



Howard County
Health Department

Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

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

RECEIPT DATE: 9/24/14

ONSITE SEWAGE DISPOSAL SYSTEM

P 554643

INSTALLATION

APPROVAL DATE: 1/8/2015

PERMIT CONSTRUCTION

A _____

PROPERTY ADDRESS: 14845 Bushy Park Road

SUBDIVISION: CJ Sands Property

LOT: _____

TAX ID: _____

CONTRACTOR: PH Dymond Corporation

EMAIL: phdymondcorp@netzero.net

CONTRACTOR ADDRESS: _____

PHONE: 443-250-9407

PROPERTY OWNER: Cha Wungkeon

EMAIL: _____

OWNER ADDRESS: 14845 Bushy Park Road, Woodbine, MD 21797

PHONE: _____

BAT UNIT MODEL: Norweco TNTLP

BAT UNIT SIZE: 500 GPD

PUMP CHAMBER CAPACITY (GALLONS): _____

PUMP SIZE: _____

NUMBER OF BEDROOMS: 5

HOUSE SQ. FT. _____

APPLICATION RATE: 0.8

DISTRIBUTION SYSTEM: GRAVITY FED ☐

LOW PRESSURE DOSED ☐

TRENCHES:	LINEAR FEET REQUIRED: <u>132'</u> <u>170</u>	INLET DEPTH: <u>4.5'</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8.5'</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>11</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4.25'</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:	Set BAT unit per BAT plan. Set distribution box per BAT plan. Install 2 X 66 of trench on contour. <u>2x66'</u>	

ISSUED BY: Jeff Williams

ISSUE DATE: 9/24/14

EXPIRATION DATE: 9/24/15

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

**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 As-Built Drawing
On Separate Sheet

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH 3' INLET 4.5' BOTTOM 8.5'

NUMBER OF TRENCHES 2

TOTAL LENGTH 131'

ABSORPTION AREA 393+Sidewall

DISTRIBUTION BOX LEVEL Levelers

DISTRIBUTION BOX BAFFLE Yes

DISTRIBUTION BOX PORT Yes

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL Yes
MANUFACTURER Back River Precast Norweco

CAPACITY 1300 GAL

SEAM LOC Top

TANK LID DEPTH T.B.D.

BAFFLES N/A

BAFFLE FILTER N/A

MANHOLE LOC Front, Middle, Rear

6" PORT LOC None

WATERTIGHT TEST No

SLOTTED N/A

DATE ON LID 9/27/2014

RUMP/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:

10/14/2014 No one on site. BB 10/17/2014 Two 66' trenches laid out on contour across the highest part of the western easement area. O.K. to set the tank near the top eastern part of the easement area. BB

INSTALLATION: 10/24/2014 Tank set. House connection made. Top trench open. BB

10/27/2014 System finished. Need BAT approval from Norweco Inspector. BB

1/8/2015 Received BAT approval letter from Back River Pre-Cast. BB

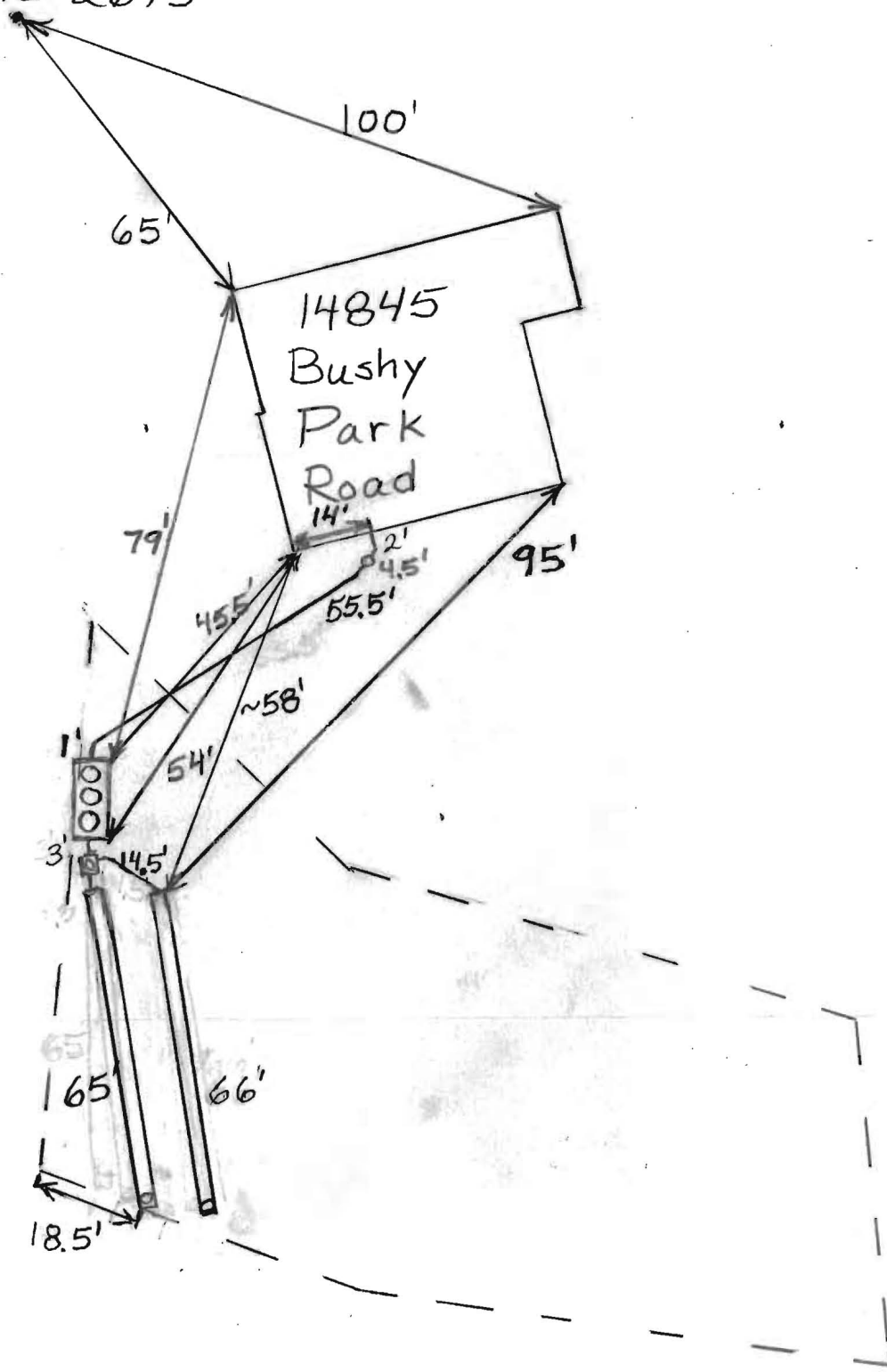
FINAL INSPECTOR

B. Baker

DATE OF APPROVAL

1/8/2015

H0-95-2675



Back River Pre-Cast, LLC

PO BOX 329

Glyndon, MD 21071

Phone # 410-833-3394

Fax # 410-833-4116

Letter of Certification

This is to certify that the Norweco Singlair TNT 600 GPD Septic Tank installed at 14845 Bushy Park Rd., Woodbine, MD 21797 October 20, 2014 was installed according to the manufacture's specifications.

Installer: Paul Dymond, Jr.



MATTHEW GECKLE

Vice-President

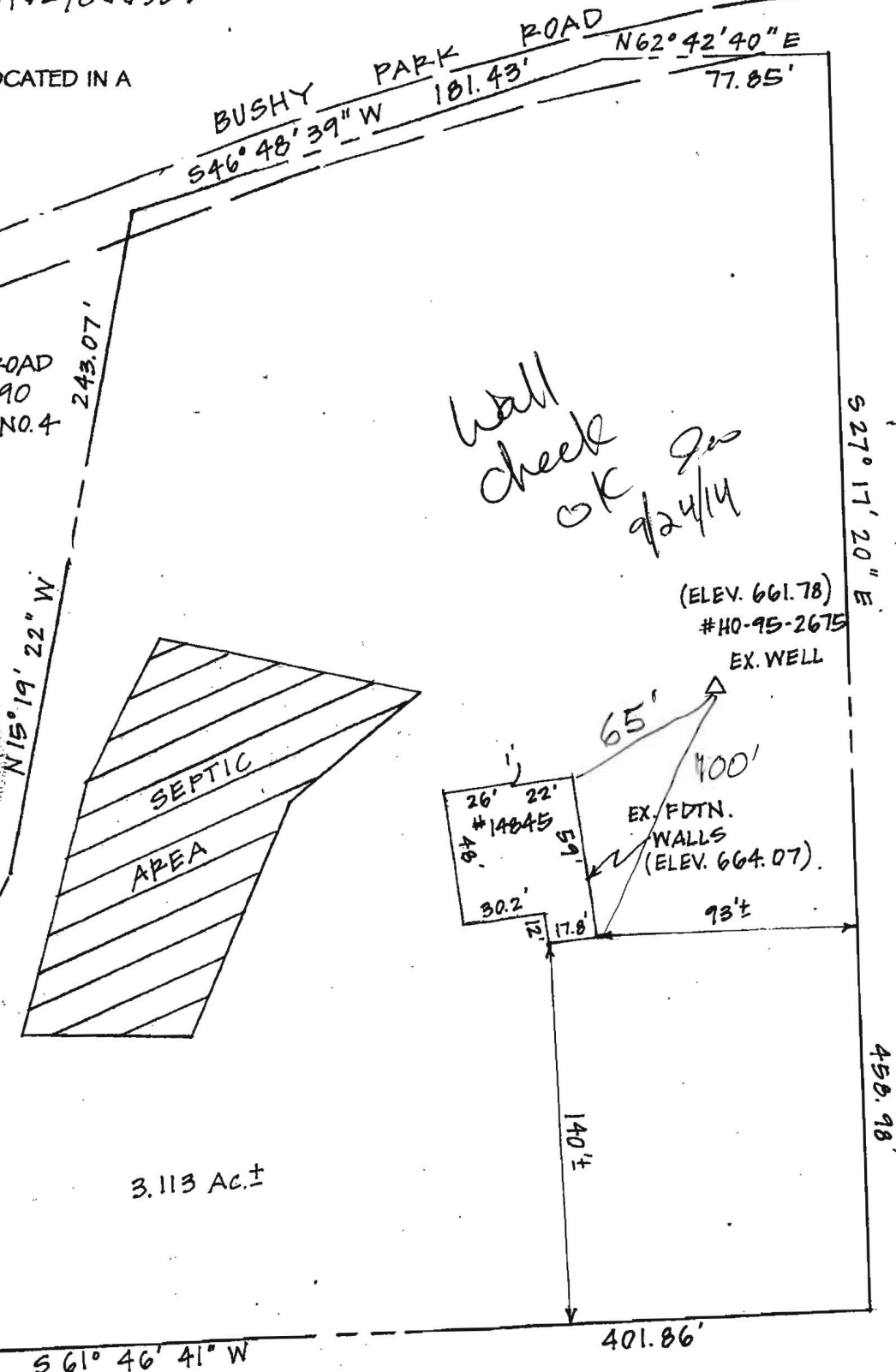
COMMUNITY PANEL NO: 24027C0035D

ZONE: "X"

NOTE:

THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD ZONE

LOCATION SURVEY
#14845 BUSHY PARK ROAD
TAX MAP: B PARCEL: 90
ELECTION DISTRICT NO. 4
HOWARD COUNTY, MD
15653/56



NOTE: ELEVATIONS PROVIDED USING EX. CONTOURS FROM SITE PLAN

I HEREBY CERTIFY THAT THE LOT SHOWN HEREON HAS BEEN SURVEYED FOR THE PURPOSE OF LOCATING ALL IMPROVEMENTS ONLY. THE PLAT IS A BENEFIT TO THE CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY LINES OR BOUNDARIES.

