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 1/8/25.

LEGEND:

BRL	BUILDING RESTRICTION LINE
W	WELL LOCATION
T.W.	TOP OF WALL
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
SCE	STONE CONSTRUCTION ENTRANCE
DW	DRYWELL
⬟ ● +	PASSED PERC LOCATION
⬡ ○	FAILED PERC LOCATION
	SEWAGE DISPOSAL AREA
	WELL BOX AREA
⊖⊕	PROPOSED TREE

HOUSE OPTIONS:

HOUSE TYPE: PARKHURST (CRAFTSMAN)

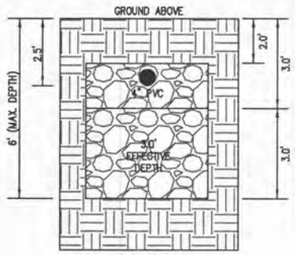
TWO CAR SIDE ENTRY GARAGE	OPTION No. 012
WALK-OUT BASEMENT	OPTION No. 017
WET BAR ROUGH-IN LOWER LEVEL	OPTION No. 048246
ADDITIONAL TWO CAR FRONT ENTRY GARAGE	OPTION No. 263019
MULTI GEN SUITE ADDITION	OPTION No. 263073
DOUBLE WIDE DRIVEWAY TAIL	OPTION No. 851

INITIAL TRENCH DATA:

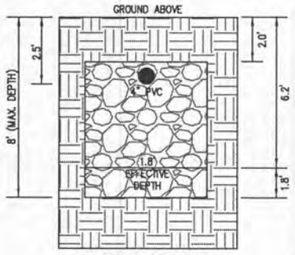
BOTTOM MAX. DEPTH (6')

TRENCH 1 (T1): 78.25 L.F.
GROUND ABOVE = 435.70'
INV. IN = 433.20'
BOTTOM TRENCH = 429.70'

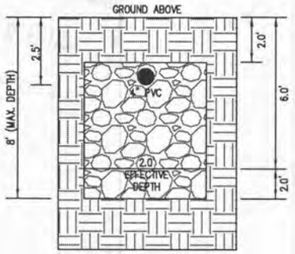
TRENCH 2 (T2): 78.25 L.F.
GROUND ABOVE = 435.30'
INV. IN = 432.30'
BOTTOM TRENCH = 429.30'



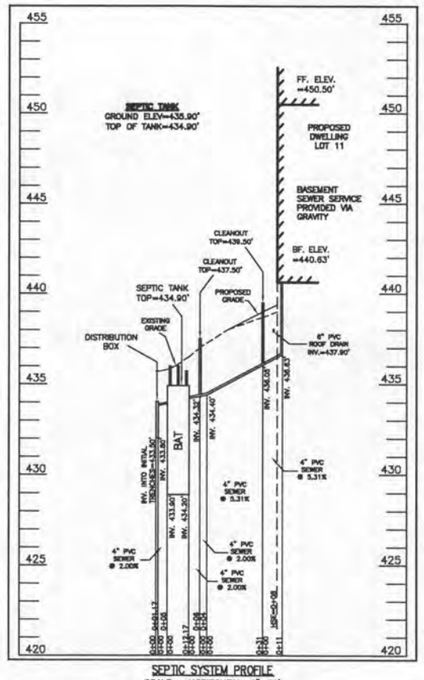
INITIAL SYSTEM
TRENCH DETAIL (T1) AND (T2)
(NOT TO SCALE)



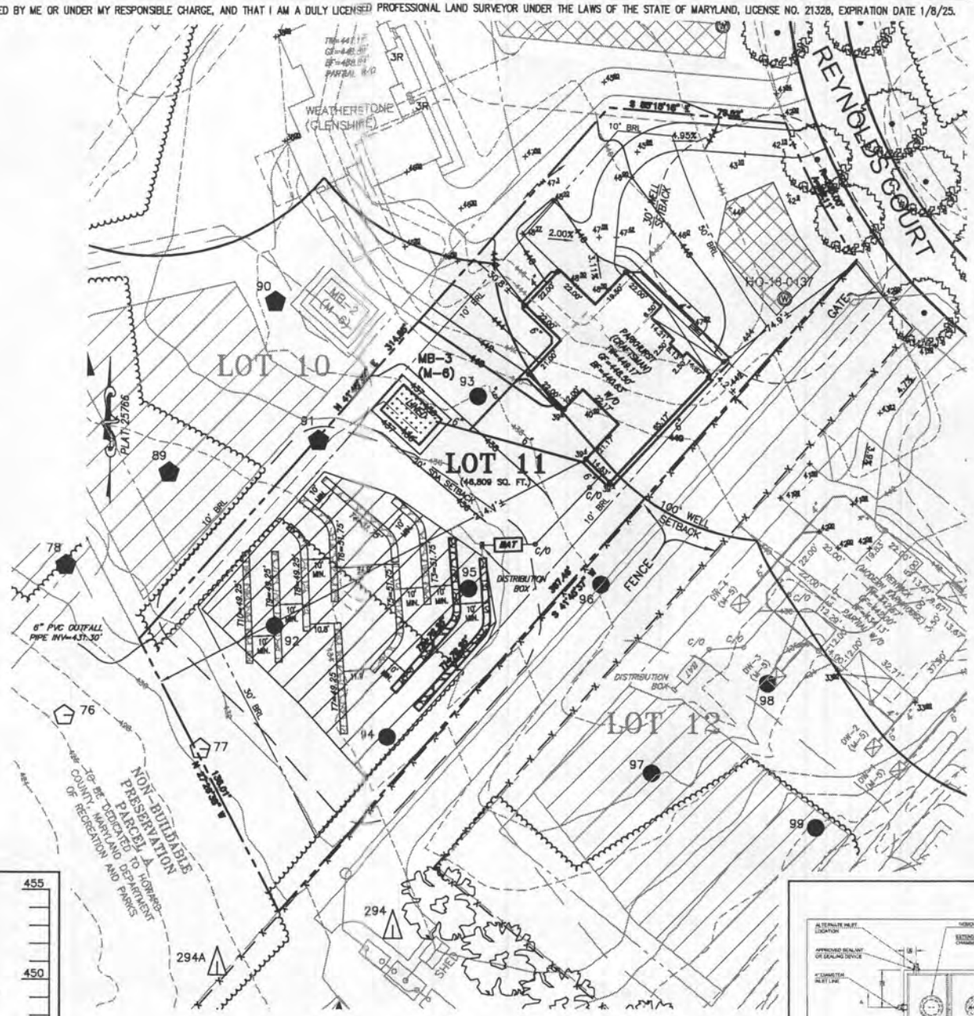
1ST REPLACEMENT SYSTEM
TRENCH DETAIL (T3) THRU (T6)
(NOT TO SCALE)

