



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: 6/21/23

ONSITE SEWAGE DISPOSAL SYSTEM

P 574928

APPROVAL DATE: 10/30/23

PERMIT:

NEW CONSTRUCTION

A

PROPERTY ADDRESS: 10605 Reynolds Court

SUBDIVISION: Kingsley Woods

LOT: 13

TAX ID:

CONTRACTOR: Fogles Septic Clean Inc.

EMAIL: kim@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784

PHONE: 410-795-5670

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:

☒ MDE

☒ MANUFACTURER: Norweco

PROPERTY OWNER: Toll Brothers

EMAIL: sriley1@tollbrothers.com

OWNER ADDRESS: 250 Gibraltar Road, Horsham, PA 19044

PHONE: 410-872-9105

BAT UNIT MODEL: Norweco 150

PUMP SIZE:

PUMP TANK CAPACITY:

OPERATION & MAINTENANCE AGREEMENT

DATE SIGNED: 6/16/23

DATE RECORDED: 8/4/23

DISTRIBUTION SYSTEM: ☐ GRAVITY

☒ PRESSURE DOSED

BEDROOMS: 4

APPLICATION RATE: 0.6

TRENCHES:	LINEAR FEET REQUIRED: <u>276.67 210'</u>	INLET DEPTH: <u>32.5'</u>
	TRENCH WIDTH: <u>3'</u>	MAXIMUM BOTTOM DEPTH: <u>8'</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10'</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>6'</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	Electrical Permit Needed Need Pump, Alarm, and BAT checks. 3 trenches @ <u>70.00</u> updated! 8/8 9/18/23	

ISSUED BY: Dana Bernard

MFC

ISSUE DATE: 8-31-23

EXPIRATION DATE: 8-31-24

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 23002856

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 separate
sheet for
AS-built

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	2'-2.5'	8'
NUMBER OF TRENCHES		3
TOTAL LENGTH		211
ABSORPTION AREA		633ft ²
DISTRIBUTION BOX LEVEL		—
DISTRIBUTION BOX BAFFLE		yes
DISTRIBUTION BOX PORT		yes

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL	yes
MANUFACTURER	Norweco
CAPACITY	750 GAL
SEAM LOC	Top
TANK LID DEPTH	1.5' - 2'
BAFFLES	—
BAFFLE FILTER	—
MANHOLE LOC	Front, middle, back
6" PORT LOC	—
WATERTIGHT TEST	—
SLOTTED	—
DATE ON LID	2/28/2023
PUMP/SEPTIC TANK LEVEL	yes
MANUFACTURER	Babylon
CAPACITY	2000 GAL
SEAM LOC	Top
TANK LID DEPTH	1.5' - 1'
BAFFLES	—
BAFFLE FILTER	—
MANHOLE LOC	Front & back
6" PORT LOC	—
WATERTIGHT TEST	—
SLOTTED	—
DATE ON LID	8/9/2023

PRE-CONSTRUCTION:

9/5/2023 - Installer onsite pre-con. SDA not staked, do not start work.

9/8/2023 - SDA staked, trench staked, tanks staked. MCH = 100' from tank & SDA.

Upper trench @ 99' & elevation difference 1". Lower trench @ 93' & elevation difference 1" - 1.5". Lower trench @ 93' & elevation difference 1" - 3". Upper trench on SDA line & lower trench moved down 3' to accommodate 10' between trenches. 10/4/23 - laid out trenches according to new plan - 3x70' stakes in place for ST's & dbbox confirmed a 750 Norweco will be used, contractor stated that he'll only install one clo in the sewer line near the house, the plan calls for 2, ok + start. (2)

10/16/2023 - line from foundation to inlet installed, adequate fall, clo near foundation & J-box

No PVC used. septic tank installed & pump tank installed, less than 3' of cover on tank. Request for PMT trench (2)

10/11/2023 - PM 280 PSI. D-box installed w/ port. trenches installed length 2x 70', 70', & 11'.

Inlet @ 2'-2.5'. ok to backfill all work. Needs P & A (2) 10/30/23 - Pump & Alarm ok.

