



**Howard County  
Health Department**

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

**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](http://www.hchealth.org)  
Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

RECEIPT DATE: 9-30-22 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 572187

APPROVAL DATE: 11/4/23 SP **PERMIT: CONSTRUCTION**

A

PROPERTY ADDRESS: 7000 COLT PLACE, DAYTON, MD 21036

SUBDIVISION: WILLOWSHIRE

LOT: 26

TAX ID:

05-603014

CONTRACTOR: CHAVIS ENTERPRISES & SEPTIC SERVICES

EMAIL: Ryan@chavisenterprisesllc.com

CONTRACTOR ADDRESS: 23 EAST ELLENDALE, BEL AIR, MD 21014

PHONE: (410)838-3007

PROPERTY OWNER: TOLL MID-ATLANTIC LP COMPANY, INC

EMAIL: nbrandenburg@tollbrothers.com

OWNER ADDRESS: 250 GIBRALTER ROAD, HORSHAM, PA 19044

PHONE: (410)872-9165

SEPTIC TANK SIZE (GALLONS): 2000

TANK MANUFACTURER:

Back River Pre-Cast, LLC

PUMP MODEL: N.A.

PUMP SIZE

N.A.

PUMP TANK CAPACITY:

N.A.

DISTRIBUTION SYSTEM:  GRAVITY

PRESSURE DOSED

BEDROOMS: 7

APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>218</u>	INLET DEPTH: <u>2.5</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8.0</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>5.0</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	INSTALL CLEANOUT IN SHC, AS ILLUSTRATED.	

ISSUED BY: R BRICKER

ISSUE DATE:

EXPIRATION DATE:

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.**

NOT TO SCALE

See attached  
for AS-built

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	2.5'	8"
NUMBER OF TRENCHES 5		
TOTAL LENGTH 223 FT		
ABSORPTION AREA		
DISTRIBUTION BOX LEVEL yes		
DISTRIBUTION BOX BAFFLE yes		
DISTRIBUTION BOX PORT yes		

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL	yes
MANUFACTURER	Back River
CAPACITY	2000 GAL
SEAM LOC	top
TANK LID DEPTH	18"
BAFFLES	6" front 4" back
BAFFLE FILTER	
MANHOLE LOC	front & back
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	yes
DATE ON LID	12/11/22

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:

12/16/2022 CONFIRMED contour of 5x44' TRS. Slight cuts around house. LAZER LEVEL FROM UNAFFECTED CENTER. (P)

INSTALLATION: 12/29/22 - Back baffle not installed yet, reinspect for 4" back baffle & slot. Contractor not on site for inspection. Adequate cleanouts observed. SHC made OK to backfill. (SP/RR) 12/30/2022 installed T3-T4 to spec. (P)

1/4/23 - Length between trenches was 1' short, 9' instead of 10'. Contractor on site for inspection. D-box was leveled. Checked baffle & slots. C10 at end of 5 trenches per plan. Inlet & trench width per plan. (SP)

FINAL INSPECTOR

Stephan Page

DATE OF APPROVAL

1/14/23





HOWARD COUNTY HEALTH DEPARTMENT

72679

DATE 11/13/22

PS

Received From

Fogles Septic Clean PHONE # 410-995-5070

For

Septic Permit / 2000  
Cott Place

- CASH
- CHECK

NO.

7627

Three hundred ninety four

Dollars

\$ 394.00

Received By

Kemp

## Silvast, Zackary

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**From:** Silvast, Zackary  
**Sent:** Thursday, December 15, 2022 2:17 PM  
**To:** Ryan Ketner; Oswald, Hank  
**Cc:** Nathan Brandenburg; Michael Boyce  
**Subject:** RE: 4520 Lots 26 and 31

Yes it will be ready, I'm going to let Sharhonda process the permit now. Will be ready for pickup. Thank you.

- ZS

**From:** Ryan Ketner <rketner@eseconsultants.com>  
**Sent:** Thursday, December 15, 2022 2:15 PM  
**To:** Silvast, Zackary <zsilvast@howardcountymd.gov>; Oswald, Hank <hoswald@howardcountymd.gov>  
**Cc:** Nathan Brandenburg <NBRANDENBURG@tollbrothers.com>; Michael Boyce <MBOYCE@eseconsultants.com>  
**Subject:** RE: 4520 Lots 26 and 31

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

Zackary,

Yeah floor plans are still the same. Thanks for looking into this for us!

Will consider this one approved per this email.

Thanks,

**Ryan Ketner**  
*Survey Designer IV*

### **ESE Consultants, Inc.**

6731 Columbia Gateway Drive, Suite 120, Columbia, MD 21046  
P: 410-381-3052 C: 443-889-4429 Fax: 410-872-9141  
[www.eseconsultants.com](http://www.eseconsultants.com)      [LinkedIn](#)

**From:** Silvast, Zackary <zsilvast@howardcountymd.gov>  
**Sent:** Thursday, December 15, 2022 1:50 PM  
**To:** Ryan Ketner <rketner@eseconsultants.com>; Oswald, Hank <hoswald@howardcountymd.gov>  
**Cc:** Nathan Brandenburg <NBRANDENBURG@tollbrothers.com>; Michael Boyce <MBOYCE@eseconsultants.com>  
**Subject:** RE: 4520 Lots 26 and 31

Hey Ryan,

Are the floor plans from Sept 15<sup>th</sup> still accurate? If so, I'm going to approve lot 26's septic permit.

I think from that sit down meeting we had a month or two ago. I had mentioned the 6 bedroom floor plan proposal and that this approved OSDS plan was for a 7 bedroom. Obviously the larger system would give them wiggle room for future additions or adding future interior bedrooms, but with their current finished basement plans that 7 BDR design is not

necessary. I was waiting for word back from you regarding that, because you said you would discuss with the owners/builders.

2<sup>nd</sup> point - We had reached a level of clarity regarding the discrepancy surrounding the foundation plan being different from the previously approved OSDS. In this instance it wasn't a complete house layout change, but the decks and porches were included with the foundation/wall-check plan, but that added to some slight confusion.

Again, health is fine with moving this forward. Just let me know.

- Zack S.

**From:** Ryan Ketner <[rketner@eseconsultants.com](mailto:rketner@eseconsultants.com)>

**Sent:** Thursday, December 15, 2022 11:34 AM

**To:** Silvast, Zackary <[zsilvast@howardcountymd.gov](mailto:zsilvast@howardcountymd.gov)>; Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>

**Cc:** Nathan Brandenburg <[NBRANDENBURG@tollbrothers.com](mailto:NBRANDENBURG@tollbrothers.com)>; Michael Boyce <[MBOYCE@eseconsultants.com](mailto:MBOYCE@eseconsultants.com)>

**Subject:** RE: 4520 Lots 26 and 31

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

Zackary,

Good afternoon. I'm checking in on Lot 26 again @ Willowcreek. Toll is trying to get this installed before the holidays and its been out there since September, not sure what the hang up on this one is.

