

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: 2-6-24 **ONSITE SEWAGE DISPOSAL SYSTEM** P 575779

APPROVAL DATE: 5/4/24 **PERMIT: NEW CONSTRUCTION** A _____

PROPERTY ADDRESS: 10638 Reynolds Court

SUBDIVISION: Kingsley Woods LOT: 4 TAX ID: _____

CONTRACTOR: Fogles Septic Clean Inc. EMAIL: kim@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784 PHONE: 410-795-5670

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: MDE MANUFACTURER:

PROPERTY OWNER: Toll Brothers EMAIL: sriley1@tollbrothers.com

OWNER ADDRESS: 6731 Columbia Gateway Drive, Suite 120 PHONE: 410-872-9105

BAT UNIT MODEL: Norweco PUMP SIZE: _____ PUMP TANK CAPACITY: _____

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: 1-31-24 DATE RECORDED: 1-31-24

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 6 APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>236.25</u>	INLET DEPTH: <u>3'</u>
	TRENCH WIDTH: <u>3'</u>	MAXIMUM BOTTOM DEPTH: <u>8'</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10'</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>6'</u>

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

NOTES: **Electrical Permit Needed**

ISSUED BY: D. Bernard ISSUE DATE: 2/6/2024 EXPIRATION DATE: 2-6-25

- 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: **ELECTRICAL PERMIT ISSUED** E 23006725
- 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.**

NOT TO SCALE

See Seperate
Sheet for AS-built

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	2.5'-3'	8'
NUMBER OF TRENCHES		5
TOTAL LENGTH		249'
ABSORPTION AREA		747 ft ²
DISTRIBUTION BOX LEVEL		yes
DISTRIBUTION BOX BAFFLE		yes
DISTRIBUTION BOX PORT		yes

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL	yes
MANUFACTURER	Backover
CAPACITY	750 GAL
SEAM LOC	Top
TANK LID DEPTH	2'-1.5'
BAFFLES	6" Front & 4" back
BAFFLE FILTER	
MANHOLE LOC	Front, middle, & back
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	
DATE ON LID	02/19/2024
PUMP/SEPTIC TANK LEVEL	N/A
MANUFACTURER	
CAPACITY	GAL
SEAM LOC	
TANK LID DEPTH	
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	
DATE ON LID	

PRE-CONSTRUCTION:

2/26/2024 - Contractor onsite for layout, 12mm SDA, & trench staked. Soil pites seen on SDA. Not on site start work.

2/27/2024 - Contractor removed fill. Start contract 4' wide onsite, SDA elevation matches plan. 3' back, trench, & SDA stakes still onsite. All trench lengths @ 47.5', space between 1, & 2 is 11', 2 & 3 is 12', 3 & 4 is 12'. Located sewer coming out of house, tank will have 2' of cover. OK to start work.

INSTALLATION: 3/8/2024 - Contractor onsite for inspection. Stone dirty due to moving loads from driveway onto area w/ clay. 2' lower left trenches finished, 3" upper left trench dug bottom @ 8'. Told contractor to use stone for 3" trench since area is expecting rain over the week ahead (see pics of stones). Inlet of trench @ 2.5'-3'. Heads @ 49', 49', & 50'. Distance between lower & middle left trenches @ 9' due to perc. hole. Filter good. OK to backfill. 3/12/2024 - Tank set, tank has 2'-1.5' of cover. Trench lengths @ 49' & 52', space between trenches 10'. D-box levelled while onsite. Need BAT start-up for final approval. BAT start-up opened, conf. email sent in to HD.

FINAL INSPECTOR [Signature] DATE OF APPROVAL 5/9/2024



BACK RIVER PRE-CAST, LLC
 PO BOX 329
 GLYNDON, MD 21071
 PH# 410-833-3394

NORWECO CERTIFICATION

PROPERTY OWNER: TOLL MID-ATLANTIC	INSTALLATION COMPANY: FOGLES SEPTIC
ADDRESS: 10638 REYNOLDS CT	CERTIFIED INSTALLER: JAMIE DEAVERS
CITY, ZIPCODE & COUNTY: ELIICOTT CITY, 21042, HOWARD	PERMIT#
SIZE OF SYSTEM INSTALLED:	DATE INSTALLED: 2-28-24
750 GPD CONCRETE	START-UP DATE: 4-19-24
NUMBER OF BEDROOMS:	DATE OF FINAL INSPECTION:
TYPE OF INSTALLATION: NEW	DATE OF ELECTRICAL INSPECTION:
ELECTRICAL WIRING PER ELECTRICAL INSTRUCTIONS: YES	TANK LEVEL: YES
HT. OF CONTROL PANEL ABOVE FINAL GRADE: 38"	BURIAL DEPTH OF TANK: 30"
SYSTEM WIRED ON A 15-AMP DEDICATED CIRCUIT WITH STD. BREAKER: YES	RISERS 4" - 6" ABOVE GRADE: YES
LENGTH(S) OF UF WIRE PAST LAST AERATION RISER(S): 30"	VENTED LID(S) ON AERATION CHAMBER(S): YES
FEMALE PLUG(S) WIRED TO UF WIRE: YES	ANY GROUND SETTLING AROUND TANK: NO
CONDUIT(S) ENTERING AERATION RISER MADE WITH A WATERTIGHT CONNECTION: YES	
ISTHE INSIDE OF THE CONDUIT ENTERING THE CONTROL PANEL(S) AND AERATION RISER(S) SEALED WITH DUCT SEAL: YES	

ON 2ND PAGE MAKE A ROUGH SKETCH OF THE HOUSE ,WHERE THE SYSTEM IS LOCATED, WHERE THE CONTROL PANEL IS LOCATED , WHERE THE FRONT OF THE IS AND DIRECTIONS TO THE PROPERTY.

DIRECTIONS CAN START A FEW STREETS AWAY

EXAMPLE: RT. X LEFT ONTO XX STREET RIGHT ONTO PRIVATE DRIVEWAY 5TH HOUSE OF THE LEFT.

I certify that the Norweco Singulair TNT Wastewater Treatment System was installed according to the manufacture's specifications.

Matthew Geckle

April 19, 2024

Signature of BRP Representative

Vice-President

Date

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 30th day of January, among Sharon Verna, 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 10638 Reynolds Ct., in the 3rd 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 # 0023, Block # 0023, Parcel # 0148, Deed Reference # 25764-68 and Tax Account # 603914 ("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 TNTLP-750 GPD.

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.

Richard J. Davis 1/31/2024
Howard County Health Department

Sharad Verma 1/30/24
Owner #1 Signature Date

Sharad Verma 1/30/24
Owner #1 Print Name

Owner#2 Signature Date

Owner #2 Print Name

Buyer #1 Signature Date

Buyer #2 Signature Date

Buyer #1 Print Name

Buyer #2 Print Name

for

10 21043
 013-2111

LR - Agreement Surcharge	1x	40.00	40.00
LR - Agreement Recording Fee	1x	20.00	20.00

SubTotal: 60.00
 Total: 60.00

RD-Credit 60.00
 Credit Card Confirmation : 084426

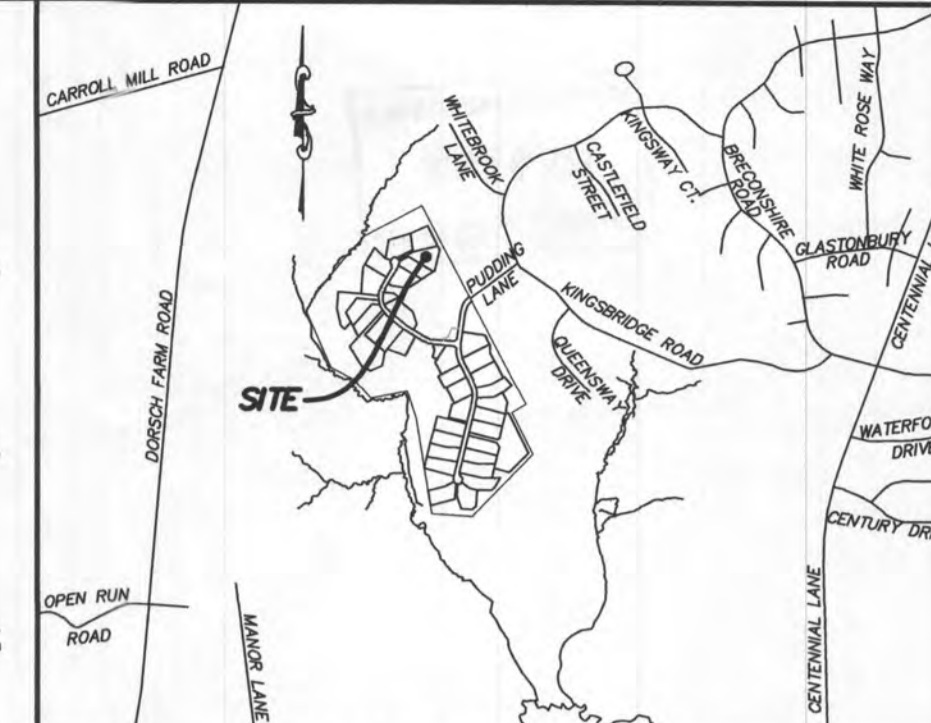
1/31/2024 12:20 CC13-YW
 7859936/494/4
 Thank you for visiting us today~

