

LAYOUT _____

INSP 1 3/19/09 KW INSP 3 _____

INSP 2 _____ INSP 5 _____

ISSUE DATE: 9/12/2007

P 527343

APPROVAL
DATE:

5/7/09

PERMIT SHARED SEPTIC SYSTEM

A 520404/518599

HOUSE SEWER LINE CONNECTION

TAX ID# 05-447941

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH

Williamsburg Group LLC IS PERMITTED TO INSTALL ALTER

ADDRESS: 5485 Harpers Farm Rd, Suite 200 PHONE NUMBER: 410-997-8800

SUBDIVISION Peddicord Property-Sheppard Manor LOT NUMBER: 16

4618
ADDRESS: Sheppard Manor Drive PROPERTY OWNER: Williamsburg Group LLC

NUMBER OF BEDROOMS: 5 max

HOUSE SERVED BY PRIVATE WELLS

LOCATION:	See approved plan for trench locations. Install system per approved plan, contract number 50-4357
NOTES:	The shared Facility has been approved for 11 homes with 5 bedrooms, (8250 GPD), but the system has been designed for an 8250 GPD.

PLANS APPROVED: Stuart Oster DATE: 9/7/2007

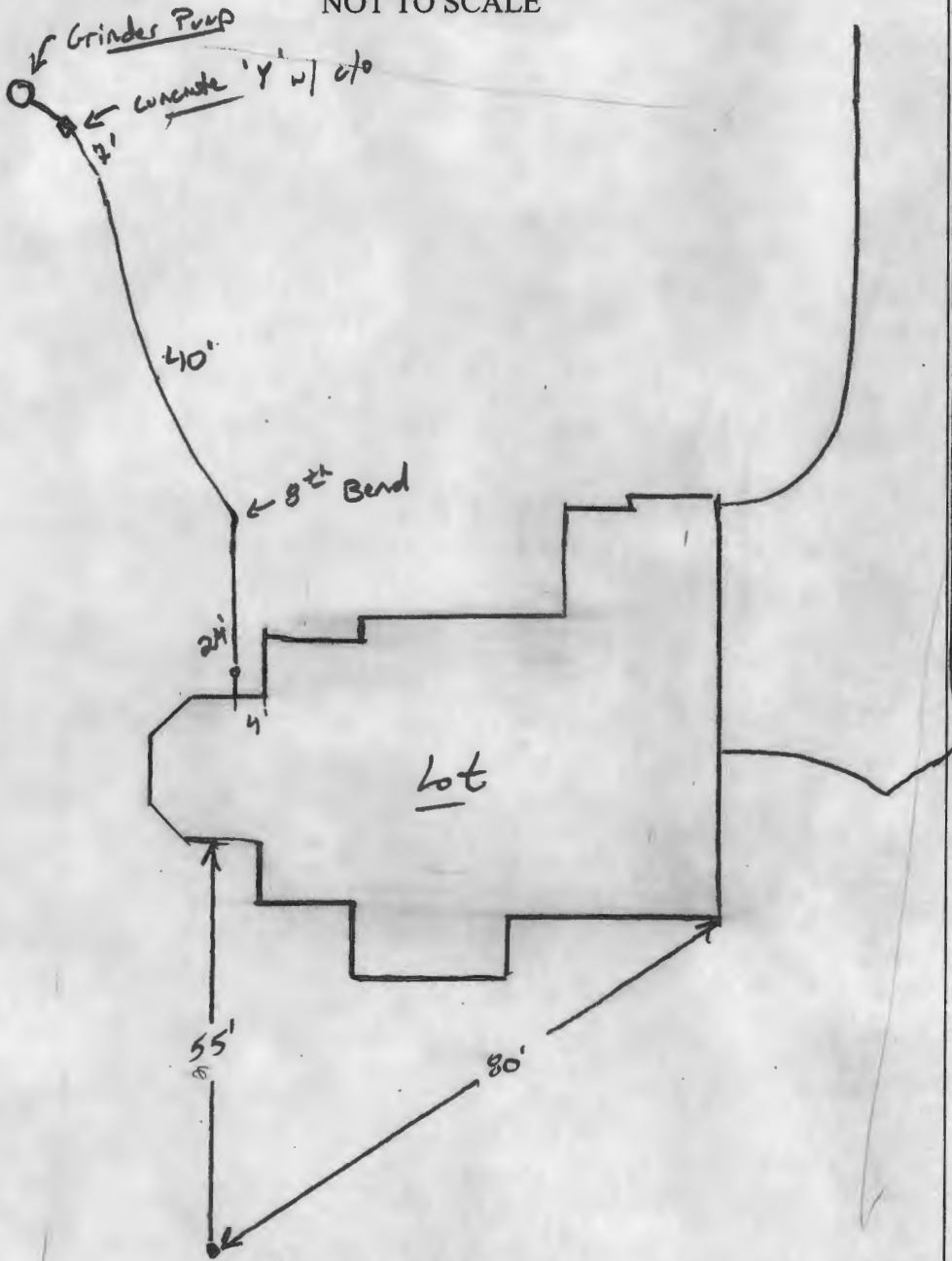
PERMIT VOID AFTER 2 YEARS

1. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS.
2. ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED.
3. MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED.
4. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS OF THIS PERMIT.
5. NEITHER THE HOWARD COUNTY COUNCIL OR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.
6. PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 FOR INSPECTION HOUSE CONNECTION

Sheppard Meror Dr.

