



Howard County
Health Department

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: 5-1-14 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 546342

INSTALLATION
APPROVAL DATE: 8/22/2014

**PERMIT
CONSTRUCTION**

A _____

PROPERTY ADDRESS: 6818 Owings Overlook

SUBDIVISION: Owings Property LOT: 24 TAX ID: 05-595243

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

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

PROPERTY OWNER: _____ EMAIL: _____

OWNER ADDRESS: Steuart -Kret Homes PHONE: 410-312-5163
7090 Samuel Morse Drive, Columbia, MD 21046

BAT UNIT MODEL: Orenco AX20RT PVA 1005 BAT UNIT SIZE: _____

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

NUMBER OF BEDROOMS: 4 HOUSE SQ. FT. _____ APPLICATION RATE: _____

DISTRIBUTION SYSTEM: GRAVITY FED LOW PRESSURE DOSED

TRENCHES:	LINEAR FEET REQUIRED: <u>See Bat Plan</u>	INLET DEPTH: <u>See Bat Plan</u>
	TRENCH WIDTH: <u>See Bat Plan</u>	MAXIMUM BOTTOM DEPTH: <u>See Bat Plan</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>See Bat Plan</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>See Bat Plan</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.	

ISSUED BY: Robert Bricker ISSUE DATE: 6-16-14 EXPIRATION DATE: 6-16-15

- 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

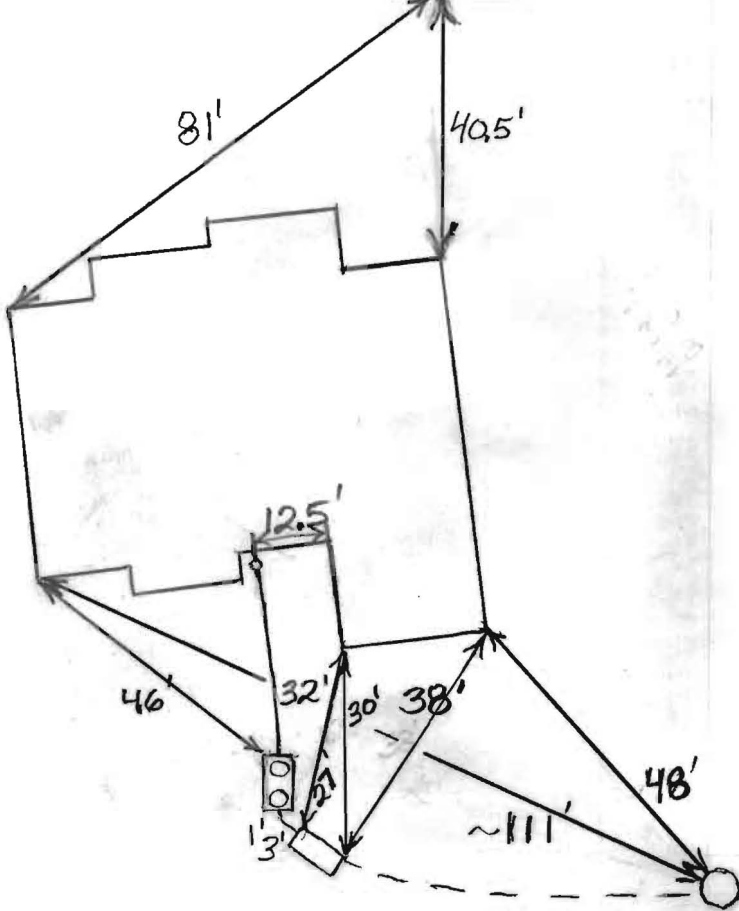
NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

HO-95-2419

NOT TO SCALE



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
_____	_____	_____
NUMBER OF TRENCHES _____		
TOTAL LENGTH _____		
ABSORPTION AREA _____		
DISTRIBUTION BOX LEVEL _____		
DISTRIBUTION BOX BAFFLE _____		
DISTRIBUTION BOX PORT _____		

SEPTIC TANK DATA	
SEPTIC TANK I LEVEL	Yes
MANUFACTURER	Babylon
CAPACITY	1000 GAL
SEAM LOC	Top
TANK LID DEPTH	1.5-2
BAFFLES	Front
BAFFLE FILTER	Biotube
MANHOLE LOC	Front+Rear
6" PORT LOC	None
WATERTIGHT TEST	_____
SLOTTED	N/A
DATE ON LID	Dry
PUMP/SEPTIC TANK LEVEL	Yes
MANUFACTURER	Advantex
CAPACITY	800 GAL
SEAM LOC	N/A
TANK LID DEPTH	Top at Grade
BAFFLES	Built In
BAFFLE FILTER	No
MANHOLE LOC	None
6" PORT LOC	None
WATERTIGHT TEST	No
SLOTTED	N/A
DATE ON LID	N/A

