

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

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

RECEIPT DATE: 6/21/17 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 561433

APPROVAL DATE: 7/24/17 **PERMIT: CONSTRUCTION**

A _____

PROPERTY ADDRESS: 7175 Pindell School Road

SUBDIVISION: Simon Acres LOT: 2 TAX ID: 05-379334

CONTRACTOR: Hatfields Equipment EMAIL: hemp@hatfieldequipment.com

CONTRACTOR ADDRESS: P.O. Box 519 Annapolis, MD 21771 PHONE: 301-480-4289

PROPERTY OWNER: Columbia Builders EMAIL: _____

OWNER ADDRESS: P.O. Box 999, Columbia, MD 21044 PHONE: 410-730-3739

SEPTIC TANK SIZE (GALLONS): _____ TANK MANUFACTURER: _____

PUMP MODEL: _____ PUMP SIZE: _____ PUMP TANK CAPACITY: 1500 Gallons

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 5 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>131</u>	INLET DEPTH: <u>4.5</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>6.5</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4.5</u>

LOCATION: PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.

NOTES:

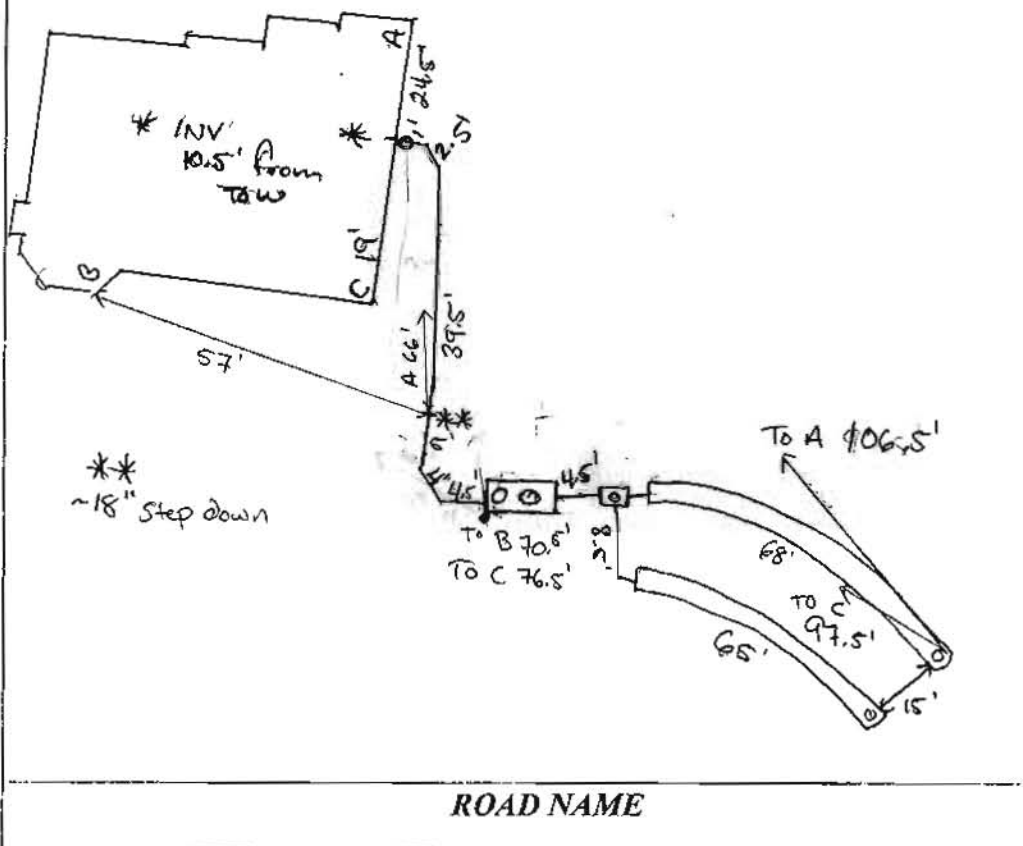
ISSUED BY: Dana Bernard ISSUE DATE: 6/21/17 EXPIRATION DATE: 6/21/18

- 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 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
 ELECTRICAL PERMIT ISSUED E N/A
- 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.**

2

NOT TO SCALE



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3	4.5'	6.5'
NUMBER OF TRENCHES		2
TOTAL LENGTH		133
ABSORPTION AREA		399 sq ft + 51 sq wall
DISTRIBUTION BOX LEVEL		yes
DISTRIBUTION BOX BAFFLE		yes
DISTRIBUTION BOX PORT		yes

SEPTIC TANK DATA

SEPTIC TANK I LEVEL	
MANUFACTURER	Babylon
CAPACITY	500 GAL
SEAM LOC	TOP
TANK LID DEPTH	1-2' Starboard/port
BAFFLES	yes
BAFFLE FILTER	no
MANHOLE LOC	Front/back
6" PORT LOC	Front
WATERTIGHT TEST	—
SLOTTED	yes
DATE ON LID	5/28/17
PUMP/SEPTIC TANK LEVEL	
MANUFACTURER	—
CAPACITY	— GAL
SEAM LOC	—
TANK LID DEPTH	—
BAFFLES	—
BAFFLE FILTER	—
MANHOLE LOC	—
6" PORT LOC	—
WATERTIGHT TEST	—
SLOTTED	—
DATE ON LID	—

PRE-CONSTRUCTION:

7/18/17 Sewer connection to be under footer. Relocated Septic tank + Dbox to ~25' from failed perc hole 120' from corner of house. Trenches staked and painted. Fall OK. (P)

INSTALLATION: 7/21/17 On site for construction of first (lower) trench.

Sewer house connection and tank approved for backfill. (P)

7/24/17 Completion of second (upper) trench. Set D Box speed level OK to backfill. (P)

FINAL INSPECTOR

[Handwritten Signature]

DATE OF APPROVAL

07/24/17

**FISHER, COLLINS
& CARTER, INC.**

**CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS**

Terrell A. Fisher, P.E., L.S.
Earl D. Collins, P.E.
Charles J. Crovo, Sr., P.E., L.S.

Paul W. Kriebel, P.E.
Mark L. Robel, P.L.S.
Aldo M. Vitucci, P.E.

November 19, 2014

Mr. Jeff Williams, Environmental Sanitarian
Bureau of Environmental Health
Howard County Health Department
7178 Columbia Gateway Drive
Columbia, Maryland 21046

Re: 7177 Pendell School Road
Percolation Recertification Plan
Waiver Request

Dear Mr. Williams:

On behalf of our client, Mr. Jim Greenfield, we are requesting a waiver to the Easement to Lot Line distance as required by the current Well and Septic Program.

As discussed, our client wishes to construct a new home; however, since this would reduce the area of the existing OSDS, we are proposing to compensate for this by requesting that the Property Line to OSDS distance be reduced from 10' to 5' for the northeast property line of Lot. According to our calculations, this would allow the addition of several contiguous areas to the existing OSDS in order to maintain the current minimum requirement of 10,000 sq. ft.

In closing, we respectfully request approval of this waiver. Should you require additional information, please contact my Engineer, Fisher, Collins & Carter, Inc., at 410-461-2855.

Very truly yours,
Fisher, Collins and Carter, Inc.


Mr. Jim Greenfield

WO #13040

12/8/14
Approved
M. Davi

Bernard, Dana

From: Bernard, Dana
Sent: Monday, February 06, 2017 3:54 PM
To: Dave Harward, III (DaveH@fcc-eng.com)
Subject: Simons Acres, Lot#2

Mr. Harward,

I have reviewed your OSDS plan and it has been approved. We will be waiting to receive your building application and your wall check to move forward with this project.

Thank you & Have a*")

,,,'*") ,,*")

(,,' (,,' * Wonderful Day !

Dana Bernard, R.E.H./L.E.H.S.
Environmental Specialist II
Bureau of Environmental Health
Well and Septic Program
Phone (410) 313-2775
E-mail: DBernard@howardcountymd.gov

Transmittal

Via: Fax Mail Messenger E-Mail To Be Picked Up
 Fax (original to follow via U.S. Mail)

To: Howard County Dept. Health Dept. 8930 Stanford Blvd. Columbia, Maryland 21046-4544	Attn: Dana Bernard Fax: Phone:
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From: Dave Harward	CC:
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Re: Simons Acres, Lot 2	W.O.# 13040-6001
Date: February 16, 2017	Pages: Page(s) including this cover

We are forwarding: <input type="checkbox"/> Prints <input type="checkbox"/> Copy of Letter <input type="checkbox"/> Specifications <input type="checkbox"/> Shop drawings <input checked="" type="checkbox"/> Other <input type="checkbox"/> Urgent <input type="checkbox"/> For your use <input type="checkbox"/> As requested <input type="checkbox"/> For Review & Comment
--

Remarks:

Dana,

Thanks for your help with this. We've provided here 3 signed & sealed copies of the septic installation site plan for Lot 2, with the septic tank detail added and noted to be a 1500 gallon tank. Please leave a copy of the approved plan up front for our pick-up, and let me know that is ready.

Thanks again,

Dave Harward

Fisher, Collins, & Carter, Inc.

email: daveh@fcc-eng.com

CONFIDENTIALITY NOTICE

This transmission contains confidential information which may be legally privileged, and is intended only for the use of the individual named above. If you are not the intended recipient, you are hereby notified that any distribution (except to the intended recipient), copying, or disclosure of this transmission is strictly prohibited.

Transmittal

Via: Fax Mail Messenger E-Mail To Be Picked Up
 Fax (original to follow via U.S. Mail)

To: Howard County Dept. Health Dept. 8930 Stanford Blvd. Columbia, Maryland 21046-4544	Attn: Sharhonda Fax: Phone:
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From: Dave Harward	CC:
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Re: Simons Acres, Lot 2	W.O.# 13040-6001
Date: January 23, 2017	Pages: Page(s) Including this cover

We are forwarding:	<input type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For Review & Comment	

Remarks:

Provide here is a septic installation plan for Lot 2 for review (3 copies). Please contact me with any questions or comments. If this plan is approvable as is, please leave a copy of the approved plan up front for our pick-up.

Thank you,

Dave Harward

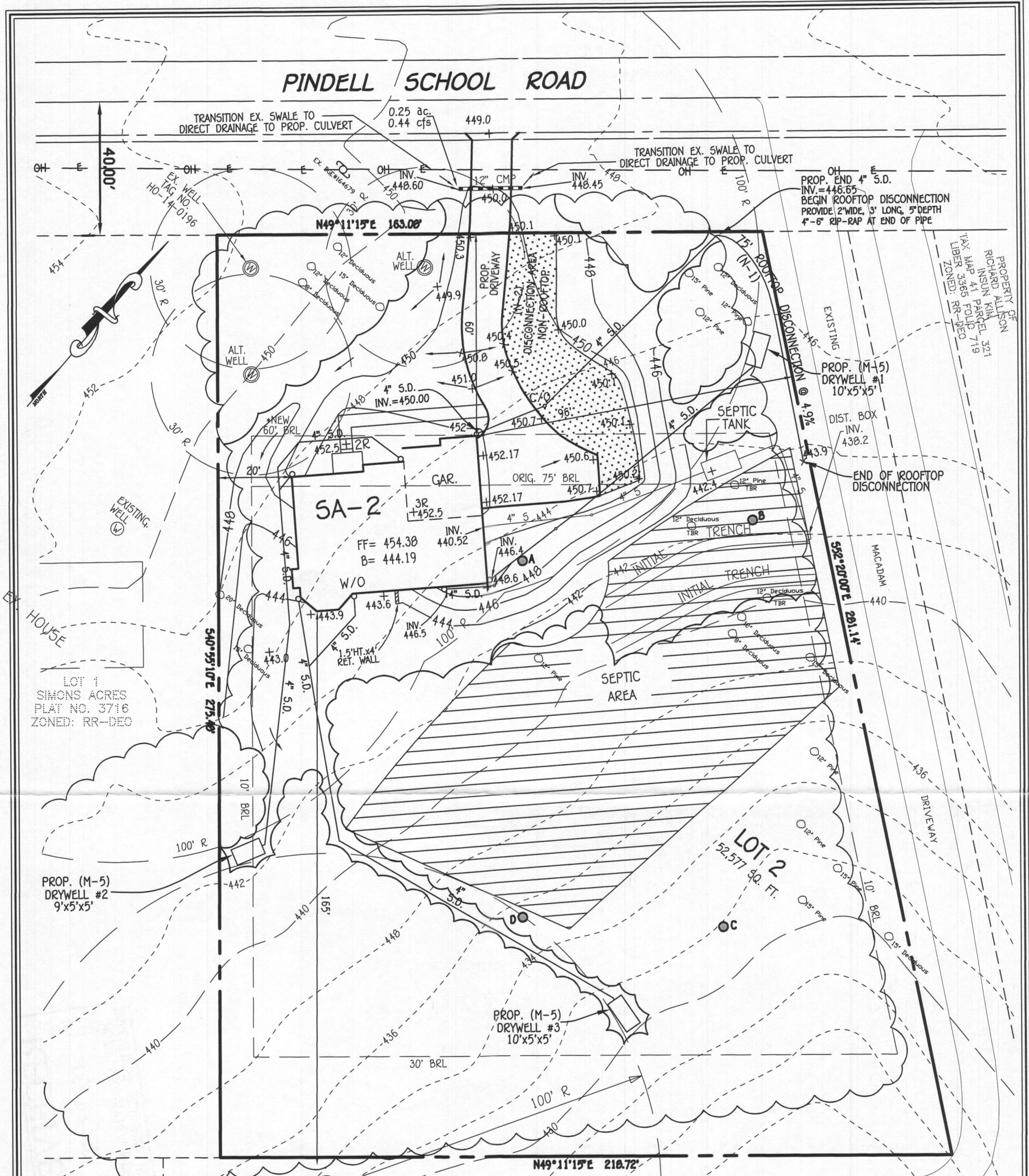
Fisher, Collins, & Carter, Inc.

email: daveh@fcc-eng.com

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PINDELL SCHOOL ROAD



PROP. END 4" S.D.
INV.=446.65
BEGIN ROOFTOP DISCONNECTION
PROVIDE 2' WIDE, 3' LONG, 5" DEPTH
4" - 6" RIP-RAP AT END OF PIPE

PROPERTY OF
RICHARD ALLISON
INSURANCE PARCEL 321
TAX MAP 41 PARCEL 719
LIBER 3365 FOLIO 514
ZONED: RR-DEO

PROP. (M-5)
DRYWELL #1
10'x5'x5'

DIST. BOX
INV. 438.2

END OF ROOFTOP
DISCONNECTION

PROP. (M-5)
DRYWELL #2
9'x5'x5'

PROP. (M-5)
DRYWELL #3
10'x5'x5'

