

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: 2-6-14

**ONSITE SEWAGE DISPOSAL SYSTEM**

P 546250

INSTALLATION  
APPROVAL DATE: 7/8/14 (Kmo)

# PERMIT CONSTRUCTION

A \_\_\_\_\_

PROPERTY ADDRESS: 6819 Winding Stream Way

SUBDIVISION: Owings Property

LOT: 18 TAX ID: 05-594995

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: 5-1-14

EXPIRATION DATE: 5-1-15

**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**

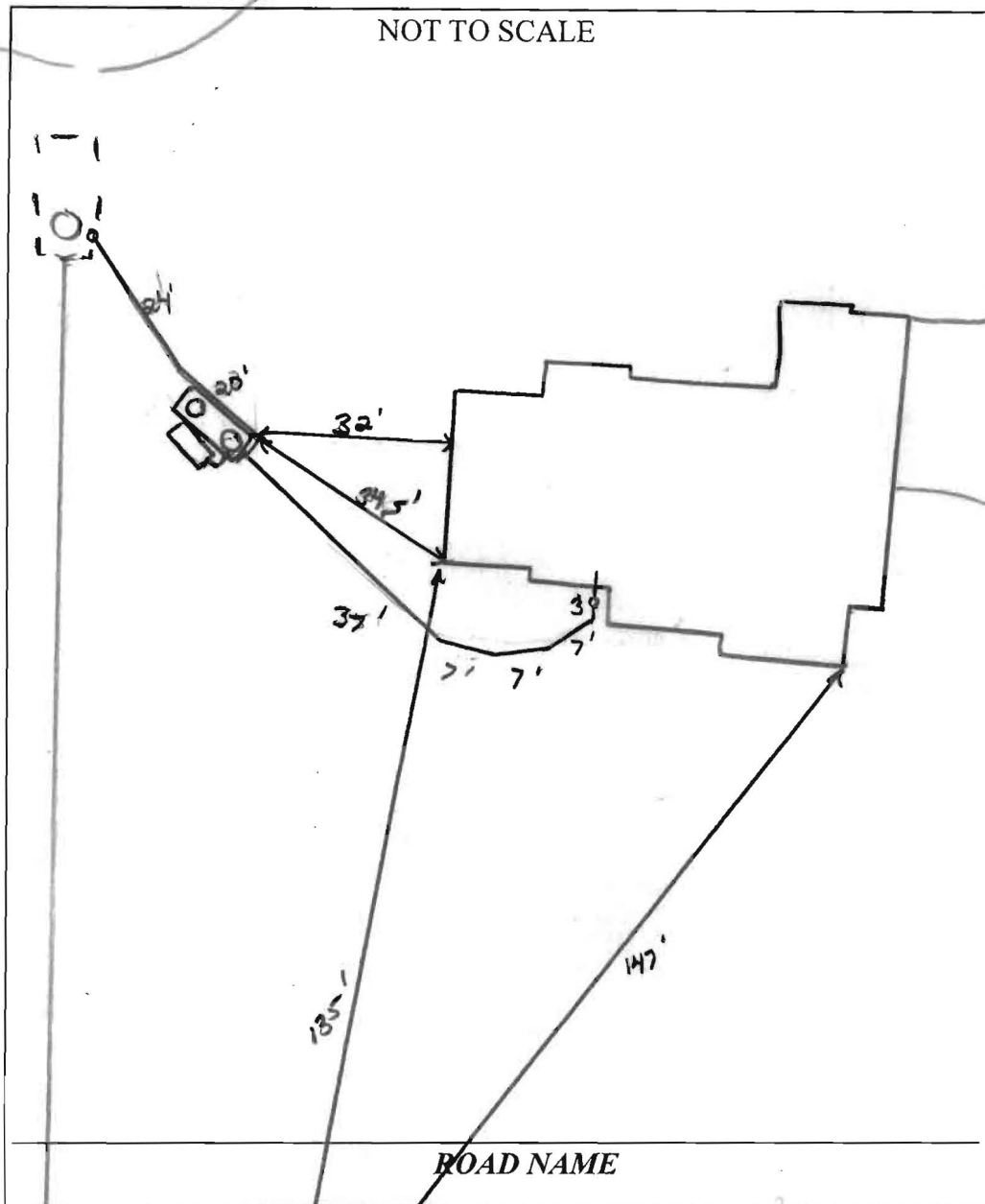
**NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM**

**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 I LEVEL Yes  
 MANUFACTURER Babylon  
 CAPACITY Advanta GAL  
 SEAM LOC Top  
 TANK LID DEPTH 3'  
 BAFFLES Yes  
 BAFFLE FILTER Yes  
 MANHOLE LOC Front/Rear  
 6" PORT LOC none  
 WATERTIGHT TEST -  
 SLOTTED Yes  
 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:

HO-95-2413

5/14/2014

INSTALLATION:

5/20/14 BAT unit set. No one on-site. 4" gravity sewer line installed from house to tank. Line covered. OK to continue. (KMD)

5/22/14 4" SHC explained in field w/ contractor. Told them line will be dug up next time. OK to cover. Need BAT & Grubber start-up (KMD)

FINAL INSPECTOR

*K. Kraft*

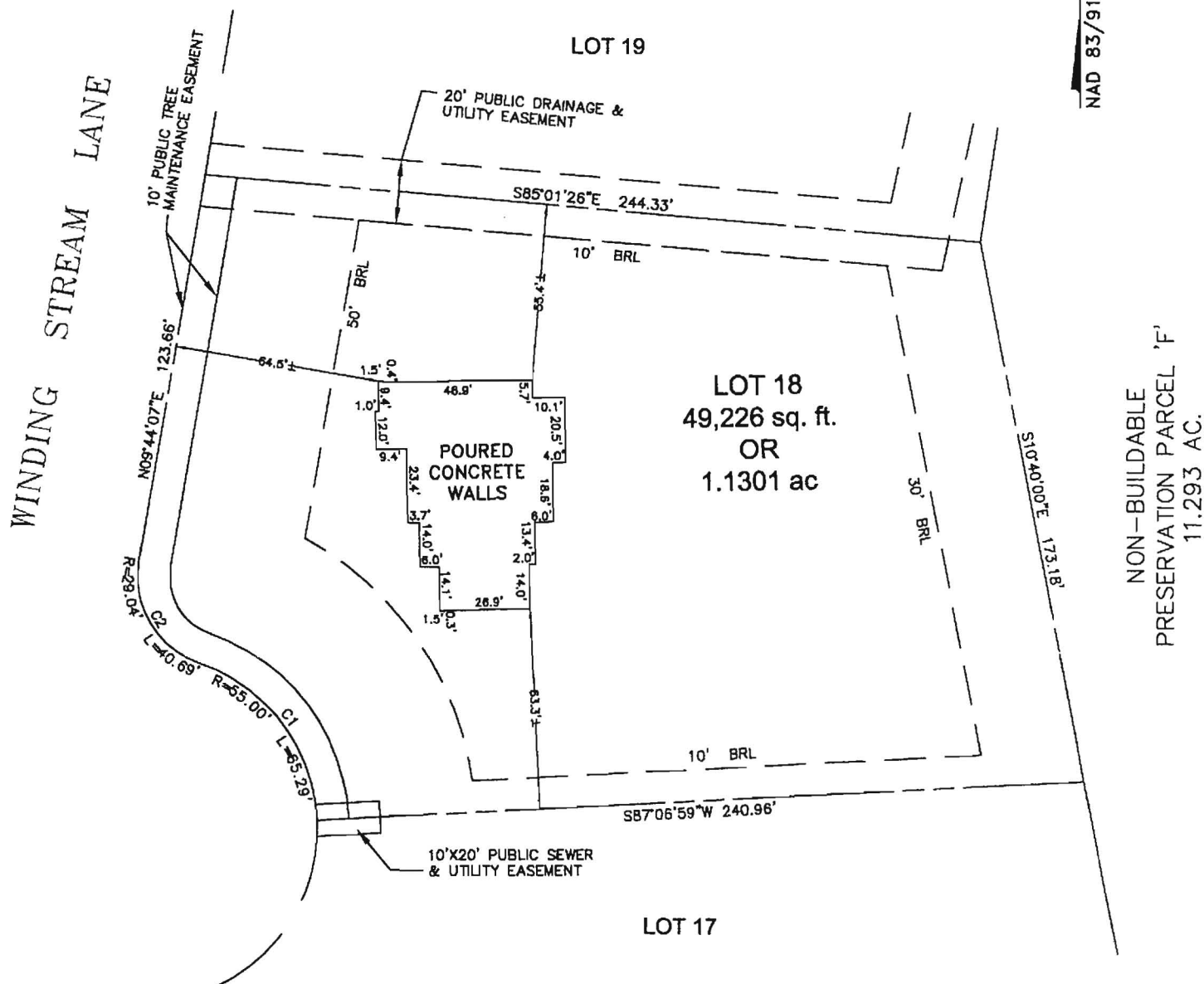
DATE OF APPROVAL

7/8/14

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD.DIST.	CHD.BRG.
C1	68°00'59"	55.00'	37.11'	65.29'	61.52'	N36°39'45"W
C2	80°16'52"	29.04'	24.49'	40.69'	37.44'	N30°28'03"W

watched  
OK  
JW 4/18/14

NAD 83/91



# FOUNDATION LOCATION SURVEY

ON

LOT 18

OWINGS PROPERTY, LOT 5

PLAT WAR 22220 - 22221

6819 WINDING STREAM LANE

HOWARD COUNTY, MARYLAND

JANUARY, 2014 SCALE: 1"=50'