ROAD NAME

PRE-CONSTRUCTION:

7/15/2014 O.K. to set tanks. Must be at least 100' from the well (BB)

INSTALLATION: 7/15/2014 First tank set. Need house connection. (BB)

7/16/2014 Advantex unit installed. (BB)

8/21/2014 House connection made. O.K. to finish plumbing and cover everything. Need approval from utilities. (BB)

8/22/2014 Received approval from utilities. (BB)

FINAL INSPECTOR B Baker

DATE OF APPROVAL 8/22/2014

Martin, Sharhonda

From: Baucom, Scott
Sent: Monday, August 25, 2014 6:48 AM
To: Day, Lori; Wolf, Kevin
Cc: Hart, Amy; Rocco, Anthony; Tuder, Matt; Baker, Brian; Martin, Sharhonda; Williams, Jeffrey; Bozzell, Duane
Subject: U&O Release 6818 Owings Overlook Way

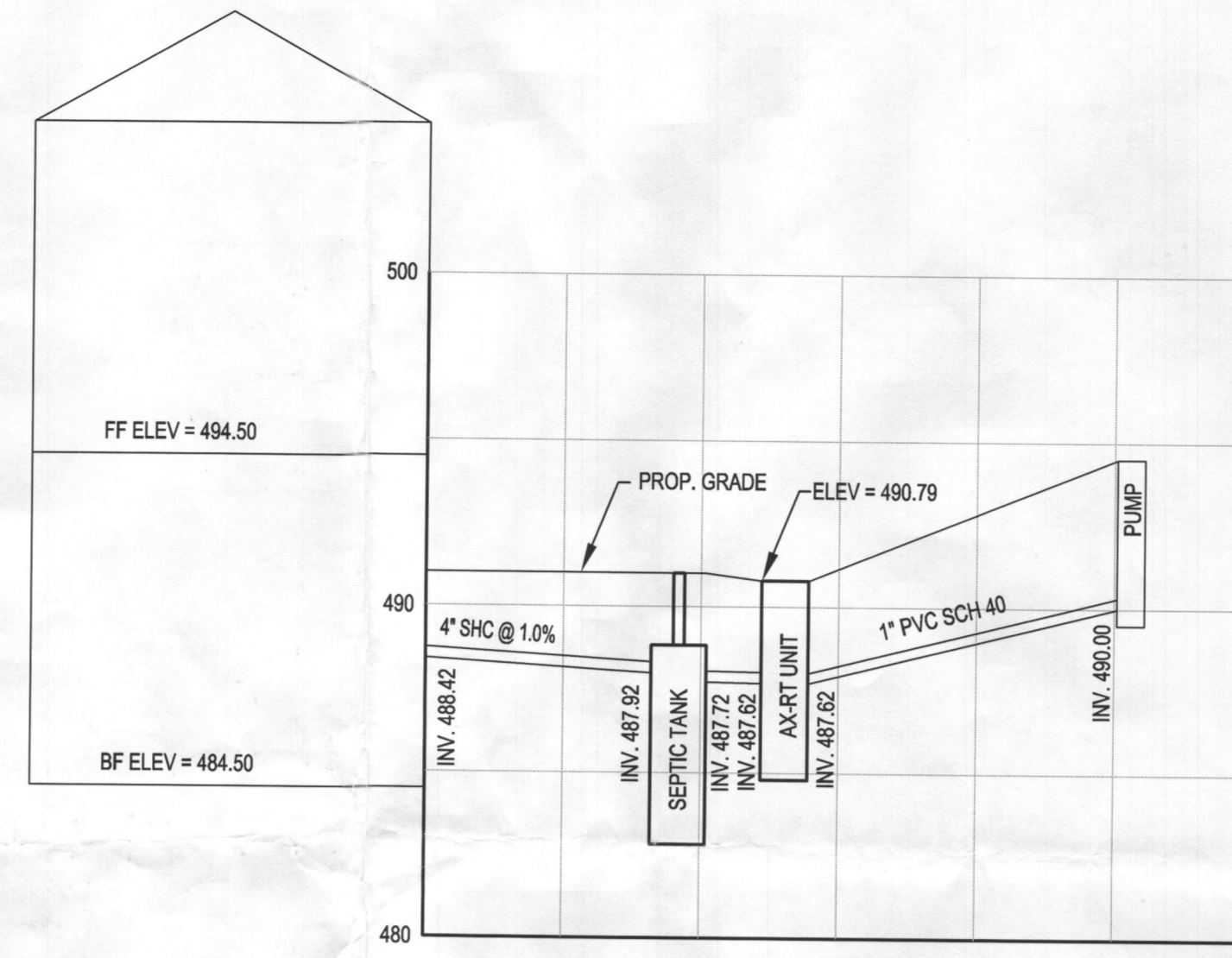
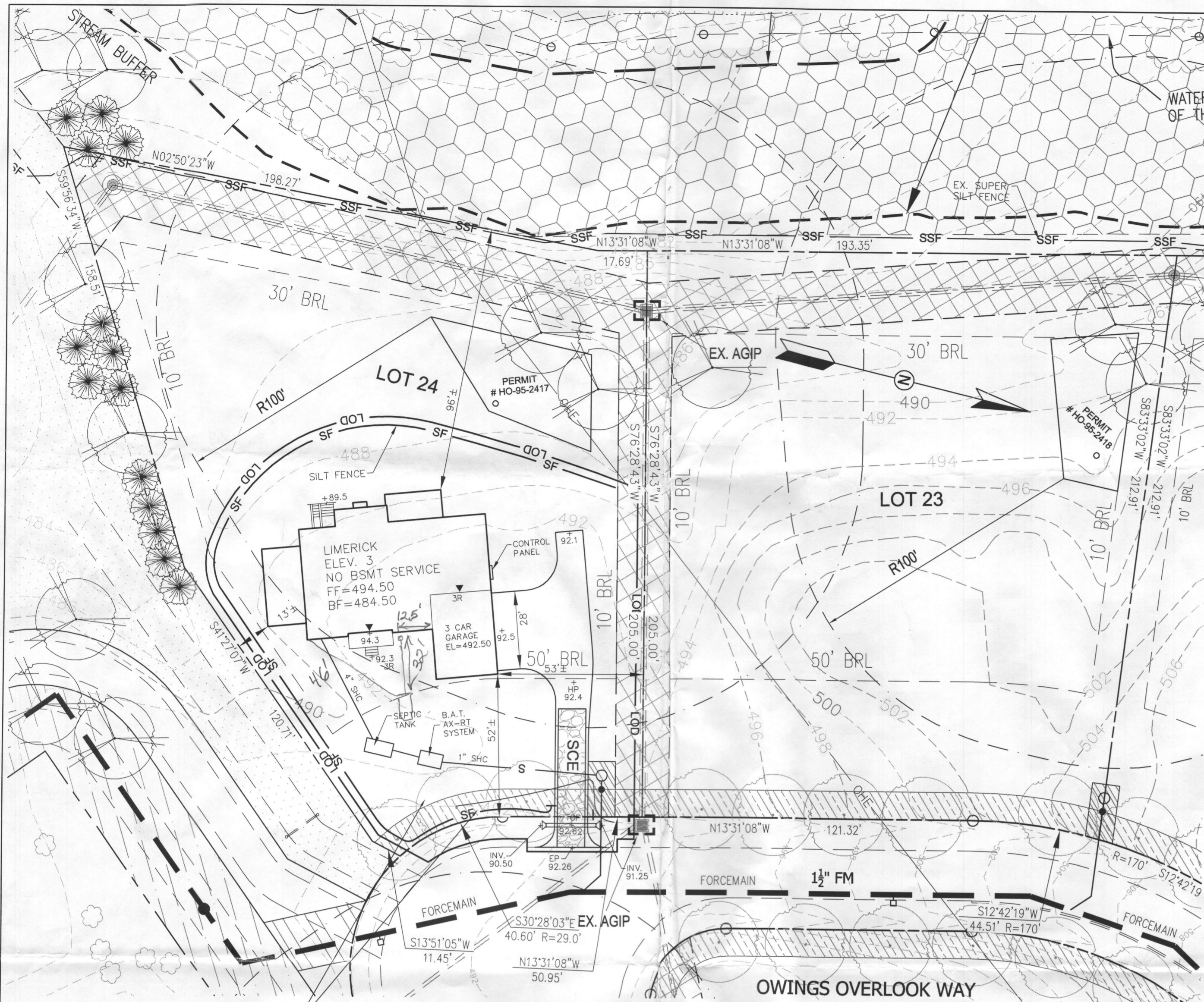
On the afternoon of 8/22/14, Duane Bozzell observed the start-up of a Sewage Grinder Pump at the Owings Property, Lot 5 Shared Septic System:

Owings Property Lot 5, Contract 4436
Steuart Kret, Lot #24
6818 Owings Overlook Way
Highland, MD 20777



The Sewage Grinder Pump test was successful ; the Bureau of Utilities releases its hold on this property for U&O.