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 1 LEVEL _____

MANUFACTURER _____

CAPACITY _____ GAL

SEAM LOC _____

TANK LID DEPTH _____

BAFFLES _____

BAFFLE FILTER _____

MANHOLE LOC _____

6" PORT LOC _____

WATERTIGHT TEST _____

SLOTTED _____

PUMP/SEPTIC TANK LEVEL _____

MANUFACTURER _____

CAPACITY _____ GAL

SEAM LOC _____

TANK LID DEPTH _____

BAFFLES _____

BAFFLE FILTER _____

MANHOLE LOC _____

6" PORT LOC _____

WATERTIGHT TEST _____

SLOTTED _____

PRE-CONSTRUCTION

INSTALLATION

3/19/09 4" Gravity SMC installed per plan.
OK to backfill. Need pump and alarm test w/
utilities for final system approval (KW) 5/7/09 received
letter of approval for grinder pump start-up. System successful. (KW)

FINAL INSPECTOR H. Kelly DATE OF APPROVAL 5/7/09

Sara Sappington

From: Tom Pickett
Sent: Thursday, May 07, 2009 1:29 PM
To: Lori Buchman; Sara Sappington; Stuart Oster
Cc: Matt Tuder; Amy Hart; Verda Hall; Dennis Goss; John Alcorn
Subject: U&O Release

This morning I observed the start-up of a Sewage Grinder Pump at the Sheppard Manor Shared Septic System:

Sheppard Manor, Contract 50-4357-D
Williamsburg Builders, Lot #16
4618 Sheppard Manor Lane
Ellicott City, MD 21042

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

This is the second lot on the shared septic system at this location.



Howard County
Health Department

Bureau of Environmental Health
7178 Columbia 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

Peter L. Beilenson, M.D., M.P.H., Health Officer

February 26, 2009

Bob Corbett
5485 Harpers Farm Road
Suite 200
Columbia, MD 21044

RE: **Variance Approval**
Sheppard Manor
Lots 4, 5, and 16

Dear Mr. Corbett,

The Department of Health has received your variance request dated February 16, 2009 for the above referenced properties. This Health Department grants **approval** of the variance on the basis that the propane tanks have been located so they are not directly up grade from wells or have been located in a manor to maximize the separation. Approval of the building permits will be granted by this Department provided that the site plans submitted with the building permit applications are consistent with the site plan approved under this variance request. Any deviations from the site plan submitted with the request will be subject to further review by this Department.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis, R.S.

Assistant Director

Bureau of Environmental Health

cc: File



February 16, 2009

Howard County Health Department
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, Maryland 21046

Attn: Michael Davis

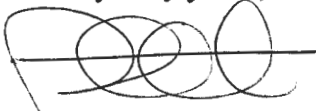
Dear Mike,

In furtherance of our meeting of February 13, 2009, I am requesting the approval of a variance of the 100 ft distance requirement from underground propane tanks to the well location. Variances will be required in the following locations within the Sheppard Manor subdivision:

1. Lot 4: Propane tank is located 70 ft down grade from the well location on Lot 5 (see attached Exhibit A)
2. Lot 5: Propane tank is located 80 ft down grade from the well location on Lot 6 (see attached Exhibit A)
3. Lot 16: Propane tank is located 70 ft down grade from the well location on Lot 15, and 95 ft up grade from the well location on Lot 16. (see attached Exhibit B)
4. Lot 17: No variance will be required since the propane tank location will beset in the front of the house as shown on Exhibit B, creating 135 ft distance to well locations of both Lots 16 & 17.

Lots 4, 16 and 17 are currently under construction. Thus your prompt attention to this request is greatly appreciated.