10638 Reynolds

LEGEND:

- BRL BUILDING RESTRICTION LINE
- T.W. WELL LOCATION
- G.F. TOP OF WALL
- B.F. GARAGE FLOOR
- SCE BASEMENT FLOOR
- DW DRYWELL
- PASSED PERC LOCATION
- FAILED PERC LOCATION
- SEWAGE DISPOSAL AREA
- WELL BOX AREA
- PROPOSED TREE

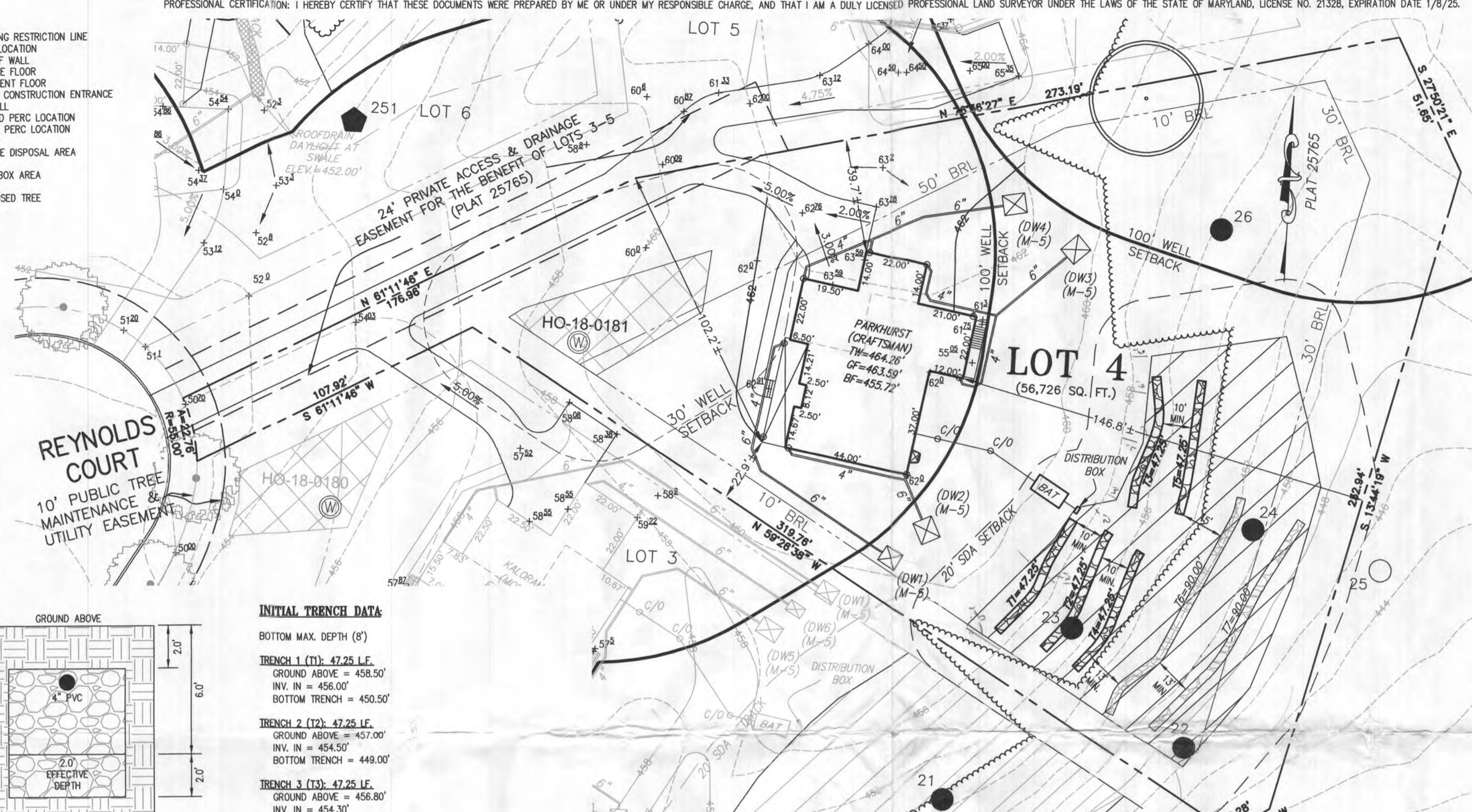
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/25.



VICINITY MAP
1" = 1000'

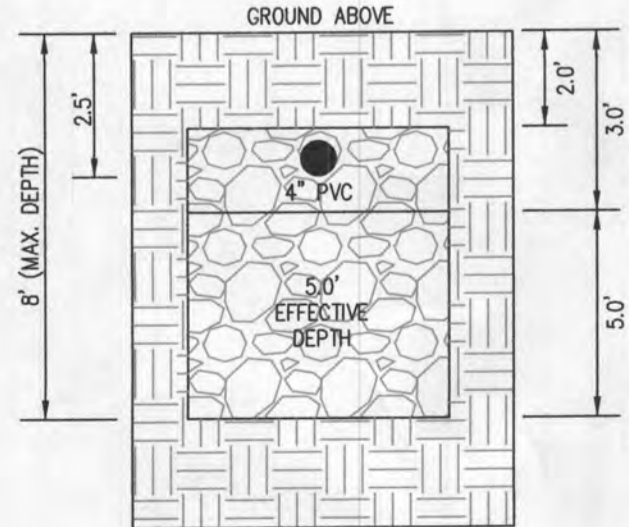
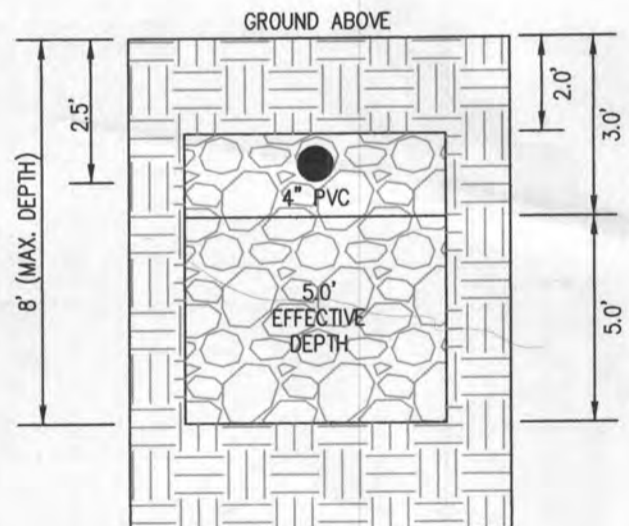
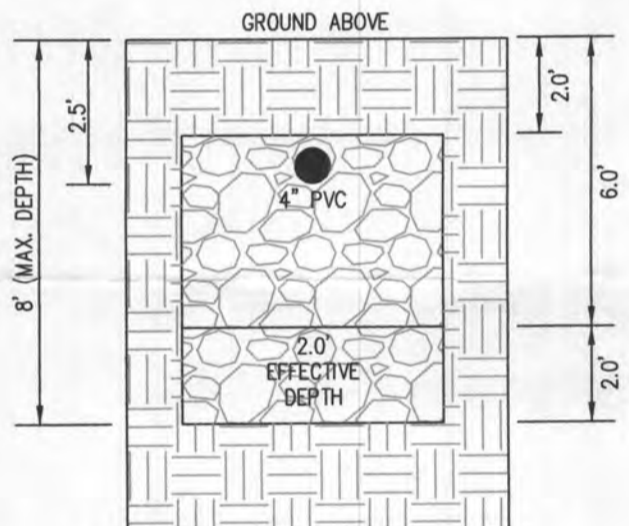
GENERAL NOTES:

- 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 UNTO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE REQUIRED.
- 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, 2' CONTOUR INTERVAL AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC., IN FEBRUARY 2014.



