

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: 10/26/2018 **ONSITE SEWAGE DISPOSAL SYSTEM** P 564050
 APPROVAL DATE: 11/12/18 **PERMIT: CONSTRUCTION** A _____
 PROPERTY ADDRESS: 12520 Westland Court
 SUBDIVISION: Westland Farm Estates LOT: 4 TAX ID: _____
 CONTRACTOR: HATFIELDS EQUIPMENT EMAIL: N/A
 CONTRACTOR ADDRESS: JESSUP MD PHONE: 301 490 4289
 PROPERTY OWNER: Williamsburg Group Westland Farm LLC EMAIL: billmcbride@williamsburgllc.com
 OWNER ADDRESS: 5485 Harpers Farm Road, Columbia, MD 21044 PHONE: 410-997-8800
 SEPTIC TANK SIZE (GALLONS): 2000 TANK MANUFACTURER: Babylon Vault
 PUMP MODEL: N/A PUMP SIZE: N/A PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 5 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>105</u>	INLET DEPTH: <u>4</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>5</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	<u>NONE</u>	

ISSUED BY: Robert Freemon ISSUE DATE: 10/26/2018 EXPIRATION DATE: 10/26/2019

- 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 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 N/A
- 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.**

Transmittal

Via: Fax Mail Messenger E-Mail To Be Picked Up
 Fax (original to follow via U.S. Mail)

To: Bureau of Environmental Health 8930 Stanford Blvd Columbia, MD 21046-4544	Attn: Robert Freemon Fax: (410) 313-2648 Phone: (410) 313-2640
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From: Stephanie Tuite	CC:
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Re: Westland Farm Estates Lot 4 - Septic Plan	W.O.# 05062-3003
Date: 05/24/18	Pages: Page(s) Including this cover

We are forwarding:	<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For Review & Comment	

Remarks:

Attached please find three copies of the revised Septic Plan for Permit # B18000758, 12520 Westland Court.

Grading has been shown and labeled at 23%.

Please call with any questions.

Stephanie Tuite, RLA, PE, LEED AP BD&C
Fisher, Collins & Carter, Inc.



CONFIDENTIALITY NOTICE

This transmission contains confidential information which may be legally privileged, and is intended only for the use of the individual named above. If you are not the intended recipient, you are hereby notified that any distribution (except to the intended recipient), copying, or disclosure of this transmission is strictly prohibited.

Cc: BobCorbett@williamsburgllc.com

Subject: RE: B18000758 - 12520 Westland Court

Stephanie,

Here are my comments for 12520 Westland Court Lot 4. In addition are there storm water management devices being proposed on this lot? The plan does not show any SWM devices (drywell, bioretention, etc.) like it does on the building permit site plan. Also if grading changes are made on the septic plan (see memo) these changes will need to be reflected on a revised site plan for the building permit. This revised site plan will need to be sent to DILP along with the floor plans (see memo).

Robert "Spencer" Freemon

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

Bureau of Environmental Health

Well and Septic Program

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Stephanie Tuite [<mailto:Stephanie@fcc-eng.com>]

Sent: Friday, May 11, 2018 9:45 AM

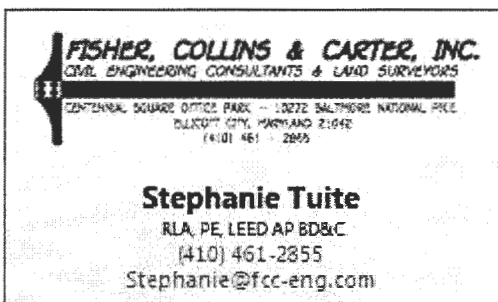
To: Freemon, Robert

Subject: B18000758 - 12520 Westland Court

Spencer,

Just noticed Lot 4 is not signed off in Accela. I thought we were finally good with Lot 4. Can you take a look and let me know where we stand?