Please let us know if this is approved or if there are comments to be addressed.

Thanks,

**Ryan Ketner**

*Survey Designer IV*

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[LinkedIn](#)

**From:** Ryan Ketner

**Sent:** Thursday, November 17, 2022 1:10 PM

**To:** Silvast, Zackary <[zsilvast@howardcountymd.gov](mailto:zsilvast@howardcountymd.gov)>

**Cc:** Nathan Brandenburg <[NBRANDENBURG@tollbrothers.com](mailto:NBRANDENBURG@tollbrothers.com)>; Michael Boyce <[MBOYCE@eseconsultants.com](mailto:MBOYCE@eseconsultants.com)>

**Subject:** RE: 4520 Lots 26 and 31

Zackary,

I hope all is well with you, checking in on the below email about the OSDS Plan for Lot 26 @ Willowshire. We submitted the package on 9/13 and Toll says on the website it still shows as needing an OSDS plan.... Please find attached the Plan and Transmittal that was submitted.

If for some reason you actually don't have this plan please let me know and I can run a package to you ASAP. Think this is holding them up.

**Ryan Ketner**  
*Survey Designer IV*

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**From:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Sent:** Thursday, November 10, 2022 1:28 PM  
**To:** Ryan Ketner <[rketner@eseconsultants.com](mailto:rketner@eseconsultants.com)>  
**Cc:** Nathan Brandenburg <[NBRANDENBURG@tollbrothers.com](mailto:NBRANDENBURG@tollbrothers.com)>; Silvast, Zackary <[zsilvast@howardcountymd.gov](mailto:zsilvast@howardcountymd.gov)>  
**Subject:** RE: 4520 Lots 26 and 31

**EXTERNAL EMAIL : Use caution with links and attachments**

Hi Ryan:

Lot 31 just got to me. I haven't reviewed it yet. I believe Zack Silvast is reviewing Lot 26. I copied him on this email, so he can provide you with a response.

Thanks,

Hank

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**From:** Ryan Ketner <[rketner@eseconsultants.com](mailto:rketner@eseconsultants.com)>  
**Sent:** Thursday, November 10, 2022 1:04 PM  
**To:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Cc:** Nathan Brandenburg <[NBRANDENBURG@tollbrothers.com](mailto:NBRANDENBURG@tollbrothers.com)>  
**Subject:** 4520 Lots 26 and 31

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

Hank,

Good afternoon, Toll is looking for 2 more Lots to be closed out and those are:

- 1.) Willowcreek Lot 26 – Submitted 9/13
- 2.) Willowcreek Lot 31 – Submitted 10/31 (Not sure you've had a chance to look at this one yet)

Any info. On these would help a lot.

Thanks and have a great day!

**Ryan Ketner**  
*Survey Designer IV*

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## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Thursday, September 22, 2022 8:58 AM  
**To:** sriley1@tollbrothers.com  
**Cc:** 'JIM@DECATURBUILDINGSERVICES.COM'; Michael Boyce  
**Subject:** 7000 Colt Place

Hi Summer:

Good morning. This office received a revised plot plan & septic plan from ESE Consultants for 7000 Colt Place. It looks like the house model changed. This office will need a set of simplified floor plans for review. Please submit floor plans to the permits office with one copy marked for Health Dept. If this has been done, then you may want to call over to permits office to request a set to be sent to the Health Department or uploaded to the system.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well & Septic Program  
410.313.1786  
hoswald@howardcountymd.gov

**HOUSE OPTIONS:**

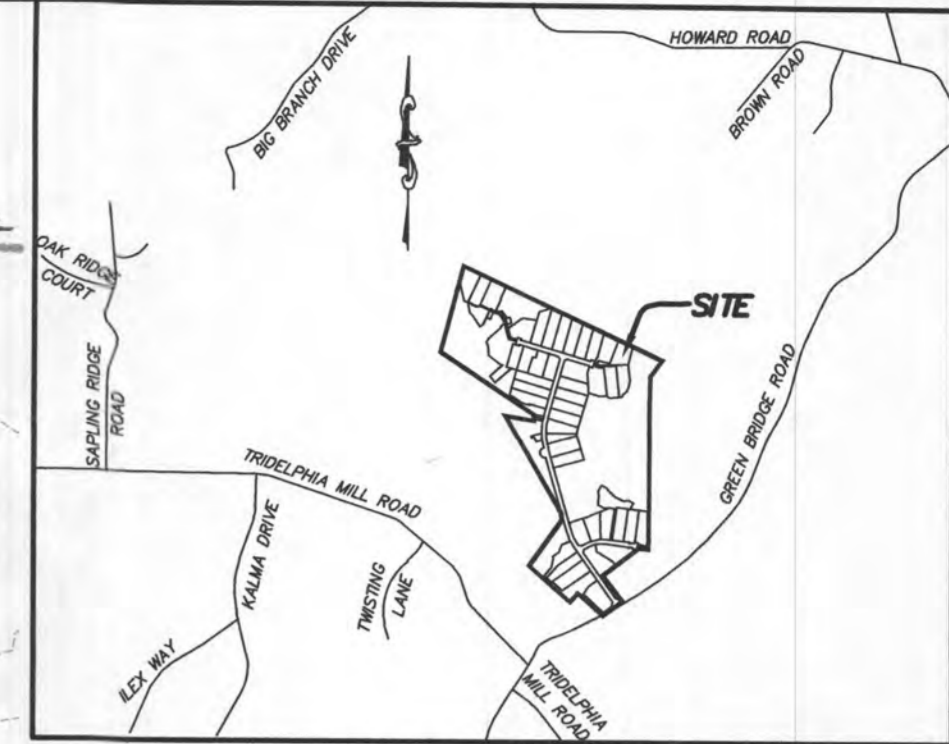
HOUSE TYPE: PARKHURST (MODERN FARMHOUSE)

- TWO CAR SIDE ENTRY GARAGE
- FINISHED LOWER LEVEL
- DAYLIGHT BASEMENT
- POWDER ROOM
- ADDITIONAL 1 CAR FRONT ENTRY GARAGE (14')
- LUXURY OUTDOOR LIVING
- BEDROOM
- WET BAR
- DAYLIGHT WINDOW/WELL

- OPTION No. 012
- OPTION No. 013
- OPTION No. 018
- OPTION No. 263036
- OPTION No. 263102
- OPTION No. 263165
- OPTION No. 263216
- OPTION No. 561
- OPTION No. 543

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/23.