I hereby state this plat represents a field run survey of the location of the foundation of the proposed building to the nearest tenth of a foot. The lot dimensions are depicted as per the current record plat and any encroachments by the newly constructed foundation on those recorded lines are shown hereon.

Clyde V. Kelly  
Professional Land Surveyor  
MD License No 10977

Date \_\_\_\_\_



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

DRAWN BY: MBS  
CHECKED BY: CVK  
FILE: WCHK - Lot 18



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

In reference to the Agreement of Sale dated 26 of April, 2013, between **SK Homes at Highland Owings, LLC** (hereinafter called the "Seller"), and Rahul + Shikha G. Khosla hereinafter called the "Purchaser"), for the purchase and sale of the property located at 6819 Winding Stream Lane Highland, MD 20717 Lot 18, 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 18 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:

Gary A. Kret  
President

Title: \_\_\_\_\_

Date: APR 30 2013

PURCHASER:

Signature

Date

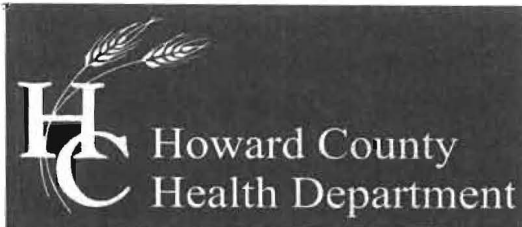
Print Name

Signature

Date

Print Name





Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
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)  
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 6819 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.

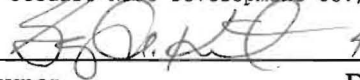
H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

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.

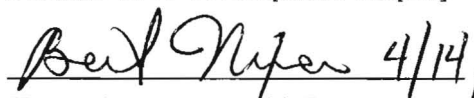
IN WITNESS WHEREOF, the parties have signed and sealed this agreement on the date indicated above.

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

 4/11/2014  
\_\_\_\_\_  
Owner Date

Gary A. Kret, President  
Steuart Kret Development Company

\_\_\_\_\_  
Owner Date

 4/14/2014  
\_\_\_\_\_  
Howard County Health Department

# Owings Property 8 Lots

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

The Thomas Dorsey Building  
9250 Bendix Road  
Columbia, MD 21045  
410-313-5650

=====

LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: SK Homes at  
Highland Owings LLC  
Reference/Control #: 92

LR - Agreement Surcharge	1x	40.00	40.00
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LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: SK Homes at  
Highland Owings LLC  
Reference/Control #: 93

LR - Agreement Surcharge	1x	40.00	40.00
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LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: SK Homes at  
Highland Owings LLC  
Reference/Control #: 94

LR - Agreement Surcharge	1x	40.00	40.00
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LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: SK Homes at  
Highland Owings LLC  
Reference/Control #: 95

LR - Agreement Surcharge	1x	40.00	40.00
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LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: SK Homes at  
Highland Owings LLC  
Reference/Control #: 96

LR - Agreement Surcharge	1x	40.00	40.00
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LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: SK Homes at  
Highland Owings LLC  
Reference/Control #: 97

LR - Agreement Surcharge	1x	40.00	40.00
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LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: SK Homes at  
Highland Owings LLC  
Reference/Control #: 98

LR - Agreement Surcharge	1x	40.00	40.00
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LR - Agreement Recording Fee	1x	20.00	20.00
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Grantor/Grantee Name: SK Homes at  
Highland Owings LLC  
Reference/Control #: 99

