

LAYOUT 2/17/04 INSP 4 2/23/04-PM
 INSP 2 2/23/04 11:30am INSP 5 _____
 INSP 3 2/26/04 F/U + WPI INSP 6 _____

ISSUE DATE: 2/22/04
 APPROVAL DATE: 2/26/04

PERMIT
 TAX ID# 05-432707

P 520045
 A 56600-H

**ON-SITE SEWAGE DISPOSAL SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 BUREAU OF ENVIRONMENTAL HEALTH**

INDEXED

Fogles Septic Clean, Inc IS PERMITTED TO INSTALL ALTER
 ADDRESS: 580 Obrecht Road, Sykesville PHONE NUMBER: 410-795-5670
 SUBDIVISION: High Forest Estates LOT NUMBER: 8
 ADDRESS: 15021 Oak Ridge Court PROPERTY OWNER: Big Branch Overlook, LLC
 SEPTIC TANK CAPACITY (GALLONS): 1500 OUTLET BAFFLE FILTER REQUIRED
 PUMP CHAMBER CAPACITY (GALLONS): N/A COMPARTMENTED TANK REQUIRED
 NUMBER OF BEDROOMS: 4 With manhole access
 SQUARE FEET PER BEDROOM: 180
 LINEAR FEET OF TRENCH REQUIRED: 240 HOUSE SERVED BY PUBLIC WATER

TRENCHES:	Trench to be 3.0 feet wide. Inlet 3.0 feet below original grade. Bottom maximum depth 5.0 feet below original grade. Effective area begins at 3.0 feet below original grade. 2.0 feet of stone below distribution pipe.
LOCATION:	Place the distribution box around 10 feet downhill from the upper corner easement stake that is farthest from the house as shown on the approved building permit plan. Run trenches on contour towards the house.
NOTES:	Trenches should be spaced 10' center to center.

PLANS APPROVED: Brian Baker 2/2/04 OK (BB) DATE: 10/16/03

NOTES: PERMIT VOID AFTER 2 YEARS
 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
 WATERTIGHT SEPTIC TANKS REQUIRED
 ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED
 MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED
 CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS OF THIS PERMIT

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM BUILDING PERMIT SIGNED AND RETURNED TO THE HEALTH DEPARTMENT AT 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM

