



Howard County  
Health Department

**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](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

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

RECEIPT DATE: 4/25/16

**ONSITE SEWAGE DISPOSAL SYSTEM**

P 558092

APPROVAL DATE: 6/7/16 

**PERMIT: CONSTRUCTION**

A

PROPERTY ADDRESS: 4804 Rivercrossing Court

SUBDIVISION: Homewood Crossing

LOT: 73

TAX ID: 05-443385

CONTRACTOR: Fogle's Septic Clean Inc.

EMAIL: kevin@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784

PHONE: 410-795-5670

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:



MDE



MANUFACTURER:

PROPERTY OWNER: Toll MD III LP

EMAIL:

OWNER ADDRESS: 14590 Edgewoods Way, Glenelg, MD 21042

PHONE: 410-489-2275

BAT UNIT MODEL: Norweco 600

PUMP SIZE:

PUMP TANK CAPACITY:

OPERATION & MAINTENANCE AGREEMENT

DATE SIGNED: 11/24/15

DATE RECORDED: 11/24/15

DISTRIBUTION SYSTEM:



GRAVITY



PRESSURE DOSED

BEDROOMS: 5

APPLICATION RATE: 1.0

TRENCHES:

LINEAR FEET REQUIRED: 174 172'

INLET DEPTH: 4' 4'

TRENCH WIDTH: 3

MAXIMUM BOTTOM DEPTH: 8' 8'

MINIMUM SPACE

BETWEEN TRENCHES: 10

EFFECTIVE AREA BEGINNING DEPTH: 7.5'

LOCATION:

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

NOTES:

2x58' Trenches

ISSUED BY: Jeff Williams

ISSUE DATE: 4-25-16

EXPIRATION DATE: 4-25-17

**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

11601956

**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**

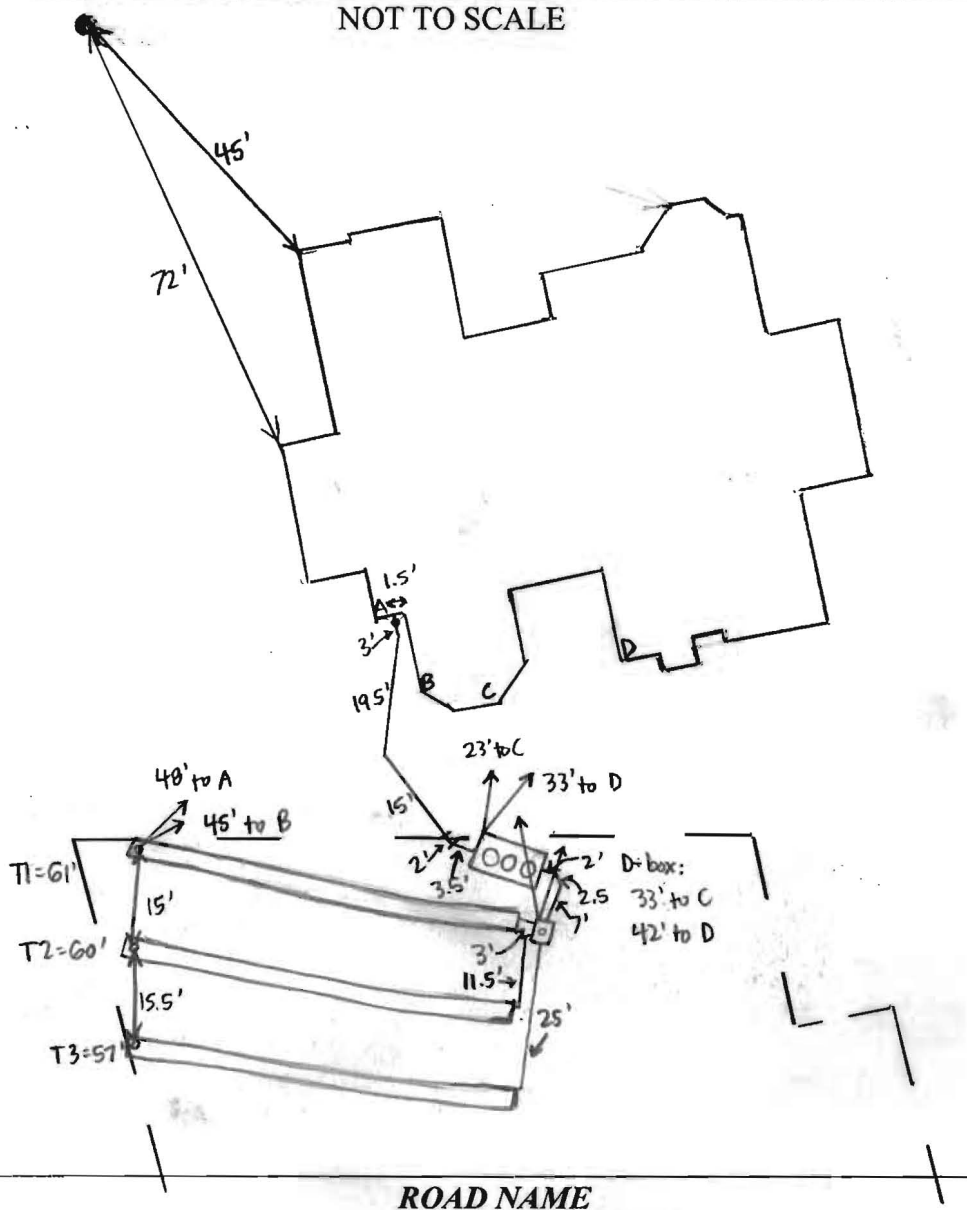
**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.**

**PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.**

**CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

H0-95-2465

NOT TO SCALE

**TRENCH/DRAINFIELD DATA**

WIDTH INLET BOTTOM

3' 4' 8'

NUMBER OF TRENCHES 3

TOTAL LENGTH 170'

ABSORPTION AREA 534' + SIDEWALL

DISTRIBUTION BOX LEVEL YES

DISTRIBUTION BOX BAFFLE YES

DISTRIBUTION BOX PORT YES

**SEPTIC TANK DATA**

SEPTIC TANK 1 LEVEL

MANUFACTURER

CAPACITY GAL

SEAM LOC

TANK LID DEPTH 3'

BAFFLES

BAFFLE FILTER

MANHOLE LOC

6" PORT LOC

WATERTIGHT TEST

SLOTTED

DATE ON LID 3-19-16

PUMP/SEPTIC TANK LEVEL

MANUFACTURER

CAPACITY GAL

SEAM LOC

TANK LID DEPTH

BAFFLES

BAFFLE FILTER

MANHOLE LOC

6" PORT LOC

WATERTIGHT TEST

SLOTTED

DATE ON LID

**PRE-CONSTRUCTION:**

4/29/2016 Unable to lay out trenches. Huge pile of dirt across top of easement. May possibly move septic tank location as far from house as possible and put it above part of septic easement that is close to Homewood Road. Need to get builder's approval.

6/1/16 SDA stakes present, tank stake missing. Spoke with builder and okay to set tank in.

INSTALLATION: general area shown on BAT plan but turned at an angle. Dirt removed from SDA - shot contour and it matches BAT plan. Laid out 3x58' trenches. 6/2/16 T1 finished, left open except for middle. 3.5' to stone at start, 4' at end. 3' wide. D-box installed + connected to tank. Pipe laid from house to tank. Some stone on site is dirty - told contractor that we will reject stone of that quality in the future. 6/3/16 T2 finished + left open at ends. Fogler filling T3 with stone, 4' to stone at end. Levelled speed levelers on D-box. Need BAT startup certification. 6/7/16 BAT startup received.

FINAL INSPECTOR Sarah Collins DATE OF APPROVAL 6/7/16

# 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 4804 Rivercrossing Ct., Ellicott City, MD 21042 on June 01, 2016 was installed according to the manufacture's specifications.

Installer: Matt Cooney

Property Owner: Toll MD III Limited Partnership

Permit #

**THIS CERTIFICATION IS FOR INSTALLATION  
ONLY. THE 5-YEAR OPERATIONS &  
MAINTENANCE AGREEMENT FROM DATE OF  
INSTALLATION WILL ONLY GO INTO EFFECT  
AFTER BACK RIVER PRE-CAST, LLC RECEIVES  
FINAL AND FULL PAYMENT FOR THE SYSTEM.**



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MATTHEW GECKLE  
Vice-President

Toll Brothers Inc lot 73

~~4804~~ River Crossing Ct

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

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

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LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: toll brothers  
Reference/Control #: 86

LR - Agreement Surcharge

	1x	40.00	40.00
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SubTotal: 60.00  
Total: 60.00

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REV-Check-BOA	60.00
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Number : 9653933

11/24/2015 14:12  
#5210708 / 496/109

CC13-MH

Thank you for visiting us today~

Recorded agreement for

480 ~~4~~ River Crossing Ct



## Williams, Jeffrey

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**From:** Ryan Ketner <[rketner@eseconsultants.com](mailto:rketner@eseconsultants.com)>  
**Sent:** Tuesday, October 20, 2015 3:21 PM  
**To:** Williams, Jeffrey; Oswald, Hank  
**Cc:** Michael Boyce; Nathan Brandenburg  
**Subject:** RE: Homewood Crossing Lot 73  
**Attachments:** 1214 PP Lot 73 (Signed 10-20-15).pdf, 1214 ESD Lot 73 (Signed 10-20-15).pdf

Jeff,

Attached is the new Plot Plan and SWM Plan for Lot 73 as discussed the other week. Please let me know if you can redline the BAT plan or if we need to shoot you a new one. The size of the house changed and the ESD did since we're piping the roof drains, it is still outside the 25' of the SRA and nothing has changed with the BAT plan.

Thanks,

**Ryan Ketner**

*Designer II - ESE, Survey*

**ESE Consultants, Inc.**

7164 Columbia Gateway Drive | Suite 230 | Columbia, MD 21046

P : 410-381-3052 | C: 443-889-4429

[rketner@eseconsultants.com](mailto:rketner@eseconsultants.com) | [www.eseconsultants.com](http://www.eseconsultants.com)

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**From:** Williams, Jeffrey [<mailto:jeffwilliams@howardcountymd.gov>]  
**Sent:** Wednesday, October 14, 2015 1:07 PM  
**To:** Ryan Ketner; Oswald, Hank  
**Cc:** Michael Boyce  
**Subject:** RE: Homewood Crossing Lot 73

To clarify: the stormwater device was originally resolved with the septic stuff via a revised perc cert. The new storwater device for this new house: is this going to create any new conflicts with the well/septic? If not, I could buy into just the new plot plan and we can redline the approved BAT plan to show the new house footprint and add the extra foot of sewer line to connect it.