Steph



Freemon, Robert

From: Freemon, Robert
Sent: Thursday, May 17, 2018 4:57 PM
To: 'Stephanie Tuite'
Cc: Marina Morris; 'BillMcBride@Williamsburgllc.com'; Williams, Jeffrey
Subject: RE: B18000758 - 12520 Westland Court
Attachments: 4-3-18.pdf; 4-17-18.pdf; 5-11-18.pdf

Stephanie,

You have my comments for Westland Farm Estates, Lot 4. I have sent the same comment/s several times. The graded slopes are greater than 25% and they do not meet the Maryland Department of the Environment setback of 25' to an onsite sewage disposal system. I am not sure where the confusion lies with this. As for the floor plans, the Department of Inspections, Licenses and Permits (DILP) does not have plans highlighting exactly which options are being chosen. I have called DILP to confirm this. We need to know which options are being chosen so we can all be on the same page and I can confirm the septic system is being sized appropriately. If you would like to meet with Jeff Williams (Program Supervisor) and I to discuss the matter I would be happy to schedule a date.

Robert "Spencer" Freemon

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

Bureau of Environmental Health

Well and Septic Program

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Stephanie Tuite [<mailto:Stephanie@fcc-eng.com>]

Sent: Friday, May 11, 2018 4:26 PM

To: Freemon, Robert

Cc: Marina Morris

Subject: RE: B18000758 - 12520 Westland Court

I graded the slopes to be just less than 25%. They are not over 25%. For some reason the drywells were turned off on the plan. Only drywells and not near SDA. I had already sent a revised plan to DILP previously when I sent you the last plan. I don't think there would be a need to do it again. Let me know. We are trying to get this released as soon as possible. Health is last review.

I don't know anything about the plans changing for the house. I thought he only highlighted options. Bob Corbett is now retired. Marina Morris is now handling things for Williamsburg. I have copied her on this for future notifications.

Steph

Stephanie Tuite, RLA, PE, LEED AP BD&C

FISHER, COLLINS & CARTER, INC.

From: Freemon, Robert <rfreemon@howardcountymd.gov>

Sent: Friday, May 11, 2018 3:11 PM

To: Stephanie Tuite <Stephanie@fcc-eng.com>

2/25/2018?

Transmittal

Via: Fax Mail Messenger E-Mail To Be Picked Up
 Fax (original to follow via U.S. Mail)

To: Bureau of Environmental Health 8930 Stanford Blvd Columbia, MD 21046-4544	Attn: Robert Freemon Fax: (410) 313-2648 Phone: (410) 313-2640
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From: Stephanie Tuite	CC:
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Re: Westland Farm Estates Lot 4 - Septic Plan	W.O.# 05062-3003
Date: 04/25/18	Pages: Page(s) including this cover

We are forwarding:	<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For Review & Comment	

Remarks:

Attached please find three copies of the revised Septic Plan for Permit # B18000758, 12520 Westland Court.

The following is a point by point response to your 4/3/2018 comments:

- 1. Septic tank is shown with more than 25 ft at just under 25% slope above the tank.**
- 2. Perc IDs and elevations have been shown.**
- 3. Duplicate notes have been removed.**
- 4. Note 13 has been removed.**
- 5. Trench bottom on Trench Design Chart has been revised.**
- 6. Inverts on Septic Profile have been revised**

Please call with any questions.

Stephanie Tuite, RLA, PE, LEED AP BD&C
Fisher, Collins & Carter, Inc.

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To: Bureau of Environmental Health 8930 Stanford Blvd Columbia, MD 21046-4544	Attn: Robert Freemon Fax: (410) 313-2648 Phone: (410) 313-2640
--	---

From: Stephanie Tuite	CC:
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Re: Westland Farm Estates Lot 4 - Septic Plan	W.O.# 05062-3003
Date: 05/16/18	Pages: Page(s) Including this cover

We are forwarding:	<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For Review & Comment	

Remarks:

Attached please find three copies of the revised Septic Plan for Permit # B18000758, 12520 Westland Court.

The following is a point by point response to your 5/11/2018 comments:

- 1. Septic tank and septic area is shown with more than 25 ft at just under 25% slope above the tank.**
- 2. Flow arrows have been added. Swale is not directing water across SDA.**
- 3. Elevations have been corrected.**
- 4. My understanding from the builder is that the plans have not been revised.**

Please call with any questions.