LR - Agreement Surcharge	1x	40.00	40.00
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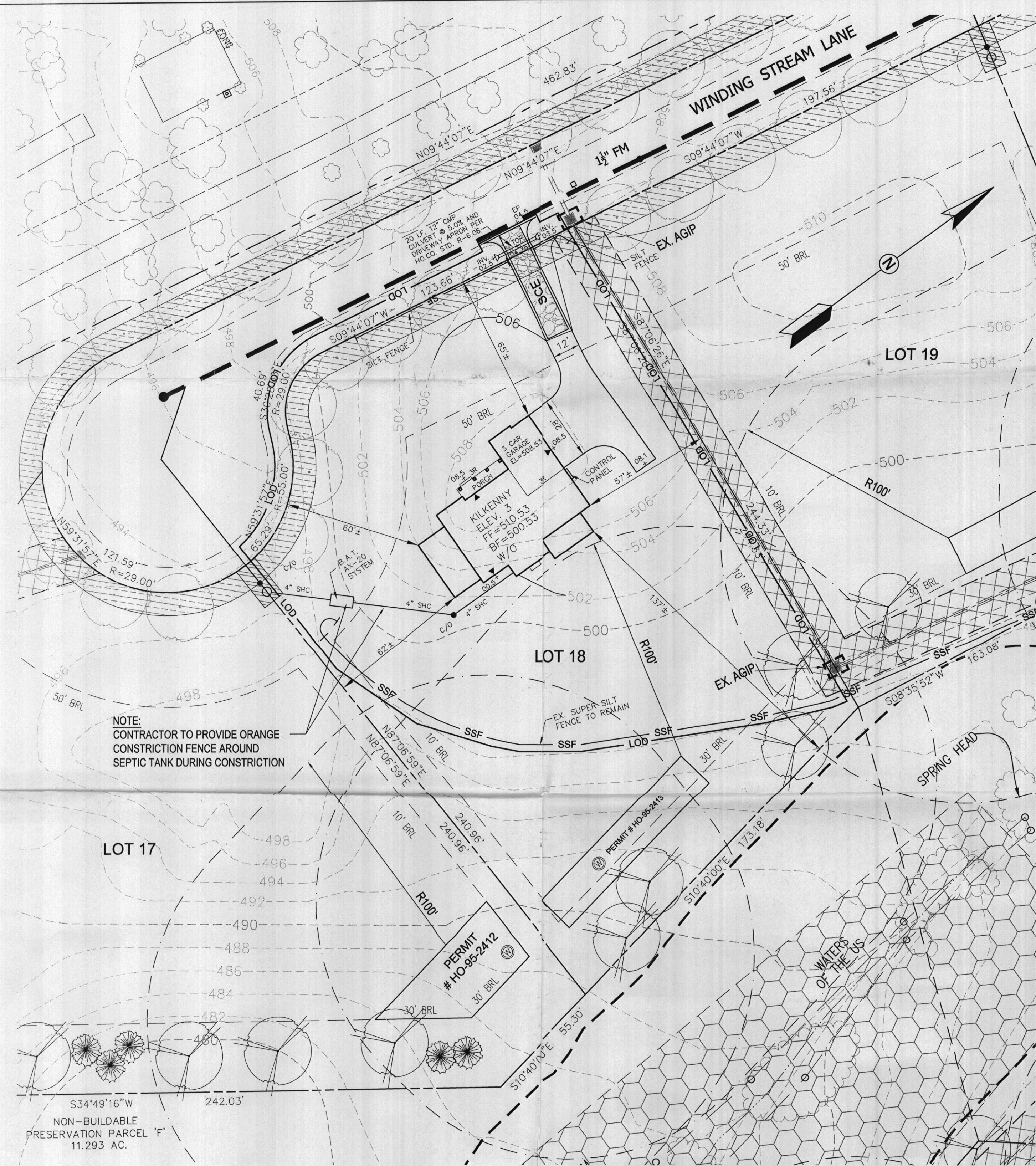
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SubTotal:	480.00
Total:	480.00

=====

REV-Cash	480.00
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**SITE PLAN**  
SCALE: 1"=30'