WASP panel installed in the side of house w/ the 3 circ. & breakers in the panel (pump, alarm & monitor) - (2)

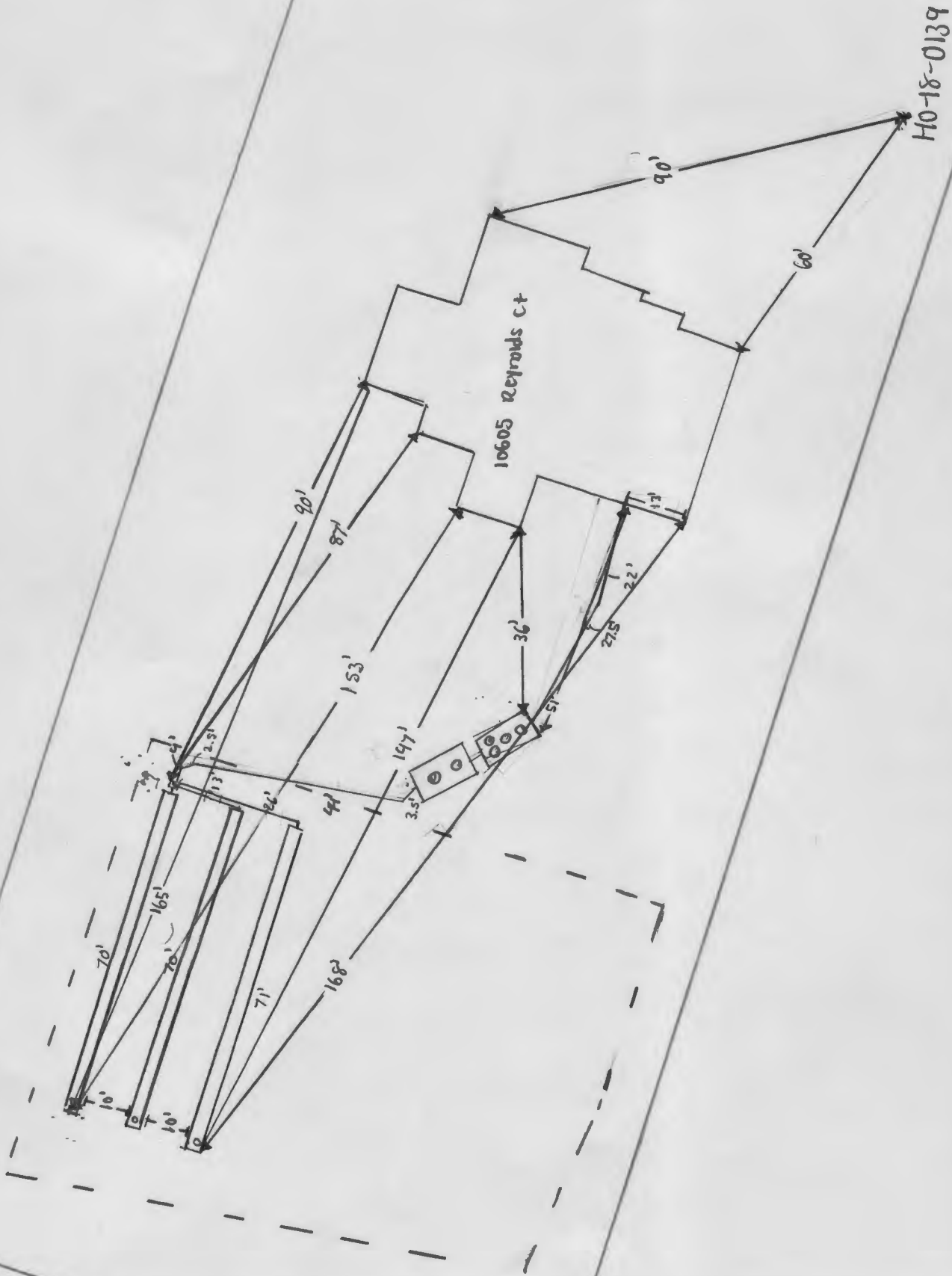
FINAL INSPECTOR

B. Rappoport

DATE OF APPROVAL

10/30/23

NOT TO SCALE
1" \approx 30'