INITIAL TRENCH DATA:

- BOTTOM MAX. DEPTH (8')
- TRENCH 1 (T1): 47.25 LF.
GROUND ABOVE = 458.50'
INV. IN = 456.00'
BOTTOM TRENCH = 450.50'
- TRENCH 2 (T2): 47.25 LF.
GROUND ABOVE = 457.00'
INV. IN = 454.50'
BOTTOM TRENCH = 449.00'
- TRENCH 3 (T3): 47.25 LF.
GROUND ABOVE = 456.80'
INV. IN = 454.30'
BOTTOM TRENCH = 444.80'
- TRENCH 4 (T4): 47.25 LF.
GROUND ABOVE = 455.30'
INV. IN = 452.80'
BOTTOM TRENCH = 447.30'
- TRENCH 5 (T5): 47.25 LF.
GROUND ABOVE = 454.60'
INV. IN = 452.10'
BOTTOM TRENCH = 446.60'

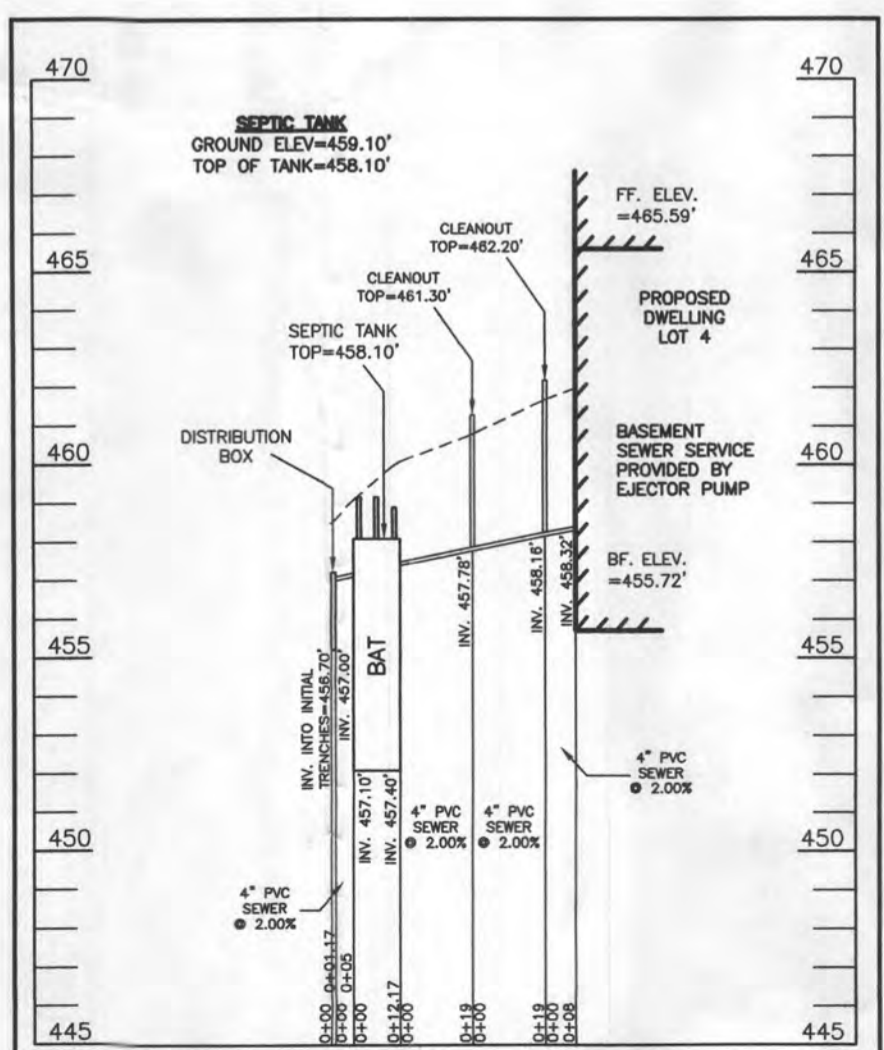


HOUSE OPTIONS:

- HOUSE TYPE: PARKHURST (CRAFTSMAN)
- TWO CAR SIDE ENTRY GARAGE
 - FINISHED LOWER LEVEL
 - DAYLIGHT BASEMENT
 - OPTIONAL BATHROOM - FINISHED LOWER LEVEL
 - DAYLIGHT WINDOW/WELL
 - ADD'L ONE CAR FRONT ENTRY GARAGE - 14'
- OPTION No. 012
 - OPTION No. 013
 - OPTION No. 018
 - OPTION No. 383
 - OPTION No. 543
 - OPTION No. 263102

SEWAGE DISPOSAL SYSTEM DATA (6 BDRM)

- PROPOSED INVERT AT FOUNDATION WALL: 458.32'
- 1. EX. GRADE OVER TANK: 459.10'
PROPOSED GRADE OVER TANK: 458.10'
INVERT IN: 457.40' INVERT OUT: 457.10'
- 2. DISTRIBUTION BOX
EXISTING GRADE OVER TANK: 458.50'
PROPOSED GRADE OVER TANK: 458.50'
INVERT IN: 457.00' INVERT OUT: 456.70'
- 3. INITIAL TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD ± 0.8 APP. RATE = 1,125 SF
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
1,125 SF ÷ 3" WIDTH = 375 LF x 0.63 (SIDEWALL REDUCTION) = 236.25 LF MIN.
USE 5 47.25' LONG TRENCHES = 236.25 LF
- 4. 1ST REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD ± 1.2 APP. RATE = 750 SF
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
750 SF ÷ 3" WIDTH = 250 LF x 0.36 (SIDEWALL REDUCTION) = 90.00 LF MIN.
USE 1 90.00' LONG TRENCHES = 90.00 LF
- 5. 2ND REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD ± 1.2 APP. RATE = 750 SF
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
750 SF ÷ 3" WIDTH = 250 LF x 0.36 (SIDEWALL REDUCTION) = 90.00 LF MIN.
USE 1 90.00' LONG TRENCHES = 90.00 LF



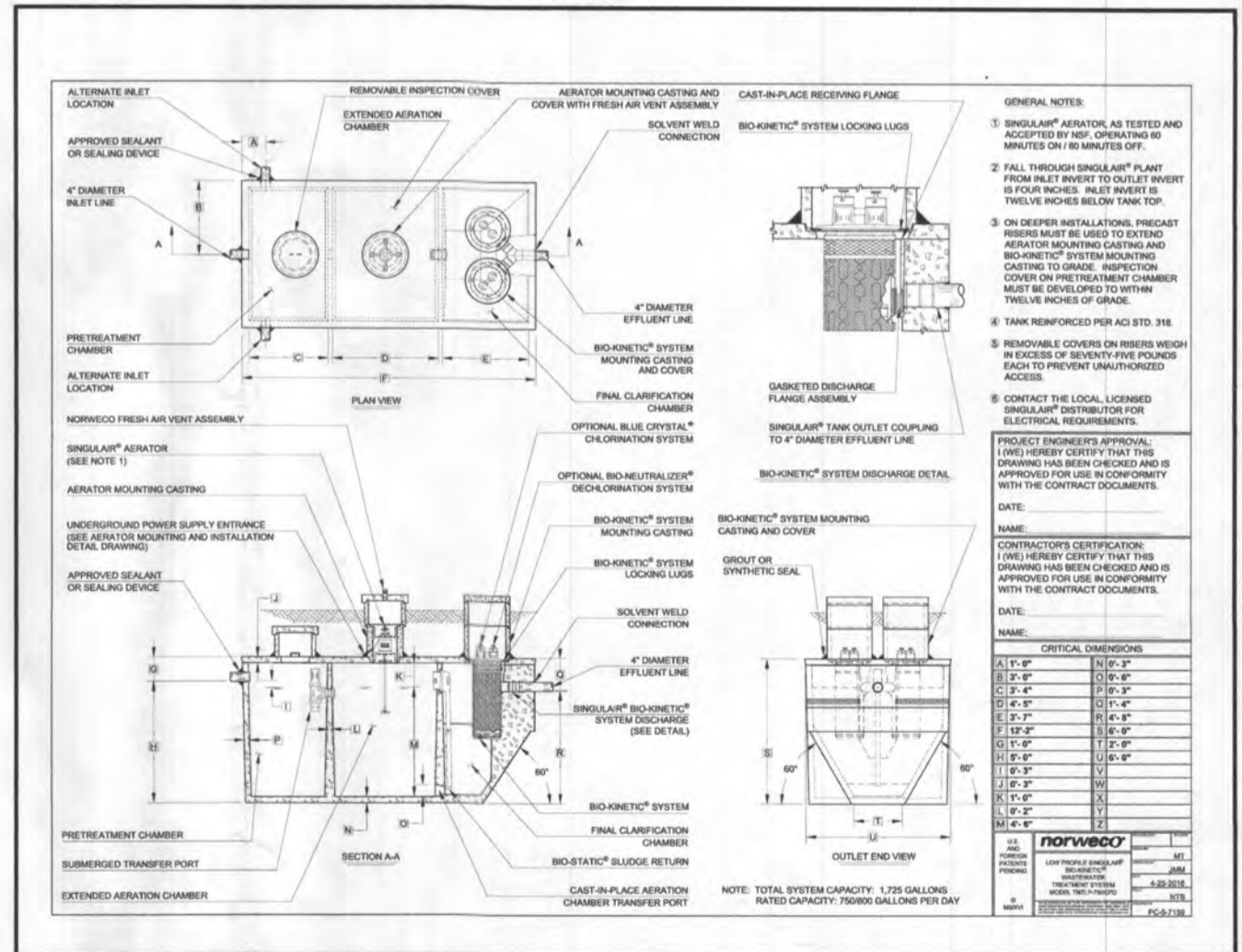
Approved Septic System Plan
Howard County Health Department
Dana Beard 8-9-23
Signature Date

469.31



WELL LOCATION CERTIFICATION:

THE EXISTING WELL SHOWN FOR LOT 4 (TAG NO. HO-18-0181) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.



