITT, his wife, parties of the first part, and WILLIAM CALHOUN and MARCIA CALHOUN, his wife, parties of the second part, witness:

**THAT** in consideration of no monetary value, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant unto the parties of the second part, as tenants by the entireties, their heirs and assigns, and the survivors of them, a septic easement as shown on the plat and attached hereto and recorded herein, on ground situated and lying in Howard County, State of Maryland, aforesaid, and described as follows, that is to say:

**BEGINNING** at a point on the northern most outline of Lot 2 as shown on a plat entitled "Happy Hills Farm, Lot 2" recorded among the Land Records of Howard County, Maryland as Plat No. 7440; said point being on the South 73 degrees 0 minutes 0 seconds East 150.00 foot plat line of said Lot 2 and being 26.10 feet from the end of said plat line and running thence binding reversely along part of said plat line, North 73 degrees 0 minutes 0 seconds West 117.10 feet and leaving said plat line and running with three(3) lines of the private sewage disposal easement shown on said plat, North 17 degrees 0 minutes 0 seconds East 95.73 feet, South 58 degrees 40 minutes 7 seconds East 126.56 feet and South 26 degrees 44 minutes 55 seconds West 58.94 feet to the point of beginning. See exhibit A attached hereto

**TOGETHER WITH** a ten foot wide strip adjacent to the Private Sewerage Disposal Easement for maintenance access.

**BEING** the same lot of ground as that described in a Deed dated 13<sup>th</sup> day of July, 2012, from LARRY BRUCE LITT to LARRY BRUCE LITT and PATRICIA HUME LITT, his wife, Grantors herein, as found in the Land Records of Howard County, Liber 14176 , folio 297.

**TO HAVE AND TO HOLD** the said described lot of ground unto and to the use of the said WILLIAM CALHOUN and MARCIA CALHOUN, his wife, as tenants by the entireties, their assigns, the survivor of them, his or hers heirs and assigns.

**AND** the said parties of the first part hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever, to encumber the property hereby

1/15/2016 10:05 AM 548 0031 Rag 0047  
T/Ref 0047084415 Grp 000001 R/L/Line 000002  
01 - Main Location  
\$0.00  
Validation Number: 0047-094661  
1000000000-1300-409910-1300000000-999999  
Parcel Number: 11111111  
Doc Type: Easements  
Consideration Amount: 1300.00

conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as maybe requisite.

WITNESS, the hand and seal of said grantor:

*Marie Oren*  
WITNESS

*Larry Bruce Litt*  
LARRY BRUCE LITT

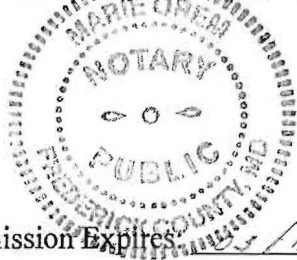
*Marie Oren*  
WITNESS

*Patricia Hume Litt*  
PATRICIA HUME LITT

STATE OF MARYLAND, COUNTY OF HOWARD, to wit.

I HEREBY CERTIFY, That on this 13<sup>th</sup> day of JANUARY in the year Two Thousand Sixteen, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared LARRY BRUCE LITT and PATRICIA HUME LITT to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

