

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: 07/20/2020 ONSITE SEWAGE DISPOSAL SYSTEM P 567377

APPROVAL DATE: 12/9/2020 PERMIT: CONSTRUCTION A

PROPERTY ADDRESS: 13488 OpenSpace

SUBDIVISION: Allnut Farm Estates LOT: 15 TAX ID: 05-384729

CONTRACTOR: Farm & Home Excavating, Inc EMAIL:

CONTRACTOR ADDRESS: 901 Driver Rd, Marriottsville, MD 21104 PHONE: (410) 442 - 2139

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: MDE MANUFACTURER:

PROPERTY OWNER: SINGH, Dipender; KAUR, Jaspreet Etal EMAIL:

OWNER ADDRESS: 9559 Sea Shadow, Columbia, MD 21046 PHONE:

BAT UNIT MODEL: PUMP SIZE: PUMP TANK CAPACITY: 2000 gal

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: DATE RECORDED:

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 8 APPLICATION RATE: 0.8

Table with trench specifications: LINEAR FEET REQUIRED: 270', INLET DEPTH: 2.5', TRENCH WIDTH: 2', MAXIMUM BOTTOM DEPTH: 8', MINIMUM SPACE BETWEEN TRENCHES: 10', EFFECTIVE AREA BEGINNING DEPTH: 4'

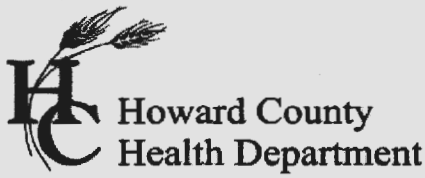
LOCATION: PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.

NOTES: 3 x 90' Trenches. tracer tape - on well line & septic line, sleeving under drive on one of the lines (H2O & septic fan) water tight test on both tanks, keep tanks as high as possible for positive drainage

ISSUED BY: Joseph Cabahug ISSUE DATE: 07/20/2020 EXPIRATION DATE: 07/21/2020

- 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
NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.
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.



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SUBDIVISION: Allnut Farm Estates LOT: 15 TAX ID: 05-384729

CONTRACTOR: Farm & Home Excavating, Inc EMAIL:

CONTRACTOR ADDRESS: 901 Driver Rd, Marriottsville, MD 21104 PHONE: (410) 442 - 2139

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: [X] MDE [X] MANUFACTURER:

PROPERTY OWNER: SINGH, Dipender; KAUR, Jaspreet Etal EMAIL:

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NOT TO SCALE

* See attached diagram

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
2'	2.5'	8'
NUMBER OF TRENCHES		3
TOTAL LENGTH		270'
ABSORPTION AREA		810 sq ft + sidewalk
DISTRIBUTION BOX LEVEL		yes
DISTRIBUTION BOX BAFFLE		yes
DISTRIBUTION BOX PORT		yes

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL

MANUFACTURER Backriver Precast

CAPACITY 2506 GAL

SEAM LOC top

TANK LID DEPTH 1'

BAFFLES front +

BAFFLE FILTER -

MANHOLE LOC front + back

6" PORT LOC -

WATERTIGHT TEST 10/28/20 pass

SLOTTED yes

DATE ON LID 10-20-20

PUMP/SEPTIC TANK LEVEL

MANUFACTURER Babylon

CAPACITY 2000 GAL

SEAM LOC top

TANK LID DEPTH 1.5'

BAFFLES front

BAFFLE FILTER -

MANHOLE LOC front + back

6" PORT LOC -

WATERTIGHT TEST fail 10-28-20

SLOTTED -

DATE ON LID 7-7-2020

ROAD NAME

PRE-CONSTRUCTION:

10/22/20 - 100' well are maintained to SDA, SDA trenches & tanks stated, water line has already been installed and through the trenches (initial & reserve) and SDA, BUE electric lines have also been installed right through the trenches (initial & reserve) and SDA. the neighbor extended his driveway into this property approx 14' which skews 10' brl. The bottom trench on the initial system was the only one unaffected, shot this trench on contour w/ transit, electric lines & water line must be relocated before the top 2 trenches are installed tanks to be delivered on 10/23/20, contractor aware of water tight test requirement on both.

