



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: 10/24/23

ONSITE SEWAGE DISPOSAL SYSTEM

P 515276

APPROVAL DATE: 12/4/2023

PERMIT:

**NEW
CONSTRUCTION**

A _____

PROPERTY ADDRESS: 10634 Reynolds Court

SUBDIVISION: Kings Forest

LOT: 3

TAX ID: _____

CONTRACTOR: Fogles Septic Clean Inc.

EMAIL: kmp@foglesinc.com

CONTRACTOR ADDRESS: 580 Dorchester Rd, Sykesville, MD 21784

PHONE: 410-795-5070

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:

☒ MDE

☒ MANUFACTURER:

PROPERTY OWNER: Toll Brothers

EMAIL: sriley1@tollbrothers.com

OWNER ADDRESS: 250 Gibraltar Road, Horsham, PA 19044

PHONE: 410-872-9105

BAT UNIT MODEL: Norweco 750

PUMP SIZE: _____

PUMP TANK CAPACITY: 2000 Gallon - 4.0

OPERATION & MAINTENANCE AGREEMENT

DATE SIGNED: _____

DATE RECORDED: _____

DISTRIBUTION SYSTEM:

☒ GRAVITY

☒ PRESSURE DOSED

BEDROOMS: 6

APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>142.50</u>	INLET DEPTH: <u>3.5</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>3</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	Electrical Permit Needed	

ISSUED BY: Hank Oswald

ISSUE DATE: 10/24/23

EXPIRATION DATE: 10-24-24

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 23065562

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'	3.5'	8'
NUMBER OF TRENCHES		3
TOTAL LENGTH		144' LF
ABSORPTION AREA		432 sq ft + sidewall
DISTRIBUTION BOX LEVEL		yes
DISTRIBUTION BOX BAFFLE		yes
DISTRIBUTION BOX PORT		yes

(NORWECO)

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL yes
MANUFACTURER Berk River
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 9/19/23

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:

11/2/23 - Onsite for pre-con w/ contractor, tank, sda, dbox & trenches staked. The contour for the trenches were off so we shot 3 trenches along contour, adjusted the stakes. Laid out 3x trenches @ 48' each. Some dirt has been removed in the septic tank area and contractor will regrade that area to adjust cover on tank. OK to start installation. ~~2"~~ 2" difference on the ends of T1, T2 = 2 to 2 1/2" difference, T3 = 1 1/2" difference ok

INSTALLATION:

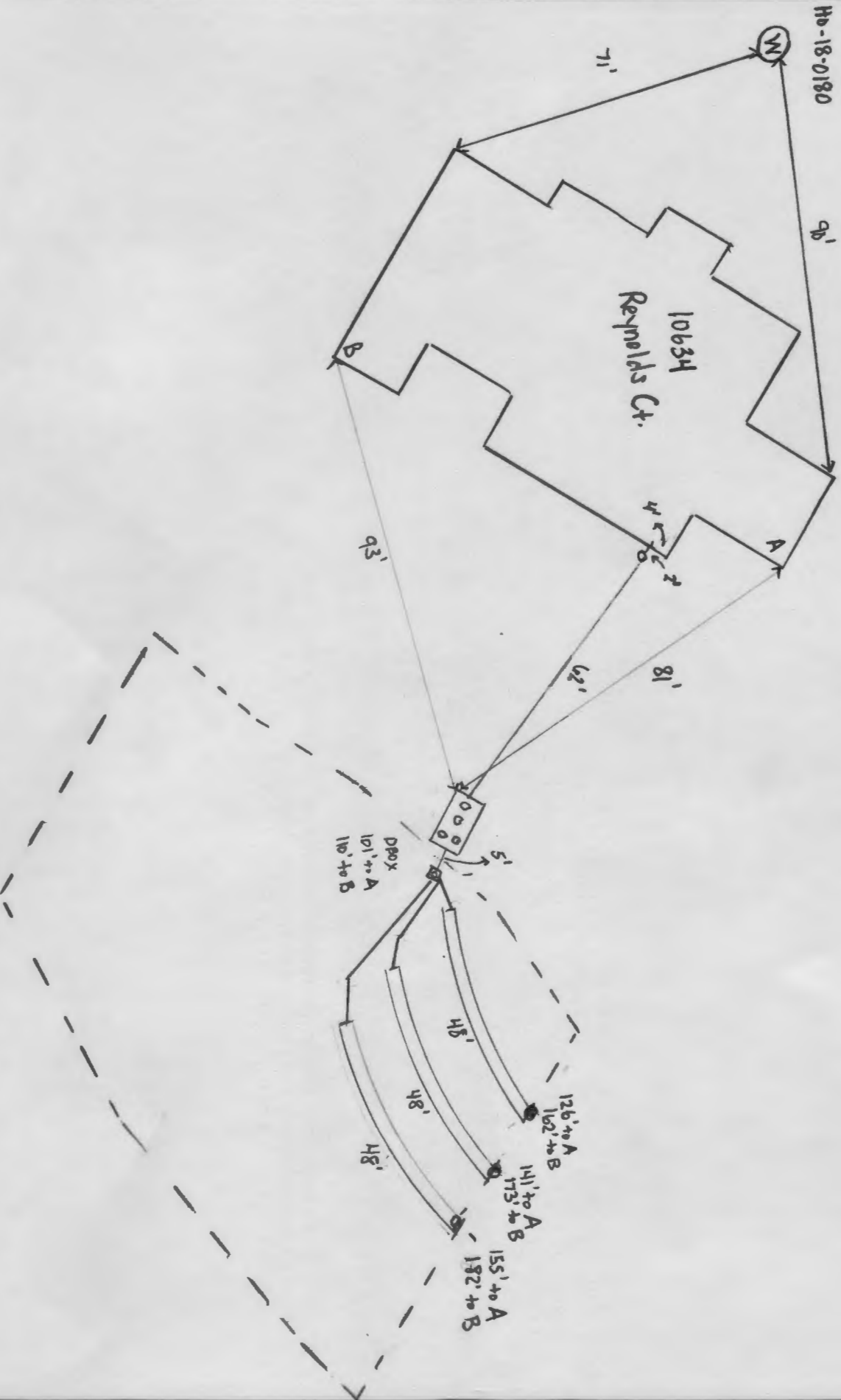
11/6/23 - Contractor on site waiting to get approval on work so far so he can continue w/ the install, the SHC's sewer line is set and bedded in 57 stone. The Norweco BAT tank is in the ground and the lowest trench has been completed, inlet ok, fabric in place. Stone not great - (very dusty), requested that the contractor not accept stone from West Minister quarry unless it's washed at least 2x, observation port in place w/ c/c in the sewer line near the house ok to continue. (PA) 11/7/23 - contractor completed installation, dbox leveled w/ levelers, last 2 trenches complete w/ stone, fabric & observation ports, soil consistent w/ perc hole #21, ok to backfill, needs BAT startup. (RM) → Re-c'd on 12/2/2023 (RM)

FINAL INSPECTOR

DATE OF APPROVAL

12/4/2023

NOT TO SCALE 1" = 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: 10634 REYNOLDS CT	CERTIFIED INSTALLER: RICKY COLSON
CITY, ZIPCODE & COUNTY: ELICOTT CITY, 21042, HOWARD	PERMIT#
SIZE OF SYSTEM INSTALLED:	DATE INSTALLED: 11-06-23
750 GPD CONCRETE	START-UP DATE: 11-30-23
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: 20"
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
ISTHE 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 Singulair TNT Wastewater Treatment System was installed according to the manufacture's specifications.