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**From:** Ryan Ketner [<mailto:rketner@eseconsultants.com>]  
**Sent:** Wednesday, October 14, 2015 12:13 PM  
**To:** Oswald, Hank; Williams, Jeffrey  
**Cc:** Michael Boyce  
**Subject:** Homewood Crossing Lot 73

Hank / Jeff,

We are working on Lo 73 @ Homewood Crossing – address 4804 Rivercrossing Court. I believe BAT Plan and all that was approved awhile back but now they sold this lot with a different house one it. The house is a little bigger and the ESD had to be sized accordingly. The house elevations have not changed and the septic tank is in the same place. I think the piping from the house to the septic tank will be a litte longer (around a foot longer) – do we need to submit all new plans again to you? You guys had comments on the perc cert revision and that was the ESD was too close to the SRA so we chopped a piece of the SRA off and added on the back.

Just want to get my ducks in a row because the Plot Plan will be different than what has been approved – so I'd assume you guys need a whole new BAT Plan although the septic information really hasn't changed.

Just need something to tell the PM in case they ask why I have to submit all the plans again etc....

Thanks,

**Ryan Ketner**

*Designer II – ESE, Survey*

**ESE Consultants, Inc.**

7164 Columbia Gateway Drive | Suite 230 | Columbia, MD 21046

P : 410-381-3052 | C: 443-889-4429

~~██████████~~ | [www.██████████.com](http://www.██████████.com)



# LETTER OF TRANSMITTAL

7164 Columbia Gateway Drive, Suite 230  
Columbia, MD 21046  
(410) 872-9105 ♦ FAX (410) 872-4870

<b>To</b>	Bureau of Environmental Health	<b>Date</b>	July 9, 2015
<b>Address</b>	8930 Stanford Boulevard Columbia, Maryland 21045	<b>Project</b>	Patuxent Chase – Lot 73 4804 Rivercrossing Court (Homewood Crossing)
		<b>Project #</b>	1214
<b>Attention</b>	Jeff Williams	<b>Phone #</b>	(410) 313-1771

WE ARE SENDING YOU: ☒ Attached  
☐ Under separate cover

VIA: ☐ US Mail ☒ Courier/Delivery ☐ Overnight Carrier ☐ Interoffice Mail ☐ Pick-up

THE FOLLOWING ITEMS:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Disk ☐ Specifications ☐ Samples  
☐ Copy of letter ☐ Change order ☐ Other \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2	07-09-2015		Paper Copies of BAT Plan
2	07-09-2015		Paper Copies of SWM Plan
2	07-09-2015		Paper Copies of Plot Plan
2	07-09-2015		Paper Copies of Perc Cert Revision

THESE ARE TRANSMITTED:

☒ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

## REMARKS

Cut off some septic area per Perc Cert Revision to make room for the house, there is now 10,000 sq. ft. and there should be room for a 3<sup>rd</sup> system still.

Thanks,

SIGNED

RYAN C. KETNER  
ESE CONSULTANTS, INC.

*If enclosures are not as noted, kindly notify us at once.*



Howard County  
Health Department

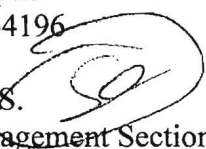
7178 Columbia Gateway Drive, Columbia MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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Peter L Beilenson, M.D., M.P.H., Health Officer

**MEMORANDUM**

TO: Teresa Miller  
Allen Compton, MWD  
Fogles Well & Septic  
Faxed to 443-609-4196

FROM: Stuart F. Oster, R.S.   
Groundwater Management Section Supervisor  
Well and Septic Program

DATE: August 21, 2009

RE: One year well permit extension (8/23/09 to 8/23/10) for the following  
wells in the **Patuxent Chase (Homewood Crossing) Development**

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<u>LOT #</u>	<u>WELL TAG #</u>
44	HO-95-1229
67	HO-95-1295
70	HO-95-1238
71	HO-95-1296
73	HO-95-1239
75	HO-95-1240
76	HO-95-1241
78	HO-95-1242
79	HO-95-1243