INSTALLATION: 10/28/2020 Watertight test on both tanks. ST passed, pump tank water leaking from top seams on two corners and rear iron handles (see attached picture). Water in tank was filled into risers, which manufacturer says is too much hydrostatic pressure on unburied tank. Kevin O'K'd covering top seam corners with mastic.

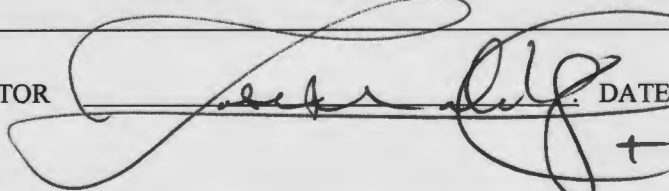
11/09/2020 FM w/ SLEEVE INSTALLED, D BOX SET.

11/26/2020 UPPER AND MID TRENCHES COMPLETED. LOWER TRENCH PARTIAL INSTALL.

11/24/2020 Last trench complete. D-box leveled. Pump observed to work - must be throttled down.

12/09/2020 ALARM WORKS & PANEL (40 + 42)

FINAL INSPECTOR



DATE OF APPROVAL

12/09/2020

Clerk of the Circuit Court for
Howard County
Land Records/Licensing

6095 Marshalee Drive
Suite 120
Elkridge, MD 21075
410-313-5850

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

Name: singh
Ref: 99

LR - Agreement Surcharge
1x 40.00 40.00

=====
SubTotal: 60.00
Total: 60.00

=====
REV-Cash 60.00

01/26/2021 10:17
#14488586/1246/109

CC13-KS

Thank you for visiting us today~

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 DIPENDER SINGH ("the Owner").

WHEREAS, the Owner owns a tract of land at street address 13488 open Space CT, Highland MD 20777 and the deed and subdivision plat of the property is recorded among the Land Records of Howard County, Maryland, Tax Map # 34, Block # 15, Parcel # 375, Deed Reference # 12873/00214 and Tax Account # 05-384729 ("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 18-0100 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.

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).

Oswald, Hank

From: MRED <gphillips@mred.us>
Sent: Tuesday, September 29, 2020 2:10 PM
To: Oswald, Hank
Cc: Williams, Jeffrey; Wolf, Kevin
Subject: Re: Floor Plans_13488 Open Space Court

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hank,

Thank you greatly for your call yesterday.

Please do consider this email as our formal request to withdraw the revised plan based on my call last week with Jeff and the clients decision to abandon the revision.

Regards,

Gregory Phillips
Maryland Real Estate Development
6100 Day Long Lane
Suite 100
Clarksville, Maryland 21029

Direct 410.977.0864
gphillips@MRED.US



On Sep 29, 2020, at 9:16 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Greg:

Would you like the OSDS plan sent back to you since we already have a plan approved for 8 bedrooms or discard it?

Thanks,

Hank

From: MRED <gphillips@mred.us>

Sent: Tuesday, September 22, 2020 5:33 PM

To: Oswald, Hank <hoswald@howardcountymd.gov>

Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Wolf, Kevin <KWolf@howardcountymd.gov>

Subject: Re: Floor Plans_13488 Open Space Court

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hank,

Can you please call me to discuss.

Regards,

Gregory Phillips
Maryland Real Estate Development
6100 Day Long Lane
Suite 100
Clarksville, Maryland 21029

Direct 410.977.0864
gphillips@MRED.US

<image001.png>

On Sep 22, 2020, at 2:12 PM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hello Greg:

I received a revised septic plan for 6 bedrooms, but the floor plans on record show 8 bedrooms (see attached floor plan). Based on local code (see attached code bedroom definition), the exercise room in the basement, the in-law suite and guest room on the first floor, and the 5 bedrooms on the second floor all count towards the total.