Very truly yours,



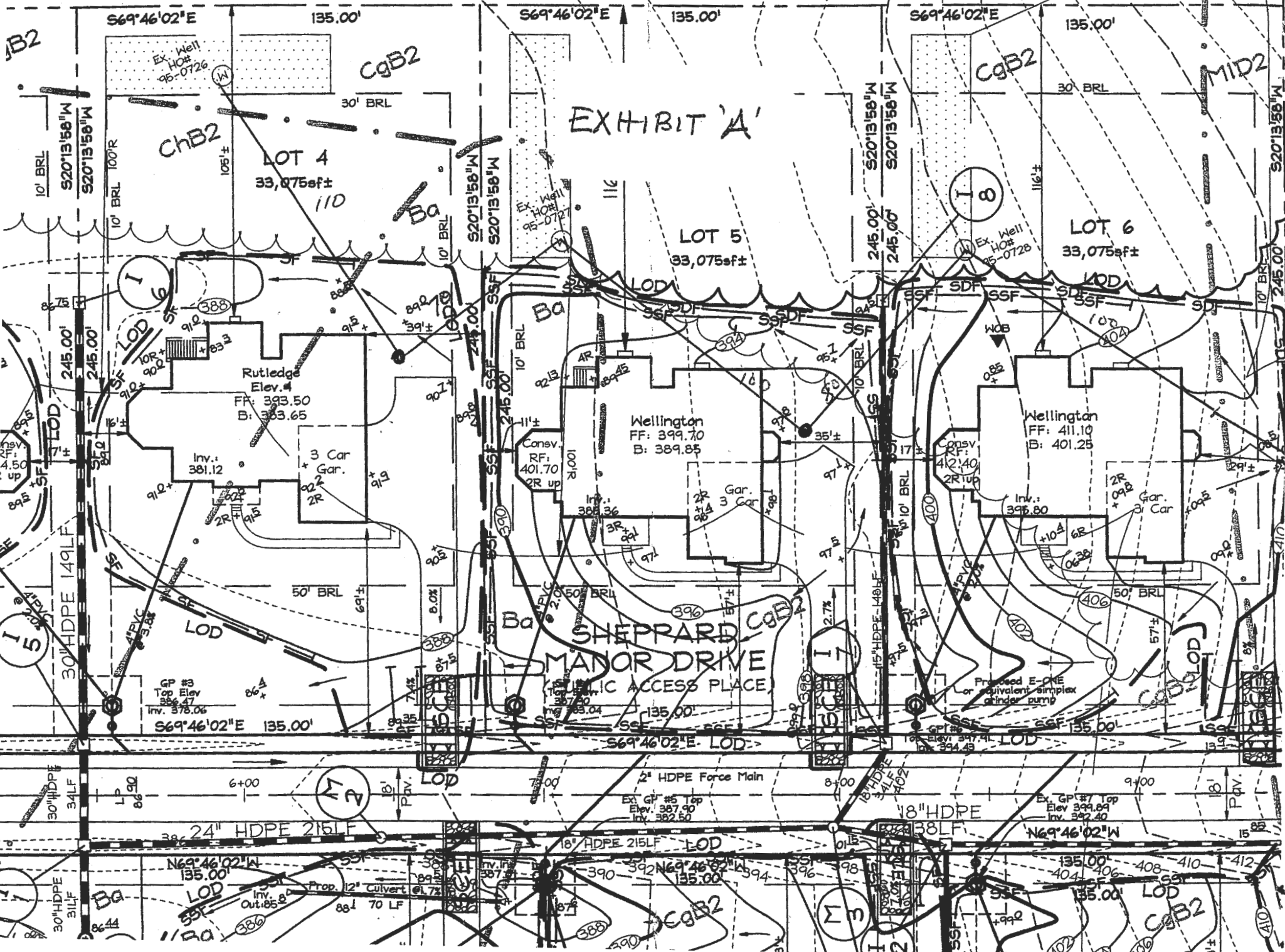
Bob Corbett
Vice President

Maryland's Award-Winning Homebuilder.

5485 HARPERS FARM ROAD SUITE 200 COLUMBIA, MARYLAND 21044
410-997-8800 FAX 410-997-4358 • WWW.WILLIAMSBURGLLC.COM • MHRB# 155



EXHIBIT 'A'