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

NORWECO CERTIFICATION

PROPERTY OWNER: TOLL MID-ATLANTIC	INSTALLATION COMPANY: FOGLES SEPTIC
ADDRESS: 10605 REYNOLDS CT	CERTIFIED INSTALLER: RICKY COLSON
CITY, ZIPCODE & COUNTY: ELICOTT CITY, 21042, HOWARD	PERMIT#
SIZE OF SYSTEM INSTALLED:	DATE INSTALLED: 10-05-23
750 GPD CONCRETE	START-UP DATE: 11-01-23
NUMBER OF BEDROOMS:	DATE OF FINAL INSPECTION:
TYPE OF INSTALLATION: NEW	DATE OF ELECTRICAL INSPECTION:
ELECTRICAL WIRING PER ELECTRICAL INSTRUCTIONS: YES	TANK LEVEL: YES
HT. OF CONTROL PANEL ABOVE FINAL GRADE: 48"	BURIAL DEPTH OF TANK: 18"
SYSTEM WIRED ON A 15-AMP DEDICATED CIRCUIT WITH STD. BREAKER: YES	RISERS 4" - 6" ABOVE GRADE: YES
LENGTH(S) OF UF WIRE PAST LAST AERATION RISER(S): 30"	VENTED LID(S) ON AERATION CHAMBER(S): YES
FEMALE PLUG(S) WIRED TO UF WIRE: YES	ANY GROUND SETTLING AROUND TANK:
CONDUIT(S) ENTERING AERATION RISER MADE WITH A WATERTIGHT CONNECTION: YES	NO
IS THE INSIDE OF THE CONDUIT ENTERING THE CONTROL PANEL(S) AND AERATION RISER(S) SEALED WITH DUCT SEAL: YES	

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

DIRECTIONS CAN START A FEW STREETS AWAY

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

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

Matthew Geckle

November 1, 2023

Signature of BRP Representative

Vice-President

Date

of the Circuit Court for 10605 Ray
Howard County Co

9250 Judicial Way
Ellicott City, MD 21043
410-313-2111

LR - Agreement Recording Fee

Name: Mather 1x 20.00 20.00
Ref: 1

LR - Agreement Surcharge

1x 40.00 40.00

LR - Agreement Recording Fee 1x 20.00 20.00

Name: Toll Brothers
Ref: 2

LR - Agreement Surcharge

1x 40.00 40.00

LR - Agreement Recording Fee 1x 20.00 20.00

Name: Toll Brothers
Ref: 3

LR - Agreement Surcharge

1x 40.00 40.00

SubTotal: 180.00

Total: 180.00

RD-Credit 180.00

Card Confirmation : 001056



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

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

**OPERATION AND MAINTENANCE AGREEMENT
FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM
HAVING AN ADVANCED PRE-TREATMENT SYSTEM**

THIS AGREEMENT is made this 15th day of June, among Toll Brothers, Greg Simons, CM, 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 10605 Reynolds Ct., in the 3rd Election District of Howard County, Maryland, and the deed and subdivision plat of the property is recorded among the Land Records of Howard County, Maryland, Tax Map # 23, Block # 23, Parcel # 0148, Deed Reference # 25764-68 and Tax Account # 603423 ("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 Norweco Model TN11P-750 GP

NOW, THEREFORE, the parties hereto agree as follows:

A. Owner hereby grants to the County the right to enter upon the Property at any reasonable time with prior notice for access to the system to make periodic inspections and the Owner agrees to provide any information and data in Owner's possession reasonably requested and needed by the County.

B. Owner acknowledges and agrees that neither the County nor any of its agents or employees, either officially or individually, underwrites the operation of any system approved by them.

C. The Owner will devote reasonable care and effort to the operation and maintenance of the system in perpetuity or until a public sewer connection is made so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.

D. The Owner agrees to enter into a contract reasonably acceptable to the Owner and the County with a private entity to operate and maintain on a regularly scheduled basis an approved advanced pre-treatment system. The owner shall supply a copy of the contract to the County when it is renewed or altered.

E. This agreement shall run with the land and upon Owner's taking title to the Property shall bind the Owner, their heirs, successors, and assigns to the provisions of the agreement as long as

the property is in existence and after installation of the system. Owner further agrees that they shall inform in writing any subsequent purchaser or lessee of the Property that the system shall require maintenance or other attention. Upon taking title to the Property, the Owner agrees to cause this agreement to be recorded in the Land Records of Howard County and assure that it becomes part of the Deed for the subject property in order that prospective buyers may be aware of the special conditions affecting this property.

