

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

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

RECEIPT DATE: 9/24/14 **ONSITE SEWAGE DISPOSAL SYSTEM** P 554644

INSTALLATION APPROVAL DATE: 4/6/15 SEC **PERMIT** A \_\_\_\_\_  
**CONSTRUCTION**

PROPERTY ADDRESS: 3890 Route 97

SUBDIVISION: Edgewood Farm LOT: \_\_\_\_\_ TAX ID: \_\_\_\_\_

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

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

PROPERTY OWNER: Rapheal Della Ratta EMAIL: \_\_\_\_\_

OWNER ADDRESS: 3890 Route 97, Glenwood, MD 21738 PHONE: 301-509-1018

BAT UNIT MODEL: Advantex AX 20 Mode 3A BAT UNIT SIZE: 600GPD

PUMP CHAMBER CAPACITY (GALLONS): \_\_\_\_\_ PUMP SIZE: \_\_\_\_\_

NUMBER OF BEDROOMS: 4 HOUSE SQ. FT. \_\_\_\_\_ APPLICATION RATE: 0.8

DISTRIBUTION SYSTEM: GRAVITY FED  LOW PRESSURE DOSED

TRENCHES:	LINEAR FEET REQUIRED: <u>SEE BAT PLAN 207'</u>	INLET DEPTH: <u>SEE BAT PLAN 2.0'</u>
	TRENCH WIDTH: <u>SEE BAT PLAN 3'</u>	MAXIMUM BOTTOM DEPTH: <u>SEE BAT PLAN 4.0'</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. <u>4 x 52'</u> <u>750 ÷ 3 = 250 ( ) =</u> <u>250 ÷ 2 = 125</u>	

ISSUED BY: Dana Bernard ISSUE DATE: 10-3-14 EXPIRATION DATE: 9/24/15

- 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.**

NOT TO SCALE

See As-Built Drawing  
On Separate Sheet

ROAD NAME

**TRENCH/DRAINFIELD DATA**

WIDTH	INLET	BOTTOM
3'	2'	4'
NUMBER OF TRENCHES		4
TOTAL LENGTH		210'
ABSORPTION AREA		630'
DISTRIBUTION BOX LEVEL		YES
DISTRIBUTION BOX BAFFLE		NO
DISTRIBUTION BOX PORT		YES

**SEPTIC TANK DATA**

SEPTIC TANK I LEVEL	YES
MANUFACTURER	BABYLON
CAPACITY	1500 GAL
SEAM LOC	TOP
TANK LID DEPTH	2.5'-3.5'
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	FRONT + REAR
6" PORT LOC	NONE
WATERTIGHT TEST	NO
SLOTTED	NO
DATE ON LID	NONE
PUMP/SEPTIC TANK LEVEL	YES
MANUFACTURER	BABYLON
CAPACITY	1500 GAL
SEAM LOC	TOP
TANK LID DEPTH	1'
BAFFLES	NO
BAFFLE FILTER	NO
MANHOLE LOC	FRONT + REAR
6" PORT LOC	NONE
WATERTIGHT TEST	NO
SLOTTED	NO
DATE ON LID	NONE

**PRE-CONSTRUCTION:**

1/16/2015 O.K. to set tanks near where shown on plan. Make sure location O.K. with builder. Easement not staked. (BB)

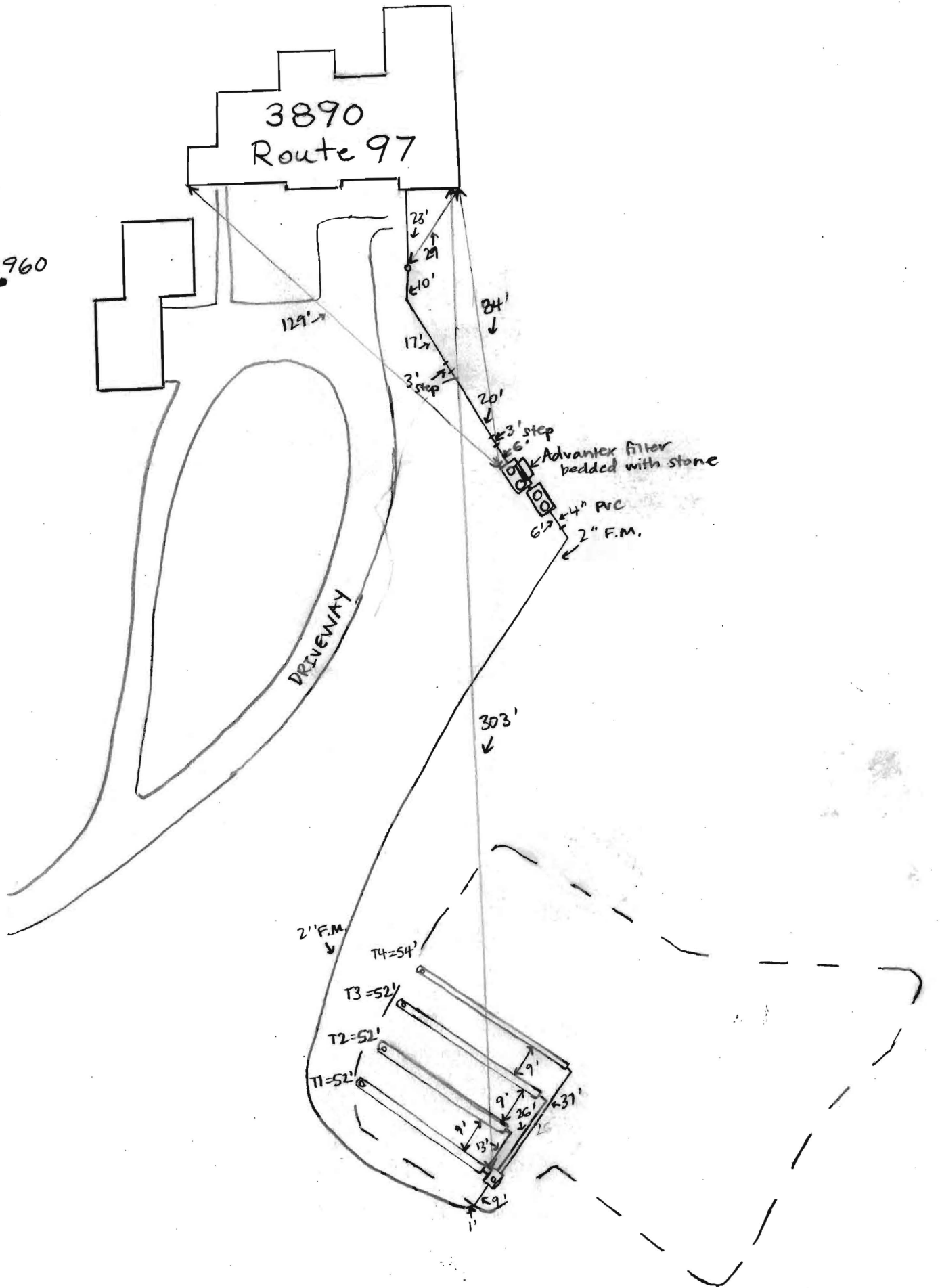
1/26/2015 No one on site. (BB) 1/28/15 Easement still not staked. Stakes were in place for the 10' offset of 2" F.M. and D-box - used those to plot southern edge of septic reserve area. Contour slightly different than BAT plan - beginning of trenches are slightly lower elevation than end. Kept ~12 ft center-to-center. Do 4 x 52' trenches.