Approved Septic System Plan  
Howard County Health Department  
Hank Oswald 9/22/22  
Signature Date



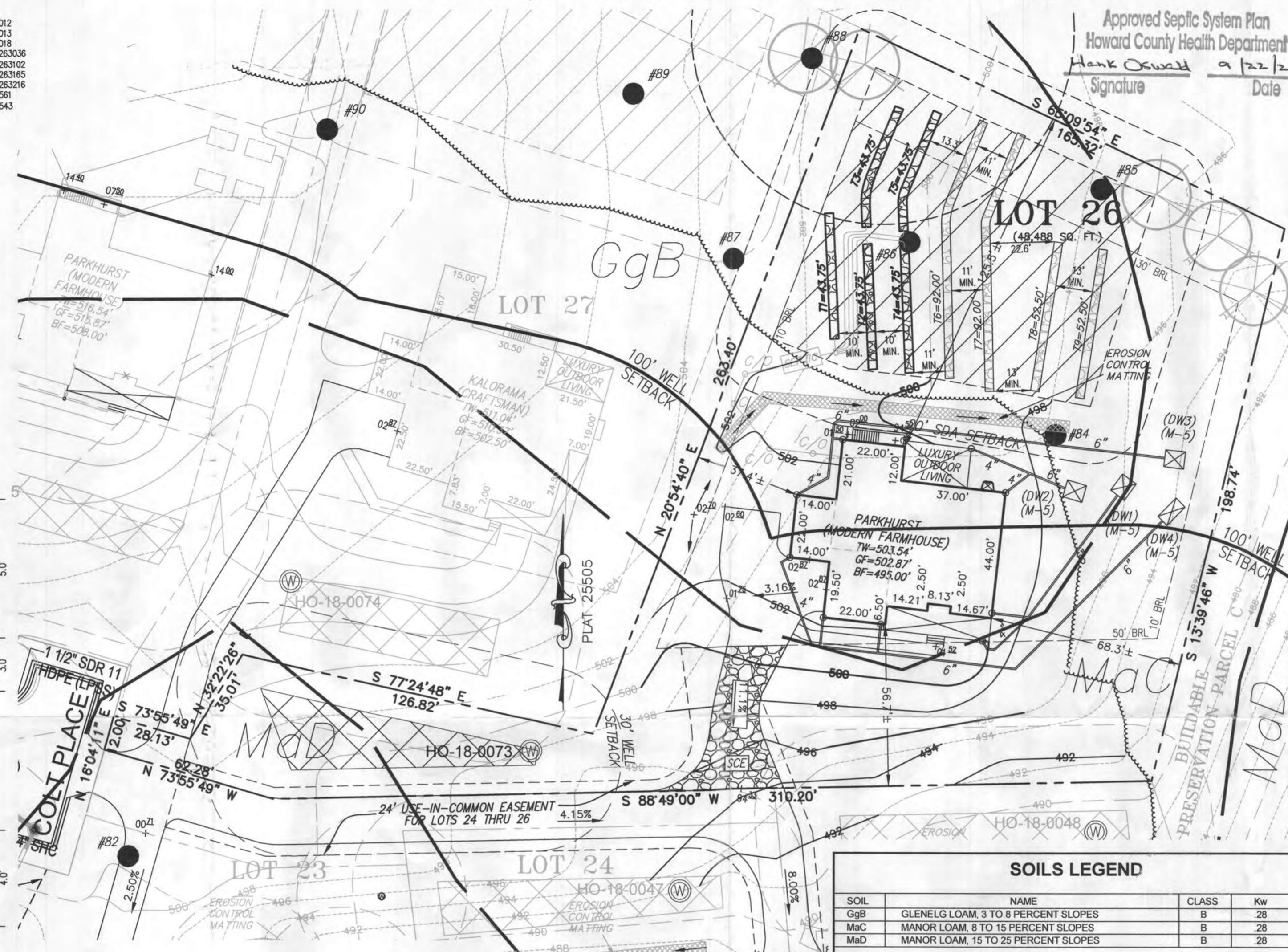
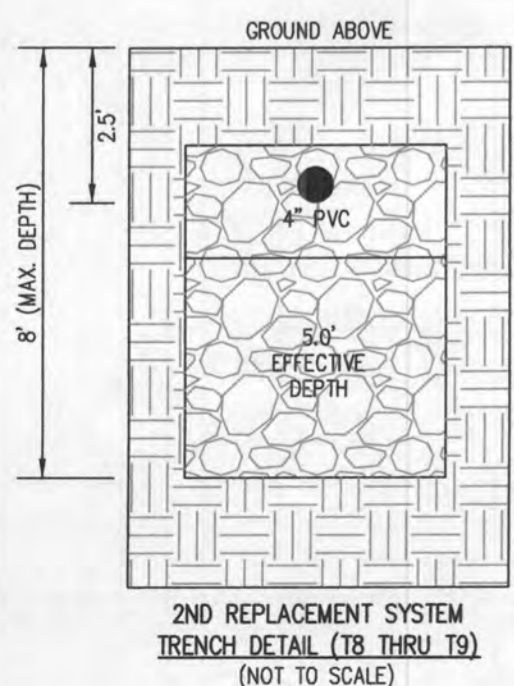
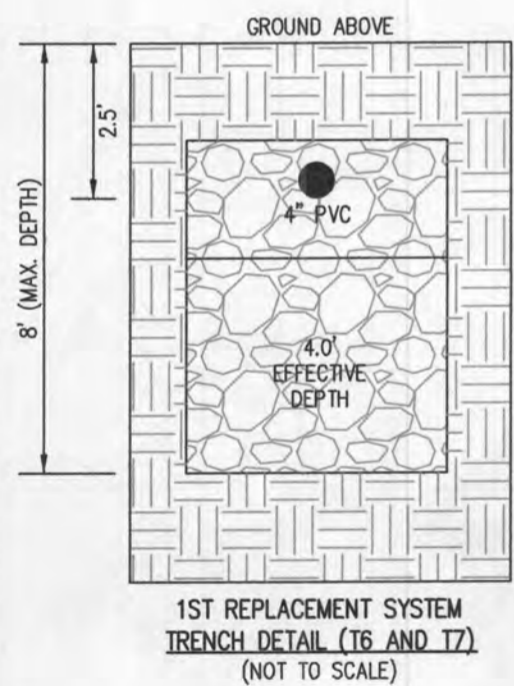
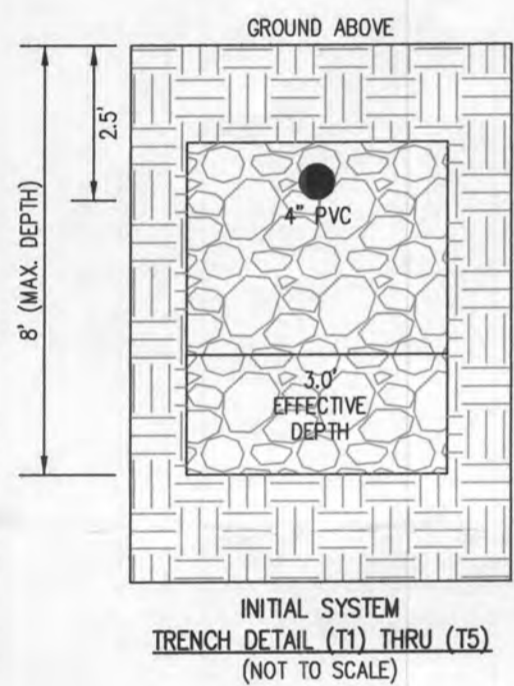
VICINITY MAP  
1" = 200'  
TAX MAP 27, GRID 18