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

APPROVED: FOR BEST AVAILABLE TECHNOLOGY (BAT) SYSTEM  
INSTALLATION ON LOT 18

HOWARD COUNTY HEALTH DEPARTMENT

DELEGATED APPROVING AUTHORITY

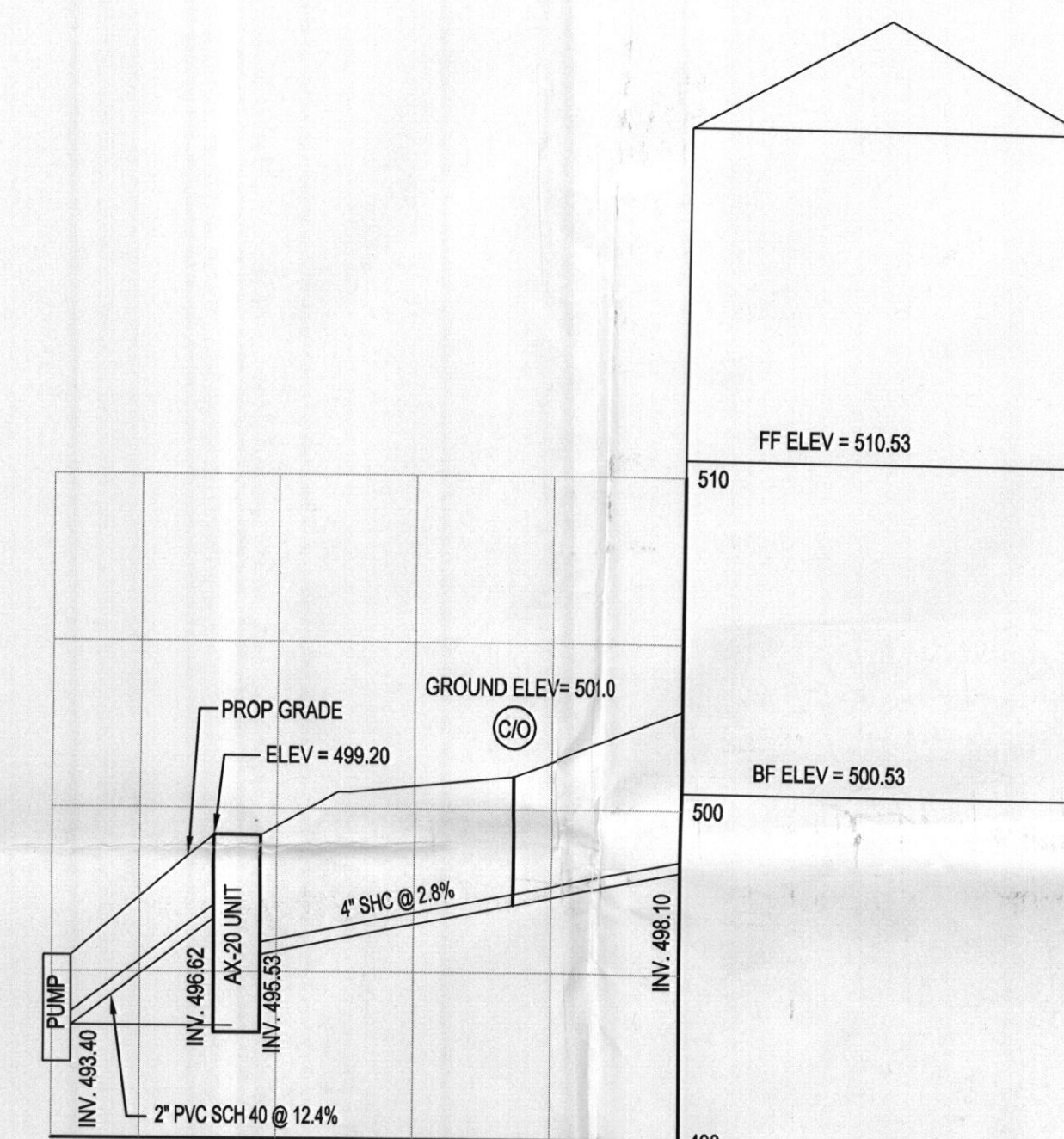
DATE

ELEVATION		
HOUSE	GROUND OVER INVERT OUT	503.00
	INV. OUT	498.10
BAT AX-20 SYSTEM	GROUND OVER BAT SYSTEM	499.20
	INV. IN	495.53
PUMP	INV. OUT	498.62
	INV. IN	493.40
AT FORCE MAIN	INV. IN	493.10