4-22-04 800147639 - PORCH + DECK
 5-26-04 850148451 - FINISH BASEMENT

A56600-H

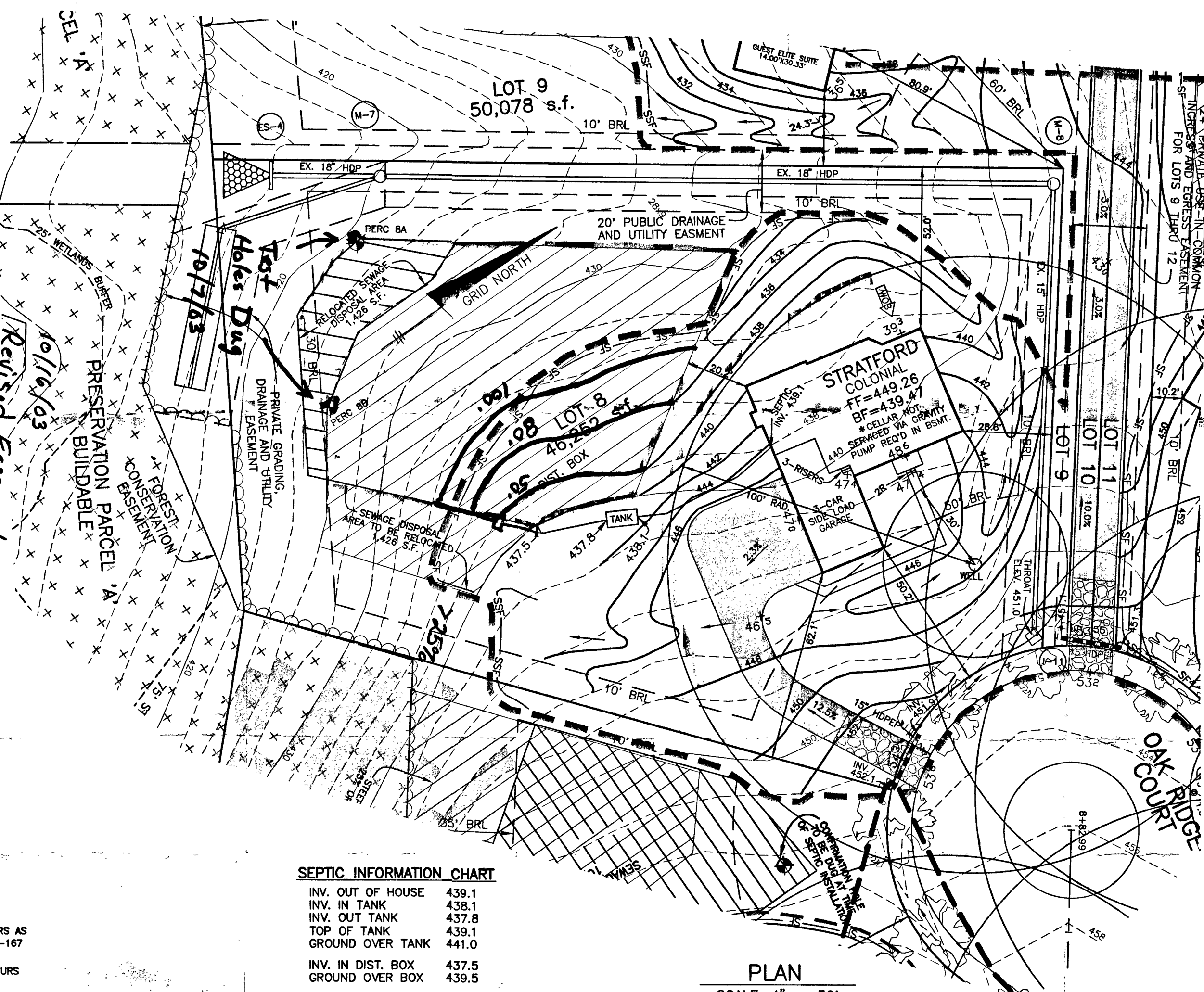
Signature *Brian Baker*

Date 10/16/03

Approved Septic System Plan
Howard County Health Department

O.K. (88)

