

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: 3/28/23 **ONSITE SEWAGE DISPOSAL SYSTEM** P 5 74062

APPROVAL DATE: 10/19/2023 **PERMIT: SANDMOUND** A _____

PROPERTY ADDRESS: 12370 HALL SHOP ROAD, HIGHLAND, MD 20777

SUBDIVISION: NONE; TAX MAP 0040, GRID 0006, PARCEL 0274 LOT: N.A. TAX ID: 05-363950

CONTRACTOR: J+A Construction Services EMAIL: P.pardos@jandaconstruction.net

CONTRACTOR ADDRESS: 7991 Bennett Branch Rd, Mount Airy, MD 21771 PHONE: 410-635-2884

CONTRACTOR BAT CERTIFIED: MDE MANUFACTURER CONTRACTOR SANDMOUND CERTIFIED: MDE

PROPERTY OWNER: RICARDO PALACIOS EMAIL: _____

OWNER ADDRESS: 1808 GREENWICH WOODS DR, SILVER SPRING, MD 20903 PHONE: _____

BAT UNIT MODEL: HOOT H-600 BNR PUMP SIZE: 0.75 HP PUMP TANK CAPACITY: 1500

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: 2-13-23 DATE RECORDED: 2-14-23

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

LOCATION: PER APPROVED SANDMOUND DESIGN PLAN. SANDMOUND AREA AND 25' DOWNSLOPE AREA MUST BE FENCED AT ALL TIMES DURING CONSTRUCTION AND GRADING. HEAVY EQUIPMENT MUST BE KEPT OFF OF SANDMOUND AREA OR AREA MAY BE RENDERED UNSUITABLE FOR INSTALLATION. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.

NOTES: SANDMOUND AREA MUST BE INSPECTED AND APPROVED FOR MOISTURE CONTENT BEFORE ANY PREPARATION IS BEGUN. CONTRACTOR MUST SCHEDULE INSPECTION FOLLOWING BED PREPARATION PRIOR TO APPLYING SAND. MDE CERTIFIED SANDMOUND INSTALLER MUST BE ONSITE AT ALL TIMES DURING INSTALLATION. SAND MUST MEET HOWARD COUNTY SPECIFICATIONS AND MUST BE APPROVED BY SANITARIAN. SAND TICKET MUST BE RETAINED FOR INSPECTION.
 SAND MUST HAVE AN EFFECTIVE SIZE BETWEEN 0.25mm AND 0.50 mm WITH A UNIFORMITY COEFFICIENT OF 3.5 OR LESS. GRAVEL MUST BE WASHED, FREE OF FINES, AND 0.75 INCH TO 2 INCHES IN DIAMETER.

ISSUED BY: R BRICKER H.O. ISSUE DATE: 3/28/23 EXPIRATION DATE: 3/28/24

- 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
 ELECTRICAL PERMIT ISSUED E 22005802
- NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION. AN INDIVIDUAL CERTIFIED BY MDE FOR SANDMOUND INSTALLATION MUST BE PRESENT AT ALL TIMES DURING SANDMOUND 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.**

NOT TO SCALE

See separate
for As-built

Send mound

ROAD NAME

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 Yes

MANUFACTURER Hoot H600A

CAPACITY GAL

SEAM LOC Top

TANK LID DEPTH 2'

BAFFLES 6" Front

BAFFLE FILTER

MANHOLE LOC Front

6" PORT LOC

WATERTIGHT TEST

SLOTTED

DATE ON LID 5/1/2023

PUMP/SEPTIC TANK LEVEL Yes

MANUFACTURER Babylon

CAPACITY 1500 GAL

SEAM LOC Top

TANK LID DEPTH 1'

BAFFLES

BAFFLE FILTER

MANHOLE LOC Front & back

6" PORT LOC

WATERTIGHT TEST

SLOTTED

DATE ON LID 3/8/2023

PRE-CONSTRUCTION:

5/12/2023 - FM started on top of proposed tanks, moved to be 10' from proposed tank. Hoot BAT tank started 25' from proposed tank, moved to be 25' from proposed tank. Both tanks = 20' from house. SDA mid disturbed & fenced off. Got OK to set tanks. Reinspect for foundation to tanks to FM outside SDA. (SP)

INSTALLATION: 5/15/2023 - Hoot & Babylon Pump Tanks set. Received fill from foundation.