Matthew Geckle

November 30, 2023

Signature of BRP Representative

Vice-President

Date

LEGEND:

- BRL BUILDING RESTRICTION LINE
- T.W. TOP OF WALL
- G.F. GARAGE FLOOR
- B.F. BASEMENT FLOOR
- SCE STONE CONSTRUCTION ENTRANCE
- DW DRYWELL
- PASSED PERC LOCATION
- FAILED PERC LOCATION
- SEWAGE DISPOSAL AREA
- WELL BOX AREA
- PROPOSED TREE

INITIAL TRENCH DATA:

BOTTOM MAX. DEPTH (8')

TRENCH 1 (T1): 47.50 LF.

GROUND ABOVE = 458.20'

INV. IN = 454.70'

BOTTOM TRENCH = 450.20'

TRENCH 2 (T2): 47.50 LF.

GROUND ABOVE = 457.60'

INV. IN = 454.10'

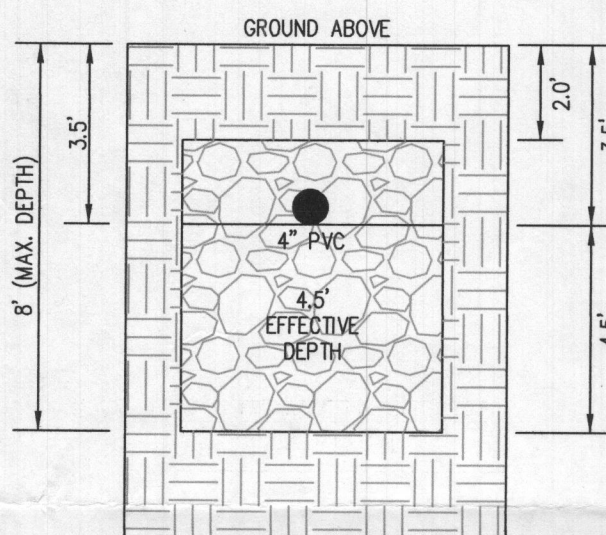
BOTTOM TRENCH = 449.60'

TRENCH 3 (T3): 47.50 LF.

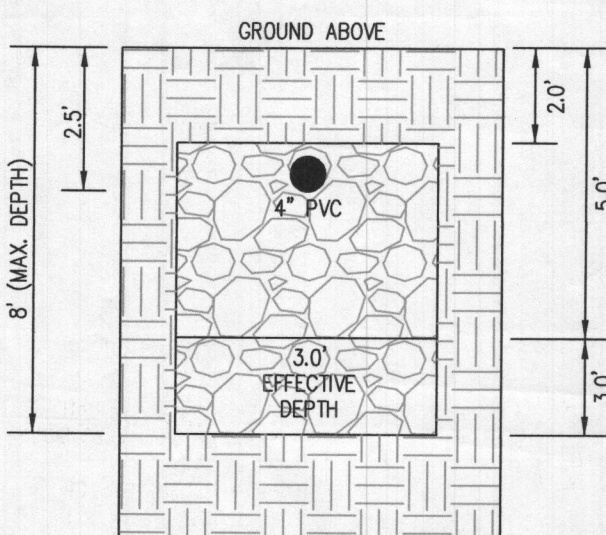
GROUND ABOVE = 455.60'

INV. IN = 452.10'

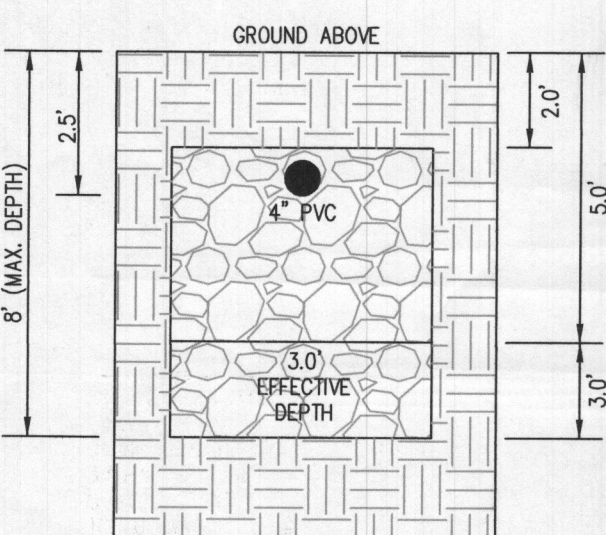
BOTTOM TRENCH = 447.60'



INITIAL SYSTEM
TRENCH DETAIL (T1) THRU (T3)
(NOT TO SCALE)



1ST REPLACEMENT SYSTEM
TRENCH DETAIL (T4) AND (T5)
(NOT TO SCALE)