**Stephanie Tuite, RLA, PE, LEED AP BD&C
Fisher, Collins & Carter, Inc.**

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Via: Fax Mail Messenger E-Mail To Be Picked Up
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To: Bureau of Environmental Health 8930 Stanford Blvd Columbia, MD 21046-4544	Attn: Jeff Williams/Robert Freemon Fax: (410) 313-2648 Phone: (410) 313-2640
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From: Stephanie Tuite	CC:
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Re: Westland Farm Estates Lot 4 - Septic Plan	W.O.# 05062-3003
Date: 03/16/18	Pages: Page(s) Including this cover

We are forwarding:	<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For Review & Comment	

Remarks:

Attached please find three copies of the Septic Plan for Permit # B18000758, 12520 Westland Court.

Please call with any questions.

Stephanie Tuite, RLA, PE, LEED AP BD&C
Fisher, Collins & Carter, Inc.

RECEIVED
MAR 16 2018
FISHER, COLLINS & CARTER, INC.

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**FISHER, COLLINS
& CARTER, INC.**

**CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS**

Transmittal

Terrell A. Fisher, P.E., L.S.
Earl D. Collins, P.E.
Charles J. Crovo, Sr., P.E., L.S.

Paul W. Kriebel, P.E.
Mark L. Robel, P.L.S.
Aldo M. Vitucci, P.E.

Frank Manalansan II, L.S.
Stephanie Tuite, RLA, P.E., LEED AP BD&C

Via: Fax Mail Messenger E-Mail To Be Picked Up
 Fax (original to follow via U.S. Mail)

To: Howard County Health Department 8930 Stanford Blvd Columbia, MD 21046	Attn: Jeff Fax: Phone:
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From: Tony Fertitta	CC:
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Re: Westland Farm Estates Lot 4	W.O.# 05062
Date: May 1, 2017	Pages: 3 Page(s) Including this cover

We are forwarding:	<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For Review & Comment	

Remarks:

Jeff

Enclosed please find 2 Copies and a maylar - "Amended Westland Farm Estates" Lot 4 Sheet 1 of 1 dated May 1, 2017, Perc Certification Plan.

If we may be of any further assistance to you, please don not hesitate to call.

Thank you,



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To: Bureau of Environmental Health 8930 Stanford Blvd Columbia, MD 21046-4544	Attn: Robert Freemon Fax: (410) 313-2648 Phone: (410) 313-2640
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From: Stephanie Tuite	CC:
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Re: Westland Farm Estates Lot 4 - Septic Plan	W.O.# 05062-3003
Date: 04/12/18	Pages: Page(s) Including this cover

We are forwarding: <input checked="" type="checkbox"/> Prints <input type="checkbox"/> Copy of Letter <input type="checkbox"/> Specifications <input type="checkbox"/> Shop drawings <input checked="" type="checkbox"/> Other <input type="checkbox"/> Urgent <input type="checkbox"/> For your use <input type="checkbox"/> As requested <input type="checkbox"/> For Review & Comment

Remarks:

Attached please find three copies of the revised Septic Plan for Permit # B18000758, 12520 Westland Court. Following is a response to comments.