ACCURACY OF SETBACKS
15 ± 3'



DRAWN BY:	SURVEYED BY:	CHECKED BY:	SCALE:	DATE:
BLM	DTW/JK	MVM	1"=60'	9/18/14

200 E. JOPPA RD
SUITE 101
TOWSON, MD 21206
T: (410) 828-8080
F: (410) 828-8086

Clerk of the Circuit Court for
Howard County
Land Records/Licensing

The Thomas Dorsey Building
9250 Bendix Road
Columbia, MD 21045
410-313-5850

LR - Agreement Recording Fee		
	1x 20.00	20.00

Grantor/Grantee Name: NVR Inc
Reference/Control #: 96

LR - Agreement Surcharge		
	1x 40.00	40.00

SubTotal:		60.00
Total:		60.00

REV-Check-BOA		60.00
Number : 3773		

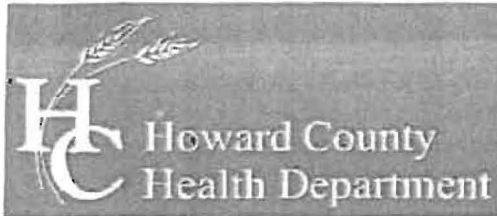
08/07/2014 11:01 CC13-CH

#3133921 /495/109

***** DUPLICATE #001 *****

08/07/2014 11:01 CC13-CH

Thank you for visiting us today



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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 24 day of July, 2014, among Wungkeon Cha, 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 14845 Bushy Park Road, Woodbine, MD 21797, in the 4th Election District of Howard County, Maryland, and the deed to same is recorded or shall be recorded among the Land Records of Howard County, Maryland in Liber 15653 Folio 00056.

WHEREAS, The Lot 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 January 1, 2013.

NOW, THEREFORE, the parties hereto agree as follows:

- A. Owner hereby grants to the County the right to enter upon the Lot at any reasonable time 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 to develop accurate and thorough test results.
- 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 Lot 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 Lot that the system shall require maintenance or other attention. Upon taking title to the Lot, 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.

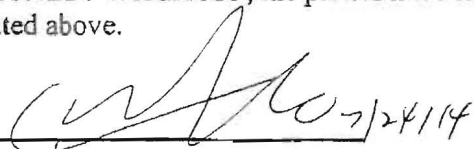
G. This agreement may be voided at any time at the discretion of the County.

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.

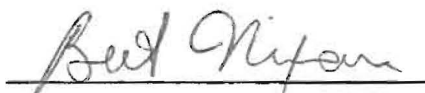
J. Owner acknowledges and agrees that interior renovations to increase the number of bedrooms or an increase in living space shall not be permitted without approval from the County.

IN WITNESS WHEREOF, the parties have signed and sealed this agreement on the date indicated above.

By:  7/24/14
Owner Kungkeon Cha Date

Owner

Date


Howard County Health Department



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

November 20, 2014

Wungkeon Cha
5290 Wertz Road
Hampstead, Maryland 21074

RE: Variance request
14845 Bushy Park Road
Tax Map 8 Parcel 90
Howard County, Maryland

Dear Mr. Cha,

The Health Department submitted a variance request on your behalf and in relation to a re-development proposal for 14845 Bushy Park Road (Howard County Tax Map 8, Parcel 90). The septic system planned for the subject property is upgradient of the well at 1924 Millers' Mill Road.

Consideration of the soil conditions and percolation test results, assumed groundwater flow patterns, landscape position, and documentation of water quality at the primary well location were some of the factors used in making our recommendation for approval.

The Maryland Department of the Environment (MDE) has accepted our recommendation to approve the variance request subject to the specific conditions that are described below. The pending approval will allow for designating a sewage disposal area for the subject property.

The variance is approvable subject to the following conditions:

1. A BAT unit is installed as a component of the septic system.
2. All distribution systems installed in the sewage disposal area approved on this plan will have low-pressure distribution design or equivalent.

If you have any questions regarding this letter, you may contact me at the above address or by calling (410) 313-1771.

Jeffrey Williams, L.E.H.S.
Program Supervisor
Well and Septic Program

COPY: Steven Krieg, Maryland Department of the Environment



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

November 20, 2014

Charles Robert Sands Jr.
9602 Devedente Drive
Owings Mills, Maryland 21117

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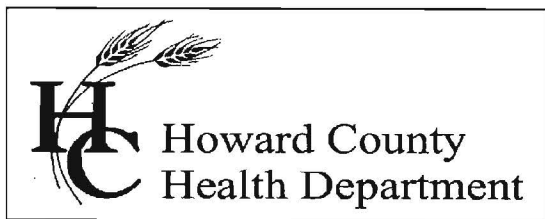
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Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

November 1, 2013

To: Chuck Zepp, Applicant
chuckzepp@mrisc.com

RE: CJ SANDS PROPERTY; 14845 Bushy Park Road, perc test report

Percolation tests were conducted on (Tax Map 8) Parcel 90 on October 24, 2013. Five test locations, '100' to '104', were staked for testing. The existing septic tank and distribution box were exposed prior to my arrival.

Test locations '100', '101', '102' and '103' all 'PASS' having soils that are satisfactory for wastewater treatment and disposal. Location '101' was dug about 45 feet to the East of the original staked location, thereby extending the area of satisfactory soils in that direction.

The soil at location '104' has evidence of a perched water table above 2 feet, and additional characteristics that indicate a fragipan is present. Location '104' is declared 'HOLD' for wet-season testing.

As a boundary was needed to define the extent of satisfactory soil between locations '104' and '102', additional locations were dug and described. Proceeding upslope from '104', locations '105', '107', and '108' were dug at about 30-foot intervals. All of these locations 'FAIL' due to the depth of slightly sticky, fine-textured soils extending to depths greater than 8 feet.

Location '106' was dug about 30 feet downhill of location '102'. Together with '103', location '106' defines the lowermost boundary of a potential SDA.

Location '109' was dug between locations '102' and '101' for the purpose of defining a boundary to the holes that 'FAIL'. Location '109' is a 'PASS', therefore a boundary of the potential SDA can be drawn through that location.

Locations '110' and '111' both 'PASS'. They represent an area uphill of the initial proposed SDA where the soil properties are satisfactory for wastewater treatment and disposal.

Signature approval of a Percolation Certification Plan is needed to approve demolition of the existing structure on the subject property. The septic system will need to be properly abandoned. The well will need to be protected at all times during demolition and subsequently during construction of a new residence. The well casing will have to be extended and a pitless adapter installed prior to inspection of well line to the new structure.



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November 20, 2014

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If you have any questions regarding this letter, you may contact me at the above address or by calling (410) 313-1771.

Jeffrey Williams, L.E.H.S.
Program Supervisor
Well and Septic Program

COPY: Steven Krieg, Maryland Department of the Environment

At this time, best available technology (BAT) systems must be included for all new septic system installations in Maryland. Information concerning approved technologies and BAT unit characteristics is available on the Maryland Department of the Environment website.

If you have any questions regarding this evaluation or requirements for a Percolation Certification Plan, please contact me at the above address or by calling (410) 313-2691.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert Bricker", written in a cursive style.

Robert Bricker, CPSS, REHS/RS
Environmental Sanitarian II
Well and Septic Program

Enclosures: (2 graphics)

Copy: file

Bricker, Robert

From: Chuck Zepp [chuckzepp@mrisc.com]
Sent: Monday, August 11, 2014 11:29 AM
To: Bricker, Robert
Subject: RE: Sands Property

Robert, I dug up and showed you the septic when we perc tested the lot. The had a small drain field and small septic tank. The house had not been lived in for 30 plus years. There was about 2 foot of solids in the bottom of the tank. It did not need to be pumped. I broke up the tank and buried. Do you need a receipt from me stating what I did?

Charles "Chuck" G. Zepp Jr.

Associate Broker Heritage Realty
Zepp Realty Land Consultant
Office 410-489-7900
Cell 410-984-4851
Fax 888-520-9150
Email chuckzepp@mrisc.com

From: Bricker, Robert [mailto:RBricker@howardcountymd.gov]
Sent: Friday, August 08, 2014 12:41 PM
To: 'Chuck Zepp'
Subject: Sands Property

Chuck, Do you have a copy of an invoice for pumping the septic tank at the C.J. Sands Property(?), and is there a report for the abandonment of that septic system?

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

Desk, 410-313-2691; FAX, 41-313-2648

Howard County Department of Planning and Zoning
Division of Land Development
WAIVER PETITION APPLICATION

Date Submitted/Accepted 1/27/06 DPZ File Number WP-06-075

I. Site Description

Subdivision Name/Property Identification: SANDS PROPERTY PARCELS 1 & 2
Location of property: AT THE Southwestern Quadrant of the intersection of Millers Mill Rd. and BUSHY PARK Rd.
(Street Address and/or Road Name)

Residential
(Existing Use)

Residential
(Proposed Use)

8
(Tax Map No.)

22
(Grid/Block No.)

90
(Parcel No.)

4th
(Election District)

RC-DEO
(Zoning District)

6.226 AC. ±
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.144.(j).(2)</u>	<u>A Final subdivision plan and plat shall be submitted to the Department of planning and zoning in accordance with the requirements of section 16.147</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

see enclosed justification
letter

IV. **Pre-Submission Meeting Requirements**

N/A →→→ a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

N/A →→→ b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

V. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>T</u> Information Provided	<u>X</u> Information Not Provided,
	<u>NA</u> Not Applicable	Justification Attached

- Letter enclosed
- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
 - ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
 - ✓ 3. North arrow and scale of plan.
 - ✓ 4. Location, extent, boundary lines and area of any proposed lots.
 - ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
 - ✓ 6. Delineation of building setback lines.
 - ✓ 7. Delineation of all existing public road and/or proposed street systems.
 - NA 8. Identification and location of all easements.
 - ✓ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
 - ✓ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
 - NA 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
 - NA 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
 - NA 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
 - ✓ 14. Submit 2 sets of photographs for all existing on-site structures.
 - ✓ 15. Identify the location of any existing wells and/or private septic systems.