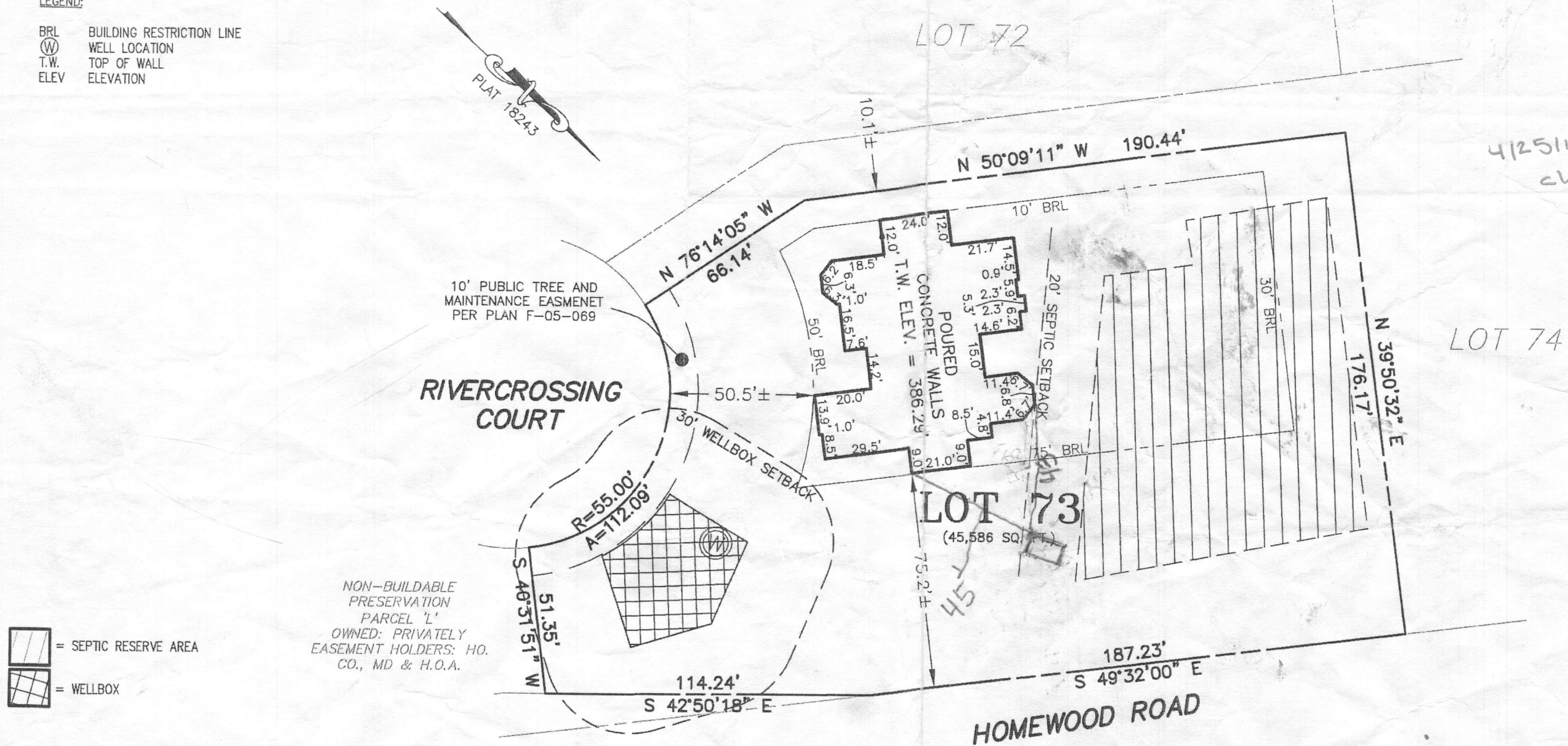
C: Files



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 1/8/17.

LEGEND:

BRL BUILDING RESTRICTION LINE  
W WELL LOCATION  
T.W. TOP OF WALL  
ELEV ELEVATION



4125116 - well  
check okay  
- H.O.

= SEPTIC RESERVE AREA  
 = WELLBOX

NON-BUILDABLE  
PRESERVATION  
PARCEL 'L'  
OWNED: PRIVATELY  
EASEMENT HOLDERS: HO.  
CO., MD & H.O.A.

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

WELL NUMBER: HO-95-2465  
ADDRESS: 4804 RIVERCROSSING COURT  
ELLICOTT CITY, MD 21042

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.