**INSTALLATION:** Owner requested that tank and pump chamber be moved farther from house to avoid a large tree. Tank will go where pump chamber is on BAT plan, pump chamber just after. Okayed by KW. (SC/KW) 2/3/15 Tank and pump chamber installed and connection made to existing pipe from house. D-box installed and T1 and T2 finished, open at ends. Fogle's filling T3 with stone at site visit. Pipe from old septic components near BAT. Fogle's will remove. Make sure fill over BAT is 3' or less. (SC) 2/4/15 T3 and T4 finished and 2" forced main connected from tank to D-box. T4 uncovered and T4 left open at the ends. Needs BAT startup certification. (SC) 2/20/15 Met Fogle's for BAT startup. D-box observation pipe is broken + clogged and fill was put

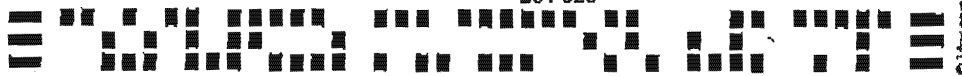
FINAL INSPECTOR Sarah Collins DATE OF APPROVAL 4/6/15  
on septic area over trenches. Reinspect after fixed. (SC) 2/25/15 D-box fixed, pump and alarm test good. Fill still needs to be removed. (SC) 4/6/15 Kevin Wolf spoke w/ Kurt @ Fogle's + ok'd fill (SC)

3890  
Route 97

HO-94-1960



261 623



# AdvanTex® Field Maintenance Report Start-Up Summary Report

Atlantic Solutions, MD  
(877) 814-8426

Property Owner/Tracking #		Operator		Installed Date	
Site Address 3890 Roxbury Mills, Cooksville MD 21723					Start-Up Date
Phone Number	Permit #	Mode Mode 1A	Bedrooms	Occupants	Occupancy Date
Designer/Engineer		Phone	Authorized Installer Fogles Septic		Phone (410) 795-5670
AdvanTex Dealer Atlantic Solutions, LTD		Phone (401) 293-0176	Electrician		Phone

### Primary Treatment

If using a single Processing Tank, complete the following:

Processing Tank

Septic Volume ( \_\_\_\_\_ gal.)    Recirc Volume ( \_\_\_\_\_ gal.)

Construction     Concrete     Fiberglass     Other

Manufacturer: \_\_\_\_\_

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

Septic Tank ( \_\_\_\_\_ gal.)

Construction     Concrete     Fiberglass     Other

Manufacturer: \_\_\_\_\_

Recirc Tank ( \_\_\_\_\_ gal.)

Construction     Concrete     Fiberglass     Other

Manufacturer: \_\_\_\_\_

Pump Model: PF300511

Floats set properly at 11 -in. \_\_\_\_\_ -in. \_\_\_\_\_ -in.

### Secondary Treatment

RSV setting: \_\_\_\_\_ -in.

Residual head measurement:  
Pod #1 \_\_\_\_\_ -in. Pod #2 \_\_\_\_\_ -in. Pod #3 \_\_\_\_\_ -in.

Discharge Tank/Basin ( \_\_\_\_\_ gal.)

Construction     Concrete     Fiberglass     PVC (Basin)

Manufacturer: \_\_\_\_\_

Pump Model: \_\_\_\_\_

Floats set properly at \_\_\_\_\_ -in. \_\_\_\_\_ -in. \_\_\_\_\_ -in.

Discharge pump flow rate (drawdown test): ( \_\_\_\_\_ gpm)

Discharge pump dose volume: ( \_\_\_\_\_ gal./dose)

Comments Start up

### Control Panel

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

### Filter Pods

Pod #1 Serial No.	Pod #2 Serial No.	Pod #3 Serial No.
419937		

### Other System Components

Disinfection equipment (manufacturer): \_\_\_\_\_

Dispersal system (type of): \_\_\_\_\_

### Declarations (Initial)

Oranco's Start-Up Procedure was followed.

All lids are secured.

Circuit breakers are on and control panel is latched.

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

\_\_\_\_\_ Homeowner Package was reviewed with:

Builder on (date) \_\_\_\_\_

Resident on (date) \_\_\_\_\_

The system is ready for use     Yes     No (explain)

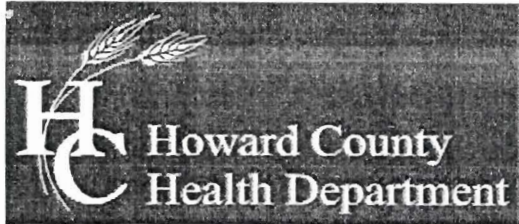
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature [Signature] Date 2-20-15

Fax completed form to 1-866-384-7404



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 30<sup>th</sup> day of September, among JOSEPH DONALDSON, 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 3890 Route 97, Crofton, in the 4<sup>th</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 4118 Folio 00222 BAT Unit Adventer AX20 Mode 3A

WHEREAS, The Lot is suitable for the installation of a conventional on-site sewage disposal system, but an advanced pre-treatment system, utilizing best available technology to perform nitrogen reduction, must be installed as part of the sewage disposal system for a 4 bedroom home with 3000 square feet of finished living space and 500 square feet of unfinished living space. Advanced pre-treatment has been required (pick one):

- To minimize the potential impact of the on-site sewage disposal system on down grade wells.
- For an existing lot of record that does not have enough area available for an initial and two replacement onsite sewage disposal systems.
- For the purpose of repairing a failing onsite sewage disposal system on an existing lot of record.

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.

## Bernard, Dana

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**From:** Bernard, Dana  
**Sent:** Thursday, July 31, 2014 9:47 AM  
**To:** kcbecraft@comcast.net  
**Subject:** Advantex Certified Installers  
**Attachments:** Certified Installers Advantex Feb 2014.pdf

Kevin, I have attached the list of installers. It seem that Fogles is the only installer in the county. There phone number is 410-795-5670.

Thank you & Have a\*""

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

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

Dana Bernard, REHS/RS  
Environmental Specialist II  
Bureau of Environmental Health  
Well and Septic Program  
Phone (410) 313-2775  
E-mail: [DBernard@howardcountymd.gov](mailto:DBernard@howardcountymd.gov)

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.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Howard County Health Department

Owner \_\_\_\_\_ Date \_\_\_\_\_

**Bernard, Dana**

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**From:** Bernard, Dana  
**Sent:** Thursday, September 18, 2014 9:10 AM  
**To:** kcbeecraft@comcast.net  
**Subject:** FW: 3890 Route 97

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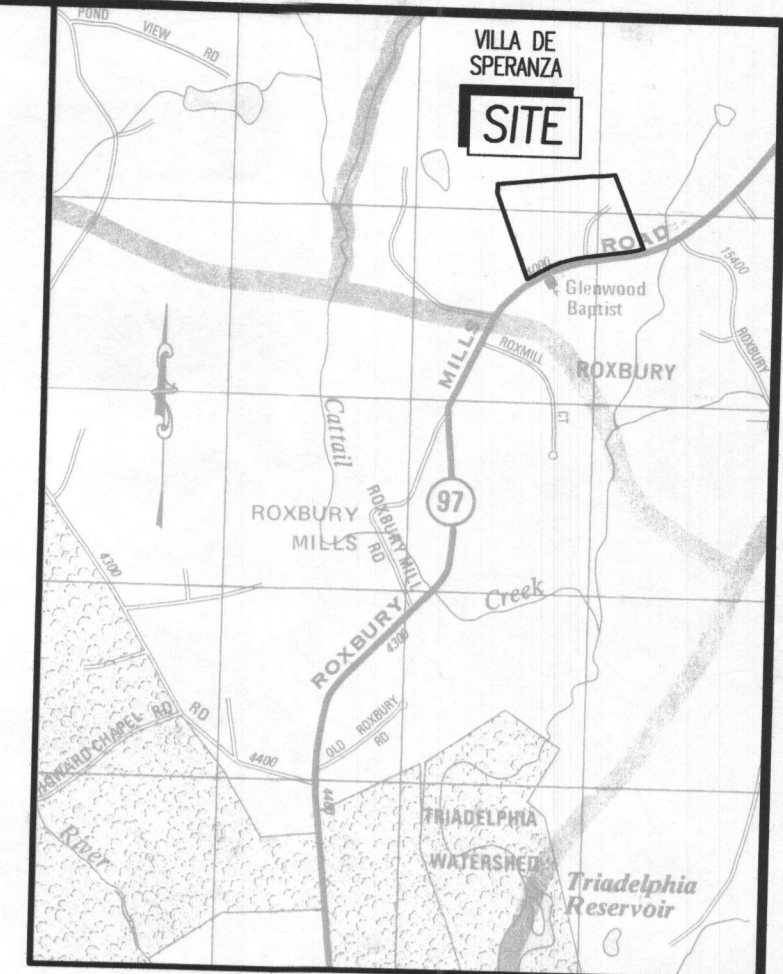
**From:** Bernard, Dana  
**Sent:** Wednesday, September 17, 2014 5:02 PM  
**To:** kcbeecraft@comcast.net  
**Subject:** 3890 Route 97