Revised Easement

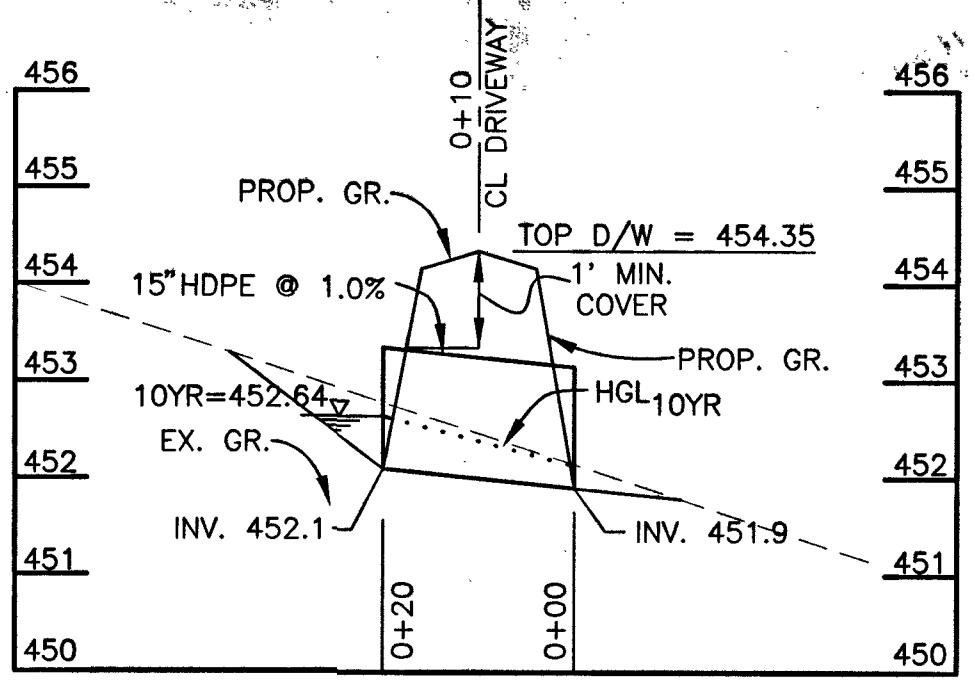


SEPTIC INFORMATION CHART

INV. OUT OF HOUSE	439.1
INV. IN TANK	438.1
INV. OUT TANK	437.8
TOP OF TANK	439.1
GROUND OVER TANK	441.0
INV. IN DIST. BOX	437.5
GROUND OVER BOX	439.5

PLAN
SCALE: 1" = 30'

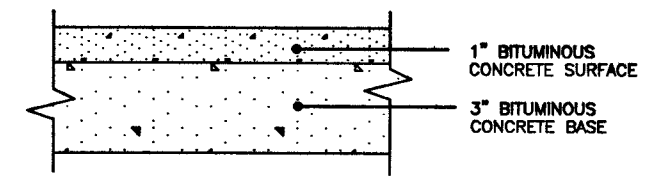
- LEGEND**
- EXISTING CONTOURS AS SHOWN ON F-98-167
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - SILT FENCE
 - SUPER SILT FENCE
 - EARTH DIKE
 - STABILIZED CONSTRUCTION ENTRANCE
 - LIMIT OF DISTURBANCE
 - SEPTIC EASEMENT
 - FOREST CONSERVATION EASMENT
 - WELL LOCATION
 - STREET TREE INSTALLED UNDER F-98-167



LOT 8 CULVERT PROFILE
SCALE: 1"=20' HOR., 1"=2' VERT.

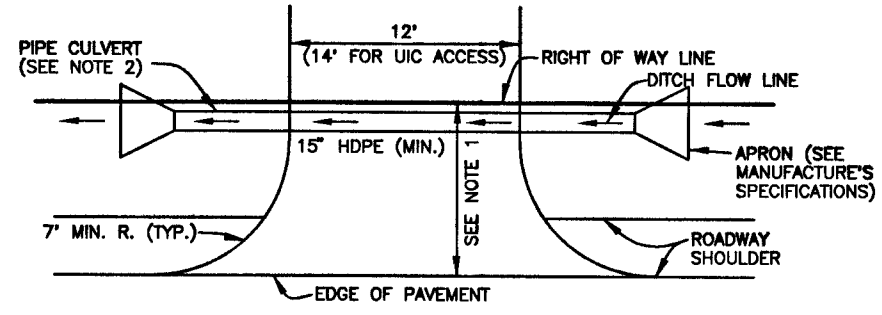
NOTES:

- THE LOT SHOWN HEREON WAS RECORDED ON PLAT NUMBER 13960. REFER TO THIS PLAT FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND BUILDING RESTRICTIONS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER GP-01-176.
- EXACT LENGTH OF SEPTIC TRENCHES ARE TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF PRECONSTRUCTION INSPECTION.
- SPOIL FROM THE TRENCHING OF THE SEPTIC AREA IS TO BE PLACED ON THE UPHILL SIDE OF THE EXCAVATION FOR EACH INDIVIDUAL LOT.
- ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- THE EXISTING WELL (TAG NO. HO-94-3423) SHOWN ON THIS PLAN HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. AND IS ACCURATELY SHOWN.