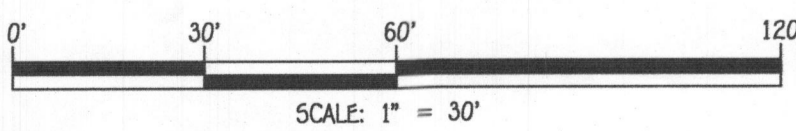
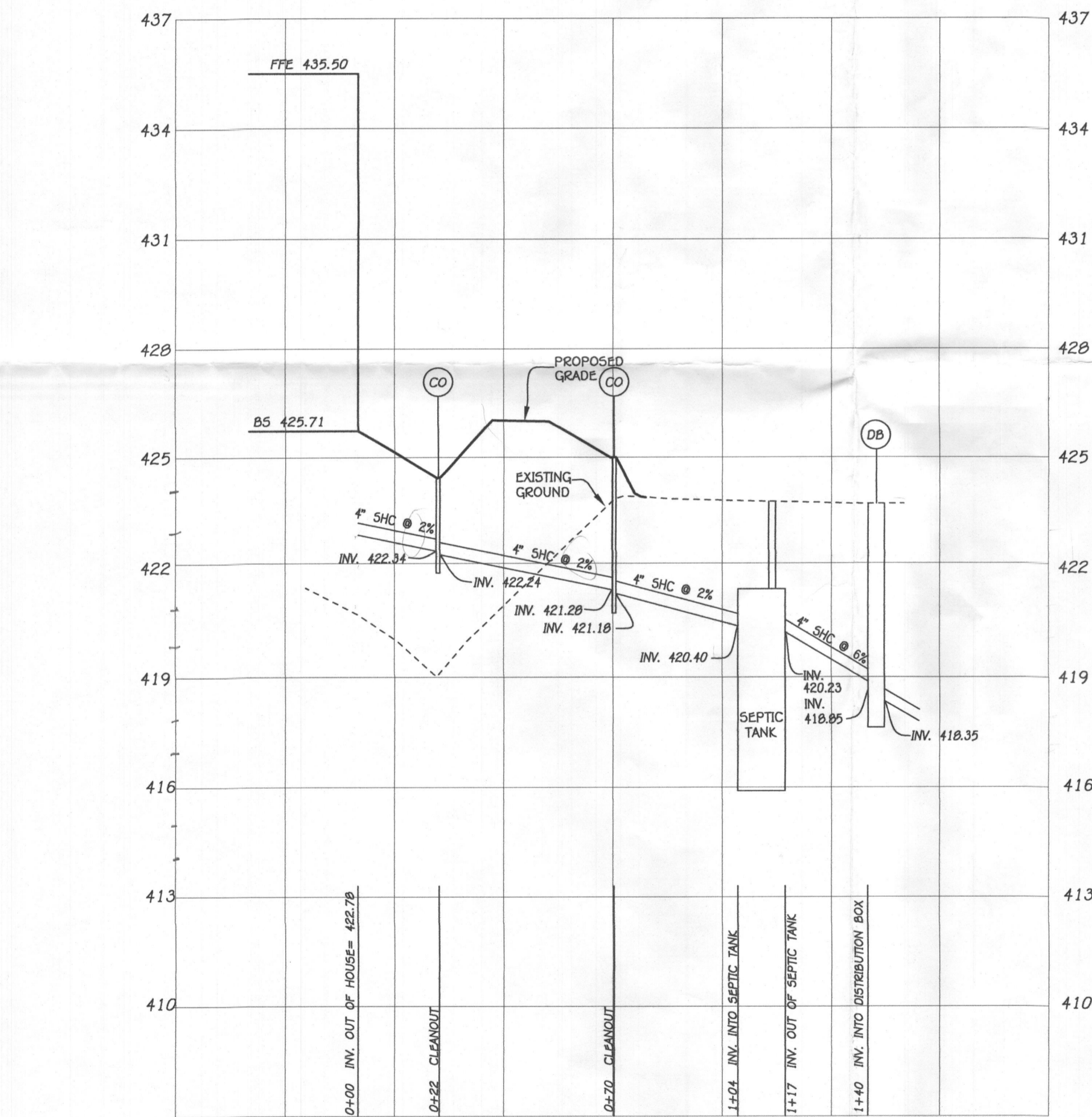
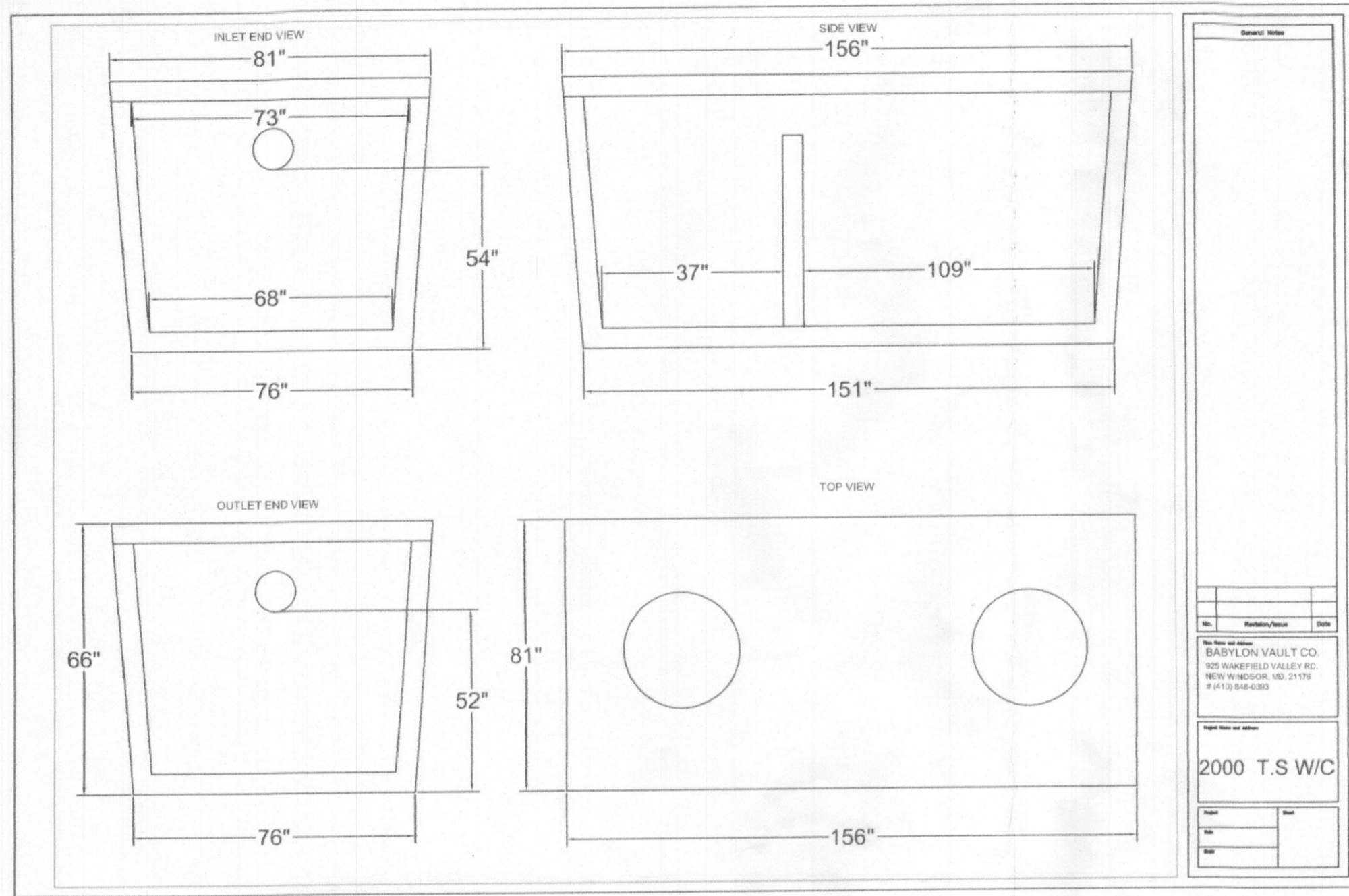
1. Grading has been modified.
2. Perc hole info has been added.
3. Duplicate notes have been removed.
4. Note 13 has been removed.
5. Trench bottom elevations have been modified.
6. Elevation out of Dbox has been modified.