Approved Septic System Plan
Howard County Health Department
Richard
Signature
3-1-17
Date

OWNER/BUILDER

KD BUILDERS, L.L.C.
P.O. BOX 999
COLUMBIA, MARYLAND 21044

PLAN

SCALE: 1"=30'

**PERMIT SITE PLAN
LOT 2
7175 PINDELL SCHOOL ROAD
SIMONS ACRES**

ZONED: RR-DEO
TAX MAP NO.: 41 PARCEL NO. 413 GRID NO.: 09
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEB. 24, 2017

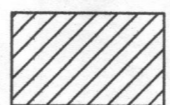
WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-14-0196, HAS BEEN
FIELD LOCATED AND IS ACCURATELY SHOWN.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

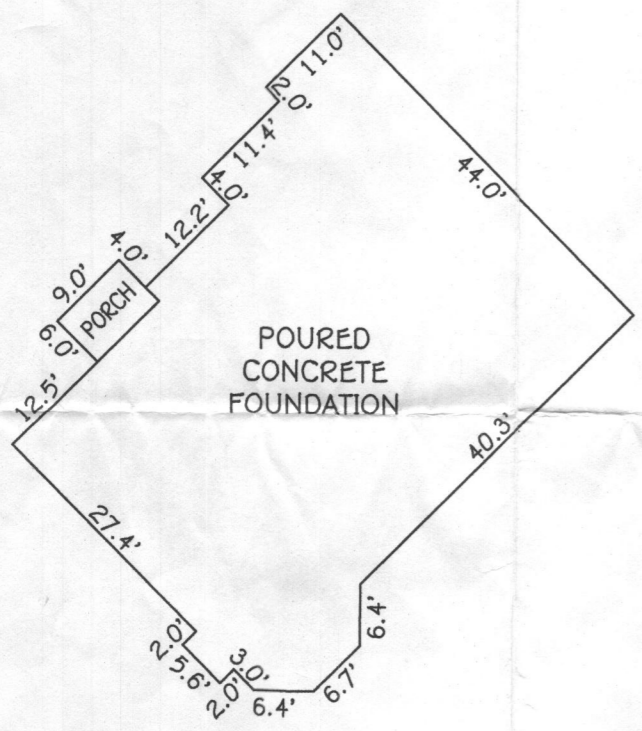
GENERAL NOTES:

- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INSOFAR AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) SUBJECT PROPERTY IS SHOWN IN ZONE X ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 24027C01450 EFFECTIVE NOV. 6, 2013.
- 3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 0.5'.
- 4) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-14-0196 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- 6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2018.
- 7) AS PER THE ADMINISTRATIVE ADJUSTMENT CASE #14-009, DATED JUNE 20, 2014; THE 75-FOOT SETBACK FROM A PUBLIC ROAD RIGHT-OF-WAY WAS REDUCED TO 60-FEET.



This Area Designates An Private Sewerage Easement Of At Least A Minimum Of 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 Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.

HI = rebar for Elevation + 7' TOU = HI



DETAIL
1"=20'

PINDELL SCHOOL ROAD

PROPERTY OF
RICHARD ALLISON
INSUN KIM
LIBER 3365 FOLIO 719

*Well Check
OK
DB 6-21-17*

WELL
HO-14-0196

SEE GENERAL
NOTE #7

LOT 2
SEE DETAIL

Septic Area

LOT 1
SIMONS ACRES
PLAT NO. 3716

LOT 3
SIMONS ACRES
PLAT NO. 3716

LOT 4
SIMONS ACRES
PLAT NO. 3716

PROPERTY OF
JOHN G GICK AND WIFE
LIBER 603 FOLIO 514



Mark L. Robel 6/05/17
PROFESSIONAL LAND SURVEYOR DATE
REG. #339

#7175 PINDELL SCHOOL ROAD
BUILDING PERMIT B-17000328
TOP OF FOUNDATION ELEVATION = 453.1'

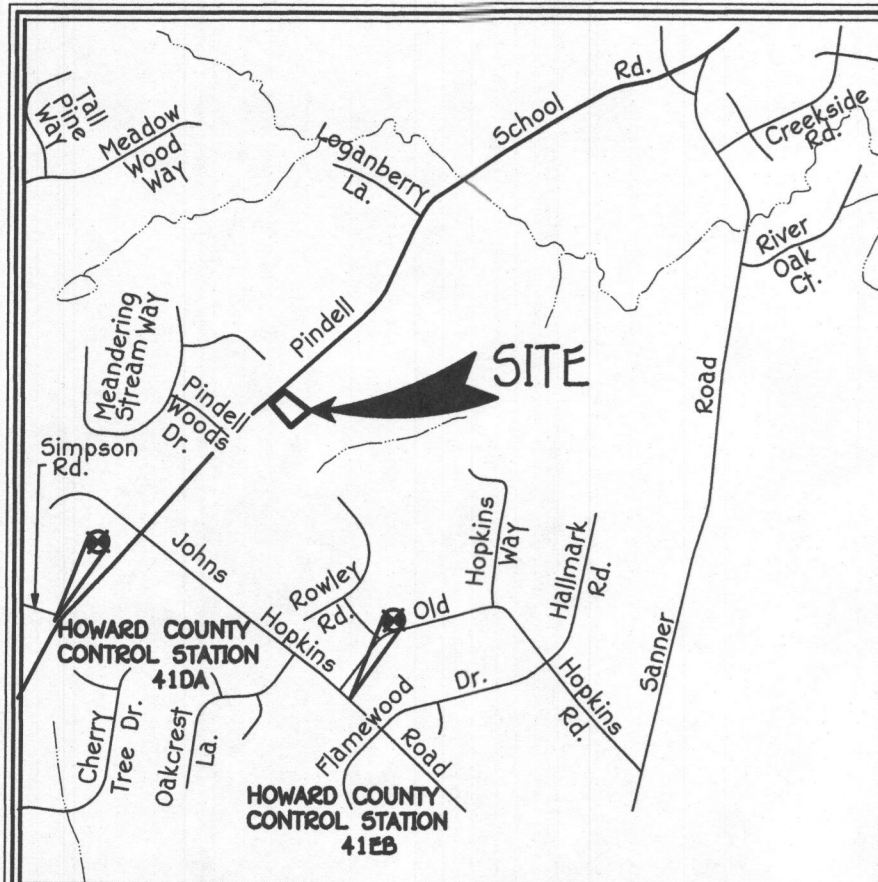
FF ≈ 454.6

**HOUSE LOCATION
DRAWING**

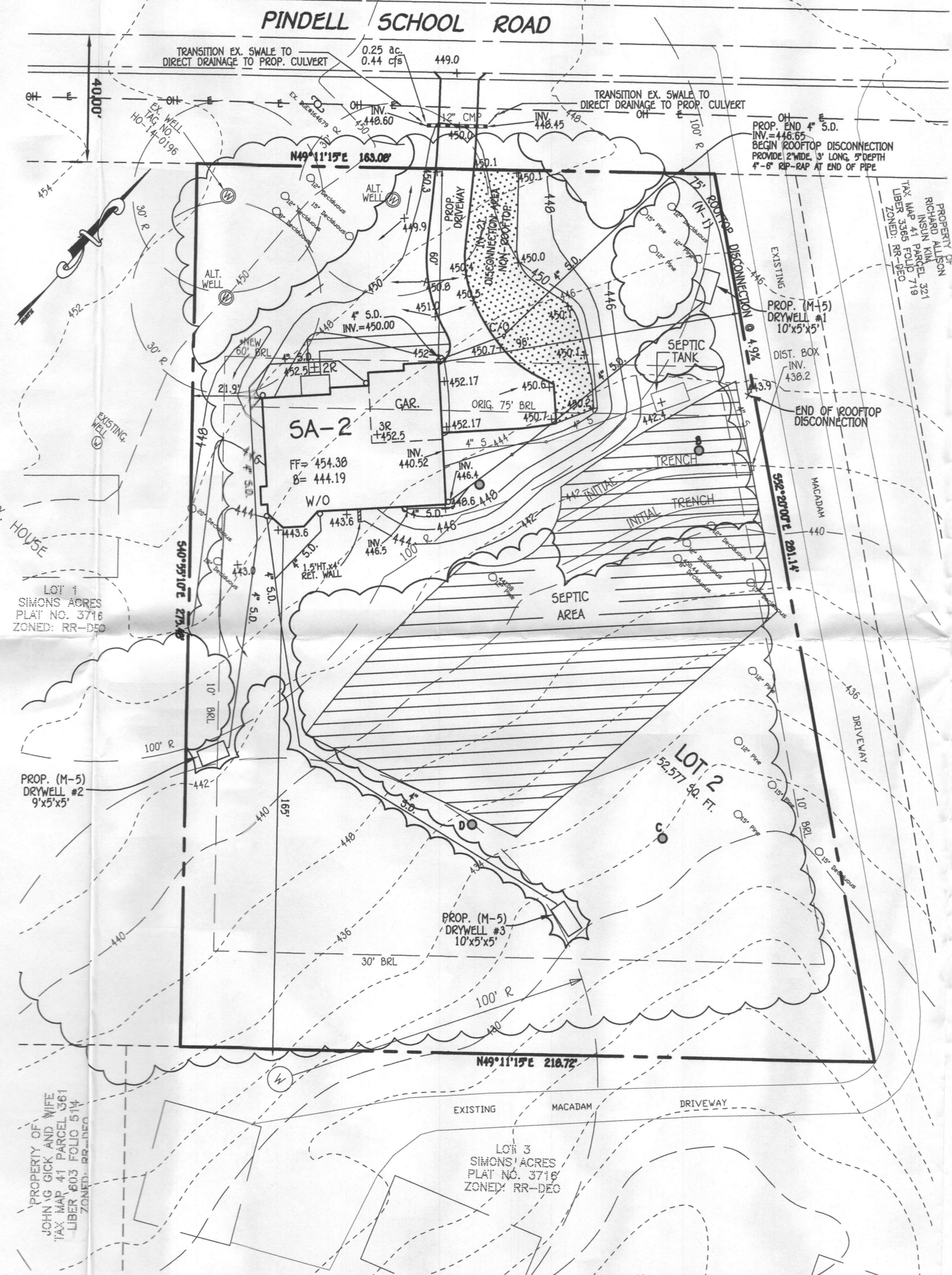
FOUNDATION LOCATION: 6/2/17
FINAL LOCATION:
BOUNDARY SURVEY:

SCALE: 1"=50'
DATE: 6/5/17
DRAWN BY: JIMP
CHECKED BY: MLR
PROJECT No.: 13040-6002

REVISION PLAT
SIMONS ACRES
LOT 2
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PLAT #22855



VICINITY MAP
SCALE: 1" = 1200'



PLAN
SCALE: 1" = 30'

SEWAGE DISPOSAL SYSTEM DATA: PERMIT 4 BEDROOMS (DESIGN FOR 5 BEDROOMS)

- PROP. INVERT AT FOUNDATION WALL: 440.52
- (MAX. NO. BEDRMS.=5)
EX. GRADE OVER TANK: 443.60
PROP. GRADE OVER TANK: 442.4
INVERT INTO TANK: 439.23 INVERT OUT TANK: 439.23
 - DISTRIBUTION BOX:
EX. GRADE: 441.80
PROP. GRADE: 442.70
INVERT IN: 437.30
 - TRENCH DESIGN:
(5' BODM X 150' GPD/BODM= 750 GPD)
750' / 12' APP. RATE = 625 SF
USE 3' WIDE TRENCH AND 10' MIN. SPACING BETWEEN TRENCH EDGES.
625 SF / 3' WIDTH = 209 L.F. X 0.625 = 131 L.F. MIN. TRENCH
USE 2- 65.5' LONG TRENCHES = 131 L.F.

NOTE:
THE PROPOSED HOUSE IS TO HAVE 4 BEDROOMS
(SEPTIC TRENCHES DESIGNED FOR 5 BEDROOMS).

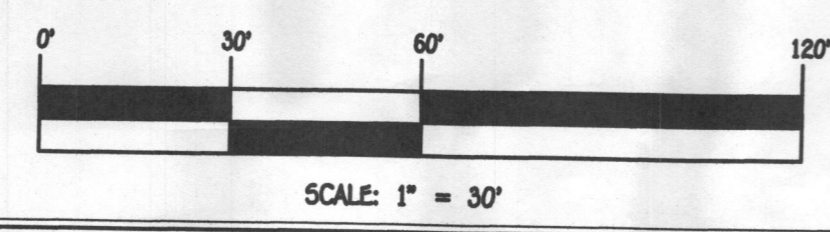
- FFE = 454.38
BSE = 444.19
INV. OUT OF HOUSE = 440.52
INV. INTO DISTRIBUTION BOX = 437.30
TOP OF TANK = 440.23
INV. INTO TANK = 439.23
INV. OUT OF TANK = 438.90
- INV. AT BEGINNING OF 1ST INITIAL TRENCH = 437.20
(EX. GRADE= 441.70 BOTTOM OF TRENCH= 435.20)
INV. AT BEGINNING OF 2ND INITIAL TRENCH = 436.10
(EX. GRADE= 440.60 BOTTOM OF TRENCH= 434.10)

NOTE:
NO GRAVITY SEWER SERVICE FOR THE BASEMENT. EJECTOR REQUIRED.