LOT 4
33,075sqft
110

LOT 5
33,075sqft

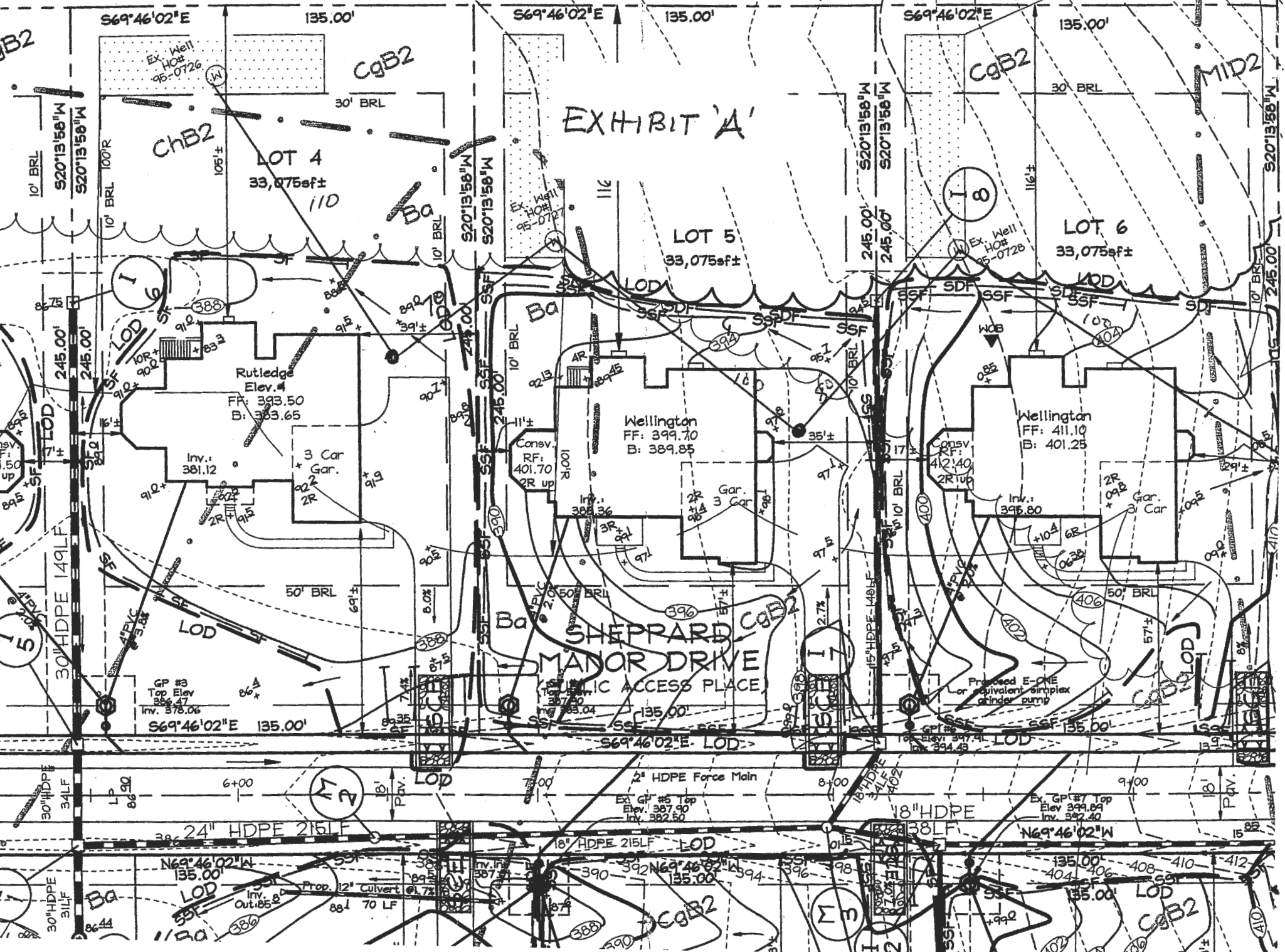
LOT 6
33,075sqft

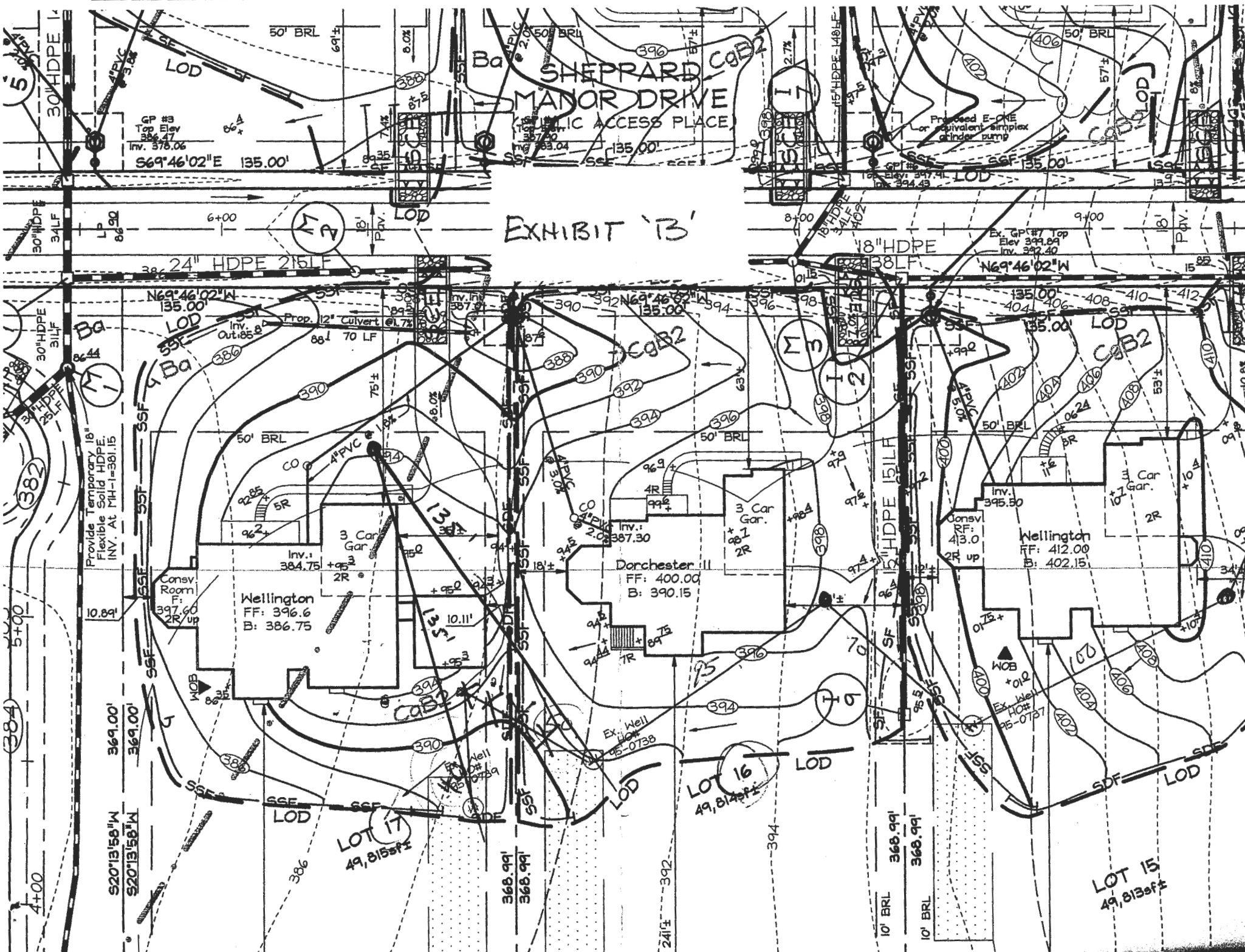
SHEPPARD MAJOR DRIVE
PUBLIC ACCESS PLACE