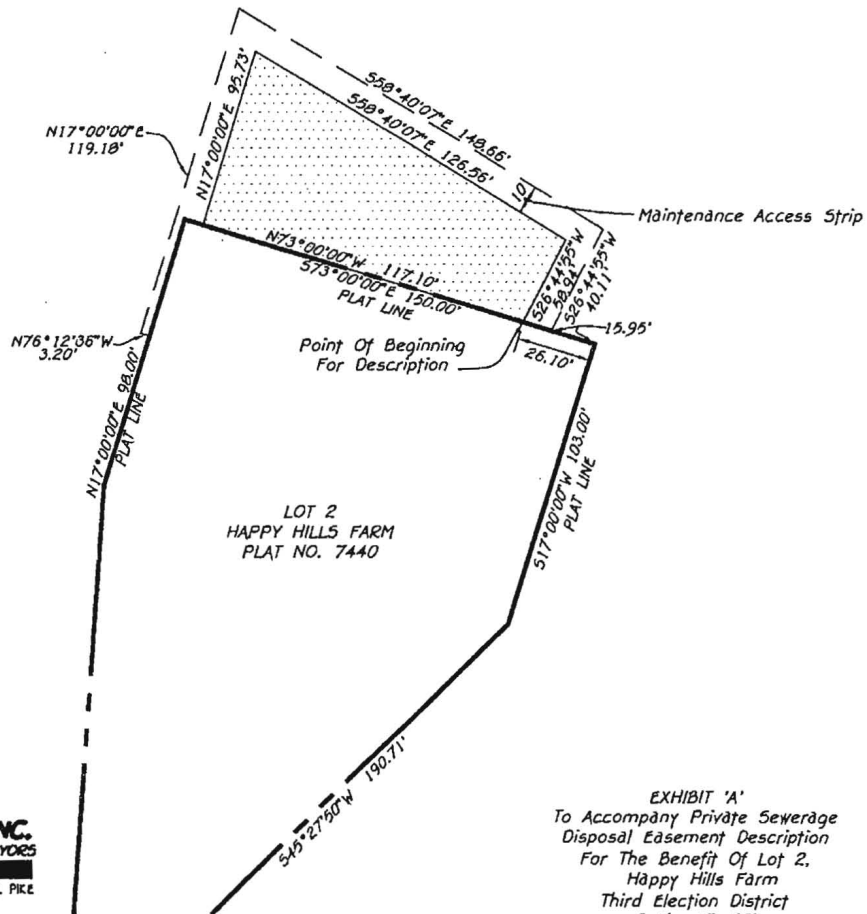
WITNESS my hand and Notarial Seal.



*Marie Oren (MARIE OREN)*  
Notary Public

My Commission Expires 5/12/19

PAYMENT OF TAXES  
NOT NECESSARY  
*Stanley Melles*  
DIRECTOR OF FINANCE OF HOWARD COUNTY  
*ds*



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLCOTT CITY, MARYLAND 21042  
 (410) 461 - 2955

EXHIBIT 'A'  
 To Accompany Private Sewerage  
 Disposal Easement Description  
 For The Benefit Of Lot 2,  
 Happy Hills Farm  
 Third Election District  
 Scale: 1"=50'  
 Date: January 11, 2016

RESIDUE PROPERTY  
LARRY BRUCE LITT AND  
PATRICIA HUME LITT  
(L. 14176, F. 267)  
TAX MAP 4, PARCEL 2  
ZONED: RR-DEC

Existing Private  
Disposal Easement For Septic  
Reserve (Plat No. 16004)  
(Liber 15473 At Folio 306)

Existing Private  
Sewerage  
Easement (Plat  
No. 16004)

Existing Deed Of Private  
Easement For The Use,  
Maintenance, And/Or  
Replacement Of A Private  
Sewerage Disposal Area For  
The Benefit Of Lot 1,  
Recorded In Liber 1716  
At Folio 604 Replaced  
With Amended Easement

North 12°25' East  
134.70' Plat Line

LOT 1  
HAPPY HILLS FARM  
(PLAT NO. 7401)  
ZONED: RR-DEC

Maintenance Access Strip

Area For Amended Deed  
Of Easement For The Use,  
Maintenance, And/Or  
Replacement Of A Private  
Sewerage Disposal  
Area For The Benefit Of  
Lot 1.

Point Of Beginning  
For Description

Existing Private  
Disposal Easement For Septic  
Reserve (Plat No. 16004)  
(Liber 15473 At Folio 306)

North 45°20'15" East  
361.75' Plat Line

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2955

EXHIBIT 'A'  
To Accompany Amended Private Sewerage  
Disposal Easement Description  
For The Benefit Of Lot 1,  
Happy Hills Farm  
Scale: 1"=50'  
Date: December 29, 2015

**Bricker, Robert**

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**From:** Gabriel Decker <gabedecker@gmail.com>  
**Sent:** Monday, November 28, 2016 12:02 PM  
**To:** Bricker, Robert  
**Cc:** Tony Ferrante; Greg Vogel  
**Subject:** Re: 785 Rt 32 red lined BAT Plan

Thanks!