Let me know if the floor plan we have on record is incorrect, or have any other questions.

Thanks,

Hank

From: HP Scan <noreply@howardcountymd.gov>

Sent: Tuesday, September 22, 2020 10:43 AM

To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Scan from HP MFP

<[Untitled].pdf><Section 3.801 Bedroom Definition.pdf>

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, September 22, 2020 2:13 PM
To: MRED
Cc: Williams, Jeffrey; Wolf, Kevin
Subject: Floor Plans_13488 Open Space Court
Attachments: [Untitled].pdf; Section 3.801 Bedroom Definition.pdf

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To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Scan from HP MFP

9/29 - sent Greg
email to record
or can back
10 feet rev.
-H

Maryland Real Estate Development



Transmittal

DATE: Thursday, September 17, 2020

TO:

Gregory Phillips
Maryland Real Estate Development LLC
7846 River Rock Way
Columbia, MD 21044

gphillips@mred.us

Direct 410-977-0864

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov

Regarding:

Septic Discharge / SDP/ New Single Family Residence

Lot 15 / 13488 Open Space

Hank,

Per a phone call with Kevin Wolf and the septic contractor Bill Ingram, we respectfully submit the attached revised septic Discharge plan to MATCH the building permit of 6 bedrooms.

We desire to leave the Perc Cert for a larger number of bedrooms in the event that the owners place an addition on the home in the future.

Regards,

Greg P.

13488 Open Space Ct pump tank leaking from top seam

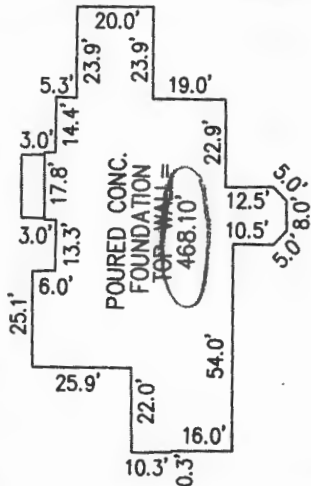
10/28/2020



"2000" marking

↖ opposite corners ↗

also leaking along iron hooks



INSET SCALE: 1" = 50'



MARCH 5, 2020

LOT 13
ALLNUTT FARMS ESTATES
PLAT No. 4623

LOT 25
ALLNUTT FARMS ESTATES
PLAT No. 4622

LOT 24
ALLNUTT FARMS ESTATES
PLAT No. 4622

POURED CONC.
FOUNDATION
TOP WALL =
468.10'
(SEE INSET
FOR DETAILS)

LOT 14
ALLNUTT FARMS ESTATES
PLAT No. 4623

APPROVED
02/29/2020
001992

EXISTING
WELL-HO-18-0100
N 81°15'11" E

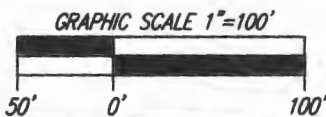
LOT 15
ALLNUTT FARMS ESTATES
PLAT No. 4623

OPEN SPACE
COURT
(50' R.O.W.)