Rutledge
Elev. #
FF: 393.50
B: 383.65

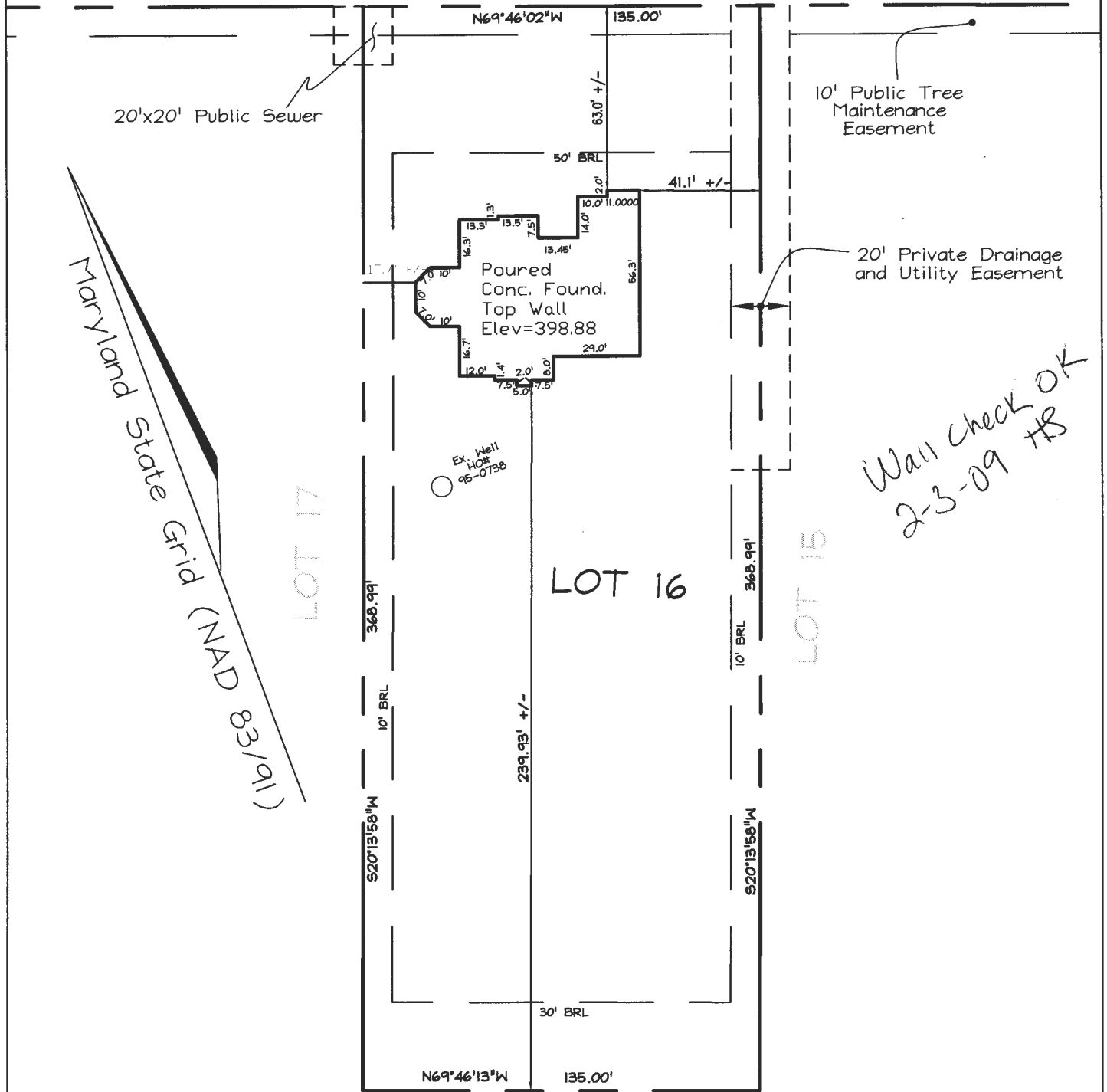
Wellington
FF: 399.70
B: 389.85

Wellington
FF: 411.10
B: 401.25





SHEPPARD MANOR DRIVE (PUBLIC ACCESS PLACE)



*Wall check OK
2-3-09 HB*

LOT 2
FLX RUI ESTATES PLAT 8359

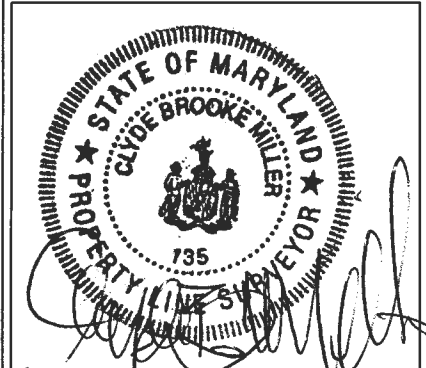
BW= BAY WINDOW H/P HEAT PUMP
 DW= DRIVEWAY G/M GAS METER
 CONC= CONCRETE E/M ELEC METER

DIMENSIONS FROM FOUN. WALL TO PROPERTY LINE ARE +/-0.1'
 ADDRESS No.: 4618 SHEPPARD MANOR DRIVE
 TOP OF WALL ELEV. = 398.88
 THIS LOCATION DRAWING IS OF BENEFIT TO THE CONSUMER ONLY
 INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE
 COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED
 TRANSFER, FINANCING OR REFINANCING.
 THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ES-
 TABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR
 OTHER EXISTING OR FUTURE IMPROVEMENTS.
 THIS LOCATION DRAWING DOES NOT PROVIDE FOR THE
 ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT
 SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER
 OF TITLE OR SECURING FINANCING OR REFINANCING.