Hello Kevin,

I just wanted to check in and see where you are on this project. You need to send in your septic installer to get your permit. I haven't heard from you since July. Let me know if I can help!!!!

Thank you & Have a\*")  
,,,'\*") ,,\*")  
(,,' (,,' \* Wonderful Day !

Dana Bernard, REHS/RS  
Environmental Specialist II  
Bureau of Environmental Health  
Well and Septic Program  
Phone (410) 313-2775  
E-mail: [DBernard@howardcountymd.gov](mailto:DBernard@howardcountymd.gov)



**VICINITY MAP**  
Scale 1" = 2000'  
HOWARD COUNTY ADC MAP: 4812 GRID: C8  
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 2108644

**SEWAGE FLOW CALCULATIONS**

Calculations based on State of Maryland COMAR 26.04.02.05  
Existing 4 bedroom house = 600 gallons per day  
Design flowrate = 600 gallons per day

**SEPTIC TANK DESIGN**

Tank Volume = 1,500 gallon tank required  
An existing septic tank is currently installed (Volume is undetermined) and shall be abandoned in accordance with Howard County Health Department regulations. A Nitrogen removal system (BAT) will be required to be installed as depicted on this site plan in accordance with Howard County Code requirements.

**SEWAGE DISPOSAL SYSTEM DESIGN**

**TILE FIELD SYSTEM DESIGN**  
Average Time of Percolation Test = 6.8 minutes (...use 10 minutes for design)  
Application Rate = 0.80 gpd /sq.ft.  
Required Absorption Area of Tilefield = 600 gpd / (0.80) = 750 sq.ft.  
Length of standard trench (3ft wide) = 750 sq.ft. = 250 ft.  
3 ft.  
250 feet of tile field drain is required per system.

Approved Septic System Plan  
Howard County Health Department  
Dana Bernard 7-30-14  
Signature Date  
B14 000626

SEE SHEET 2 FOR SYSTEM DESIGN AND SPECIFICATIONS.  
PROPOSED EASEMENT AREA FOR PRIVATE SEWERAGE DISPOSAL FOR THE EXISTING 4-BEDROOM DWELLING KNOWN AS 'VILLA DE SPERANZA' LOCATED AT #3890 ROXBURY MILLS ROAD (MARYLAND ROUTE 97).

**GENERAL NOTES:**

- Zoning: RC-DEO (RURAL CONSERVATION - DENSITY EXCHANGE OPTION)
- Current Title Reference:  
TAX MAP: 21 GRID: 8 PARCEL: 132 ACCT. NO.: 04-313070  
Della Ratta Property Trust  
DEED: M.D.R. 4118/222 25.0031 ACRES±
- The topography of this plat is taken from Howard County GIS data and was field verified and updated on April 23, 2014 by Leon A. Podolak & Associates, LLC.
- Water: PRIVATE  
Sewer: PRIVATE
- Soil types shown hereon were taken from the National Resources Conservation Service Web Soil Survey 2.0, National Cooperative Soil Survey, Carroll County, Maryland (MD013), Soil Maps Version 10, Aug 9, 2010. (<http://websoilsurvey.nrcs.usda.gov>)
- Any changes to a private sewage easement shall require a revised percolation certification plan.
- All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown.
- The purpose of this plan is to upgrade the private sewerage facilities, to comply with Howard County Code, for the existing 4-bedroom dwelling known as 'Villa De Speranza' located at #3890 Roxbury Mills Rd. (Maryland Route 97).

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE

**BEST AVAILABLE TECHNOLOGY for NITROGEN REMOVAL (BAT) SITE PLAN for the DELLA RATTA PROPERTY (VILLA DE SPERANZA)**

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN DEED: M.D.R. 4118/222  
#3890 ROXBURY MILLS ROAD (MARYLAND ROUTE 97) NEAR GLENWOOD  
4-TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**PROPERTY OWNER**  
DELLA RATTA PROPERTY TRUST  
#3890 ROXBURY MILLS ROAD  
GLENWOOD, MARYLAND 21738

**APPLICANT**  
JOSEPH RAPHAEL DELLA RATTA  
#3900 WASHINGTON ROAD  
GLENWOOD, MARYLAND 21738  
PHONE: 301-509-1018

DELLA RATTA PROPERTY (VILLA DE SPERANZA) TAX MAP: 21 GRID: 8 PARCEL: 132 TAX ACCT. NO.: 04-313070

**LEON A. PODOLAK and ASSOCIATES, L.L.C.**

**SURVEYING and CIVIL ENGINEERING**  
147 East Main St. (P.O. Box 266) Westminster, Maryland 21157  
(410) 848-2229 - (410) 876-1226

Date: 7-18-2014  
Revision: HEALTH DEPT. COMMENTS

Date: July 8, 2014  
Scale: 1"=100'  
Drawing No.

I hereby certify that the information shown hereon is based on field work performed by me or under my direct supervision, and is correct, to the best of my knowledge and belief.

*Peter L. Podolak*  
PETER L. PODOLAK, P.E. Reg.no. 19561

**PERCOLATION TEST RESULTS**

TESTS TAKEN: JUNE 5, 2014  
HOWARD COUNTY SANITARIAN: DANA BERNARD

DATE	TEST #	DEPTH	START	BREAK	STOP	TIME OF PERCOLATION	PERM
6-5-14	#4	3 1/2'	10:53	10:56	10:59	3min P	
6-5-14	#6	11'	11:12			DID NOT PASS F	
6-5-14	#7	4'	11:48	11:41	11:55	8min P	
6-5-14	#8	4 1/2'	12:14	12:14	12:25	11min P	
6-5-14	#9	4 5/8'	12:31	12:38	12:45	8min P	
6-5-14	#10	4'	1:07	1:09	1:13	4min P	

REMARKS: Old system will have to be abandoned  
SANITARIAN: DB BACKLOG: Decrease / Potable  
TEST HOLES USED IN SQA: 5 AVG. PERC TIME: 5.02 MIN  
TRENCH WIDTH: INLET DEPTH: MAKE BOT DEPTH: EFFECTIVE SQA:

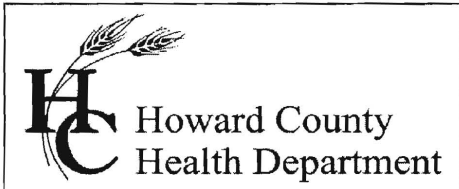
**PLAN VIEW**  
SCALE: 1"=100'

