



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:

8-14-15

ONSITE SEWAGE DISPOSAL SYSTEM

P

58583

APPROVAL DATE:

1/12/16

PERMIT:

CONSTRUCTION

A

PROPERTY ADDRESS: 4702 Ashby Court

SUBDIVISION: Homewood Crossing

LOT: 79

TAX ID: 05-443458

CONTRACTOR: Fogle's Septic Clean Inc.

EMAIL: kevin@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784

PHONE: 410-795-5670

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:

☒ MDE

☒ MANUFACTURER:

PROPERTY OWNER: Toll MD III LP

EMAIL:

OWNER ADDRESS: 14590 Edgewoods Way, Glenelg, MD 21042

PHONE: 410-489-2275

BAT UNIT MODEL: ~~Norweco~~ Hoot H-600

PUMP SIZE:

PUMP TANK CAPACITY: 1200 750 (Hoot)

OPERATION & MAINTENANCE AGREEMENT

DATE SIGNED:

DATE RECORDED:

DISTRIBUTION SYSTEM:

☐ GRAVITY

☐ PRESSURE DOSED

BEDROOMS: 5

APPLICATION RATE: 0.8

TRENCHES:

LINEAR FEET REQUIRED: 157.50

INLET DEPTH: 4

TRENCH WIDTH: 3

MAXIMUM BOTTOM DEPTH: 8

MINIMUM SPACE

BETWEEN TRENCHES: 10

EFFECTIVE AREA BEGINNING DEPTH: 5

LOCATION:

PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.

104 tons

NOTES:

Install 3 x 52.50 trenches

3 x 69' Trenches

ISSUED BY: Hank Oswald

ISSUE DATE: 10-20-15

EXPIRATION DATE: 8-10-16

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 1504729

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

1/6/16 On site for BAT startup. Alarm sounds, pump pumps effluent to D-box. Front riser needs 6" extension - currently flush with grade. Erosion over tank could allow for water to pool and settling at the end of T3, 1-1.5'; Fogles notified on site and will fix. BAT startup received. (SC)

1/8/16 Front riser is 6" above grade; fill over tank is now even. Need hole at lower trench certification filled in. BAT startup received. (SC) 1/12/16 Cavein fixed on lower trench. (SC)

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH INLET BOTTOM
3' 3.5'-4' 8'

NUMBER OF TRENCHES 3

TOTAL LENGTH 170'

ABSORPTION AREA 510' + SIDEWALL

DISTRIBUTION BOX LEVEL YES

DISTRIBUTION BOX BAFFLE ELBOW

DISTRIBUTION BOX PORT YES

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL YES

MANUFACTURER MAVER BROS/HOOT

CAPACITY 1500 GAL

SEAM LOC TOP

TANK LID DEPTH 2-3'

BAFFLES YES

BAFFLE FILTER NONE

MANHOLE LOC FRONT + REAR

6" PORT LOC NONE

WATERTIGHT TEST No

SLOTTED No

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:

10/28/2015 Finished basement with house connection now coming out below footer. BAT plan has house connection coming out through wall. Tank and trenches will now be too deep unless the effluent is pumped up to the dist. box. The builder wants to use a Hoot tank with a pump chamber. Engineer to submit a revised BAT plan. (BB) 11/5/2015 Revised to pump system. (BB)

11/6/15 Met Ed from Fogles on site for layout. SDA stakes present; tank stake not present, shot elevations + confirmed that location shown on BAT site plan has adequate fall from house. Laid out 3x69' trenches on contour at upper portion of SDA.

