

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: 2-16-14

ONSITE SEWAGE DISPOSAL SYSTEM

P 546251

INSTALLATION
APPROVAL DATE: _____

A _____

PERMIT CONSTRUCTION

PROPERTY ADDRESS: 6827 Winding Stream Way

SUBDIVISION: Owings Property

LOT: 17 TAX ID: 05-594994

CONTRACTOR: Fogle's Septic Clean Inc.

EMAIL: kurt@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784

PHONE: 410-795-5670

PROPERTY OWNER: _____

EMAIL: _____

OWNER ADDRESS: Steuart -Kret Homes

PHONE: 410-312-5163

7090 Samuel Morse Drive, Columbia, MD 21046

BAT UNIT MODEL: Advantex AX 20 Mode 3a

BAT UNIT SIZE: _____

PUMP CHAMBER CAPACITY (GALLONS): _____

PUMP SIZE: _____

NUMBER OF BEDROOMS: 4

HOUSE SQ. FT. _____

APPLICATION RATE: _____

DISTRIBUTION SYSTEM: GRAVITY FED ☒

LOW PRESSURE DOSED ☐

TRENCHES:	LINEAR FEET REQUIRED: <u>See Bat Plan</u>	INLET DEPTH: <u>See Bat Plan</u>
	TRENCH WIDTH: <u>See Bat Plan</u>	MAXIMUM BOTTOM DEPTH: <u>See Bat Plan</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>See Bat Plan</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>See Bat Plan</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 plan.	

ISSUED BY: Robert Bricker

ISSUE DATE: _____

EXPIRATION DATE: _____

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

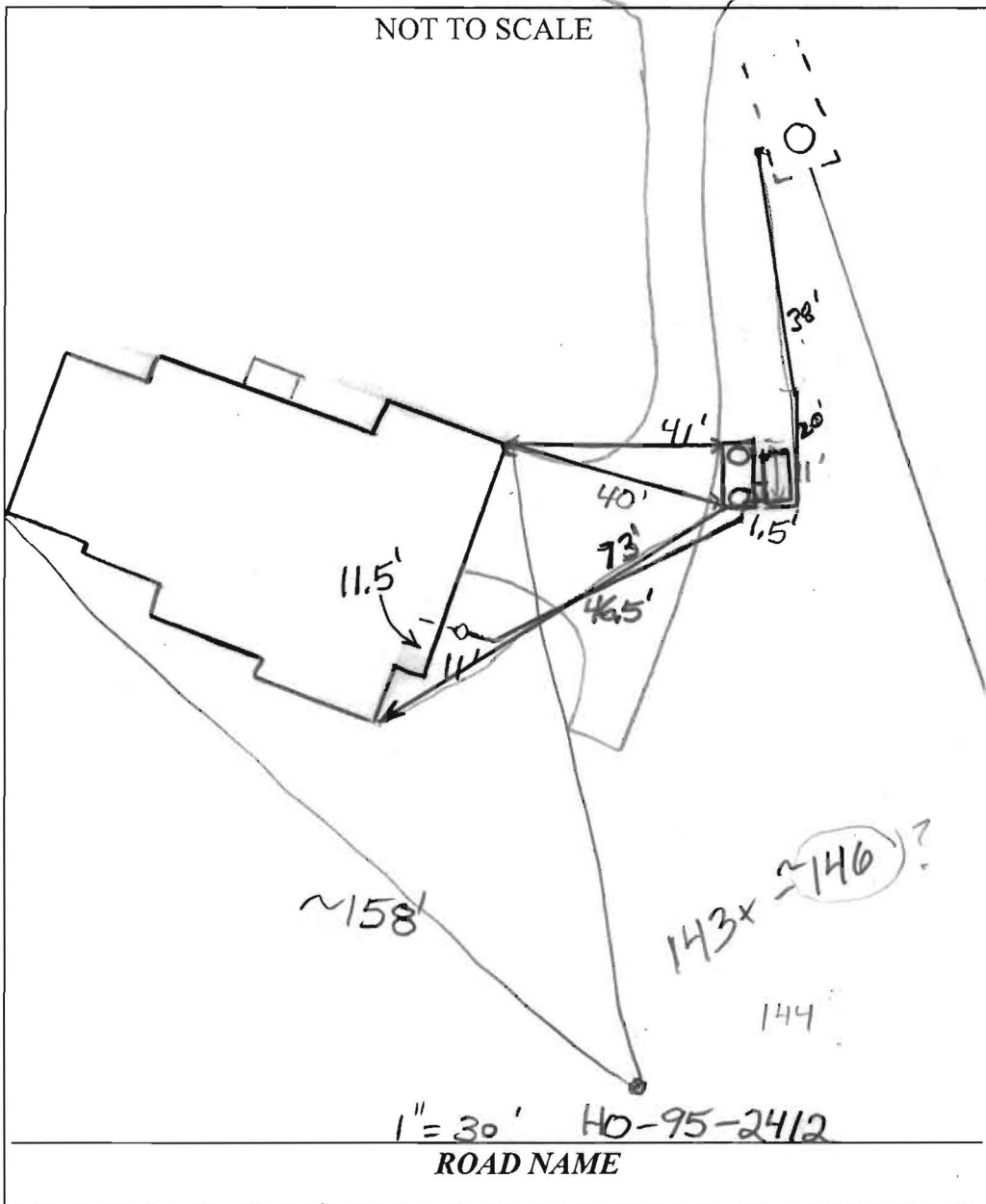
NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