LOT 16
ALLNUTT FARMS ESTATES
PLAT No. 4623

LOT 23
ALLNUTT FARMS ESTATES
PLAT No. 4622

LOT 22
ALLNUTT FARMS ESTATES
PLAT No. 4622



WALL CHECK SURVEY

LOT 15

ALLNUTT FARMS ESTATES
PLAT No. 4623

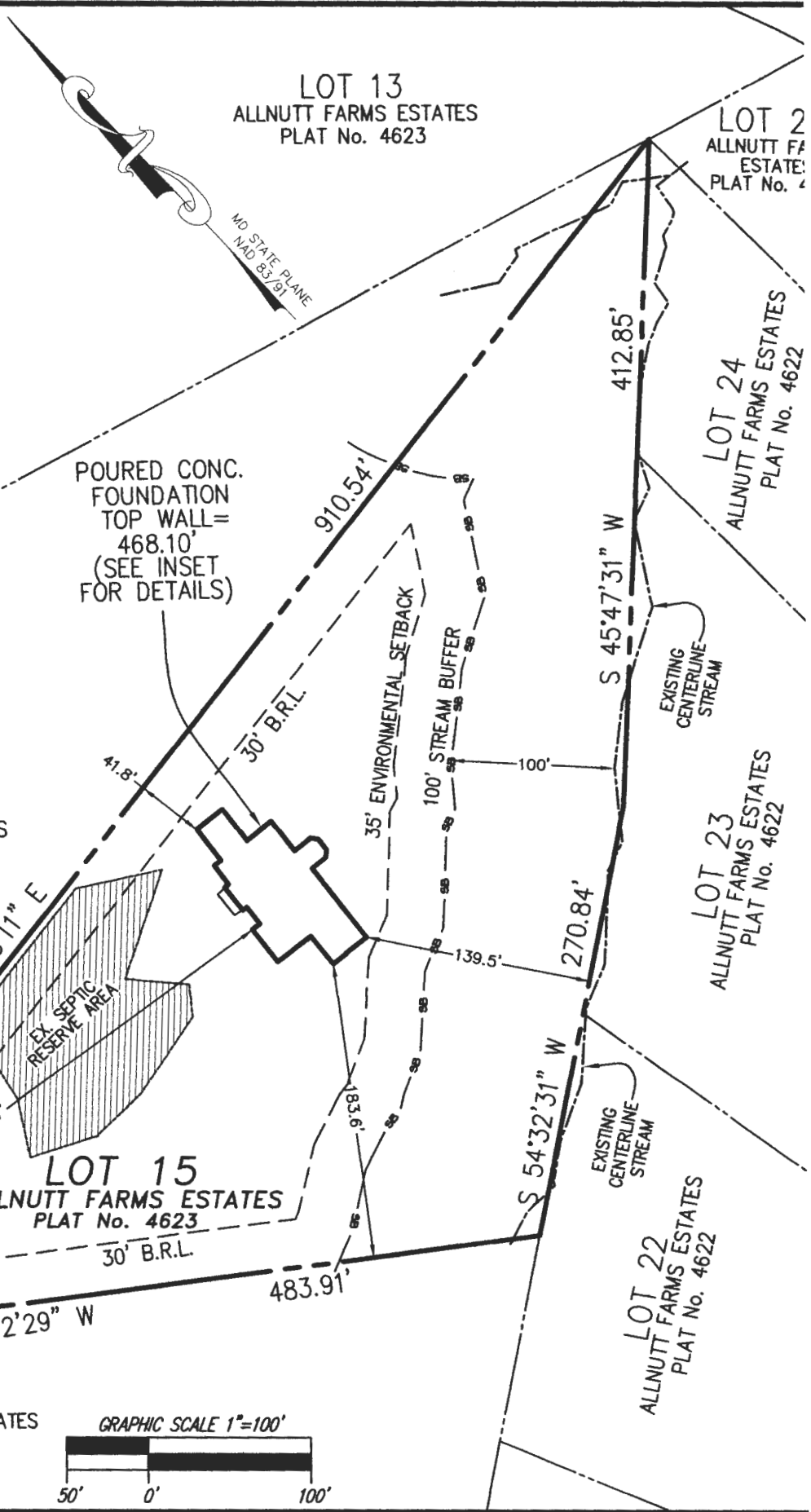
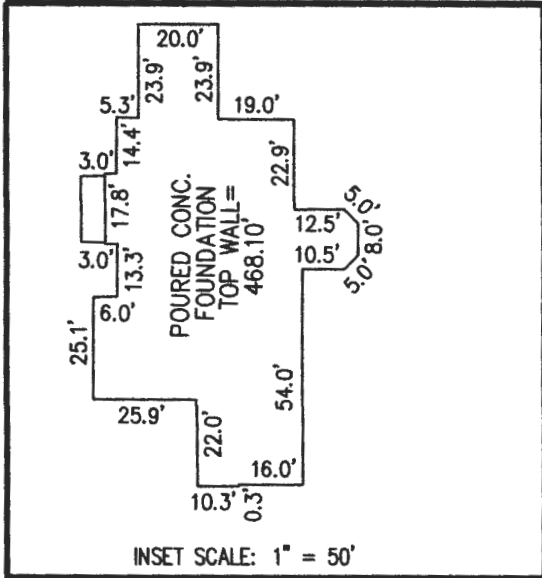
13488 OPEN SPACE COURT, HIGHLAND, MD 20777
TAX MAP 34, GRID 15, PARCEL 375
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGNED BY: NJ
CHECKED BY: MR
SCALE: 1" = 100'
DATE: FEBRUARY 28, 2020
PROJECT No. 3534
SHEET: 1 OF 1