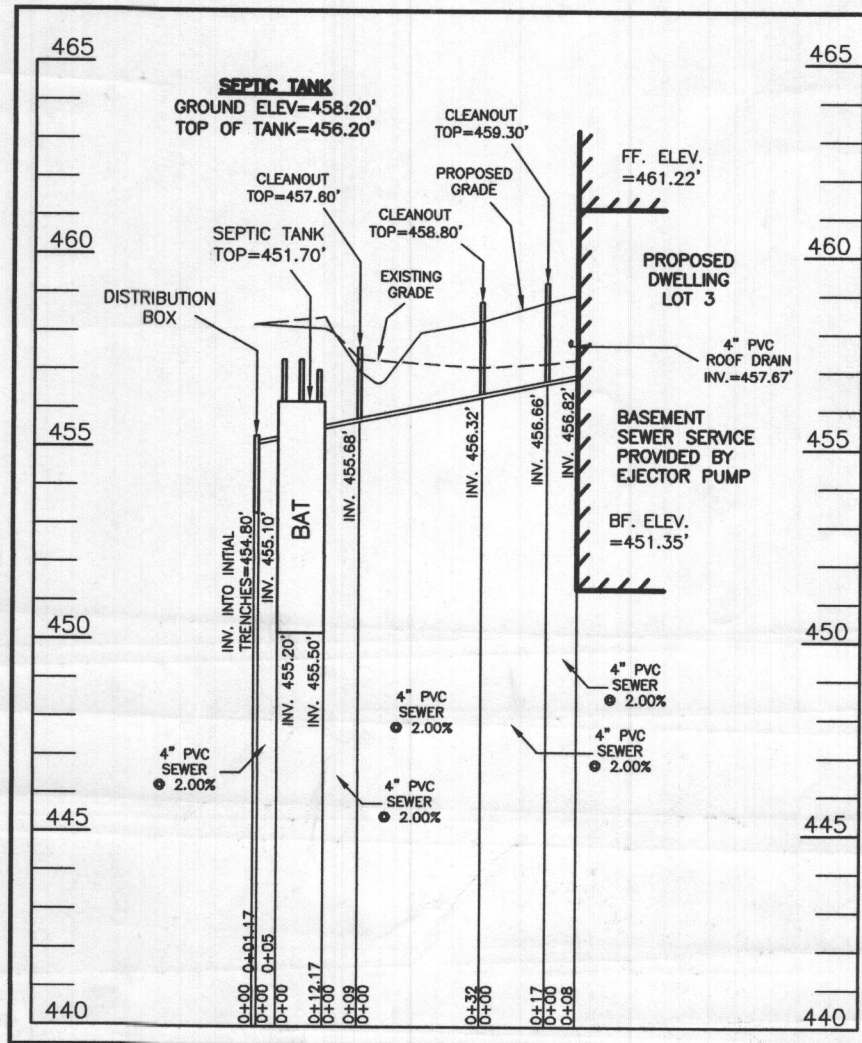
2ND REPLACEMENT SYSTEM
TRENCH DETAIL (T6) THRU (T8)
(NOT TO SCALE)

HOUSE OPTIONS:

HOUSE TYPE: KALORAMA (MODERN FARMHOUSE)

- TWO CAR SIDE ENTRY GARAGE
- FINISHED LOWER LEVEL
- DAYLIGHT BASEMENT
- MORNING KITCHEN
- ADDITIONAL TWO CAR FRONT ENTRY GARAGE
- POWDER ROOM - FINISHED LOWER LEVEL
- STUDY IN LIEU OF LIVING ROOM/FLEX ROOM
- GRAND MULTI-GEN SUITE ADDITION
- OPTIONAL DROP ZONE
- EXPANDED CLOSET
- ALTERNATE KITCHEN ISLAND
- PLANNING CENTER
- FINISHED THIRD FLOOR WALK-UP SPACE W/ HALF BATH
- FINISHED BASEMENT UNDER GRAND MULTI-GEN
- WET BAR
- MEDIA ROOM
- LUXURY OUTDOOR LIVING SPACE
- DAYLIGHT WINDOW/WELL
- DOUBLE WIDE TAIL REAR OF DRIVEWAY

- OPTION No. 012
- OPTION No. 013
- OPTION No. 018
- OPTION No. 048260
- OPTION No. 263019
- OPTION No. 263036
- OPTION No. 263038
- OPTION No. 263075
- OPTION No. 263081
- OPTION No. 263111
- OPTION No. 263149
- OPTION No. 263177
- OPTION No. 263381
- OPTION No. 263386
- OPTION No. 561
- OPTION No. 562
- OPTION No. 263165
- OPTION No. 543
- OPTION No. 851



SEPTIC SYSTEM PROFILE
SCALE = HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SEWAGE DISPOSAL SYSTEM DATA (6 BDRM)

- PROPOSED INVERT AT FOUNDATION WALL: 456.82'
- 1. EX. GRADE OVER TANK: 458.30'
- PROPOSED GRADE OVER TANK: 458.20'
- INVERT IN: 455.50' INVERT OUT: 455.20'
- 2. DISTRIBUTION BOX
- EXISTING GRADE OVER TANK: 458.20'
- PROPOSED GRADE OVER TANK: 458.20'
- INVERT IN: 455.10' INVERT OUT: 454.80'
- 3. INITIAL TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
- 900 GPD ÷ 0.8 APP. RATE = 1,125 SF
- USE 3' WIDE TRENCH WITH 54" GRAVEL BELOW PIPE
- 10' MIN. SPACING BETWEEN TRENCH EDGES
- 1,125 SF ÷ 3' WIDTH = 375 LF x 0.38 (SIDEWALL REDUCTION) = 142.50 LF MIN.
- USE 3 47.50' LONG TRENCHES = 142.50 LF
- 4. 1ST REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
- 900 GPD ÷ 1.2 APP. RATE = 750 SF
- USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
- 10' MIN. SPACING BETWEEN TRENCH EDGES
- 750 SF ÷ 3' WIDTH = 250 LF x 0.50 (SIDEWALL REDUCTION) = 125.00 LF MIN.
- USE 2 62.50' LONG TRENCHES = 125.00 LF
- 5. 2ND REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
- 900 GPD ÷ 0.8 APP. RATE = 1,125 SF
- USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
- 10' MIN. SPACING BETWEEN TRENCH EDGES
- 1,125 SF ÷ 3' WIDTH = 375 LF x 0.50 (SIDEWALL REDUCTION) = 187.50 LF MIN.
- USE 3 62.50' LONG TRENCHES = 187.50 LF

Approved Septic System Plan
Howard County Health Department
DBernard
Signature
4-20-23
Date



WELL LOCATION CERTIFICATION:

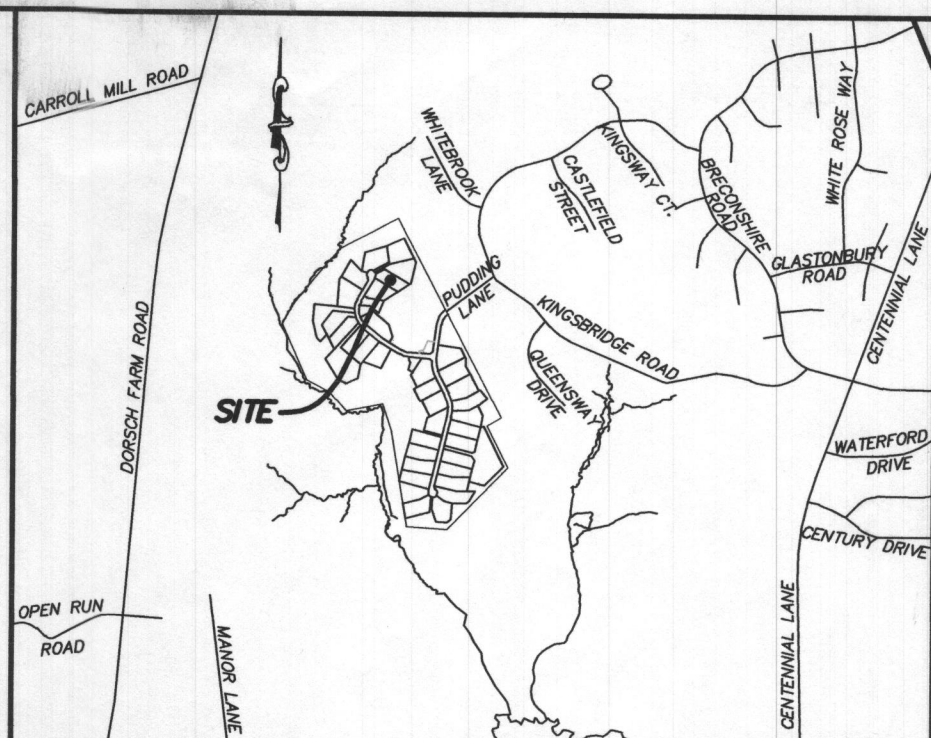
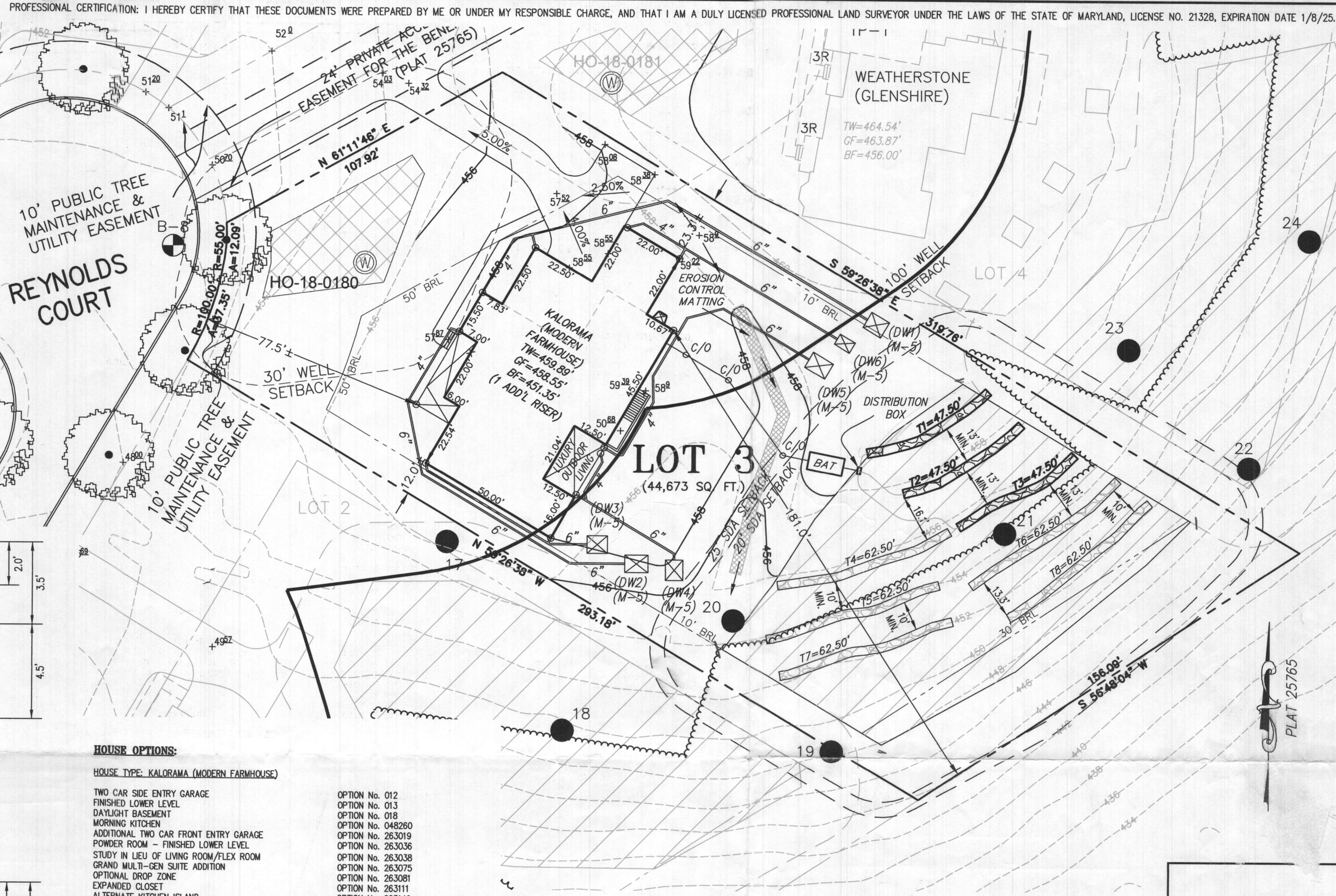
THE EXISTING WELL SHOWN FOR LOT 3 (TAG NO. HO-18-0180) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.

SITE PLAN FOR BAT INSTALLATION
LOT 3
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25767
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND
ADDRESS: 10634 REYNOLDS COURT
ELLICOTT CITY, MARYLAND 21042