See C10 near foundation. Measured Babylon to where FM is outside of SDA. 3" SCH 40 260 PSI pipe used. (SP)

8/15/23 - Mound start-up, Soils OK to plow, plow complete, mound covered in sand 12"-18". (SP)

8/16/23 - Bed formed, and 3/4"-2" gravel in bed. OK (SP) 8/17/23 - Distribution system tested, laterals inspected. Clay cap soil & top soil pre-inspected. All OK. (SP)

8/29/2023 - Inspected sand mound edges to house. Confirmed clay top, top soil, & seed & straw. (SP)

9/13/2023 - Trees on replacement sand mound location cut. No machinery on the arch & area under (SP)

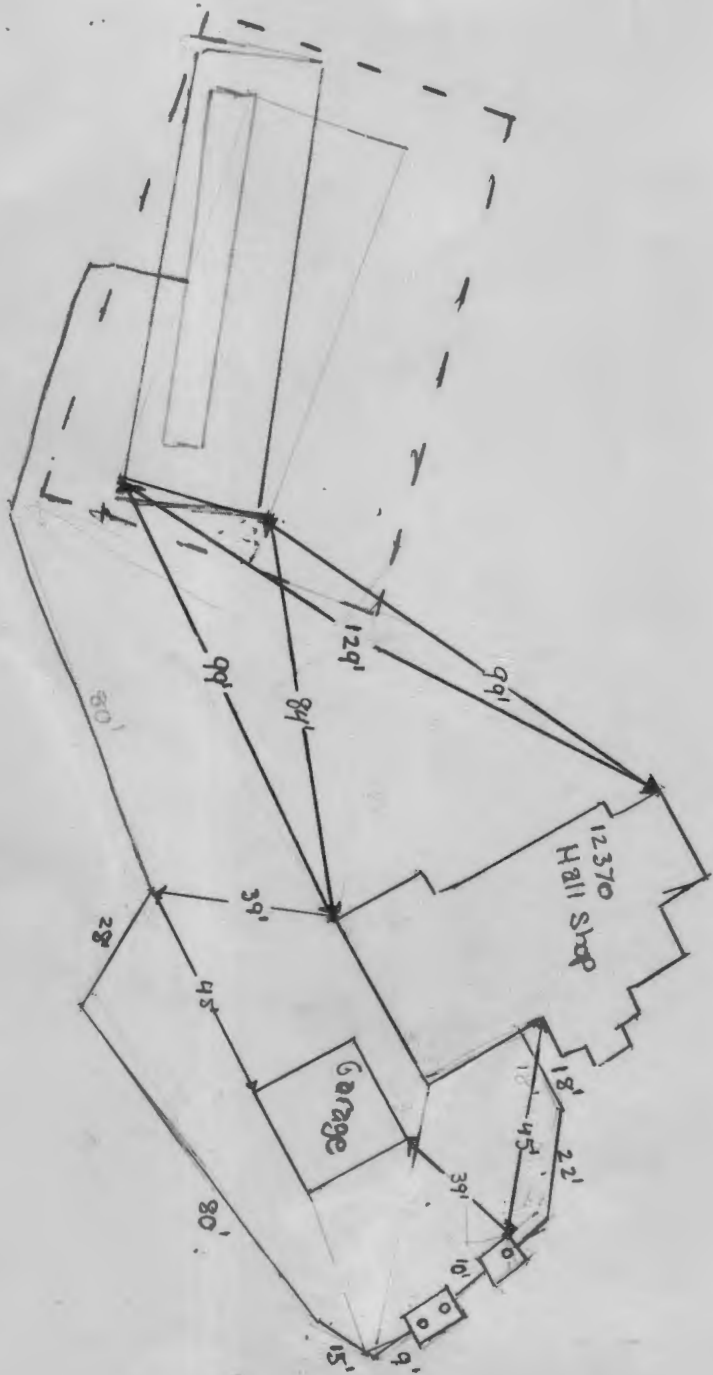
10/17/2023 on site for final pump / alarm / pressure test. Alarm working. mound test good. & 2' depth test. Must issue's completed.