NA 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

☐ Owner's authorization attached *

Charles R. Sands 1/26/06
(Signature of Property Owner) (Date)
(Fee Simple Owner Only)

Zacharin J. Fisch 1/26/06
(Signature of Petition Preparer) * (Date)

Charles R. Sands
(Name of Property Owner)

FSH Associates
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

7409 Kalton Ct.
(Address)

8318 Forrest St.
(Address)

Pikesville, MD. 21208
(City, State, Zip Code)

Ellicott City MD. 21043
(City, State, Zip Code)

E-Mail _____

E-Mail zfisch@fsha.biz

410 602-9910
(Telephone) (Fax)

(410) 750-2251 (410) 750-7350
(Telephone) (Fax)

Contact Person:

Chuck Zupp

Contact Person:

Zach Fisch

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name _____ DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- | | |
|--|-----|
| a. Application is complete | N/A |
| b. Required number of plans and applications are provided | N/A |
| ___ Plans (14 sets on County Road or | |
| ___ Applications (18 sets on State Road) | |
| c. Supplemental Information is provided | N/A |
| d. Certification of pre-submission HDC advisory meeting for new projects in | |
| Historic District or listed in Historic Sites Inventory | N/A |
| e. Photographs of existing structures (for Historic Preservation Review) | N/A |
| f. MAA Approval Letter (if applicable) | N/A |
| g. Written summary of Route 1 manual compliance (if applicable) | N/A |

- II. **Fee Computation**
- | | Fee |
|---|-------------------|
| Number of waivers requested | 1 |
| * Base Fee for first two waiver sections (\$450) | \$450 |
| Fee for each additional waiver section (___ additional waivers x \$50 each) | 0.00 |
| * (Maximum fee of \$350 for Agricultural Preservation parcels) | |
| TOTAL | \$450 0.00 |

- III. **Certification**
- Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

January 26, 2006

Mrs. Cindy Hamilton, Chief
Division of Land Development
Howard County Department of
Planning and Zoning
3450 Courthouse Drive
Ellicott City, Maryland 21043

Re: Sands Property
Tax Map 8, Parcel 90

Dear Mrs. Hamilton:

On behalf of our client, we are requesting a waiver from Section 16.144.(j).(2) of the Subdivision and Land Development Regulations to allow adjusting a common lot line between Part 1 and Part 2 of Parcel 90 by utilizing a deed adjoiner without having to prepare and process a final subdivision plat. Our justification for this request is as follows:

As shown on the enclosed plan exhibit, Part 1 and Part 2 of Parcel 90 consist of 5.105 Ac. and 1.121 Ac. respectively; a total of 6.226 Ac. Also, as shown on the enclosed plan exhibit, there is an existing dwelling and accessory structures on Part 1 of Parcel 90 and per an environmental wetlands analysis prepared by Exploration Research, Inc., a copy of which is enclosed herewith, there are no wetlands or streams on site.

The existing configuration of Part 1 and Part 2 of Parcel 90 allows both parcels to be buildable. However, our proposed layout will better equalize the area of the two existing parcels and make both parcels more compliant with the zoning regulations especially since Part 2 of Parcel 90 is an existing 1.121 Ac. Parcel without an associated preservation parcel.

The hardship in preparing and submitting a final subdivision plat and plan for review, and approval and recordation, is the significant process of signature and recordation time that is required, 6 to 8 months, and the associated expense.

Per our clients, the Orphans Court is pressing on an expeditious closeout of the estate and utilizing the deed adjoiner will expedite the process.

In our professional opinion, permitting to adjust the lot line between parts 1 and 2 of Parcel 90 will not be detrimental to the public's best interest because as it stands now, we have two (2) buildable parcels and by utilizing the deed adjoiner we will also have

only two (2) buildable parcels. Also, we are enclosing herewith an environmental assessment letter and a sight distance analysis. The environmental assessment shows no wetlands or streams on the property and the sight distance analysis demonstrates safe access.

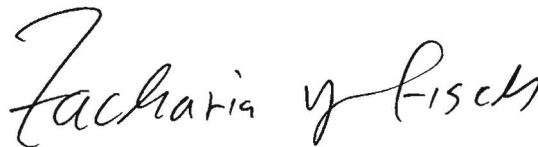
The intent of the regulation will be better served because by enlarging Part 2 of Parcel 90 from 1.121 Ac. to 3.113 Ac. this parcel will better comply with the zoning regulations for non cluster lots.

Granting the waiver will not nullify the intent of the regulations because the proposed end result fulfills the requirements mandated by the zoning regulations and the subdivision regulations.

Also, please note that this property would not be subject to adequate public facilities requirements concerning traffic, building permits or school allocations.

Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Sincerely,
FSH Associates

A handwritten signature in cursive script that reads "Zacharia Y. Fisch".

Zacharia Y. Fisch, P.E.

ZYF:mlg
CC: File 3362

Exploration Research, Inc.

Environmental Consultants



January 12, 2006

Mr. Zach Fisch
FSH Associates
8318 Forrest Street
Ellicott City, Maryland 21043

Re: Sands Property TM 8 P.90
Bushy Park Road
Howard County

Dear Mr. Fisch:

On January 11th, Exploration Research Inc. personnel conducted a nontidal wetland and stream evaluation on a portion of the referenced property located on Bushy Park Road in the Lisbon area of Howard County, Maryland, for the purpose of establishing the presence and extent of wetlands and streams.

As a result of our field investigation, no jurisdictional wetlands or streams were found within the limits of disturbance of the property. The following is a brief description of the environmental features present:

Soils: According to the USDA Soil Survey of Howard County, 1968, Elioak series soils were mapped on the site. These soils are deep well drained soils of ridgetops.

Hydrology: Indicators of wetland hydrology were absent within this area.

Vegetation: The vegetation consists of lawn, meadow, scattered upland trees.

Streams: No streams are present within the site.

Should you have any questions regarding this assessment, or require further evaluations, please contact me.

Sincerely,
EXPLORATION RESEARCH INC.

Stephen L. Huber, RPF
Senior Environmental Specialist

SLH:mlg
CC: File
S:\WPDOCS\Letters\Bushy Park Rd wet let.wpd

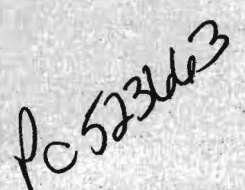
FSH ASSOCIATES

TRANSMITTAL

TO: Howard County Environmental Health Department Well & Septic Program Attn: Kacie Noonan	DATE: March 3, 2006
	JOB NUMBER: 3362
	JOB NAME: Sands Property
	REGARDING: Perc Cert Plan
FROM: Paul M. Sill, P.E.	

<input type="checkbox"/> FOR YOUR INFORMATION	<input checked="" type="checkbox"/>	<input type="checkbox"/> FOR YOUR APPROVAL
<input type="checkbox"/> AS PER YOUR REQUEST	<input type="checkbox"/>	<input type="checkbox"/> FOR YOUR USE
<input type="checkbox"/> FOR REVIEW AND COMMENT	<input type="checkbox"/>	<input type="checkbox"/> APPROVED AS SUBMITTED
<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/>	<input type="checkbox"/> FOR BIDS DUE:

COPIES	DATE	NO.	DESCRIPTION OF MATERIAL TRANSMITTED
1			Original Perc Cert
2			Copies Perc Cert

REMARKS: If you have any questions, please do not hesitate to call this office. Thanks, Paul M. Sill, P.E.	
--	---

8318 Forrest Street, Ellicott City, Maryland 21043
 Phone #: (410) 750-2251 ♦ Fax #: (410) 750-7350
 Email: info@fsha.biz

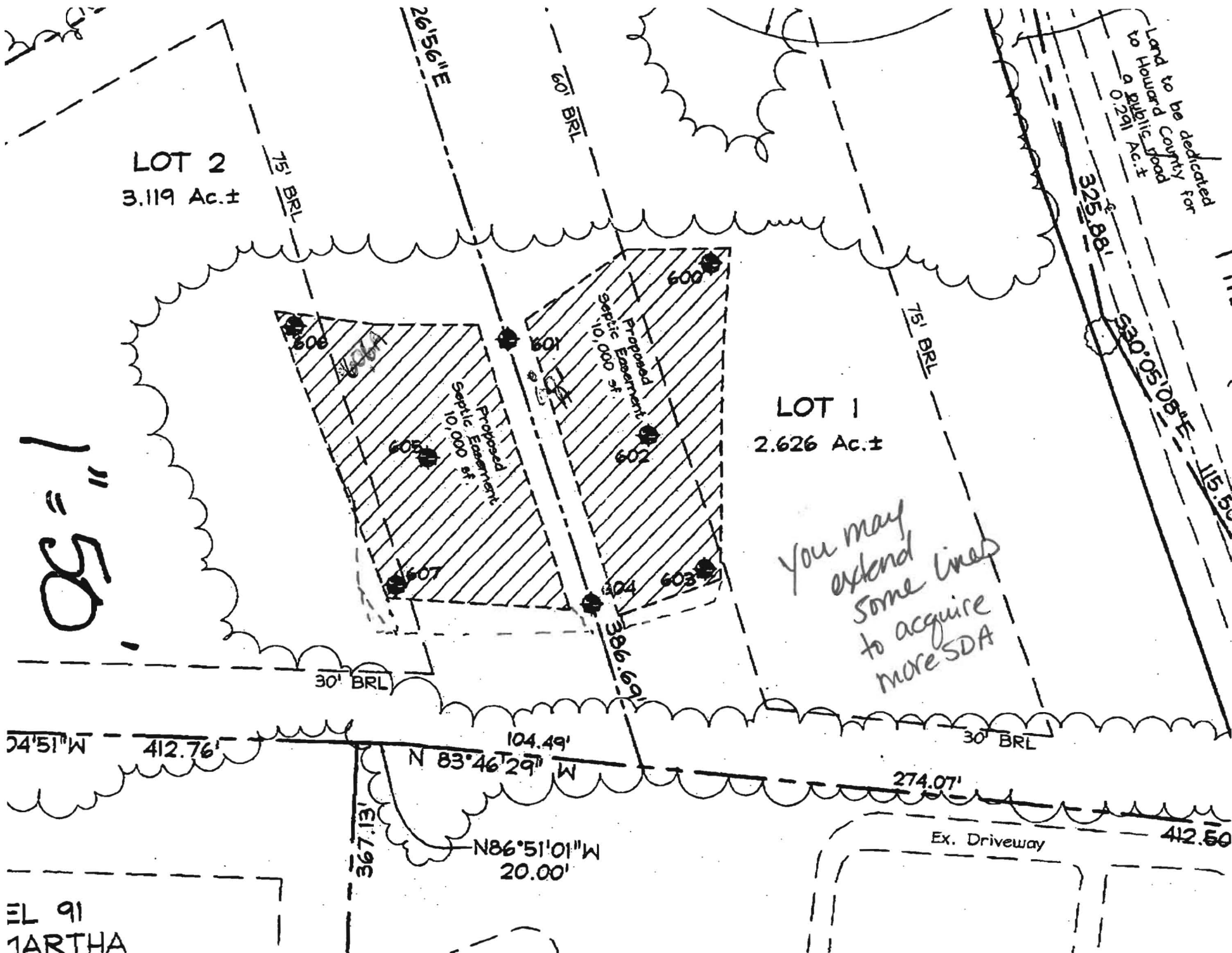
Land to be dedicated for
to Howard County
a public good
0.291 Ac.±

