



Howard County
Health Department

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: 6/18/14

ONSITE SEWAGE DISPOSAL SYSTEM

P

534513-B

INSTALLATION
APPROVAL DATE: _____

PERMIT

A

CONSTRUCTION

PROPERTY ADDRESS: 6811 Winding Stream Way

SUBDIVISION: Owings Property

LOT: 19 TAX ID: 05-594996

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: Stuart -Kret Homes

PHONE: 410-312-5163

7090 Samuel Morse Drive, Columbia, MD 21046

BAT UNIT MODEL: Orenco AX20RT PVA 1005

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: 7/18/14

EXPIRATION DATE: 6/18/15

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 DOWNGRAIENT 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

~130'

73'

~54'

41'

38.5'

40'

155'

53'

103'

135'

52.5'

2'

1.5'

ROAD NAME HO-95-2514

<u>TRENCH/DRAINFIELD DATA</u>		
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 Babylon
 CAPACITY 1000 GAL
 SEAM LOC Top
 TANK LID DEPTH 0.5'-1'
 BAFFLES Front
 BAFFLE FILTER No
 MANHOLE LOC Front + Rear
 6" PORT LOC None
 WATERTIGHT TEST No
 SLOTTED No
 DATE ON LID Dry
PUMP/SEPTIC TANK LEVEL Yes
 MANUFACTURER Oranco
 CAPACITY 800 GAL
 SEAM LOC Top
 TANK LID DEPTH Above Grade
 BAFFLES N/A
 BAFFLE FILTER N/A
 MANHOLE LOC N/A
 6" PORT LOC N/A
 WATERTIGHT TEST No
 SLOTTED N/A
 DATE ON LID N/A

MANUFACTURER Babylon

CAPACITY 1000 GAL

SEAM LOC Top

TANK LID DEPTH 0.5'-1'

BAFFLES Front

BAFFLE FILTER No

MANHOLE LOC Front + Rear

6" PORT LOC None

WATERTIGHT TEST No

SLOTTED No

DATE ON LID Dec

MANUFACTURER **Oreco**

MANUFACTURER AL-20 RT
CAPACITY 800 GAL

CAPACITY 500 GAL
SEAMING T

SEAM LOC 10P
TANK LID DEPTH 11 2 1

TANK LID DEPTH Above Grade
 BATTERS N/A

BAFFLES N/A
BAFFLE FILTER N/A

BAFFLE FILTER N/A

MANHOLE LOC N/A
IN PORT LOC N/A

6" PORT LOC N/A
IN A TIGHT TEST N

WATERTIGHT TEST No
SLOTTED N/A

SLOTTED N/A

FINAL INSPECTOR _____, DATE OF APPROVAL _____.

Martin, Sharhonda

From: Baucom, Scott
Sent: Thursday, August 28, 2014 12:24 PM
To: Day, Lori; Wolf, Kevin
Cc: Hart, Amy; Rocco, Anthony; Tudor, Matt; Baker, Brian; Martin, Sharhonda; Williams, Jeffrey; Bozzell, Duane
Subject: U&O Release 6811 Winding Stream Ln.

On the afternoon of 8/28/14, Duane Bozzell observed the start-up of a Sewage Grinder Pump at the Owings Property, Lot 5 Shared Septic System:

Owings Property Lot 5, Contract 4436
Steuart Kret, Lot #19
6811 Winding Stream Ln.
Highland, MD 20777

The Sewage Grinder Pump test was successful ; the Bureau of Utilities releases its hold on this property for U&O.

Scott Baucom
Operations Supervisor I
Howard County DPW, Bureau of Utilities
8270 Old Montgomery Rd.
Columbia, MD 21045
Office (410) 313-4975
FAX (410) 313-4989



Atlantic Solutions, Ltd
512 Shaw Ct.
Severn, MD 21144

Phone: (877)814-8426
Fax: (401)293-0178
Email: Service@septicssystems.net

August 27, 2014

Environmental Health Specialist Supervisor
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD 21045

Re: 6811 Winding Stream Ln. Highland, MD 20777

Dear Sharhonda:

The septic system at 6811 Winding Stream Lane, was started on August 21, 2014. The system is operating as it is designed and is ready for use.