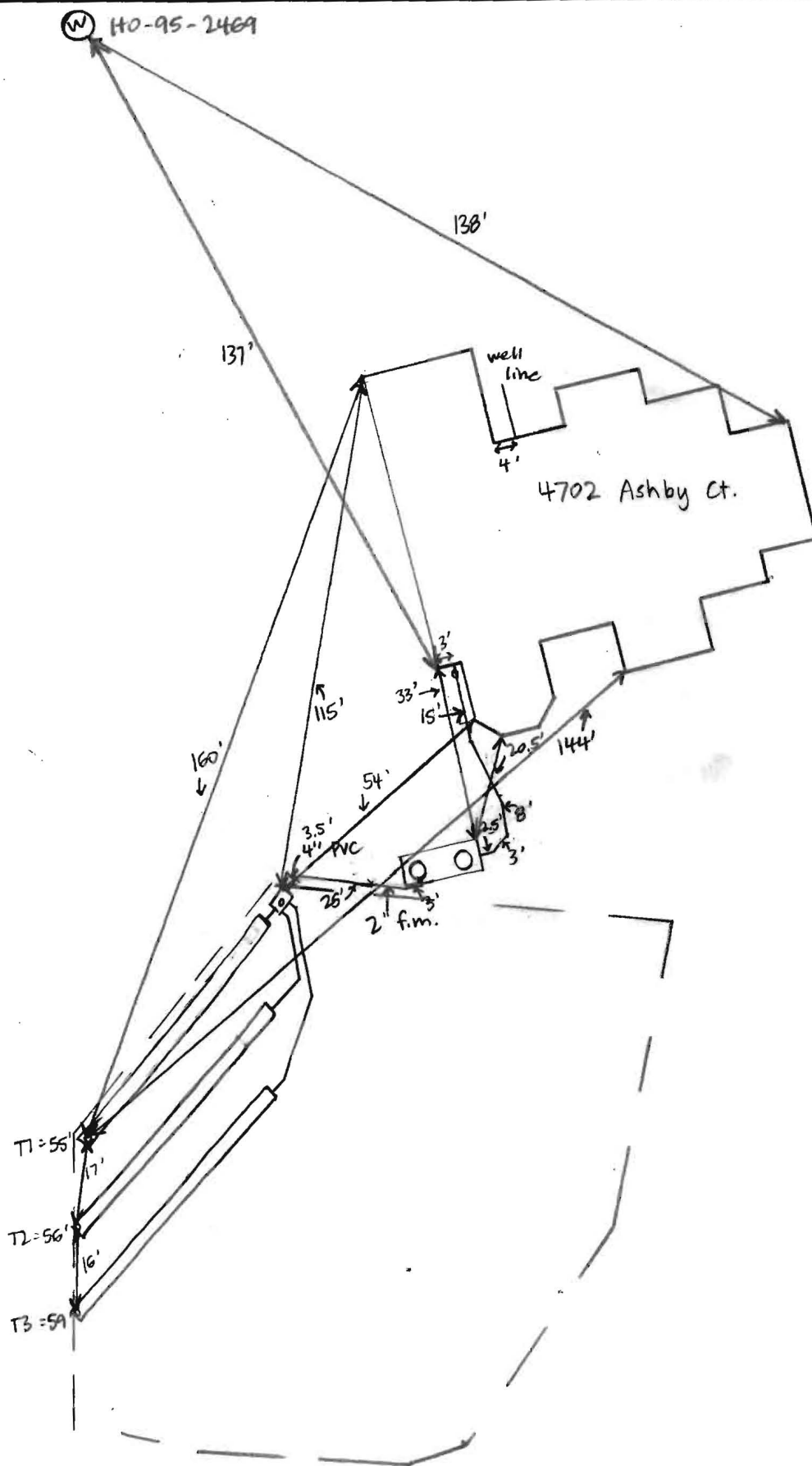
Southern edge is 4" lower - maintain depth set at northern edge. (SC) 11/9/15 House connection made. Tank hole dug - hit some rock at outlet end, 6-8' deep. On site during tank delivery - no visible cracks on bottom or sides. (SC) 11/13/15 Contractor had installed upper trench 3' wide (original spec'd). DK to stay with 3' w 4-8'. (K)

11/16/15 T2 + T3 finished, T2 open at end + T3 open. 3.5-4' to stone. Force main (2") run from

FINAL INSPECTOR Sarah Collins DATE OF APPROVAL 1/12/16

tank to D-box. Fogles uncovered line from house to tank so I could get an as-built - cracked pipe along 16' section. Fixed while on site with new pipe + 2 ferrises. Need BAT startup. (SC)

NOT TO SCALE





MAYER BROS., INC.

Precast Concrete Products

6264 Race Rd. Elkridge, MD 21075

Letter of Satisfaction Hoot System Installation

Address of Property: 4802 ASBY CT.
ELLCOTT CITY MD

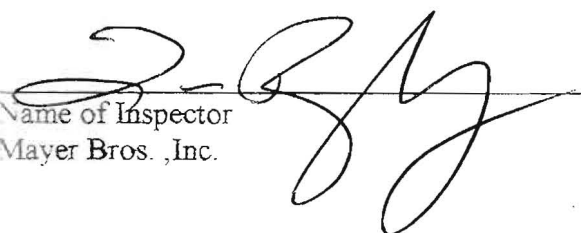
Date of Final Inspection: 1-6-16

Installer: FOGLE SEPTIC

Hoot Technician/Inspector: LEE PUMPHREY

I hereby certify that the Hoot system installed at the property listed above has been installed according to proper Hoot installation practices. I have also verified the startup of the system and it is in proper working order.