LOT 2
3.119 Ac.±

LOT 1
2.626 Ac.±

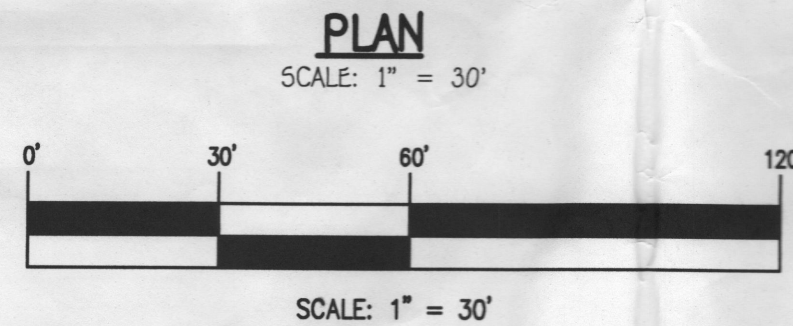
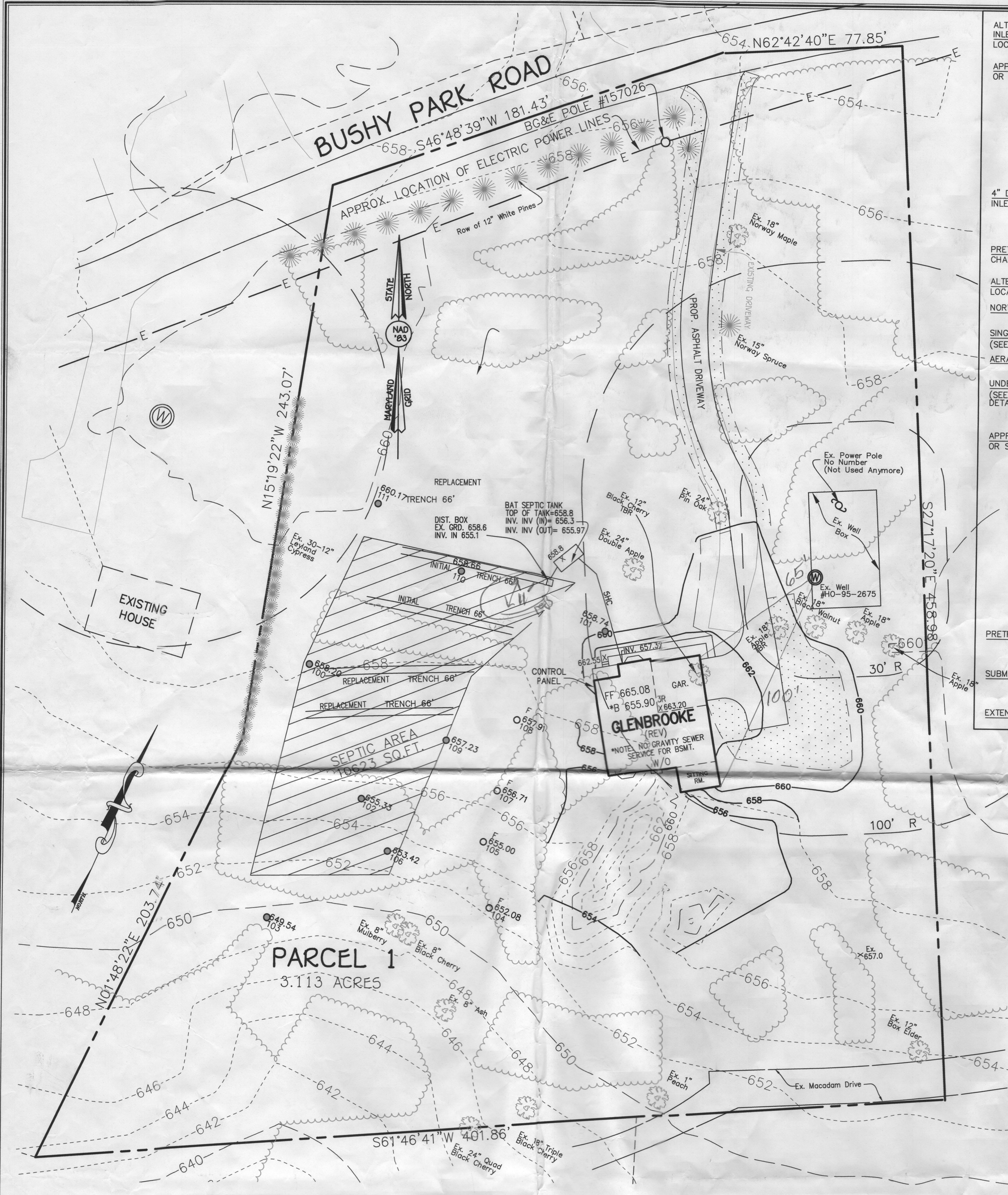
*You may
extend
some lines
to acquire
more SDA*

1" = 50'



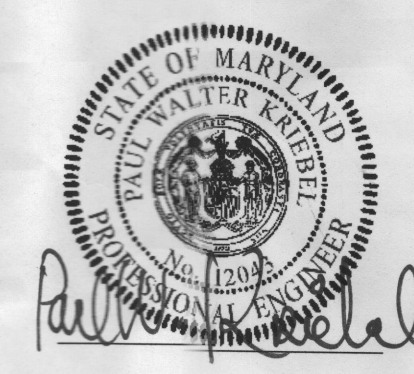
EL 91
1ARTHA

K:\Drawings\3\30312\McKenzie Road\30312-2_C Sands Bat Plan.dwg, 8/20/2014 9:42:26 AM, 1:1

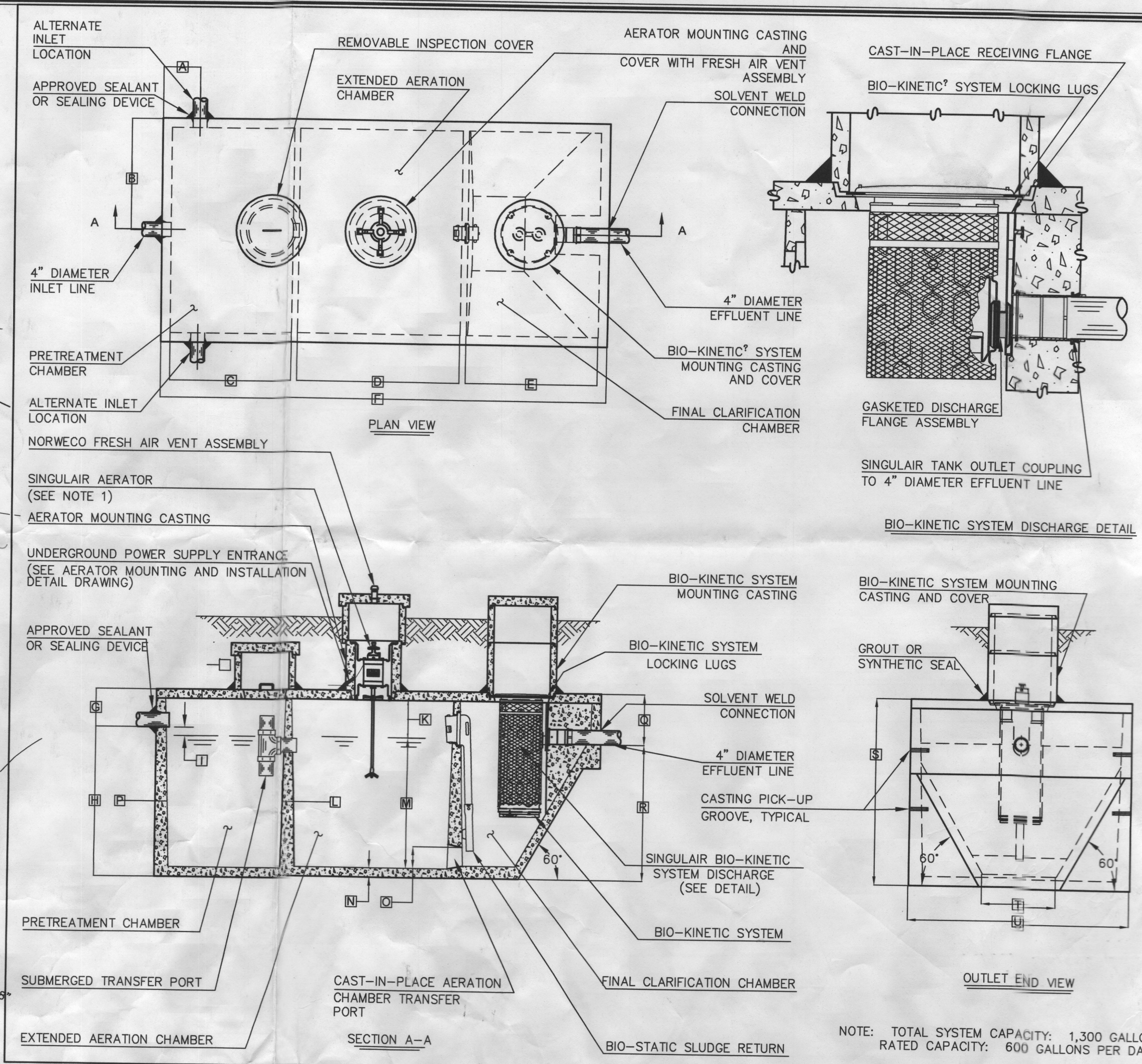


WELL CERTIFICATION:
THE EXISTING WELL, TAG NO. HO-95-2675, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 72043, EXPIRATION DATE: 7/1/16.
Paul W. Kriebel 08/20/14
PAUL W. KRIEBEL DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21046
(410) 461-2000



- GENERAL NOTES:**
1. SINGULAR AERATOR, AS TESTED AND ACCEPTED BY NSF, OPERATING 60 MINUTES ON / 60 MINUTES OFF.
 2. FALL THROUGH SINGULAR[®] PLANT FROM INLET INVERT TO OUTLET INVERT IS FOUR INCHES. INLET INVERT IS TWELVE INCHES BELOW TANK TOP.
 3. ON DEEPER INSTALLATIONS, PRECAST RISERS MUST BE USED TO EXTEND AERATOR MOUNTING CASTING AND BIO-KINETIC SYSTEM MOUNTING CASTING TO GRADE.
 4. TANK REINFORCED PER ACI STD. 318-05.
 5. REMOVABLE COVERS ON RISERS WEIGH IN EXCESS OF SEVENTY-FIVE POUNDS EACH TO PREVENT UNAUTHORIZED ACCESS.
 6. CONTACT THE LOCAL, LICENSED SINGULAR DISTRIBUTOR FOR ELECTRICAL REQUIREMENTS.