Please call with any questions.

Stephanie Tuite, RLA, PE, LEED AP BD&C
Fisher, Collins & Carter, Inc.

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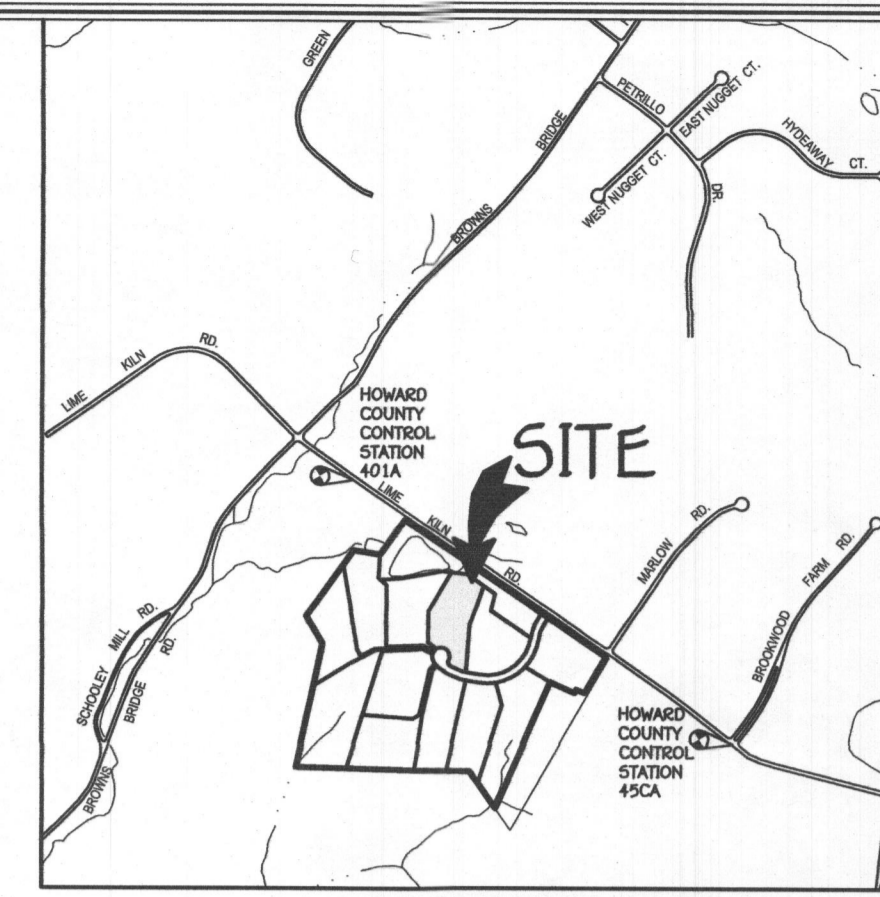
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SOURCE OFFICE: 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21142
 (410) 461-2895

OWNER
 WILLIAMSBURG GROUP, LLC
 C/O BOB CORBETT
 5485 HARBERS FARM ROAD, SUITE 200
 COLUMBIA, MARYLAND 21044
 410-997-8800

TRENCH DESIGN										
TRENCH	GROUND ELEV.	TOP OF STONE ELEV.	PIPE INVERT ELEV.	DEPTH TO STONE FROM GROUND	DEPTH OF STONE (FT)	BOTTOM OF TRENCH ELEV.	EFFECTIVE DEPTH STARTS AT	EFFECTIVE DEPTH (D)	WIDTH OF TRENCHES (W)	TRENCH SPACING
A	422.0	418.5	418.0	3.5'	4.5'	414.0	5.0'	3.0'	3.0'	10'
B	422.0	418.5	418.0	3.5'	4.5'	414.0	5.0'	3.0'	3.0'	10'

NOTE:
 THE EXISTING WELLS SHOWN ON THIS PLAN, HO-15-0203 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.

- LEGEND**
- EXISTING 2' CONTOURS
 - EXISTING 10' CONTOURS
 - EXISTING TREE LINE
 - SOIL LINES AND TYPES
 - DENOTES EXISTING WELL
 - DENOTES PROPOSED TREELINE
 - DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
 - 538 PASSED PERC HOLES
 - 537A FAILED PERC HOLES