P-1 PAVING DETAIL
NOT TO SCALE

- DRIVEWAY CULVERT NOTES:**
- DRIVEWAY MUST BE PAVED FROM EDGE OF PUBLIC ROAD TO RIGHT-OF-WAY USING STANDARD PAVING SECTION P-1 AS SHOWN ON HO.CO.STD. R-2.01 OR AN ALTERNATE SECTION EQUAL TO OR BETTER THAN P-1, AS APPROVED BY D.P.W.
 - DRAINAGE CULVERT SHALL BE SIZED FOR A 10 YEAR FREQUENCY STORM.
 - ALL DRIVEWAY CULVERT PIPES ARE TO BE 15" HDPE OR GREATER TO PREVENT BLOCKING. HDPE APRONS ARE TO BE INSTALLED AT EACH END OF THE CULVERT AND SIZED PER MANUFACTURER'S SPECIFICATIONS. IF A LARGER PIPE IS REQUIRED THE DITCH INVERT CAN BE LOWERED TO PROVIDE A MINIMUM DITCH GRADIENT OF 0.5% AND THE CLEARANCE SHOWN.
 - SWALE FLOW MAY BE PROVIDED OVER DRIVEWAY IF LOCATED AT OR NEAR THE CREST OF A VERTICAL CURVE ON THE PUBLIC ROAD WHERE QUANTITY OF FLOW IS SMALL AS APPROVED BY D.P.W.
 - TIE-IN GRADE OF DRIVEWAY SHALL NOT EXCEED 14%.
 - SEE HOWARD COUNTY STANDARD DETAIL R-6.06 FOR ADDITIONAL INFORMATION.



DRIVEWAY CULVERT
NOT TO SCALE

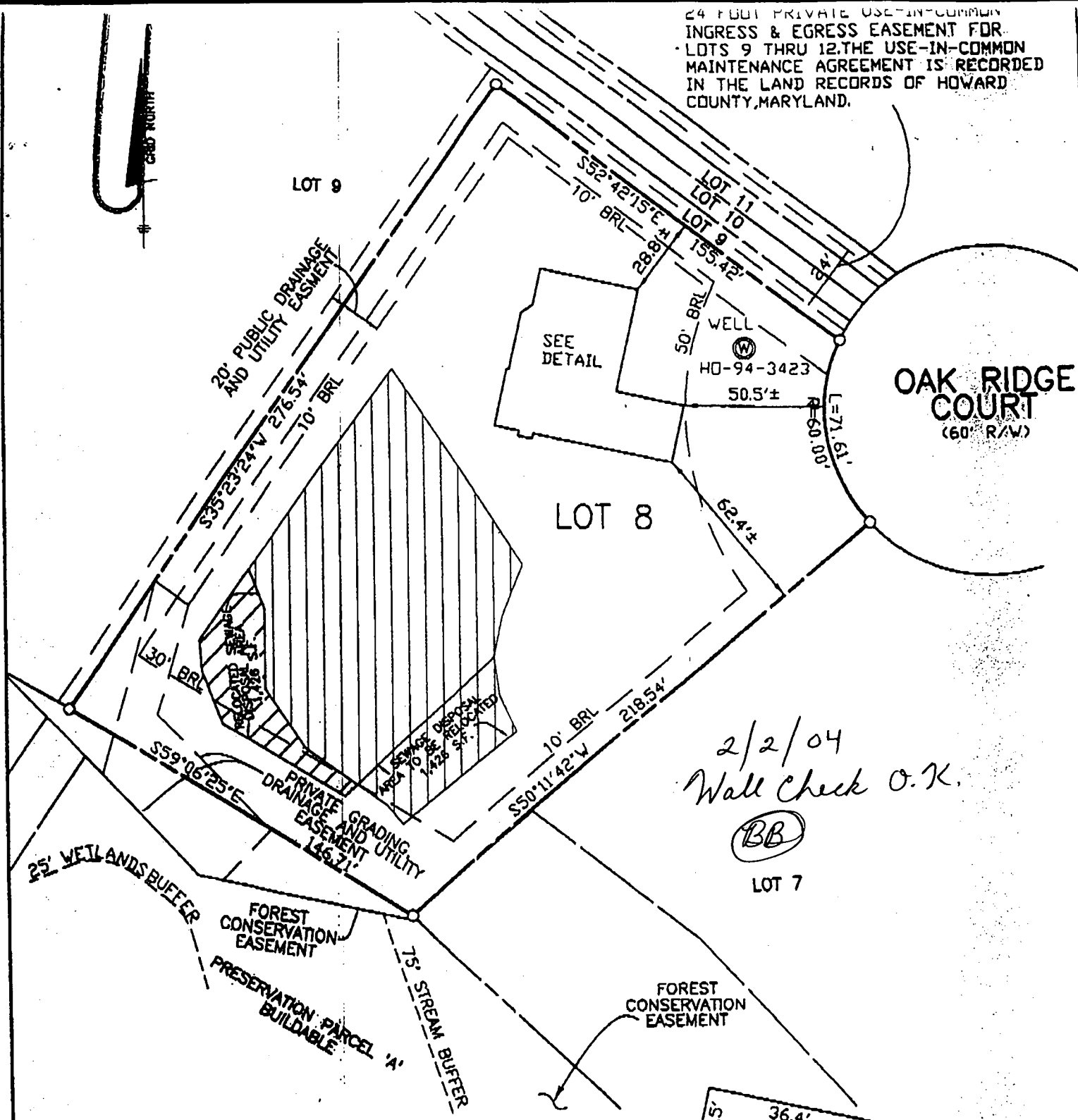
BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