CRITICAL DIMENSIONS			
A 1'-0"	N 0'-3"	U.S.	3-28-07
B 3'-0"	O 0'-6"	BOS	
C 3'-4"	P 0'-3"	JMM	
D 4'-5"	Q 1'-4"	NTS	10-18-08
E 3'-7"	R 3'-8"		
F 12'-2"	S 2'-0"		
G 1'-0"	T 2'-0"		
H 0'-3"	U 6'-0"		
I 0'-3"	V		
J 1'-0"	X		
K 0'-2"	Y		
L 3'-6"	Z		

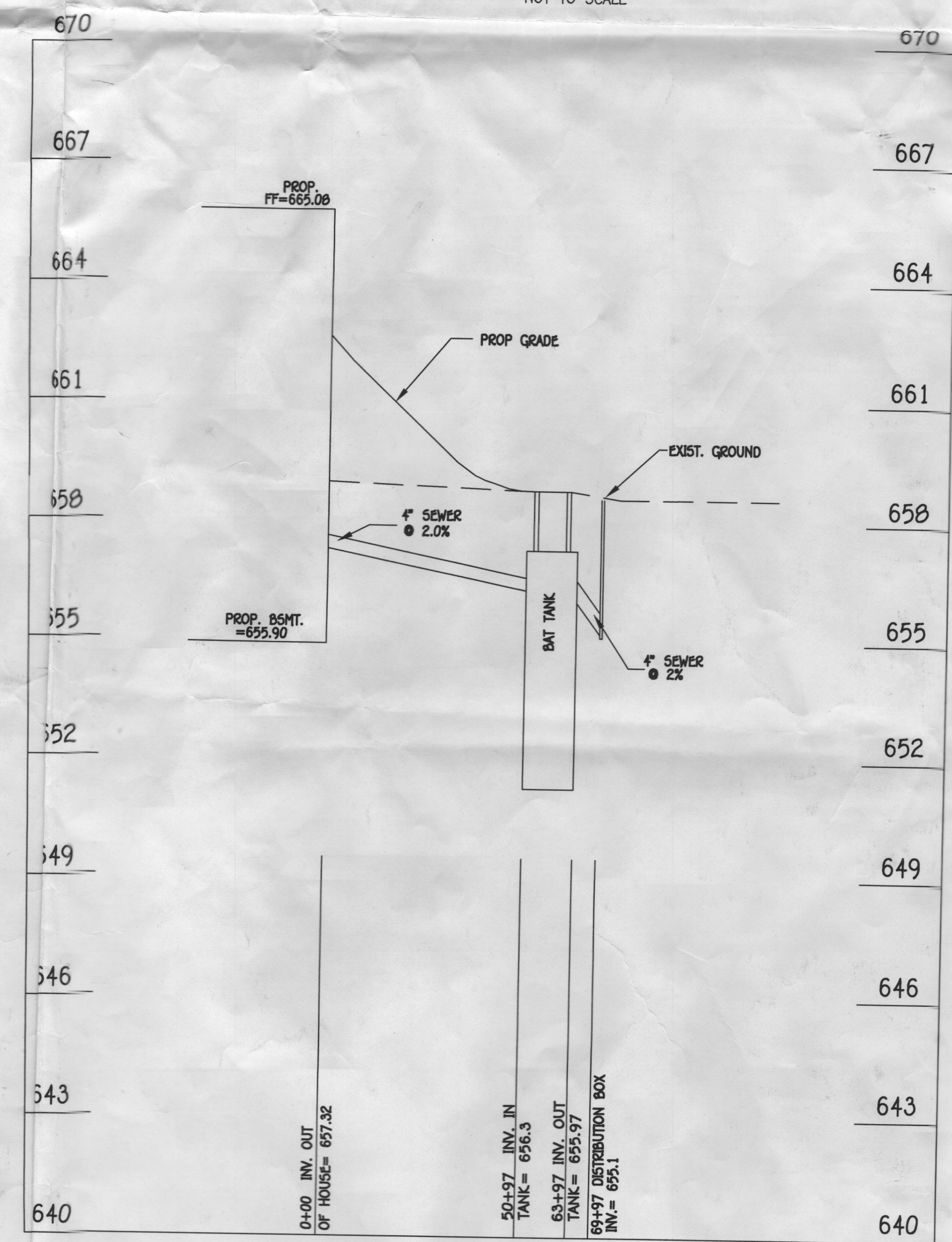
U.S. AND FOREIGN PATENTS PENDING
LOW-PROFILE SINGULAR[®] BIO-KINETIC WASTEWATER TREATMENT SYSTEM
MODEL: TITLP-500 GPD
PC-6-7081

- SEWAGE DISPOSAL SYSTEM DATA** (PERMIT FOR 4 BEDROOMS, DESIGN FOR 5 BEDROOMS)
- PROP. INVERT AT FOUNDATION WALL: 657.42
1. NORWECO TITLP-500 GPD (MAX. NO. BDRMS.=4)
EX. GRADE OVER TANK: 658.8
PROP. GRADE OVER TANK: 658.8
INVERT IN: 656.3
INVERT OUT: 655.97
 2. DISTRIBUTION BOX:
EX. GRADE: 658.6
PROP. GRADE: 658.6
INVERT IN: 655.1
 3. TRENCH DESIGN:
(5 BDRM X 150 GPD/BDRM = 750 GPD)
750 / 0.8 APP. RATE = 937.5 SF
USE 3' WIDE TRENCH AND 3' MIN. SPACING BETWEEN TRENCH EDGES.
937.5 SF / 3' WIDTH = 312.5 L.F. X 0.42 = 131.25 L.F. MIN. TRENCH
USE 2- 66' LONG TRENCHES = 132 L.F.

- TRENCH DATA:**
- TRENCH 1:
EX. GROUND ABOVE = 658.6
INV. IN = 654.6
BOTTOM TRENCH = 650.6
- TRENCH 2:
EX. GROUND ABOVE = 657.0
INV. IN = 653.0
BOTTOM TRENCH = 649.0
- TRENCH 3:
EX. GROUND ABOVE = 656.0
INV. IN = 654.0
BOTTOM TRENCH = 650.0
- TRENCH 4:
EX. GROUND ABOVE = 657.3
INV. IN = 653.3
BOTTOM TRENCH = 649.3

BAT NOTES

1. ANY CHANGE 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.
2. THE MAXIMUM COVER OVER THE BAT PER THE MANUFACTURER'S SPECIFICATION IS 3 FEET. IF COVER EXCEEDS 3 FEET, THEN A TRAFFIC BEARING TANK IS REQUIRED. THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE SYSTEM.
3. THE BAT SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER.
4. WITHIN ONE MONTH OF INSTALLATION, A PERSON INSTALLING THE BAT SYSTEM SHALL REPORT TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) IN A MANNER ACCEPTABLE TO MDE, THE ADDRESS AND DATE OF COMPLETION OF THE BAT INSTALLATION AND THE TYPE OF BAT INSTALLED. ELECTRICAL WORK FOR THE BAT INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
5. AN AGREEMENT AND EASEMENT MUST BE COMPLETED AND SIGNED BY ALL APPLICABLE PARTIES, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
6. THE HEALTH DEPARTMENT REQUIRES DOCUMENTATION FOR THE START-UP CERTIFICATION FROM THE MANUFACTURER PRIOR TO FINAL APPROVAL OF THE INSTALLATION.
7. SURFACE RUNOFF SHALL BE DIRECTED AROUND THE BAT TANK. SEWAGE FLOWS TO THE TANK BY GRAVITY AND WATER EXITING THE TANK TO THE SEPTIC AREA WILL FLOW BY GRAVITY.
8. IF THERE IS EXCESSIVE RESISTANCE TO THE AERATOR MOTOR, AN ALARM WILL BE VISIBLE AND AUDIBLE. SEE MANUFACTURER SPECS FOR ADDITIONAL INFORMATION.
9. THE EXISTING WELL, TAG NO. HO-95-2675, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
10. THE NORWECO BAT UNIT DOES NOT REQUIRE A REMOTELY LOCATED BLOWER.



SEPTIC SYSTEM PROFILE
SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

BAT INSTALLATION PLAN
CJ SANDS

14045 BUSHY PARK ROAD
TAX MAP #8 PARCEL: 90 GRID: 22
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
SCALE: 1" = 30' DATE: AUGUST 20, 2014

Maryland State Grid (NAD 83/94)

N 601,700
E 1,303,600



DEVELOPER'S BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER

DATE

PLAN VIEW

SCALE: 1"=50'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CGC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
CHA	Chester silt loam, 0 to 3 percent slopes	B
CHB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
EKB2	Eloak silt loam, 3 to 8 percent slopes, moderately eroded	B
EKC2	Eloak silt loam, 8 to 15 percent slopes, moderately eroded	B

LEGEND

Existing Contour
Proposed Contour
Existing Spot Elevation
Proposed Spot Elevation

Existing Trees to Remain
Existing Septic Easement
Proposed Septic Easement
Proposed Well Area
Proposed House

Percolation Test Hole (Passed)
Soil Boundary
Existing Wood Fence
Existing Well
Limit of Disturbance
Super Silt Fence
Level Spreaders

LANDSCAPE NOTES

- At the time of installment, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- Financial surety for the required landscaping will be posted as part of the Grading Permit in the amount of \$3,300.00 (9 shade trees @ \$300.00 each and 4 ornamental trees @ \$150.00 each).