**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



TRENCH/DRAINFIELD DATA

WIDTH INLET BOTTOM

NUMBER OF TRENCHES
TOTAL LENGTH
ABSORPTION AREA
DISTRIBUTION BOX LEVEL
DISTRIBUTION BOX BAFFLE
DISTRIBUTION BOX PORT

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL Yes
MANUFACTURER Advantex AX20
CAPACITY 1500 GAL
SEAM LOC Top
TANK LID DEPTH 2.5-3'
BAFFLES Front?
BAFFLE FILTER ?
MANHOLE LOC Front+Rear
6" PORT LOC None
WATERTIGHT TEST No
SLOTTED ?
DATE ON LID 2/28/2014

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:

INSTALLATION: 5/14/14 Need house connection.
5/20/14 No one on-site. Part of BAT unit set. Still need
4" plumbing from tank to grinder pit (Kw) 5/22/14 4" plumbing
installed from BAT unit to grinder pit. Need start-up of BAT
unit and grinder pump prior to final approval (Kw)
6/13/14 No one on-site. BAT start-up called for info. (Kw)

FINAL INSPECTOR DATE OF APPROVAL



Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

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www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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 1st day of April 2014, among
SK Homes at Highland Owings, LLC, 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
6827 Winding Stream Lane, Highland, MD 20777, in the 5th 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 13705 Folio 310.

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.

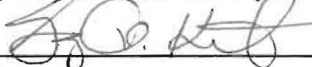
H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

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.

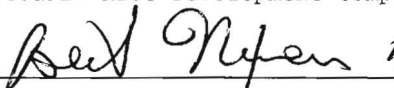
IN WITNESS WHEREOF, the parties have signed and sealed this agreement on the date indicated above.

SK Homes at Highland Owings, LLC
by Steuart Kret Development Co., its sole member

 4/1/2014

Owner Date

Gary A. Kret, President
Steuart Kret Development Company

 4/14/2014

Howard County Health Department

Owner Date

STEUART KRET HOMES
ADDENDUM-SHARED SEWAGE DISPOSAL FACILITY
LOTS 17, 18, 19, 20

In reference to the Agreement of Sale dated 20 of April, 2013, between **SK Homes at Highland Owings, LLC** (hereinafter called the "Seller"), and Omar and Homayara Aziz hereinafter called the "Purchaser"), for the purchase and sale of the property located at 62827 Winding Stream Lane Highland MD 20777 Lot 17, of the subdivision known as **OWINGS PROPERTY** in **Howard County, Maryland** (hereinafter called the "Agreement"). Unless the context otherwise requires, the terms used in this Amendment that are defined in the Agreement shall have the same meaning as provided in the Agreement.