FINAL INSPECTOR [Signature] DATE OF APPROVAL 10/19/2023

Need startup w/ form Hoot. (RM) 10/19/2023 startup mil. form

BAT MP. (RM)

H10 20 0075





MAYER BROS., INC.
Precast Concrete Products
100 Sharp Rd. Denton, MD 21629
PH: 410-796-1434
info@mayerprecast.com - www.mayerprecast.com

Letter of Satisfaction Hoot System Installation

Address of Property: 12370 hall shop Rd.
Fulton MD 20759

Date of Final Inspection: 10-17-2023

Installer: Jand A Construction 301-674-6730

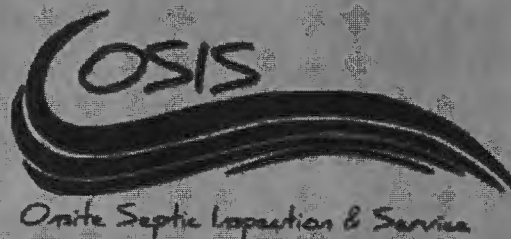
HOOT Technician/Inspector: Edward Barnett

I hereby certify that the Hoot System installed at the property listed above has been installed according to proper Hoot installation practices. I have also verified the startup of the system and that it is in proper working order.

Sincerely,

Name of Inspector
Mayer Bros., Inc., O.S.I.S., LLC

O.S.I.S. - Onsite Septic Inspection & Service
100 Sharp Rd., Denton, MD 21629
410-796-1434 - www.osisllc.com



Wolf, Kevin

From: Wolf, Kevin
Sent: Thursday, June 15, 2023 10:06 AM
To: roshannj@aol.com
Cc: ccunzeman@carusohomes.com; Jason Poe (jpoe@jandaconstruction.net); Page, Shepsura; Rappaport, Ryan
Subject: 12370 Hall Shop Road | OSDS Sand Mound install

Nj,

During a pre-construction meeting onsite we encountered some issues that need to be addressed immediately regarding the sand mound.

1. First thing we noticed was the area of clearing within the mound site and basal area. Large trees were taken down and what looked to be indentations/ruts from falling tree branches. Do you know who cleared the site? The impacts of the tree removal could pose issues of compaction within the basal area.
2. Secondly, the mound was not staked (which I believe it has been since our last site meeting) and must be done within a field-run topo. This leads into the next issue of having the mound field run with a site plan showing 1foot contours. I see the signed perc cert plan shows the 1 foot contours within the mound site so you can use that for the OSDS plan. However, based on the current site conditions, the contractor and I shot relative contour while onsite and the toe of the mound was off by 6-8". The mound will need to be adjusted based on level slope on the 'toe' of the mound.
3. Lastly, the second mound site will most definitely need to be cleared prior to use and occupancy of the house. The large trees and over grown vegetation pose problems down the road for the homeowner. This should have been done during the clearing of the initial mound site. Please make sure we are aware of the clearing ahead of time and please make sure the large trees are moved without heavy equipment in and around the mound area.

Let me know if you have any questions.

Thanks,

Kevin M. Wolf, LEHS, REHS/RS
Groundwater Mgmt. Sec. Supervisor
Well & Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045
410-313-2645 (Office)
410-313-2648 (Fax)
www.hchealth.org
kwolf@howardcountymd.gov



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**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 04/16/2022

To: Permit Tech Residential Bld Permits
(Reviewer/Requestor's Name) (Division)

From: Gregory B. Phillips / MRED (410) 977-0864
(Your Name, Company Name) (Phone Number)

Subject: Project name Palacious Residence
Project site address 12370 Hall Shop Road
Permit # B22000577 SDP # N/A
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of Plot Plan (be specific).
 Health Department Request DPZ/ DED Request Applicant's Request
- Two sets of single-family model plans to be placed on permanent file: Model Name/ # _____
- Other Health Requested a Revised Plot Plan for the Bld Permit

Contact Person Information: (Required)

Gregory Phillips Telephone No: (410) 977-0864
Please Print Name
E-Mail Address: gphillips@mred.us

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455 OPTION #4 OR BY VISITING MYHOWARD.INFO. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by 

White-Plan Review / Yellow-Applicant / Pink-Permit Division
T:\Operations\Updated forms\HoCoTransmittalForm04.2020

RECEIVED

APR 18 2022

LICENSES & PERMITS
DIVISION

From: Bricker, Robert RBricker@howardcountymd.gov
Subject: 12370 Hall Shop Road_Plot Plan
Date: April 14, 2022 at 2:21 PM
To: Najib Roshan roshannj@aol.com
Cc: Gregory Phillips mred.mreb@icloud.com

Good afternoon Najib,

A Plot Plan revision showing the approved BAT Tank and Pump Tank locations must be submitted to the Department of Inspections, Licenses, and Permits for 12370 Hall Shop Road (B22000577).

The OSDS Permit will not be released unless there is an approved Plot Plan on file.