SIGNATURE: MICHAEL JOE BOYCE  
21328 MD. LIC NO.  
03/10/16 DATE

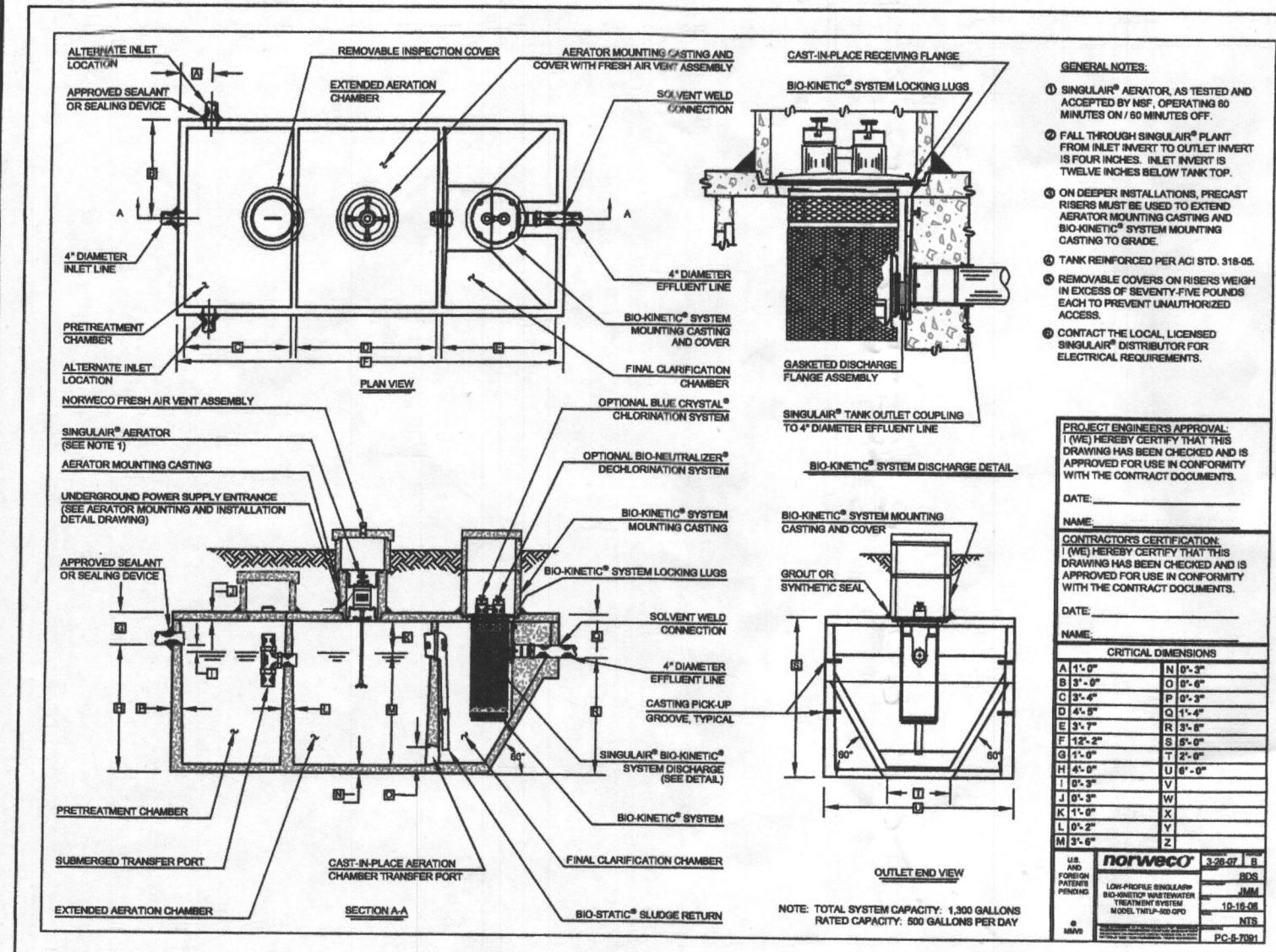
WALLCHECK  
LOT 73  
HOMWOOD CROSSING  
LIBER 9808, FOLIO 204  
PLAT NO. 18243  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