THE AGREEMENT IS HEREBY AMENDED AS FOLLOWS:

Purchaser acknowledge that they have been informed that the Property will be served by a Shared Sewage Disposal Facility (the "Facility") as defined in Section 18.1200 et seq. of the Howard County Code, authorized pursuant to Title 26, Subtitle 4 of the Code of Maryland Regulations ("COMAR"). The Property is subject to a Declaration of Covenants, Conditions, Right-of-Entry, and Restrictions for Shared Sewage Disposal Facility in Owings Property Subdivision (the "Shared Septic Declaration"), dated November 12, 2012, and recorded at Liber 14614 Folio 001 among the Land Records of Howard County, Maryland. It is the Purchaser's responsibility to abide by all the terms of the Shared Septic Declaration, including but not limited to the responsibilities and obligations stated in Section 3 of the Shared Septic Declaration. Purchaser acknowledges that it has received a copy of the Shared Septic Declaration.

Seller shall operate the Facility, at its expense, until Howard County accepts the Facility and the responsibility for its operation. Once Howard County accepts the operation of the Facility, Seller will no longer operate the Facility, and the Purchaser and other owners of lots in the Owings Property Subdivision will be responsible for the payment of a Facility Fee as defined in the Shared Septic Declaration. Seller's current contract to operate the Facility is \$535.00/lot/year, excluding electricity and replacement costs. Accordingly, Seller estimates a Facility Fee of approximately \$535.00/lot/year at the time the operation is transferred to Howard County. However, Seller does not guarantee the estimated amount of the Facility Fee, such amount being subject to change from time to time.

Purchaser acknowledges that it has been informed that the home on Lot 17 shall be limited to five (5) bedrooms. Purchaser is prohibited from adding any bedrooms to the home. Any and all other additions to the home are subject to approval by the Covenants Committee of the Highland Owings Homeowners Association and by any applicable state or local authorities.

By signing below, Purchaser acknowledges that Seller has disclosed the information set forth in this Addendum.

This Amendment is made pursuant to Paragraph 33(g) of the Agreement and carries the same force and effect as the Agreement. If any term or condition contained herein conflicts with the Agreement, then this Amendment shall control. Except as herein amended, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect. All capitalized terms contained in this Addendum and not defined herein shall have those meanings assigned to them in the Agreement.

SELLER:

SK HOMES AT HIGHLAND OWINGS, LLC
 by Stuart Kret Development Company,
 its sole member

By:

Name: Gary A. KretTitle: PresidentDate: APR 30 2013

PURCHASER:

Signature

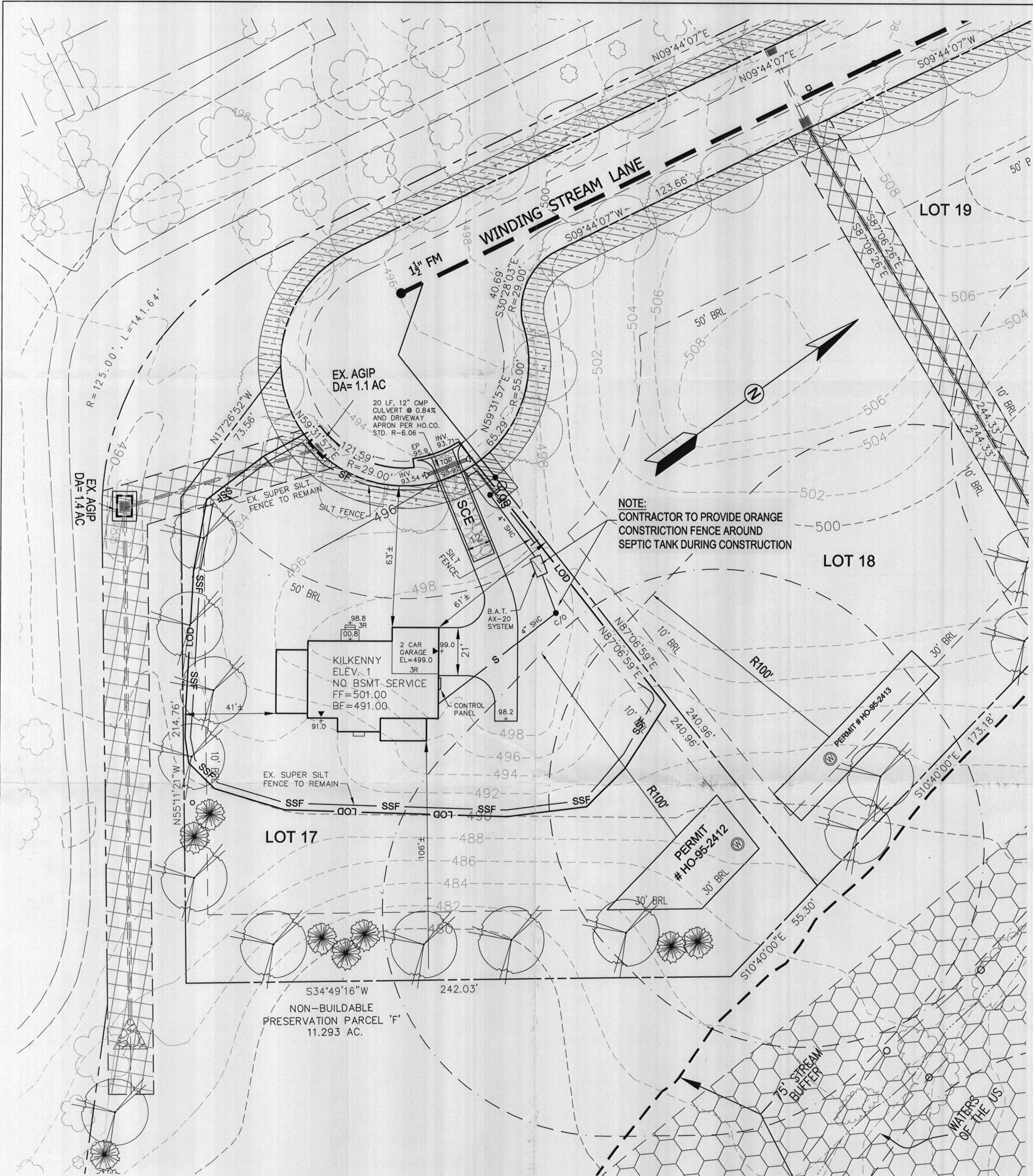
Date

Print Name

Signature

Date

Print Name



SITE PLAN
SCALE: 1"=30'

Approved Septic System Plan
Howard County Health Department
Signature: [Signature] Date: 4/18/14