Sincerely,

Robert Johnson
Vice President

Bill McElwee

From: Williams, Jeffrey [jewilliams@howardcountymd.gov]
Sent: Thursday, March 20, 2014 8:41 AM
To: Bill McElwee; Bricker, Robert
Cc: Mike Kret; Pat Orla
Subject: RE: Permit B13003553

If you go back to my email from 2/28, our condition for allowing the full bath and agreeing that the rec room is not a bedroom would be to have a revised floorplan showing the doorway at the bottom of the stairs leading to the unfinished space removed.

At this point on lot 19 we have a plot plan that we can accept as soon as it is formally submitted to DILP. You have a choice with floorplans. You can either submit a formal revision to DILP showing or describing the bathroom in the basement as a half bath OR the doorway at the bottom of the basement stairs walled off. It is important that the floorplan revisions be submitted to DILP as a formal revision to them with a small format COPY for Health to be scanned into Accela. DILP has a revision form and process for formal revisions.

From: Bill McElwee [mailto:bill.mcelwee@skhomes.com]
Sent: Thursday, March 20, 2014 5:58 AM
To: Bricker, Robert; Williams, Jeffrey
Cc: Mike Kret; Pat Orla; Williams, Jeffrey
Subject: RE: Permit B13003553

Mr. Williams,

I thought we had the issue involving the basement rec room resolved that the full bath is allowed due to the fact that you have to travel through the rec room to get to other areas so the expectation of privacy does not exist. This lot is only getting the finished rec room and full bath. No other finished areas. If I am correct, the plans already on file are correct and no further action should be required from us to get our Building permit released. I am not requesting the permit to install the Bat system yet. Your assistance would be appreciated.
 Thank you,

Bill McElwee
Construction Manager
Steuart-Kret Homes
7090 Samuel Morse Drive
Suite 500
Columbia, Md.21046
 office; 410-312-5163
 cell; 443-864-0143

From: Bricker, Robert [mailto:RBricker@howardcountymd.gov]
Sent: Wednesday, March 19, 2014 12:33 PM
To: Bill McElwee; Williams, Jeffrey
Cc: Mike Kret; Pat Orla; Williams, Jeffrey
Subject: RE: Permit B13003553

Mr. McElwee, I am reviewing the BAT Site Plan today. For purposes of this discussion only, I am attaching two PDFs. One is a copy of the Plan View from the BAT Site Plan that I am reviewing; the other is a copy of a portion of a floor plan that you submitted on large sheet format.

I have checked the county's shared-permitting website to find if I can approve this proposal today, and I have found that I cannot.

3/20/2014

Addendum # 14

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

In reference to the Agreement of Sale dated 30 of April, 2013 between SK Homes at Highland Owings, LLC (hereinafter called the "Seller"), and Randal D. Frey + Lauren G. Fischer-Frey (hereinafter called the "Purchaser"), for the purchase and sale of the property located at 6811 Winding Stream Lane Highland, MD 20638 Lot 19 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 19 shall be limited to four (4) 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.

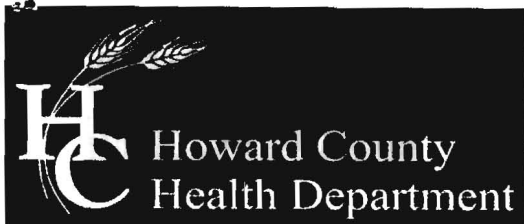
SELLER:

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

By: [Signature]
Name: Gary A. Kret
Title: President
Date: MAY 14 2013

PURCHASER:

[Signature] 2 May 2013
Signature Date
Randal Frey
Print Name
[Signature] 5-2-13
Signature Date
Lauren Fischer-Frey
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

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
6811 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.

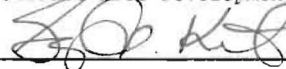
H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

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

 4/11/2014
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
410-313-5850

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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 #: 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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SubTotal: 480.00
Total: 480.00

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REV-Cash	480.00
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