**SYMBOLS LEGEND**

- INDICATES PERCOLATION TEST LOCATION (SEE TEST RESULTS ON THIS SHEET)
- INDICATES WELL LOCATION
- INDICATES ALTERNATE WELL LOCATION (SEE PLAN VIEW ABOVE)
- INDICATES EXISTING GROUND CONTOUR LINE
- INDICATES AREAS OF GREATER THAN 25 PERCENT SLOPES
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- INDICATES PRIVATE SEPTIC DRAIN LINE (EACH LINE 50 L.F.) FOR INITIAL SYSTEM (SEE SEWAGE FLOW CALCULATIONS ABOVE)
- INDICATES PRIVATE SEPTIC DRAIN LINE (EACH LINE 63 L.F.) FOR REPLACEMENT SYSTEMS (SEE SEWAGE FLOW CALCULATIONS ABOVE)



CATTAIL MEADOWS LLC  
DEED: M.D.R. 4468/485  
#15325 LEONDA DRIVE




Bureau of Environmental Health  
8930 Stanford Blvd. Columbia, MD 21045  
(410) 313-1771 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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

December 18, 2014

***MEMORANDUM***

TO: K.C. Becraft Construction  
Attn: Kevin Becraft  
12120 Carroll Mill Road  
Ellicott City, MD 21042

FROM: Dana Bernard, Environmental Health Specialist II  
Bureau of Environmental Health   
Well and Septic Program

RE: 3890 Route 97  
Glenwood, MD 21738  
(Demolition of garage)

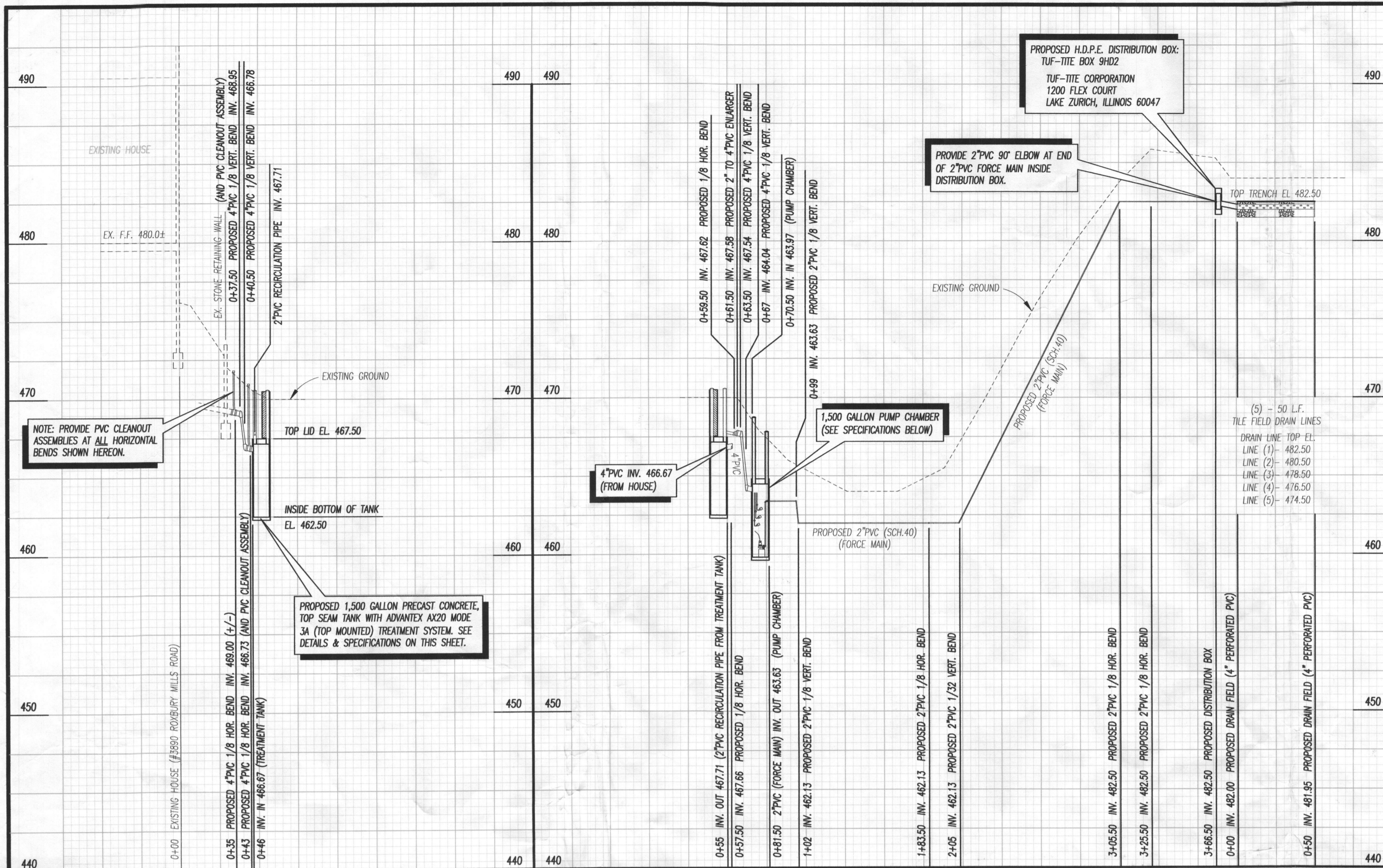
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The Howard County Health Department recommends issuance of the demolition permit for the above referenced property.

The old septic system will need to be abandoned / filled in. Please provide the necessary confirmation that this task has been completed. The Health Department allows this septic abandonment process to be completed during demolition of the dwelling.

The well that serves the existing house has been located and is up to Howard County Code.

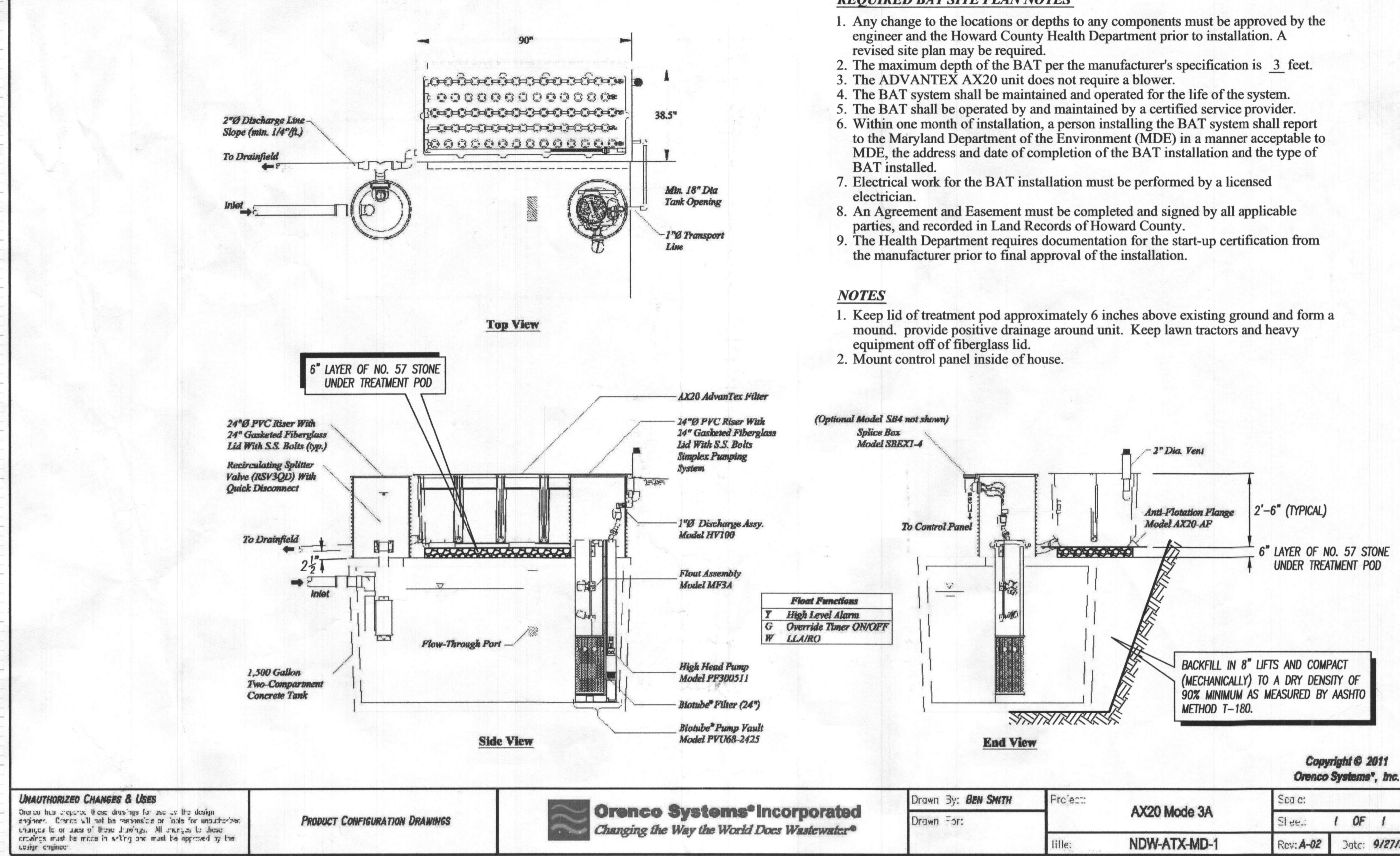
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Cc: File