SITE PLAN FOR BAT INSTALLATION
LOT 4
10638 Reynolds
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25767
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND
ADDRESS: 10638 REYNOLDS COURT
ELLCOTT CITY, MARYLAND 21042

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

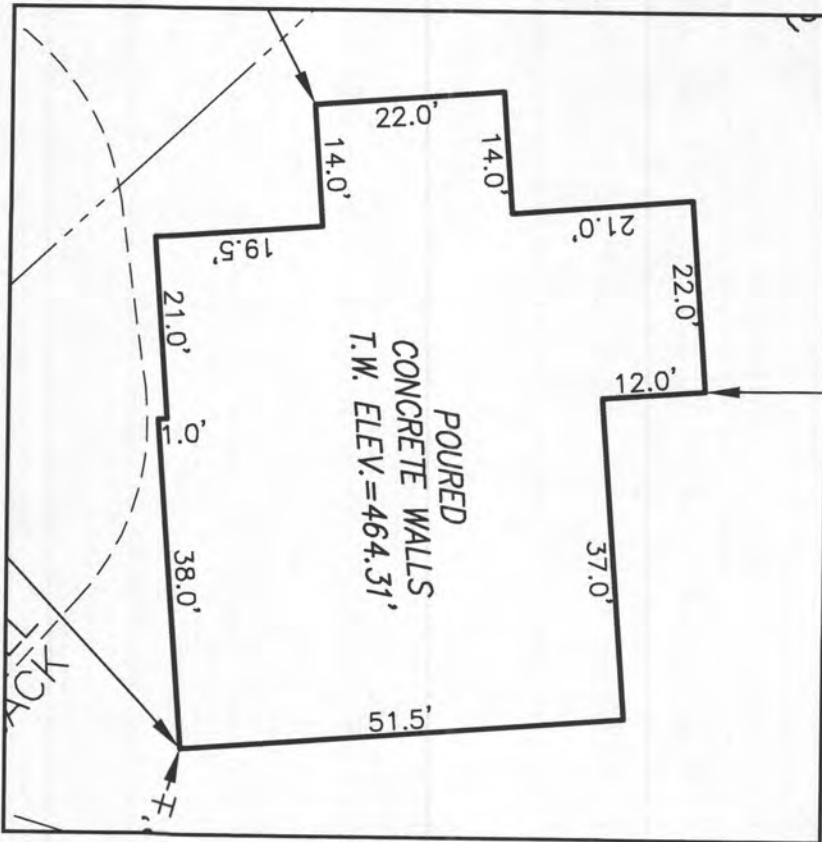
ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

DATE: 07/07/2023 SCALE: 1" = 30' FILE: BAT LOT 4
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
- ▨ SEWAGE DISPOSAL AREA
- ▩ WELL BOX AREA

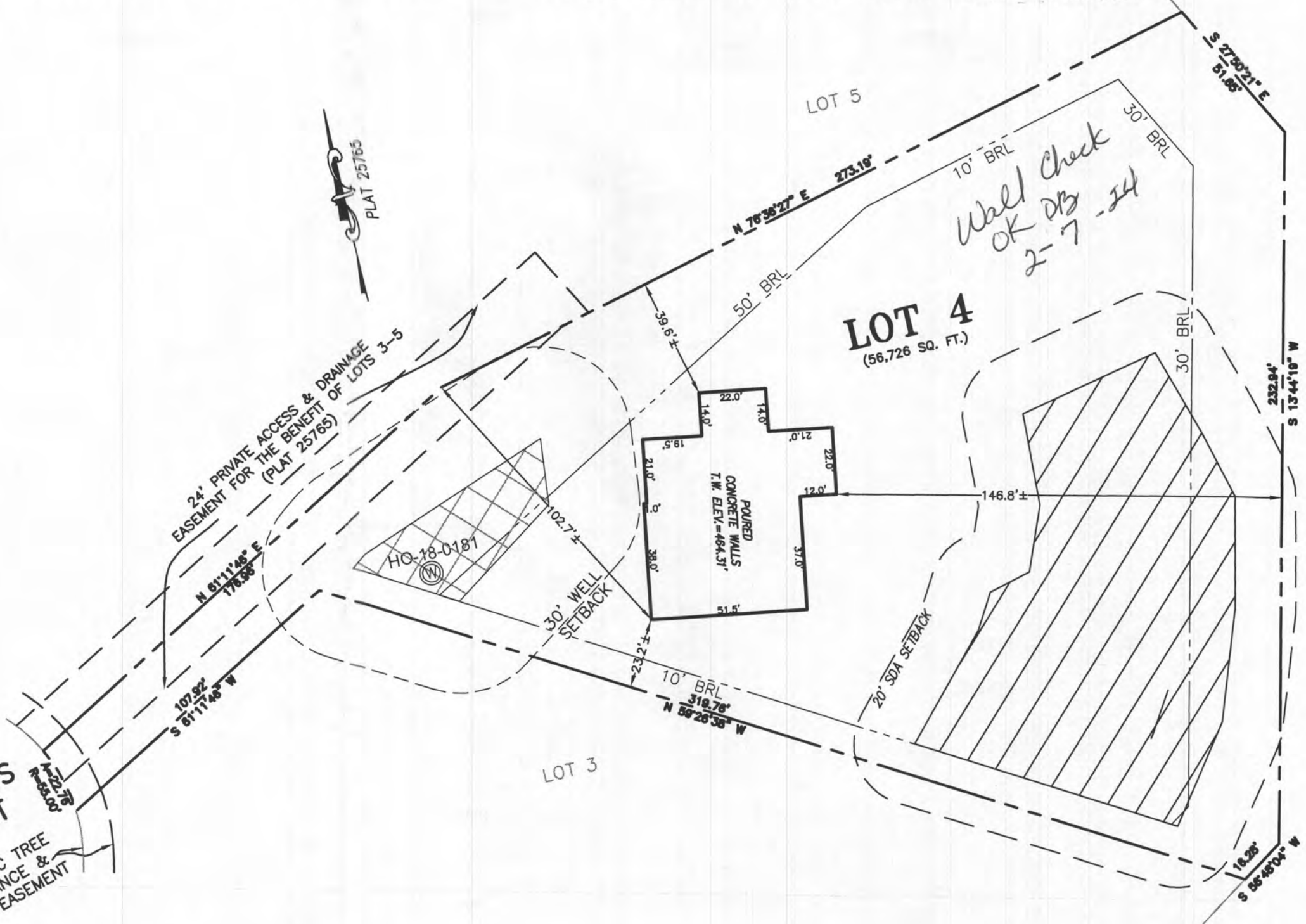


HOUSE ENLARGEMENT
NOT TO SCALE

WELL NUMBER: HO-18-0181
 ADDRESS: 10638 REYNOLDS COURT
 ELLICOTT CITY, MD 21042
 PERMIT No.: B23002692

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

REYNOLDS COURT
 10' PUBLIC TREE
 MAINTENANCE &
 UTILITY EASEMENT



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 11/22/23
 SIGNATURE: MICHAEL JOE BOYCE MD. LIC NO. DATE

WALLCHECK
 LOT 4
KINGS FOREST
 LIBER 20039, FOLIO 212
 PLAT NO. 25765
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