Sincerely,


Name of Inspector
Mayer Bros., Inc.

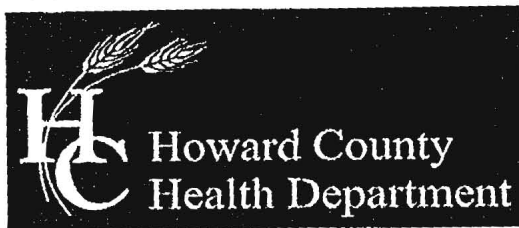
PH: 410-796-1434

FX: 410-796-1438

WBE
NPCA Certified Plant

mayerbro@connect.net
www.mayerbrosprecast.com

Grease Interceptors, Grease Solutions, Aerobic Treatment Units, Septic Tanks, Holding Tanks, Storm Water Structures, Hydroceptors,
Bench Barrier, Water Meter Vaults, Sectional Valve Vaults, Top Slabs, Curb Heads, Curb Bumpers, PermaEntry Basement Entries,
Scapewell Window Wells, Custom Precast Products



Bureau of Environmental Health 000134

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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 14th day of Oct. 2015, among Toll Brothers Inc., hereinafter collectively referred to as "Owner", and the Howard County Health Department hereinafter referred to as the "County".

20
48
17
WHEREAS, Owner is the owner or contract owner of a parcel of land located at 1702 Asby Court Ellicott City, in the 5 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 9800 Folio 201.

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. The pre-treatment device being installed is Novus Singular.

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.

✓ Bed Nym 10/14/2015
Howard County Health Department

[Signature] for Toll Brothers Inc
Owner #1 Signature Date

David Eraf
Owner #1 Print Name

Owner #2 Signature Date

Owner #2 Print Name

[Signature]
Buyer #1 Signature Date

Buyer #2 Signature Date

Michael Chapman
Buyer #1 Print Name

Buyer #2 Print Name

4702 Ashby Ct

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

The Thomas Dorsey Building
9250 Bendix Road
Columbia, MD 21045
410-313-5850

=====

LR - Agreement Recording Fee		
1x	20.00	20.00

Grantor/Grantee Name: ERAT
Reference/Control #: 135

LR - Agreement Surcharge

1x	40.00	40.00
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SubTotal:	60.00
Total:	60.00

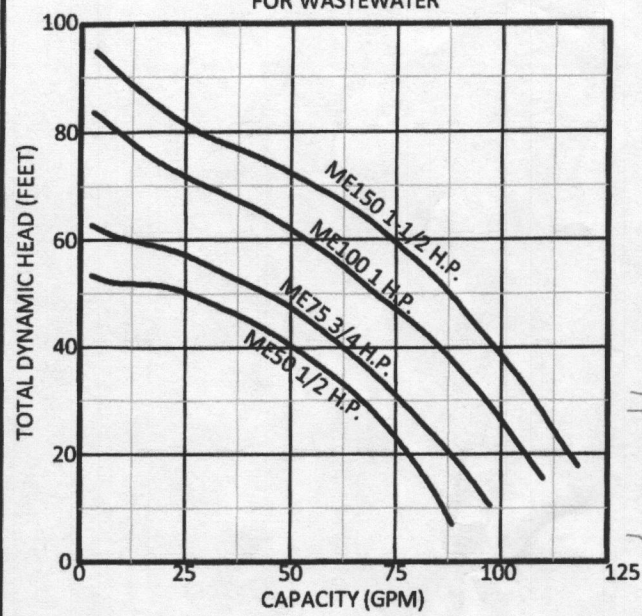
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REV-Check-BOA	60.00
Number : 23554	

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10/09/2015 14:25 CC13-MH
#4979807 /496/109
~ Thank you for visiting us today ~

MYERS ME SERIES EFFLUENT PUMP CURVE FOR WASTEWATER



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 1/8/17.