Robert Bricker, REHS/RS, L.E.H.S.
Environmental Sanitarian II
Bureau of Environmental Health, Well and Septic Program
8930 Stanford Blvd., Columbia, MD 21045

Phone: (410)313-2691

Email: rbricker@howardcountymd.gov



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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 2nd day of February, among _____
Ricardo Palacios, 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
12370 Hall Shop Road, in the 5th Election District of Howard
County, Maryland, and the deed and subdivision plat of the property is recorded among the Land
Records of Howard County, Maryland, Tax Map # 40, Block # N/A, Parcel # 40, Deed
Reference # L20485 / F116 and Tax Account # ~~393950~~ 363950 ("the Property").

WHEREAS, The Property is suitable for the installation of a conventional on-site sewage
disposal system with an advanced pre-treatment system, utilizing best available technology to
perform nitrogen reduction, in accordance with the Code of Maryland Regulations 26.04.02.07,
effective November 24, 2016. The pre-treatment device being installed is

Hoot 600 BVE.

NOW, THEREFORE, the parties hereto agree as follows:

A. Owner hereby grants to the County the right to enter upon the Property at any reasonable time with prior notice 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.

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.

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 Property 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 Property that the system shall require maintenance or other attention. Upon taking title to the Property, 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.

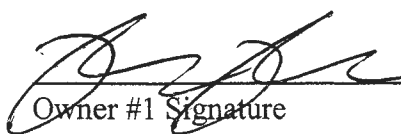
H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

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 this agreement on the date indicated above.

 2/13/23
Howard County Health Department

 Feb. 10, 2023
Owner #1 Signature Date

Owner#2 Signature Date

Owner #1 Print Name

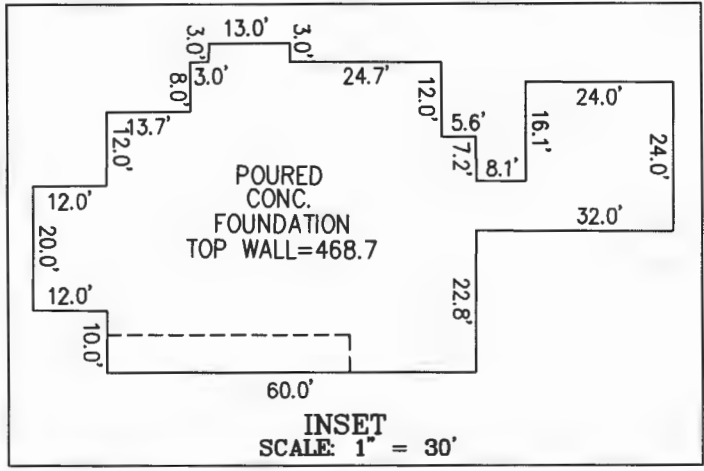
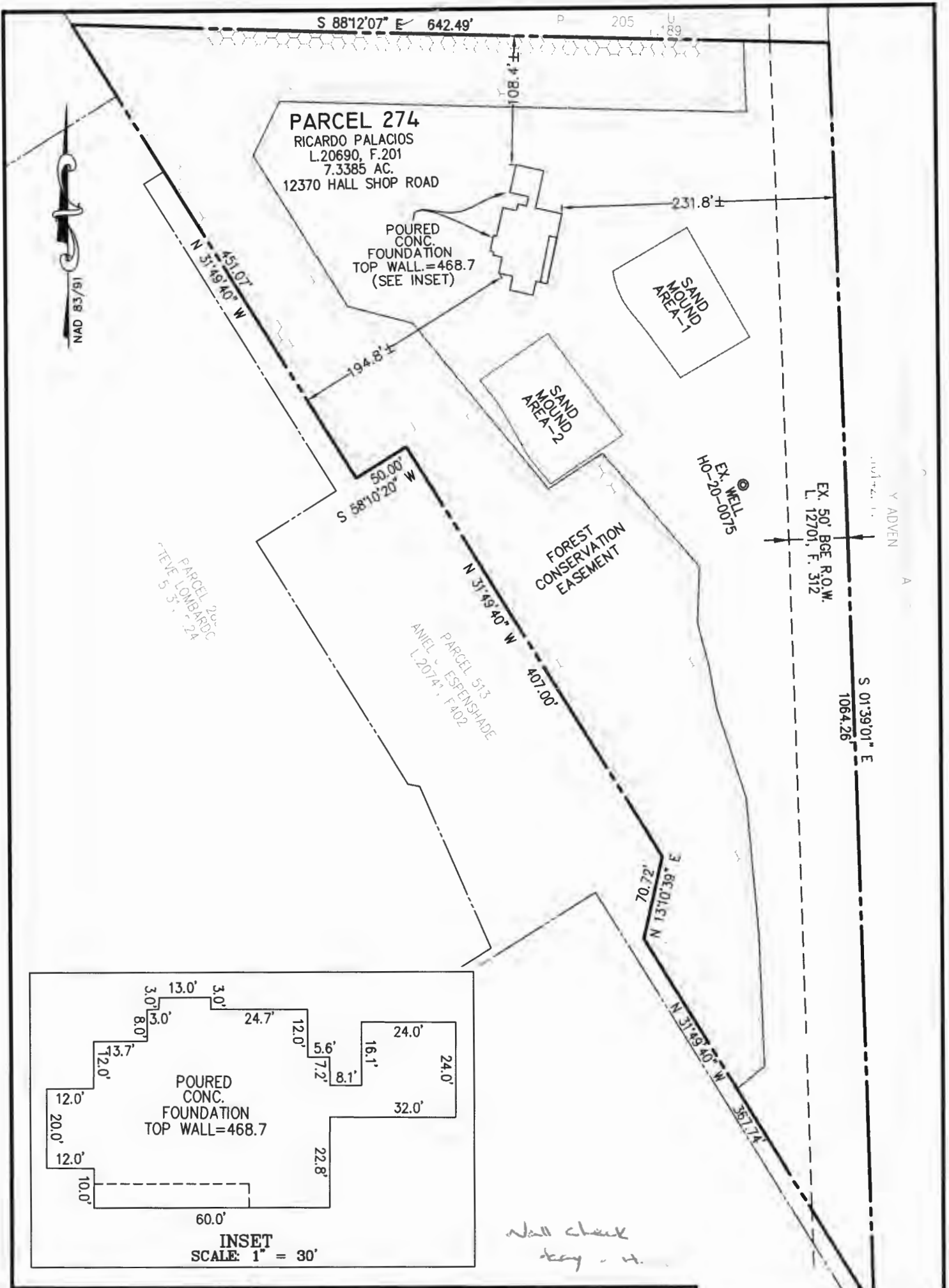
Owner #2 Print Name