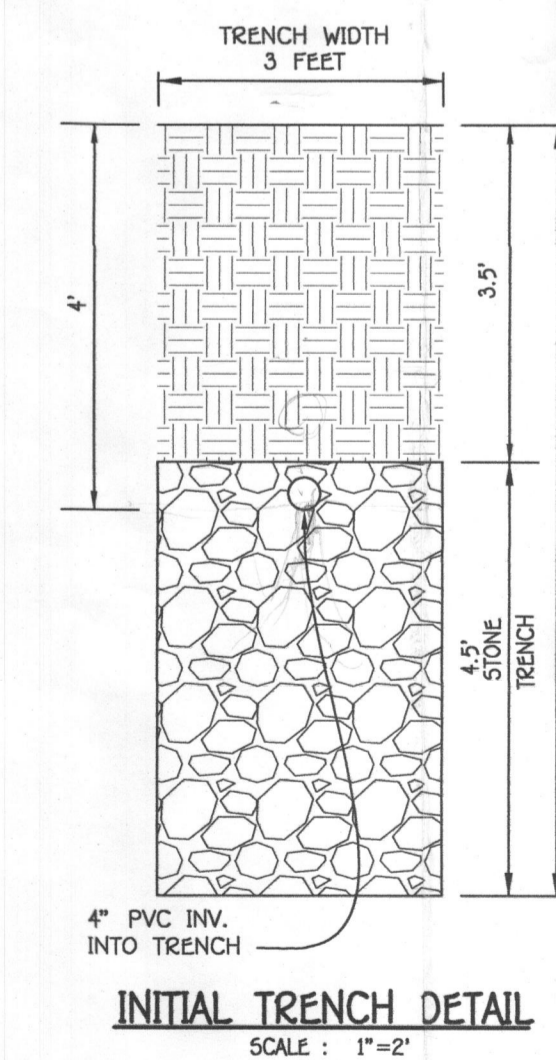
GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND 200 FEET DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
- TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIAL SURVEYS, INC. DATED JANUARY 2006 AND SUPPLEMENTED WITH FIELD SUN TOPOGRAPHY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT APRIL 2006 AND JANUARY 2015.
- BOUNDARY OF LOT BASED ON PLAT #23986 AND FIELD SURVEY BY FISHER, COLLINS & CARTER, INC.
- PLAT REFERENCE: 23995 THRU 23997.
- SUBJECT PROPERTY ZONED: RR-DEO
- TOTAL AREA OF PROPERTY: 3.0 AC.
- WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN, AND STEEP SLOPES DO NOT EXIST ON THIS LOT.
- SOILS SHOWN HEREON ARE BASED ON NRCS WEB SOIL SURVEY AND HOWARD COUNTY SOILS MAP 3.
- 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 EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK. (IF NOT A LOAD BEARING SEPTIC TANK)

FFE 435.5
 BSE 425.71
 INV. OUT OF HOUSE = 422.78
 PROP. GROUND AT CLEANOUT = 424.5
 INTO CLEANOUT = 422.34
 INV. OUT OF CLEANOUT = 422.24
 PROP. GROUND AT CLEANOUT = 425.0
 INTO CLEANOUT = 421.28
 INV. OUT OF CLEANOUT = 421.18
 EX. GROUND AT SEPTIC TANK = 423.5
 COVER OVER TANK = 2.1 FEET
 TOP OF SEPTIC TANK = 421.40
 INV. INTO SEPTIC TANK = 420.40
 INV. OUT OF SEPTIC TANK = 420.23
 EX. GROUND AT DISTRIBUTION BOX = 423.5
 INV. INTO DISTRIBUTION BOX = 418.85
 INV. OUT OF DISTRIBUTION BOX = 418.35

SEWER DISPOSAL SYSTEM DATA - INITIAL SYSTEM
 5 BEDROOMS
 LOADING RATE = 5 BEDROOMS X 150 GPD/BEDROOM = 750 GPD
 APPLICATION RATE = 1.2
 EFFECTIVE SIDEWALL BEGINS AT 5 FEET
 TRENCH DEPTH = 8 FEET
 TRENCH WIDTH (W) = 3 FEET
 EFFECTIVE DEPTH (D) = 3 FEET
 5F OF DRAINFIELD = 750 GPD / 1.2 = 625 5F
 COEFFICIENT OF REDUCTION OF TRENCH LENGTH = (W+2)/(W+1+2D)=(3+2)/(3+1+(2x3))=0.50
 TRENCH LENGTH = 625 5F x 0.50 / 3 = 104.17 5F
 TRENCH SPACING = 2D+W = ((2x3) + 3) = 9' USE 10'