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**

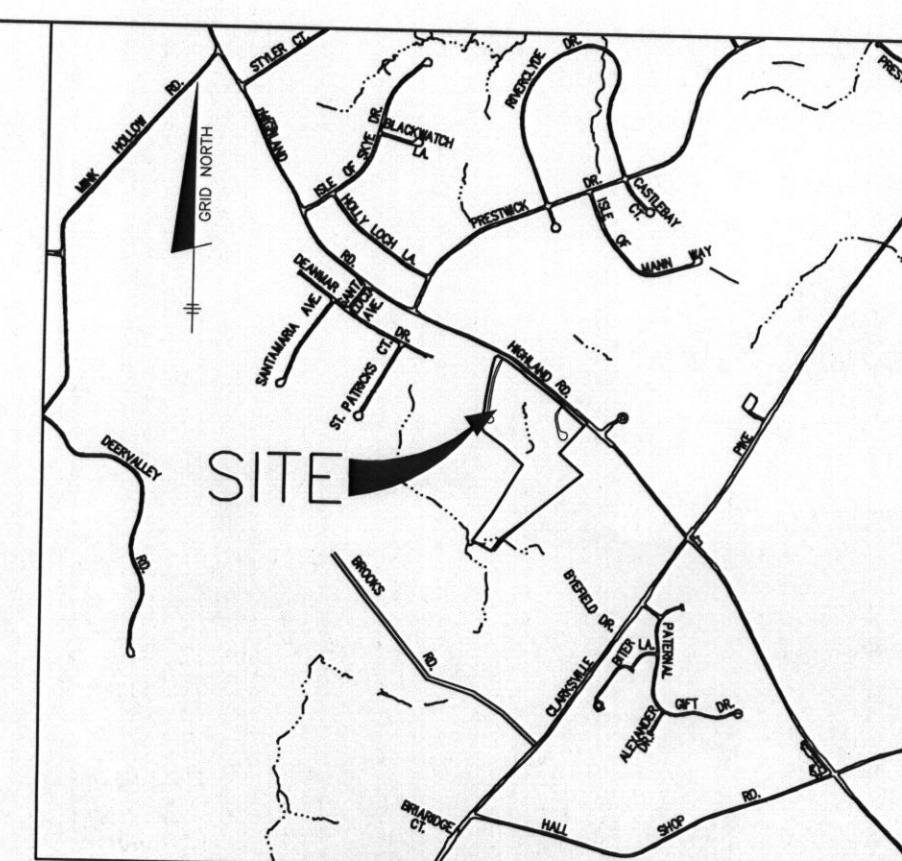
- ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
- THE MAXIMUM DEPTH OF THE BAT AND CONCRETE TANK PER THE MANUFACTURER'S SPECIFICATION IS 8 FEET. EXCAVATE A MINIMUM 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)