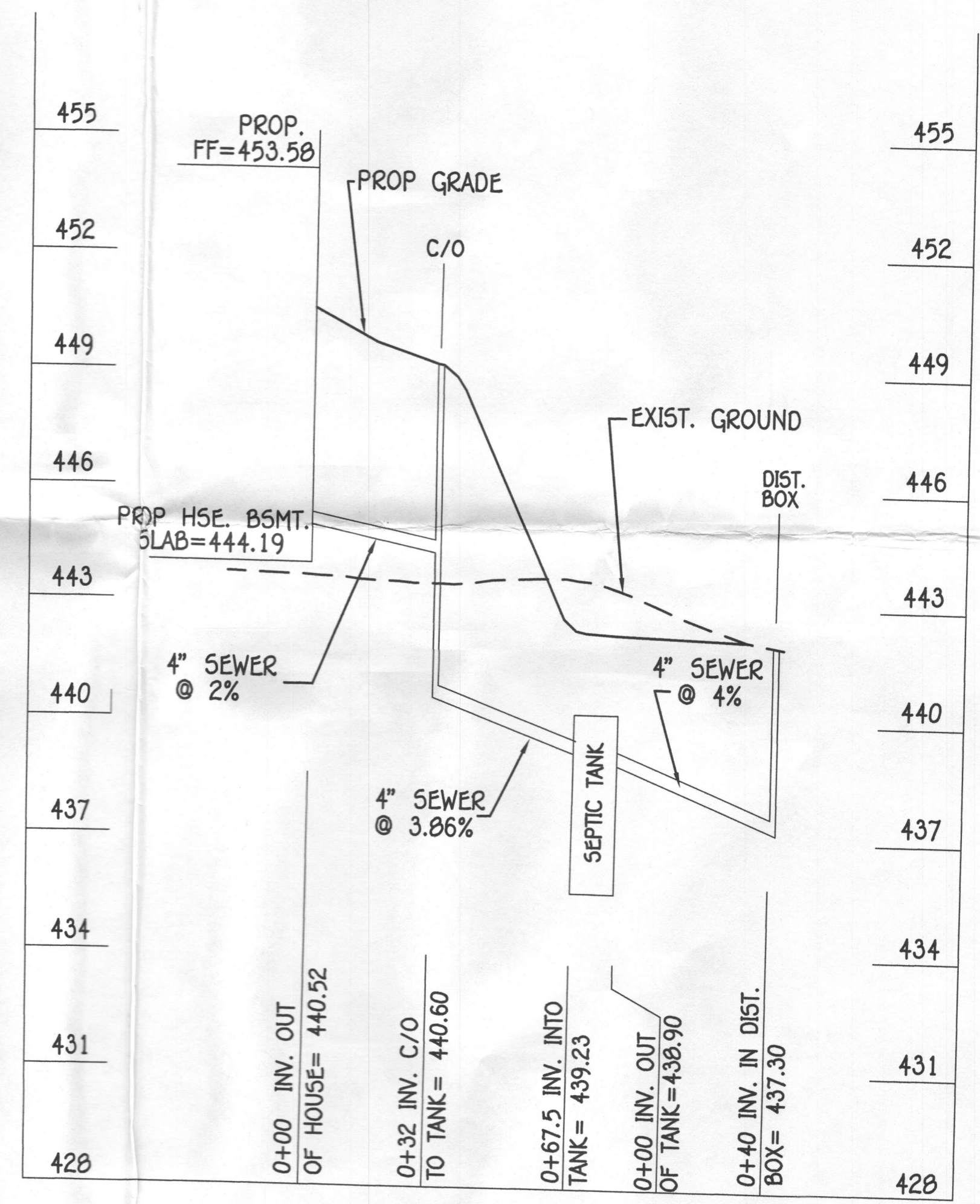
NOTE:
*AN ADMINISTRATIVE ADJUSTMENT WAS GRANTED FOR THE CONSTRUCTION OF THE PROPOSED DWELLING (AA-14-009).

OWNER/BUILDER
KD BUILDERS, L.L.C.
P.O. BOX 999
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 SALTSPRING NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895



SCALE: 1" = 30'



SEPTIC SYSTEM PROFILE

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20748, EXPIRATION DATE: 2/22/17.

ALDO M. VITUCCI



Approved Septic System Plan
Howard County Health Department
Dana Beard 2-6-17
Signature Date

SEPTIC INSTALLATION
SITE PLAN
SIMONS ACRES
LOT 2

7175 PINDELL SCHOOL ROAD
5TH ELECTION DISTRICT
TAX MAP No. 41 GRID No. 09 PARCEL No. 413
ZONED: RR-DEO HOWARD COUNTY, MARYLAND
DATE: JANUARY 26, 2017
SCALE: 1"=30' SHEET 1 OF 1

LEGEND

- PROPOSED 2' CONTOURS
- - - EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS
- ~ ~ ~ EXISTING TREE LINE
- ~ ~ ~ PROPOSED TREE LINE
- CL. 2
- MU. 2
- SOIL LINES AND TYPES
- ⊙ PROPOSED WELL
- ⊙ PASSED PERC
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SUPER SILT FENCE
- PROPOSED DIVERSION FENCE

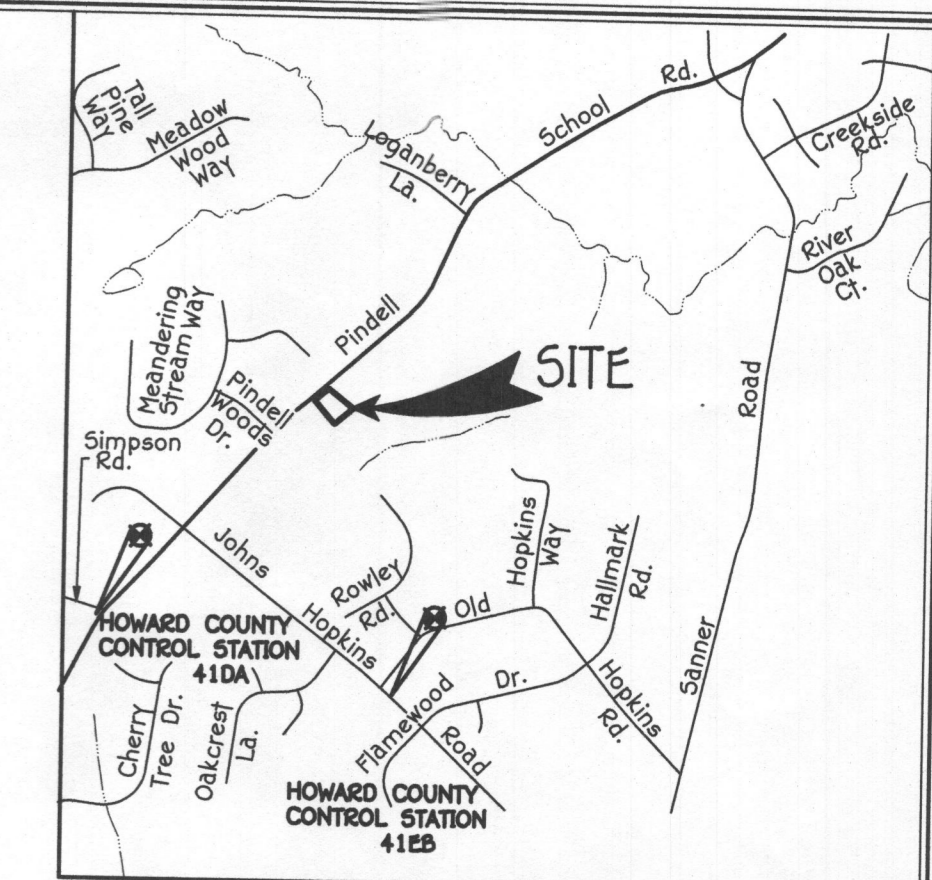
SOILS LEGEND		
SOIL	SOIL INFORMATION	CLASS
GaC	Gaia loam, 8 to 15 percent slopes	5
GgB	Genesly loam, 3 to 8 percent slopes	5

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

GEODETTIC CONTROL STATIONS

STATION 410A:
N. 166,704.85914
E. 408,950.85245
LOC. SW OF INTERSECTION
OF SIMPSON RD. &
PINDELL SCHOOL RD.
ELEV. 468.389

STATION 410B:
N. 166,498.87081
E. 407,755.58423
LOC. NE OF INTERSECTION
OF OLD HOPKINS RD. &
JOHNS HOPKINS RD.
ELEV. 463.779



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS.
2. TOTAL AREA OF PROPERTY: 1.207 AC. (52,577 SQ. FT.). LIMIT OF DISTURBANCE= 18,905 SQ. FT.
3. THIS SITE WILL BE SERVED BY PRIVATE WELL AND SEPTIC. A SEPTIC SYSTEM IS REQUIRED FOR SEWER SERVICE.
4. THIS LOT COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
5. FIELD RUN TOPOGRAPHIC SURVEY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. MAY, 2014.
6. EXISTING TREE CLEARING PROPOSED BY THIS PLAN IS 18,905 SQ. FT. IN ACCORDANCE WITH THE PROVISIONS OF HOWARD COUNTY CODE, SECTION 16.1202, SECTION 16.1202 (B)(2)(I), THE DEVELOPER HAS FILED A DECLARATION OF INTENT (DOI), FOR A SINGLE LOT EXEMPTION FOR CLEARING LESS THAN 20,000 S.F. OF FOREST. THIS SERVES TO SATISFY THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM. THERE ARE NO SPECIMEN TREES WITHIN THE LIMIT OF DISTURBANCE.
7. THERE ARE NO EXISTING WETLANDS, STREAMS, FLOODPLAIN, STEEP SLOPES, OR ASSOCIATED BUFFERS ON THIS PROPERTY.
8. PRIOR HOWARD COUNTY FILE NO.'S ARE: F-77-139, VP-77-52, F-14-120, & AA-14-009 FOR THE CONSTRUCTION OF THE PROPOSED DWELLING. THIS ADMINISTRATIVE ADJUSTMENT WAS GRANTED SOLELY FOR THE CONSTRUCTION OF THE PROPOSED DWELLING AND NOT FOR ANY OTHER STRUCTURE, ADDITION, BUILDING, OR USE. THIS ADMINISTRATIVE ADJUSTMENT WAS APPROVED FOR A REDUCTION OF THE ORIGINAL BUILDING RESTRICTION LINE IN THE FRONT YARD OF LOT 2 (FROM 75 FT. TO 60 FT.).
9. STORMWATER MANAGEMENT IS BEING PROVIDED WITH NON-ROOFTOP DISCONNECTIONS FOR THE DRIVEWAY, ROOFTOP & DRYWELLS FOR THE ROOFTOP RUN-OFF.
10. RECORD PLAT REFERENCE NO.5 ARE: 3716 & 22855.

Existing Conditions
Simplified Forest Stand Delineation

The subject property is located at 7175 Pindel School Road in the Fulton section of Howard County, Maryland. The property is 1.21 acres in size and is currently vacant.

The rectangular lot is bounded by existing residential development. The site is gently sloping and the soils on the site are identified as (GaC) Gaia loam, 8 to 15 percent slopes and (GgB) Genesly loam, 3 to 8 percent slopes.

There are no wetlands, streams or buffers on the property.

The site does contain a young successional forest community that includes Virginia pine, tulip poplar, black cherry, sassafras and red maple. Pine and poplar comprise the majority of the canopy. Canopy trees are generally 10-16" diameter at breast height. No specimen trees were observed on the site.

The shrub layer includes American holly saplings, red cedar, multiflora rose, Japanese barberry and spicetush. The ground layer is dominated by Oriental bittersweet and Japanese honeysuckle. The bittersweet extends into the canopy and grape vine was also noted in the canopy.

Downed woody debris is common on the site.

The forest is in fair condition due to the prevalence of invasive species. The forest is a low retention priority on the basis of its small size and isolated position on the landscape.

Forest Conservation Obligations

The proposed development will require less than 20,000 sq. ft. of forest clearing which will be exempt from the FCA requirements under section 16202 B(2) I. This exemption does require that a Declaration of Intent is filed which will restrict further forest clearing on the site for a five year period.

MD DNR Qualified Professional
Landscape Architect
Certification # MDCPS180049648
JOHN P. CANNLES

Eco-Science
Professionals, Inc.
CONSULTING ECOLOGISTS

PERMIT
SITE PLAN
SIMONS ACRES
LOT 2

7175 PINDELL SCHOOL ROAD

5TH ELECTION DISTRICT

TAX MAP NO. 41 GRID NO. 09 PARCEL NO. 413

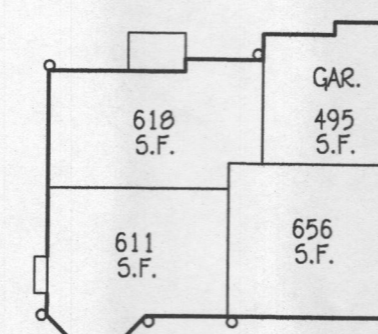
ZONED: RR-DEO HOWARD COUNTY, MARYLAND

DATE: JAN. 26, 2017

SCALE: 1"=30' SHEET 1 OF 1

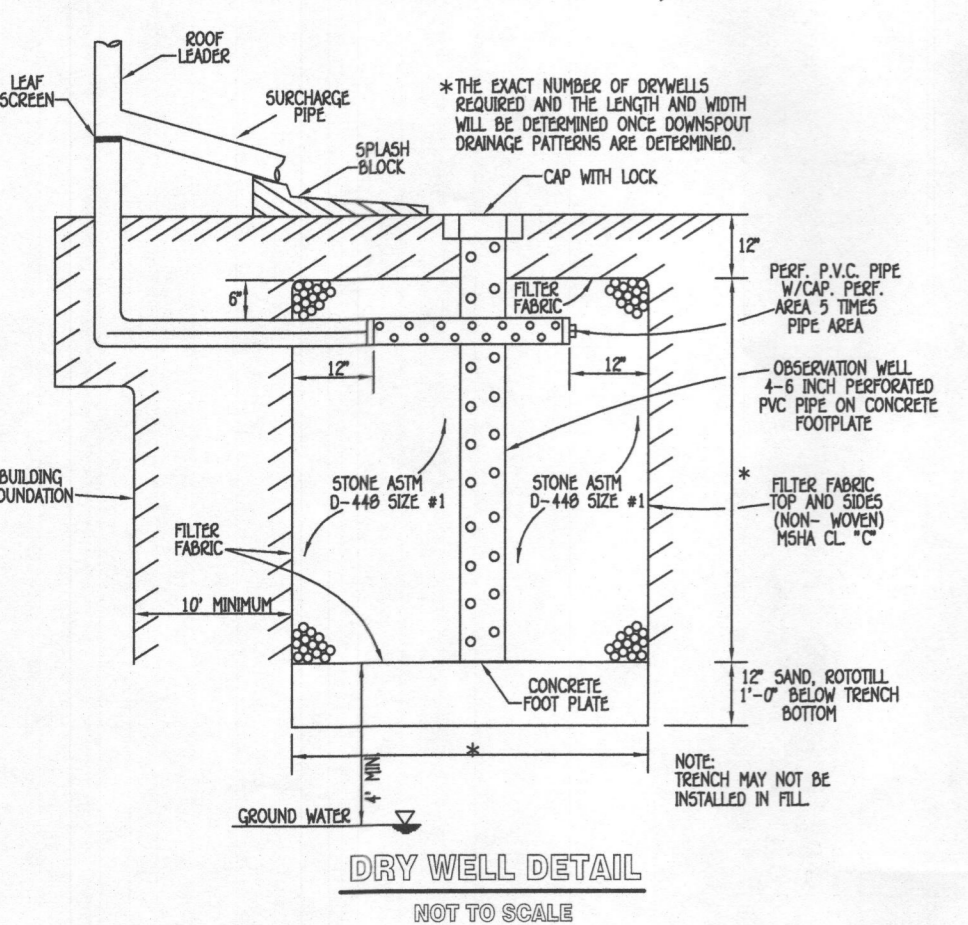
OWNER/BUILDER

KD BUILDERS, L.L.C.
P.O. BOX 999
COLUMBIA, MARYLAND 21044

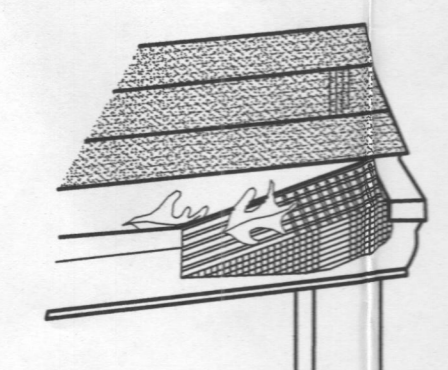


HOUSE DRAINAGE DOWNSPOUT DRAINAGE AREAS

SCALE: 1"=30'