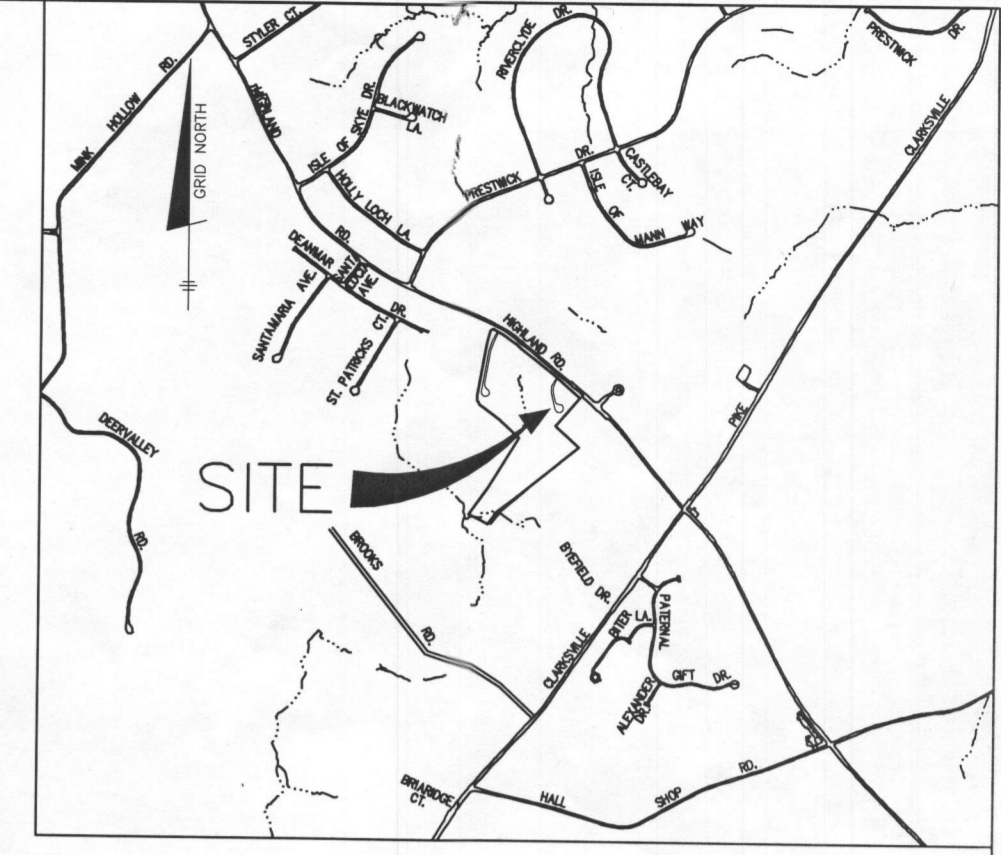
Scott Baucom
Operations Supervisor I
Howard County DPW, Bureau of Utilities
8270 Old Montgomery Rd.
Columbia, MD 21045
Office (410) 313-4975
FAX (410) 313-4989



SHC PROFILE
SCALE:
1"=30' (H), 1"=5' (V)

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 6.5 FEET. EXCAVATE A MINIMUM OF 2.0' OUT LATERALLY FROM ALL SIDES OF CONCRETE TANK.
3. FIBER GLASS TREATMENT TANK WILL BE FLUSH WITH EXISTING/PROPOSED GRADE.
4. THE BLOWER MAY NOT BE LOCATED MORE THAN 4 FEET FROM THE TANK BASED ON THE MANUFACTURER'S SPECIFICATIONS.
5. THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE SYSTEM.
6. THE BAT SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER. (SEE LOCAL DISTRIBUTOR ABOVE)
7. 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.
8. ELECTRICAL WORK FOR THE BAT INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
9. AN AGREEMENT AND EASEMENT MUST BE COMPLETED AND SIGNED BY ALL APPLICABLE PARTIES, AND RECORDED IN LAND RECORDS OF HOWARD COUNTY.
10. THE HEALTH DEPARTMENT REQUIRES DOCUMENTATION FOR THE START-UP CERTIFICATION FROM THE MANUFACTURER PRIOR TO FINAL APPROVAL OF THE INSTALLATION.