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

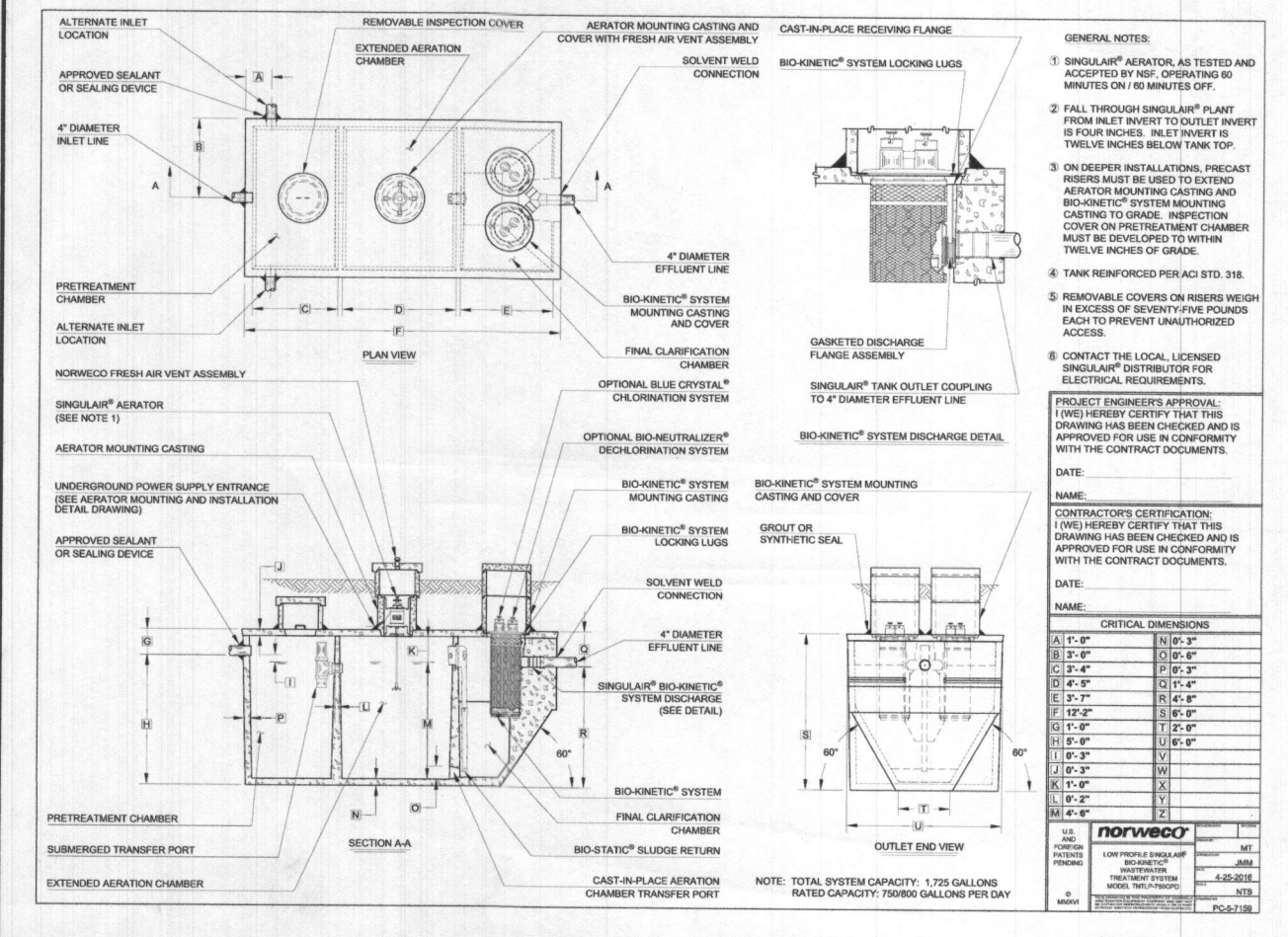
DATE: 03/28/2023 SCALE: 1"= 30' FILE: BAT LOT 3
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.



VICINITY MAP
1" = 1000'

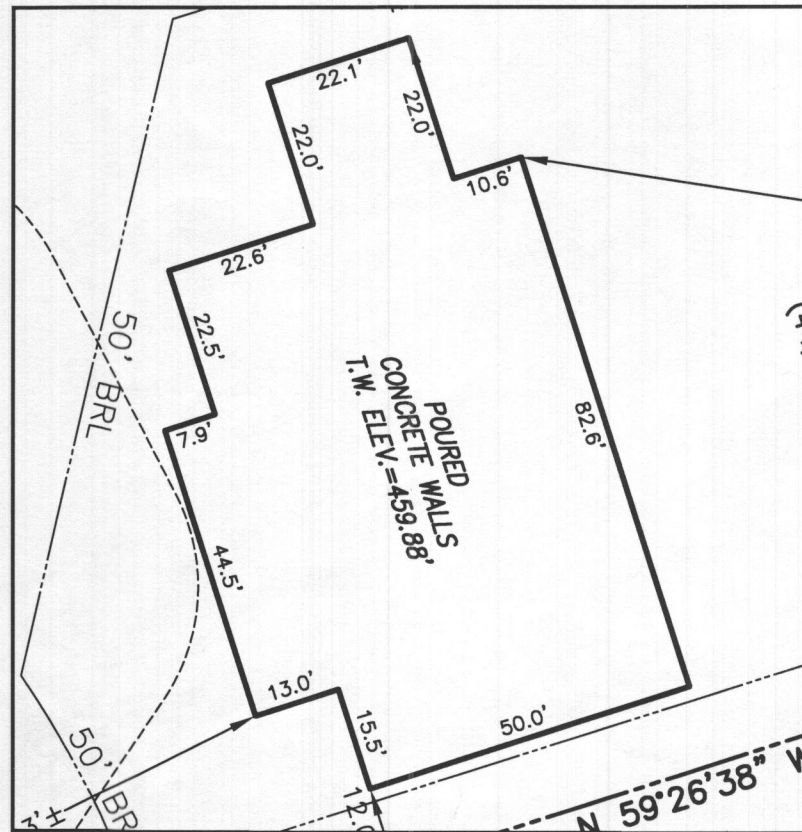
GENERAL NOTES:

- THESE AREAS DESIGNATE A PRIVATE SEWAGE AREA 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 AREAS 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 INTO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA 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.
- BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
- ANY CHANGES 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 EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GIS, 2' CONTOUR INTERVAL AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC., IN FEBRUARY 2014.



LEGEND:

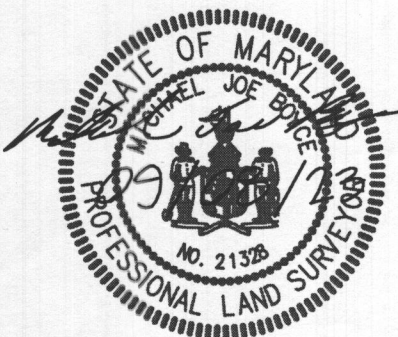
- BRL BUILDING RESTRICTION LINE
W WELL LOCATION
T.W. TOP OF WALL
SEWAGE DISPOSAL AREA
WELL BOX AREA



HOUSE ENLARGEMENT
NOT TO SCALE

WELL NUMBER: HO-18-0180
ADDRESS: 10634 REYNOLDS COURT
ELLICOTT CITY, MD 21042
PERMIT No.: B23001173

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



SURVEYOR'S CERTIFICATE

THIS WALLCHECK WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS, ETC. OF RECORD, SOME OR ALL OF WHICH MAY OR MAY NOT BE SHOWN AND/OR REFERENCED HEREON. BEARINGS AND DISTANCES OF THE PROPERTY BOUNDARY LINES SHOWN HEREON ARE PER AVAILABLE RECORDS AND HAVE NOT BEEN FIELD VERIFIED.
THIS IS NOT A "LOCATION DRAWING" AND IS NOT TO BE USED FOR SETTLEMENT PURPOSES.