SEPTIC SYSTEM PROFILE (EXISTING 4-BEDROOM HOUSE TO INITIAL SYSTEM INSTALLATION)

SCALE: HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

AdvanTex® AX20 Mode 3A w/Concrete Tank - Maryland 4 Bedroom



- REQUIRED BAT SITE PLAN NOTES**
- 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.
  - The maximum depth of the BAT per the manufacturer's specification is 3 feet.
  - The ADVANTEX AX20 unit does not require a blower.
  - The BAT system shall be maintained and operated for the life of the system.
  - The BAT shall be operated by and maintained by a certified service provider.
  - 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.
  - Electrical work for the BAT installation must be performed by a licensed electrician.
  - An Agreement and Easement must be completed and signed by all applicable parties, and recorded in Land Records of Howard County.
  - The Health Department requires documentation for the start-up certification from the manufacturer prior to final approval of the installation.

- NOTES**
- Keep lid of treatment pod approximately 6 inches above existing ground and form a mound, provide positive drainage around unit. Keep lawn tractors and heavy equipment off of fiberglass lid.
  - Mount control panel inside of house.

Technical Data Sheet  
**PFEF Submersible Effluent Pumps**

**Applications**  
PFEF Effluent Pumps are used primarily for pumping effluent to low-pressure (gravity) dispersal areas. They can handle solids up to 3/4-inch (19-mm) in diameter, and their corrosion-resistant construction makes them highly durable in wastewater applications. All PFEF units are CSA and UL listed. Manufactured by Franklin Electric.

**Features/Specifications**  
To specify this product, require the following:  

- Ability to handle liquids and solid waste materials up to 3/4-inch (19-mm) in diameter.
- Cast iron pump housing and cover with epoxy coating for corrosion resistance.
- Oil-filled motor housing for lifetime lubrication and rapid heat dissipation.
- Stainless steel screws, bolts, handle, and seal assembly.
- Mechanical seals made of corrosion-resistant materials including stainless steel springs, nitrile parts, and carbon and ceramic faces.
- Thermal overload protection for motor.
- Rated for continuous duty.
- Three-year warranty from date of manufacture.

**Standard Models**  
PFEF4011-B, PFEF4012, PFEF5011-B, PFEF5012-B, PFEF10012-B (Additional configurations available.)

**Nomenclature**  
PFEF 50 1 1 - B  
 Pump model number:  
 Blank = original pump  
 B = updated pump  
 Voltage compatible:  
 1 = 115  
 2 = 230  
 Frequency:  
 1 = single phase 60 Hz  
 2 = 50 Hz  
 Horsepower (HP):  
 40 = 0.4 (0.30)  
 50 = 0.5 (0.37)  
 100 = 1.0 (0.75)  
 Pump (PFEF Series)

**Materials of Construction**

Component	PFEF4011-B	PFEF4012	PFEF5011-B	PFEF5012-B
Motor Housing	Epoxy-coated cast iron	Epoxy-coated cast iron	Epoxy-coated cast iron	Epoxy-coated cast iron
Impeller	Thermoplastic elastomer	Polycarbonate	Epoxy-coated cast iron	Epoxy-coated cast iron
Valve	Epoxy-coated cast iron	ABS	Epoxy-coated cast iron	Epoxy-coated cast iron
Power cord	10/3, SJTW	10/3, SJTW	10/3, SJTW	10/3, SJTW
Mechanical shaft seal	Nitrile, with carbon and ceramic faces	Nitrile, with carbon and ceramic faces	Nitrile, with carbon and ceramic faces	Nitrile, with carbon and ceramic faces
Upper bearings	Sintered steel	Sintered steel	Ball	Ball
Lower bearings	Ball	Ball	Ball	Ball
Shaft	High-strength steel	416 stainless steel	416 stainless steel	416 stainless steel
Fasteners	Stainless steel	Stainless steel	Stainless steel	Stainless steel

**PUMP CHAMBER SPECIFICATIONS**

TANK SIZE	TOP TANK EL.	INSIDE BOT. EL.	INV. IN 4" PVC	INV. OUT 2" PVC	HIGH WATER ALARM	PUMP ON EL.	PUMP OFF EL.	STORAGE VOLUME ABOVE HIGH WATER	VOLUME PER VERTICAL FOOT
1,500 GALLON	464.80	459.80	463.97	463.63	462.45	461.95	461.65	646 GALLONS	425 GALLONS