VICINITY MAP
MAP# 5051, GRID: F-1
SCALE: 1" = 200'

SITE PLAN
SCALE: 1"=30'

NOTE: CONTRACTOR TO PROVIDE ORANGE CONSTRUCTION FENCE AROUND SEPTIC TANK DURING CONSTRUCTION

ELEVATION	
HOUSE	GROUND OVER INVERT OUT 491.00
	INV. OUT 488.42
SEPTIC TANK	GROUND OVER SEPTIC TANK 491.00
	INV. IN 487.92
	INV. OUT 487.72
BAT AX-RT SYSTEM	GROUND OVER BAT SYSTEM 490.79
	INV. IN 487.62
	INV. OUT 487.62
PUMP	INV. IN 490.00
	INV. OUT 489.90
AT FORCEMAIN	INV. IN 488.96

NOTE: BASEMENT WILL NOT DRAIN BY GRAVITY

ADDITIONAL INFORMATION	
VOLUME OF SHARDER SYSTEM GRINDER BELOW ALARM LEVEL	70 GAL
DOSE VOLUME FROM AX-RT DISCHARGE CHAMBER	32 GAL
DOSE RATE OF DISCHARGE PUMP	10 GPM
TOTAL DYNAMIC HEAD	80.4 FT
STATIC HEAD	3.1 FT
FRICTION HEAD	2.3 FT

Pump Selection for a Non-Pressurized System - Single Family Residence Project
Lot 24

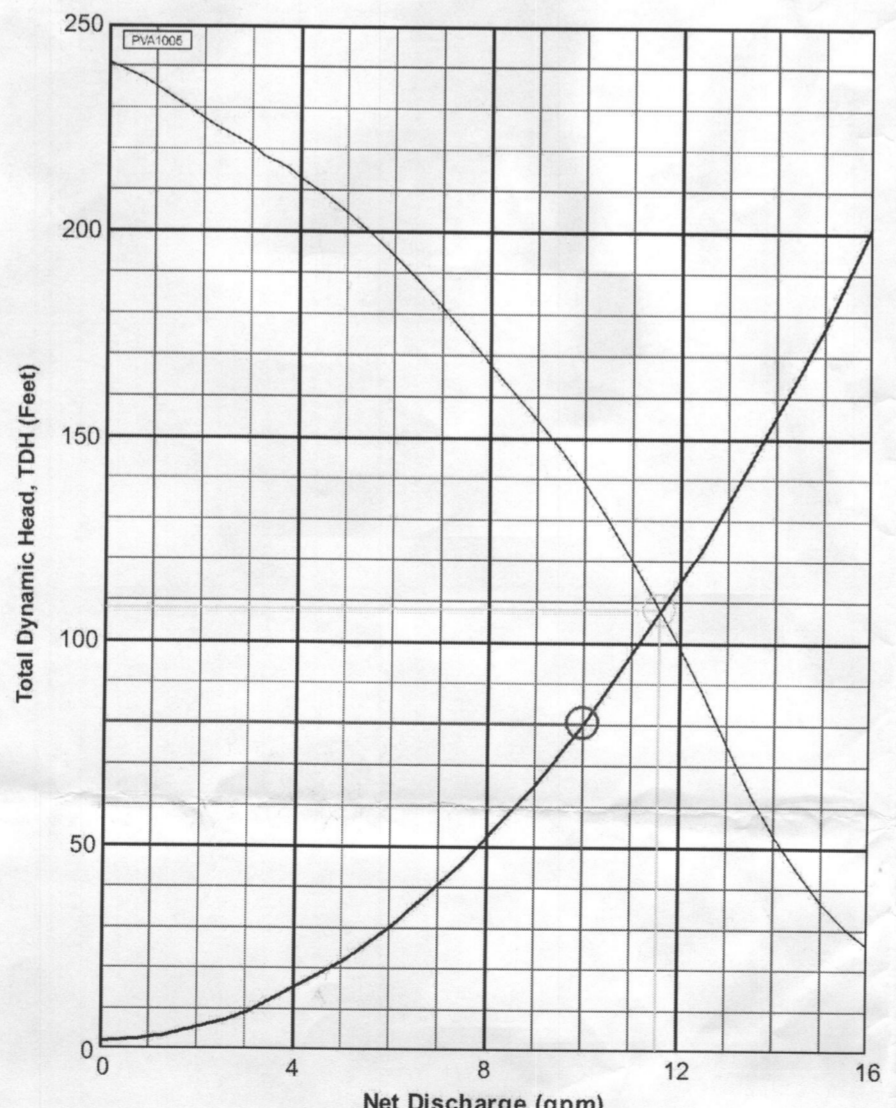
Parameters	
Discharge Assembly Size	1.0FC inches
Transport Length	56 feet
Transport Pipe Class	40
Transport Line Size	1.00 inches
Distributing Valve Model	None
Max Elevation Lift	2.3 feet
Design Flow Rate	10 gpm
Flow Meter	None inches
Add-on Friction Losses	0 feet