BUILDER: TOLL BROTHERS, INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MARYLAND 21046
410-872-9105

PROJECT: HIGH FOREST ESTATES LOT 8	
LOCATION: 15021 OAK RIDGE COURT TAX MAP 27, GRID 6 - PARCEL 140,141,142 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: PLOT PLAN	
HOUSE TYPE: STRATFORD	
DATE: OCTOBER 10, 2003	PROJECT NO. 1362
SCALE: AS SHOWN	DRAWING 1 OF 1

24 FOOT PRIVATE USE-IN-COMMON INGRESS & EGRESS EASEMENT FOR LOTS 9 THRU 12. THE USE-IN-COMMON MAINTENANCE AGREEMENT IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



2/2/04
Wall Check O.K.

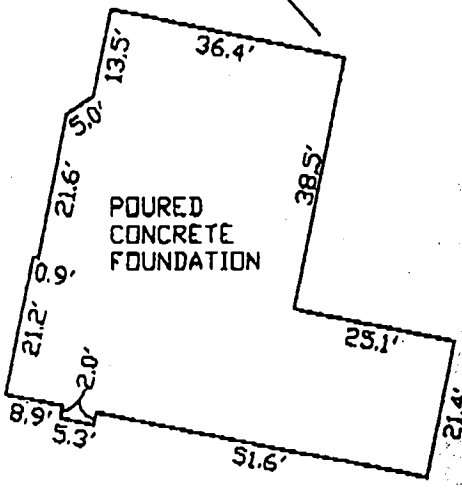
(BB)

LOT 7

TOP OF FOUNDATION WALL ELEVATION = 448.2'
OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'