**GENERAL NOTES:**

- THESE AREAS DESIGNATE A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- EXISTING WELLS, SEPTIC SYSTEMS, AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
- ANY CHANGES 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 EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GIS AND A TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING ON 08/25/15 AND REVISED ON 09/03/15.

**INITIAL TRENCH DATA:**

- BOTTOM MAX. DEPTH (8')
- TRENCH 1 (T1): 43.75 LF.**  
GROUND ABOVE = 501.60'  
INV. IN = 499.10'  
BOTTOM TRENCH = 493.60'
- TRENCH 2 (T2): 43.75 LF.**  
GROUND ABOVE = 501.10'  
INV. IN = 498.60'  
BOTTOM TRENCH = 493.10'
- TRENCH 3 (T3): 43.75 LF.**  
GROUND ABOVE = 501.10'  
INV. IN = 498.60'  
BOTTOM TRENCH = 493.10'
- TRENCH 4 (T4): 43.75 LF.**  
GROUND ABOVE = 500.30'  
INV. IN = 497.80'  
BOTTOM TRENCH = 492.30'
- TRENCH 5 (T5): 43.75 LF.**  
GROUND ABOVE = 500.30'  
INV. IN = 497.80'  
BOTTOM TRENCH = 492.30'

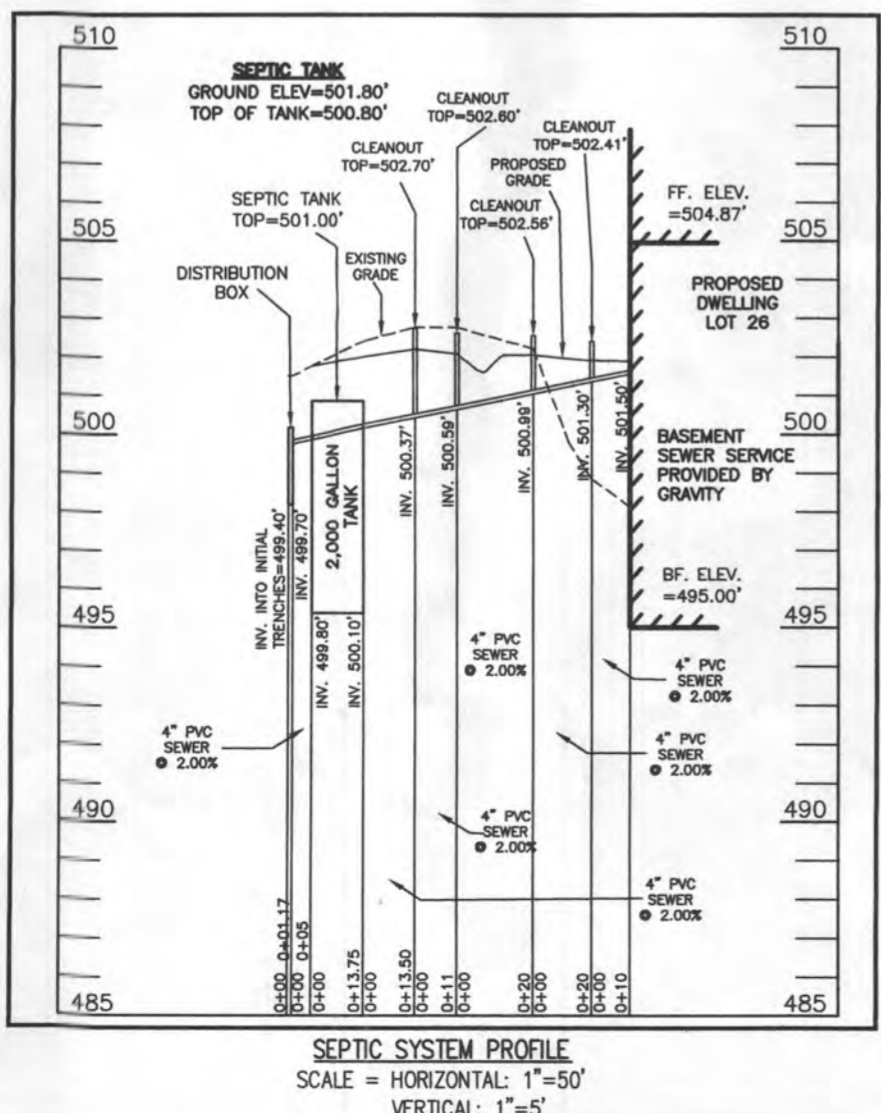


**SOILS LEGEND**

SOIL	NAME	CLASS	Kw
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.28
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.28