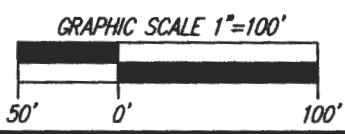
PREPARED BY:



NJR & ASSOCIATES, LLC.
LAND SURVEYING AND PLANNING
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200



STATE OF MARYLAND
M. NAJIB ROSHAN
PROFESSIONAL LAND SURVEYOR
18049
MARCH 5, 2020



WALL CHECK SURVEY
LOT 15
ALLNUTT FARMS ESTATES
PLAT No. 4623
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TEL: (240) 508-3200

New Septic Permit

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, June 04, 2020 7:22 AM
To: roshannj@aol.com
Cc: Williams, Jeffrey
Subject: RE: Wall Check_Allnutt Farms Estate Lot 15_13488 Open Space Court

Hi Mr. Roshan:

I think we will need to see at least a revised septic profile showing the tank not exceeding 3 feet in depth with adequate fall to the tank.

Thanks,

Hank

From: roshannj@aol.com <roshannj@aol.com>
Sent: Wednesday, June 03, 2020 4:14 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Re: Wall Check_Allnutt Farms Estate Lot 15_13488 Open Space Court

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Good afternoon,

Just noticed that the scale issue was not only the letter/legal paper size but smaller margins on the letter size. I fixed and placed new copies in the mail.

We will be staking the septic system and will make the needed adjustments for the 2% slope from the building to the septic tank.

Thank you
Najib Roshan, LS
NJR & Associates, LLC
2770 Route 32
West Friendship, MD 21794
PH (240) 508-3200
roshannj@aol.com

-----Original Message-----

From: Oswald, Hank <hoswald@howardcountymd.gov>
To: roshannj@aol.com <roshannj@aol.com>
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Wed, Jun 3, 2020 3:21 pm
Subject: Wall Check_Allnutt Farms Estate Lot 15_13488 Open Space Court

Hi Mr. Roshan:

LETTER OF TRANSMITTAL

NJR & Associates, LLC.