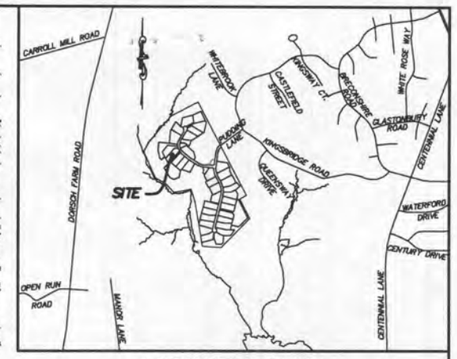


2ND REPLACEMENT SYSTEM
TRENCH DETAIL (T7) THRU (T10)
(NOT TO SCALE)



SEPTIC SYSTEM PROFILE
SCALE = HORIZONTAL: 1"=50'
VERTICAL: 1"=5'





VICINITY MAP
1" = 1000'

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. RECORDATION 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.
8. THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GIS, 2' CONTOUR INTERVAL AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC., IN FEBRUARY 2014.

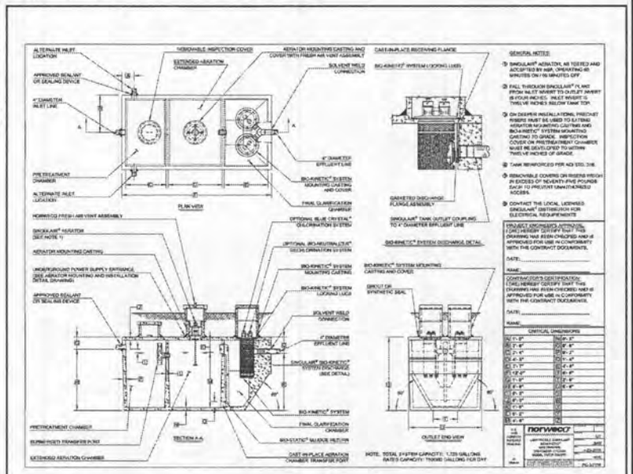
SEWAGE DISPOSAL SYSTEM DATA (5 BDRM):

PROPOSED INVERT AT FOUNDATION WALL: 436.63'

1. EX. GRADE OVER TANK: 435.90'
   PROPOSED GRADE OVER TANK: 435.90'
   INVERT IN: 434.20' INVERT OUT: 433.90'
2. DISTRIBUTION BOX
   EXISTING GRADE OVER TANK: 435.70'
   PROPOSED GRADE OVER TANK: 435.70'
   INVERT IN: 433.80' INVERT OUT: 433.50'
3. INITIAL TRENCH DESIGN (5 BDRM x 150 GPD/BDRM = 750 GPD)
   750 GPD ÷ 0.8 APP. RATE = 937.50 SF
   USE 3' WIDE TRENCH WITH 42" GRAVEL BELOW PIPE
   10' MIN. SPACING BETWEEN TRENCH EDGES
   937.50 SF ÷ 3' WIDTH = 312.50 LF x 0.50 (SIDEWALL REDUCTION) = 156.25 LF MIN.
   USE 2 78.25' LONG TRENCHES = 156.50 LF
4. 1ST REPLACEMENT TRENCH DESIGN (5 BDRM x 150 GPD/BDRM = 750 GPD)
   750 GPD ÷ 0.8 APP. RATE = 937.50 SF
   USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
   10' MIN. SPACING BETWEEN TRENCH EDGES
   937.50 SF ÷ 3' WIDTH = 312.50 LF x 0.66 (SIDEWALL REDUCTION) = 206.25 LF MIN.
   USE 4 51.75' LONG TRENCHES = 207.00 LF
5. 2ND REPLACEMENT TRENCH DESIGN (5 BDRM x 150 GPD/BDRM = 750 GPD)
   750 GPD ÷ 0.8 APP. RATE = 937.50 SF
   USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
   10' MIN. SPACING BETWEEN TRENCH EDGES
   937.50 SF ÷ 3' WIDTH = 312.50 LF x 0.63 (SIDEWALL REDUCTION) = 196.88 LF MIN.
   USE 4 49.25' LONG TRENCHES = 197.00 LF

WELL LOCATION CERTIFICATION:

THE EXISTING WELL SHOWN FOR LOT 11 (TAG NO. HO-18-0137) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.



