

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: 1/4/24 **ONSITE SEWAGE DISPOSAL SYSTEM** P 575759

APPROVAL DATE: 3/13/2024 **PERMIT: NEW CONSTRUCTION** A _____

PROPERTY ADDRESS: 10642 Reynolds Court

SUBDIVISION: Kingsley Woods LOT: 5 TAX ID: 03-603415

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

CONTRACTOR ADDRESS: 580 Dorech Hill, Sykesville, MD 21784 PHONE: 410-795-9670

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: MDE MANUFACTURER:

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

OWNER ADDRESS: 250 Gibraltar Road, Horsham, PA 19044 PHONE: 410-872-9105

BAT UNIT MODEL: Norweco PUMP SIZE: N/A PUMP TANK CAPACITY: N/A

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: 12/21/23 DATE RECORDED: 2-7-24

DISTRIBUTION SYSTEM: GRAVITY ~~PRESSURE DOSED~~ BEDROOMS: 6 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>178</u>	INLET DEPTH: <u>3.0 4.0</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>6</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4.5</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

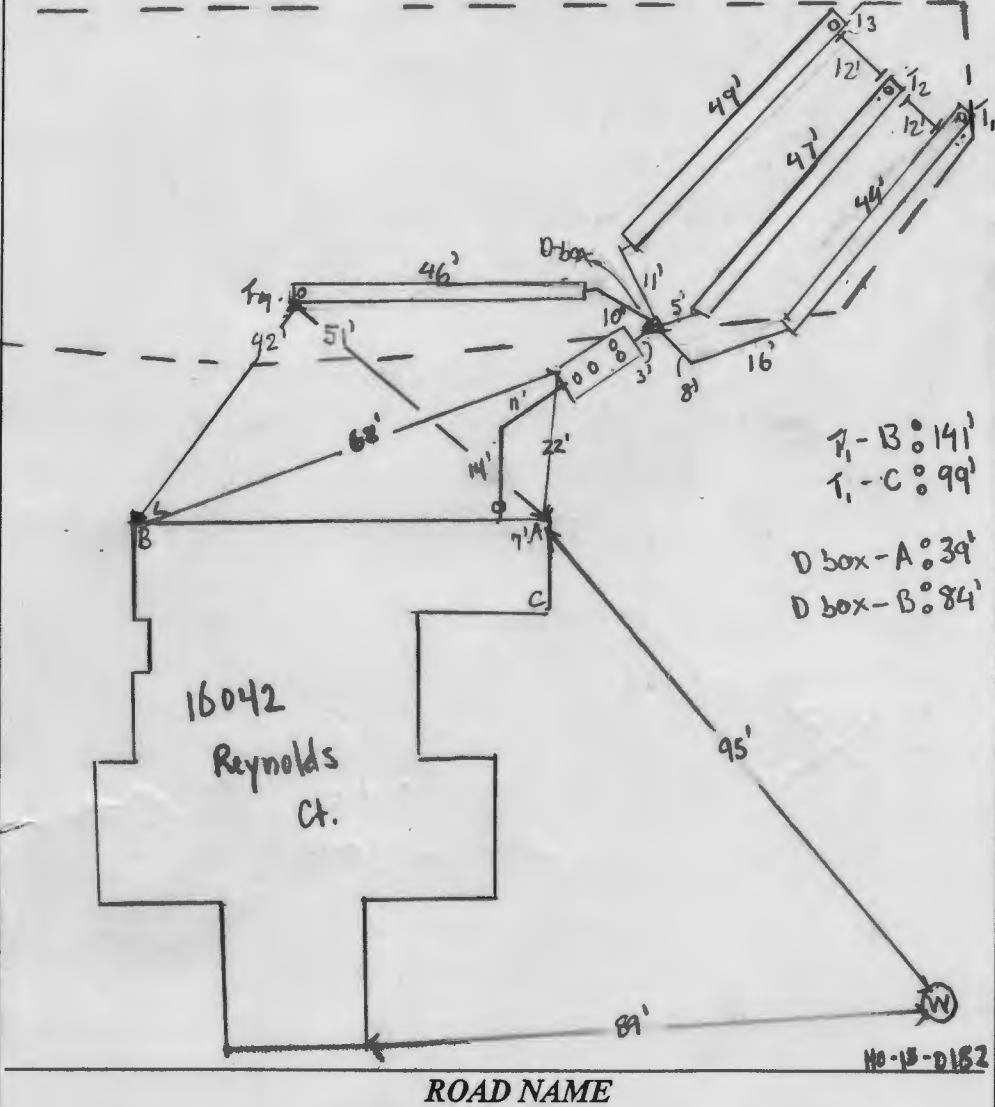
ISSUED BY: Melanie Eshenbaugh H.O. ISSUE DATE: 2/7/24 EXPIRATION DATE: 1-4-25

- 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 DOWNGRADE 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 23006582
- 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

1" ≈ 30'



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3	4	6
NUMBER OF TRENCHES	4	
TOTAL LENGTH	186	
ABSORPTION AREA	558	
DISTRIBUTION BOX LEVEL	yes	
DISTRIBUTION BOX BAFFLE	yes	
DISTRIBUTION BOX PORT	yes	