LANDSCAPE SCHEDULE

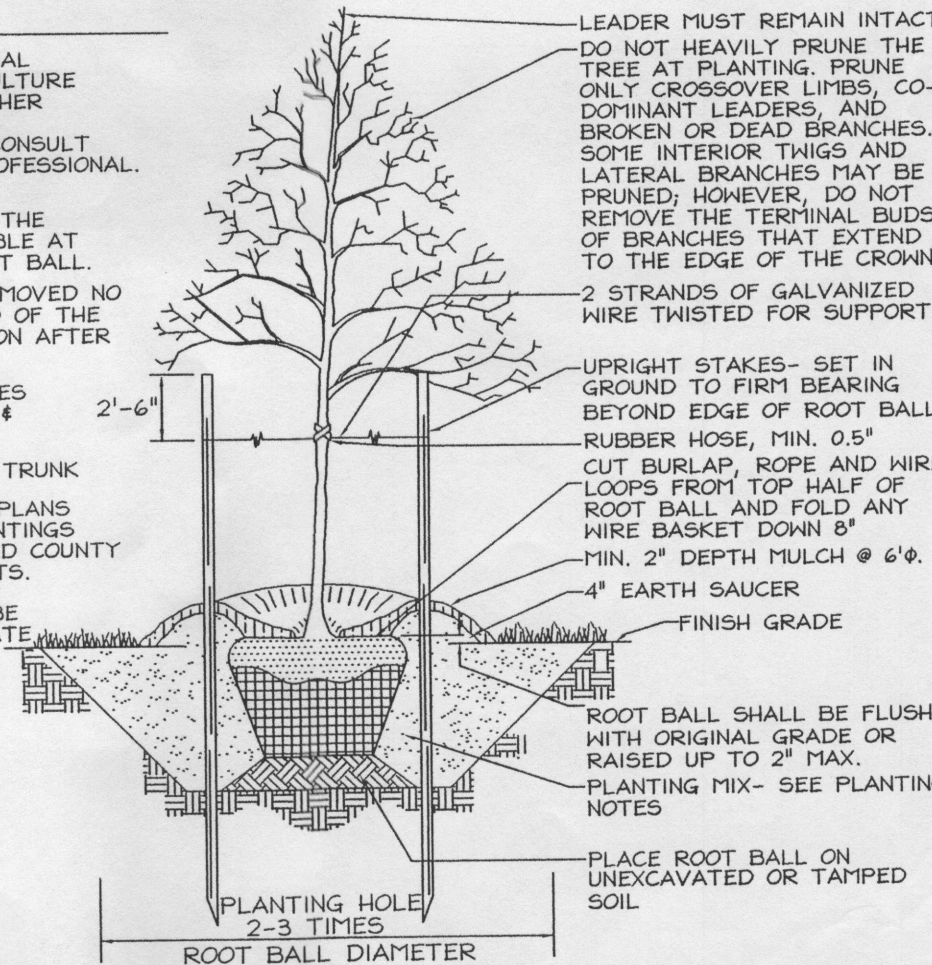
KEY	QUAN	BOTANICAL/COMMON NAME	SIZE	NOTE
⊗	5	Liriodendron tulipifera Tulip Poplar	2 1/2"-3" Cal.	B & B
⊙	4	Quercus acutissima Sawtooth Oak	2 1/2"-3" Cal.	B & B
⊗	4	Cercis canadensis Eastern Redbud	1 1/2"-2" Cal.	B & B

GENERAL NOTES

- Subject property zoned RC-DEO per 02/02/04 Comprehensive Zoning Plan.
- Total area of property = 6.306 ac.±
- Private water and Private sewer will be used within this site.
- This area designates a private sewage easement, of at least 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic fields within 100' of property's boundary have been shown.
- Existing five (5) on-site contours based on Howard County Aerial Topography flown in 1993 and has been field verified. Existing two (2) foot contours along Millers Mill Road has been field surveyed by FSH Associates on or about August, 2006.
- Deed History: Liber 270, Folio 19.
- Parcel 90: 1955-present: James E. Sands and Martha Sands.
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
- References: Parcel 90 Liber 270, Folio 19.
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered "government delay" if the well drilling holds up the Health Department signature of the record plat.
- Septic fields are located on soil types CHB2, EKB2 and EKC2 per the Soil Survey of Howard County, Maryland.
- There are no existing structures on this site.
- Due to the limited sight distance along the frontage of the property Lot 2 onto Millers Mill Drive.

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & 2'-6" FROM TRUNK.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

SUPPLEMENTAL LANDSCAPING, SOILS AND TOPOGRAPHIC PLAN

SANDS PROPERTY

LOTS 1 & 2

TAX MAP 8 GRID 22
4TH ELECTION DISTRICT

PARCEL 90 (THIRD PARCEL)
HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER

CHARLES R. SANDS
Personal Representative
of the Estate of Martha Sands
14845 Bushy Park Road
Woodbine, Maryland 21797-8319

FSH Associates

Engineers Planners Surveyors
6359 Howard Lane, Elkridge, MD 21075
Tel: 410-567-6200 Fax: 410-796-1562
E-mail: info@fsh.net

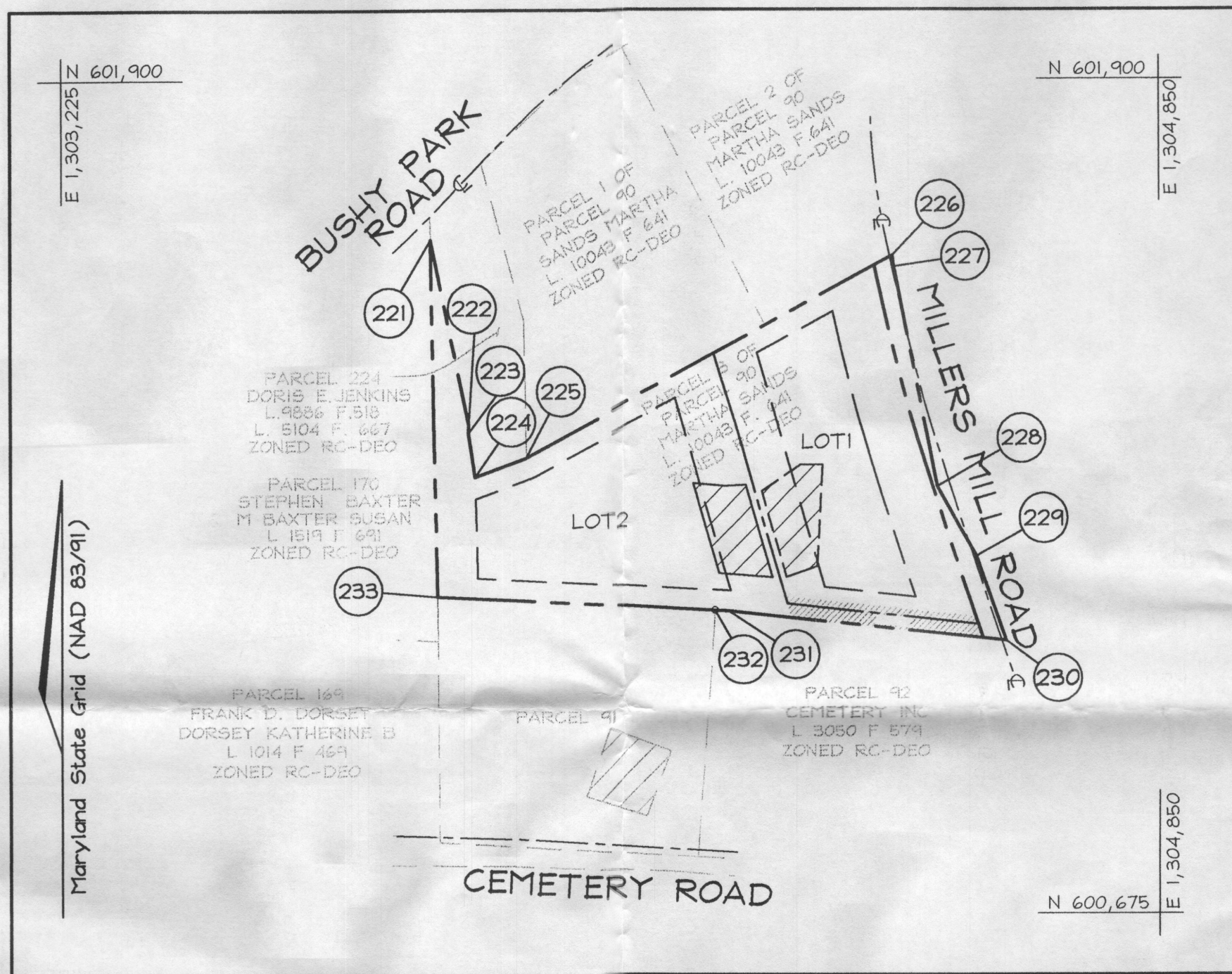
DESIGN BY: ZTF
DRAWN BY: CM
CHECKED BY: ZTF
SCALE: As Shown
DATE: Oct. 31, 2006
P.O. No.: 3362
SHEET No.: 1 OF 1

GENERAL NOTES

- Subject property zoned RC-DEO per 2/2/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations No. 08H5 and No. 08GC. Denotes approximate location (see location map).
Sta. 08H5 N 601,562.569 ft E 1,301,087.210 ft Elev. 612.43 ft
Sta. 08GC N 601,441.372 ft E 1,299,253.990 ft Elev. 566.65 ft
- Denotes pin and cap found and held.
- In accordance with section 16.1202.(b).(viii) of the Howard County subdivision regulations, This site is exempt from Forest Conservation Requirements.
- This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about September 2005 By FSH Associates. All lot areas are more or less (+/-).
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 - Structure clearances - minimum 12 Feet;
 - Maintenances - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- References: Liber 270, Folio 19.
- In accordance with section 16.120(b).(2).(ii) of the Subdivision and Land Development Regulations due to Public Right of Way Dedication the minimum lot size of lot 1 was reduced by up to 10% of the minimum lot size not to exceed the amount of dedication.
- There are no floodplains, steep slopes, historic structures or cemeteries on-site.
- There are no existing structures on-site.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$3,300.00 (9 shade trees at \$300 each and 4 ornamental trees @ \$150.00 each) provided with the grading permit.
- The required landscaping will be planted at the time of house construction.
- Stormwater management for this site is provided as follows: The site is exempt from providing Cpv, WQv and Rev is provided by rooftop and non rooftop disconnects.
- There is no 100 year floodplain existing on site.
- Open space obligation is fulfilled by payment of \$1,500.00 fee-in-lieu of providing open space.
- All wells and septic fields within 100' of property's boundary have been shown.
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
- Due to the limited sight distance along the frontage of the property access to the site is restricted to one point of access at the frontage of Lot 2 onto Millers Mill Road.

Reservation Of Public Utility And Forest Conservation Easements

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities over, and through lots 1 and 2, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County and the release of Developer's surety posted with said agreement. The county shall accept the easements and record the deed(s) of easement in the Land Records of Howard County."