On Mon, Nov 28, 2016 at 11:05 AM, Bricker, Robert <[RBricker@howardcountymd.gov](mailto:RBricker@howardcountymd.gov)> wrote:

Mr. Decker,

Your request is received and acknowledged. The revised (re: redlined) plan proposing a standard septic tank shall be approved.

Robert Bricker, REHS/RS, L.E.H.S.

---

**From:** [gabedecker@gmail.com](mailto:gabedecker@gmail.com) [<mailto:gabedecker@gmail.com>]  
**Sent:** Wednesday, November 23, 2016 3:29 PM  
**To:** Bricker, Robert; Tony Ferrante; Greg Vogel  
**Subject:** 785 Rt 32 red lined BAT Plan

Robert,

Thank you for all of your help on this. We are excited to move forward.

Please consider this our written request to amend the plan and move forward with the red-lined version, thus removing the need for a BAT septic system on our property, 785 Rt 32, Sykesville MD 21784.

Please let us know if you need anything else from me or my wife.

Sincerely,

John Gabriel Decker

Easement for Lot 1  
SDA

**THIS DEED OF EASEMENT**, made this 13<sup>th</sup> day of January, in the year Two Thousand Sixteen, by and between LARRY BRUCE LITT and PATRICIA HUME LITT, his wife, parties of the first part, and JAMES ROBERT FROTHINGHAM and LEONA LEE FROTHINGHAM, his wife, parties of the second part, witness:

**THAT** in consideration of no monetary value, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant unto the parties of the second part, as tenants by the entireties, their heirs and assigns, and the survivors of them, a septic easement as shown on the plat and attached hereto and recorded herein, on ground situated and lying in Howard County, State of Maryland, aforesaid, and described as follows, that is to say:

**BEGINNING** at a point at the end of the North 45 degrees 28 minutes 15 seconds East 361.75 foot plat line of Lot 1 as shown on a plat entitled "Lot 1-Happy Hills Farm" recorded among the Land Records of Howard County, Maryland as Plat No. 7401 and leaving said point of beginning and binding reversely along part of the said plat line of said Lot 1, as now surveyed, South 45 degrees 28 minutes 15 seconds West 20.36 feet and leaving said plat line and running thence with new lines of the Amended Private Disposal Easement the following four (4) courses and distances, viz: North 71 degrees 31 minutes 34 seconds West 102.26 feet, North 17 degrees 0 minutes 36 seconds West 49.75 feet, North 44 degrees 39 minutes 9 seconds East 48.02 feet, South 71 degrees 36 minutes 47 seconds East 112.23 feet to a point on the North 12 degree 25 minutes East 139.70 foot plat line and running thence reversely with a part of said plat line, South 12 degrees 25 minutes 3 seconds West 66.01 feet to the point of beginning.

**TOGETHER WITH** a ten foot wide strip adjacent to the Private Sewerage Disposal Easement for maintenance access.

**BEING** the same lot of ground as that described in a Deed dated 13<sup>th</sup> day of July, 2012, from LARRY BRUCE LITT to LARRY BRUCE LITT and PATRICIA HUME LITT, his wife, Grantors herein, as found in the Land Records of Howard County, Liber 14176 , folio 297.

**TO HAVE AND TO HOLD** the said described lot of ground unto and to the use of the said JAMES ROBERT FROTHINGHAM and LEONA LEE FROTHINGHAM, his wife, as tenants by the entireties, their assigns, the survivor of them, his or hers heirs and assigns.

1/15/2016 10:04 AM Csh 0031 Ref: 0047  
T/Ref: 004708443 B/P 000001 R/Lne 000001  
01 - Main Location  
\$0.00  
Validation Number: 0047-094460  
1000000000-1000-409910-1300000000-0999999  
9999999999  
Parcel Number: 11111111  
Deed Type: Easement  
Creation Method: 00.00

AND the said parties of the first part hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as maybe requisite.