**SEWAGE DISPOSAL SYSTEM DATA (7 BDRM)**

- PROPOSED INVERT AT FOUNDATION WALL: 501.19'
- EX. GRADE OVER TANK: 501.80'  
PROPOSED GRADE OVER TANK: 501.80'  
INVERT IN: 500.10' INVERT OUT: 499.80'
  - DISTRIBUTION BOX  
EXISTING GRADE OVER TANK: 501.50'  
PROPOSED GRADE OVER TANK: 501.50'  
INVERT IN: 499.70' INVERT OUT: 499.40'
  - INITIAL TRENCH DESIGN (7 BDRM x 150 GPD/BDRM = 1,050 GPD)  
1,050 GPD ÷ 0.8 APP. RATE = 1,312.50 SF  
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE  
10' MIN. SPACING BETWEEN TRENCH EDGES  
1,312.50 SF ÷ 3' WIDTH = 437.50 LF x 0.50 (SIDEWALL REDUCTION) = 218.75 LF MIN.  
**USE 5 43.75' LONG TRENCHES = 218.75 LF**
  - 1ST REPLACEMENT TRENCH DESIGN (7 BDRM x 150 GPD/BDRM = 1,050 GPD)  
1,050 GPD ÷ 0.8 APP. RATE = 1,312.50 SF  
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE  
11' MIN. SPACING BETWEEN TRENCH EDGES  
1,312.50 SF ÷ 3' WIDTH = 437.50 LF x 0.42 (SIDEWALL REDUCTION) = 183.75 LF MIN.  
**USE 2 92' LONG TRENCHES = 184 LF**
  - 2ND REPLACEMENT TRENCH DESIGN (7 BDRM x 150 GPD/BDRM = 1,050 GPD)  
1,050 GPD ÷ 1.2 APP. RATE = 875 SF  
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE  
13' MIN. SPACING BETWEEN TRENCH EDGES  
875 SF ÷ 3' WIDTH = 291.67 LF x 0.36 (SIDEWALL REDUCTION) = 105 LF MIN.  
**USE 2 52.50' LONG TRENCHES = 105 LF**

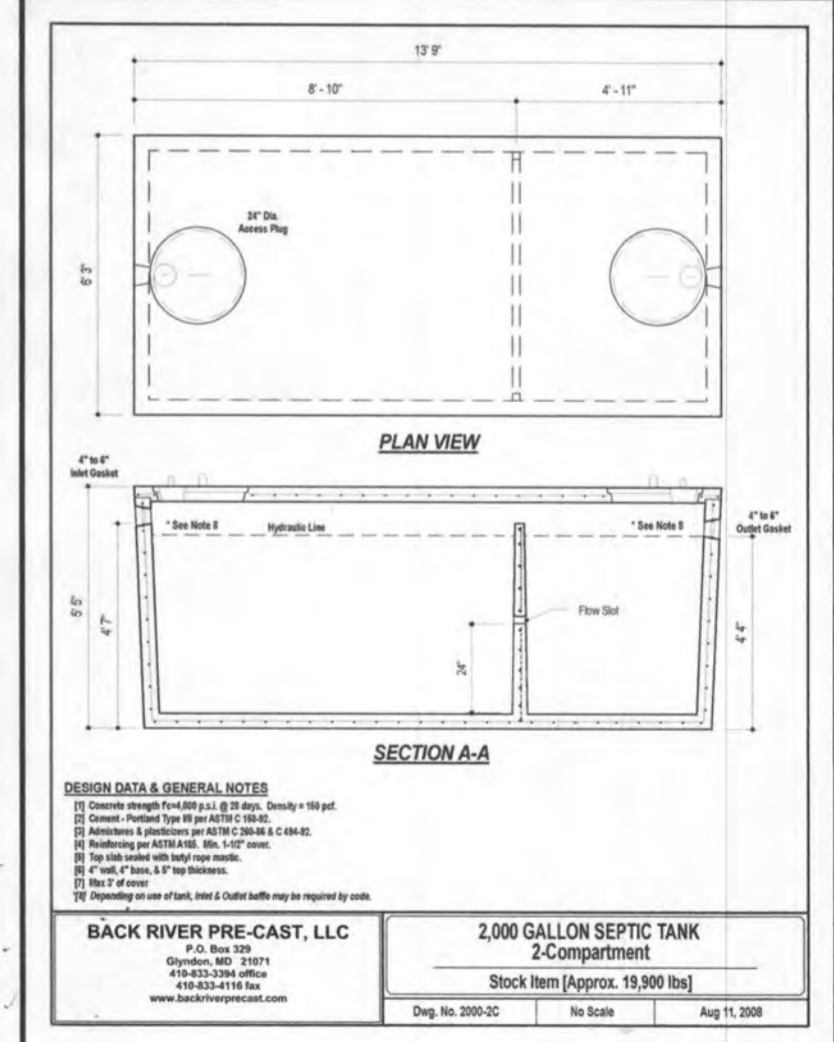


- LEGEND:**
- BRL BUILDING RESTRICTION LINE
  - T.W. WELL LOCATION
  - G.F. GARAGE FLOOR
  - B.F. BASEMENT FLOOR
  - DW DRYWELL
  - PASSED PERC LOCATION
  - SEWAGE DISPOSAL AREA
  - WELL BOX AREA
  - PROPOSED TREE
  - SOIL DELINEATION LINE

**WELL LOCATION CERTIFICATION:**

THE EXISTING WELL SHOWN FOR LOT 26 (TAG NO. HO-18-0073) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.

ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN  
**LOT 26 WILLOWSHIRE**  
LIBER 18479, FOLIO 296  
PLAT NO. 25505  
ELECTION DISTRICT NO. 5  
HOWARD COUNTY, MARYLAND  
ADDRESS: 7000 COLT PLACE  
DAYTON, MARYLAND 21036



DESIGN DATA & GENERAL NOTES:  
1) Concrete strength: 4,000 psi (28 days), density = 150 pcf.  
2) Cover: Portland Type 15 per ASTM C 506.  
3) Installation: 2' minimum depth below finished ground level.  
4) Reinforcing per ASTM A 618, Min. 1/4" dia.  
5) The structure shall be installed on a compacted subgrade.  
6) 4" x 4" x 4" steel, 4" x 4" x 4" top flanges.  
7) Min. 2' cover.  
8) Depending on use of tank, inlet & outlet baffles may be required by code.

**BACK RIVER PRE-CAST, LLC**  
P.O. Box 129  
Oxon Hill, MD 20646  
410-823-3384 office  
410-823-8118 fax  
www.backriverprecast.com