LAND SURVEYING & PLANNING

2770 State Route 32

West Friendship, Maryland 21794

Tel. (240)508-3200

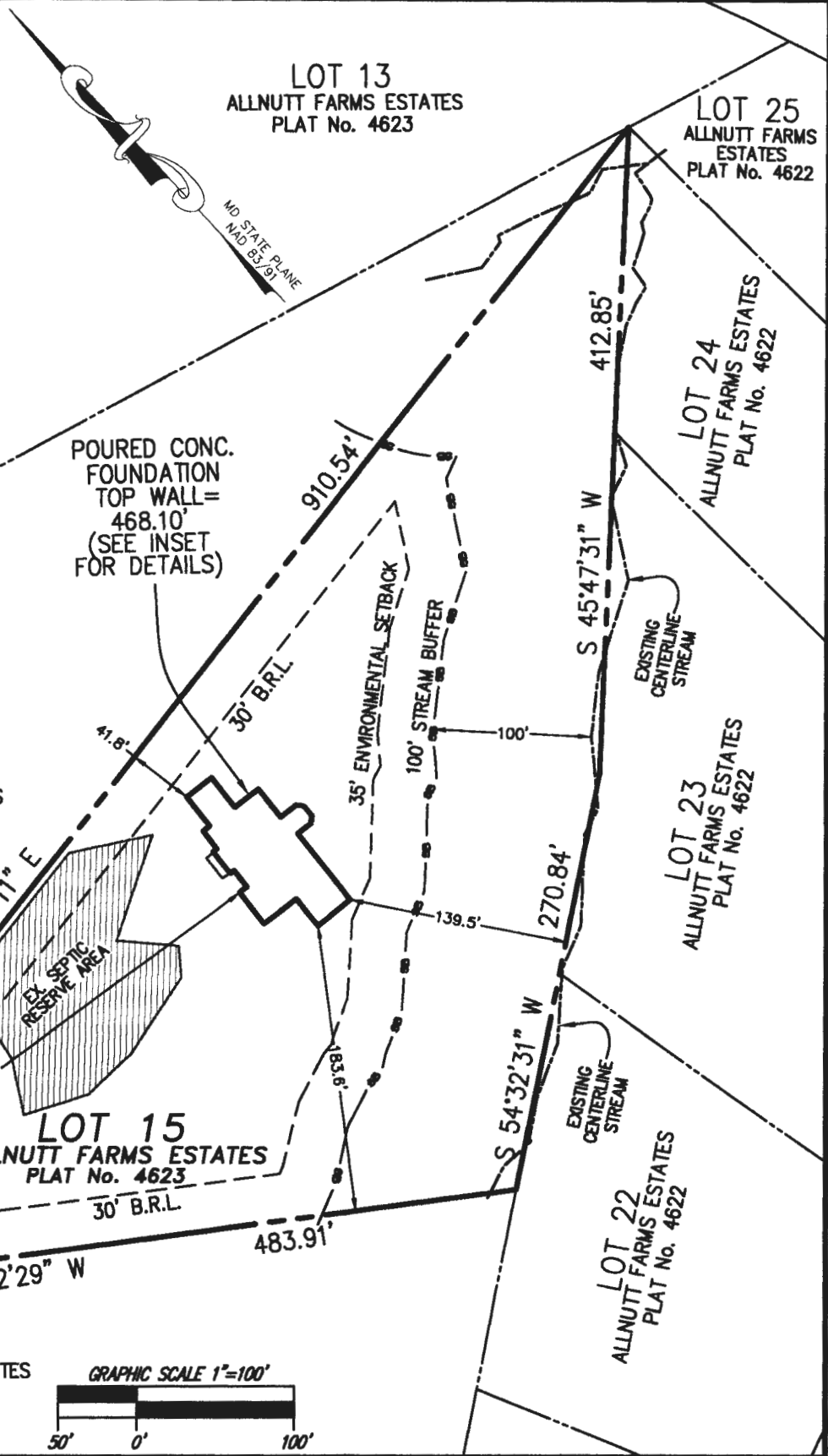
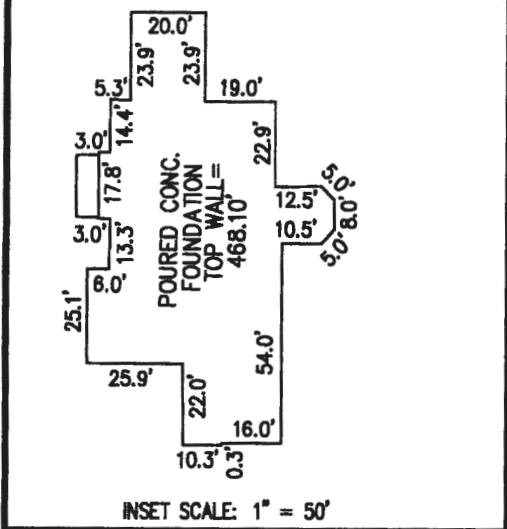
Email: roshannj@aol.com