Michael Joe Boyce
21328 09/08/23
SIGNATURE: MICHAEL JOE BOYCE MD. LIC NO. DATE

WALLCHECK
LOT 3
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25765
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

DATE: 09/08/2023
CHK'D: M.J.B.

SCALE: 1" = 40'
JOB NO: 3502

FILE: WC LOT 3
DRAWN: R.C.K.

REYNOLDS COURT

10' PUBLIC TREE
MAINTENANCE &
UTILITY EASEMENT

LOT 4

LOT 2

LOT 3
(44,673 SQ. FT.)

NON-BUILDABLE
PRESERVATION
PARCEL A
TO BE DEDICATED TO HOWARD COUNTY,
MARYLAND DEPARTMENT OF RECREATION
AND PARKS

Wall Check
OK
012 10-24-23

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 27th day of September, among Michael Trivino and Sharon Trivino, 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 Lot 3 10634 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 # 148, Deed Reference # 25764-68 and Tax Account # 603413 ("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 TNTLP-750 GPD

NOW, THEREFORE, the parties hereto agree as follows:

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

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

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

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

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

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

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

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

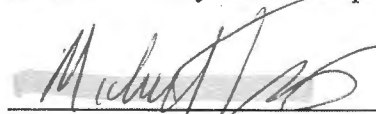
H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

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

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

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

 9/27/23
Howard County Health Department

 9/22/23
Owner #1 Signature Date

Michael Trivino
Owner #1 Print Name

 9/22/23
Owner#2 Signature Date

Sharon P. Trivino
Owner #2 Print Name

Buyer #1 Signature Date

Buyer #1 Print Name

Buyer #2 Signature Date

Buyer #2 Print Name

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

LR - Agreement Recording Fee
1x 20.00 20.00

Name: trivino
Ref: 29

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Name: gao
Ref: 30

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Name: alexander
Ref: 31

LR - Agreement Surcharge
1x 40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Name: kundoor
Ref: 32

LR - Agreement Surcharge
1x 40.00 40.00

SubTotal:

Total:

CRD-Credit

Credit Card Confirmation : 017205

10/02/2023 11:18

for visiting us today~

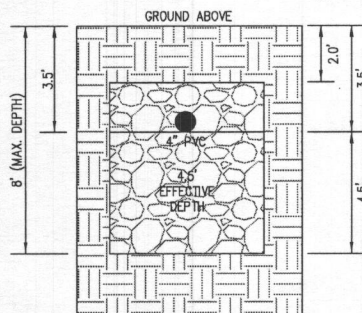
CC13-KS

LEGEND:

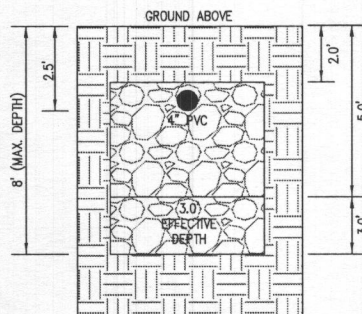
- BRL BUILDING RESTRICTION LINE
- WELL LOCATION
- T.W. TOP OF WALL
- G.F. GARAGE FLOOR
- B.F. BASEMENT FLOOR
- SCE STONE CONSTRUCTION ENTRANCE
- DW DRYWELL
- PASSED PERC LOCATION
- FAILED PERC LOCATION
- SEWAGE DISPOSAL AREA
- WELL BOX AREA
- PROPOSED TREE

INITIAL TRENCH DATA:

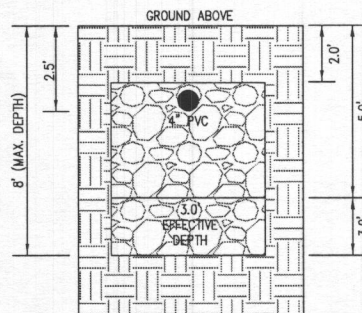
- BOTTOM MAX. DEPTH (8')
- TRENCH 1 (T1): 47.50 L.F.
GROUND ABOVE = 458.20'
INV. IN = 454.70'
BOTTOM TRENCH = 450.20'
- TRENCH 2 (T2): 47.50 L.F.
GROUND ABOVE = 457.60'
INV. IN = 454.10'
BOTTOM TRENCH = 449.60'
- TRENCH 3 (T3): 47.50 L.F.
GROUND ABOVE = 455.60'
INV. IN = 452.10'
BOTTOM TRENCH = 447.60'



INITIAL SYSTEM
TRENCH DETAIL (T1) THRU (T3)
(NOT TO SCALE)



1ST REPLACEMENT SYSTEM
TRENCH DETAIL (T4) AND (T5)
(NOT TO SCALE)



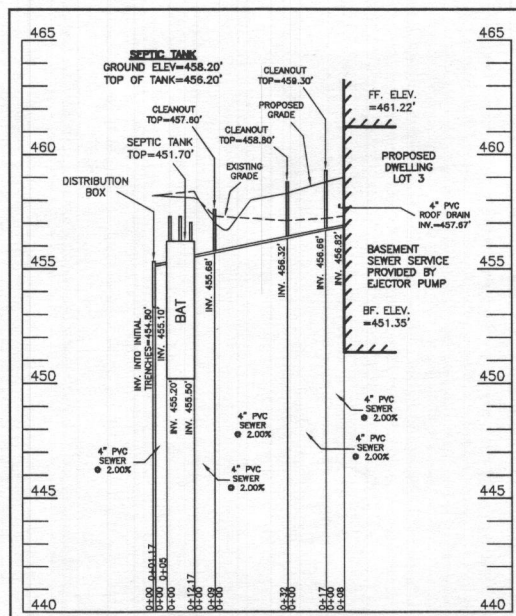
2ND REPLACEMENT SYSTEM
TRENCH DETAIL (T6) THRU (T8)
(NOT TO SCALE)

HOUSE OPTIONS:

HOUSE TYPE: KALORAMA (MODERN FARMHOUSE)