**ESE** Land Planning  
Engineering  
Land Surveying

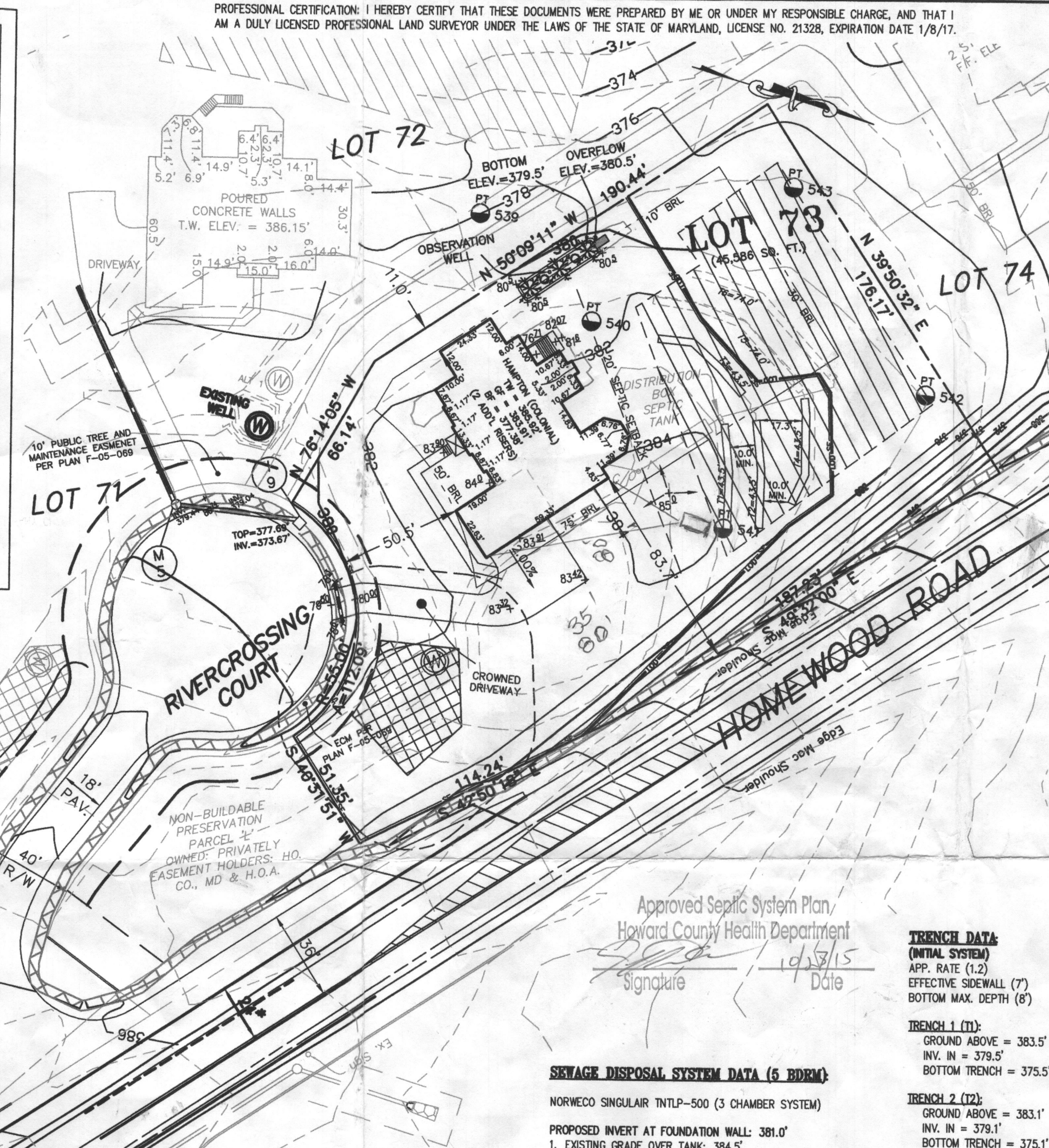
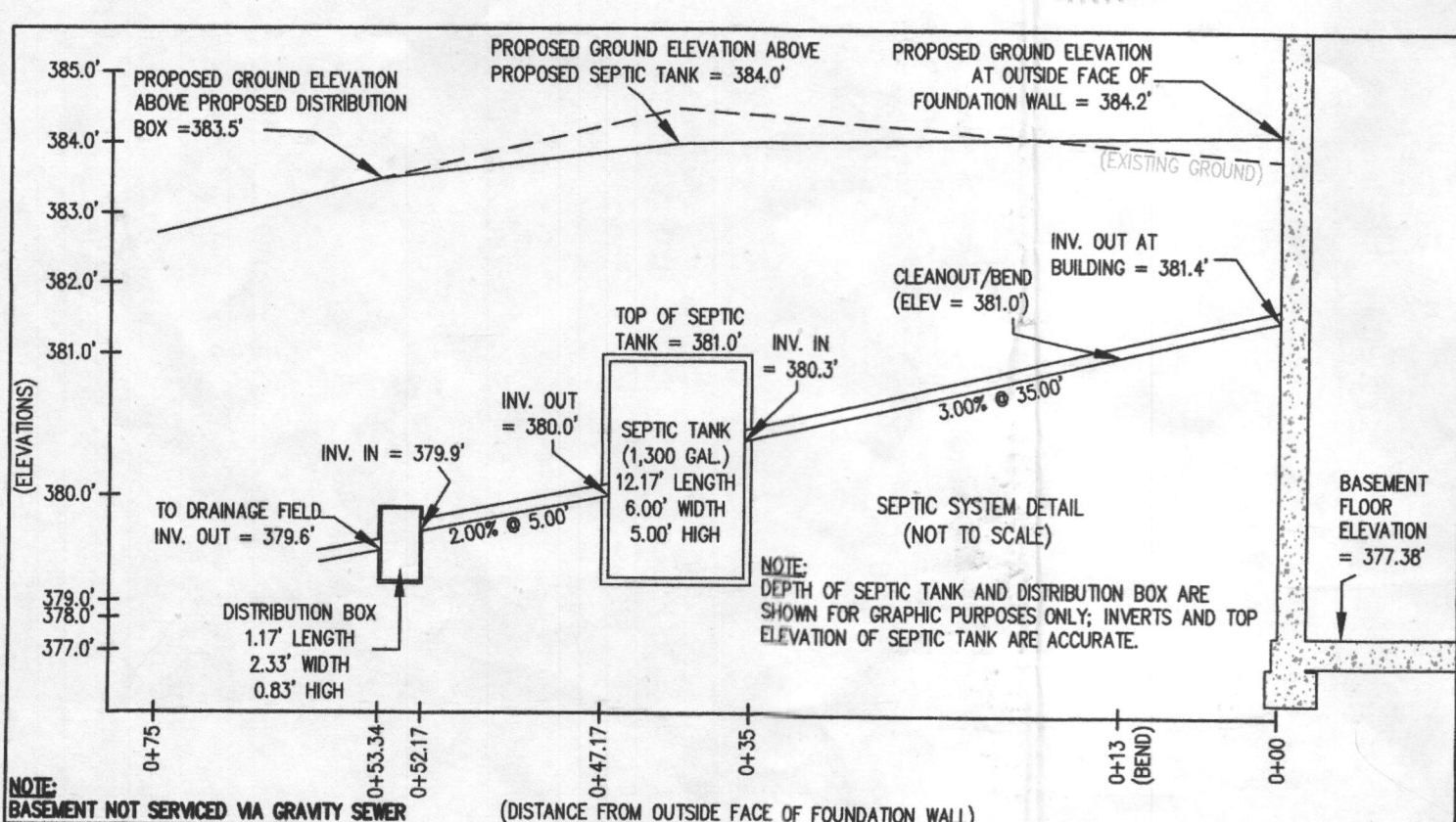
ESE Consultants, Inc.  
7164 Columbia Gateway Dr.  
Suite 230  
Columbia, MD 21046  
Tel: 410-872-9105  
Fax: 410-872-4870