SITE PLAN FOR BAT INSTALLATION
LOT 11
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25766
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND
ADDRESS: 10617 REYNOLDS COURT
ELLICOTT CITY, MARYLAND 21042

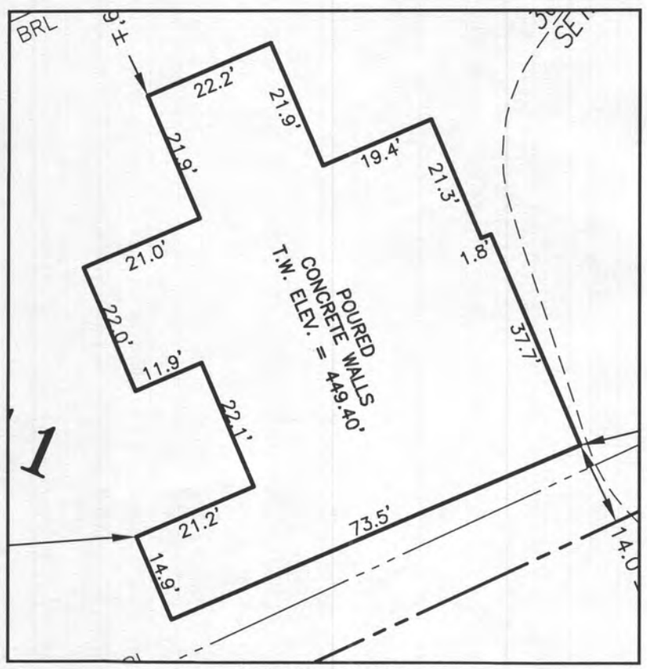
ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

DATE: 03/28/2023	SCALE: 1"= 40'	FILE: BAT LOT 11
CHK'D: M.J.B	JOB NO: 3502	DRAWN: R.C.K.

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 1/8/25.

LEGEND:

BRL BUILDING RESTRICTION LINE
Ⓦ WELL LOCATION
T.W. TOP OF WALL
WELL BOX AREA

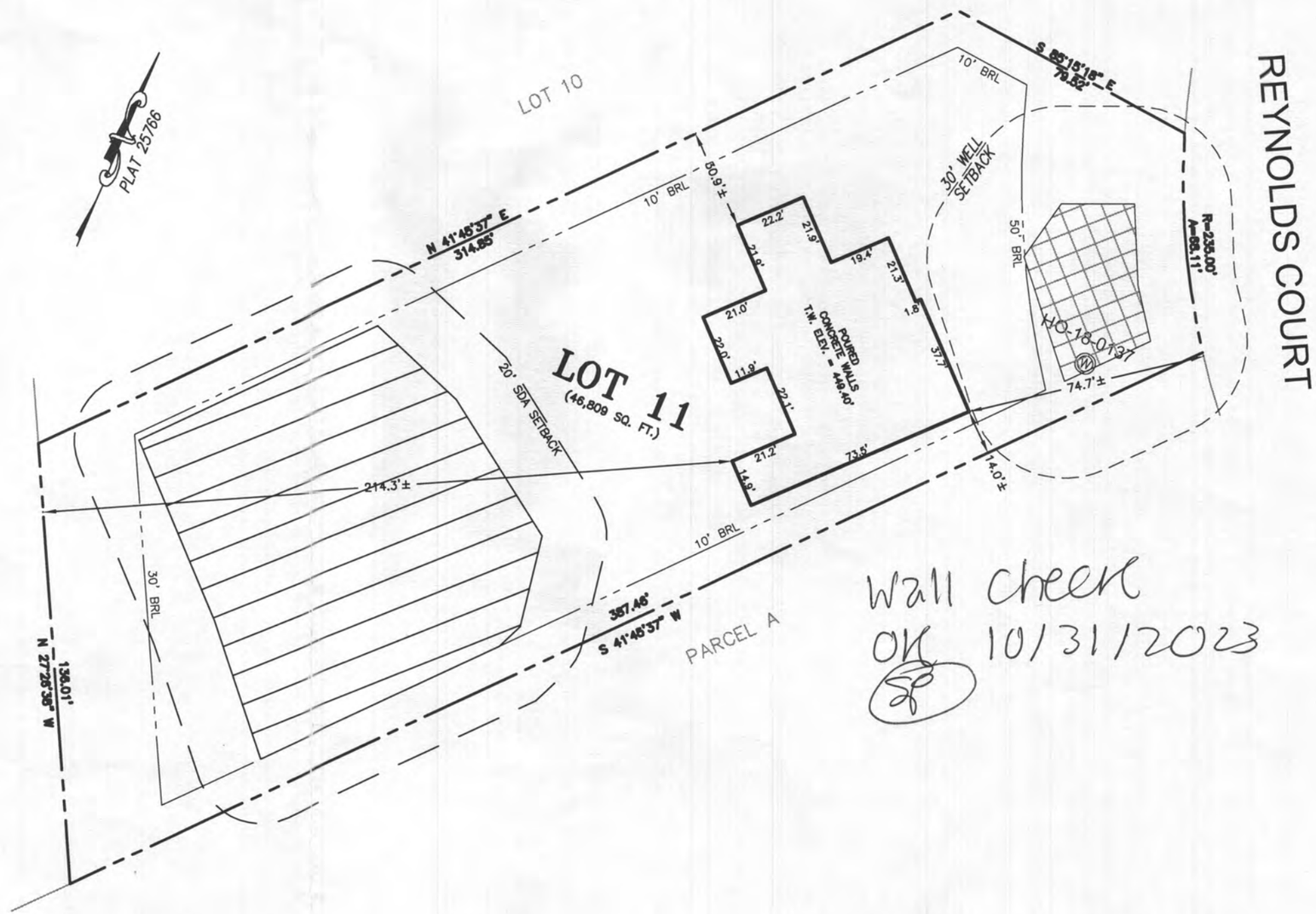


HOUSE ENLARGEMENT
NOT TO SCALE

WELL NUMBER: HO-18-0137

ADDRESS: 10617 REYNOLDS COURT
ELLICOTT CITY, MD 21042

PERMIT No.: B23000641



Wall check
OK 10/31/2023
SP

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

STATE OF MARYLAND
MICHAEL JOE BOYCE
21328
PROFESSIONAL LAND SURVEYOR

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 06/21/23
SIGNATURE: MICHAEL JOE BOYCE MD. LIC NO. DATE

WALLCHECK
LOT 11
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25766
2nd 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: 06/21/2023	SCALE: 1"= 40'	FILE: WC LOT 11
CHK'D: M.J.B.	JOB NO: 3502	DRAWN: V.X.P.

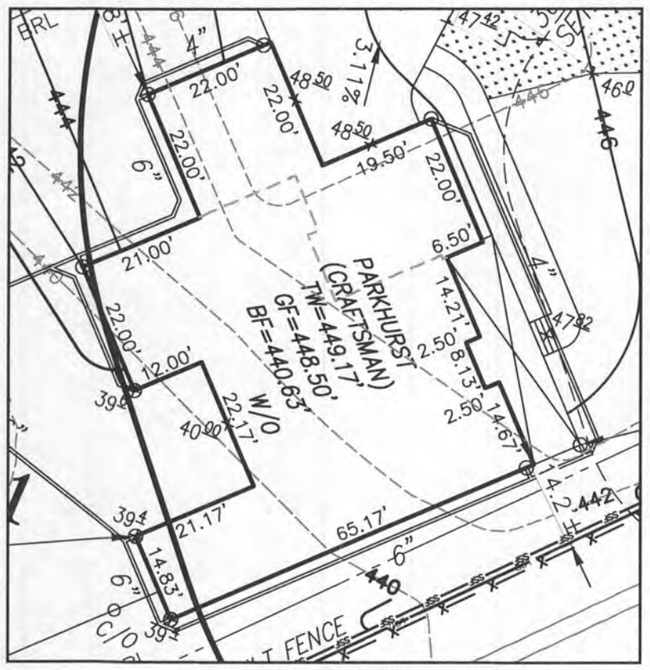
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/25.

LEGEND:

BRL	BUILDING RESTRICTION LINE
W	WELL LOCATION
T.W.	TOP OF WALL
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
	PASSED PERC LOCATION
	FAILED PERC LOCATION
	SEWAGE DISPOSAL AREA
	WELL BOX AREA
	SILT FENCE
	SUPER SILT FENCE
	LIMITS OF DISTURBANCE
	PROPOSED TREE
SCE	STONE CONSTRUCTION ENTRANCE

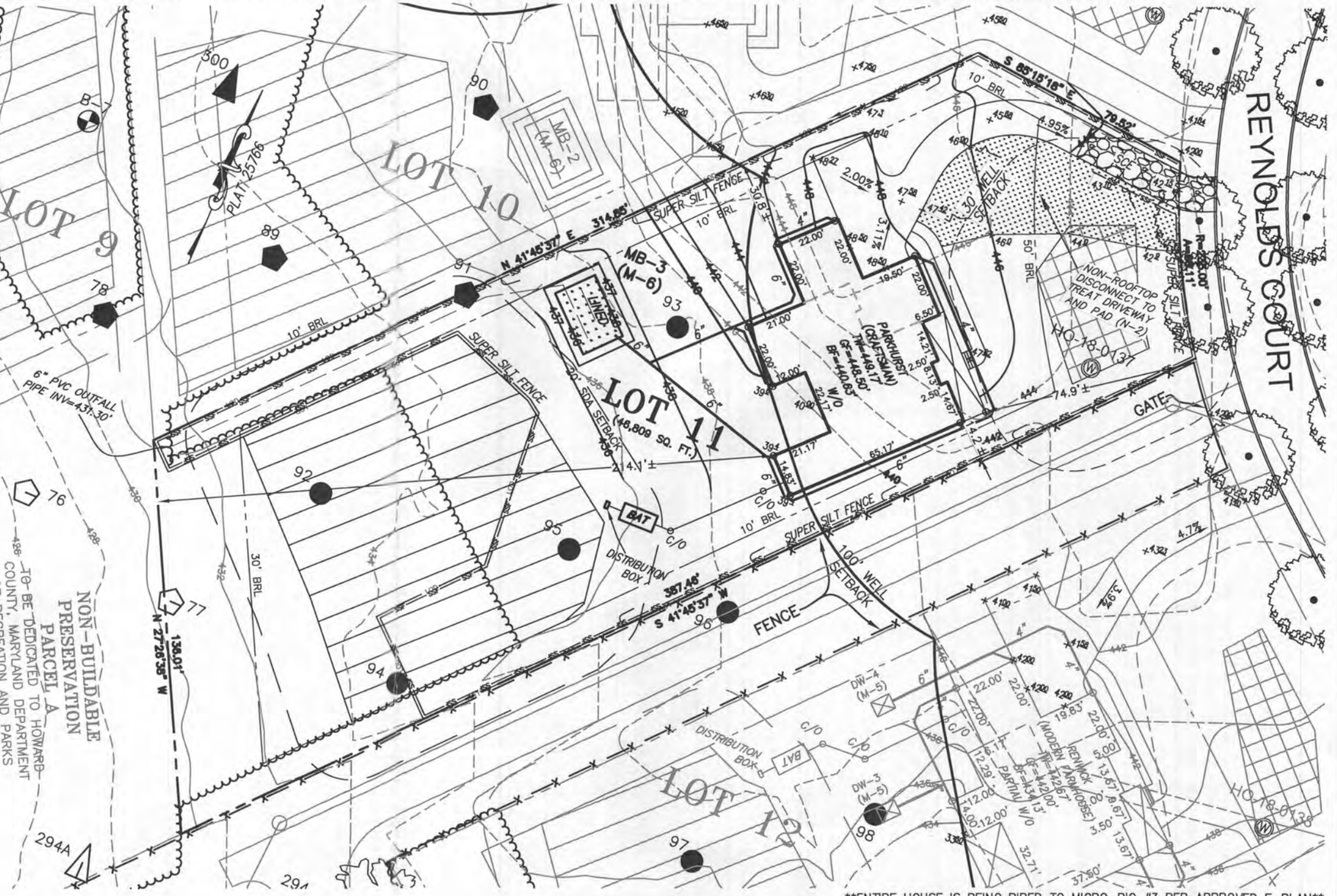
Approved Septic System Plan
Howard County Health Department
Dana Bernard 4-20-23
Signature Date