LOCATION MAP

SCALE: 1"=200'

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
Total area of Buildable Lots to be recorded: 6.015 Acres±
- Total area of Public Road Right of Way = 0.291 Acres±
- Total area of Subdivision to be recorded: 6.306 Acres±

The Requirements § 3-106, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (MD Property Line Surveyor #135)

Date

Charles R. Sands (Personal Representative of Martha Sands, deceased)

Date

OWNER/DEVELOPER

CHARLES R. SANDS
Personal Representative
of the Estate of Martha Sands
14845 Bushy Park Road
Woodbine, Maryland 21797-8319

FSH Associates

Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

OWNER'S CERTIFICATE

I, Charles R. Sands, personal representative of Martha Sands, deceased, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) The right to lay, construct and maintain sewers, drains, water pipes and other Municipal utilities and services in and under all road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this day of , 200 .

Charles R. Sands (Personal Representative of Martha Sands, deceased)

Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the third parcel of the lands conveyed by McKinley Dorsey and Lucille Dorsey, John N. Howard and Florence Howard, and James Sands and Martha Sands to James Sands and Martin Sands, by deed dated July 13, 1955 recorded in the land records of Howard County in Liber 270, folio 19, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller (MD Property Line Surveyor #135)

Date

Recorded as Plat No. on
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF SANDS PROPERTY LOTS 1 & 2

TAX MAP 8, GRID 22, PARCEL 90 (THIRD PARCEL)
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: October 31, 2006
Sheet: 1 of 2



VICINITY MAP

SCALE: 1"=2000'

MINIMUM LOT SIZE CHART

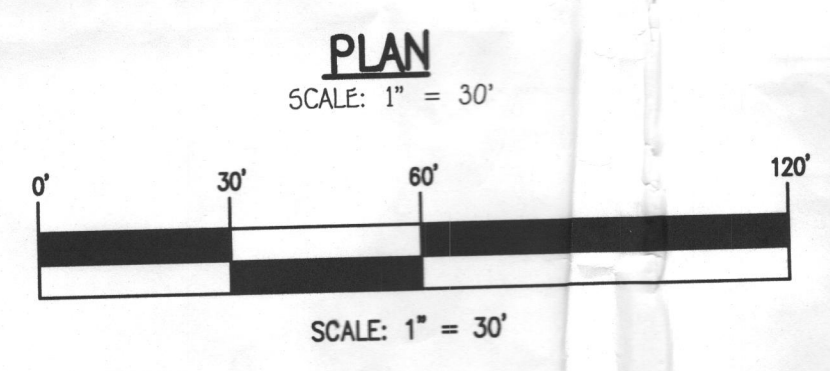
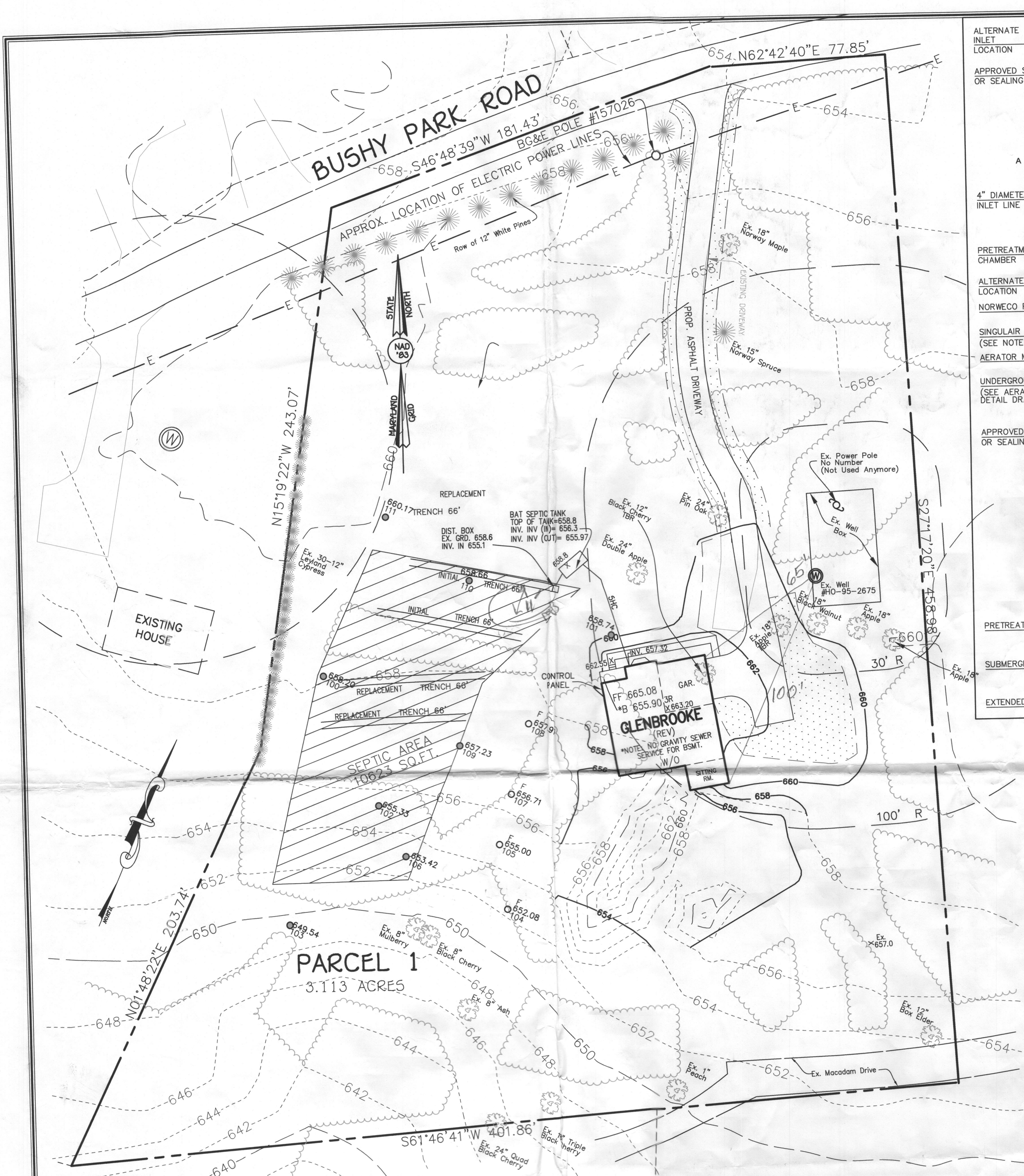
LOT NUMBER	GROSS AREA (AC)	PIPESTEM AREA (AC)	MINIMUM LOT SIZE
2	3.306±	*0.281±	3.025±

*Pipe stem area includes 0.133± Ac. of non-useable lot area that is less than 50 feet in width.

COORDINATE TABLE

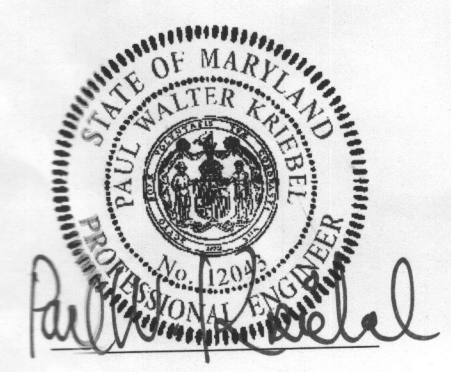
POINT	NORTHING	EASTING
221	601,665.3801	1,303,771.5982
222	601,398.0853	1,303,827.9427
223	601,385.2165	1,303,827.6895
224	601,321.4277	1,303,837.1336
225	601,348.7968	1,303,913.0171
226	601,640.1287	1,304,455.8501
227	601,624.0068	1,304,457.9242
228	601,304.4839	1,304,521.9780
229	601,204.5444	1,304,579.8774
230	601,079.8003	1,304,623.0390
231	601,124.5302	1,304,212.9713
232	601,125.6290	1,304,193.0015
233	601,146.6504	1,303,780.7748

K:\Drawings 3\30312 Mckendree Road Pettit\30312-2 CJ Sands Bat Plan.dwg, 8/20/2014 9:42:26 AM, 1:1

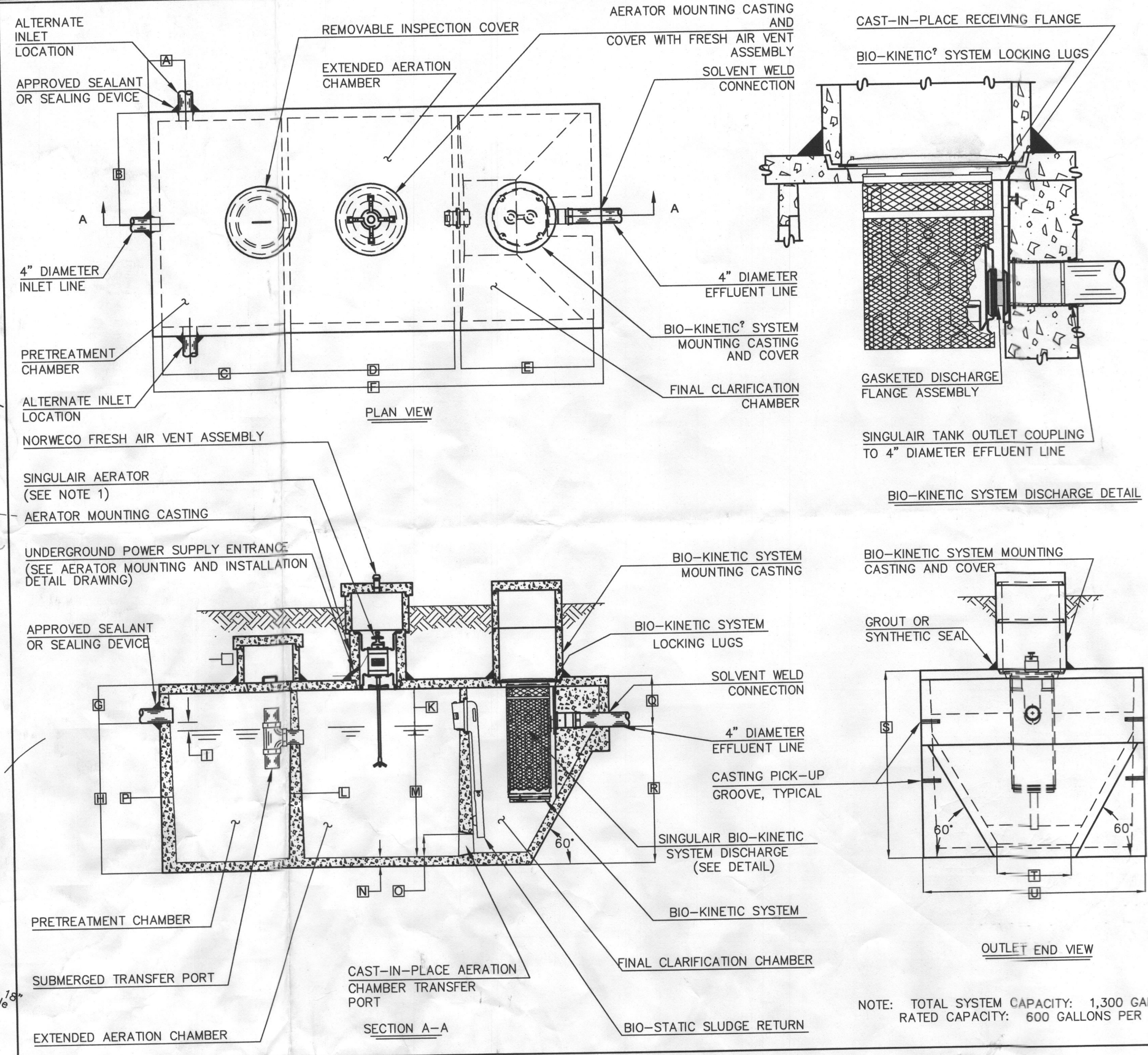


WELL CERTIFICATION:
THE EXISTING WELL, TAG NO. HO-95-2675, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20043, EXPIRATION DATE: 7/1/16.
Paul W. Kriebel 08/20/14
PAUL W. KRIEBEL DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10727 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21043
(410) 461-2255