WITNESS, the hand and seal of said grantor:

Maris Oren  
WITNESS

Larry Bruce Litt  
LARRY BRUCE LITT

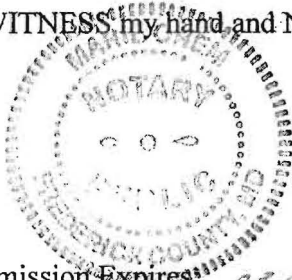
Maris Oren  
WITNESS

Patricia Hume Litt  
PATRICIA HUME LITT

STATE OF MARYLAND, COUNTY OF HOWARD, to wit.

I HEREBY CERTIFY, That on this 13<sup>th</sup> day of JANUARY, in the year Two Thousand Sixteen, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared LARRY BRUCE LITT and PATRICIA HUME LITT to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

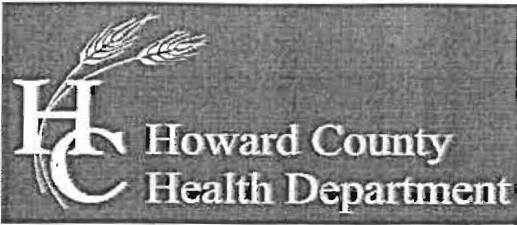
WITNESS my hand and Notarial Seal.



Maris Oren (MARIS OREN)  
Notary Public

My Commission Expires: 02/12/17

PAYMENT OF TAXES  
NOT NECESSARY  
Stanley Miles Key  
DIRECTOR OF FINANCE OF HOWARD COUNTY  
SK



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

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

SEWAGE DISPOSAL SYSTEM SPECIFICATIONS WORKSHEET

Address: 785 Sykesville Road

Subdivision: Happy Hills Farm Lot: 4

Initial system:	Application rate: 0.8	Effective area beginning depth: 2	Bottom maximum depth: 6
1 <sup>st</sup> Replacement:	Application rate: 0.8	Effective area beginning depth: 2	Bottom maximum depth: 7
2 <sup>nd</sup> Replacement:	Application rate: 0.8	Effective area beginning depth: 3	Bottom maximum depth: 6

Design Flow = 150 gallons per day per bedroom

Design flow ÷ application rate = square footage of drainfield required

Linear length of trench required = drainfield square footage x sidewall reduction percentage ÷ trench width

Sidewall reduction credit formula:

$$\frac{W + 2}{W + 1 + 2D} \times 100 = \text{Percent of length of standard trench where } W = \text{trench width and } D = \text{depth between effective area beginning depth and trench bottom.}$$

Standard design requirements:

- All trenches must be equal length unless low pressure dosed
- All trenches must be on contour
- Minimum trench spacing: 6' for 2' wide trenches, 9' for 3' wide trenches. Additional spacing may be needed for deep trenches using formula: 2D + W
- Maximum trench length is 100'
- Maximum pipe depth is 4'

Additional requirements:

Initial system to be installed  
 in western-most portion of SDA, as  
 a pump will likely be needed.  
 Set D-Box <sup>near MB</sup> at southwest corner of SDA  
 Sleeve Force Main under Farm Access Lane.  
 BAT unit required





\*304199997\*

Weighed At: Frederick  
1000 East South St  
Frederick, MD 21701

Location: 2304

Order: 51345      Dispatch:      Date: 01/09/2017  
Ship To: 4631 - JERRY PRESTON HAULING INC  
AG:CMD,04, 2017 VARIOUS

Instruct: WASHED STONE

PO: CPU

Job #:

Product: 3STONE - ASTM\_#3,LIMESTONE

Carrier: JERRYPRESTON - JERRY PRESTON HAULING

Vehicle: MD-JP09

StateID#:

Qty: 20.80 ton      --- DRIVER ON AT TARE & GROSS ---

Weighmaster:		lb	ton	tn
BLUEGRASS MATERIALS	Gross:	68,600	34.30	31.12
Deputy Weighmaster:	Tare:	27,000	13.50	12.25
PATRICIA SANDY	Net:	41,600	20.80	18.87

Scale: 3

In: 9:54 am      Today Loads: 1

Out: 10:20 am      Today Qty: 20.80 ton

BLUEGRASS MATERIALS COMPANY  
STANDARD TERMS AND CONDITIONS  
APPLY.