DRY WELL DETAIL
NOT TO SCALE



GUTTER DRAIN FILTER DETAIL
NOT TO SCALE

OPERATION & MAINTENANCE SCHEDULE
FOR PRIVATELY OWNED AND MAINTAINED
DRY WELLS (M-5)

- A. THE OWNER SHALL INSPECT THE HOUSING WELLS AND DISCHARGES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY GROWTH SEASON.
- B. THE OWNER SHALL REMOVE THE WEEDS AND GROWTH FROM THE HOUSING WELLS ONCE A YEAR TO PREVENT BLOCKAGE.
- C. THE OWNER SHALL REMOVE A LOG FROM THE WELLS AT WHICH THE FLOWLINE IS AT THE TOP OF THE WELLS.
- D. WHEN THE FLOWLINE IS AT THE TOP OF THE WELLS, THE OWNER SHALL REMOVE THE LOGS FROM THE WELLS WITHIN A SEVENTY-TWO (72) HOUR PERIOD, COMMENCING FROM THE DATE OF THE INSPECTION.
- E. THE HOUSING WELLS SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO DETERMINE COMPLIANCE WITH OPERATION AND PERFORMANCE CRITERIA.
- F. ONCE THE PERFORMANCE CRITERIA OF THE HOUSING WELLS HAS BEEN MET, THE HOUSING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

OPERATION & MAINTENANCE SCHEDULE
FOR PRIVATELY OWNED AND MAINTAINED,
DISCONNECTION OF ROOFTOP (N-1)
AND RUNOFF (N-2)

1. PERFORMANCE OF AREAS BEARING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER AREAS OR LANDSCAPED AREAS. THE AREAS BEARING HEAVY LOADS OR PROTECTED FROM PUBLIC CONNECTION OR DEVELOPMENT OF IMPERVIOUS AREAS, IN CONNECTION, AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

IMPERVIOUS AREA

HOUSE 2,923 SQUARE FEET
DRIVEWAY 1,150 SQUARE FEET
TOTAL 4,073 SQUARE FEET

DRYWELL NO.	AREA OF ROOF PER DRY WELL	VOLUME OF WATER COLLECTED	VOLUME OF WATER TREATED	AREA OF IMPERVIOUS SURFACE	SL x W x D
1	577 SQ. FT.	30 CF	33 CF	100%	10' x 3.5' x 3'
2	577 SQ. FT.	30 CF	33 CF	100%	10' x 3.5' x 3'
3	331 SQ. FT.	31 CF	35 CF	100%	8' x 4.5' x 4'

WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-14-0196, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

LOT 3B
PINDELL WOODS
S.S. S3DHI
TAX MAP 41 PARCEL 321
PLAT NO. 149222
ZONED: RR-DEO

MOUNT VIEW LLC
PARCEL 17
PINDELL WOODS
TAX MAP 41
LIBER 5406 FOLIO 584
ZONED: RR-DEO

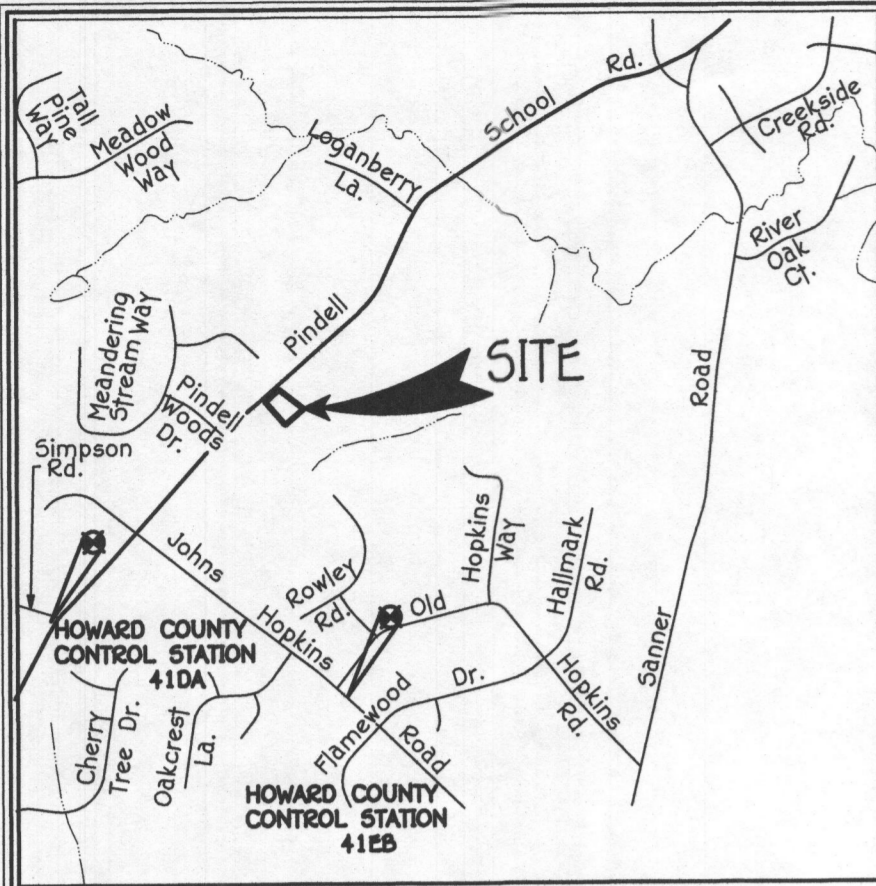
PROPERTY OF
RICHARD ALLISON
INSUN KIM
TAX MAP 41 PARCEL 321
LIBER 3365 FOLIO 719
ZONED: RR-DEO

LOT 1
SIMONS ACRES
PLAT NO. 3716
ZONED: RR-DEO

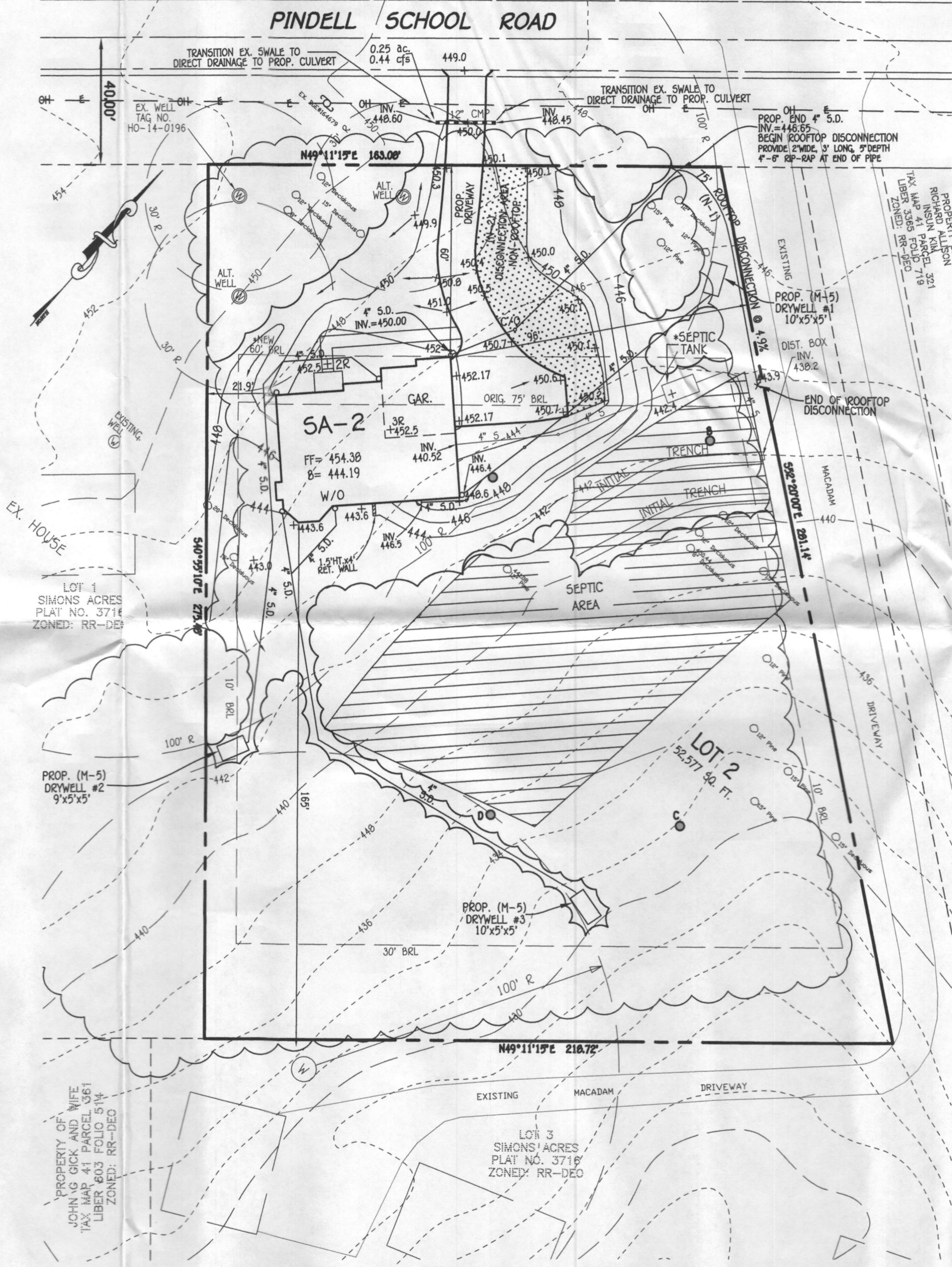
LOT 5
SIMONS ACRES
PLAT NO. 3716
ZONED: RR-DEO

PROPERTY OF
JOHN G GICK AND WIFE
TAX MAP 41 PARCEL 361
LIBER 603 FOLIO 514
ZONED: RR-DEO

D:\2017\20170126\20170126.dwg User: jlp Date: 1/26/17 2:52:18 PM



VICINITY MAP
SCALE: 1" = 1200'

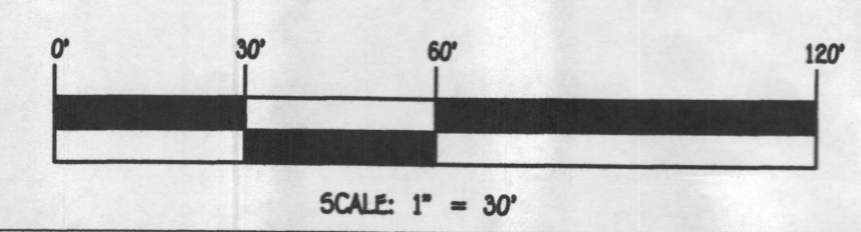


NOTE:
NO GRAVITY SEWER SERVICE FOR THE BASEMENT. EJECTOR REQUIRED.

PLAN
SCALE: 1" = 30'

NOTE:
AN ADMINISTRATIVE ADJUSTMENT WAS GRANTED FOR THE CONSTRUCTION OF THE PROPOSED DWELLING (AA-14-009).

OWNER/BUILDER
KD BUILDERS, L.L.C.
P.O. BOX 999
COLUMBIA, MARYLAND 21044



SCALE: 1" = 30'

NOTE:
* USE 1500 GALLON SEPTIC TANK

SEWAGE DISPOSAL SYSTEM DATA- PERMIT 4 BEDROOMS (DESIGN FOR 5 BEDROOMS)

- PROP. INVERT AT FOUNDATION WALL: 440.52
 - 1. (MAX. NO. BEDRMS=5)
EX. GRADE OVER TANK: 443.60
PROP. GRADE OVER TANK: 442.4
INVERT INTO TANK: 439.23 INVERT OUT TANK: 439.23
 - 2. DISTRIBUTION BOX:
EX. GRADE: 441.80
PROP. GRADE: 442.70
INVERT IN: 437.30
 - 3. TRENCH DESIGN:
(5 BDRM X 150 GPD/BDRM= 750 GPD)
750 / 1.2 AFD. RATE = 625 SF
USE 3" WIDE TRENCH AND 10" MIN. SPACING BETWEEN TRENCH EDGES.
625 SF / 3' WIDTH = 209 L.F. X 0.825 = 131 L.F. MIN. TRENCH
USE 2- 65.5' LONG TRENCHES = 131 L.F.
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 - BSE = 444.19
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NOTE:
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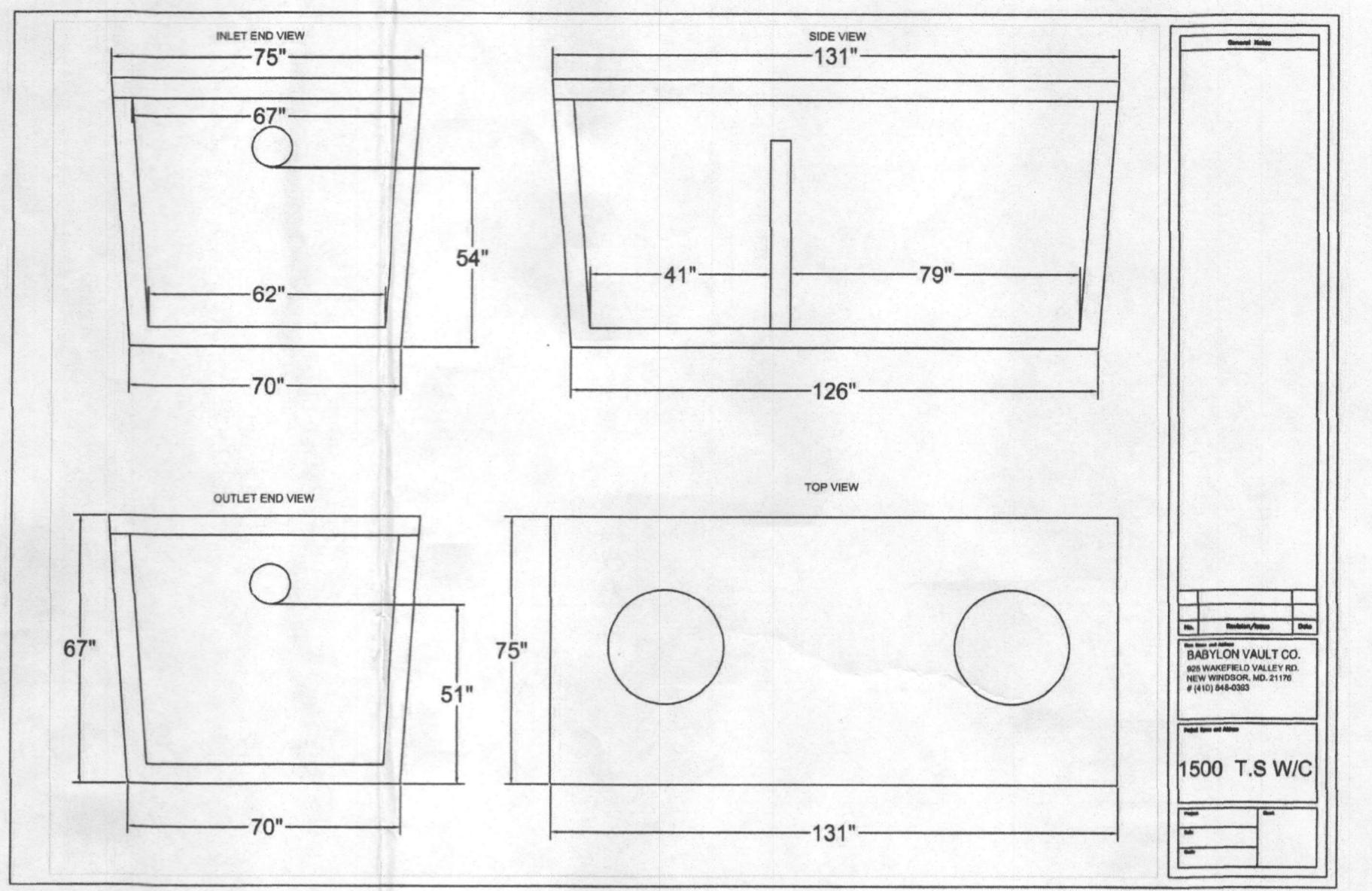
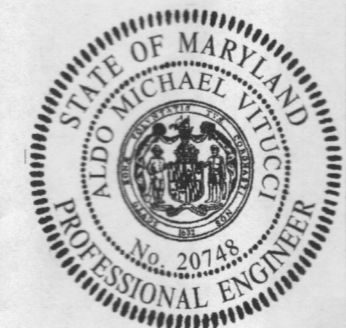
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20740, EXPIRATION DATE: 2/22/17.