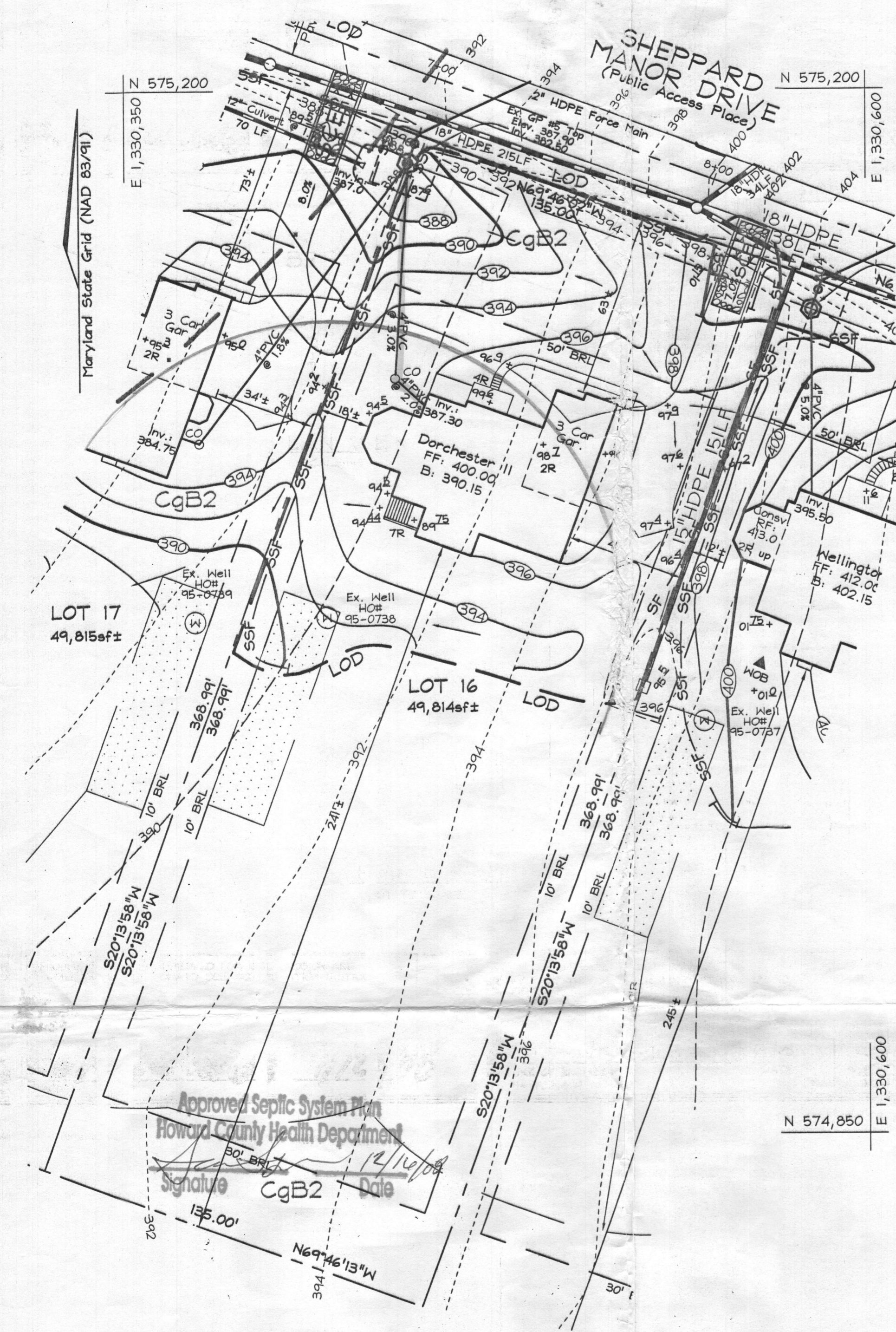
FSH Associates

Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: FSHERI.COM

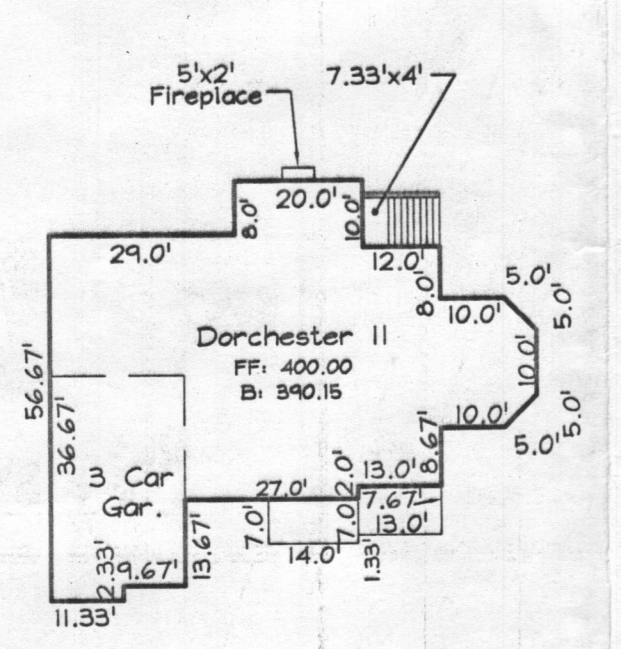
WALL CHECK	
FOUNDATION	Date: 1/12/09
FINAL	Date:
DRAWN BY:	RJS
SCALE:	1"=50'
W.O. No.:	3160



LOT 16
 #4618 SHEPPARD
 MANOR DRIVE
 PLAT #19209
 TAX MAP 29 GRID 1 PARCEL 268
 5TH ELECTION DISTRICT



PLAN VIEW
SCALE: 1"=30'



HOUSE TYPE
NOT TO SCALE

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use the following schedule: Apply 2 tons per acre dolomitic limestone (92 lbs/1000 s.f.) And 600 lbs. / acre (20.7 lbs./1000s.f.) of 10-20-20 before seeding. Harrow or disc into upper 3 in. of soil.

SEEDING: Apply a mixture of Turf Type Tall fescue (80%) and Hard Fescue (20%) in accordance with seeding rates shown in the Permanent Seeding Summary shown on this sheet. For stabilization outside of the seeding dates, apply straw mulch at rates and methods specified below and apply permanent seeding when within proper seeding dates.

MULCHING: Immediately following seeding, apply a uniform 1-2 in. Deep layer of un-rotted small grain straw at a rate of 2 tons/acre. (Apply 2.5 tons/acre if a mulch anchoring tool is used). Straw may be anchored with wood cellulose fiber at a rate of 750 lbs. / acre mixed at a ratio of 50 lbs. Of wood fiber/ 100 gal. of water. Synthetic liquid binders such as Terra Tex II, Acrylic DLR (Agro-Tack), DCA-70, Petroset and other approved equals may be used at rates recommended by the manufacturers.

Permanent Seeding Summary

Seed Mixture (Hardiness Zone 7a and 8b)	Application Rate (lb/acre)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)	Lime Rate
No. 10	200	3/15-5/15	0.5 in.	2.0lb/1000s.f. (4lb/1000s.f.)	1000lb/1000s.f. (200lb/1000s.f.)

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use the following schedule: Apply 2 tons per acre dolomitic limestone (92 lbs/1000 s.f.) And 600 lbs. / acre (15 lbs./1000s.f.) of 10-10-10 before seeding. Harrow or disc into upper 3 in. of soil.

SEEDING: Apply the Maryland State Highway approved seed mixture of Barley or Rye plus Fxtall Millet in accordance with seeding dates and rates shown in the Temporary Seeding Summary shown on this sheet. For stabilization outside of the seeding dates, apply straw mulch at rates and methods specified below.

MULCHING: Immediately following seeding, apply a uniform 1-2 in. Deep layer of un-rotted small grain straw at a rate of 2 tons/acre. (Apply 2.5 Tons/acre if a mulch anchoring tool is used). Straw may be anchored with wood cellulose fiber at a rate of 750 lbs. / acre mixed at a ratio of 50 lbs. Of wood fiber/ 100 gal. of water. Synthetic liquid binders such as Terra Tex II, Acrylic DLR (Agro-Tack), DCA-70, Petroset and other approved equals may be used at rates recommended by the manufacturers.

Temporary Seeding Summary

Seed Mixture (Hardiness Zone 6a and 7a)	Application Rate (lb/acre)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-10-10)	Lime Rate
No. 2	150 lbs (70) plus Fxtall Millet (1000s.f.)	2/7-1/30 (10-10-10)	1/4 in. (1/2 in.)	600 lb/acre (15lb/1000s.f.)	2 tons/acre (100lb/1000s.f.)