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) =33,574 SQ. FT.



HOUSE ENLARGEMENT
NOT TO SCALE

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



ENTIRE HOUSE IS BEING PIPED TO MICRO-BIO #3 PER APPROVED F-PLAN

STATE OF MARYLAND
MICHAEL JOE BOYCE
No. 21328
PROFESSIONAL LAND SURVEYOR
02/28/23

HOUSE TYPE: PARKHURST (CRAFTSMAN)

TWO CAR SIDE ENTRY GARAGE	OPTION No. 012
WALK-OUT BASEMENT	OPTION No. 017
WET BAR ROUGH-IN LOWER LEVEL	OPTION No. 048246
ADDITIONAL TWO CAR FRONT ENTRY GARAGE	OPTION No. 263019
MULTI GEN SUITE ADDITION	OPTION No. 263073
DOUBLE WIDE DRIVEWAY TAIL	OPTION No. 851

WELL NUMBER: HO-18-0137 ADDRESS: 10617 REYNOLDS COURT
ELLICOTT CITY, MD 21042

PLOT PLAN
LOT 11
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25766
2nd 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: 02/17/2023 SCALE: 1"= 40' FILE: PP LOT 11 – PARKHURST CRAFTS._rev1
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.

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 1/8/25.

LEGEND:

BRL	BUILDING RESTRICTION LINE
(W)	WELL LOCATION
T.W.	TOP OF WALL
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
SCE	STONE CONSTRUCTION ENTRANCE
DW	DRYWELL
●●+	PASSED PERC LOCATION
⬠○	FAILED PERC LOCATION
	SEWAGE DISPOSAL AREA
	WELL BOX AREA
⊙⊛	PROPOSED TREE

HOUSE OPTIONS:

HOUSE TYPE: PARKHURST (CRAFTSMAN)

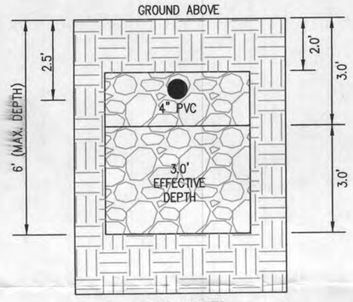
TWO CAR SIDE ENTRY GARAGE	OPTION No. 012
WALK-OUT BASEMENT	OPTION No. 017
WET BAR ROUGH-IN LOWER LEVEL	OPTION No. 048246
ADDITIONAL TWO CAR FRONT ENTRY GARAGE	OPTION No. 263019
MULTI GEN SUITE ADDITION	OPTION No. 263073
DOUBLE WIDE DRIVEWAY TAIL	OPTION No. 851

INITIAL TRENCH DATA:

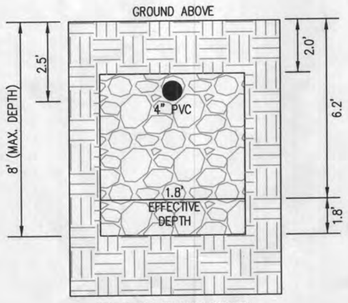
BOTTOM MAX. DEPTH (6')

TRENCH 1 (T1): 78.25 LF.
GROUND ABOVE = 435.70'
INV. IN = 433.20'
BOTTOM TRENCH = 429.70'

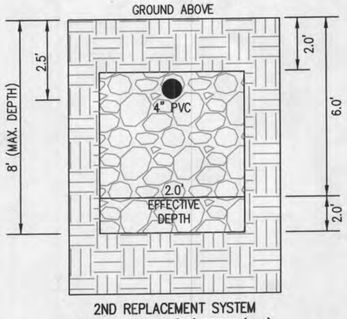
TRENCH 2 (T2): 78.25 LF.
GROUND ABOVE = 435.30'
INV. IN = 432.30'
BOTTOM TRENCH = 429.30'