Calculations	
Transport Velocity	3.7 fps

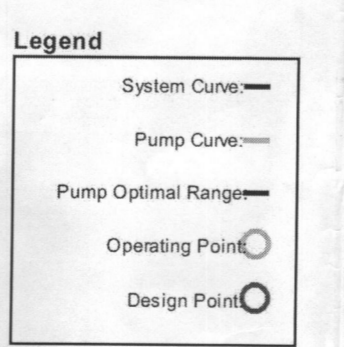
Friction Head Losses	
Loss through Discharge	75.0 feet
Loss in Transport	3.1 feet
Loss through Valve	0.0 feet
Loss through Flowmeter	0.0 feet
Add-on Friction Losses	0.0 feet

Pipe Volumes	
Vol of Transport Line	2.5 gals

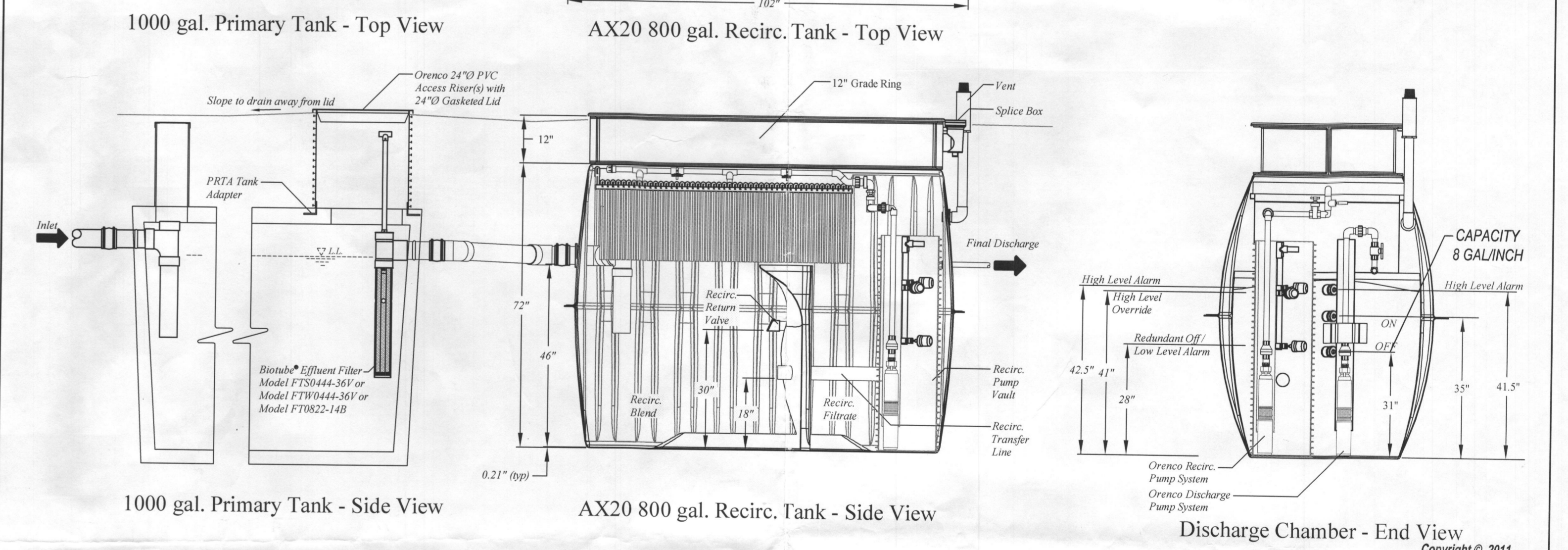
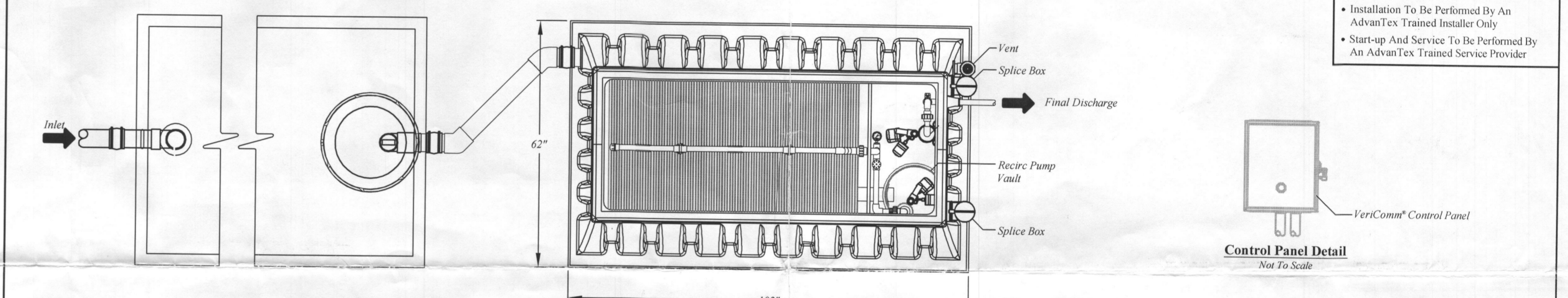
Minimum Pump Requirements	
Design Flow Rate	10.0 gpm
Total Dynamic Head	80.4 feet