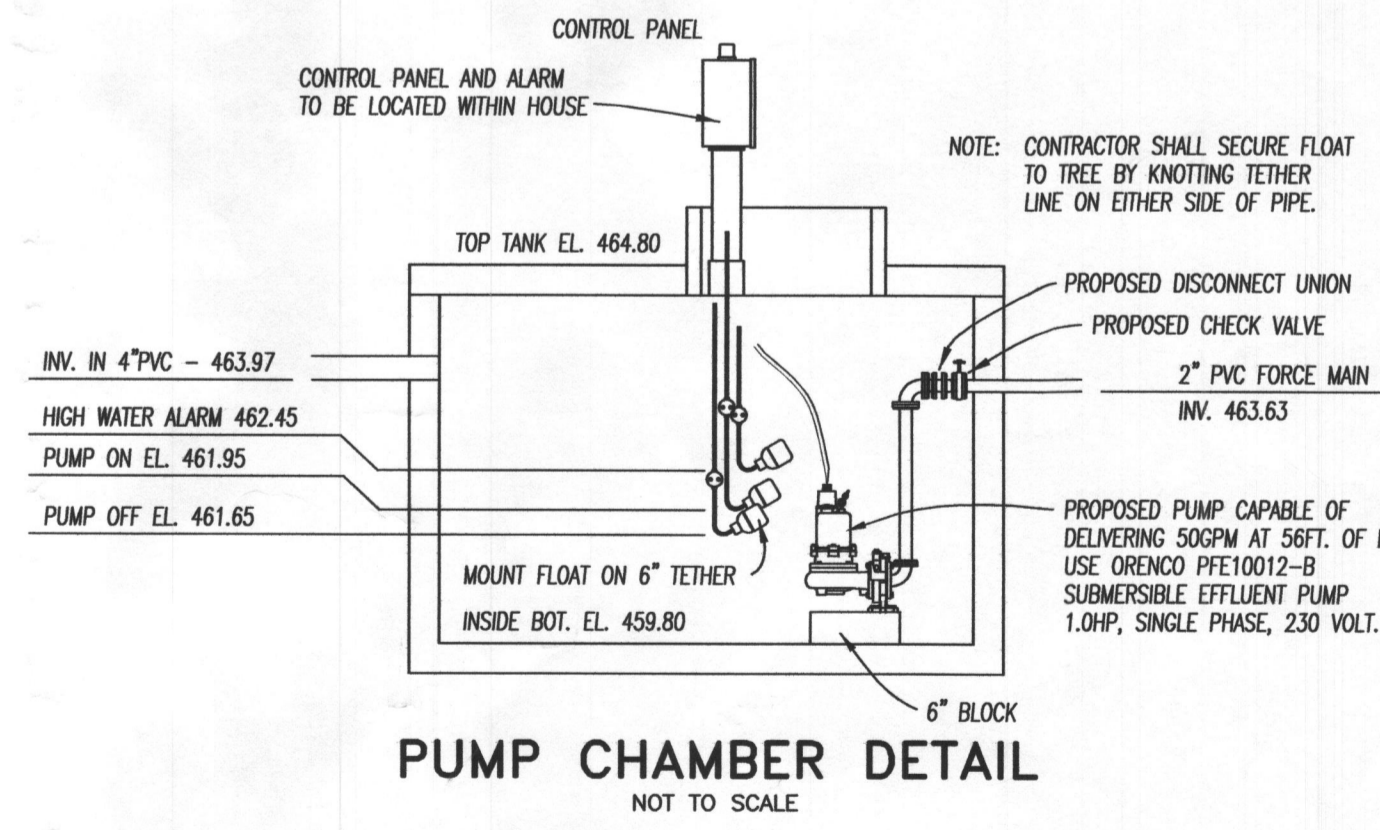
**PUMP SPECIFICATIONS**

ORENCO PFEF5011-B HIGH HEAD DOSING PUMP WITH 60HZ, 115 VOLT, SINGLE PHASE POWER SOURCE. PUMP SHALL DOSE 40 GALLONS PER MIN. AT A MAXIMUM HEAD OF 29 FEET.

ORENCO SYSTEMS INC.  
1-800-348-9843  
www.orenco.com

ALL TANKS SHALL BE PRECAST CONCRETE, TOP SEAM, SEPTIC TANK BY BABYLON VAULT CO. OR APPROVED EQUIVALENT.  
NOTE: PRECAST PUMP CHAMBERS SHALL NOT INCLUDE INTERIOR BAFFLES.

BABYLON VAULT COMPANY  
925 WAKEFIELD VALLEY ROAD  
NEW WINDSOR, MD 21776  
PHONE: (410) 848-0393



**BAT SEPTIC SYSTEM PROFILE & SPECIFICATIONS**

DELLA RATTA PROPERTY (VILLA DE SPERANZA) TAX MAP: 21 GRID: 8 PARCEL: 132 TAX ACCT. NO.: 04-313070

**LEON A. PODOLAK and ASSOCIATES, L.L.C.**

**SURVEYING and CIVIL ENGINEERING**  
147 East Main St. (P.O. Box 296) Westminster, Maryland 21157  
(410) 848-2229 • (410) 876-1228

Date: 7-18-2014  
Revision: HEALTH DEPT. COMMENTS

Date: July 8, 2014  
Scale: AS SHOWN  
Drawing No.:

JRL

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: October 7, 2014

Hearing Examiner 11/06/14

Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. BA 14-028V Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: Raphael Della Ratta

Petitioner's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Return Comments by October 20, 2014 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

\*\*\*\*\*

- To: \_\_\_\_\_ MD Department of Education – Office of Child Care
- \_\_\_\_\_ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
- ✓ \_\_\_\_\_ Bureau of Environmental Health
- \_\_\_\_\_ Development Engineering Division
- \_\_\_\_\_ Department of Inspections, Licenses and Permits
- \_\_\_\_\_ Department of Recreation and Parks
- \_\_\_\_\_ Department of Fire and Rescue Services
- \_\_\_\_\_ State Highway Administration
- \_\_\_\_\_ Sgt. Karen Shinham, Howard County Police Dept.
- \_\_\_\_\_ James Irvin, Department of Public Works
- \_\_\_\_\_ Office on Aging, Terri Hansen (senior assisted living)
- \_\_\_\_\_ Police Dept., Animal Control, Deborah Baracco, (kennels)
- \_\_\_\_\_ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
- \_\_\_\_\_ Land Development - (Religious Facility & Age-Restricted Adult Housing)
- \_\_\_\_\_ Housing and Community Development
- \_\_\_\_\_ Economic Development
- \_\_\_\_\_ Route 1 Cases – DCCP – Dace Blaumanis
- \_\_\_\_\_ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



DPZ Office use only:	
CASE NO.	BA 14-028 V
DATE FILED	9/12/14

**RESIDENTIAL DISTRICT VARIANCE PETITION  
TO THE HOWARD COUNTY HEARING EXAMINER**

**1. VARIANCE REQUEST**

SECTION 128.O.A.12 of the Zoning Regulations (describe) \_\_\_\_\_  
for an increase in the lot coverage permitted for accessory structures from 2200 sf to 4297 sf for a detached garage.

**2. PETITIONER'S NAME** Raphael Della Ratta

TRADING AS (IF APPLICABLE) \_\_\_\_\_

ADDRESS 3890 Route 97, Glenwood, MD 21738

PHONE NO. (W) \_\_\_\_\_ (H) Cell: 301-509-1018

EMAIL \_\_\_\_\_

**3. COUNSEL FOR PETITIONER** Thomas M. Meachum; Carney Kelehan Bresler Bennett & Scherr LLP

COUNSEL'S ADDRESS 10715 Charter Drive, Suite 200, Columbia, MD 21044

COUNSEL'S PHONE NO. 410-740-4600

EMAIL tmm@carneykelehan.com

**4. PROPERTY IDENTIFICATION**

ADDRESS OF SUBJECT PROPERTY 3890 Roxbury Road, Glenwood, MD 21738

ELECTION DISTRICT 04 ZONING DISTRICT RC-DEO ACREAGE 25.031

TAX MAP # 21 GRID # 8 PARCEL # 132 LOT # \_\_\_\_\_

SUBDIVISION NAME (if applicable) \_\_\_\_\_

PLAT NUMBER AND DATE \_\_\_\_\_

**5. PETITIONER'S INTEREST IN SUBJECT PROPERTY**

OWNER (including joint ownership)

OTHER (describe and give name and address of owner)

Resident-Owner is Della Ratta Property Trust, 3890 Route 97, Glenwood, MD 21738

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

SEP 12 2014

**PLEASE READ CAREFULLY  
DATA TO ACCOMPANY PETITION**

**6. VARIANCE PLAN**

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ x 14 inches.

**The plan must be drawn to scale and must include the items listed below:**

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining property
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Location of all building and use restriction lines
- (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- (j) Election District in which the subject property is located
- (k) Tax Map and parcel number on which the subject property is located
- (l) Name of local community in which the subject property is located or name of nearby community
- (m) Name, mailing address, telephone number (and e-mail address if any) of the petitioner
- (n) Name, mailing address, telephone number (and e-mail address if any) of attorney, if any
- (o) Name and mailing address of property owner
- (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (r) Ownership of affected roads
- (s) A detailed description of all exterior building materials for all proposed structures
- (t) Any other information as may be necessary for full and proper consideration of the petition

**7. VARIANCE**

**A)** Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its ( ) narrowness, ( ) shallowness, ( ) shape, ( ) topography,

(X) other; explain: The size and historic nature of the property.