- TWO CAR SIDE ENTRY GARAGE
FINISHED LOWER LEVEL
DAYLIGHT BASEMENT
MORNING KITCHEN
ADDITIONAL TWO CAR FRONT ENTRY GARAGE
POWDER ROOM - FINISHED LOWER LEVEL
STUDY IN LIEU OF LIVING ROOM/FLEX ROOM
GRAND MULTI-GEN SUITE ADDITION
OPTIONAL DROP ZONE
EXPANDED CLOSET
ALTERNATE KITCHEN ISLAND
PLANNING CENTER
FINISHED THIRD FLOOR WALK-UP SPACE W/ HALF BATH
FINISHED BASEMENT UNDER GRAND MULTI-GEN
WET BAR
MEDIA ROOM
LUXURY OUTDOOR LIVING SPACE
DAYLIGHT WINDOW/ WELL
DOUBLE WIDE TAIL REAR OF DRIVEWAY

- OPTION No. 012
OPTION No. 013
OPTION No. 048260
OPTION No. 263019
OPTION No. 263036
OPTION No. 263038
OPTION No. 263075
OPTION No. 263081
OPTION No. 263111
OPTION No. 263149
OPTION No. 263165
OPTION No. 543
OPTION No. 851



SEPTIC SYSTEM PROFILE
SCALE = HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SEWAGE DISPOSAL SYSTEM DATA (6 BDRM)

- PROPOSED INVERT AT FOUNDATION WALL: 456.82'
- EX. GRADE OVER TANK: 458.30'
PROPOSED GRADE OVER TANK: 458.20'
INVERT IN: 455.50' INVERT OUT: 455.20'
 - DISTRIBUTION BOX
EXISTING GRADE OVER TANK: 458.20'
PROPOSED GRADE OVER TANK: 458.20'
INVERT IN: 455.10' INVERT OUT: 454.80'
 - INITIAL TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD + 0.8 APP. RATE = 1,125 SF
USE 3' WIDE TRENCH WITH 54" GRAVEL BELOW PIPE
13' MIN. SPACING BETWEEN TRENCH EDGES
1,125 SF x 3' WIDTH = 375 LF x 0.38 (SIDEWALL REDUCTION) = 142.50 LF MIN.
USE 3 47.50' LONG TRENCHES = 142.50 LF
 - 1ST REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD + 1.2 APP. RATE = 750 SF
USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
750 SF x 3' WIDTH = 250 LF x 0.50 (SIDEWALL REDUCTION) = 125.00 LF MIN.
USE 2 62.50' LONG TRENCHES = 125.00 LF
 - 2ND REPLACEMENT TRENCH DESIGN (6 BDRM x 150 GPD/BDRM = 900 GPD)
900 GPD + 0.8 APP. RATE = 1,125 SF
USE 3' WIDE TRENCH WITH 66" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
1,125 SF x 3' WIDTH = 375 LF x 0.50 (SIDEWALL REDUCTION) = 187.50 LF MIN.
USE 3 62.50' LONG TRENCHES = 187.50 LF



WELL LOCATION CERTIFICATION:

THE EXISTING WELL SHOWN FOR LOT 3 (TAG NO. HO-18-0180) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.

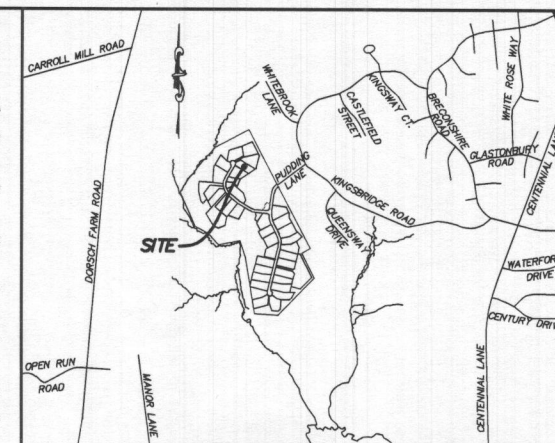
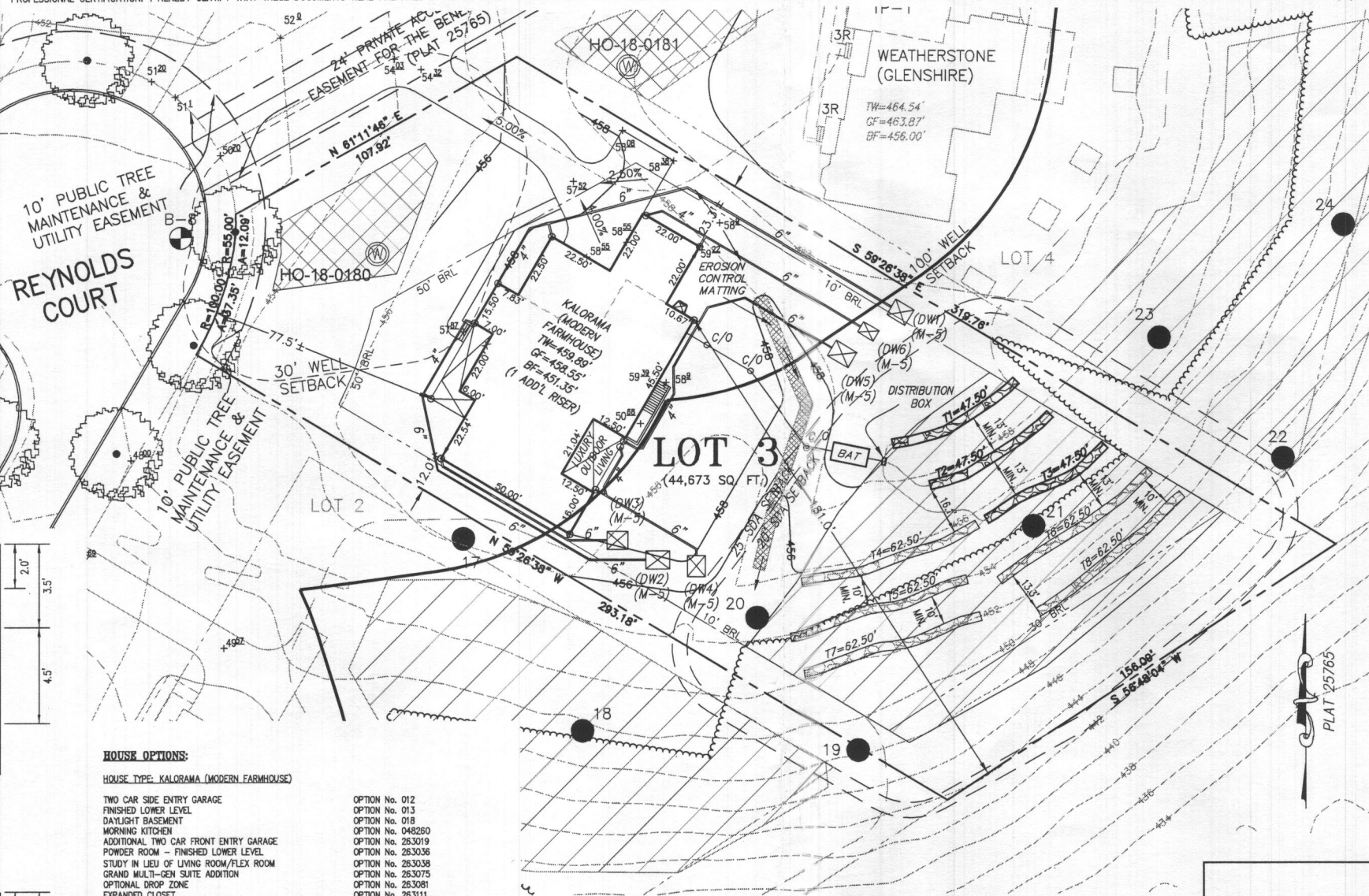
SITE PLAN FOR BAT INSTALLATION
LOT 3
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25767
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND
ADDRESS: 10634 REYNOLDS COURT
ELLICOTT CITY, MARYLAND 21042