PumpData	
PVA 1005 High Head Effluent Pump	
10 GPM, 12HP	
115V 1Ø	



AX20RT Treatment System - Pump Discharge



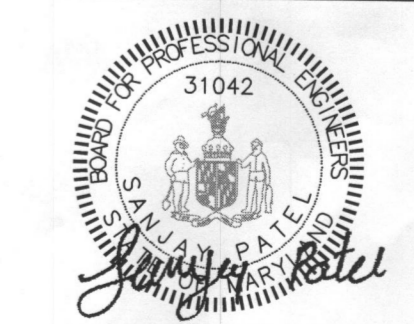
UNAUTHORIZED CHANGES & USES		PRODUCT CONFIGURATION DRAWINGS		DRAWN BY: BEN SMITH		PROJECT: AX20RT Mode 1B		SCALE: N.T.S.	
Orengo has prepared these drawings for use by the design engineer. Orengo will not be responsible or liable for unauthorized changes to or use of these drawings. All changes to these drawings must be made in writing and must be approved by the design engineer.		[Orengo Logo]		Drawn For:		Title: NDW-ATX-RT-AK-01		Sheet: 1 OF 1	
						Rev: A-01		Date: 9/23/2011	

GENERAL NOTES (LOT 23):

1. STORMWATER MANAGEMENT IS PROVIDED IN THE MD-378 POND, BUILT UNDER F-06-112.
2. THE EXISTING WELL, TAG NO. HO-95-2417 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
3. REFER TO CONTRACT DRAWINGS 50-4436-D FOR SEWER FORCE MAIN AND SHARED SEPTIC FIELD THAT SERVES THIS LOT.
4. REFER TO GP-13-085 FOR ALL EROSION & SEDIMENT CONTROL MEASURES.
5. TOTAL DISTURBED AREA: 19,415 SF

PROFESSIONAL CERTIFICATION

"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. 31042 EXPIRATION DATE: 02/18/15"

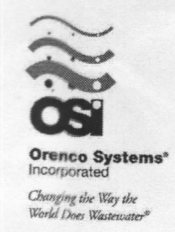


OWNER / DEVELOPER:

SK HOMES AT HIGHLAND OWINGS, LLC
7090 SAMUEL MORSE DRIVE
SUITE 500
COLUMBIA, MD 21046
301-870-5603

APPROVED: FOR BEST AVAILABLE TECHNOLOGY (BAT) SYSTEM INSTALLATION ON LOT 24

HOWARD COUNTY HEALTH DEPARTMENT
DELEGATED APPROVING AUTHORITY _____ DATE _____



AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

SITE PLAN FOR BAT INSTALLATION OWINGS PROPERTY, LOT 5 LOTS 24

6818 OWINGS OVERLOOK WAY, HIGHLAND, MD 20777
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.

PROJECT NO.	2011200.04
SCALE:	AS SHOWN
DATE:	04/16/2014
DRAWN BY:	HRP
CHECKED BY:	SBP
SHEET:	1-1



Atlantic Solutions, Ltd
512 Shaw Ct.
Severn, MD 21144

Phone: (877)814-8426
Fax: (401)293-0178
Email: Service@septicssystems.net

August 27, 2014

Environmental Health Specialist Supervisor
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD 21045

Re: 6818 Ownings Overlook Place. Highland, MD 20777

Dear Sharhonda:

The septic system at 6818 Ownings Overlook Place, was started on August 21, 2014. The system is operating as it is designed and is ready for use.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Johnson".

Robert Johnson
Vice President



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
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

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

THIS AGREEMENT is made this 1st day of April 2014, among SK Homes at Highland Owings, LLC, 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 6818 Owings Overlook, Highland, MD 20777, in the 5th 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 13705 Folio 310.

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.

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.