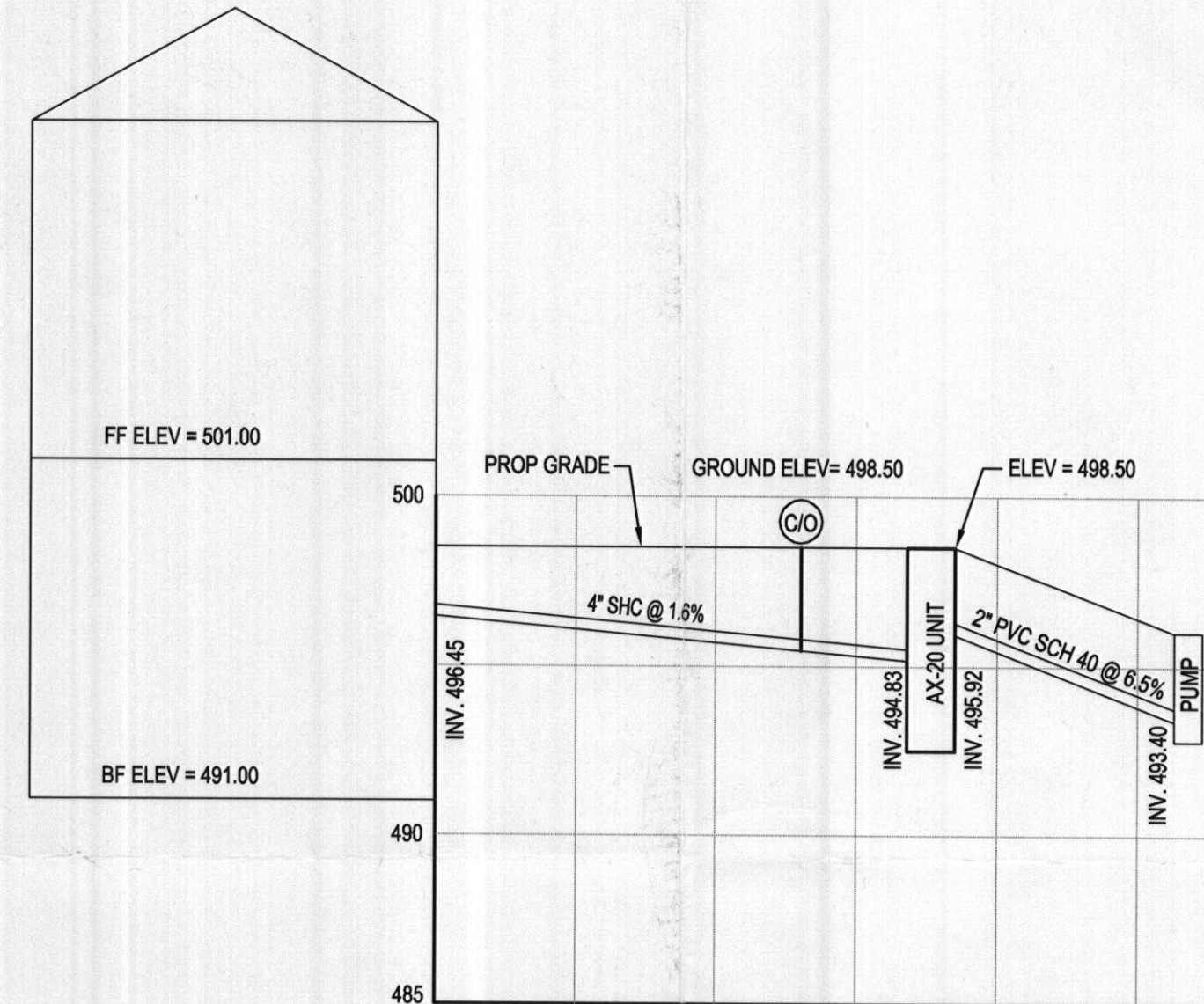
ELEVATION		
HOUSE	GROUND OVER INVERT OUT	498.50
	INV. OUT	496.45
BAT AX-20 SYSTEM	GROUND OVER BAT SYSTEM	498.50
	INV. IN	494.83
	INV. OUT	495.92
PUMP	INV. IN	493.40
	INV. OUT	493.30
AT FORCEMAIN	INV. IN	493.10

NOTE: BASEMENT WILL NOT DRAIN BY GRAVITY

ADDITIONAL INFORMATION	
VOLUME OF SHARED SYSTEM GRINDER BELOW ALARM LEVEL	70 GAL
DOSE VOLUME FROM AX-20 DISCHARGE CHAMBER	32 GAL