PUMPING SYSTEM DATA:

LENGTH OF FORCE MAIN: 44.00' @ 3" DIA. PIPE
STATIC HEAD = 8.50'
FRICTION HEAD = .006'
DYNAMIC HEAD = 8.56'
FLOW = 40 GPM
TIMED DOSE = 40 GALLONS @ 4 MINUTE INTERVALS
TOTAL DOSE PER DAY = 160 GALLONS X 5 TIMES A DAY = 800 GPD
PUMP TYPE PER PUMP CURVE CHART = ME50, 1/2 H.P.

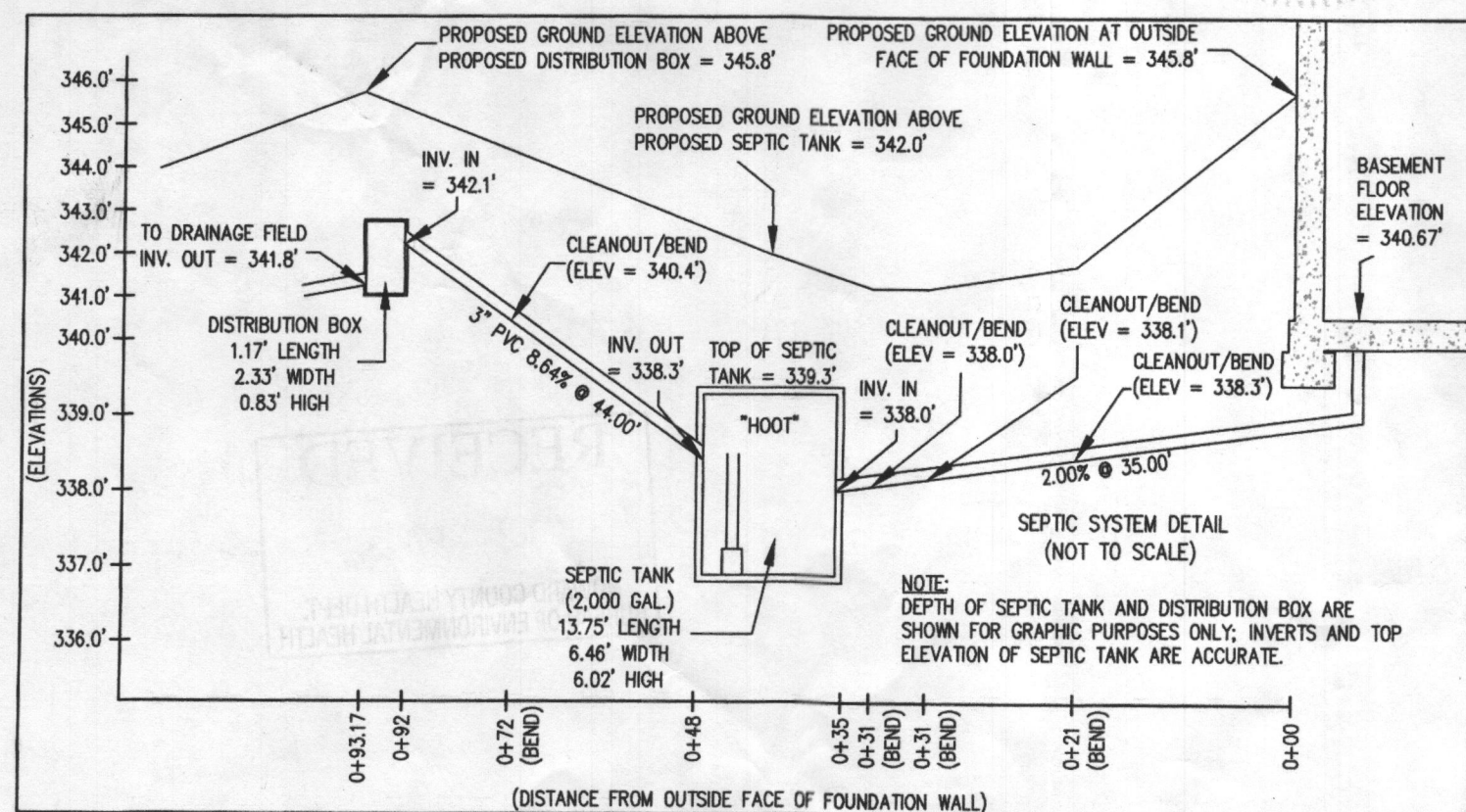
DOSE CALCULATIONS:
PER HOWARD COUNTY HEALTH DEPARTMENT SPECIFICATIONS, A DOSE AROUND 50 GALLONS IS PREFERRED WHEN PUMPING TO A DISTRIBUTION BOX. MINIMUM DOSING FOR A 5 BEDROOM HOUSE IS 750 GPD AT 15 EVENTS PER DAY.
(750 GPD ÷ 15 EVENTS PER DAY) = 50 GALLON DOSE (MINIMUM)
PUMP MAXIMUM = 28 GPM X 2MIN. (DOSE TIME SELECTED) = 56 GALLON DOSE
56 GALLON DOSE MEETS MINIMUM REQUIREMENTS.