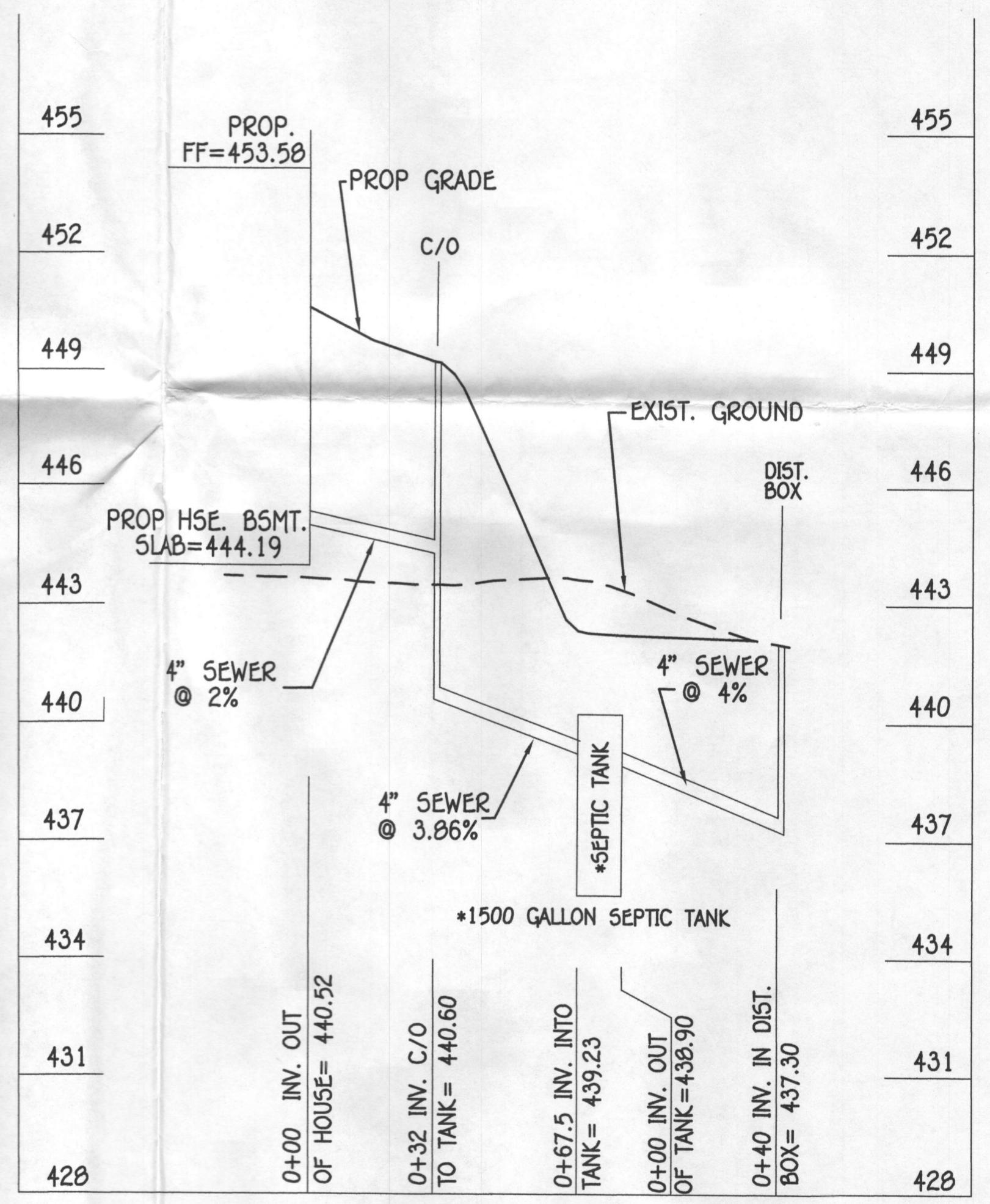
WELL CERTIFICATION:

THE EXISTING WELL, TAG NO. HO-14-0196, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

Aldo M. Vitucci 2/15/17
ALDO M. VITUCCI



2 CHAMBER SEPTIC TANK DETAIL- 1500 GAL.
NOT TO SCALE

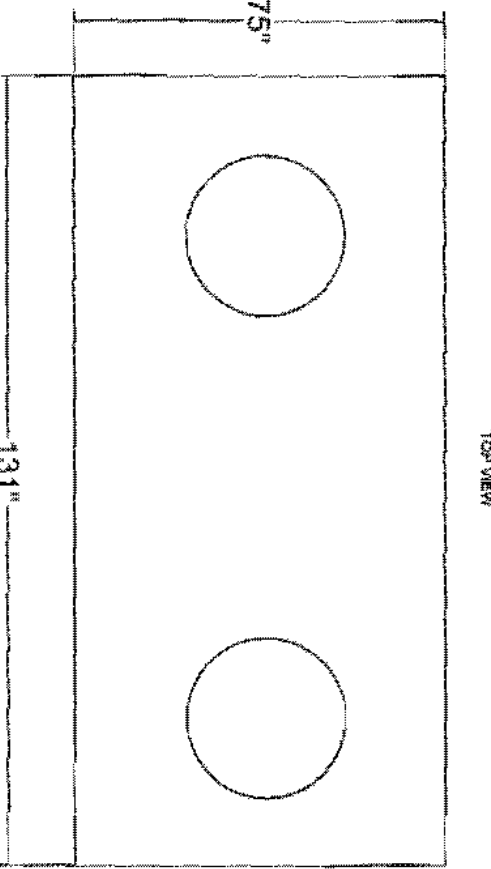
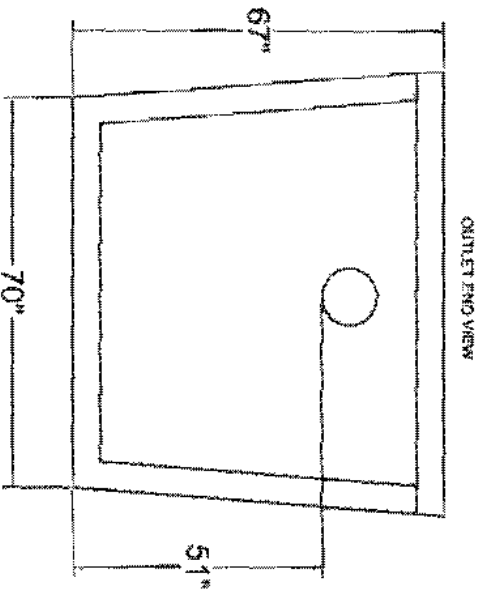
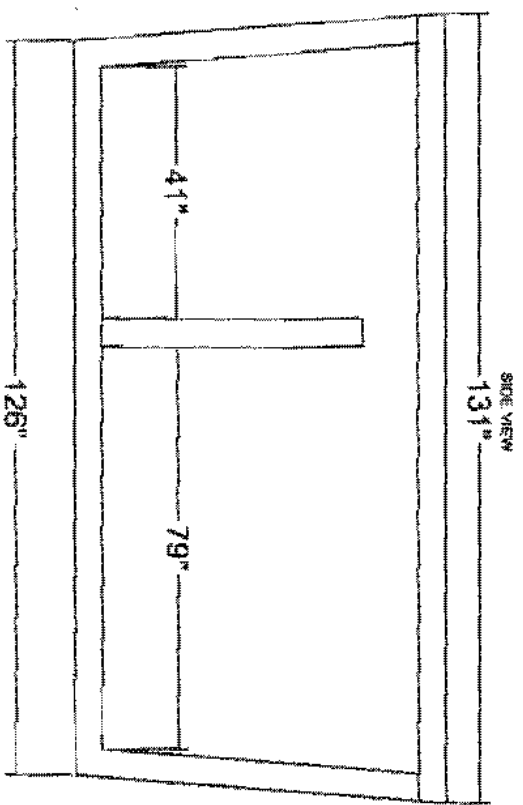
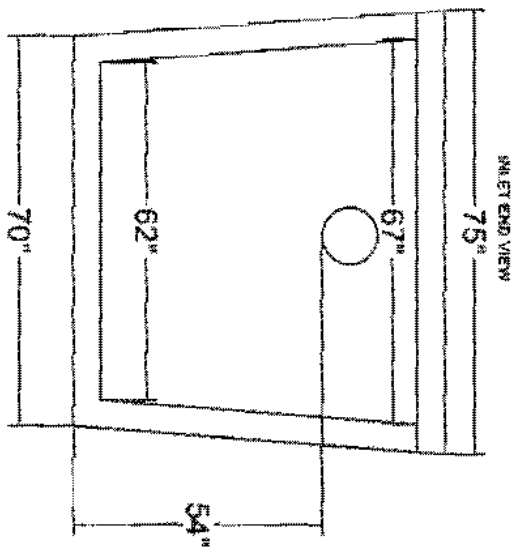


SEPTIC SYSTEM PROFILE

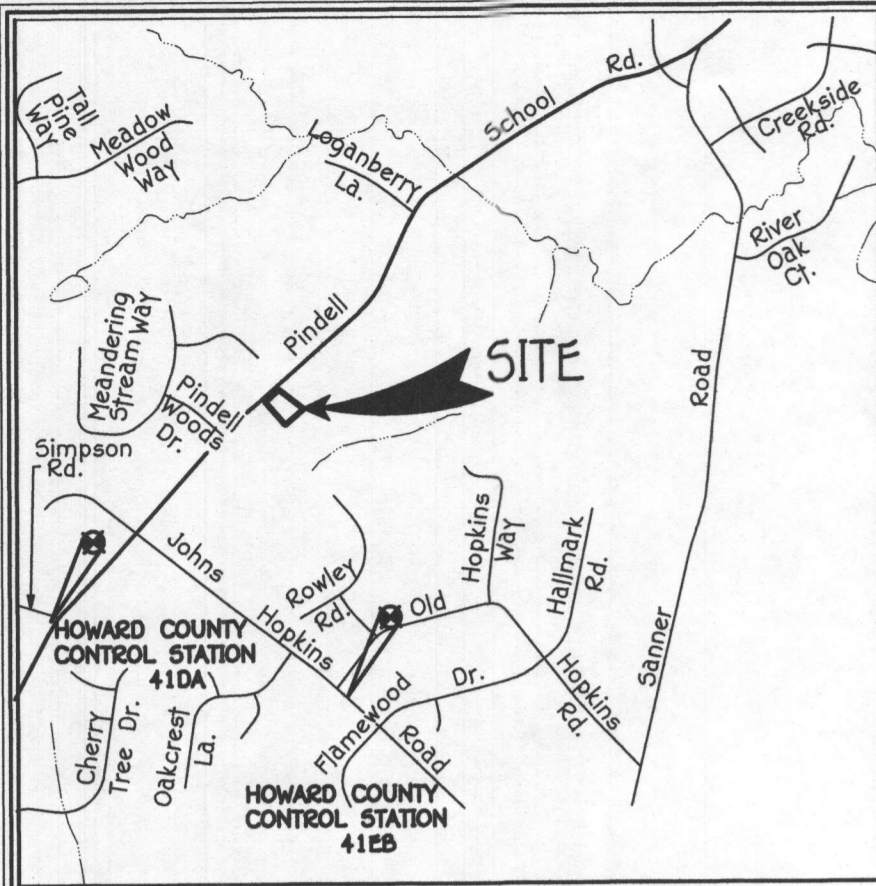
SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