**2,000 GALLON SEPTIC TANK**  
2-Compartment  
Stock Item [Approx. 19,900 lbs]  
Dwg. No. 2000-SC No Scale Aug 11, 2008

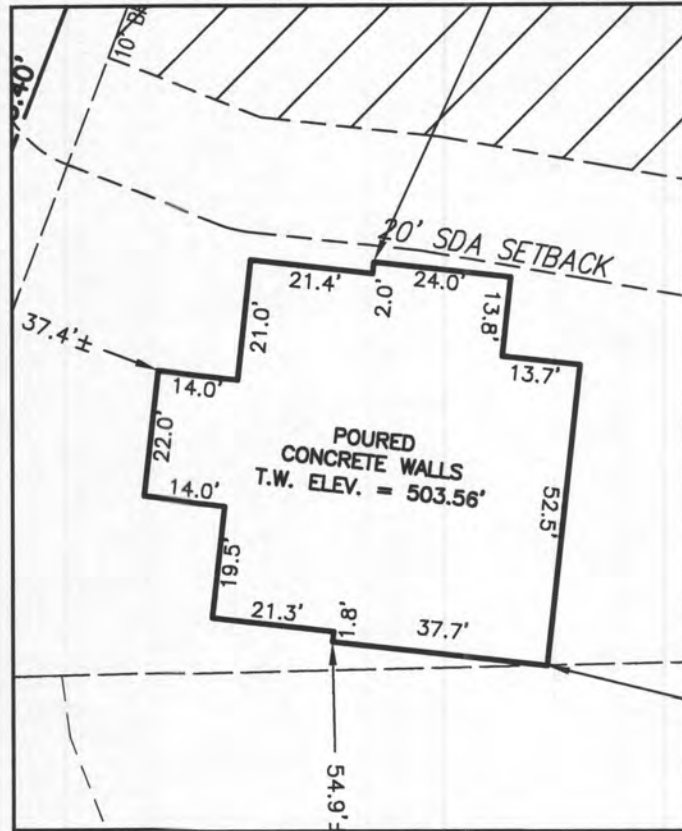
**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046  
T: 410-872-9105

DATE: 04/18/2022 SCALE: 1" = 30' FILE: OSDS LOT 26  
CHK'D: M.J.B. JOB NO: 4520 DRAWN: V.X.P.

LEGEND:

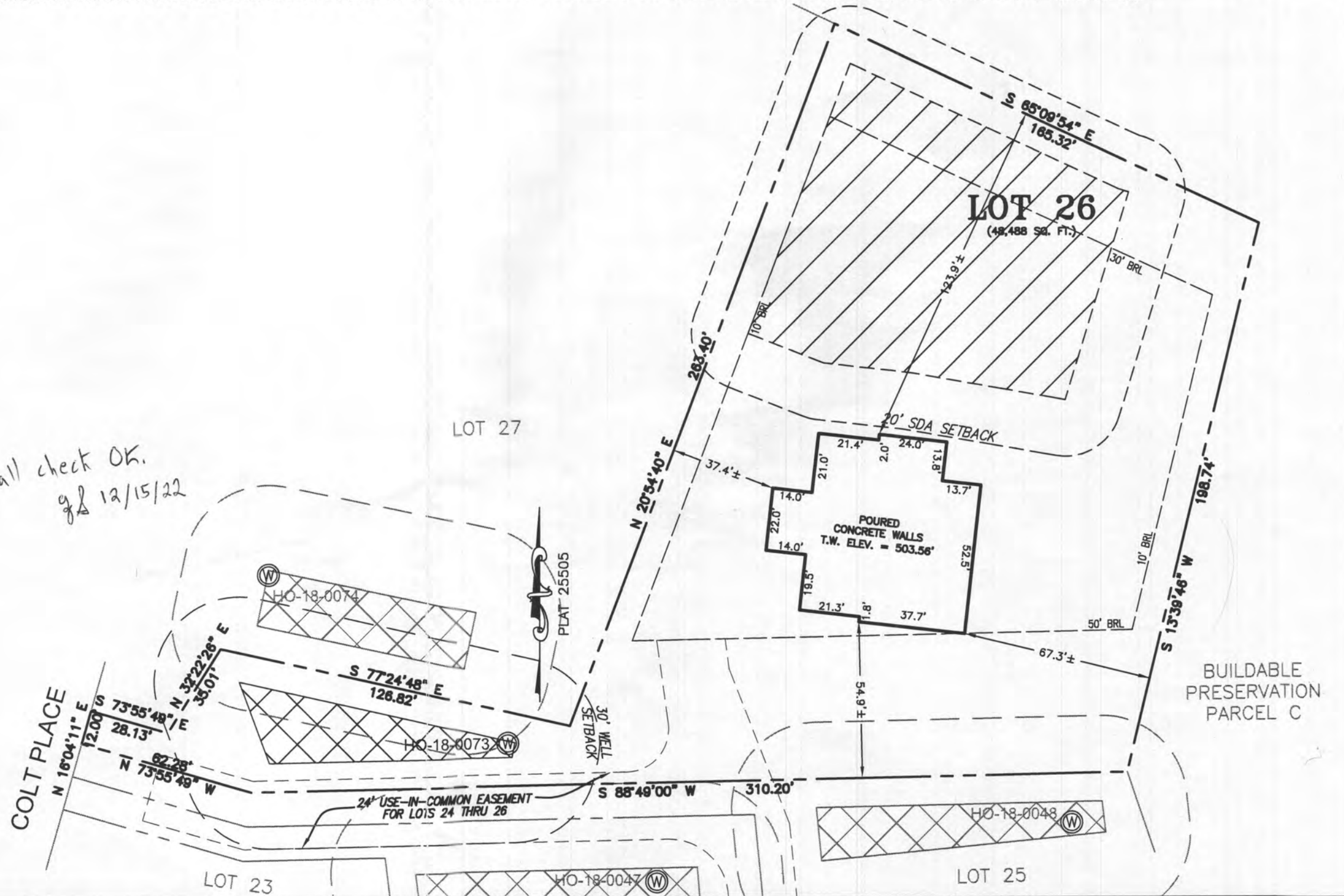
- BRL BUILDING RESTRICTION LINE
- ⊙ WELL LOCATION
- T.W. TOP OF WALL
- ▨ SEWAGE DISPOSAL AREA
- ▩ WELL BOX AREA



HOUSE ENLARGEMENT  
NOT TO SCALE

WELL NUMBER: HO-18-0073  
 ADDRESS: 7000 COLT PLACE  
 DAYTON, MD 21036  
 PERMIT No.: B21003106

*Wall check OK.  
 9/8 12/15/22*



BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPEMENT PLAN  
 SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.

**SURVEYOR'S CERTIFICATE**

THIS WALLCHECK WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS, ETC. OF RECORD, SOME OR ALL OF WHICH MAY OR MAY NOT BE SHOWN AND/OR REFERENCED HEREON. BEARINGS AND DISTANCES OF THE PROPERTY BOUNDARY LINES SHOWN HEREON ARE PER AVAILABLE RECORDS AND HAVE NOT BEEN FIELD VERIFIED.  
**THIS IS NOT A "LOCATION DRAWING" AND IS NOT TO BE USED FOR SETTLEMENT PURPOSES.**

*Michael Joe Boyce* 21328 9/9/22  
 SIGNATURE: MICHAEL JOE BOYCE MD. LIC NO. DATE



WALLCHECK  
 LOT 26  
**WILLOWSHIRE**  
 LIBER 18479, FOLIO 296  
 PLAT NO. 25505  
 5th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

**ESE CONSULTANTS**

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
 6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046  
 T: 410-872-9105

DATE: 09/09/2022 SCALE: 1" = 40' FILE: WC LOT 26  
 CHK'D: M.J.B. JOB NO: 4520 DRAWN: V.X.P.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/23.