The property is 25 acres, so the maintenance building for the equipment for the property is 1920 square feet.

The two historic structures on the site total 1057 sf. There is a carport of 500 sf., (see attached Supplement)

2. The uniqueness of the property prevents me from making a reasonable use of the property

because: The property is larger so there are larger buildings to hold equipment to take care of the property.

There are historic buildings which use up some of the allotted accessory structure square footage.

**B)** The intended use of the property, in the event the petition is granted: Current use is residential and agricultural.

**C)** Any other factors which the Petitioner desires to have considered: The Petitioner just wants to make a reasonable use of the property by having a modern garage rather than an antiquated carport. All of the current accessory structures were constructed prior to the passage of the zoning regulation limiting accessory (see attached Supplement)

**D)** Explain why the requested variance is the minimum necessary to afford relief: The Annex building holds farm and property maintenance equipment. The Petitioner does not want to touch the historic structures. Removing the carport would also restore the original elevation view of the historic smokehouse building. (see attached Supplement)

**E)** Is the property connected to: public water?: Y  N ; public sewer?: Y  N

**F)** If the variance is granted, would it impact the water and/or septic/sewer on the site? Y  N

**G)** If the variance is granted, would it increase the intensity of uses on the site? Y  N  if yes, explain: \_\_\_\_\_

**H)** If the requested variance is granted, would it increase traffic to or from the site? Y  N  if yes, explain: \_\_\_\_\_

**I)** Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.): \_\_\_\_\_  
12' in width, 800' in length, bituminous concrete in excellent condition.

J) Describe the topography of the site: Rolling

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K) Will the existing or proposed structure be visible from adjacent properties? Y\_\_ N\_\_; if yes, describe any proposed buffering or landscaping: The view is at such a great distance from some of the adjacent properties that there seems to be no reason for any screening.

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L) Describe any existing buffering or landscaping: The garage is replacing an existing carport, and is at least 200 feet from the rear property line.

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**8. PRIOR PETITIONS**

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty four (24) months of the date of this petition?  YES  NO

If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

**9. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING**

- a) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:
  - *If the subject property adjoins a State road- original and 19 copies (application & plans)*
  - *If the subject property adjoins a County road- original and 16 copies (application & plans)*
- b) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with the filing of this petition.
- c) The undersigned agrees to pay all costs in accordance with the current schedule of fees.
- d) The undersigned agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required, and submit an affidavit of posting at, or before the time of the hearing.
- e) The undersigned agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.





**SUPPLEMENT TO  
RESIDENTIAL VARIANCE PETITION**

**Raphael Della Ratta**

**7. VARIANCE** (continued)

- A) which is too small to be functional, and the Petitioner proposes to take that down and replace it with a 1172 square foot three car garage. There is also a 144 square foot pyramid-roofed storage shed.
  
- C) structure square footage, so the Petitioner never had the opportunity to make decisions about the sizes and natures of the accessory structures that would be needed.
  
- D) The proposed garage building has been designed to be compatible with the historic structures, as the attached drawings show.

IN THE MATTER OF THE  
RESIDENTIAL VARIANCE PETITION  
OF  
RAPHAEL DELLA RATTA

\*  
\*  
\*  
\*  
\*

BEFORE THE  
HOWARD COUNTY  
HEARING EXAMINER

\* \* \* \* \*

AUTHORIZATION OF OWNER

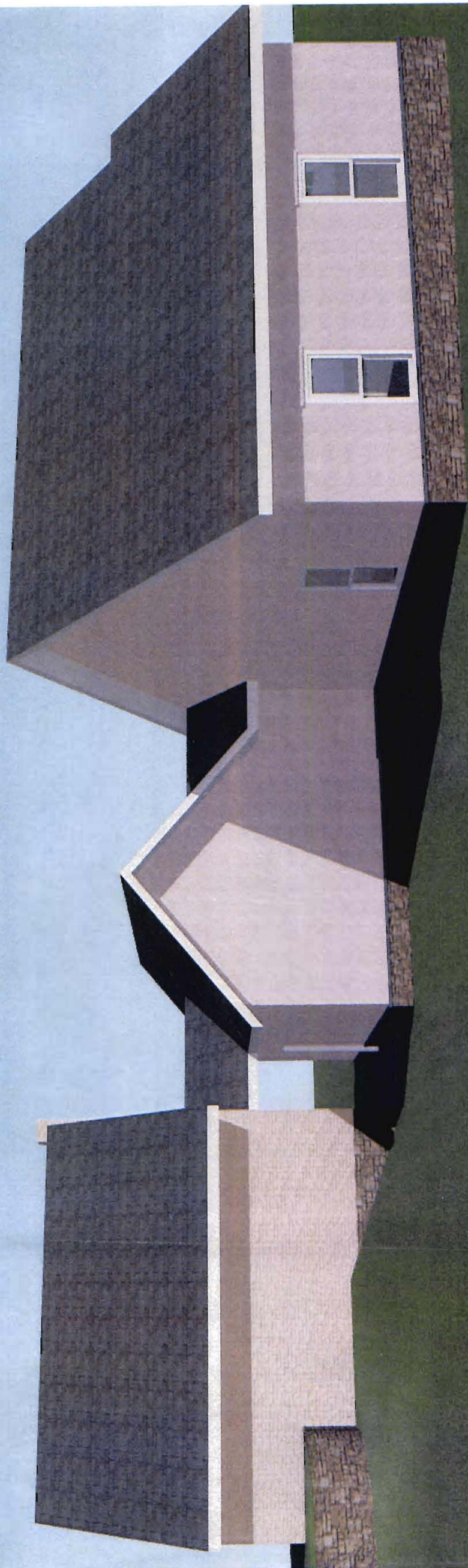
Della Ratta Property Trust, owner of 3890 Roxbury Road, Glenwood, Maryland 21738,  
hereby authorizes the filing of the Residential District Variance Petition by Raphael Della Ratta.