Signature of Receiving Agent

METRIC CONVERSION FORMULA: POUNDS DIVIDED BY 2204.623, ROUNDED TO 2 DECIMALS  
SEE REVERSE SIDE FOR PRODUCT LABEL INFORMATION

  
**BLUEGRASS**  
MATERIALS COMPANY**\*306312355\***

Weighed At: TEXAS

1000 Beaver Dam Road

Cockeysville, MD 21030

410-683-1250

Location: 2306

Order: 51241

Dispatch:

Date: 01/09/2017

Ship To: 4031 - JERRY PRESTON HAULING INC

#G:CMD 06, 2017 VARIOUS

Instruct:

PO: WASHED#3

Job#:

Product: 3STONE - ASTM #3 LIMESTONE

Carrier: JERRYPRESTON - JERRY PRESTON HAULING

Vehicle: MD-JP16

StateID#:

Qty. 21.89 ton

--- DRIVER ON AT TARE &amp; GROSS ---

Weighmaster:

BLUEGRASS MATERIALS

Deputy Weighmaster:

Kysia Lawton

Scale: 1

In: 9:56 am

Out: 10:25 am

	lb	ton	tne
Gross:	69,700	34.85	31.62
Tare:	25,920	12.96	11.76
Net:	43,780	21.89	19.86

Today Loads: 2

Today Qty: 43.45 ton

BLUEGRASS MATERIALS COMPANY  
SEE REVERSE SIDE FOR TERMS AND CONDITIONS  
APPLY

Signature of Receiving Agent

METRIC CONVERSION FORMULA: POUNDS DIVIDED BY 2204.623, ROUNDED TO 2 DECIMALS  
SEE REVERSE SIDE FOR PRODUCT LABEL INFORMATION



\*306312354\*

Weighed At: TEXAS

10000 Beaver Dam Road

Cockeysville, MD 21030

410-683-1250

Location: 2306

Order: 51341

Dispatch:

Date: 01/09/2017

Ship To: 4631 - JERRY PRESTON HAULING INC

AG:CMD,06,2017 VARIOUS

instruct:

PO: WASHED#3

Job #:

Product: 3STONE - ASTM\_#3,LIMESTONE

Carrier: JERRYPRESTON - JERRY PRESTON HAULING

Vehicle: MD-JP29

StateID#:

Qty: 21.56 ton

--- DRIVER ON AT TARE & GROSS ---

Weighmaster:

BLUEGRASS MATERIALS

Deputy Weighmaster:

BRITTANY PARRY

Scale: 4

In: 9:55 am

Out: 10:23 am

	lb	ton	tne
Gross:	69,180	34.59	31.38
Tare:	26,060	13.03	11.82
Net:	43,120	21.56	19.56

Today Loads:

1

Today Qty:

21.56 ton

BLUEGRASS MATERIALS COMPANY  
STANDARD TERMS AND CONDITIONS  
APPLY.

Signature of Receiving Agent

METRIC CONVERSION FORMULA: POUNDS DIVIDED BY 2204.623, ROUNDED TO 2 DECIMALS  
SEE REVERSE SIDE FOR PRODUCT LABEL INFORMATION



**BLUEGRASS**  
MATERIALS COMPANY

**\*305082637\***

**Weighed At: Medford**

1111 Medford Road

New Windsor, MD 21776

**Location: 2305**

**Order: 51346**

**Dispatch:**

**Date: 01/10/2017**

**Ship To: 4631 - JERRY PRESTON HAULING INC**

**AG:CMD,05, 2017 VARIOUS**

**Instruct:**

**PO: CPU**

**Job #: washed**

**Product: 3STONE - ASTM #3, LIMESTONE**

**Carrier: JERRY PRESTON - JERRY PRESTON HAULING**

**Vehicle: MD-JP39**

**StateID#:**

**Qty: 21.34 ton**

**--- DRIVER ON AT TARE & GROSS ---**

**Weighmaster:**

**BLUEGRASS MATERIALS**

**Deputy Weighmaster:**

**Kathryn Baker**

**Scale: 1**

**In: 9:36 am**

**Out: 9:46 am**

	<b>lb</b>	<b>ton</b>	<b>tne</b>
<b>Gross:</b>	68,860	34.43	31.23
<b>Tare:</b>	26,180	13.09	11.88
<b>Net:</b>	42,680	21.34	19.36