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 ESE Consultants, Inc.
 6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
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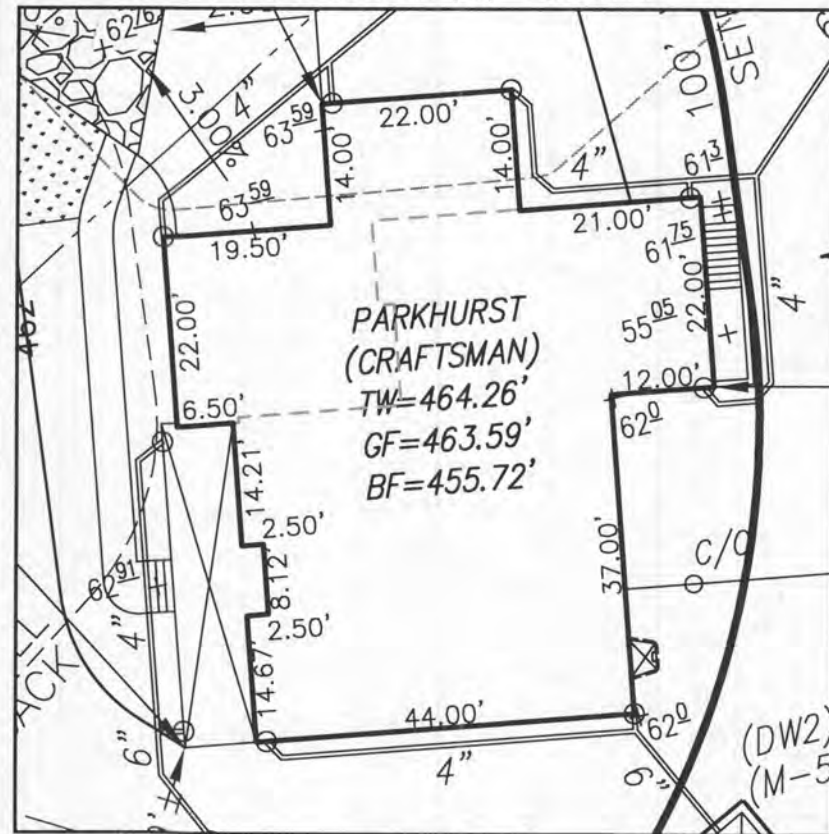
DATE: 11/22/2023 SCALE: 1" = 40' FILE: WC LOT 4
 CHK'D: M.J.B. JOB NO: 3502 DRAWN: V.X.P.



LEGEND:

- BRL BUILDING RESTRICTION LINE
- ⊙ 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 (L.O.D.) = 31,395 SQ. FT.



HOUSE ENLARGEMENT
NOT TO SCALE

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



HOUSE TYPE: PARKHURST (CRAFTSMAN)

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- ADD'L ONE CAR FRONT ENTRY GARAGE - 14'

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- OPTION No. 018
- OPTION No. 383
- OPTION No. 543
- OPTION No. 263102

WELL NUMBER: HO-18-0181

ADDRESS: 10638 REYNOLDS COURT
ELLCOTT CITY, MD 21042

PLOT PLAN
LOT 4
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25765
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

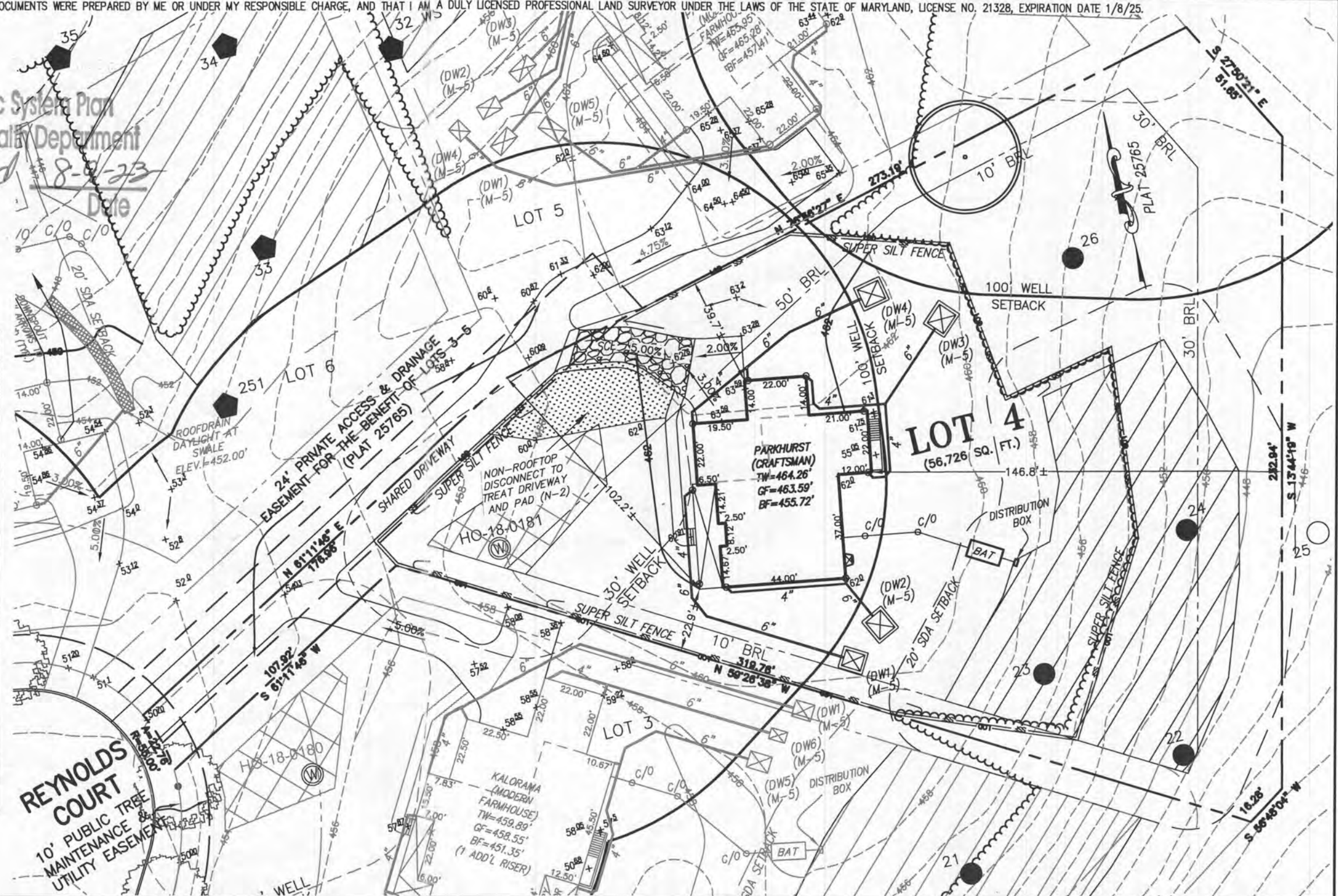
ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

DATE: 07/07/2023 SCALE: 1" = 40' FILE: PP LOT 4 - PARKHURST CRAFTS.
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.

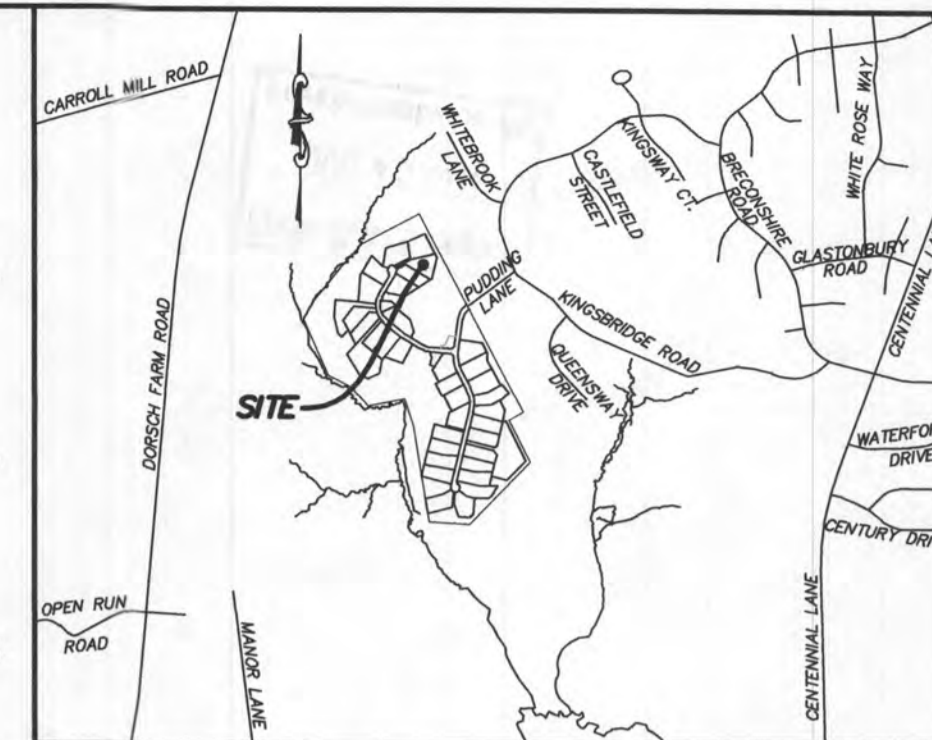
Approved Septic System Plan
Howard County Health Department
Dane Beaud
Signature
8-8-23
Date