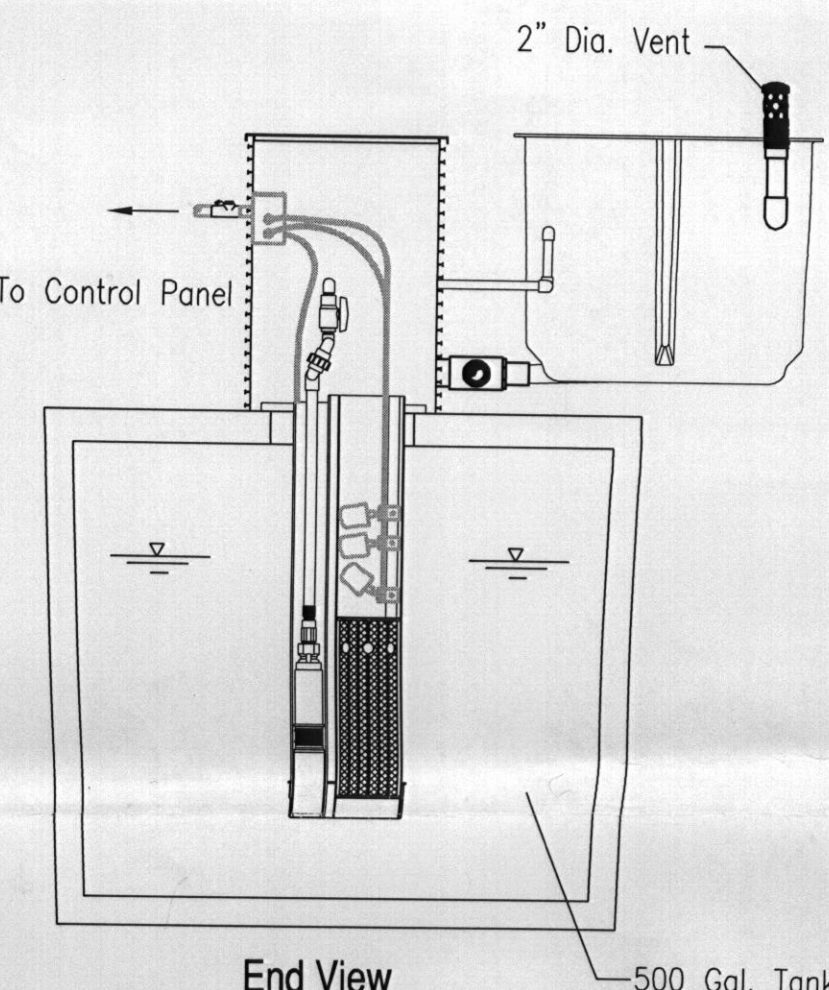
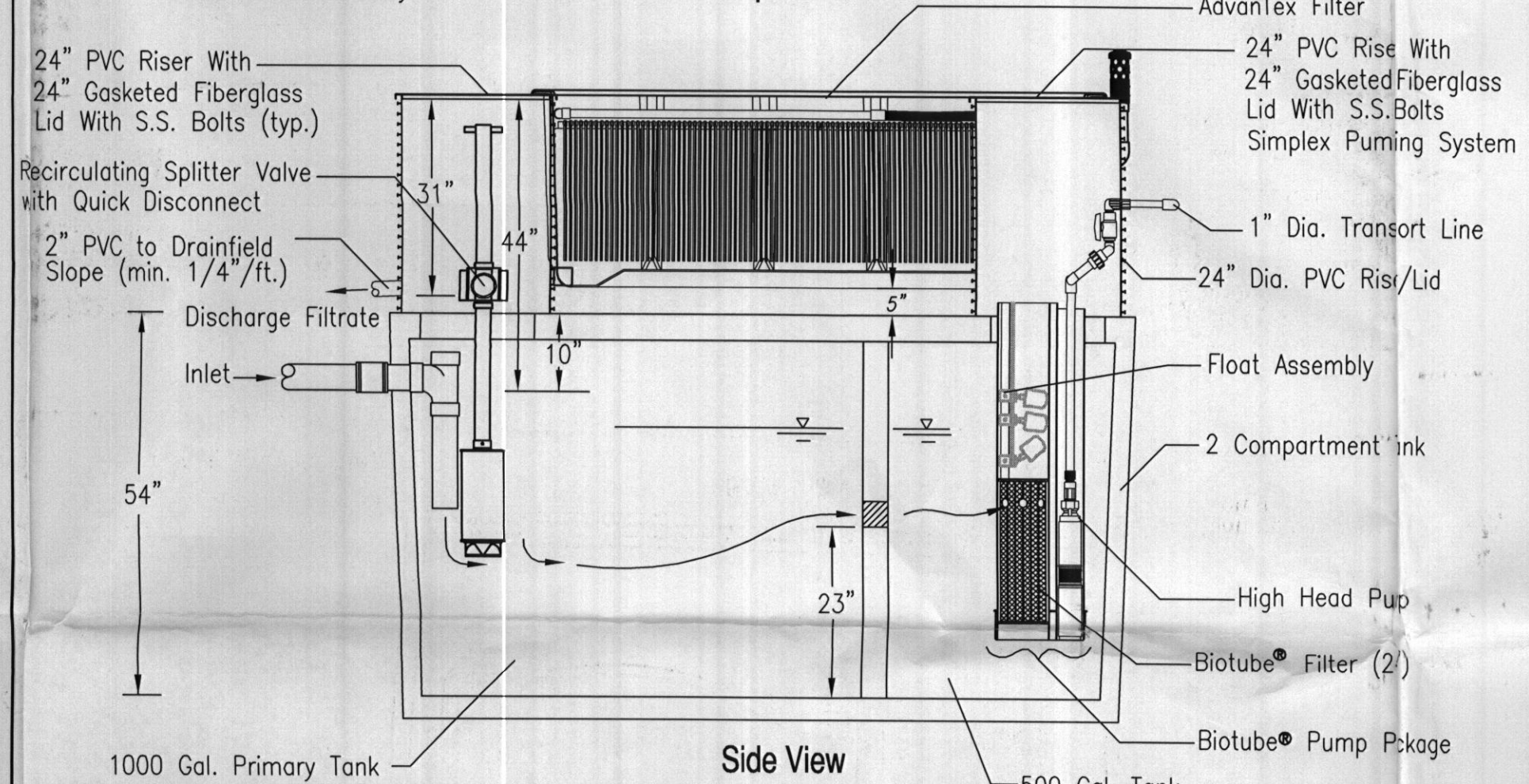
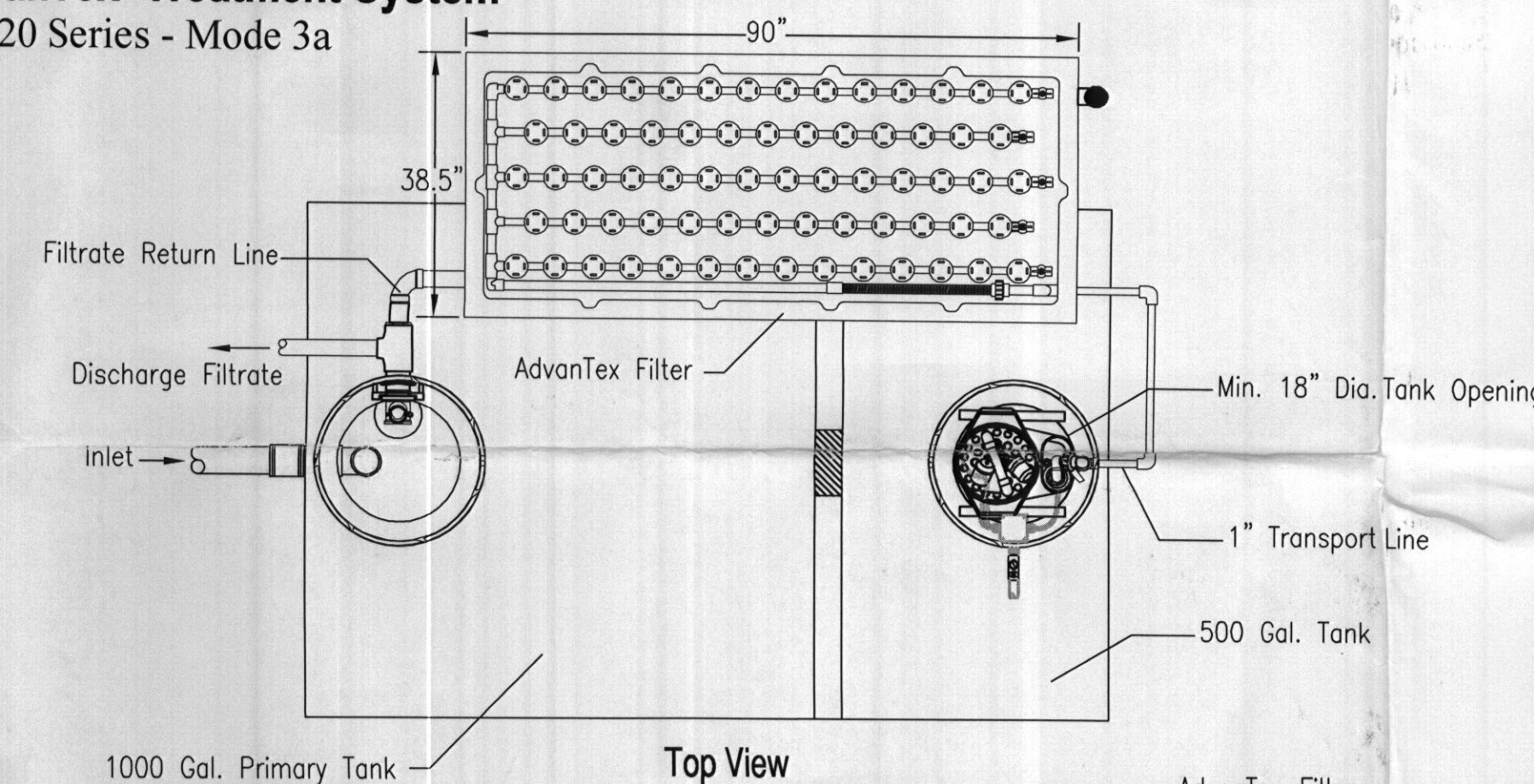
**VICINITY MAP**