FRICTION HEAD CALCULATIONS:
LENGTH OF PIPE FROM SEPTIC TANK TO DISTRIBUTION BOX = 44.00'
1 (45') BEND IN 3" PVC = (ADD 6' PER BEND) = (1 X 6) = 6'
(LENGTH OF FORCE MAIN + LENGTH OF PIPE FOR FRICTION LOSS PER BENDS)
44.00' + 6' = 46.00' TOTAL PIPE PER FRICTION LOSS
(20 GPM OF 3" PVC = 0.12 PER 100' OF PIPE)
0.12 ÷ 100 = 0.0012 X 46.00' (PIPE LENGTH) = 0.055
FRICTION HEAD = 0.06'

DYNAMIC HEAD CALCULATIONS:
INV. IN @ DISTRIBUTION BOX = 342.1'
INV. @ TANK PUMP OFF FLOAT = 333.6'
(INV. IN AT DISTRIBUTION BOX (-) ELEV. OF PUMP OFF SWITCH)
STATIC HEAD = 8.50'
FRICTION HEAD LOSS IN 3" DIA. PIPE = 0.06'
(STATIC HEAD + FRICTION HEAD)
TOTAL DYNAMIC HEAD = 8.56'

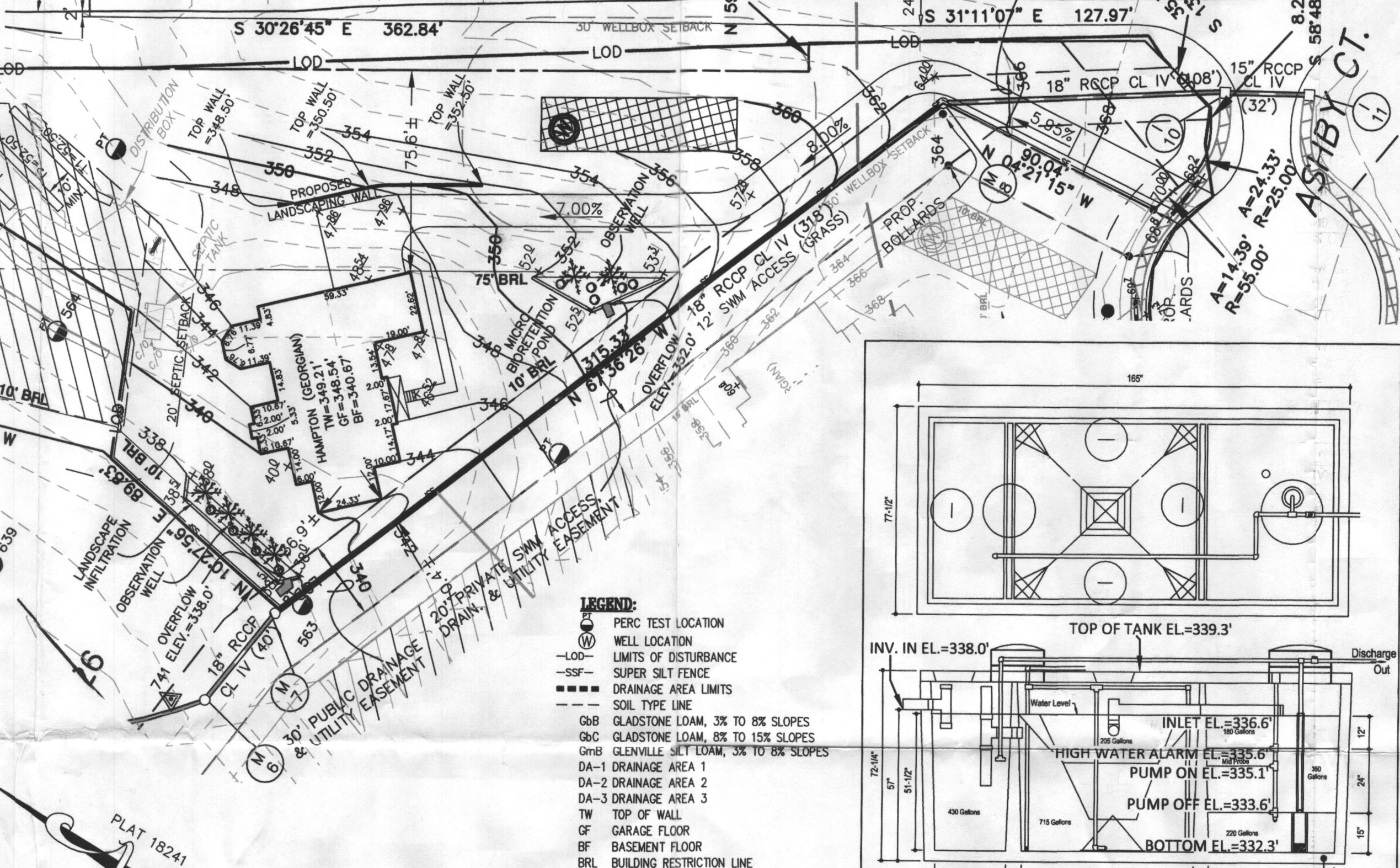
FLOW CALCULATIONS:
MYERS ME50 PUMP:
THE SPECIFICATIONS SHOW IT PUMPS 120 GPM (MAXIMUM) AT A HEAD OF 95'.
(4 MINUTE PUMP RUN TIME X 40 GPM = 160 GALLON DOSE)
(160 GALLON DOSE X 5 EVENTS PER DAY = 800 GALLONS)
800 GALLONS MEETS MINIMUM DAILY REQUIREMENTS.