LEGEND:

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- B.F. BASEMENT FLOOR
- SCE STONE CONSTRUCTION ENTRANCE
- DW DRYWELL
- PASSED PERC LOCATION
- FAILED PERC LOCATION
- SEWAGE DISPOSAL AREA
- WELL BOX AREA
- PROPOSED TREE

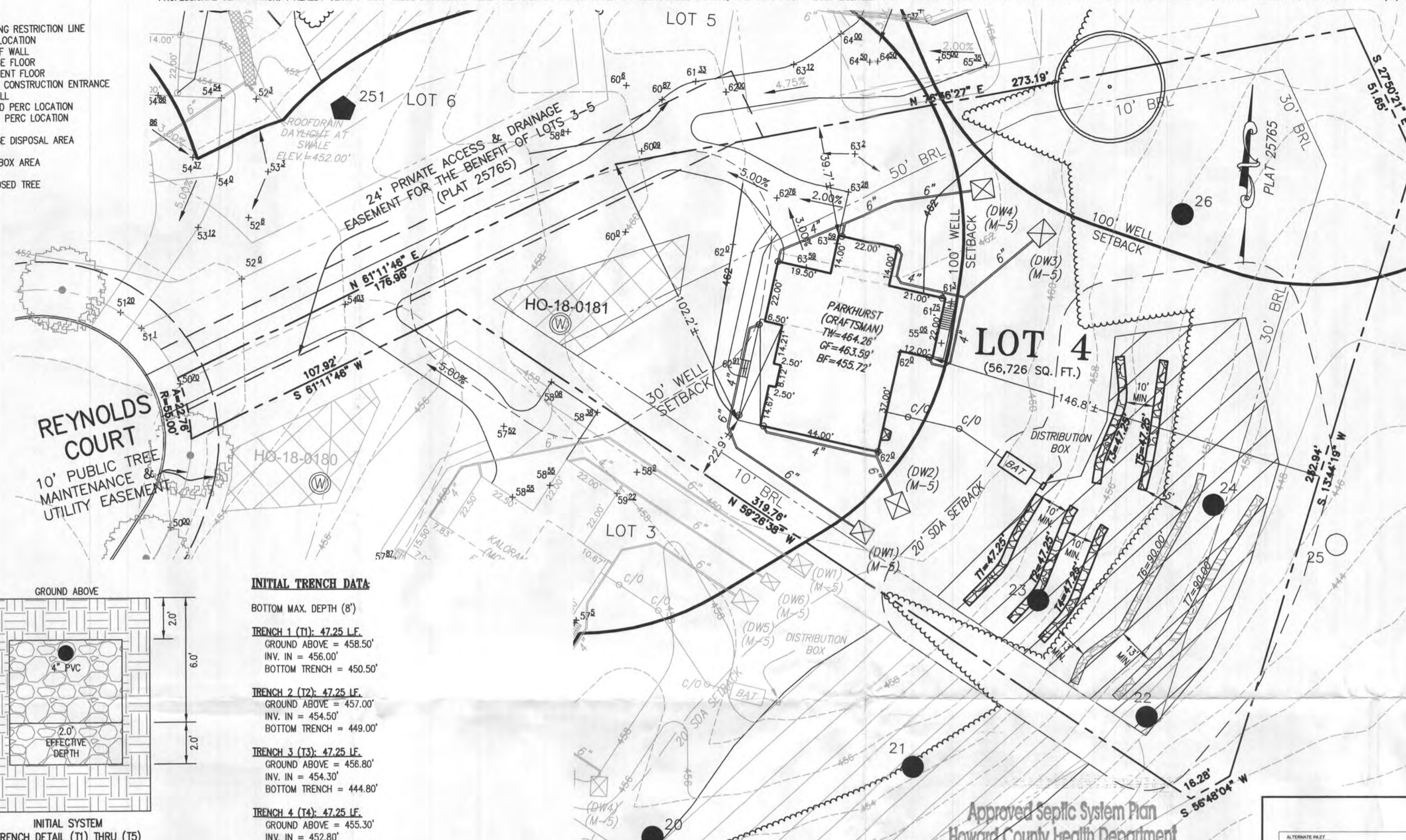
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VICINITY MAP
1" = 1000'

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, 2' CONTOUR INTERVAL AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC., IN FEBRUARY 2014.



Approved Septic System Plan
Howard County Health Department
D. Bernard
Signature 8-9-23
Date



HOUSE OPTIONS:

HOUSE TYPE: PARKHURST (CRAFTSMAN)

- TWO CAR SIDE ENTRY GARAGE
- FINISHED LOWER LEVEL
- DAYLIGHT BASEMENT
- OPTIONAL BATHROOM - FINISHED LOWER LEVEL
- DAYLIGHT WINDOW/WELL
- ADD'L ONE CAR FRONT ENTRY GARAGE - 14'

- OPTION No. 012
- OPTION No. 013
- OPTION No. 018
- OPTION No. 383
- OPTION No. 543
- OPTION No. 263102

SEWAGE DISPOSAL SYSTEM DATA (6 BDRM):

- PROPOSED INVERT AT FOUNDATION WALL: 458.32'
- EX. GRADE OVER TANK: 459.10'
PROPOSED GRADE OVER TANK: 458.10'
INVERT IN: 457.40' INVERT OUT: 457.10'
 - DISTRIBUTION BOX
EXISTING GRADE OVER TANK: 458.50'
PROPOSED GRADE OVER TANK: 458.50'
INVERT IN: 457.00' INVERT OUT: 456.70'
 - INITIAL TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD + 0.8 APP. RATE = 1,125 SF
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
1,125 SF x 3" WIDTH = 375 LF x 0.63 (SIDEWALL REDUCTION) = 236.25 LF MIN.
USE 5 47.25' LONG TRENCHES = 236.25 LF
 - 1ST REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD + 1.2 APP. RATE = 750 SF
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
750 SF x 3" WIDTH = 250 LF x 0.36 (SIDEWALL REDUCTION) = 90.00 LF MIN.
USE 1 90.00' LONG TRENCHES = 90.00 LF
 - 2ND REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD + 1.2 APP. RATE = 750 SF
USE 3" WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
750 SF x 3" WIDTH = 250 LF x 0.36 (SIDEWALL REDUCTION) = 90.00 LF MIN.
USE 1 90.00' LONG TRENCHES = 90.00 LF

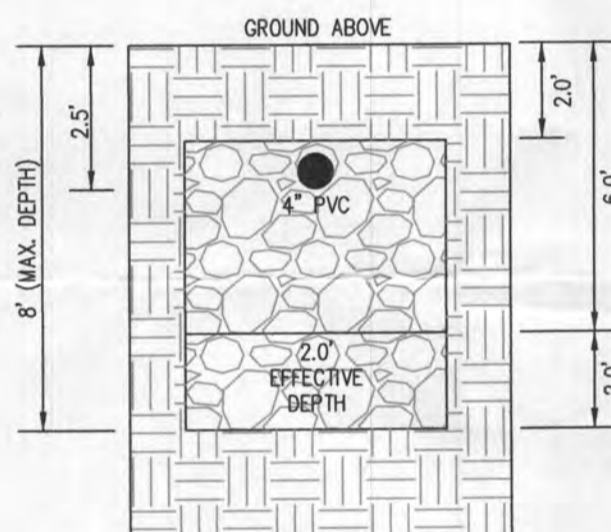
WELL LOCATION CERTIFICATION:

THE EXISTING WELL SHOWN FOR LOT 4 (TAG NO. HO-18-0181) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.