F. This agreement shall not be construed to limit any authority of the County to protect the public health, safety or comfort or to issue any other orders to take any other action which is now or may hereafter be within its authority.


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

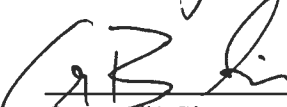
H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

I. The laws of the State of Maryland govern the provisions of all transactions pursuant to this agreement.

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

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

 6/16/13
Howard County Health Department

 6/15/23
Owner #1 Signature Date

Gregory B. Simons
Owner #1 Print Name

Owner#2 Signature Date

Owner #2 Print Name

Buyer #1 Signature Date

Buyer #2 Signature Date

Buyer #1 Print Name

Buyer #2 Print Name

Ryan Ketner

From: Michael Boyce
Sent: Tuesday, July 25, 2023 4:27 PM
To: Ryan Ketner
Subject: Fwd: 10605 Reynolds Court

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Freemon, Robert <rfeemon@howardcountymd.gov>
Sent: Tuesday, July 25, 2023 4:14:41 PM
To: Michael Boyce <MBOYCE@eseconsultants.com>
Cc: Bernard, Dana <dbernard@howardcountymd.gov>
Subject: 10605 Reynolds Court

This message came from outside Toll Brothers

This message came from a sender outside Toll Brothers. Please be careful before clicking on or opening any links. If you are unsure about any of the contents, click the "Report Suspicious" button to report this email to Information Security and they will determine if the email is secure.

[Report Suspicious](#)

Hi Michael,

We received a wall check for 10605 Reynolds Court and I noticed on the site plan submitted with it you are changing the OSDS plan to include a pump tank. The Health Dept. needs to see a revised OSDS plan showing the details. The old approved OSDS plan does not have the pump tank details. Once we have an approvable OSDS plan showing the pump tank details we can release the septic permit.

Well and Septic Program

Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfeemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/health/well-septic-program>

Freemon, Robert

From: Freemon, Robert
Sent: Tuesday, July 25, 2023 4:15 PM
To: MBOYCE@eseconsultants.com
Cc: Bernard, Dana
Subject: 10605 Reynolds Court

Hi Michael,

We received a wall check for 10605 Reynolds Court and I noticed on the site plan submitted with it you are changing the OSDS plan to include a pump tank. The Health Dept. needs to see a revised OSDS plan showing the details. The old approved OSDS plan does not have the pump tank details. Once we have an approvable OSDS plan showing the pump tank details we can release the septic permit.

Well and Septic Program

Robert "Spencer" Freemon

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/health/well-septic-program>

Ryan Ketner

From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Monday, September 11, 2023 1:51 PM
To: Ryan Ketner; Michael Boyce; Greg Simons
Cc: Wolf, Kevin; Page, Shepsura; Bernard, Dana; Matthew Geckle
Subject: regarding BAT site plan for "LOT 13 - King's Forest"
Attachments: Lot 13 King's Forest - New Spec Sheet.pdf

This message came from outside Toll Brothers

This message came from a sender outside Toll Brothers. Please be careful before clicking on or opening any links. If you are unsure about any of the contents, click the "Report Suspicious" button to report this email to Information Security and they will determine if the email is secure.

Report Suspicious

Hello everyone,

A few other things came to Kevin & I's attention in regards to the approved BAT/OSDS plan when a contractor inquired about downsizing the BAT unit. With there being a significant amount of other issues with the BAT site plan, we are asking for a redline revision. Please see the comments down below.

1. The site plan is not to scale. **FIXED**

- a. We don't know what the scale is but it is not 1" = 30'.

#2 & 3
MIKE BOYCE TALKED TO
JEFF WILLIAMS AND WE
ARE KEEPING SAME
TANKS

2. The proposed Norweco for a four bedroom house should be the TNT500 model not the 750GPD unit.

3. With the BAT tank size being reduced, we think a 2000 GAL pump tank may be oversized.

- a. We suggest reducing to a 1500 or a 1000 GAL pump chamber.
 - b. *If you want to keep both the Norweco & Pump Tank the same size as the original plan that is your choice.*

4. There were some septic specification corrections that were identified when reviewing the soils notes. (see supplement attached)

- a. The initial septic system can have a 2' sidewall credit at a 0.6 perc rate.
 1. This will reduce the trench to 209' required.
 - b. The first replacement system can be designed at a 0.8 perc rate with a 1.5' sidewall credit.
 1. This will reduce the trench required to 178'.
 - c. The second replacement system has a max bottom trench depth of 6'. **FIXED**
 1. Currently, the existing plan shows a max bottom trench depth of 8'.
 2. The required amount of trench for system three is correct at 209'.