PUMP HORSEPOWER CALCULATIONS:
FLOW X TOTAL DYNAMIC HEAD X SPECIFIC GRAVITY ÷ 3960 X EFFICIENCY
(SPECIFIC GRAVITY H2O @ 68°F IS 1)
(USE 0.4 FOR EFFICIENCY, AS THIS IS COMMON FOR EFFLUENT PUMPS)
40 X 8.56 X 1 ÷ 3960 X 0.4 = 342.4 ÷ 1,584.0 = 0.22
USE PUMP CHART - PUMP = ME50, 1/2 H.P.



HOMECROSSING

"VEHICULAR INGRESS AND EGRESS IS RESTRICTED"



LEGEND:
● PERC TEST LOCATION
● WELL LOCATION
--- LIMITS OF DISTURBANCE
--- SUPER SILT FENCE
--- DRAINAGE AREA LIMITS
--- SOIL TYPE LINE
G6B GLADSTONE LOAM, 3% TO 8% SLOPES
G6C GLADSTONE LOAM, 8% TO 15% SLOPES
G6B GLENVILLE SILT LOAM, 3% TO 8% SLOPES
DA-1 DRAINAGE AREA 1
DA-2 DRAINAGE AREA 2
DA-3 DRAINAGE AREA 3
TW TOP OF WALL
GF GARAGE FLOOR
BF BASEMENT FLOOR
BRL BUILDING RESTRICTION LINE

HOUSE OPTIONS:

TYPE: HAMPTON (GEORGIAN)
WALK-OUT BASEMENT
EXPANDED FAMILY ROOM/GREAT ROOM
ADD'L 1' HEIGHT TO FOUNDATION WALLS
NAPLES SUNROOM ADDITION
12' WIDE CONSERVATORY ELITE ADDITION
12' WIDE BEDROOM SUITES ABOVE AN ELITE ADDITION

OPTION No. 017
OPTION No. 023
OPTION No. 070
OPTION No. 529
OPTION No. 263021
OPTION No. 263023

SEPTIC SYSTEM/BEST AVAILABLE TECHNOLOGY (BAT) NOTES:

1. 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.
2. THE MAXIMUM DEPTH OF THE BAT PER THE MANUFACTURER'S SPECIFICATION IS 3 FEET COVER.
3. THE BLOWER MAY NOT BE LOCATED MORE THAN 100 FEET FROM THE TANK BASED ON THE MANUFACTURER'S SPECIFICATIONS.
4. THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE SYSTEM.
5. THE BAT SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER.
6. 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.
7. ELECTRICAL WORK FOR THE BAT INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
8. AN AGREEMENT AND EASEMENT MUST BE COMPLETED AND SIGNED BY ALL APPLICABLE PARTIES, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
9. THE HEALTH DEPARTMENT REQUIRES DOCUMENTATION FOR THE START-UP CERTIFICATION FROM THE MANUFACTURER PRIOR TO FINAL APPROVAL OF THE INSTALLATION.