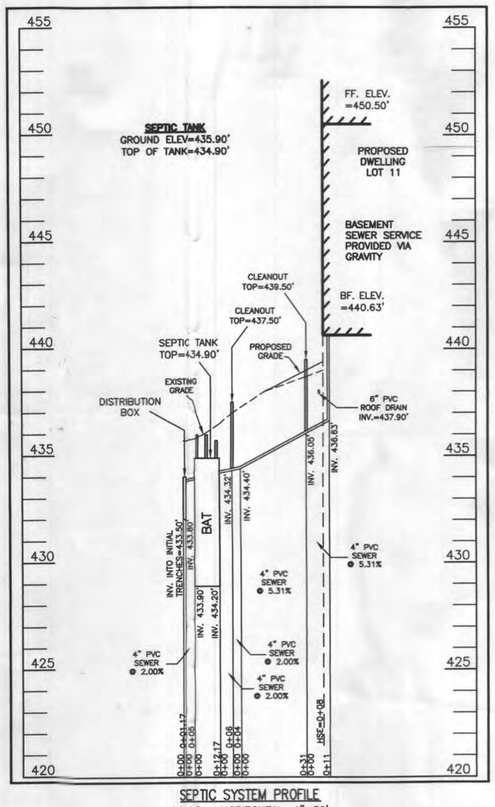
INITIAL SYSTEM
TRENCH DETAIL (T1) AND (T2)
(NOT TO SCALE)



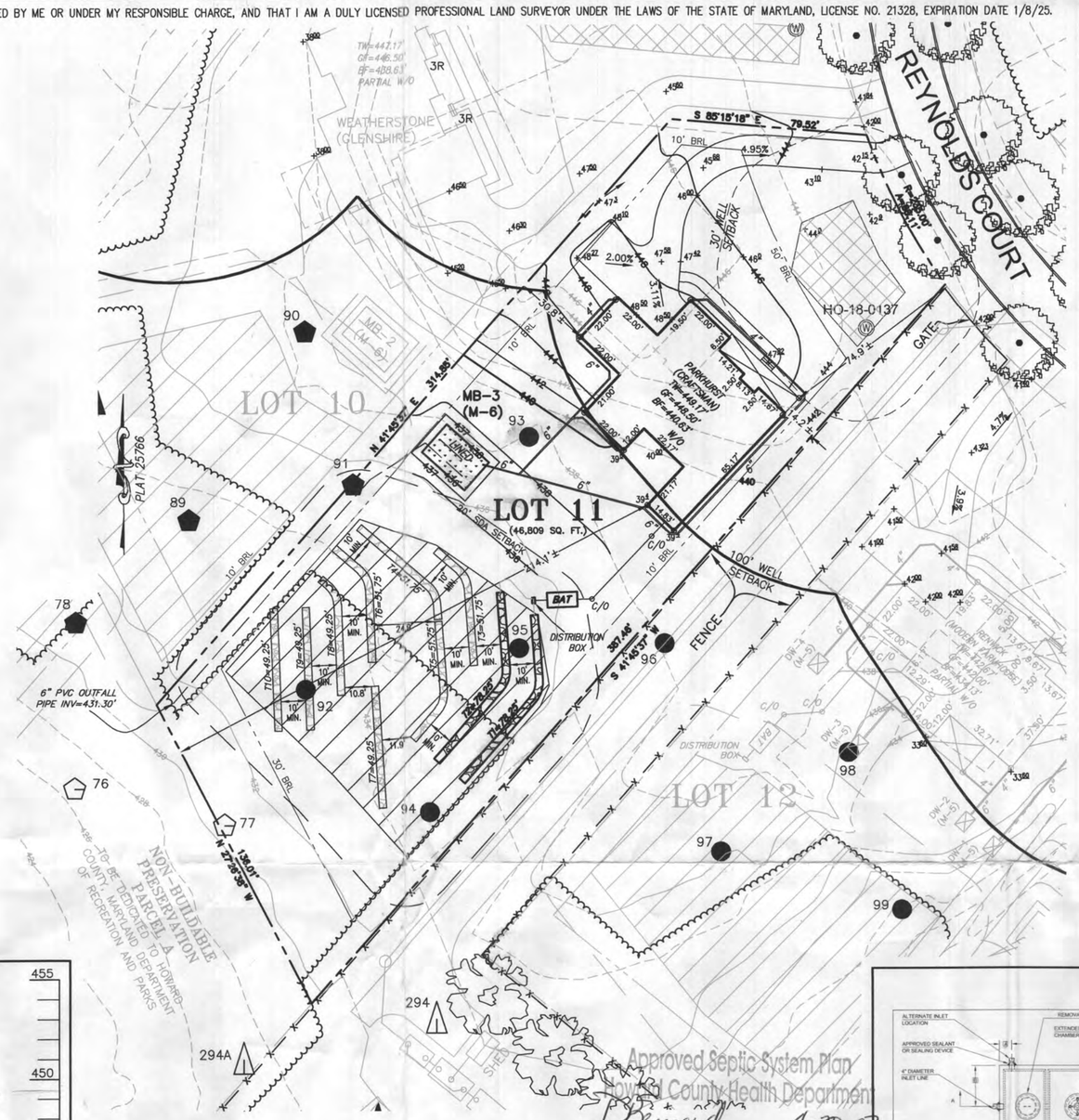
1ST REPLACEMENT SYSTEM
TRENCH DETAIL (T3) THRU (T6)
(NOT TO SCALE)

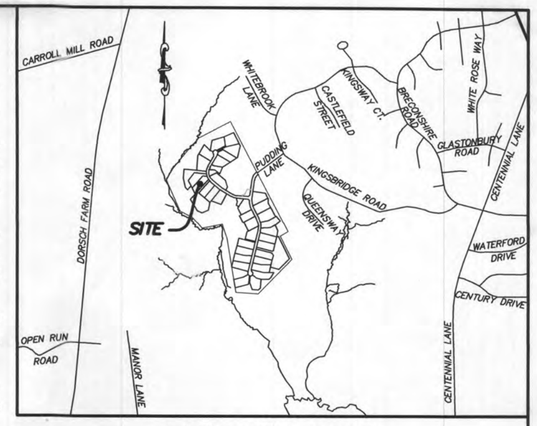


2ND REPLACEMENT SYSTEM
TRENCH DETAIL (T7) THRU (T10)
(NOT TO SCALE)



SEPTIC SYSTEM PROFILE
SCALE = HORIZONTAL: 1"=50'
VERTICAL: 1"=5'





VICINITY MAP
1" = 1000'

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. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
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7. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
8. THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GIS, 2' CONTOUR INTERVAL AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC., IN FEBRUARY 2014.