Date: May 8, 2020

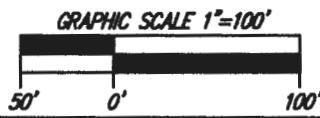
TO: Mr. Hank Oswalk
Howard County Health Department
8930 Stanford Boulevard
Columbia, Maryland 21045

RE: Lot 15, Allnut Farm Estates
Plat No. 4623
Open Space Court
Tax Map-34, Grid-157, Parcel 375

No.	Description	Copies
<u>1</u>	<u>Wall Check Survey</u>	<u>3</u>
<u>2</u>		
<u>3</u>		




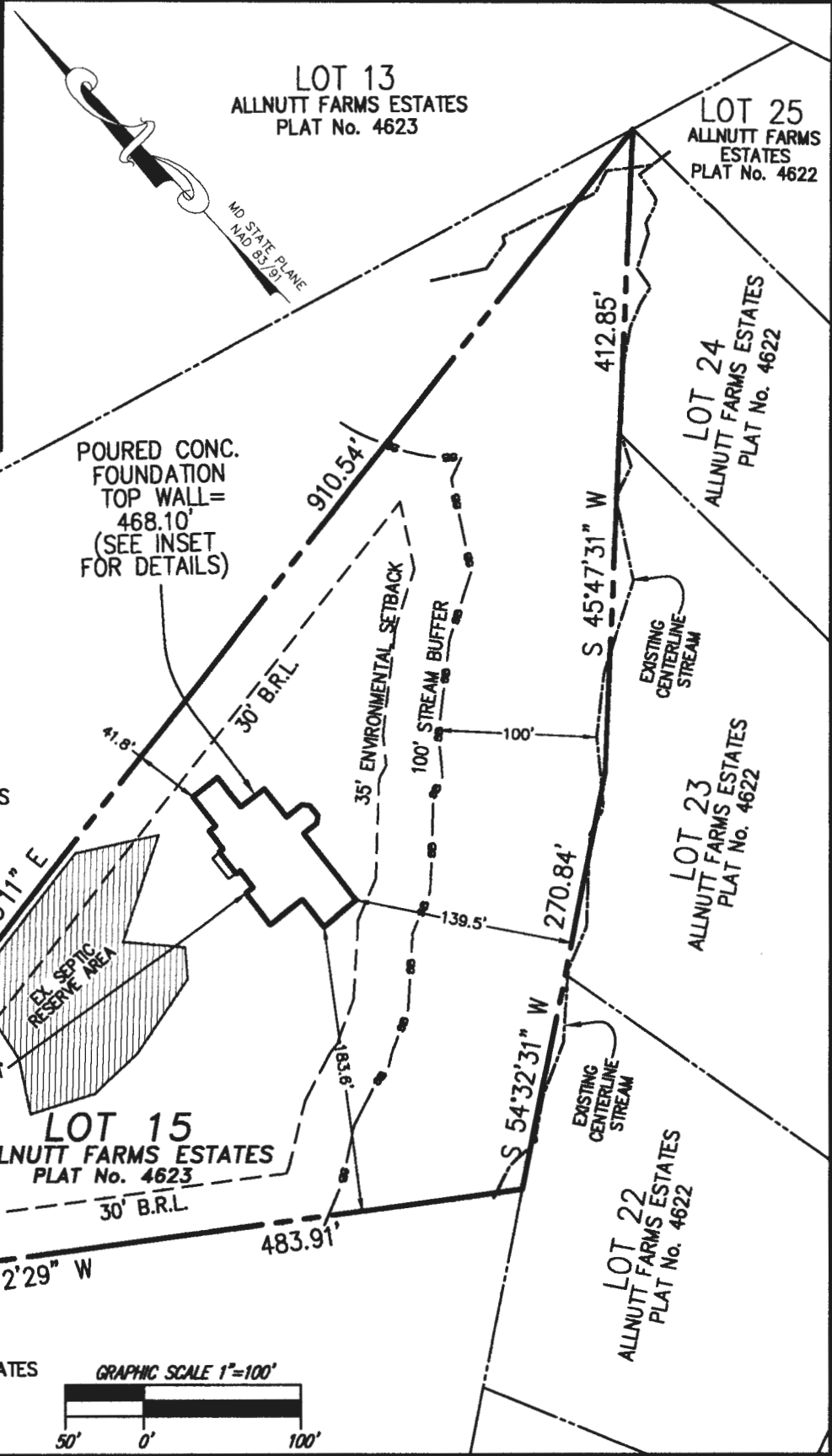
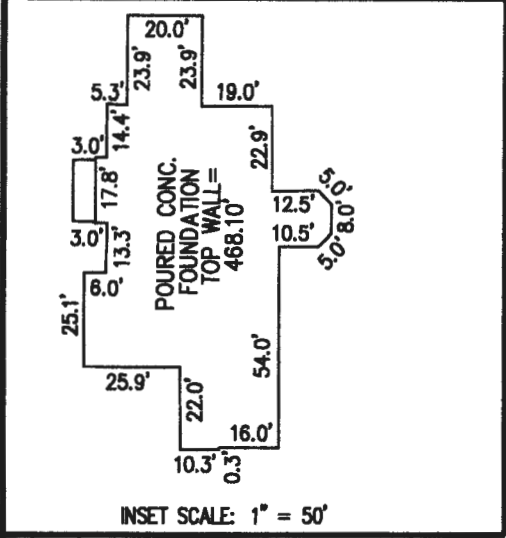
STATE OF MARYLAND
 M. NAJIB ROSHAN
 PROFESSIONAL LAND SURVEYOR
 17049
 MARCH 5, 2020