5. The trenches should be adjusted to be on contour and straight.

- a. Bends can happen as a last resort if necessary, but should be documented with 45 degree fittings called out on the site plan.
 - b. PVC Pipes cannot be installed in a wiggle worm fashion nor with odd bends. (straight is realistic)
 - c. You should try to limit the amount of trench being shown near the bottom right **FIXED**

6. With the spec adjustments (See attached above), the drainfield lines should be contained within the SDA and those lines should be whole numbers.
 - a. If 209' is required, trenching should be 3 lines @ 70' OR 4 lines @ 53'.
7. Correct all trench details to be in line with new specs. **Fixed**
8. Based on new BAT tank and pump chamber adjustments, new pump calculations will be required.
9. Contours should be clearly shown and established with one legend key.
 - a. Currently I'm seeing dotted contours and bold black lines. This is very confusing. **Fixed**

We look forward to your redline submittal. Thank you.

- ZS

] d f n # 1 y d w # 0 H K V , #

Plan Review Supervisor - Water & Sewer Division

410-313-1777

Environmental Health Bureau

Howard County Health Department

#8
PLEASE SEE NOTE ON
OTHER PAGE

Silvast, Zackary

From: Silvast, Zackary
Sent: Monday, September 11, 2023 1:51 PM
To: Ryan Ketner; Michael Boyce; gsimons@tollbrothers.com
Cc: Wolf, Kevin; Page, Shepsura; Bernard, Dana; Matthew Geckle
Subject: regarding BAT site plan for "LOT 13 - King's Forest"
Attachments: Lot 13 King's Forest - New Spec Sheet.pdf

Hello everyone,

A few other things came to Kevin & I's attention in regards to the approved BAT/OSDS plan when a contractor inquired about downsizing the BAT unit. With there being a significant amount of other issues with the BAT site plan, we are asking for a redline revision. Please see the comments down below.

1. The site plan is not to scale.
 - a. We don't know what the scale is but it is not 1" = 30'.
2. The proposed Norweco for a four bedroom house should be the TNT500 model not the 750GPD unit.
3. With the BAT tank size being reduced, we think a 2000 GAL pump tank may be oversized.
 - a. We suggest reducing to a 1500 or a 1000 GAL pump chamber.
 - b. *If you want to keep both the Norweco & Pump Tank the same size as the original plan that is your choice.*
4. There were some septic specification corrections that were identified when reviewing the soils notes. (see supplement attached)
 - a. The initial septic system can have a 2' sidewall credit at a 0.6 perc rate.
 1. This will reduce the trench to 209' required.
 - b. The first replacement system can be designed at a 0.8 perc rate with a 1.5' sidewall credit.
 1. This will reduce the trench required to 178'.
 - c. The second replacement system has a max bottom trench depth of 6'.
 1. Currently, the existing plan shows a max bottom trench depth of 8'.
 2. The required amount of trench for system three is correct at 209'.
5. The trenches should be adjusted to be on contour and straight.
 - a. Bends can happen as a last resort if necessary, but should be documented with 45 degree fittings called out on the site plan.
 - b. PVC Pipes cannot be installed in a wiggle worm fashion nor with odd bends. (straight is realistic)
 - c. You should try to limit the amount of trench being shown near the bottom right
6. With the spec adjustments (See attached above), the drainfield lines should be contained within the SDA and those lines should be whole numbers.
 - a. If 209' is required, trenching should be 3 lines @ 70' OR 4 lines @ 53'.
7. Correct all trench details to be in line with new specs.
8. Based on new BAT tank and pump chamber adjustments, new pump calculations will be required.
9. Contours should be clearly shown and established with one legend key.

a. Currently I'm seeing dotted contours and bold black lines. This is very confusing.

We look forward to your redline submittal. Thank you.

- ZS

Zack Silvast (LEHS)

Plan Review Supervisor - Water & Sewer Division

410-313-1777

Environmental Health Bureau

Howard County Health Department