BAT SYSTEM DETAIL
NOT TO SCALE

- GENERAL NOTES:**
1. SINGULAR AERATOR, AS TESTED AND ACCEPTED BY NSF, OPERATING 60 MINUTES ON / 60 MINUTES OFF.
 2. FALL THROUGH SINGULAR[®] PLANT FROM INLET INVERT TO OUTLET INVERT IS FOUR INCHES. INLET INVERT IS TWELVE INCHES BELOW TANK TOP.
 3. ON DEEPER INSTALLATIONS, PRECAST RISERS MUST BE USED TO EXTEND AERATOR MOUNTING CASTING AND BIO-KINETIC SYSTEM MOUNTING CASTING TO GRADE.
 4. TANK REINFORCED PER ACI STD. 318-05.
 5. REMOVABLE COVERS ON RISERS WEIGH IN EXCESS OF SEVENTY-FIVE POUNDS EACH TO PREVENT UNAUTHORIZED ACCESS.
 6. CONTACT THE LOCAL, LICENSED SINGULAR DISTRIBUTOR FOR ELECTRICAL REQUIREMENTS.

CRITICAL DIMENSIONS			
1'-0"	N	0'-3"	
2'-0"	N	0'-6"	
2'-4"	P	0'-3"	
4'-5"	Q	1'-4"	
3'-7"	R	3'-8"	
12'-2"	S	5'-0"	
1'-0"	T	2'-0"	
4'-0"	U	6'-0"	
0'-3"	V		
1'-0"	X		
0'-2"	Y		
3'-6"	Z		

U.S. AND FOREIGN PATENTS PENDING	norweco	3-28-07	BDS
LOW-PROFILE SINGULAR BIO-KINETIC SYSTEM TREATMENT SYSTEM MODEL THTL-500 GPD			
JMM			
10-16-06			
NTS			
PC-6-7001			

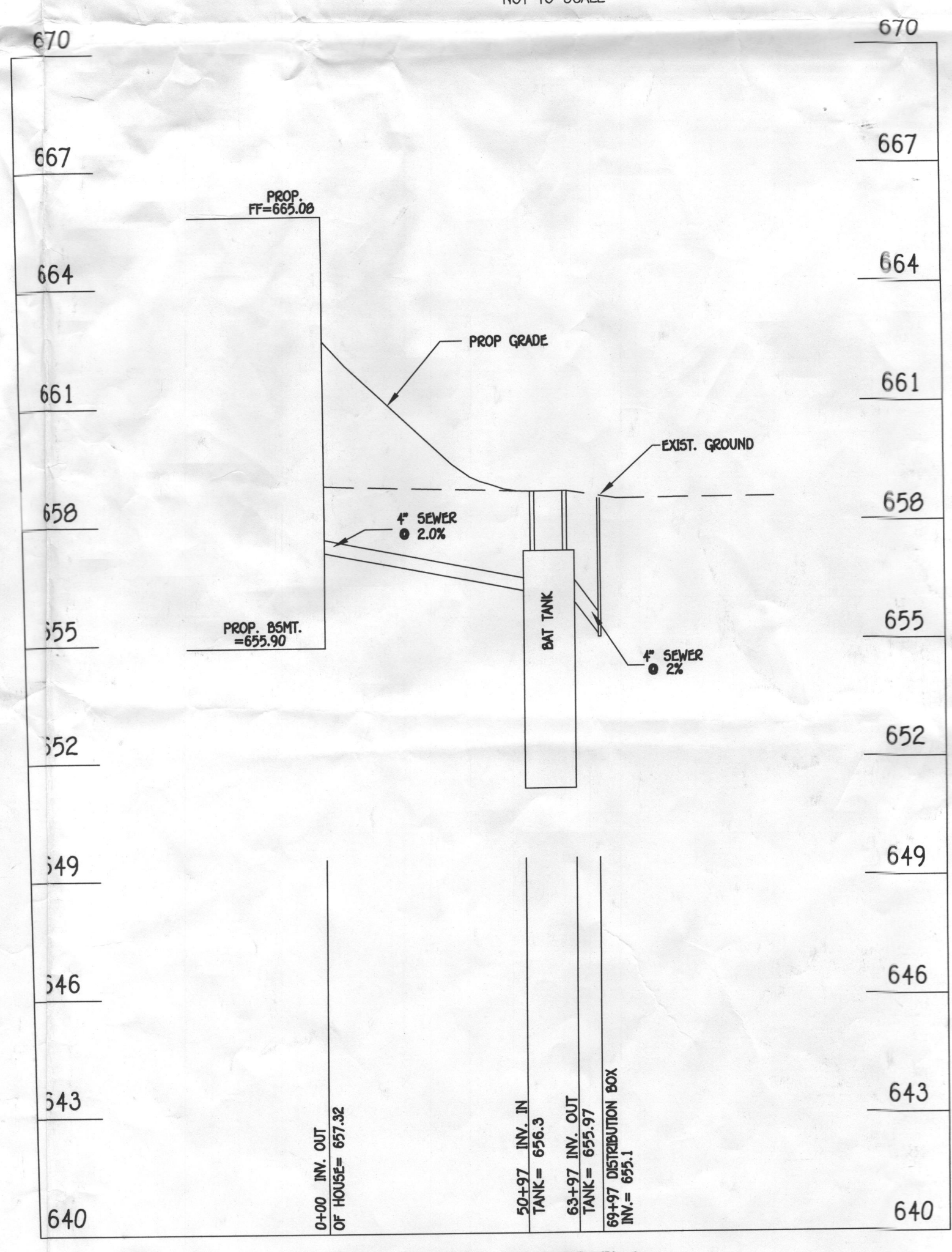
SEWAGE DISPOSAL SYSTEM DATA (PERMIT FOR 4 BEDROOMS, DESIGN FOR 5 BEDROOMS)
PROP. INVERT AT FOUNDATION WALL: 657.42
1. NORWECO THTL-500 GPD (MAX. NO. BDRMS.=4)
EX. GRADE OVER TANK: 658.8
PROP. GRADE OVER TANK: 658.8
INVERT IN: 656.3
INVERT OUT: 655.97

2. DISTRIBUTION BOX:
EX. GRADE: 658.6
PROP. GRADE: 658.6
INVERT IN: 655.1
3. TRENCH DESIGN:
(5 BDRM X 150 GPD/BDRM = 750 GPD)
750 / 0.8 APP. RATE = 937.5 SF
USE 3' WIDE TRENCH AND 24" MIN. SPACING BETWEEN TRENCH EDGES.
937.5 SF / 3' WIDTH = 312.5 LF. X 0.42 = 131.25 LF. MIN. TRENCH
USE 2- 66' LONG TRENCHES = 132 L.F.

- TRENCH DATA:**
- TRENCH 1:
EX. GROUND ABOVE = 658.6
INV. IN = 654.6
BOTTOM TRENCH = 650.6
- TRENCH 2:
EX. GROUND ABOVE = 657.0
INV. IN = 653.0
BOTTOM TRENCH = 649.0
- TRENCH 3:
EX. GROUND ABOVE = 658.0
INV. IN = 654.0
BOTTOM TRENCH = 650.0
- TRENCH 4:
EX. GROUND ABOVE = 657.3
INV. IN = 653.3
BOTTOM TRENCH = 649.3

- BAT NOTES**
1. ANY CHANGE 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.
 2. THE MAXIMUM COVER OVER THE BAT PER THE MANUFACTURER'S SPECIFICATION IS 3 FEET. IF COVER EXCEEDS 3 FEET, THEN A TRAFFIC BEARING TANK IS REQUIRED. THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE SYSTEM.
 3. THE BAT SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER.
 4. WITHIN ONE MONTH OF INSTALLATION, A PERSON INSTALLING THE BAT SYSTEM SHALL REPORT TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) IN A MANNER ACCEPTABLE TO MDE, THE ADDRESS AND DATE OF COMPLETION OF THE BAT INSTALLATION AND THE TYPE OF BAT INSTALLED. ELECTRICAL WORK FOR THE BAT INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
 5. AN AGREEMENT AND EASEMENT MUST BE COMPLETED AND SIGNED BY ALL APPLICABLE PARTIES, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
 6. THE HEALTH DEPARTMENT REQUIRES DOCUMENTATION FOR THE START-UP CERTIFICATION FROM THE MANUFACTURER PRIOR TO FINAL APPROVAL OF THE INSTALLATION.
 7. SURFACE RUNOFF SHALL BE DIRECTED AROUND THE BAT TANK. SEWAGE FLOWS TO THE TANK BY GRAVITY AND WATER EXITING THE TANK TO THE SEPTIC AREA WILL FLOW BY GRAVITY.
 8. IF THERE IS EXCESSIVE RESISTANCE TO THE AERATOR MOTOR, AN ALARM WILL BE VISIBLE AND AUDIBLE. SEE MANUFACTURER SPEC FOR ADDITIONAL INFORMATION.
 9. THE EXISTING WELL, TAG NO. HO-95-2675, HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
 10. THE NORWECO BAT UNIT DOES NOT REQUIRE A REMOTELY LOCATED BLOWER.

Approved Septic System Plan
Howard County Health Department
NORWECO THTL-500 GPD
w/ gravity distribution
R. Buick 8/27/2014
Signature Date
B14002609
BAT Plan



SEPTIC SYSTEM PROFILE
SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

BAT INSTALLATION PLAN
CJ SANDS
14845 BUSHY PARK ROAD
TAX MAP #8 PARCEL: 90 GRID: 22
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
SCALE: 1" = 30' DATE: AUGUST 20, 2014