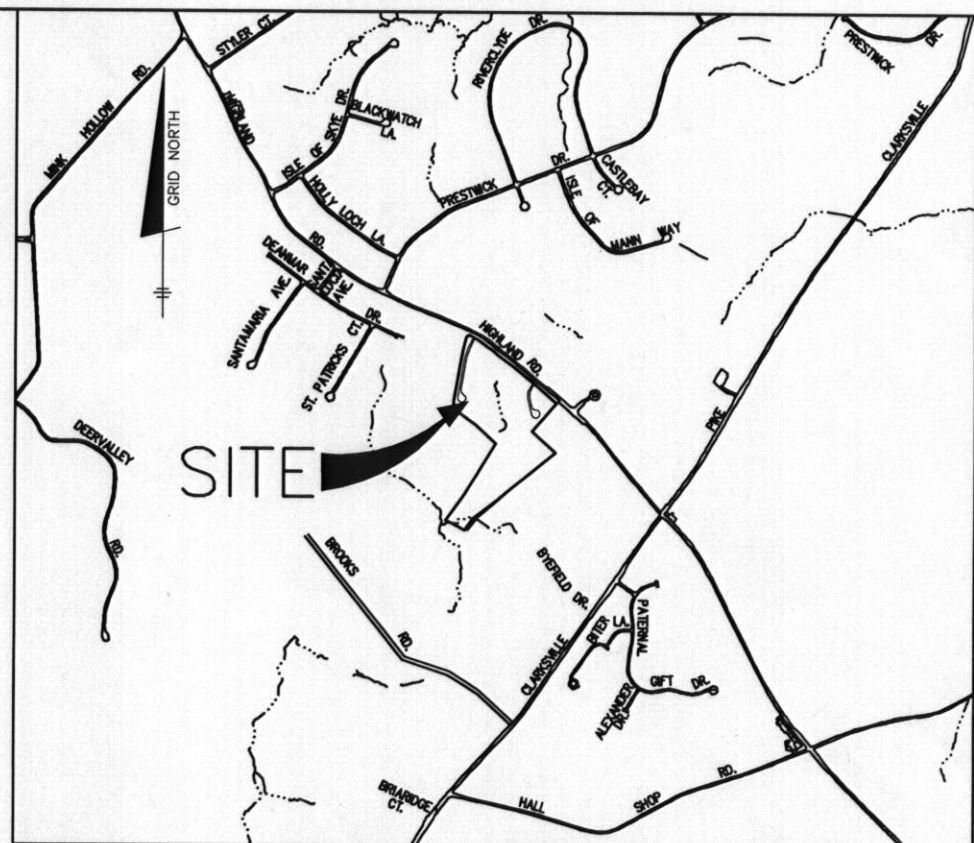
REQUIRED BAT SITE PLAN NOTES

- 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 AND CONCRETE TANK PER THE MANUFACTURER'S SPECIFICATION IS 8 FEET. EXCAVATE A MINIMUM OF 2.0' OUT LATERALLY FROM ALL SIDES OF CONCRETE TANK.
- FIBER GLASS TREATMENT TANK WILL BE FLUSH WITH EXISTING/PROPOSED GRADE.
- BAT SYSTEM WILL COMPLY WITH ALL MAUNFACTURER GUIDELINES AND REQUIREMENTS.
- 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. (SEE LOCAL DISTRIBUTOR ABOVE)
- 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 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.