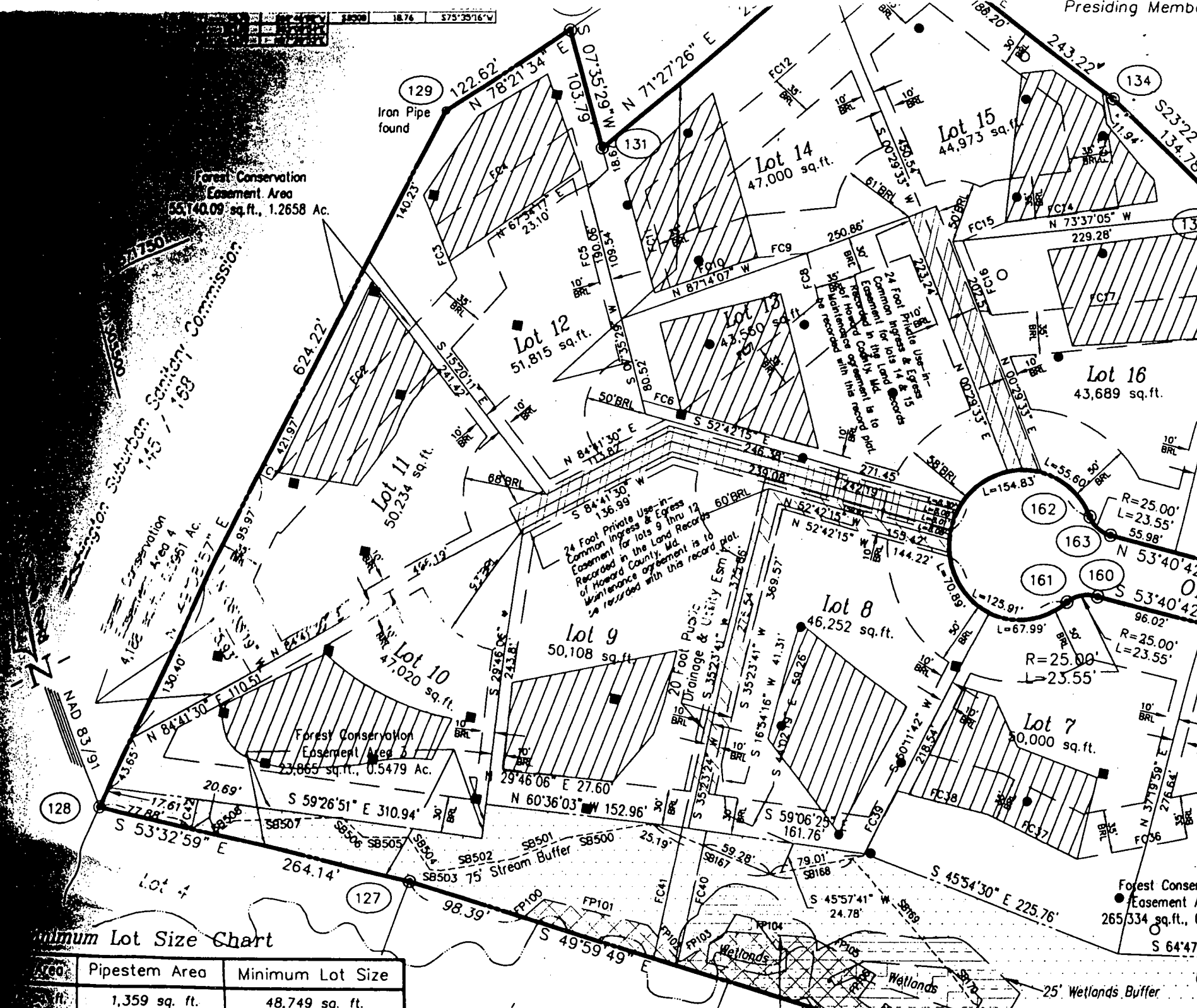
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 11/20/03; AND THAT THE PROPERTY OUTLINE SHOWN HEREON IS BASED ON THE PLAT PREPARED BY R.M. MOCHI GROUP, P.C., INC. ENTITLED "HIGH FOREST ESTATES LOTS 1 THROUGH 50", AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT No. 13960



FOUNDATION DETAIL

SCALE: 1" = 30'



Forest Conservation Easement Area
55,140.09 sq. ft., 1.2658 Ac.

Suburban Sanitary Commission
145 - 189

24 Foot Private Use-in-Common Ingress & Egress Easement for lots 9 thru 12 Recorded in the Land Records of Howard County, Md. Maintenance agreement is to be recorded with this record.

20 Foot Public Drainage & Utility Esm. Plat.

Minimum Lot Size Chart

Pipestem Area	Minimum Lot Size
1,359 sq. ft.	48,749 sq. ft.

Forest Conservation Easement Area
265,334 sq. ft., 6.07 Ac.

25' Wetlands Buffer