(BAT)

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL	yes
MANUFACTURER	Back River
CAPACITY	750 GAL
SEAM LOC	top
TANK LID DEPTH	1.5' to 2'
BAFFLES	-
BAFFLE FILTER	-
MANHOLE LOC	front/middle/back
6" PORT LOC	-
WATERTIGHT TEST	-
SLOTTED	-
DATE ON LID	

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:

2/15/2024 - Contractor onsite for pre-con. one corner stake missing for SDA, stake closest to bottom trench. Trenches staked. All trenches @ 49.5', differences in center @ 0.5'-1' at most. Distance between upper & middle @ 13'-15'. Distance between middle & lower @ 10'-12'. Contractor will be digging on lower side of lowest trench to keep 10' minimum. Tanks also staked distance ~ 25' from house. Reinspect for SDA stakes & sewer location as of house, not OK to start work. @ 2/16/24 - Contractor onsite to get the go ahead to knock down trees in the SDA, missing corner stake still not replaced yet. @

INSTALLATION: 2/20/24 - Contractor onsite, sewer line constructed, SHC made under foundation, BAT tank installed & missing corner stake was replaced (survey staked by builder), OK to backfill sewer line OK to continue. @

2/22/2024 - BNSAL for installation, installer not working onsite. @

2/22/2024 - D box set, pipe to T2 has fall going wrong way, waited for contractor to fix pipe. Measured trenches, space between trenches @ 12', inlet @ 9'. OK to backfill & work. Needs start up. @

3/12/2024 Start-up record

FINAL INSPECTOR

DATE OF APPROVAL

3/12/2024

1992 10/17/92 Court



1992 10/17/92 Court
1992 10/17/92 Court
1992 10/17/92 Court



Bureau of Environmental Health
8930 Stanford Blvd | Columbia, MD 21045
410.313.2640 - Voice/Relay
410.313.2648 - Fax
1.866.313.6300 - Toll Free

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 21st day of December, among Toil Brothers, 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 10642 Reynolds Ct Ellicott City, MD 21042 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 # 603415 ("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 INTLP 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.



Howard County Health Department



Owner #1 Signature

12/21/23

Date

Owner#2 Signature

Date

Jeff Hyde

Owner #1 Print Name

Owner #2 Print Name

Buyer #1 Signature

Date

Buyer #2 Signature

Date

Buyer #1 Print Name

Buyer #2 Print Name

10250 Judicial Way
 Littleton, CO 80143
 410-313-2111

LR - Agreement Recording Fee	1x	20.00	20.00
Name: gar			
Ref: 5			
LR - Agreement Surcharge	1x	40.00	40.00
R - Agreement Recording Fee	1x	20.00	20.00
Name: kundoor			
Ref: 6			
Agreement Surcharge	1x	40.00	40.00
Agreement Recording Fee	1x	20.00	20.00
Name: nguyen			
Agreement Surcharge	1x	40.00	40.00
Agreement Recording Fee	1x	20.00	20.00
Agreement Surcharge	1x	40.00	40.00

10602 Reynolds Ct

RECEIPT

Howard County, MD
HOWARD COUNTY HEALTH DEPARTMENT
ASCEND ONE BUILDING
Columbia, MD 21045
8930 STANFORD BLVD

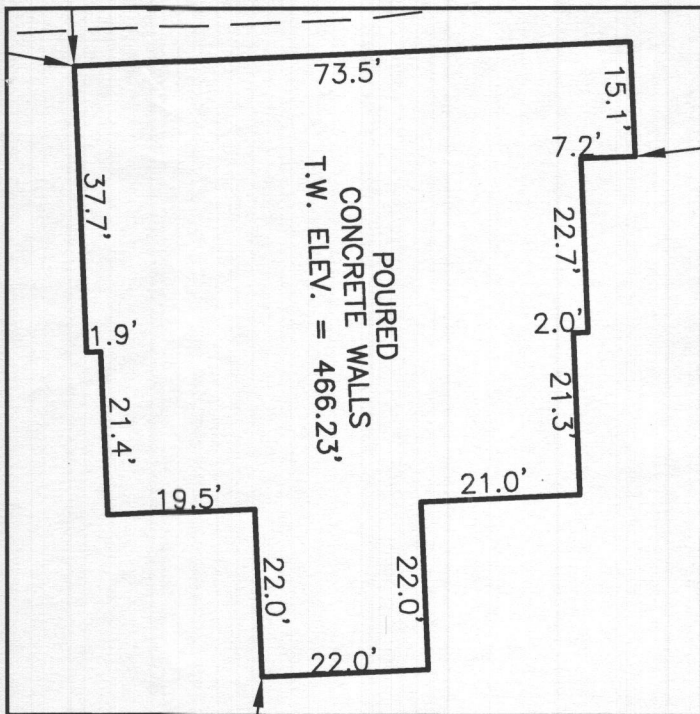
Application: WS-SP-APP-24-00007
Application Type: EnvHealth/Well and Septic/Sewage Disposal System/Application
Address: 10642 Reynolds CT,