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (410-313-1855).
- All vegetation and structural practices are to be installed in accordance with the provisions of this plan and one to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1, (b) 14 days to all other disturbed or graded areas on the project site.
- All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL - Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, soil, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area	1.144 Acres
Area Disturbed	0.467 Acres
Area to be roofed or paved	0.146 Acres
Area to be vegetatively stabilized	0.316 Acres
Total Cut	1.441 CY
Total Fill	1.517 CY
- Off-site water/borrow area location
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- Earthwork quantities are solely for the purpose of calculating fees. Contractor to verify all quantities prior to the start of construction.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

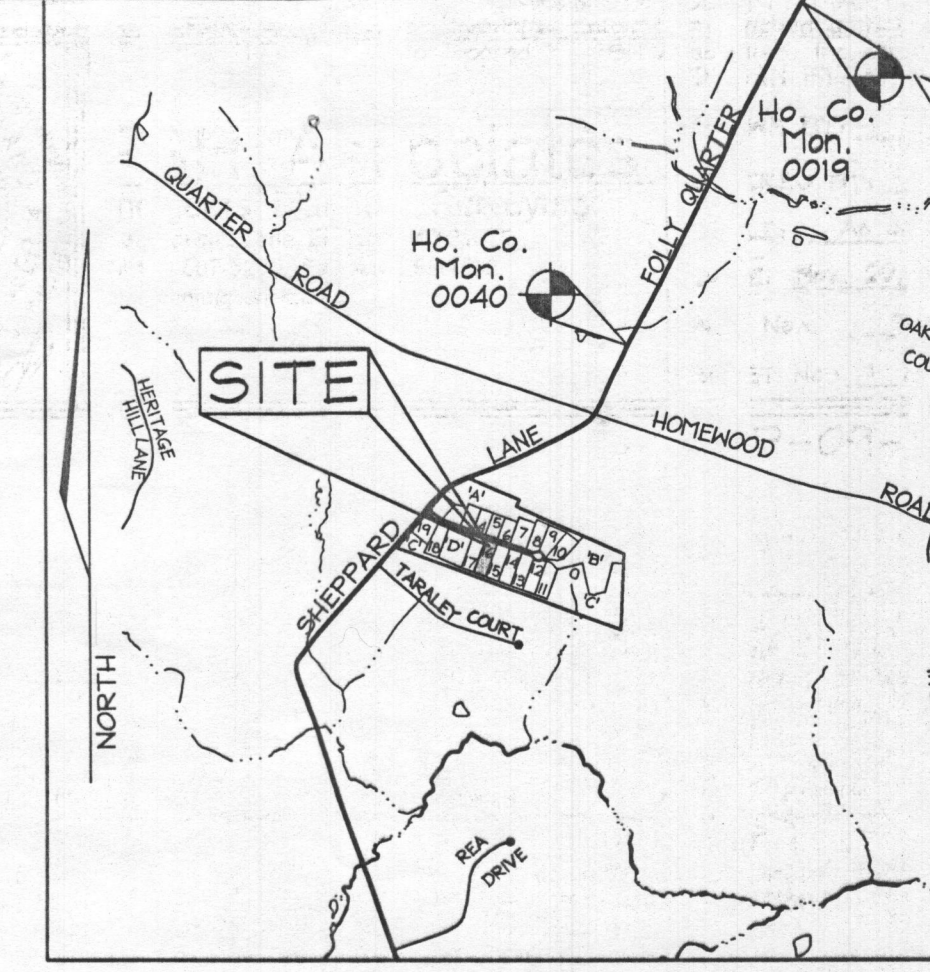
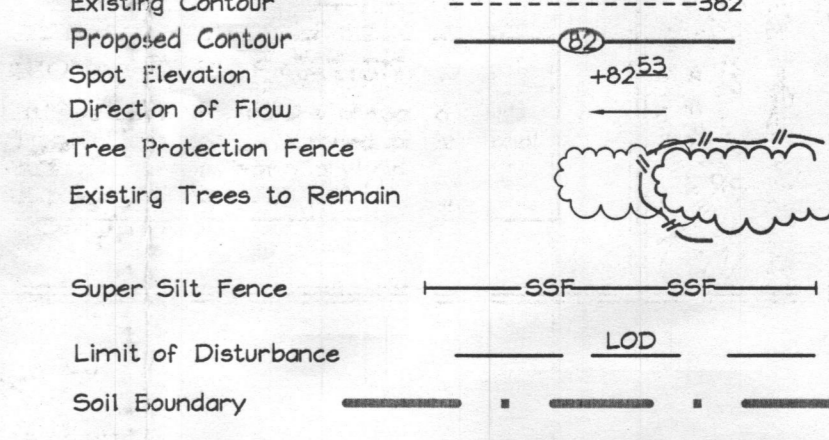
SEQUENCE OF CONSTRUCTION

- Obtain grading permit.
- Notify Howard County Department of Inspections, License and Permits at (410) 313-1850 at least 24 hours before starting any work.
- Install Stabilized Construction Entrance.
- After receiving permission from the sediment control inspector, rough grade site and begin building construction.
- Construct driveway and finish building construction.
- Final grade site.
- Upon stabilization of all disturbed areas and with the permission of the Sediment Control Inspector, remove all sediment control measures and stabilize any remaining disturbed area.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Baile silt loam	D
CgB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
ChA	Chester silt loam, 0 to 3 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GlD2	Glenn loam, 15 to 25 percent slopes, moderately eroded	B
MgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MgC3	Manor gravelly loam, 8 to 15 percent slopes, severely eroded	B
MlD2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MlE	Manor loam, 25 to 45 percent slopes	B