Approved Septic System Plan
Howard County Health Department
Signature
4-20-23
Date

STATE OF MARYLAND
MICHAEL JOE BOWERS
03/28/23
NO. 21328
PROFESSIONAL LAND SURVEYOR

SEWAGE DISPOSAL SYSTEM DATA (5 BDRM):

PROPOSED INVERT AT FOUNDATION WALL: 436.63'

1. EX. GRADE OVER TANK: 435.90'
   PROPOSED GRADE OVER TANK: 435.90'
   INVERT IN: 434.20' INVERT OUT: 433.90'
2. DISTRIBUTION BOX
   EXISTING GRADE OVER TANK: 435.70'
   PROPOSED GRADE OVER TANK: 435.70'
   INVERT IN: 433.80' INVERT OUT: 433.50'
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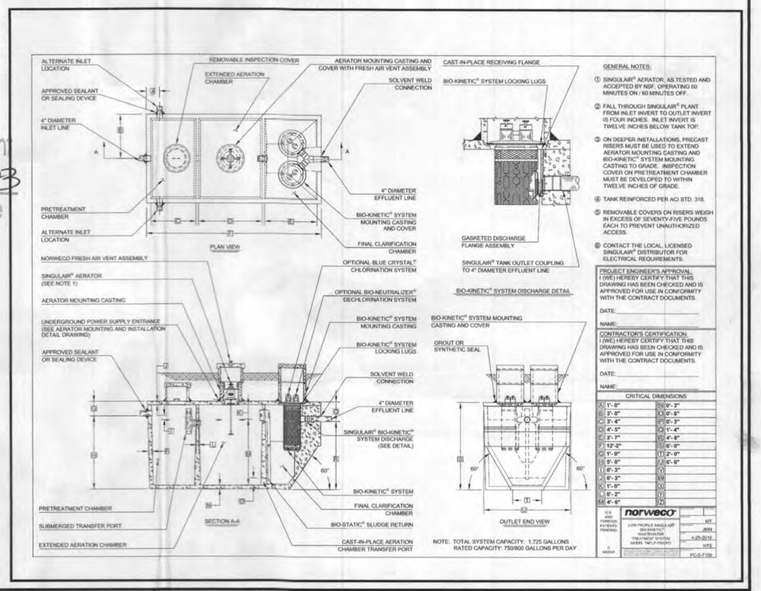
   USE 4 49.25' LONG TRENCHES = 197.00 LF

WELL LOCATION CERTIFICATION:

THE EXISTING WELL SHOWN FOR LOT 11 (TAG NO. HO-18-0137) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.



SITE PLAN FOR BAT INSTALLATION	
LOT 11	
KINGS FOREST	
LIBER 20039, FOLIO 212	
PLAT NO. 25766	
ELECTION DISTRICT No. 2	
HOWARD COUNTY, MARYLAND	
ADDRESS: 10617 REYNOLDS COURT	
ELLICOTT CITY, MARYLAND 21042	

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T: 410-872-9105

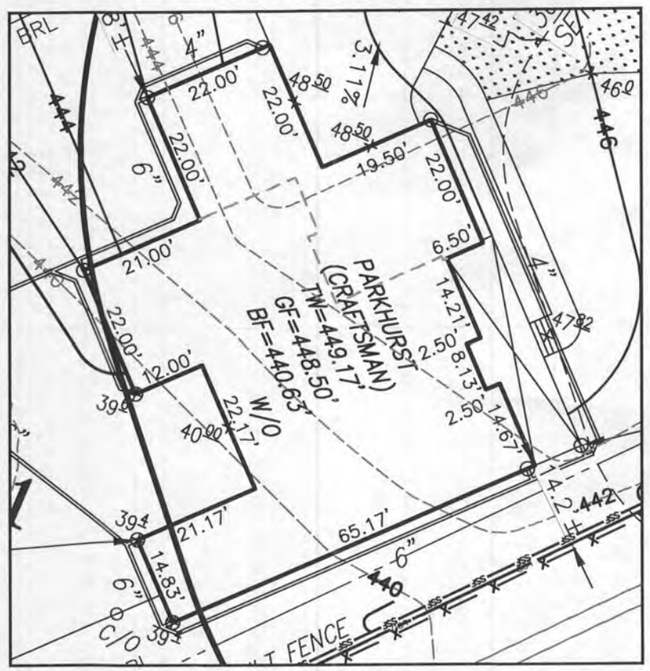
DATE: 03/28/2023	SCALE: 1"= 40'	FILE: BAT LOT 11
CHK'D: M.J.B	JOB NO: 3502	DRAWN: R.C.K.

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 1/8/25.