DATE: 03/09/16 SCALE: 1"=40' FILE: WC LOT 73  
CHK'D: M.J.B. JOB NO: 1214 DRAWN: R.C.K





- HOUSE OPTIONS:**
- HOUSE TYPE: HAMPTON (COLONIAL)  
DAYLIGHT BASEMENT  
EXPANDED FAMILY ROOM/GREAT ROOM  
NAPLES SUNROOM ADDITION  
12' WIDE CONSERVATORY ELITE ADDITION
- LEGEND:**
- PERC TEST LOCATION
  - WELL LOCATION
  - LIMITS OF DISTURBANCE
  - TOP OF WALL
  - GARAGE FLOOR
  - BASEMENT FLOOR
  - BRL BUILDING RESTRICTION LINE
- OPTION NO. 018**  
**OPTION NO. 023**  
**OPTION NO. 529**  
**OPTION NO. 263021**



- SEPTIC SYSTEM/BEST AVAILABLE TECHNOLOGY (BAT) NOTES:**
- 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.
  - THE MAXIMUM DEPTH OF THE BAT PER THE MANUFACTURER'S SPECIFICATION IS 3 FEET COVER.
  - THE BLOWER MAY NOT BE LOCATED MORE THAN 100 FEET FROM THE TANK BASED ON THE MANUFACTURER'S SPECIFICATIONS.
  - THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE SYSTEM.
  - THE BAT SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER.
  - 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.
  - AN AGREEMENT AND EASEMENT MUST BE COMPLETED AND SIGNED BY ALL APPLICABLE PARTIES, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
  - THE HEALTH DEPARTMENT REQUIRES DOCUMENTATION FOR THE START-UP CERTIFICATION FROM THE MANUFACTURER PRIOR TO FINAL APPROVAL OF THE INSTALLATION.

APPROVED: FOR HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

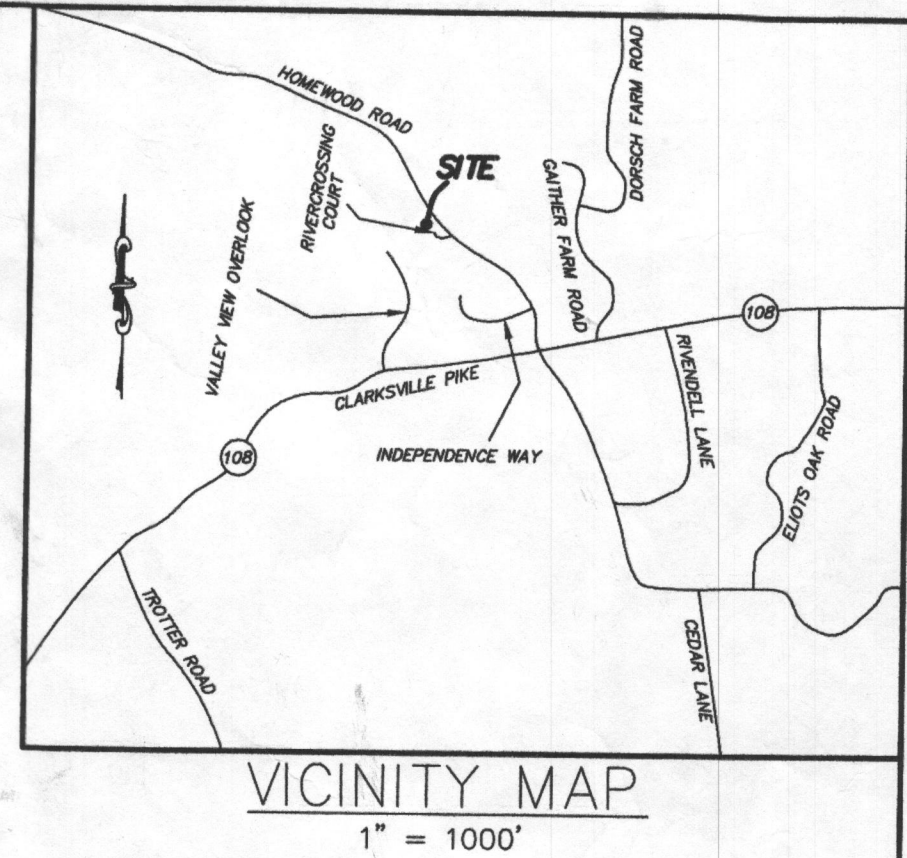
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PROFESSIONAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

- SEWAGE DISPOSAL SYSTEM DATA (5 BDRM)**
- NORWECO SINGULAR<sup>®</sup> TINTL-500 (3 CHAMBER SYSTEM)
- PROPOSED INVERT AT FOUNDATION WALL: 381.0'**
- EXISTING GRADE OVER TANK: 384.5'  
PROPOSED GRADE OVER TANK: 384.0'  
INVERT IN: 380.3' INVERT OUT: 380.0'
  - DISTRIBUTION BOX:**  
EXISTING GRADE OVER BOX: 383.5'  
PROPOSED GRADE OVER BOX: 383.5'  
INVERT IN: 379.9' INVERT OUT: 379.6'
  - TRENCH DESIGN: (INITIAL SYSTEM)**  
(5 BDRM x 150 GPD/BDRM = 750 GPD)  
750 GPD ÷ 1.2 APP. RATE = 625 SF  
USE 3' WIDE TRENCH WITH 48" GRAVEL BELOW PIPE  
10' MIN. SPACING BETWEEN TRENCH EDGES  
625 SF ÷ 3' WIDTH = 208.33 LF x 0.83 = 172.91 LF MIN. TRENCH  
USE 4 43.50' LONG TRENCHES = 174 LF
  - TRENCH DESIGN: (FIRST REPLACEMENT)**  
(5 BDRM x 150 GPD/BDRM = 750 GPD)  
750 GPD ÷ 1.2 APP. RATE = 625 SF  
USE 3' WIDE TRENCH WITH 48" GRAVEL BELOW PIPE  
10' MIN. SPACING BETWEEN TRENCH EDGES  
625 SF ÷ 3' WIDTH = 208.33 LF x 0.71 = 147.91 LF MIN. TRENCH  
USE 2 74.00' LONG TRENCHES = 148 LF
- BASEMENT NOT SERVICED VIA GRAVITY SEWER**