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

DATE: 03/28/2023 SCALE: 1" = 30' FILE: BAT LOT 3
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.

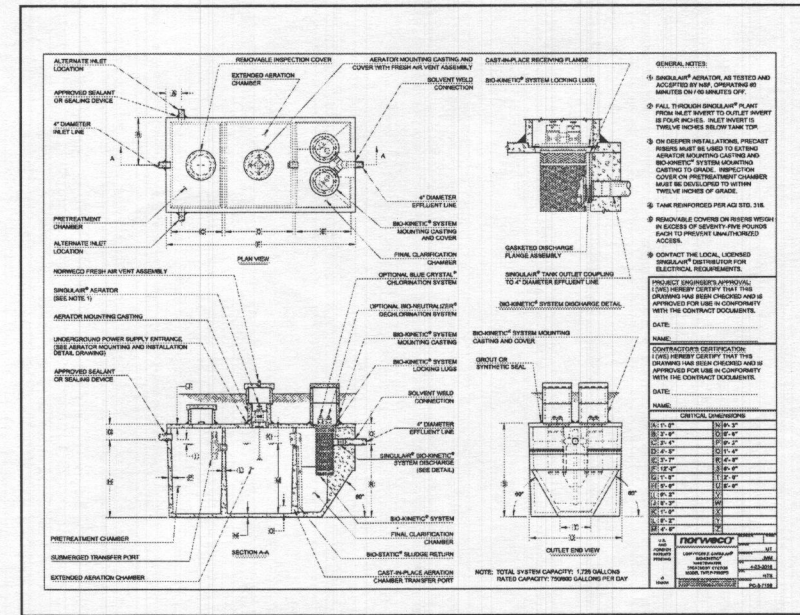
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/25.



VICINITY MAP
1" = 1000'

GENERAL NOTES:

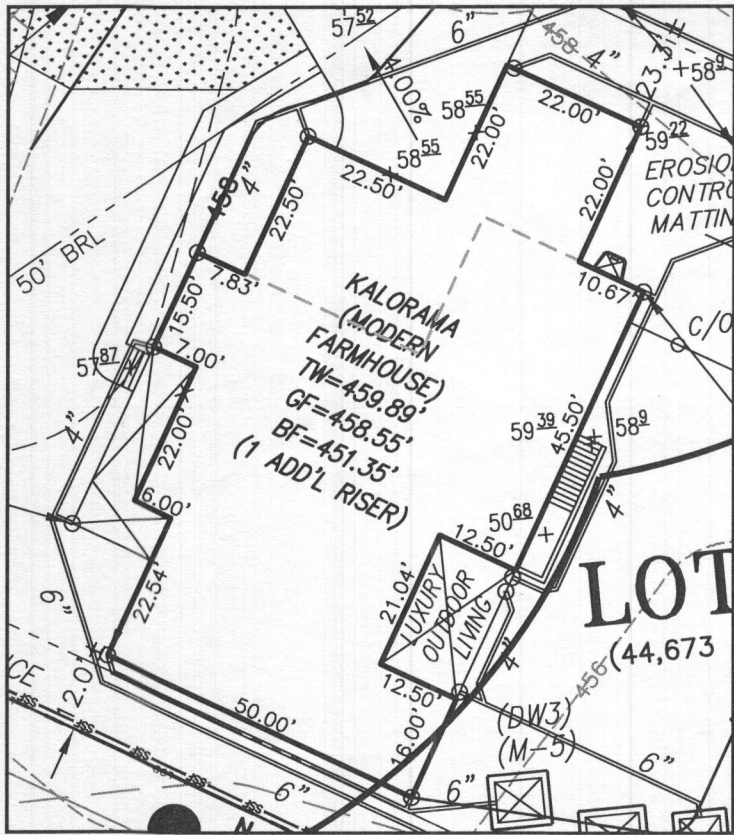
- THESE AREAS DESIGNATE A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA 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.
- BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
- ANY CHANGES 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 EARTH COVER OVER THE TANK IS THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY GS. 2' CONTOUR INTERVAL AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY 2014.



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 1/8/25.

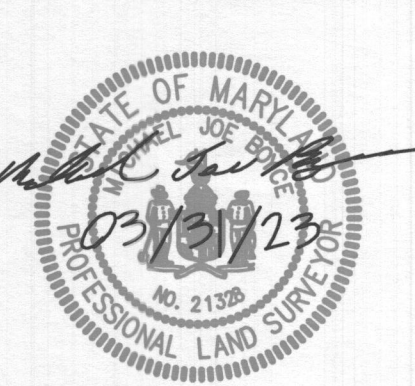
- LEGEND:
- BRL BUILDING RESTRICTION LINE
 - W WELL LOCATION
 - T.W. TOP OF WALL
 - G.F. GARAGE FLOOR
 - B.F. BASEMENT FLOOR
 - PASSED PERC LOCATION
 - FAILED PERC LOCATION
 - SEWAGE DISPOSAL AREA
 - WELL BOX AREA
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMITS OF DISTURBANCE
 - PROPOSED TREE
 - SCE STONE CONSTRUCTION ENTRANCE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 33,475 SQ. FT.



HOUSE ENLARGEMENT
NOT TO SCALE

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



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- OPTION No. 263149
- OPTION No. 263177
- OPTION No. 263381
- OPTION No. 263386
- OPTION No. 561
- OPTION No. 562
- OPTION No. 263165
- OPTION No. 543
- OPTION No. 851

PLOT PLAN
LOT 3
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25767
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

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6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

DATE: 03/14/2023 SCALE: 1" = 40' FILE: PP LOT 3 - KALORAMA M.F._rev1
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.