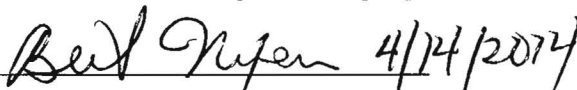
SK Homes at Highland Owings, LLC
by Steuart Kret Development Co., its sole member

 4/11/2014

Owner Date

Gary A. Kret, President
Steuart Kret Development Company

Owner Date

 4/14/2014

Howard County Health Department

Owings Property & Lots

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 - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: SK Homes at
Highland Owings LLC
Reference/Control #: 92

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: SK Homes at
Highland Owings LLC
Reference/Control #: 93

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: SK Homes at
Highland Owings LLC
Reference/Control #: 94

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: SK Homes at
Highland Owings LLC
Reference/Control #: 95

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: SK Homes at
Highland Owings LLC
Reference/Control #: 96

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: SK Homes at
Highland Owings LLC
Reference/Control #: 97

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: SK Homes at
Highland Owings LLC
Reference/Control #: 98

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: SK Homes at
Highland Owings LLC
Reference/Control #: 99

LR - Agreement Surcharge
1x 40.00 40.00

SubTotal: 480.00
Total: 480.00

REV-Cash 480.00

**STEUART KRET HOMES
ADDENDUM-SHARED SEWAGE DISPOSAL FACILITY
LOTS 21, 23 and 24**

In reference to the Agreement of Sale dated 24 of August, 2013, between **SK Homes at Highland Owings, LLC** (hereinafter called the "Seller"), and Amandeep Singh Bawa + Tania Lamba (hereinafter called the "Purchaser"), for the purchase and sale of the property located at 0818 Owings Overlook Highland, MD 20611 Lot 24, of the subdivision known as **OWINGS PROPERTY** in **Howard County**, Maryland (hereinafter called the "Agreement"). Unless the context otherwise requires, the terms used in this Amendment that are defined in the Agreement shall have the same meaning as provided in the Agreement.

THE AGREEMENT IS HEREBY AMENDED AS FOLLOWS:

Purchaser acknowledge that they have been informed that the Property will be served by a Shared Sewage Disposal Facility (the "Facility") as defined in Section 18.1200 et seq. of the Howard County Code, authorized pursuant to Title 26, Subtitle 4 of the Code of Maryland Regulations ("COMAR"). The Property is subject to a Declaration of Covenants, Conditions, Right-of-Entry, and Restrictions for Shared Sewage Disposal Facility in Owings Property Subdivision (the "Shared Septic Declaration"), dated November 12, 2012, and recorded at Liber 14614 Folio 001 among the Land Records of Howard County, Maryland. It is the Purchaser's responsibility to abide by all the terms of the Shared Septic Declaration, including but not limited to the responsibilities and obligations stated in Section 3 of the Shared Septic Declaration. Purchaser acknowledges that it has received a copy of the Shared Septic Declaration.

Seller shall operate the Facility, at its expense, until Howard County accepts the Facility and the responsibility for its operation. Once Howard County accepts the operation of the Facility, Seller will no longer operate the Facility, and the Purchaser and other owners of lots in the Owings Property Subdivision will be responsible for the payment of a Facility Fee as defined in the Shared Septic Declaration. Seller's current contract to operate the Facility is \$535.00/lot/year, excluding electricity and replacement costs. Accordingly, Seller estimates a Facility Fee of approximately \$535.00/lot/year at the time the operation is transferred to Howard County. However, Seller does not guarantee the estimated amount of the Facility Fee, such amount being subject to change from time to time.

Purchaser acknowledges that it has been informed that the home on Lot 24 shall be limited to four (4) bedrooms. Purchaser is prohibited from adding any bedrooms to the home. Any and all other additions to the home are subject to approval by the Covenants Committee of the Highland Owings Homeowners Association and by any applicable state or local authorities.

By signing below, Purchaser acknowledges that Seller has disclosed the information set forth in this Addendum.

This Amendment is made pursuant to Paragraph 33(g) of the Agreement and carries the same force and effect as the Agreement. If any term or condition contained herein conflicts with the Agreement, then this Amendment shall control. Except as herein amended, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect. All capitalized terms contained in this Addendum and not defined herein shall have those meanings assigned to them in the Agreement.

SELLER:

SK HOMES AT HIGHLAND OWINGS, LLC
by Stuart Kret Development Company,
its sole member

By: 

Name: Gary A. Kret

Title: President

Date: SEP 03 2013

PURCHASER:



Print Name: AMANDEEP S. BAWA

Signature: Tania Lamba

Print Name: TANIA LAMBA

Date: 8/24/13

Date: 8/24/13