LEGEND



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 10 E13, 14 E1

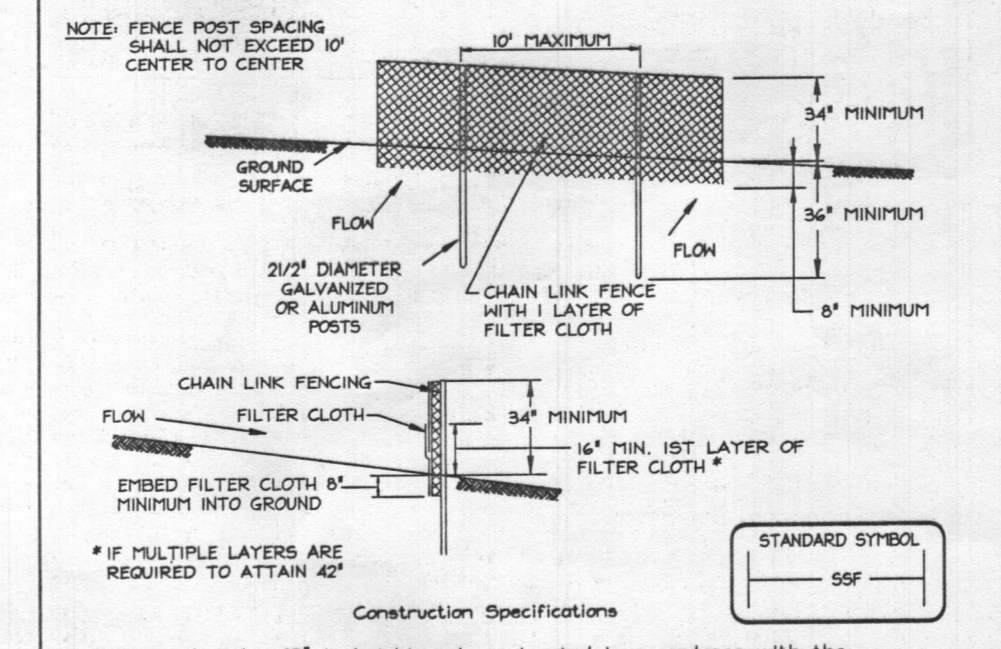
BENCHMARKS

Sta.	N	E	EL.
0019	176,927.094	406,505.110	117.6061 (meters)
0040	176,952.4260	405,995.1970	111.3465 (meters)
	577,270.584	1,332,002.575	365.309 (feet)

GENERAL NOTES

- This property is zoned "RC-DEO" per the 02/02/04 Comprehensive Zoning Plan and the Comp Lite Zoning Regulations Amendments effective 07/26/06.
- Total area of property = 49,814sf ± or 1.144 Ac ±.
- Public water and private sewer will be used within this site.
- Area designated as a private sewage easement, of at least 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03).
- On-site topography based on a Field Run Topographic Survey prepared by FSH Associates dated 1/12/04. Off-site and non-critical topography based on Howard County 1998 Aerial Topographic Surveys with five foot contours.
- Spoil Material of Septic Trench Excavation shall be placed uphill of trench.
- Private water, and sewer will be used within this site.
- The existing well shown on this plan (identified with the attached well tag number: HO-05-0738) has been field located by FSH Associates, Inc. at August 17, 2007 and is accurately shown.
- A stockpiling will not be permitted on site.

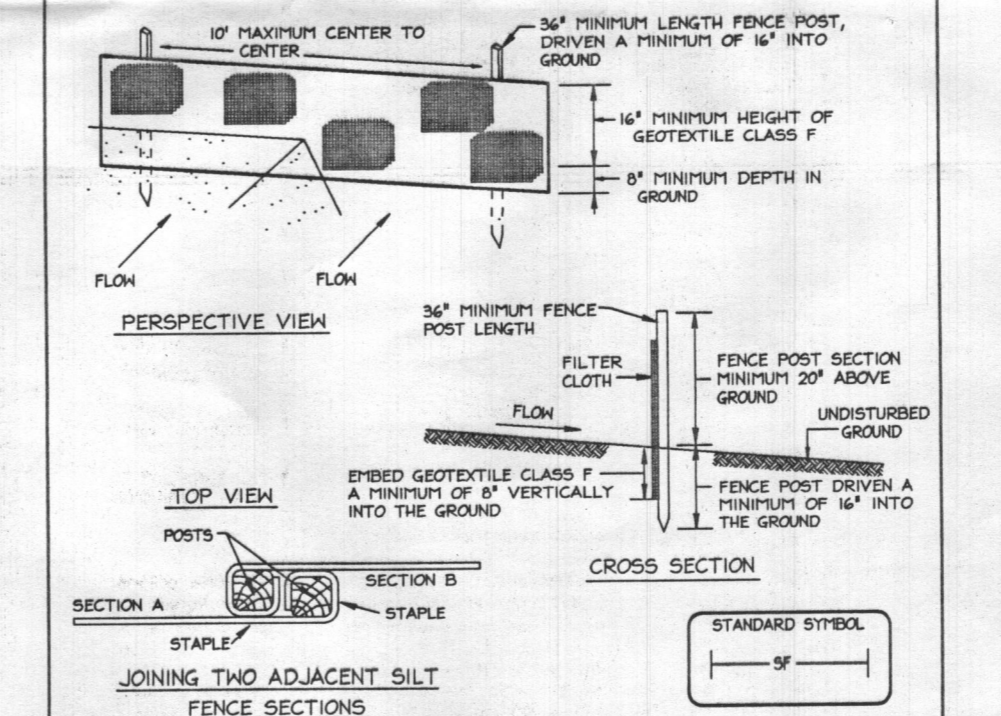
DETAIL 33 - SUPER SILT FENCE



- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wires, bracs and brass rods, drive anchors and post caps are not required except at the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 6" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildups removed when "buiques" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft ² /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

DETAIL 22 - SILT FENCE



- Fence posts shall be a minimum of 36" long, driven 18" minimum into the ground. Posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 2" x 2" round (minimum) and shall be of solid quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft ² /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt fence shall be inspected after each rainfall event and maintained when buiques occur or when sediment accumulation reaches 50% of the fence height.

OWNER/DEVELOPER
WILLIAMSBURG GROUP LLC
5465 Harpers Farm Road #200
Columbia, Maryland 21044-3834
Telephone: (410) 997-8800
Fax: (410) 997-4358

PLOT PLAN
SHEPPARD MANOR
LOT 16

TAX MAP 39 GRIDS 01
5TH ELECTION DISTRICT

PARCEL 268
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.net

DESIGN BY: AY
DRAWN BY: AY
CHECKED BY: ZY
SCALE: As shown
DATE: Nov. 20, 2008
P.L.O. No.: 3160
SHEET No.: 1 OF 1

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Polster 11/23/08
SIGNATURE OF ENGINEER
ZACHARIA Y. FISCH
DATE

DEVELOPER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBILITIES FOR THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Zacharia Y. Fisch 11/24/08
SIGNATURE OF DEVELOPER
DATE

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. #22418, Expiration Date: 7/29/2009.