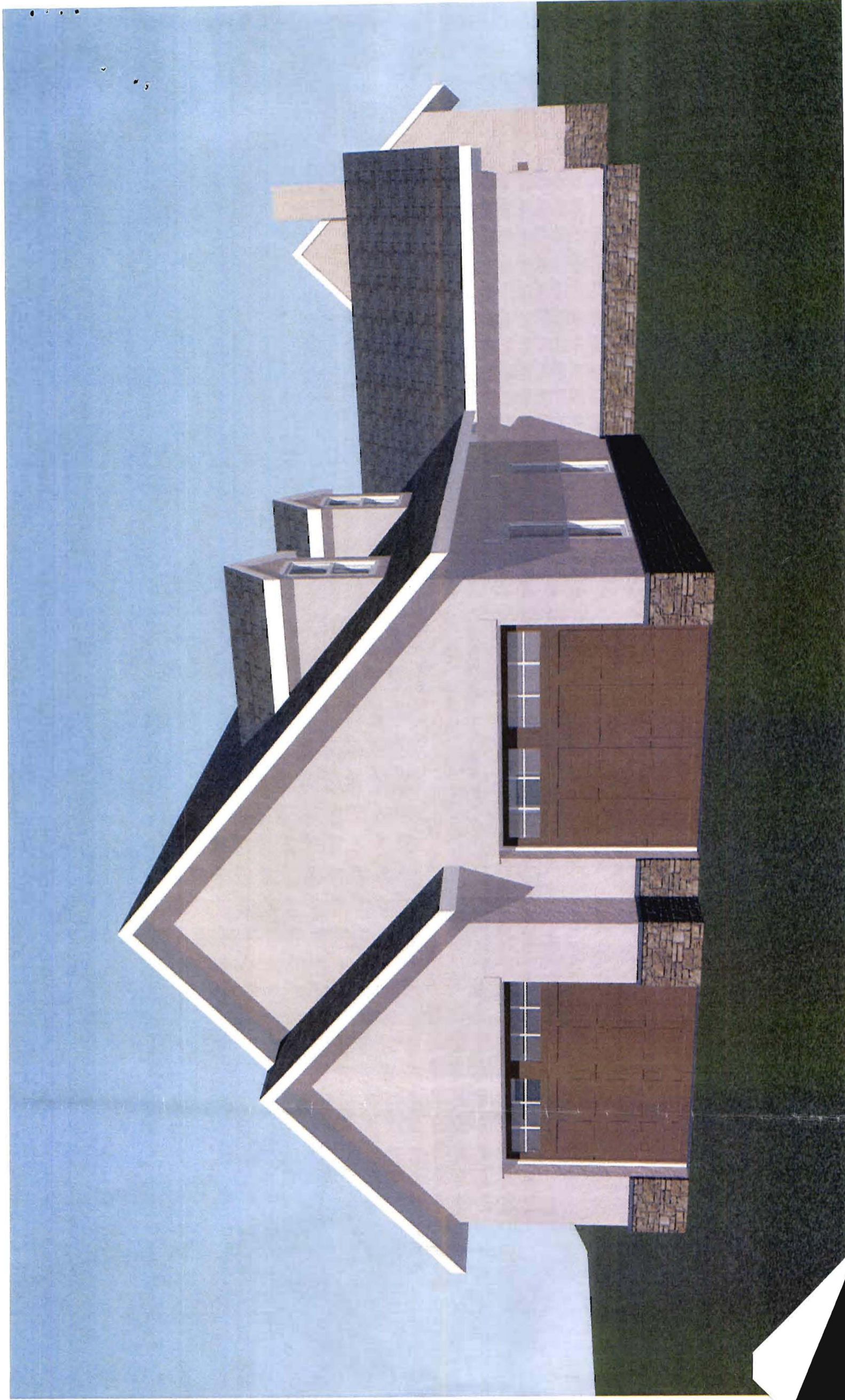
DELLA RATTA PROPERTY TRUST

Dated: August 27, 2014

By:

  
\_\_\_\_\_  
Joseph Della Ratta, Trustee





Clerk of the Circuit Court for  
Howard County  
Records/Licensing

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

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

Grantor/Grantee Name: Howard County Depr  
Reference/Control #: 65

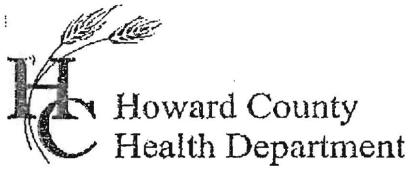
LR - Agreement Surcharge  
1x 40.00 40.00

=====  
SubTotal: 60.00  
Total: 60.00

=====  
REV-Check-BOA 60.00  
Number : 550

10/02/2014 12:41 CC13-NN  
#3364840 /494/109

~ Thank you for visiting us today ~



Bureau of Environmental Health  
8930 Stanford Blvd. Columbia, MD 21045  
(410) 313-1771 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

**AGREEMENT FOR APPROVAL OF AN INDIVIDUAL DRINKING WELL WITH AN  
ON-SITE TREATMENT SYSTEM**

This agreement is entered into by and between the Howard County Health Department ("the Health Department") and Matthew + Sarah Dubois ("the Owner").

WHEREAS, the Owner owns a tract of land at street address 12309 Pleasant View Drive, Fulton, MD 20759 and the deed and subdivision plat of the property is recorded among the Land Records of Howard County, Maryland, Tax Map # 40, Grid # 6, Parcel # 205, Deed Reference #          and District # 05, Tax Account # 595836, Fulton Manor II subdivision, Lot 5 ("the Property").

WHEREAS, the Property lacks an available public drinking water source and is required to have an individual well as the source of drinking water for the residence of the property.

WHEREAS, the Owner has installed a residential drinking well under well permit HO-95-1927 that has been tested by the Health Department (or a private laboratory certified to perform testing) for radionuclide particles. The results of the tests have shown that the gross alpha particle content and/or the gross beta particle content and/or the combined radium 226/228 levels exceeds the standards of 15 picocuries per liter (pCi/L), 4 millirems per year (mrem/yr) and/or 5pCi/L respectively.

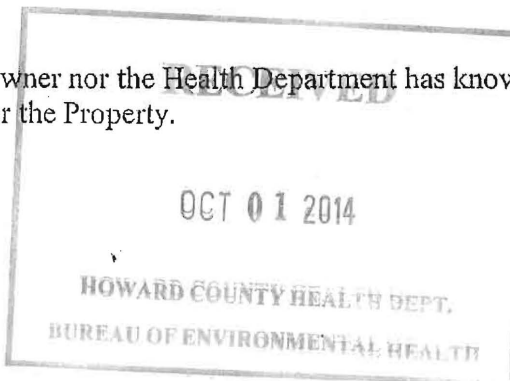
WHEREAS, The Maryland Department of the Environment (MDE) has promulgated rules and regulations under which a Certificate of Potability may be issued and has delegated the authority to issue such Certificate to the Health Department.

WHEREAS, MDE regulations permit the Health Department to issue as a special condition, a permanent deviation to the Certificate of Potability for individual wells where treatment has been installed to meet the maximum contaminate levels (MCL's) for radionuclides.

WHEREAS, MDE has determined that radium can be effectively removed from the drinking water by the use of treatment devices (e.g., ion exchange or reverse osmosis).

WHEREAS, the Owner is requesting that the Health Department issue a Certificate of Potability contingent upon installation and maintenance of a water treatment device to reduce radionuclides.

WHEREAS, neither the Owner nor the Health Department has knowledge of an alternative safe source of water for the Property.



FM5

NOW THEREFORE, the parties have agreed to the following terms and conditions:

1. The Owner will record this Agreement among the Land Records of Howard County, Maryland and provide confirmation to the Health Dept.
  2. The Owner agrees to install and maintain a water treatment device, which effectively reduces the gross alpha, gross beta and radium levels to below their respective MCL. The Health Department shall verify that the treatment device is operating effectively and the Owner agrees to allow access to the Health Department to collect a follow-up sample(s).
  3. The Health Department shall issue a Certificate of Potability for the well once follow-up sampling shows acceptable gross alpha, gross beta (short and long term) and radium 226 / 228 levels.
  4. The Owner agrees that there shall be no liability on part of the Health Department for any immediate or long term impacts to health or property, under any circumstance or including, but not limited to, treatment device failure, improper maintenance or installation, or defect. The Health Department does not warrant nor guarantee that the device will adequately or properly function and the Owner agrees to implement and pay for any necessary changes or corrections.
  5. The Owner acknowledges and agrees that neither the Health Department nor any of its agents or employees, either officially or individually, underwrites the operation of any system or treatment device.
  6. This Agreement shall not be construed to limit any authority of the Health Department to protect the public health, safety or enjoyment of property or to issue any other orders to take any other action, which is now or may hereafter be within its authority.
  7. This agreement contains the entire agreement and understanding between the Health Department 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 their authorized representatives.
  8. The Agreement shall run with the land and binds the Owner, his heirs, successors, and assigns. The owner agrees to provide a copy of this agreement to any purchaser or lessee of the property.
  9. The laws of the State of Maryland govern the provisions of all transactions.
- The parties have signed and sealed this Agreement on the dates set forth below.

9/26/14

Date

9/26/14

Date

10/1/14

Date

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Owner

[Signature]  
Owner

[Signature]  
Howard County Health Department