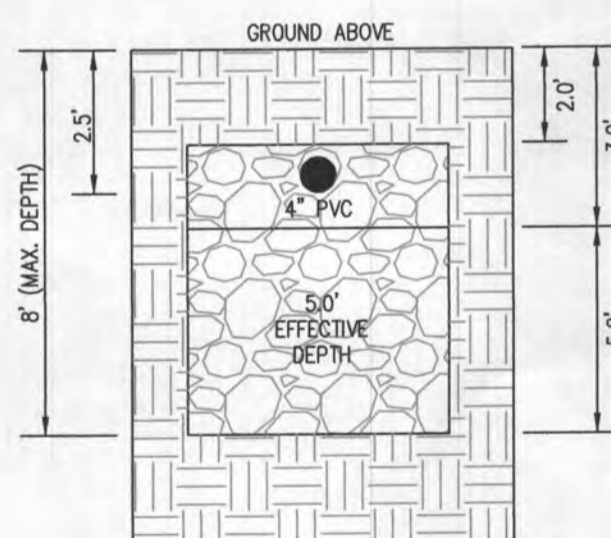
SITE PLAN FOR BAT INSTALLATION
LOT 4
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25767
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND
ADDRESS: 10638 REYNOLDS COURT
ELLCOTT CITY, MARYLAND 21042

INITIAL TRENCH DATA:

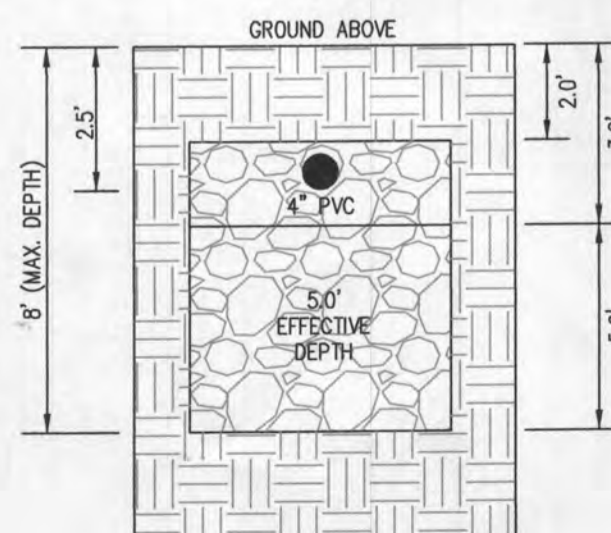
- BOTTOM MAX. DEPTH (8')
- TRENCH 1 (T1): 47.25 LF.**
GROUND ABOVE = 458.50'
INV. IN = 456.00'
BOTTOM TRENCH = 450.50'
- TRENCH 2 (T2): 47.25 LF.**
GROUND ABOVE = 457.00'
INV. IN = 454.50'
BOTTOM TRENCH = 449.00'
- TRENCH 3 (T3): 47.25 LF.**
GROUND ABOVE = 456.80'
INV. IN = 454.30'
BOTTOM TRENCH = 444.80'
- TRENCH 4 (T4): 47.25 LF.**
GROUND ABOVE = 455.30'
INV. IN = 452.80'
BOTTOM TRENCH = 447.30'
- TRENCH 5 (T5): 47.25 LF.**
GROUND ABOVE = 454.60'
INV. IN = 452.10'
BOTTOM TRENCH = 446.60'



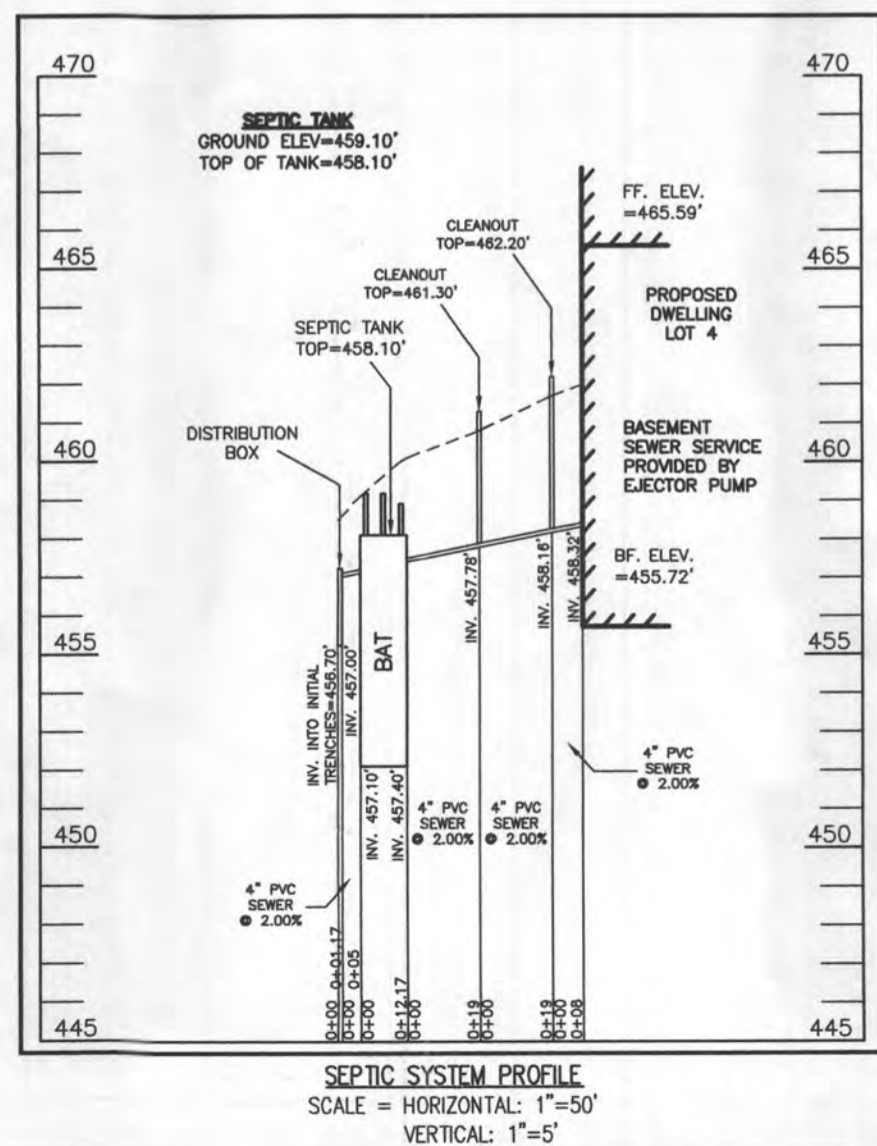
INITIAL SYSTEM
TRENCH DETAIL (T1) THRU (T5)
(NOT TO SCALE)



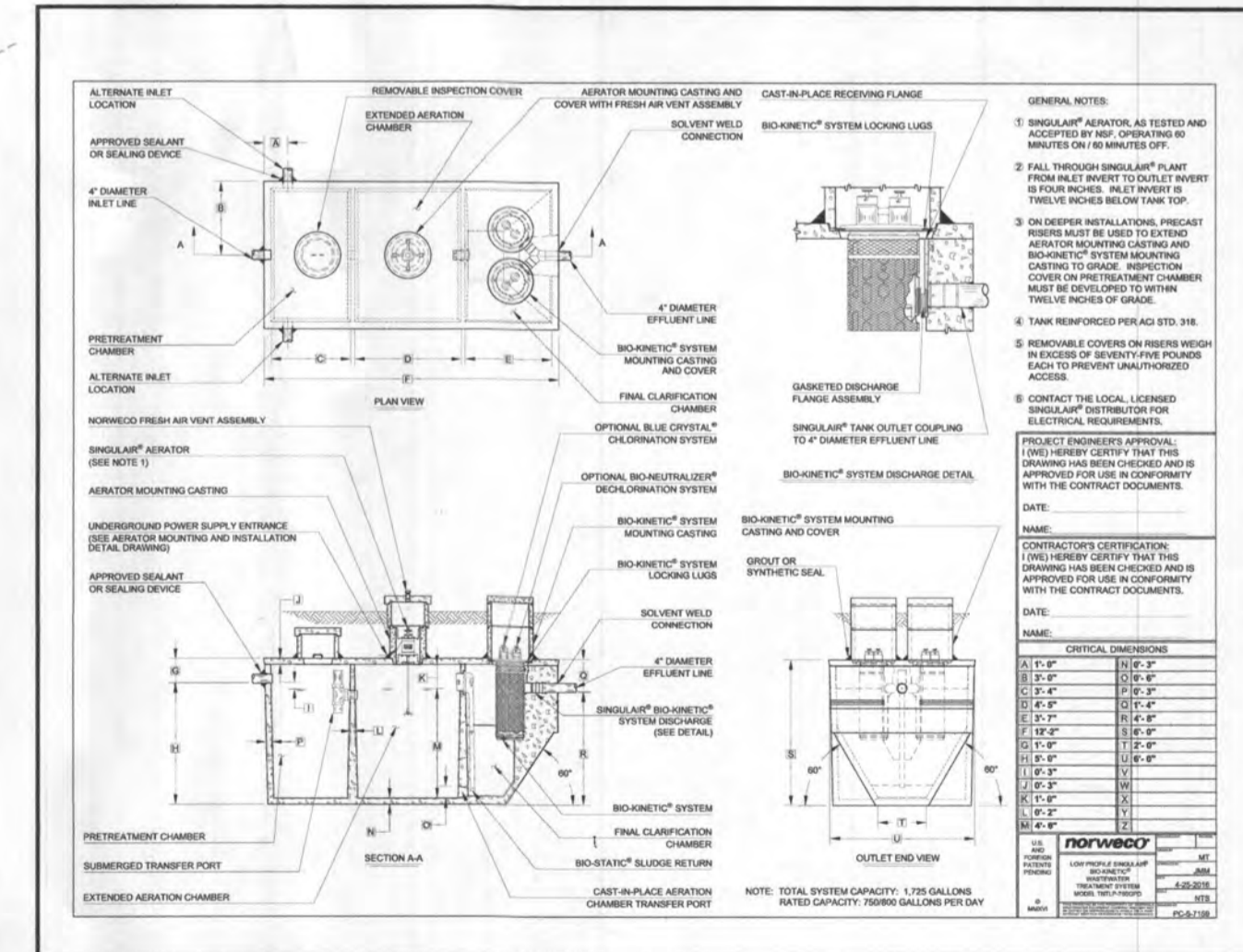
1ST REPLACEMENT SYSTEM
TRENCH DETAIL (T6)
(NOT TO SCALE)