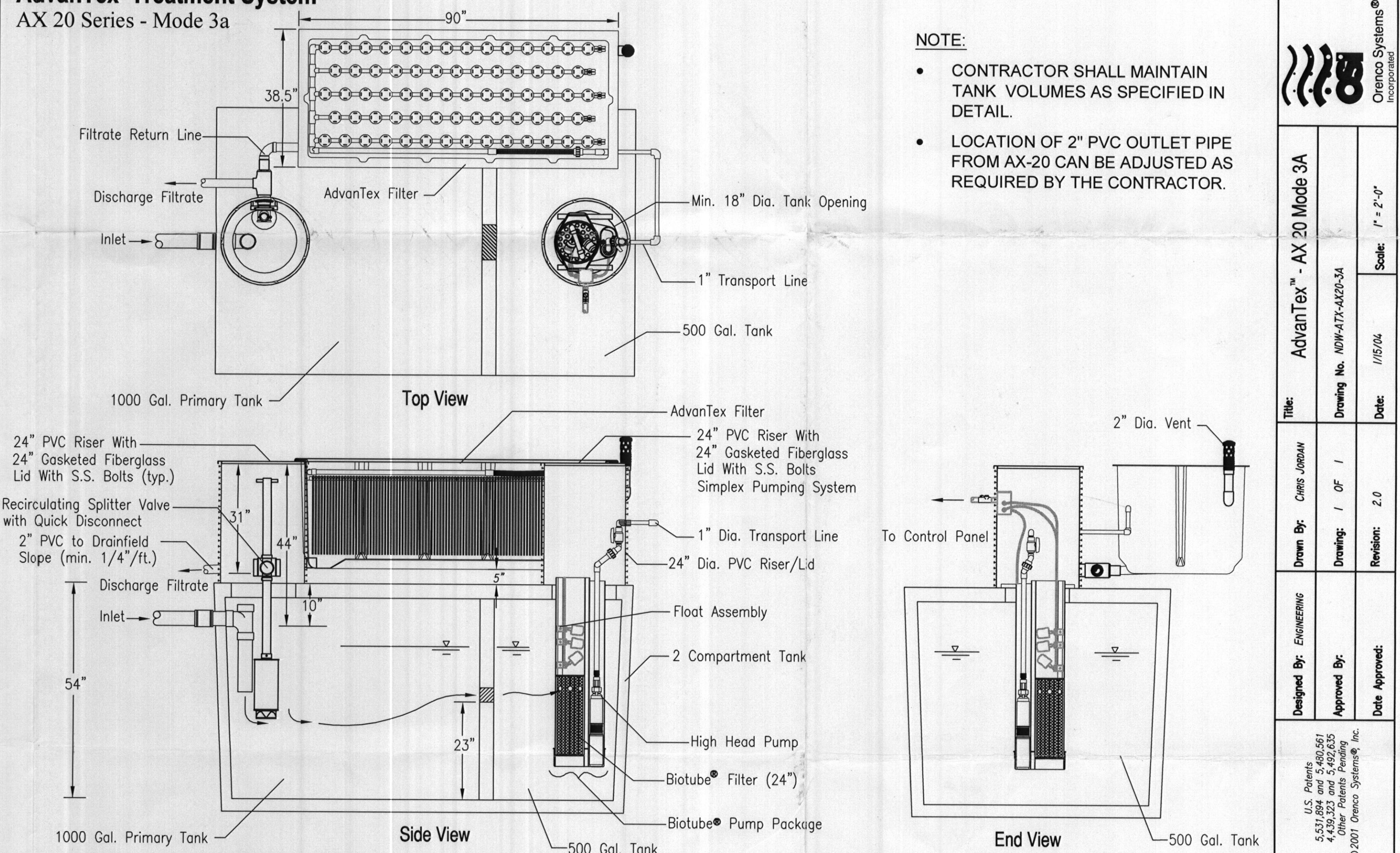
SHC PROFILE

SCALE:
1"=30' (H), 1"=5' (V)



VICINITY MAP
MAP# 5051, GRID: F-1
SCALE: 1" = 2000'

AdvanTex™ Treatment System
AX 20 Series - Mode 3a



GENERAL NOTES (LOT 17):

- STORMWATER MANAGEMENT IS PROVIDED IN THE MD-378 POND, BUILT UNDER F-06-112.
- THE EXISTING WELL, TAG NO. HO-95-2412 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
- REFER TO CONTRACT DRAWINGS 50-4436-D FOR SEWER FORCE MAIN AND SHARED SEPTIC FIELD THAT SERVES THIS LOT.
- REFER TO GP-13-085 FOR ALL EROSION & SEDIMENT CONTROL MEASURES.
- TOTAL DISTURBED AREA: 27,180 SF

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31042 EXPIRATION DATE: 02/18/15"



OWNER / DEVELOPER:
SK HOMES AT HIGHLAND OWINGS, LLC
7090 SAMUEL MORSE DRIVE
SUITE 500
COLUMBIA, MD 21046
301-870-5603

AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

SITE PLAN FOR BAT INSTALLATION
OWINGS PROPERTY, LOT 5
LOTS 17
6827 WINDING STREAM LANE, HIGHLAND, MD 20777
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.

PROJECT NO. 2011200.04
SCALE: AS SHOWN
DATE: 04/16/2014
DRAWN BY: HRP
CHECKED BY: SBP
SHEET: 1-1

APPROVED: FOR BEST AVAILABLE TECHNOLOGY (BAT) SYSTEM INSTALLATION ON LOT 17

HOWARD COUNTY HEALTH DEPARTMENT

DELEGATED APPROVING AUTHORITY

DATE