SEPTIC INSTALLATION
SITE PLAN
SIMONS ACRES
LOT 2

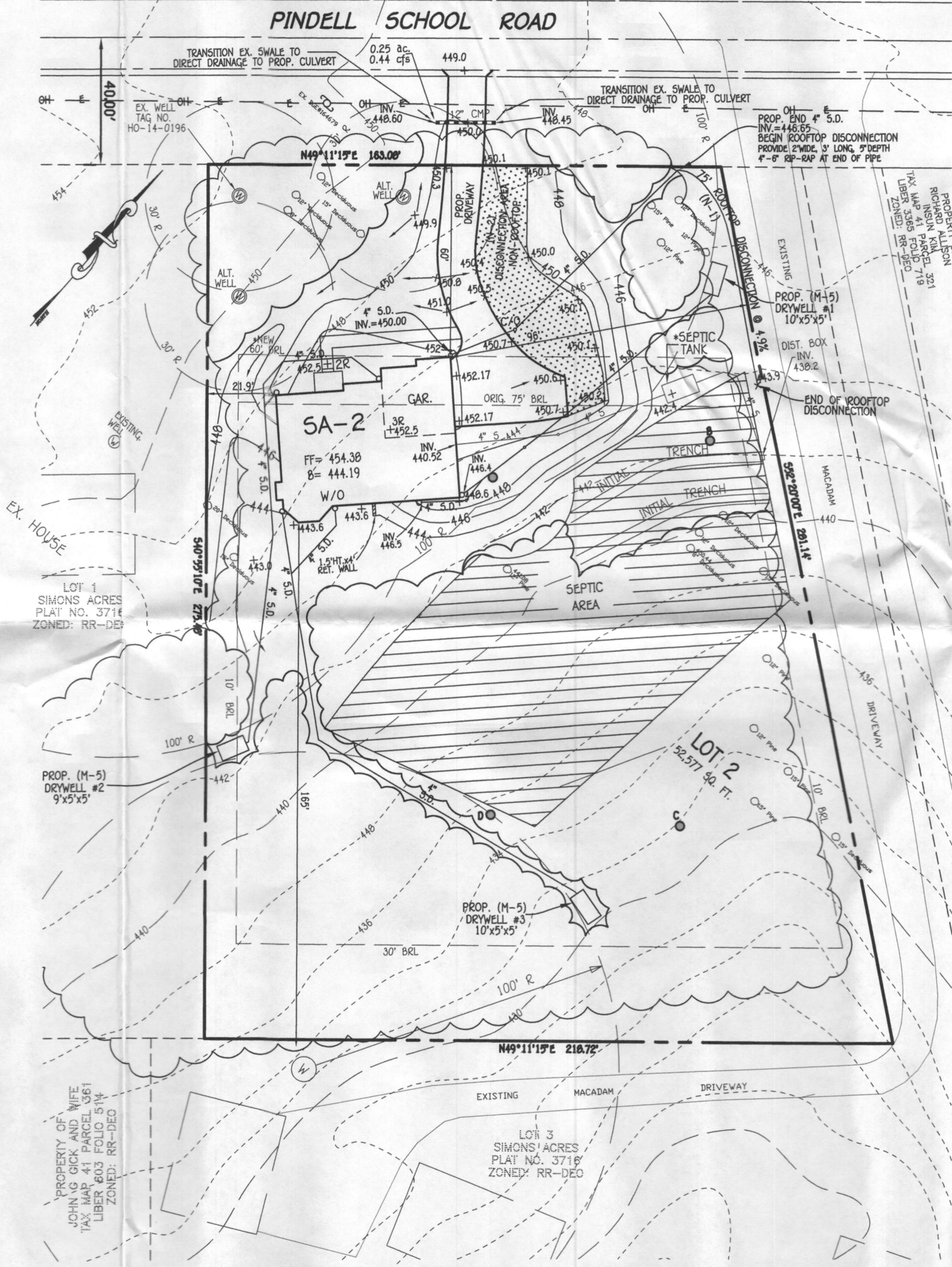
7175 PINDELL SCHOOL ROAD
5TH ELECTION DISTRICT
TAX MAP No. 41 GRID No. 09 PARCEL No. 413
ZONED: RR-DEO HOWARD COUNTY, MARYLAND
DATE: FEB. 15, 2017
SCALE: 1"=30' SHEET 1 OF 1



MADE IN U.S.A. BABCOCK & WILCOX VALVE CO. 607 EAST 81ST ST. ST. LOUIS, MO. 63117 414/370-0400		Part Name Part No.
1500 T.S.W/C		Qty Unit



VICINITY MAP
SCALE: 1" = 1200'

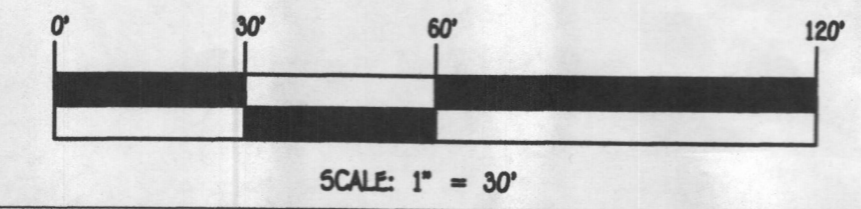


NOTE:
NO GRAVITY SEWER SERVICE FOR THE BASEMENT. EJECTOR REQUIRED.

PLAN
SCALE: 1" = 30'

NOTE:
AN ADMINISTRATIVE ADJUSTMENT WAS GRANTED FOR THE CONSTRUCTION OF THE PROPOSED DWELLING (AA-14-009).

OWNER/BUILDER
KD BUILDERS, L.L.C.
P.O. BOX 999
COLUMBIA, MARYLAND 21044



SCALE: 1" = 30'

NOTE:
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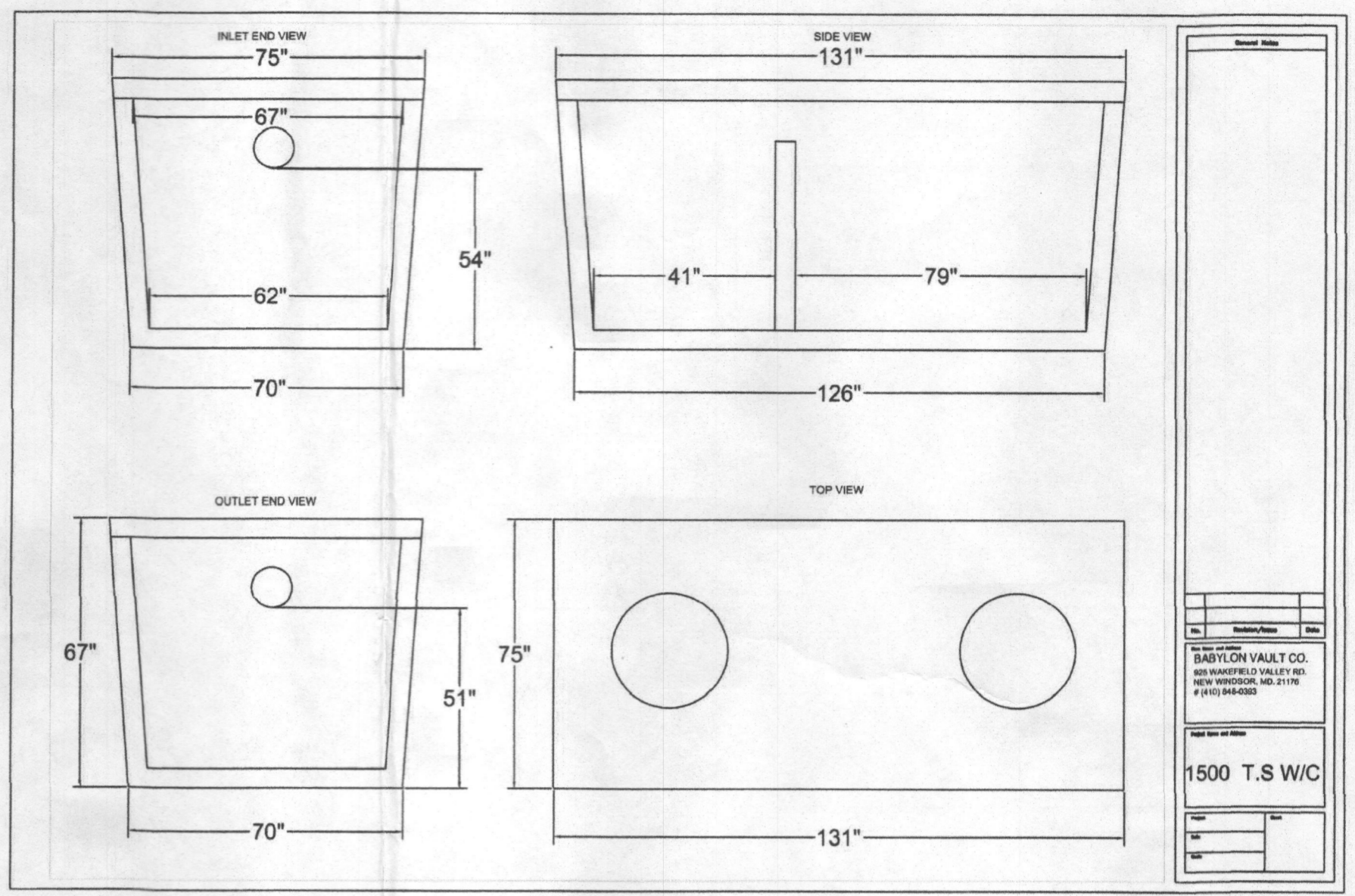
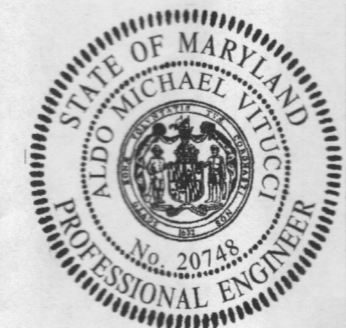
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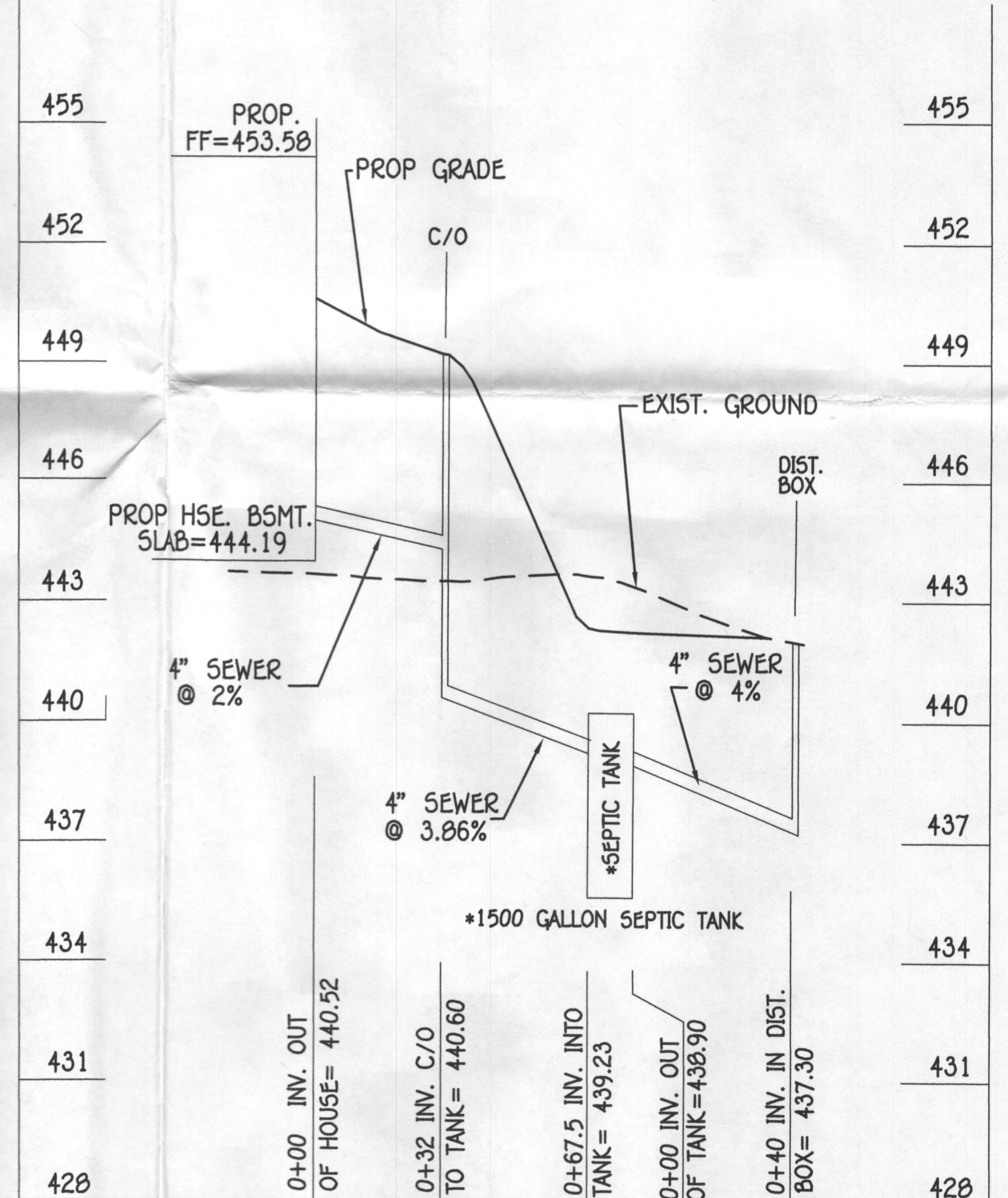
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Aldo M. Vitucci 2/15/17
ALDO M. VITUCCI