**Today Loads: 1**

**Today Qty: 21.34 ton**

**BLUEGRASS MATERIALS COMPANY  
STANDARD TERMS AND CONDITIONS  
APPLY.**

**Signature of Receiving Agent**

**METRIC CONVERSION FORMULA: POUNDS DIVIDED BY 2204.623, ROUNDED TO 2 DECIMALS  
SEE REVERSE SIDE FOR PRODUCT LABEL INFORMATION**

# AGGREGATE PRODUCTS

Aggregate products are naturally occurring materials including limestone, dolomite, granite, volcanic rock, sand, gravel, and other siliceous materials. These products may contain more than 0.1% crystalline silica.

## CAUTION!

**Hazards** AGGREGATE DUST MAY CAUSE IRRITATION TO EYES, SKIN, AND/OR RESPIRATORY TRACT. DUST FROM HANDLING, CRUSHING, GRINDING, CUTTING AND/OR DRILLING MAY CONTAIN CRYSTALLINE SILICA, WHICH MAY CAUSE SILICOSIS AND CANCER IF INHALED. HEALTH RISK DEPENDS ON DURATION AND LEVEL OF EXPOSURE.

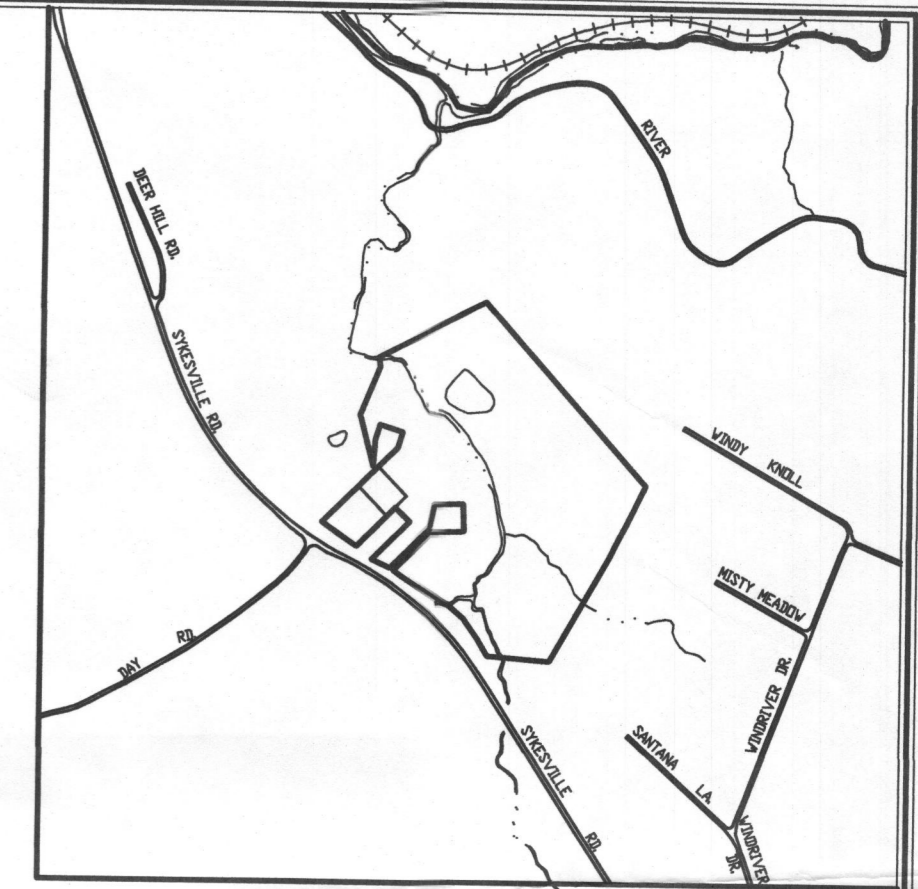
**Safety** Avoid contact with eyes and prolonged contact with skin. Wear gloves, eye protection, and appropriate protective clothing. Rinse hands thoroughly after handling. Avoid breathing dust. If exposed to dust above recommended limits (see MSDS), wear suitable NIOSH-approved respiratory protection.

