



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

Facebook: www.facebook.com/hocohealth

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

RECEIPT DATE: 4/15/19

ONSITE SEWAGE DISPOSAL SYSTEM

P 565359

APPROVAL DATE: 10/31/19

PERMIT: CONSTRUCTION

A _____

PROPERTY ADDRESS: 13280 Triadelphia Mill Road

SUBDIVISION: Jacks Landing

LOT: Par A

TAX ID: _____

CONTRACTOR: _____

EMAIL: _____

CONTRACTOR ADDRESS: _____

PHONE: _____

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: ☐ MDE ☐ MANUFACTURER:

PROPERTY OWNER: James Smith

EMAIL: _____

OWNER ADDRESS: 81 Country Manor Drive, Fredericksburg, MD 22406

PHONE: 443-379-7552

BAT UNIT MODEL: HOOT 600GPD BNR

PUMP SIZE: 1.0 HP

PUMP TANK CAPACITY: 750

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: _____

DATE RECORDED: _____

DISTRIBUTION SYSTEM: ☐ GRAVITY

☒ PRESSURE DOSED

BEDROOMS: 5

APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>156</u>	INLET DEPTH: <u>4.0</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>7.5</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:		

ISSUED BY: Robert Bricker

ISSUE DATE: 4/15/19

EXPIRATION DATE: 4/15/20

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

☒ ELECTRICAL PERMIT ISSUED E 519001698

NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.

NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

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

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

NOT TO SCALE

SEE ATTACHED
ASBUILT

10/31/19 P/A test verified. ^{5' + head on all laterals} 4" covers above grade
over 1 1/2" lateral turn-ups. BAT start up OK.

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	4'	7.5'
NUMBER OF TRENCHES		4
TOTAL LENGTH		161 F
ABSORPTION AREA		483 SF
DISTRIBUTION BOX LEVEL		N/A
DISTRIBUTION BOX BAFFLE		N/A
DISTRIBUTION BOX PORT		N/A

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL

MANUFACTURER MAYER BROS
CAPACITY 600 BNR GAL
SEAM LOC TOP
TANK LID DEPTH < 3'
BAFFLES HOOT
BAFFLE FILTER HOOT
MANHOLE LOC HOOT
6" PORT LOC -
WATERTIGHT TEST -
SLOTTED HOOT
DATE ON LID _____

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:

4/26/2019 CONFIRMED TANK, SDA, AND TRENCH STAKES FROM
SURVEYOR - REVIEWED PLAN SPECS. OK TO START. (+)

INSTALLATION: 4/29/2019 TRENCHES IN PROGRESS. TWO UPPER COMPLETE.

C/A ADD DISTAL OBS FOR UPPER TRENCH (+) 4/30/2019 C/A COMPLETE
TRENCHES COMPLETE. INSTALLED AND COVERED BEFORE INSPECTION
OF LATERALS (+) 5/8/2019 SHR INSTALLED AND SEWER LINE
RAN TO TANK. TANK SET AND ELECTRICAL BEING INSTALLED
AT TOI. FORCE MAIN CONNECTING TANK AND LPD
MANIFOLD. REINSP P/A (+) 6/11/2019 C/A - TURN UPS NOT PROTECTED
UNCOVER AND PROTECT (+)

FINAL INSPECTOR

DATE OF APPROVAL

10/31/19

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

6095 Marshalee Drive
Suite 120
Elkridge, MD 21075
410-313-5850

=====

LR - Agreement Recording Fee		
	1x	20.00 20.00

Name: smith
Ref: 47

=====

LR - Agreement Surcharge		
	1x	40.00 40.00

=====

SubTotal:		60.00
Total:		60.00

=====

CRD-Credit		60.00
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Credit Card Confirmation : 034904

11/27/2019 14:47 CC13-MM
#13059974/497/109
***** DUPLICATE #001 *****

11/27/2019 14:50 CC13-MM
~ Thank you for visiting us today ~

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 27 day of November, 2019, among James Torrey Smith, 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 13280 Triadelphia Mill Rd, in the 5th 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 # 34, Block # 05, Parcel # 599487, Deed Reference # 17637/74 and Tax Account # 05-599487 ("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

HOOT 600 BNR.