2 CHAMBER SEPTIC TANK DETAIL- 1500 GAL.
NOT TO SCALE

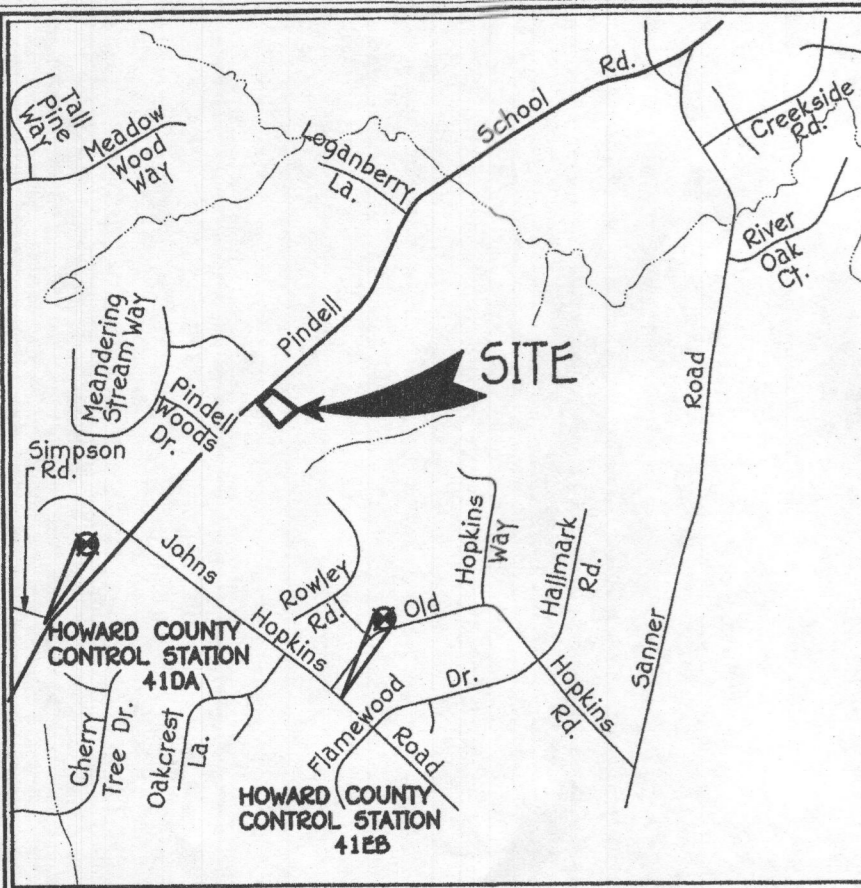


SEPTIC SYSTEM PROFILE

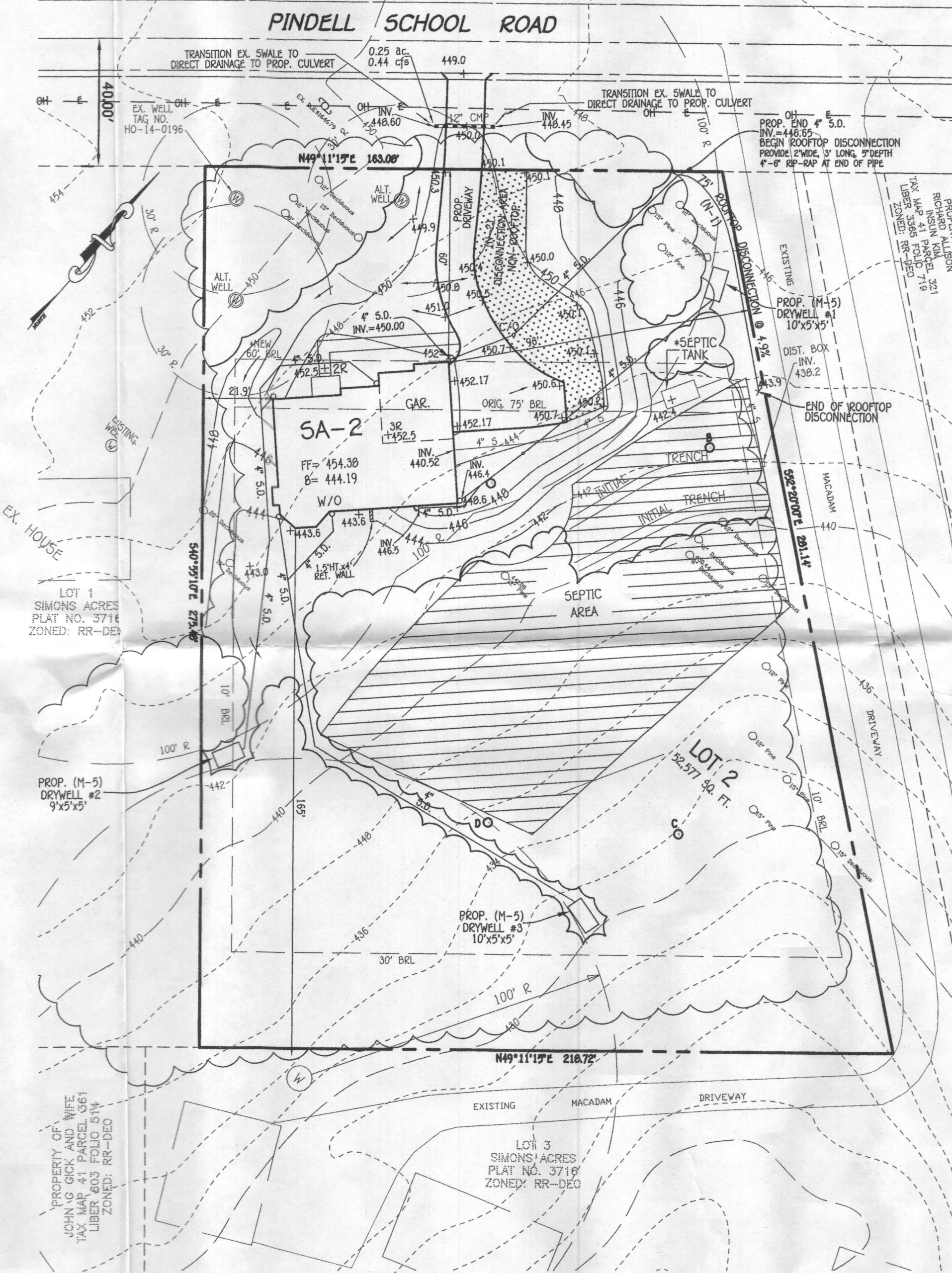
SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

SEPTIC INSTALLATION
SITE PLAN
SIMONS ACRES
LOT 2

7175 PINDELL SCHOOL ROAD
5TH ELECTION DISTRICT
TAX MAP No. 41 GRID No. 09 PARCEL No. 413
ZONED: RR-DEO HOWARD COUNTY, MARYLAND
DATE: FEB. 15, 2017
SCALE: 1"=30' SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 1200'



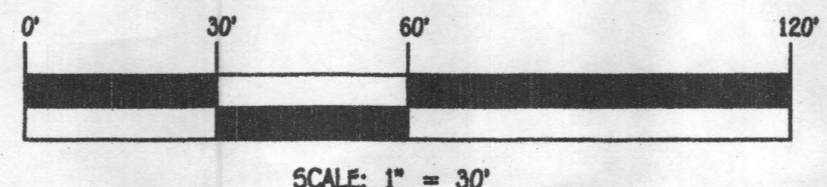
NOTE:
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PLAN
SCALE: 1" = 30'

NOTE:
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OWNER/BUILDER
KD BUILDERS, L.L.C.
P.O. BOX 999
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10072 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2899



SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20748, EXPIRATION DATE: 2/22/17.

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Aldo M. Vitucci 2/15/17
ALDO M. VITUCCI

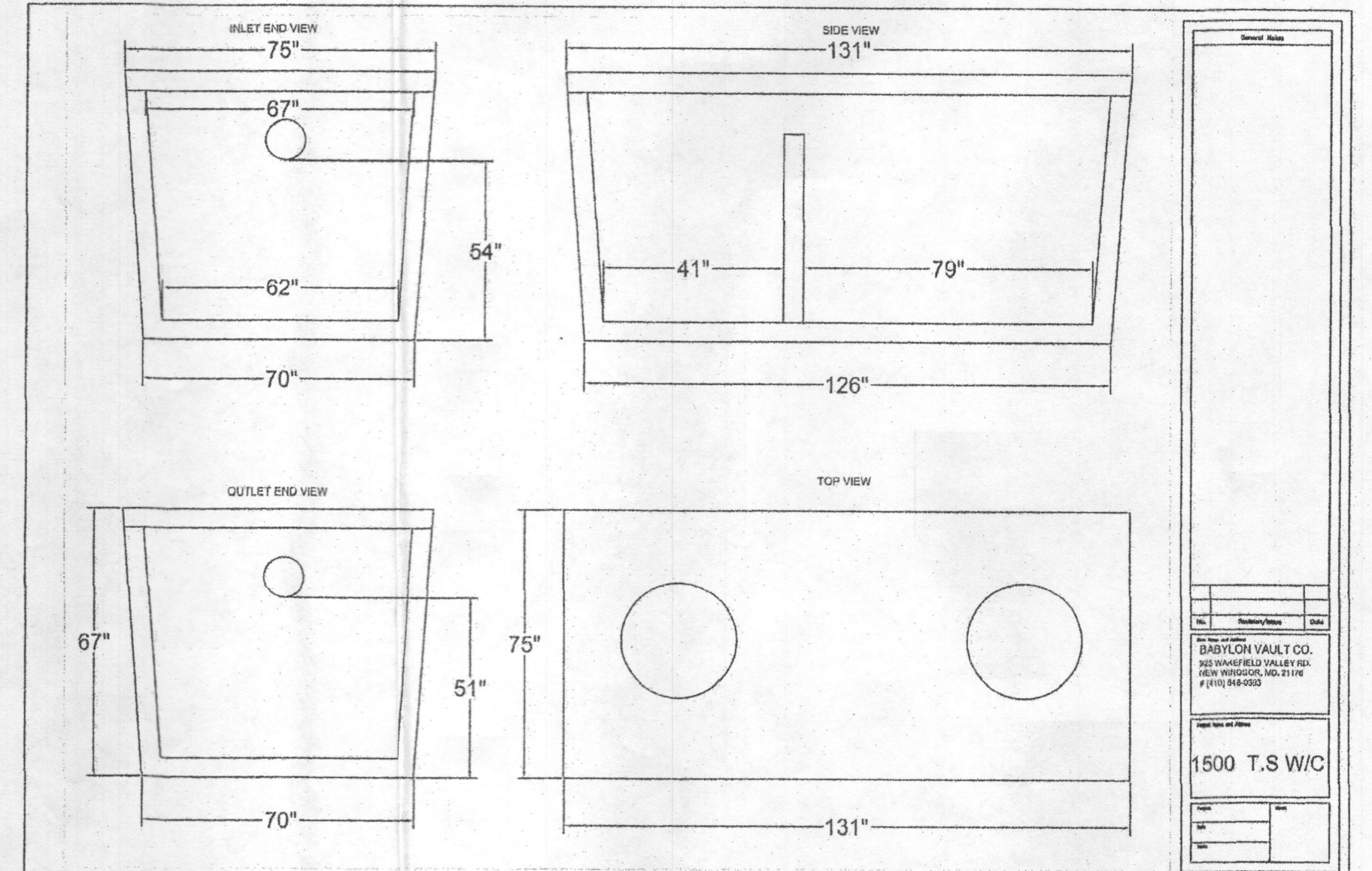


NOTE:
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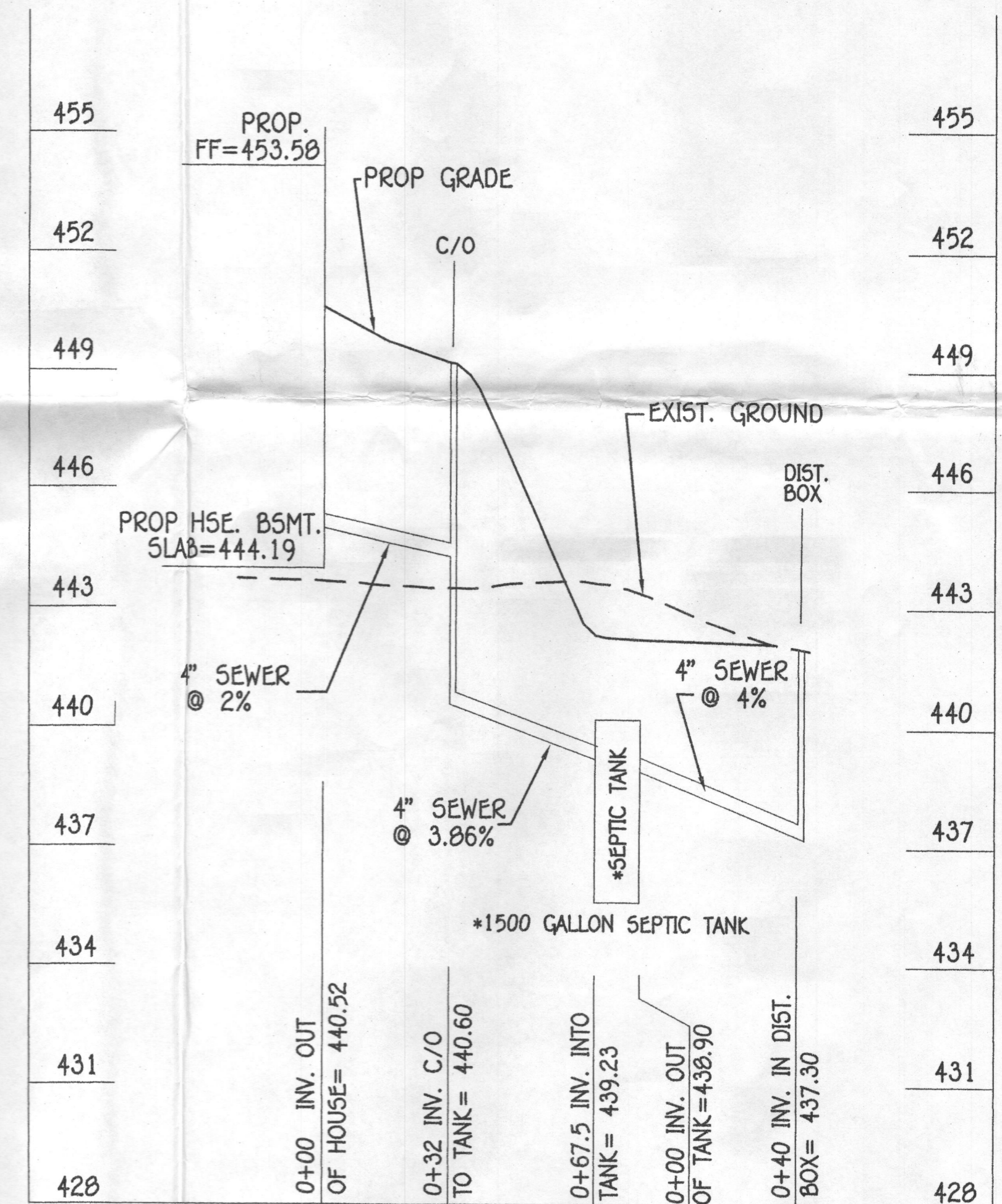
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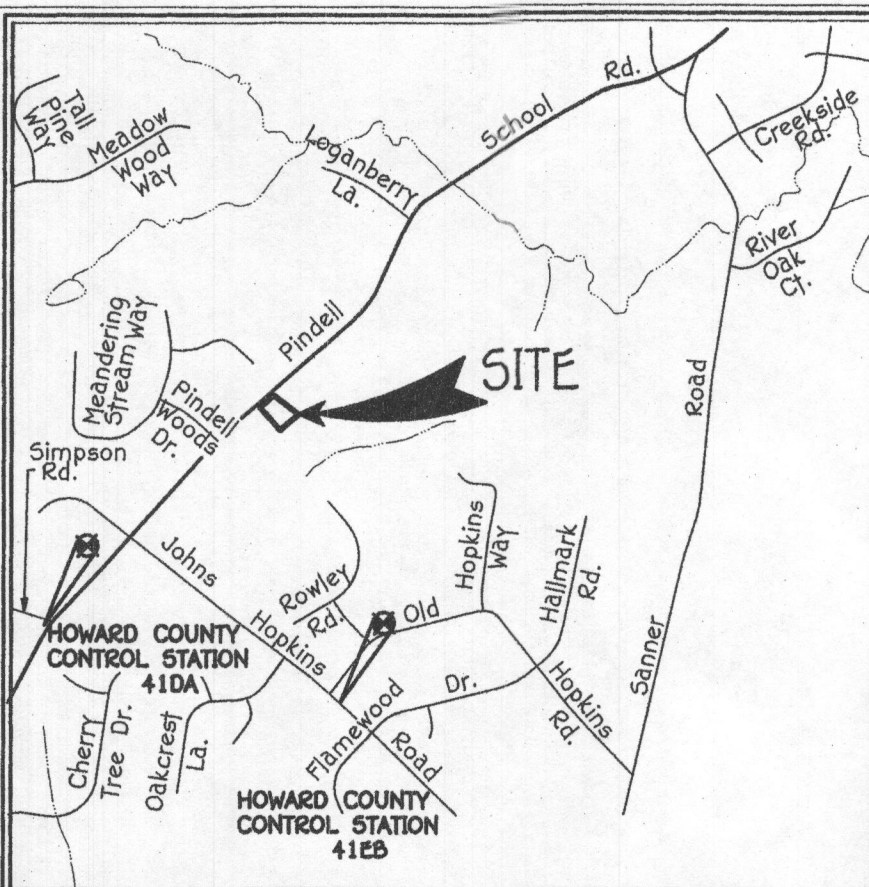