- TRENCH DATA (INITIAL SYSTEM)**
- APP. RATE (1.2)  
EFFECTIVE SIDEWALL (7')  
BOTTOM MAX. DEPTH (8')
- TRENCH 1 (T1):**  
GROUND ABOVE = 383.5'  
INV. IN = 379.5'  
BOTTOM TRENCH = 375.5'
- TRENCH 2 (T2):**  
GROUND ABOVE = 383.1'  
INV. IN = 379.1'  
BOTTOM TRENCH = 375.1'
- TRENCH 3 (T3):**  
GROUND ABOVE = 382.9'  
INV. IN = 378.9'  
BOTTOM TRENCH = 374.9'
- TRENCH 4 (T4):**  
GROUND ABOVE = 382.2'  
INV. IN = 378.2'  
BOTTOM TRENCH = 374.2'
- (FIRST REPLACEMENT)**
- APP. RATE (1.2)  
EFFECTIVE SIDEWALL (6.5')  
BOTTOM MAX. DEPTH (8')
- BACK-UP TRENCH 5 (T5):**  
GROUND ABOVE = 382.1'  
INV. IN = 378.1'  
BOTTOM TRENCH = 374.1'
- BACK-UP TRENCH 6 (T6):**  
GROUND ABOVE = 380.8'  
INV. IN = 376.8'  
BOTTOM TRENCH = 372.8'

- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER COMP-LITE ZONING REGULATIONS DATED 7/28/06.
  - PLAT REFERENCE: PLAT No. 18243.
  - THE EXISTING TOPOGRAPHY WITHIN THE AREA OF PROPOSED WORK IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY ESE, DATED 5/10/11.
  - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DESIGN DETAILS. PRIOR TO STAKEOUT FOR CONSTRUCTION, IT SHALL BE THE OWNER/BUILDERS RESPONSIBILITY TO PROVIDE ESE CONSULTANTS INC. WITH THE MOST RECENT SET OF HOUSE PLANS.
  - THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410-313-1881) AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - TOTAL LIMIT OF DISTURBANCE: 32,513 SQ. FT. / 0.75 AC.±
  - STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY PREVIOUSLY APPROVED PLAN F-05-069.
  - ANY DAMAGE TO PUBLIC "RIGHT-OF-WAYS" OR PAVED PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
  - DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE CIVIL ENGINEER (ESE) MAY CAUSE THE WORK TO BE UNACCEPTABLE.
  - THE DIMENSIONED DISTANCES SHALL GOVERN IF SCALED AND DIMENSIONED DISTANCES ON THIS PLAN ARE FOUND TO BE IN DISAGREEMENT.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  - THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT 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 EASEMENTS 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 EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT 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. CHANGES TO SEPTIC AREA WERE MADE PER "PERCOLATION CERTIFICATION REVISION PLAN" DATED 07/08/2015 AND IS CURRENTLY UNDER REVIEW.
  - UPON BUILDING PERMIT REVIEW THE SEPTIC SYSTEMS FOR ALL PROPOSED STRUCTURES AND/OR EXISTING STRUCTURE EXPANSIONS SHALL BE RE-EVALUATED TO DETERMINE SUFFICIENT SYSTEM CAPACITY.
  - THE DEVELOPMENT OF THIS LOT DOES NOT REQUIRE AN ENVIRONMENTAL CONCEPT PLAN SINCE STORMWATER MANAGEMENT WAS PREVIOUSLY APPROVED UNDER F-05-069.
  - A STANDARD SEDIMENT CONTROL PLAN MAY BE USED FOR DEVELOPMENT OF THIS LOT. REFERENCE GRADING PLAN GP-14-034 DATED 10/30/13.
  - THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-95-2465 HAS BEEN FIELD LOCATED BY ESE CONSULTANTS - PROFESSIONAL LAND SURVEYOR(S), AND IS ACCURATELY SHOWN.
  - BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
  - CULVERT FOR DRIVEWAY PER F-05-069.



SITE PLAN FOR BAT INSTALLATION  
LOT 73  
**HOMWOOD CROSSING**  
LIBER 9808, FOLIO 204  
PLAT No. 18243  
TAX No. 05-443385  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ADDRESS: 4804 RIVERCROSSING COURT  
ELLICOTT CITY, MARYLAND

**ESE** Land Planning Engineering Land Surveying

ESE Consultants Inc.  
7164 Columbia Gateway Dr.  
Suite 230  
Columbia, MD 21046  
TEL: 410-872-9105  
FAX: 410-872-4870

DATE: 07/16/15  
CHK'D: M.J.B.  
SCALE: 1"=40'  
JOB NO.: 1214  
FILE: BAT LOT 73\_rev1  
DRAWN: R.C.K.