**HOUSE OPTIONS:**

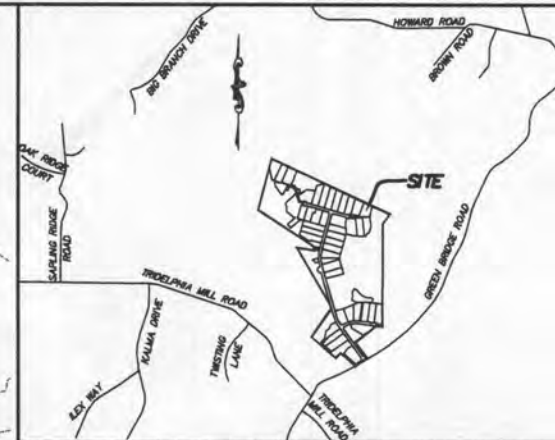
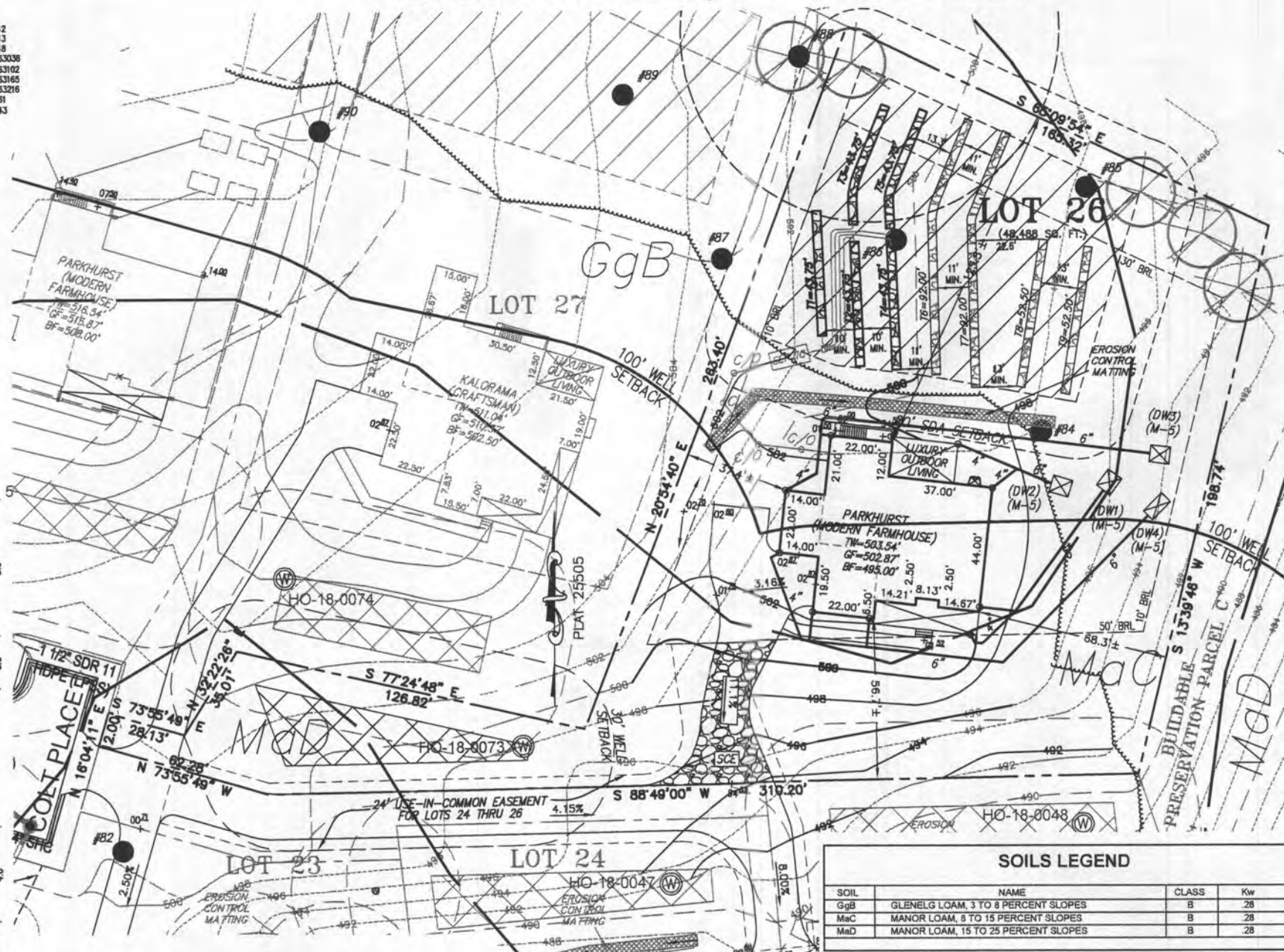
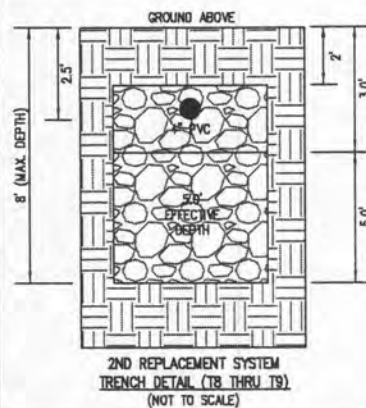
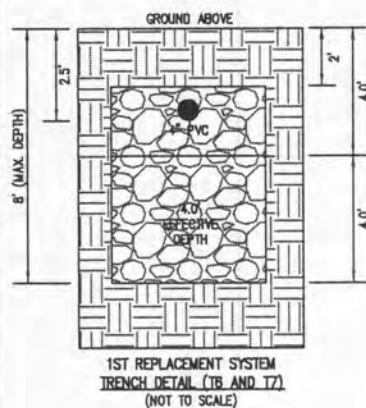
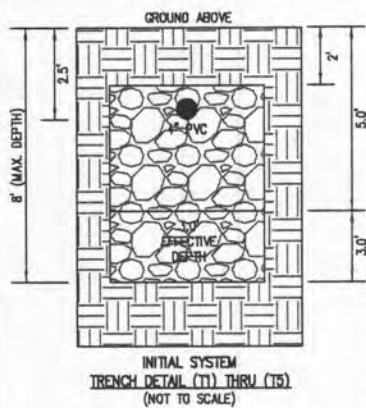
HOUSE TYPE: PARKHURST (MODERN FARMHOUSE)