2 CHAMBER SEPTIC TANK DETAIL- 1500 GAL.
NOT TO SCALE

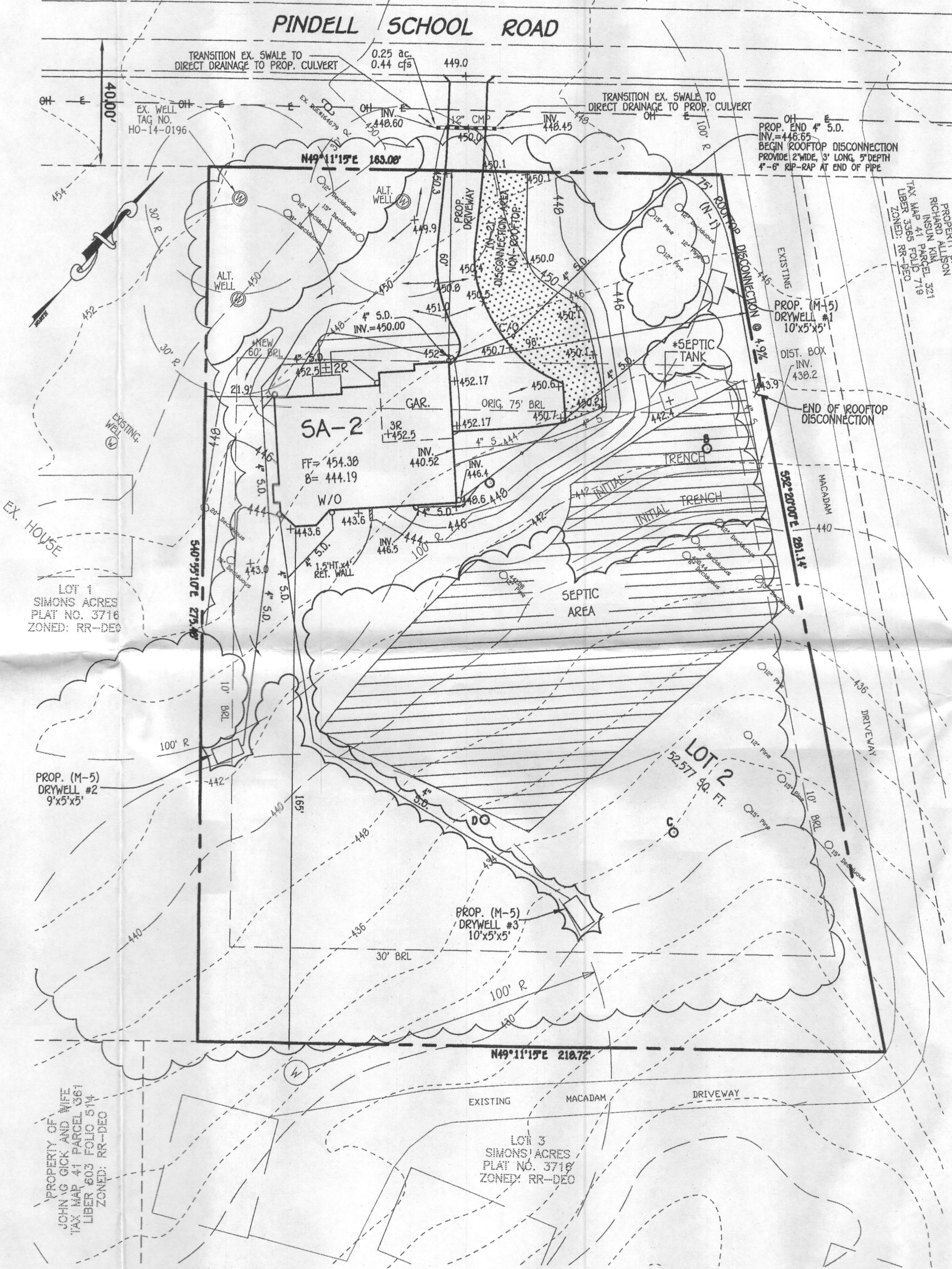


SEPTIC SYSTEM PROFILE
SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

SEPTIC INSTALLATION SITE PLAN
SIMONS ACRES
LOT 2
7175 PINDELL SCHOOL ROAD
5TH ELECTION DISTRICT
TAX MAP No. 41 GRID No. 09 PARCEL No. 413
ZONED: RR-DEO HOWARD COUNTY, MARYLAND
DATE: FEB. 15, 2017
SCALE: 1" = 30' SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 1200'



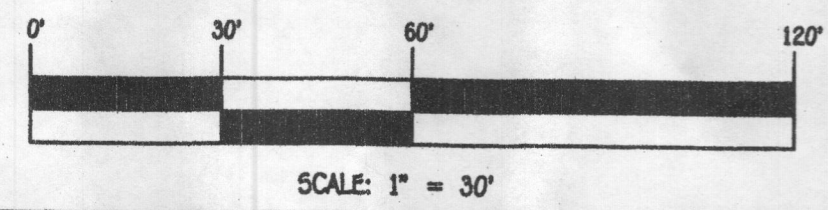
PLAN
SCALE: 1" = 30'

NOTE:
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NOTE:
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OWNER/BUILDER
KD BUILDERS, L.L.C.
P.O. BOX 999
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK, 10272 BALTIMORE NATIONAL PIKE
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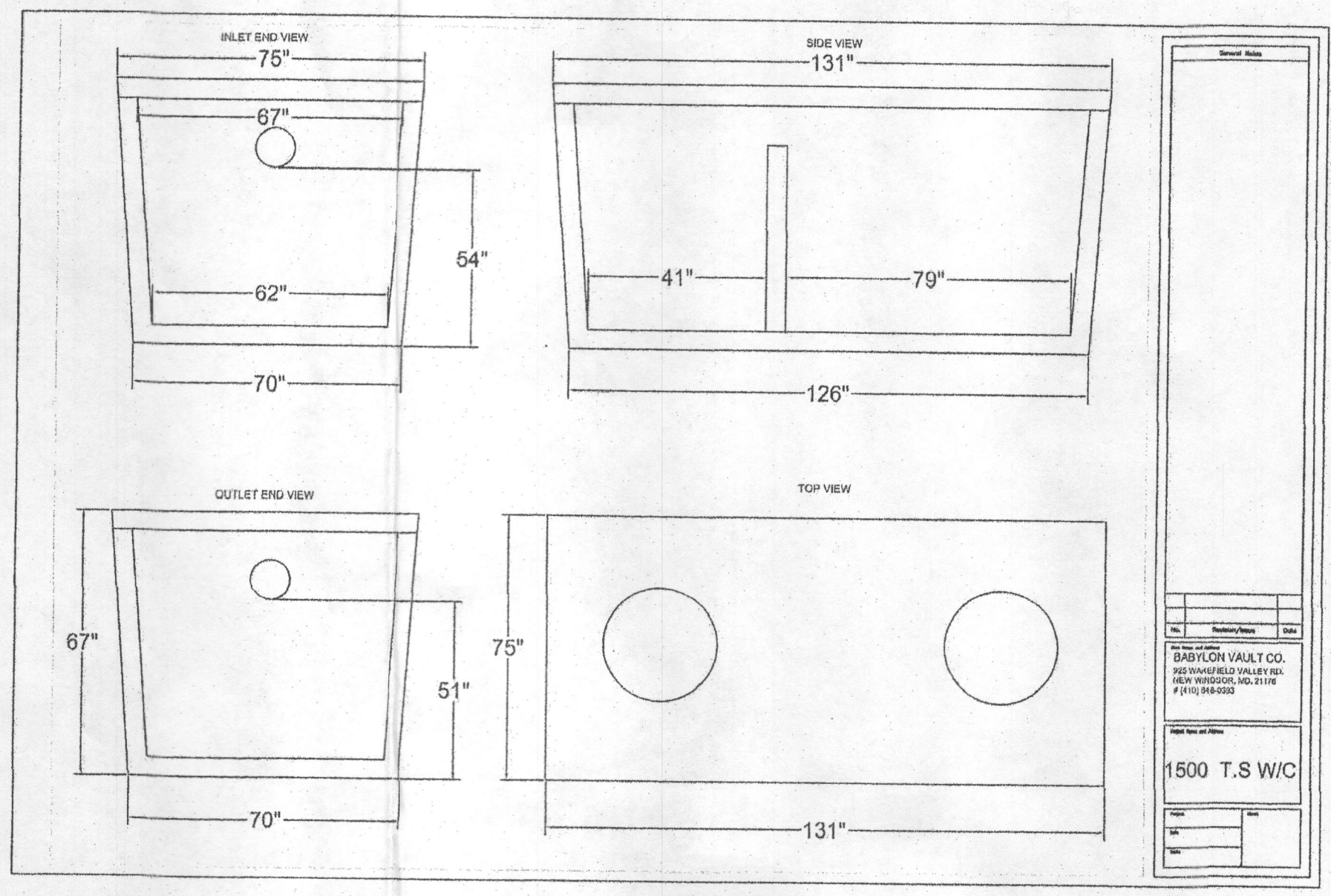
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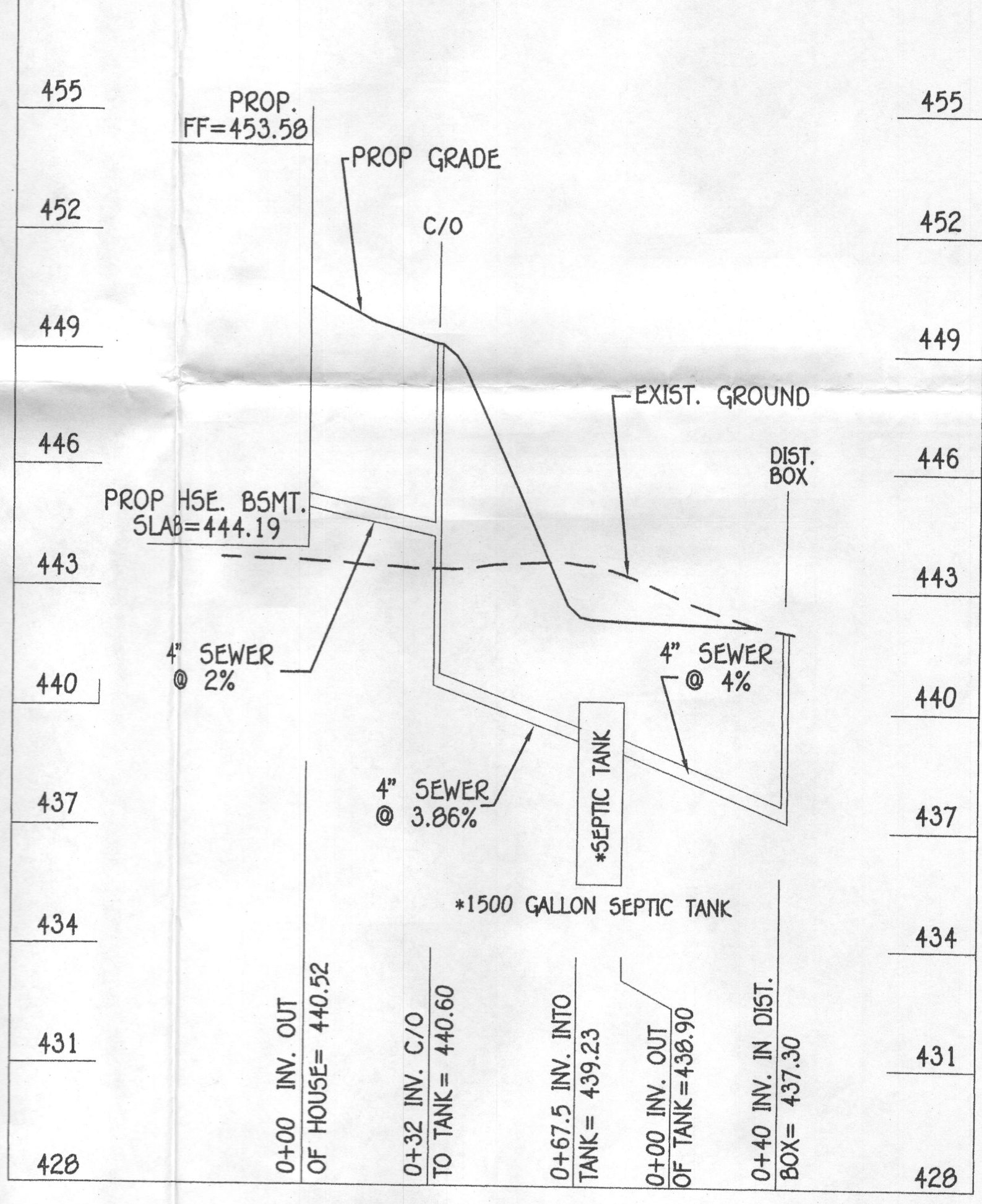
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Aldo M. Vitucci 2/15/17
ALDO M. VITUCCI



2 CHAMBER SEPTIC TANK DETAIL- 1500 GAL.
NOT TO SCALE



SEPTIC SYSTEM PROFILE
SCALE HORIZ. 1" = 30'
VERT. 1" = 3'

SEPTIC INSTALLATION
SITE PLAN
SIMONS ACRES
LOT 2
7175 PINDELL SCHOOL ROAD
5TH ELECTION DISTRICT
TAX MAP No. 41 GRID No. 09 PARCEL No. 113
ZONED: RR-DEO HOWARD COUNTY, MARYLAND
DATE: FEB. 15, 2017
SCALE: 1" = 30' SHEET 1 OF 1