MAP# 5051, GRID: F-1

SCALE: 1" = 2000'

## **AdvanTex™ Treatment System**

AX 20 Series - Mode 3a



### **NOTE:**

- CONTRACTOR SHALL MAINTAIN TANK VOLUMES AS SPECIFIED IN DETAIL.
- LOCATION OF 2" PVC OUTLET PIPE FROM AX-20 CAN BE ADJUSTED AS REQUIRED BY THE CONTRACTOR.

Title: AdvanTex™ - AX 20 Mode 3A		Scale: 1" = 2'-0"
Down By: Chris Jordan	Drawing No. NOW-474-AX20-3A	
Designed By: ENGINEERING	Drawing: 1 OF 1	Date: 1/15/04
Approved By: [Signature]	Revision: 2.0	
U.S. Patents 5,533,323 and 5,922,252 Other Patents Pending © 2001 Oranco Systems® Inc.		

### **GENERAL NOTES (LOT 18):**

- STORMWATER MANAGEMENT IS PROVIDED IN THE MD-378 POND, BUILT UNDER F-06-112.
- THE EXISTING WELL, TAG NO. HO-95-2413 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: 38,553 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"



**AB CONSULTANTS, INC.**

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

CONTACT: SANJAY PATEL PHONE: (301)-306-3091 x121

PROJECT

**SITE PLAN  
FOR BAT INSTALLATION**

**OWINGS PROPERTY, LOT 5**

**LOTS 18**

6819 WINDING STREAM LANE, HIGHLAND, MD 20777

5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND.

OWNER / DEVELOPER:

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

PROJECT NO. 2011200.0

SCALE: AS SHOWN

DATE: 04/16/2014

DRAWN BY: HP

CHECKED BY: SE

SHEET: 1-1

GP-13-08