Buyer #1 Signature Date

Buyer #2 Signature Date

Buyer #1 Print Name

Buyer #2 Print Name



*Wall check
 key - 4.*

GRAPHIC SCALE 1" = 100'

STATE OF MARYLAND
 M. NAJIB ROSHAN
 PROFESSIONAL LAND SURVEYOR
 11049

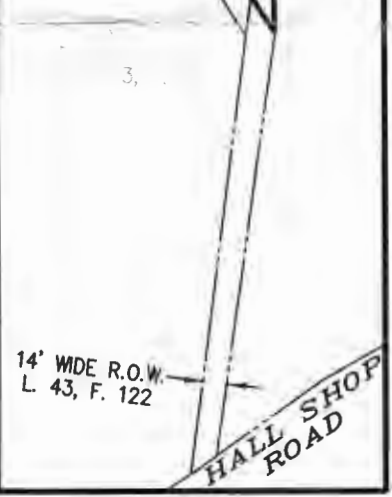
M.N. Roshan
 Sep. 29, 2022

M.N. ROSHAN, L.S. DATE
 MD REG. No. 11049

PLAT SHOWING
 WALL CHECK SURVEY
PARCEL 274
 TAX MAP 40, GRID 6
 PROPERTY OF RICARDO PLACIOS
 L.20690 F.201
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: SEP. 29, 2022

PREPARED BY:

NJR & ASSOCIATES, LLC.
 LAND SURVEYING AND PLANNING
 2770 TERRAPIN RUN
 WEST FRIENDSHIP, MARYLAND 21794
 TEL: (240) 508-3200



Circuit Court
of
Howard County

R101

Land Records

Please have a seat and wait for your
number to be called.

14/2 2023

11:10

410-313-5850 Cindy
Clerk of the Circuit Court for
Howard County

9250 Judicial Way,
Ellicott City, MD 21043
410-313-2111

LR - Agreement Recording Fee		
	1x 20.00	20.00

Name: Palacios
Ref: 2

LR - Agreement Surcharge		
	1x 40.00	40.00

SubTotal:		60.00
Total:		60.00

REV-Check-WFB Number : 230		60.00
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02/14/2023 10:37 CC13-CH

#16986226/498/4

Thank you for visiting us today~