Receipt No.	8662					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	79766	\$496.00	01/04/2024	JUKING		Receipt # 75759

Work Description: Septic Permit/ 10642 Reynolds Ct

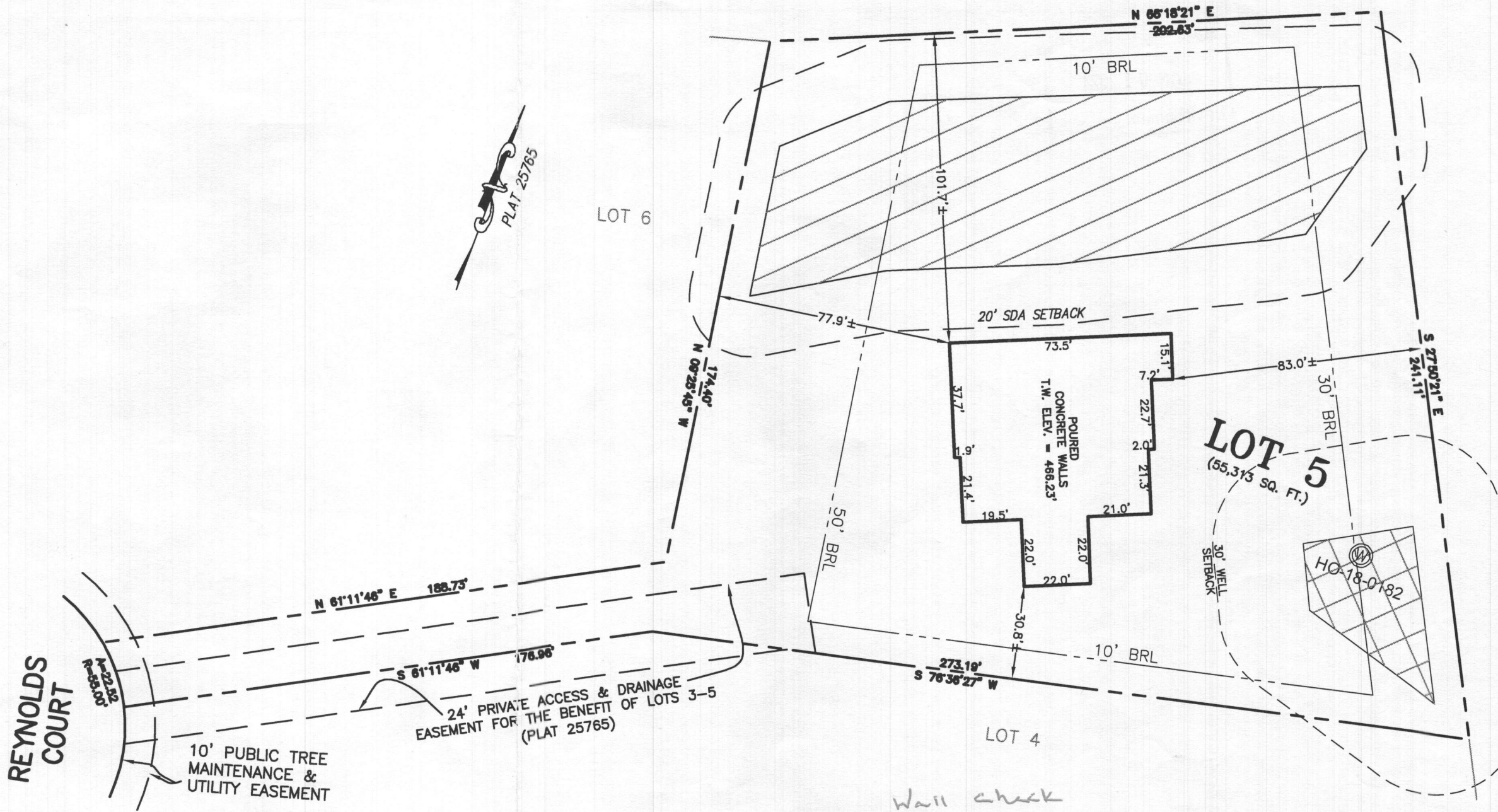
LEGEND:

- 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-18-0182
 ADDRESS: 10642 REYNOLDS COURT
 ELLICOTT CITY, MD 21042
 PERMIT No.: B23002096



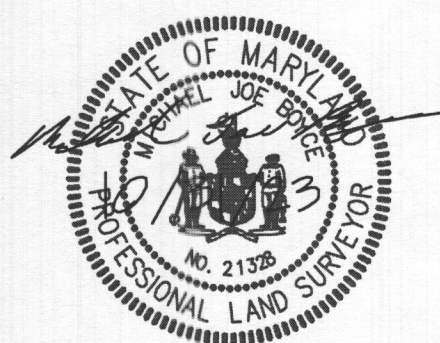
Wall check
Approved 2/7/24

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.

21328 10/31/23
 SIGNATURE: MICHAEL JOE BOYCE MD. LIC NO. DATE



WALLCHECK
 LOT 5
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: 06/01/2023 SCALE: 1" = 40' FILE: PP LOT 5 - PARKHURST MF...rev1
 CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.