- TWO CAR SIDE ENTRY GARAGE
- FINISHED LOWER LEVEL
- DAYLIGHT BASEMENT
- POWDER ROOM
- ADDITIONAL 1 CAR FRONT ENTRY GARAGE (14')
- LUXURY OUTDOOR LIVING
- BEDROOM
- WET BAR
- DAYLIGHT WINDOW/WELL

- OPTION No. 012
- OPTION No. 013
- OPTION No. 018
- OPTION No. 263036
- OPTION No. 263102
- OPTION No. 263165
- OPTION No. 263216
- OPTION No. 561
- OPTION No. 543

**INITIAL TRENCH DATA:**

- BOTTOM MAX. DEPTH (8')
- TRENCH 1 (T1): 43.75 L.F.**  
GROUND ABOVE = 501.60'  
INV. IN = 499.10'  
BOTTOM TRENCH = 493.60'
- TRENCH 2 (T2): 43.75 L.F.**  
GROUND ABOVE = 501.10'  
INV. IN = 498.60'  
BOTTOM TRENCH = 493.10'
- TRENCH 3 (T3): 43.75 L.F.**  
GROUND ABOVE = 501.10'  
INV. IN = 498.60'  
BOTTOM TRENCH = 493.10'
- TRENCH 4 (T4): 43.75 L.F.**  
GROUND ABOVE = 500.30'  
INV. IN = 497.80'  
BOTTOM TRENCH = 492.30'
- TRENCH 5 (T5): 43.75 L.F.**  
GROUND ABOVE = 500.30'  
INV. IN = 497.80'  
BOTTOM TRENCH = 492.30'

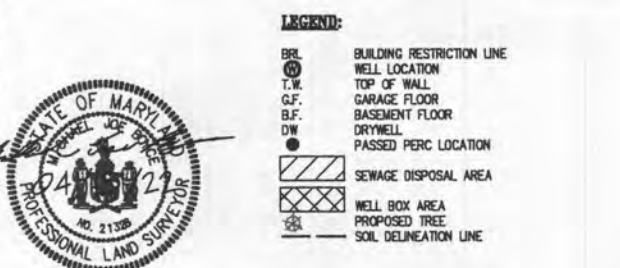


**GENERAL NOTES:**

1. THESE AREAS DESIGNATE A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS UNTO THE PRIVATE SEWAGE AREA. RECORDED OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
2. EXISTING WELLS, SEPTIC SYSTEMS, AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
3. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
4. BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
5. ANY CHANGES 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.
6. THE MAXIMUM EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
7. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
11. THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GIS AND A TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING ON 08/25/15 AND REVISED ON 09/03/15.

**SOILS LEGEND**

SOIL	NAME	CLASS	Kw
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	.28
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	.28
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	.28



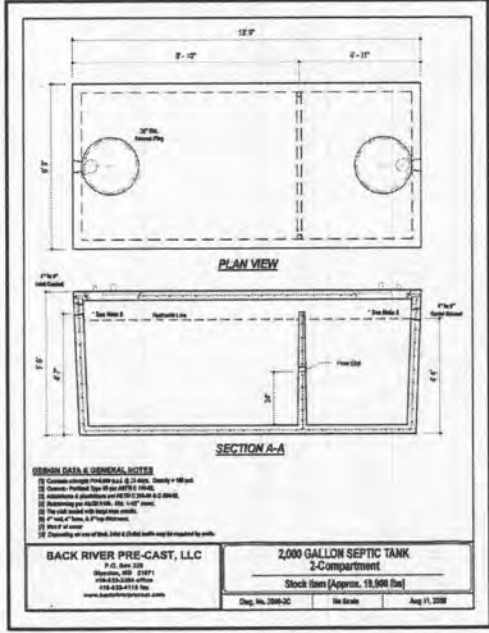
**SEWAGE DISPOSAL SYSTEM DATA (7 BORM):**

- PROPOSED INVERT AT FOUNDATION WALL: 501.19'
- 1. EX. GRADE OVER TANK: 501.80'  
PROPOSED GRADE OVER TANK: 501.80'  
INVERT IN: 500.10' INVERT OUT: 499.80'
- 2. DISTRIBUTION BOX  
EXISTING GRADE OVER TANK: 501.50'  
PROPOSED GRADE OVER TANK: 501.50'  
INVERT IN: 499.70' INVERT OUT: 499.40'
- 3. INITIAL TRENCH DESIGN (7 BORM x 150 GPD/BORM = 1,050 GPD)  
1,050 GPD x 0.8 APP. RATE = 1,312.50 SF  
USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE  
10' MIN. SPACING BETWEEN TRENCH EDGES  
1,312.50 SF x 3' WIDTH = 437.50 LF x 0.50 (SIDEWALL REDUCTION) = 218.75 LF MIN.  
USE 5 43.75' LONG TRENCHES = 218.75 LF
- 4. 1ST REPLACEMENT TRENCH DESIGN (7 BORM x 150 GPD/BORM = 1,050 GPD)  
1,050 GPD x 0.8 APP. RATE = 1,312.50 SF  
USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE  
11' MIN. SPACING BETWEEN TRENCH EDGES  
1,312.50 SF x 3' WIDTH = 437.50 LF x 0.42 (SIDEWALL REDUCTION) = 183.75 LF MIN.  
USE 2 62' LONG TRENCHES = 184 LF
- 5. 2ND REPLACEMENT TRENCH DESIGN (7 BORM x 150 GPD/BORM = 1,050 GPD)  
1,050 GPD x 1.2 APP. RATE = 875 SF  
USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE  
13' MIN. SPACING BETWEEN TRENCH EDGES  
875 SF x 3' WIDTH = 291.67 LF x 0.36 (SIDEWALL REDUCTION) = 105 LF MIN.  
USE 2 52.50' LONG TRENCHES = 105 LF

**WELL LOCATION CERTIFICATION:**

THE EXISTING WELL SHOWN FOR LOT 26 (TAG NO. HO-18-0073) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.

ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN  
**LOT 26 WILLOWSHIRE**  
LIBER 18479, FOLIO 296  
PLAT NO. 25505  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND  
ADDRESS: 7000 COLT PLACE  
DAYTON, MARYLAND 21036



**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046  
T: 410-672-9105

DATE: 04/18/2022    SCALE: 1" = 30'    FILE: OSDS LOT 26  
CHK'D: M.J.B    JOB NO: 4520    DRAWN: V.K.P.