APPROVED: FOR HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

DIRECTOR

DATE

PROFESSIONAL ENGINEER

DATE

SEWAGE DISPOSAL SYSTEM DATA (5 BDRM)

HOOT BNR600 (3 CHAMBER SYSTEM)

PROPOSED INVERT AT FOUNDATION WALL: 338.7'

1. EXISTING GRADE OVER TANK: 342.0'
PROPOSED GRADE OVER TANK: 342.0'
INVERT IN: 338.0' INVERT OUT: 338.3'

2. DISTRIBUTION BOX:
EXISTING GRADE OVER BOX: 345.8'
PROPOSED GRADE OVER BOX: 345.8'
INVERT IN: 342.1' INVERT OUT: 341.8'

3. TRENCH DESIGN:
(5 BDRM x 150 GPD/BDRM = 750 GPD)
750 GPD ÷ 0.8 APP. RATE = 937.50 SF
USE 3" WIDE TRENCH WITH 48" GRAVEL BELOW PIPE
10' MIN. SPACING BETWEEN TRENCH EDGES
937.50 SF ÷ 3' WIDTH = 312.50 LF X 0.50 = 156.25 LF MIN. TRENCH
USE 3 52.50' LONG TRENCHES = 157.50 LF

TRENCH DATA:

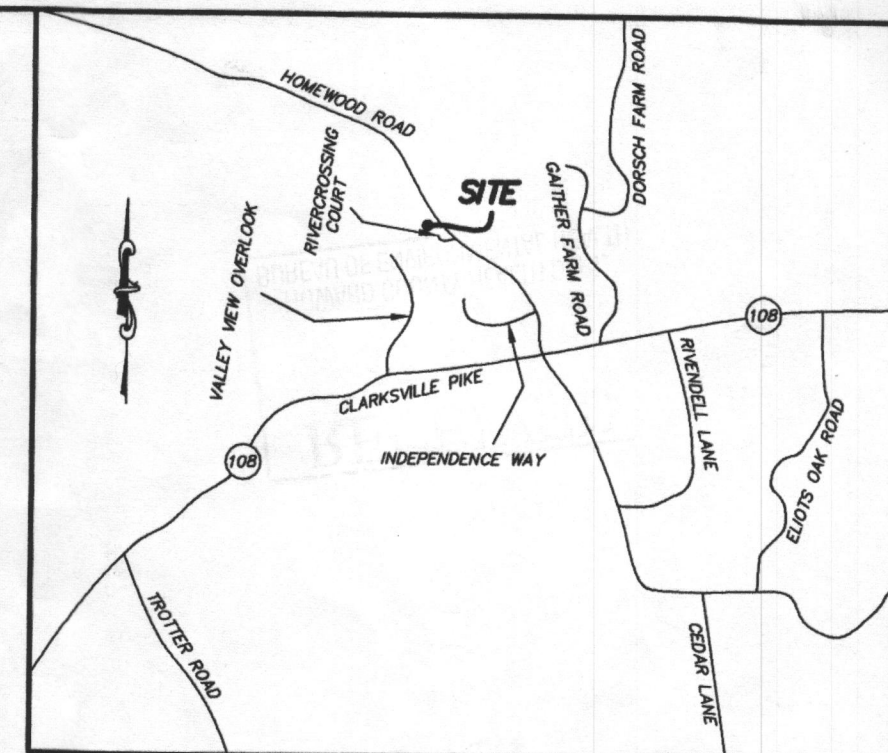
APP. RATE = 0.8
EFFECTIVE SIDEWALL = 5'
BOTTOM MAX. DEPTH = 8'

TRENCH 1 (T1):
GROUND ABOVE = 345.6'
INV. IN = 341.6'
BOTTOM TRENCH = 337.6'

TRENCH 2 (T2):
GROUND ABOVE = 344.3'
INV. IN = 340.3'
BOTTOM TRENCH = 336.6'

TRENCH 3 (T3):
GROUND ABOVE = 342.9'
INV. IN = 338.9'
BOTTOM TRENCH = 334.9'