**First Aid** In case of eye contact, immediately flush eyes with water. If dust is inhaled, remove to fresh air. Get proper medical attention if irritation persists.

V6 **BLUEGRASS MATERIALS COMPANY, LLC**  
1700 PATRICK WAY, UNIT B  
8/08 **BOWLING GREEN, KY 42104**

**LEGEND**

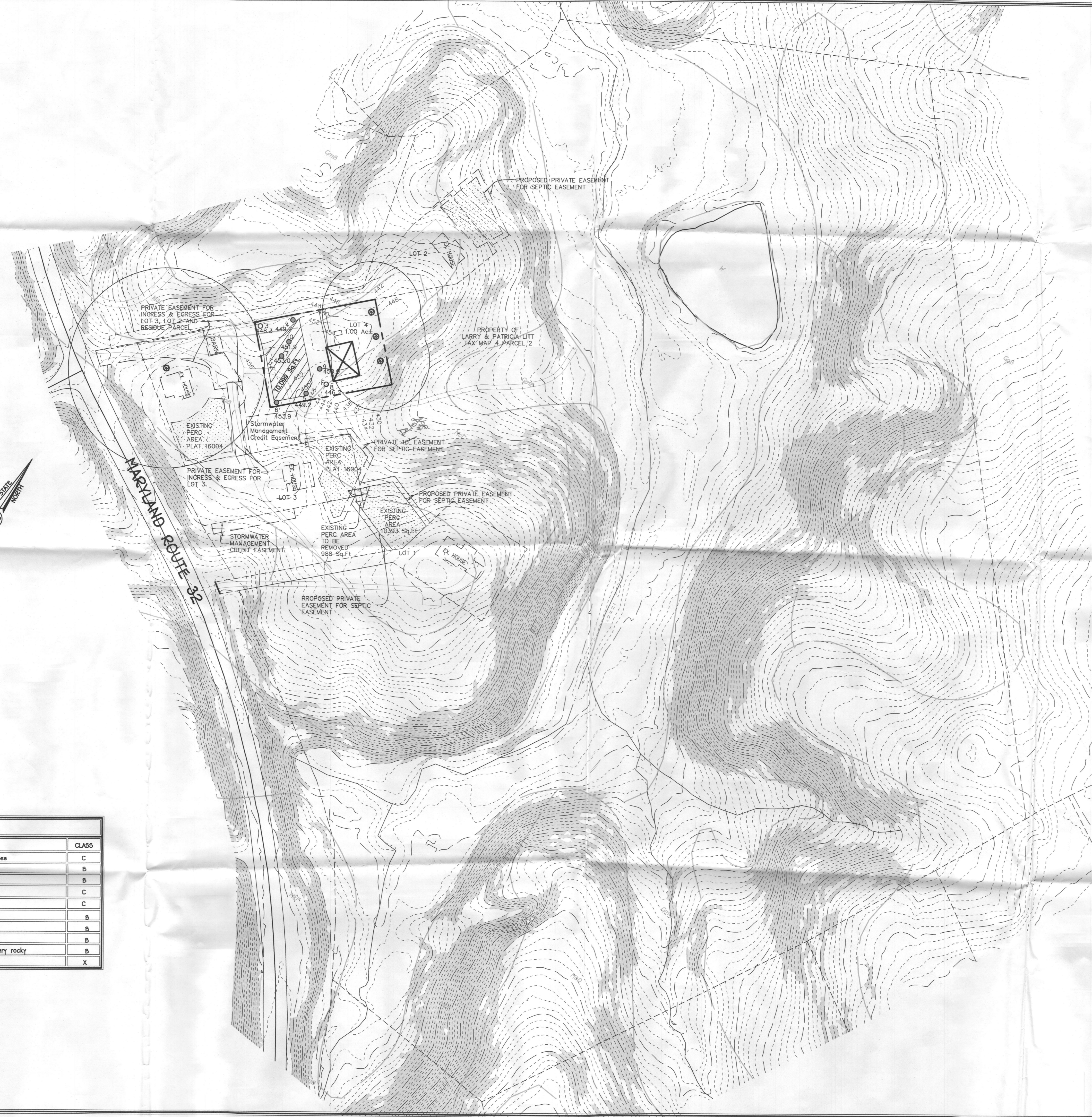
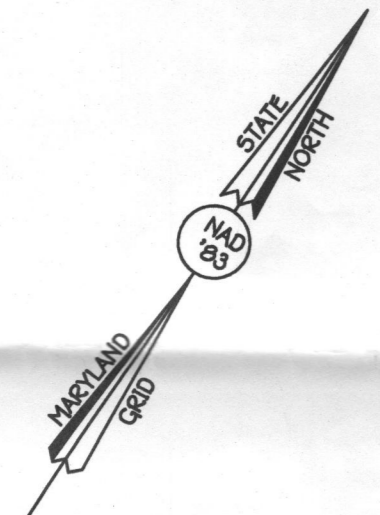
- EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- ⊙ DENOTES PROPOSED WELL
- ⊙ DENOTES FAILED PERC
- ⊙ DENOTES PASSED PERC
- ⊠ DENOTES PROPOSED HOUSE
- DENOTES 25% AND GREATER SLOPE