WALL CHECK SURVEY
LOT 15
ALLNUTT FARMS ESTATES
PLAT No. 4623
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 TAX MAP 34, GRID 15, PARCEL 375
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DESIGNED BY: NJ
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STATE OF MARYLAND
M. NAJIB ROSHAN
PROFESSIONAL LAND SURVEYOR
14049
MARCH 5, 2020

OPEN SPACE COURT (50' R.O.W.)

WALL CHECK SURVEY
LOT 15
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2770 STATE ROUTE 32
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TEL: (240) 508-3200

The 2nd wall check for Allnutt Farms Estate, Lot 15 (13488 Open Space Court) is still not to scale. Also, I see the foundation top of wall is 468.10 and FF Elevation on septic plan is 468.5. Can you confirm that the drop in fall to the septic tank is still 2 %?

Thanks,

Hank

Hank Oswald
Howard County Health Department
Well and Septic Program

Oswald, Hank

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We will be staking the septic system and will make the needed adjustments for the 2% slope from the building to the septic tank.

Thank you
Najib Roshan, LS
NJR & Associates, LLC
2770 Route 32
West Friendship, MD 21794
PH (240) 508-3200
roshannj@aol.com

-----Original Message-----

From: Oswald, Hank <hoswald@howardcountymd.gov>
To: roshannj@aol.com <roshannj@aol.com>
Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Wed, Jun 3, 2020 3:21 pm
Subject: Wall Check_Allnutt Farms Estate Lot 15_13488 Open Space Court

Hi Mr. Roshan:

Farm and Home Excavating



901 Driver Road
Marriottsville, MD 21104



BALTIMORE MD 212

28 APR 2020 PM 4 L

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

Attn: Wello Septic Dept.

21045-580530