21. CULVERT FOR DRIVEWAY PER F-05-069.



VICINITY MAP

1" = 1000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER COMP-LITE ZONING REGULATIONS DATED 7/28/06.
2. PLAT REFERENCE: PLAT No. 18241.
3. THE EXISTING TOPOGRAPHY WITHIN THE AREA OF PROPOSED WORK IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM ONE FOOT CONTOUR INTERVALS PREPARED BY ESE. DATED 5/11/11.
4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DESIGN DETAILS. PRIOR TO STAKEOUT FOR CONSTRUCTION, IT SHALL BE THE OWNER/BUILDERS RESPONSIBILITY TO PROVIDE ESE CONSULTANTS INC. WITH THE MOST RECENT SET OF HOUSE PLANS.
5. THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410-313-1881) AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
6. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
7. TOTAL LIMIT OF DISTURBANCE: 47,600 SQ. FT. / 1.0927 AC.±
8. STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY PREVIOUSLY APPROVED PLAN F-05-069 AND ENVIRONMENTAL SITE DESIGN AS SHOWN HEREON.
9. ANY DAMAGE TO PUBLIC "RIGHT-OF-WAYS" OR PAVED PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
10. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE CIVIL ENGINEER (ESE) MAY CAUSE THE WORK TO BE UNACCEPTABLE.
11. THE DIMENSIONED DISTANCES SHALL GOVERN IF SCALED AND DIMENSIONED DISTANCES ON THIS PLAN ARE FOUND TO BE IN DISAGREEMENT.
12. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
13. THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT 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 EASEMENTS 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 UNTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
14. 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.
15. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
16. UPON BUILDING PERMIT REVIEW THE SEPTIC SYSTEMS FOR ALL PROPOSED STRUCTURES AND/OR EXISTING STRUCTURE EXPANSIONS SHALL BE RE-EVALUATED TO DETERMINE SUFFICIENT SYSTEM CAPACITY.
17. THE DEVELOPMENT OF THIS LOT DOES NOT REQUIRE AN ENVIRONMENTAL CONCEPT PLAN SINCE STORMWATER MANAGEMENT WAS PREVIOUSLY APPROVED UNDER F-05-069 AND ENVIRONMENTAL SITE DESIGN AS SHOWN.
18. A STANDARD SEDIMENT CONTROL PLAN MAY BE USED FOR DEVELOPMENT OF THIS LOT. REFERENCE GRADING PLAN GP-14-034 DATED 10/30/13.
19. THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-94-2469 HAS BEEN FIELD LOCATED BY ESE CONSULTANTS - PROFESSIONAL LAND SURVEYOR(S), AND IS ACCURATELY SHOWN.
20. BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
21. CULVERT FOR DRIVEWAY PER F-05-069.

SITE PLAN FOR BAT INSTALLATION
LOT 79
HOMECROSSING
LIBER 9808, FOLIO 204
PLAT No. 18241
TAX No. 05-443458
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ADDRESS: 4702 ASHBY COURT
ELLCOTT CITY, MARYLAND

ESE Land Planning
Engineering
Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870

DATE: 10/29/15

SCALE: 1"=40'

FILE: BAT LOT 79_rev1

CHK'D: M.J.B.

JOB NO: 1214

DRAWN: R.C.K


LEGEND:


BRL	BUILDING RESTRICTION LINE
TW	TOP OF WALL
ELEV	ELEVATION
SWM	STORM WATER MANAGEMENT

NON-BUILDABLE
PRESERVATION
PARCEL 'K'
OWNER: HOMEOWNER'S ASSOCIATION
EASEMENT HOLDER: HOWARD COUNTY

WELL NUMBER: HO-95-2469

ADDRESS: 4702 ASHBY COURT
ELLCOTT CITY, MD 21042

 = SEPTIC RESERVE AREA

 = WELLBOX

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.

SIGNATURE: MICHAEL JOE BOYCE

21328
MD. LIC. NO.

DATE _____

WALLCHECK
LOT 79
HOMWOOD CROSSING

LIBER 9808, FOLIO 204
PLAT NO. 18241
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ESE Land Planning
Engineering
Land Surveying

ESE Consultants, Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
Tel: 410-872-9105
Fax: 410-872-4870

DATE: 07/01/15
CHK'D: M.J.B

SCALE: 1"=50'
JOB NO: 1214

FILE: WC LOT 79
DRAWN: R.C.K