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

LR - Agreement
Recording Fee 20.00
Name: smith
Ref: 47
LR - Agreement
Surcharge 10.00
SubTotal: 30.00
Total: 50.00
11/27/2019 02:48:03
#130599487
Howard County
Columbia, MD
21045-0345 -
Registr

20
40
w

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.

Bert Rifon 11/27/19
Howard County Health Department

[Signature]
Owner #1 Signature

11-27-19
Date

James T Smith
Owner #1 Print Name

Owner #2 Signature

Date

Owner #2 Print Name

Buyer #1 Signature

Date

Buyer #1 Print Name

Buyer #2 Signature

Date

Buyer #2 Print Name

BOOK: 17637 PAGE: 74

AFTER RECORDING RETURN TO:

James Smith
Jacks Landing Road
13 acre parcel
Clarksville, MD 21029

Tax ID#:

6/13/2017 01:42 PM Csh 0045 Reg 0048
T/Ref 0048109229 Grp 000001 R/Lne 000001
01 - Main Location
\$3,125.00
Validation Number: 0048-123023
DOCUMENT PREPARED BY:
Sage 1982 Group, LLC
8737 Rockville Road, Suite 202
Silver Spring, MD 20910
File Number: 1968428188 Count: \$625,000.00

This Deed, MADE THIS 27th day of February, 2017, by and between **Marty Howard, and FAL Properties, LLC, a Maryland Corporation, as Lot Developer, party of the first part, and James Smith, party of the second part.**

WITNESSETH, That in consideration of the sum of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$625,000.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, in fee simple, all that parcel of ground situated in **Howard County, Maryland** and as described as follows, that is to say:

Parcel "A" consisting of 13.1894 acres in the subdivision known as "JACK'S LANDING, PHASE 1" per Plat recorded among the Land Records of Howard County, Maryland in Plat Book 23954.

The improvements thereon being known as 13280 Triadelphia Mill Road, Clarksville, Maryland 21029.

Tax ID#: 05-599487

BEING part of the same property which by deed dated February 16, 1994 and recorded among the Land Records of Howard County, Maryland in Liber No. 3172, folio 336, was granted and conveyed by Samuel T. Nichols, Jr. and Janet D. Nichols, his wife and James S. Nichols and G. Dale Nichols, his wife unto Marty Anthony Howard.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as sole owner, his personal representatives, heirs and assigns, in fee simple.

Buyers' Initials: JS

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AND the said party of the first part does hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby granted, and that he will execute such further assurances of the same as may be requested.



Deed (w Taxes)
Recording Fee no RT
Deed (with Taxes)
Charge
Deed State
Transfer Tax 3,125.00
Howard County Transfer
- linked 6,250.00
Total: 9,435.00
0011: 9,435.00
08/03/2017 02:31
05-599487
CC13-SB

ST. DEPT. ASSMTS. & TAX
Ag. Transfer Tax Due In The
Amount of: \$ 23,437.50
Paid 6/16/17 RLT



MAYER BROS., INC.

Precast Concrete Products
6264 Race Rd. Elkridge, MD 21075

Letter of Satisfaction Hoot System Installation

Address of Property: 1328 Tridelphia Mill Rd.
Clarksville, MD 21029

Date of Final Inspection: 10/31/19

Installer: Earl E. Preston Jr. Inc.

Hoot Technician/Inspector: Mike Sample

I hereby certify that the Hoot system installed at the property listed above has been installed according to proper Hoot installation practices. I have also verified the startup of the system and it is in proper working order.

Sincerely,

N. Muhl Day
Name of Inspector
Mayer Bros., Inc.

PH: 410-796-1434

FX: 410-796-1438

WBE
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mayerbro@connext.net
www.mayerbrosprecast.com

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Bench Barrier, Water Meter Vaults, Sectional Valve Vaults, Top Slabs, Curb Heads, Curb Bumpers, FormEntry Basement Entries,
Scopewell Window Wells, Custom Precast Products