**VICINITY MAP**

**GENERAL NOTES:** SCALE : 1" = 1200'

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM ALL REASONABLE EFFORTS.
5. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
6. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
7. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL.
8. BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
9. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
10. PLAT REF. 20841.
11. THE FARM LANE WHICH CROSSES THE SEWERAGE DISPOSAL AREA FOR LOT 4 MAY BE DAMAGED DURING INSTALLATION OF SEPTIC SYSTEM TRENCHES IN THE SEWERAGE DISPOSAL AREA.
12. THE SEWERAGE DISPOSAL AREAS THAT SERVE LOTS 1, 2 AND 3 IN THIS SUBDIVISION ARE LOCATED ENTIRELY, OR IN PART, ON THE AGRICULTURAL PRESERVATION PARCEL (TAX MAP 4, PARCEL 2). THESE SEWERAGE DISPOSAL AREAS MUST BE CONTAINED WITHIN EASEMENTS RECORDED IN THE HOWARD COUNTY LAND RECORDS. THE HEALTH DEPARTMENT REQUIRES COPIES OF THE RECORDED DOCUMENTS PRIOR TO SIGNATURE OF THE RECORD PLAT WHICH CREATES LOT 4.



**PERC CERTIFICATION**

I certify that the locations shown on this plan are field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.

Signature of Professional Land Surveyor: *Terrell A. Fisher* Date: *9/29/14*

Terrell A. Fisher, Professional Land Surveyor No. 10882 Expires 12/13/15

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

Signature for Maura Rooshan Date: *9/29/14*

COUNTY HEALTH OFFICER

THE PURPOSE IS TO CREATE A NEW CHILD LOT WITH WELL AND SEPTIC.

SOILS LEGEND		
SOIL	NAME	CLASS
Co	Codonus and Hattboro silt loams, 0 to 3 percent slopes	C
GgB	Glenelig loam, 3 to 8 percent slopes	B
GgC	Glenelig loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
GmC	Glenville silt loam, 8 to 15 percent slopes	C
MaC	Manor loam, 0 to 15 percent slopes	B
MaD	Manor loam, 15 to 25 percent slopes	B
McC	Manor-channery loam, 0 to 15 percent slopes	B
MkF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B
W	Water loam	X

- NOTES:**
- \* Hydric soils and/or contains hydric inclusions
  - \*\* May contain hydric inclusions
  - † Generally only within 100-year floodplain areas

**PERC CERTIFICATION PLAN**  
**HAPPY HILLS FARM**  
LOT 4

TAX MAP #4 ZONED: PARCEL: 2  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' DATE: SEPTEMBER 29, 2014

I:\2014\14012\dwg\14012 Perc Plan.dwg, 9/29/2014 7:11:23 AM, 1:100