LEGEND:

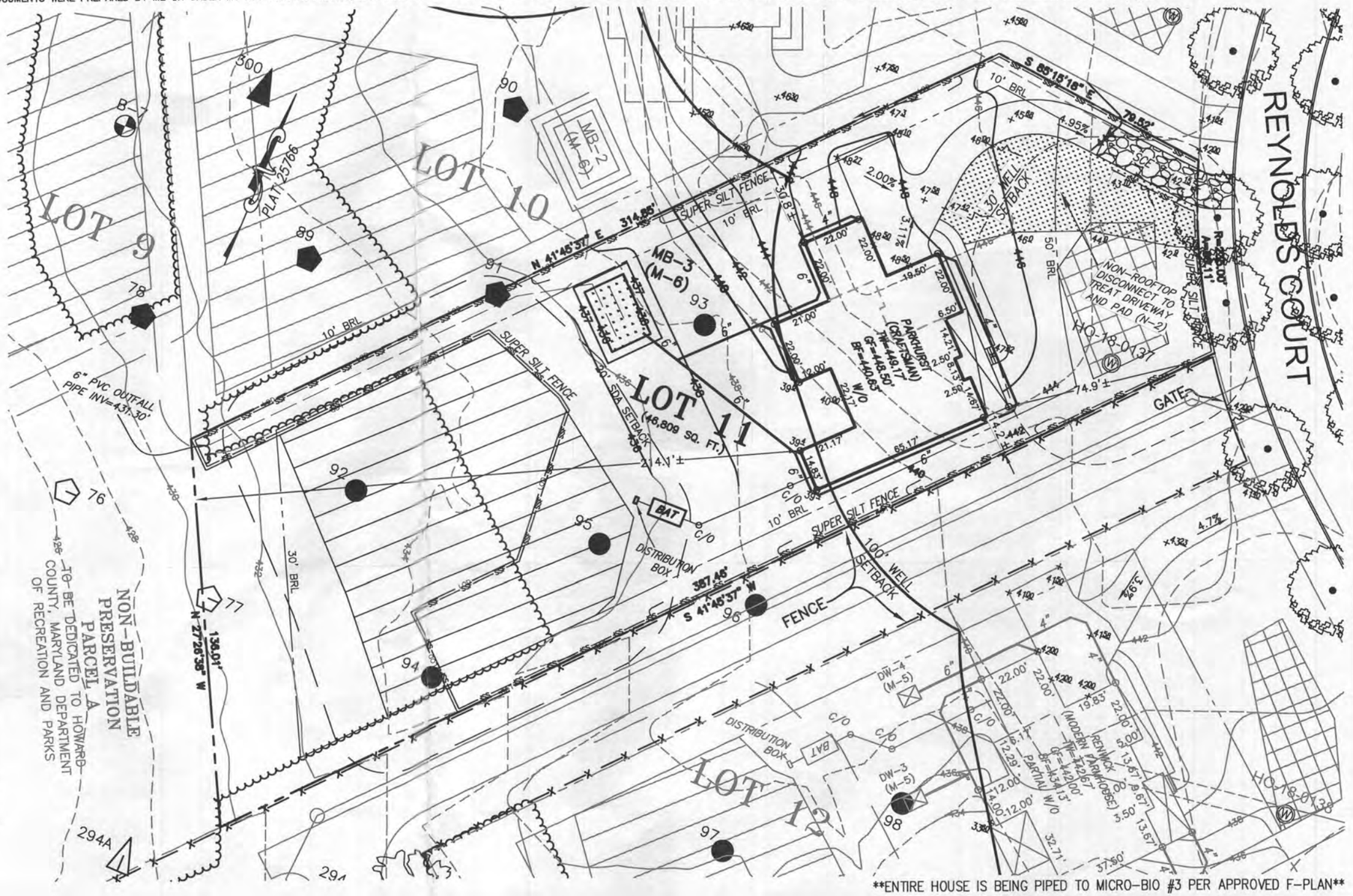
- BRL — BUILDING RESTRICTION LINE
- (W) — WELL LOCATION
- T.W. — TOP OF WALL
- G.F. — GARAGE FLOOR
- B.F. — BASEMENT FLOOR
- ⬟ ● ▲ — PASSED PERC LOCATION
- ⬠ — FAILED PERC LOCATION
- SEWAGE DISPOSAL AREA
- WELL BOX AREA
- SILT FENCE
- SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- PROPOSED TREE
- SCE — STONE CONSTRUCTION ENTRANCE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) =33,574 SQ. FT.



HOUSE ENLARGEMENT
NOT TO SCALE

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



ENTIRE HOUSE IS BEING PIPED TO MICRO-BIO #3 PER APPROVED F-PLAN

STATE OF MARYLAND
MICHAEL JOE BOYCE
PROFESSIONAL LAND SURVEYOR
NO. 21328
02/19/23

HOUSE TYPE: PARKHURST (CRAFTSMAN)

TWO CAR SIDE ENTRY GARAGE	OPTION No. 012
WALK-OUT BASEMENT	OPTION No. 017
WET BAR ROUGH-IN LOWER LEVEL	OPTION No. 048246
ADDITIONAL TWO CAR FRONT ENTRY GARAGE	OPTION No. 263019
MULTI GEN SUITE ADDITION	OPTION No. 263073
DOUBLE WIDE DRIVEWAY TAIL	OPTION No. 851

WELL NUMBER: HO-18-0137 ADDRESS: 10617 REYNOLDS COURT ELLICOTT CITY, MD 21042

PLOT PLAN
LOT 11
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25766
2nd 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: 02/17/2023 SCALE: 1"= 40' FILE: PP LOT 11 – PARKHURST CRAFTS.
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.