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



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



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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

DATE: 07/07/2023 SCALE: 1" = 30' FILE: BAT LOT 4
CHK'D: M.J.B JOB NO: 3502 DRAWN: R.C.K.

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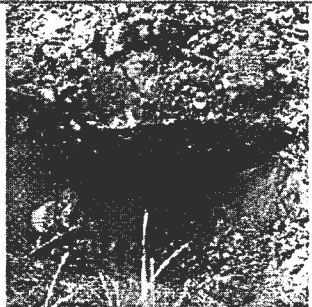
Picture 1:

This shows the septic tank in relation to the house.



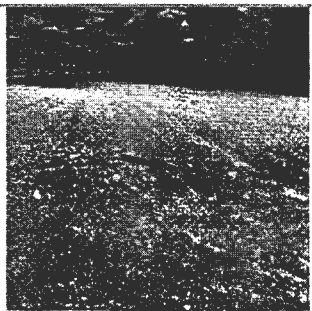
Picture 2:

This shows the access to the tank. This undersized cleanout prevented the interior of the tank from being observed.



Picture 3:

This shows the tank is composed of cinderblock. The sidewall of the tank was excavated by hand to view this seam.



Picture 4:

This shows the sunken area. This is where the drainfield is believed to be located. At the time the septic tank is replaced, this area should be re-evaluated.

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Sketch of System

Please Refer To Separate System Sketch

DISCLAIMERS

- This is a subjective and visual inspection only, the conclusions of which are based on the observed condition of the system components that could reasonably be accessed, and information known about the system at the time this report was completed. There may be unknown historical problems or unseen conditions which may compromise the conclusions stated in this report.
- A 'Satisfactory' evaluation does not mean the system will meet the local approving authority's criteria for determining compliance with state code: COMAR 26.04.02.02 D(4).
- The evaluation of the Sewage Disposal System as reported is based on the conditions observed on the day of the inspection.
- This report is neither a WARRANTY nor does it GUARANTEE continued acceptable functionality or performance of the Sewage Disposal Systems operations.
- If the house has been unoccupied the findings in this report may not be accurate, as limited or no use of the system may conceal or mask problems that may be revealed under typical sewage loading.
- If the general ground condition is excessively wet at the time of inspection, the findings in this report may not be accurate, as ground moisture may cover or hide septic effluent that may be on or near the ground surface.
- If the house is vacant or the conditions excessively wet during inspection, it is recommended that the system be reevaluated at a later date and/or alternate techniques be used to address those potential issues.
- Payment and/or use of this evaluation signify understanding and acceptances of the above clauses, as well as any noted faults with the system.
- Suggestions or recommendations for repairs or remediation may result in the need for further repair or remediation once the system components are fully excavated.

Representative's Signature:		Date: 6/7/2022
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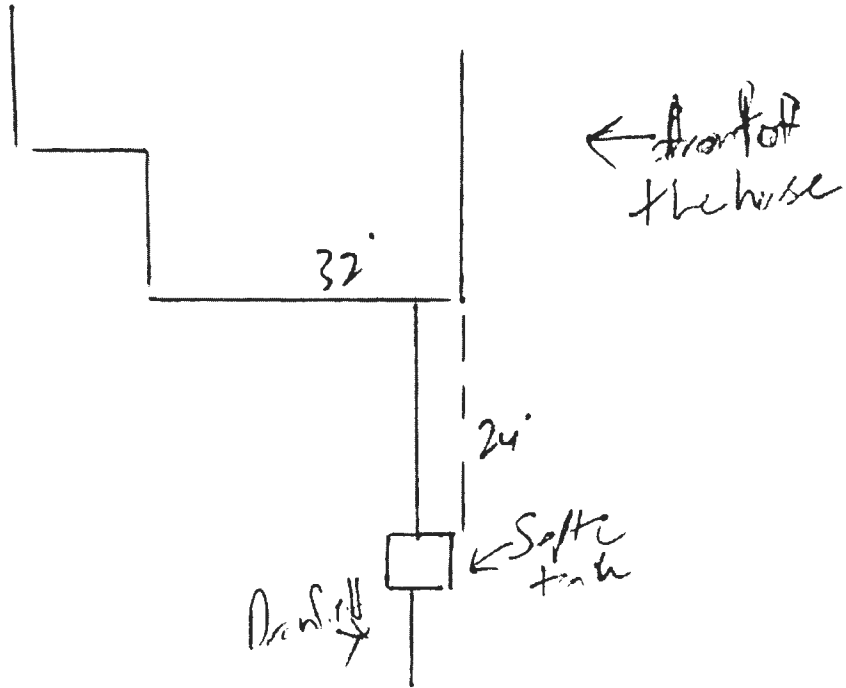
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Date: June 7, 2022 Name of Evaluator: Nicholas Riehl Time: 12:30 PM Property Address: 13071 Wainwright Road Highland, MD 20777 Recent Weather Conditions: Normal	Ordered By: Well Water Solutions Buyers: Homeowner Interview: The homeowner interview was sent but was not received prior to the evaluation.	Occupied: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Length of Time Vacant: Unknown # of People Living in Home: N/A # of People moving in: Unknown Property Age: 1960 System Age: 1960 Last Date of Cleaning: Unknown Recomm'd Pumping Freq: 2-3 Years
Liquid level in tank is: <input type="checkbox"/> Above Normal <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Below Normal	Bottom Solids Depth: 12 Inches	
Depth of tank: 4 Inches	Type of Tank Access: 4" Cleanout	Depth of tank access: 3 Inches
Maintenance appears: <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor	Depth to Distribution Box: Unknown	
Effluent Filter present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Previous high liquid level: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Distance to well: -100 Feet
Records Search: Records were requested but were not received from Howard County prior to the evaluation.		
Were there any impermeable surfaces above the septic system (i.e. driveway)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Type of Tank	Tank Composition and Size	Type of Absorption System
<input checked="" type="checkbox"/> Septic Tank (1 tank) <input type="checkbox"/> Aeration System <input type="checkbox"/> Other:	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Cinderblock <input type="checkbox"/> Plastic Tank Size: 500 Gallons	<input checked="" type="checkbox"/> Leaching Field <input type="checkbox"/> Sand Mound <input type="checkbox"/> Drywell (Number of: 1) <input type="checkbox"/> Cesspool <input type="checkbox"/> Unknown: _____
System Component	Condition	Comments
Septic Tank	<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Unacceptable <input type="checkbox"/> Needs Further Evaluation	The septic tank is composed of cinderblock and is approximately 500 gallons in total capacity. The septic tank is accessible via a terracotta cleanout 3 inches below grade. The septic tank is 4 inches below grade. Cinderblock tanks are known to have structural integrity issues and are prone to leaking. A licensed septic contractor will need to replace the septic tank after permits have been pulled from the local county health department. Roots and disjoints were observed within the front line. The front line will need to be remediated at the time the septic tank is replaced. Please refer to page 2 and the camera septic report for further information.
Absorption System	<input type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable <input checked="" type="checkbox"/> Needs Further Evaluation	One drainfield was believed to have been located during the evaluation. There area above the believed drainfield was observed to have been sunken in. The surrounding stone was probed and observed to be dry to a depth of at least 4 inches from the top of the stone. Due to the composition of the front baffle, the interior of the tank could not be seen. Without knowing the location of the outlet line, a hydraulic load was unable to be conducted. When the septic tank is replaced, the absorption system should be re-evaluated to verify its functionality.