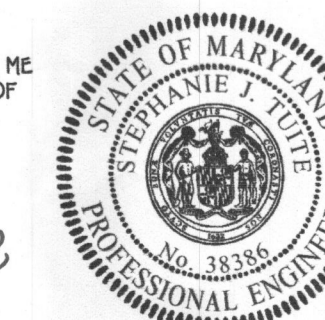
SEWER DISPOSAL SYSTEM DATA - REPLACEMENT SYSTEM
 5 BEDROOMS
 LOADING RATE = 5 BEDROOMS X 150 GPD/BEDROOM = 750 GPD
 APPLICATION RATE = 1.2
 EFFECTIVE SIDEWALL BEGINS AT 5 FEET
 TRENCH DEPTH = 8 FEET
 TRENCH WIDTH (W) = 3 FEET
 EFFECTIVE DEPTH (D) = 3 FEET
 5F OF DRAINFIELD = 750 GPD / 1.2 = 625 5F
 COEFFICIENT OF REDUCTION OF TRENCH LENGTH = (W+2)/(W+1+2D)=(3+2)/(3+1+(2x3))=0.50
 TRENCH LENGTH = 625 5F x 0.50 / 3 = 104.17 FEET
 TRENCH SPACING = 2D+W = ((2x3) + 3) = 9' USE 10'



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36386, EXPIRATION DATE: 01/12/2020.

Stephen J. [Signature] 5/16/18
 Signature of Professional Engineer DATE



SEPTIC PLAN
WESTLAND FARM ESTATES
LOT 4
 12520 WESTLAND COURT

TAX MAP #45 PARCEL: 28
 ZONES: RR-DEO
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY, 2018



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

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Fisher, Collins & Carter, Inc.
10272 Baltimore National Pike
Ellicott City, MD 21042

FROM: Robert Freemon *RIF*
Well & Septic Program

RE: Westland Farm Estates, Lot 4
12520 Westland Ct.
Fulton, MD 20759
"Septic Plan Comments"

DATE: 5/11/18

- The graded slopes around the SDA/OSDS are still greater than 25%. Slopes greater than 25% cannot be within 25ft of the SDA/OSDS.
- Graded SWM swales around the house cannot funnel storm water towards the SDA/OSDS.
- The *Trench Design* mentions the ground elevation for the initial set of trenches to be 420.2' when the site plan clearly shows the initial trenches to be on the 422' contour line.
- Floor plans must be sent to DILP as revised floor plans. I have a copy of the revised floor plans showing what exactly is being constructed however DILP has not received these plans.

Freemon, Robert

From: Freemon, Robert
Sent: Friday, May 11, 2018 3:11 PM
To: 'Stephanie Tuite'
Cc: 'BobCorbett@williamsburgllc.com'
Subject: RE: B18000758 - 12520 Westland Court
Attachments: 12520 Westland Court SP2.pdf

Stephanie,

Here are my comments for 12520 Westland Court Lot 4. In addition are there storm water management devices being proposed on this lot? The plan does not show any SWM devices (drywell, bioretention, etc.) like it does on the building permit site plan. Also if grading changes are made on the septic plan (see memo) these changes will need to be reflected on a revised site plan for the building permit. This revised site plan will need to be sent to DILP along with the floor plans (see memo).

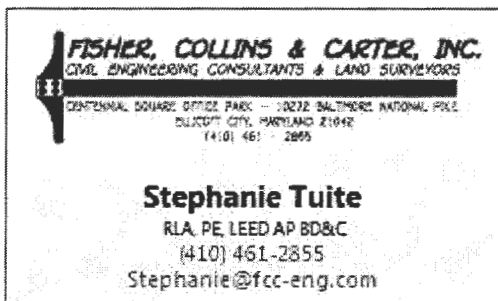
Robert "Spencer" Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

From: Stephanie Tuite [<mailto:Stephanie@fcc-eng.com>]
Sent: Friday, May 11, 2018 9:45 AM
To: Freemon, Robert
Subject: B18000758 - 12520 Westland Court

Spencer,

Just noticed Lot 4 is not signed off in Accela. I thought we were finally good with Lot 4. Can you take a look and let me know where we stand?

Stpeh



Freemon, Robert

From: Freemon, Robert
Sent: Tuesday, April 17, 2018 4:09 PM
To: 'Stephanie Tuite'
Cc: 'BobCorbett@williamsburgllc.com'
Subject: 12520 Westland Ct.
Attachments: COMAR 26.04.02.pdf; WS_WestlandCourt_12520.pdf

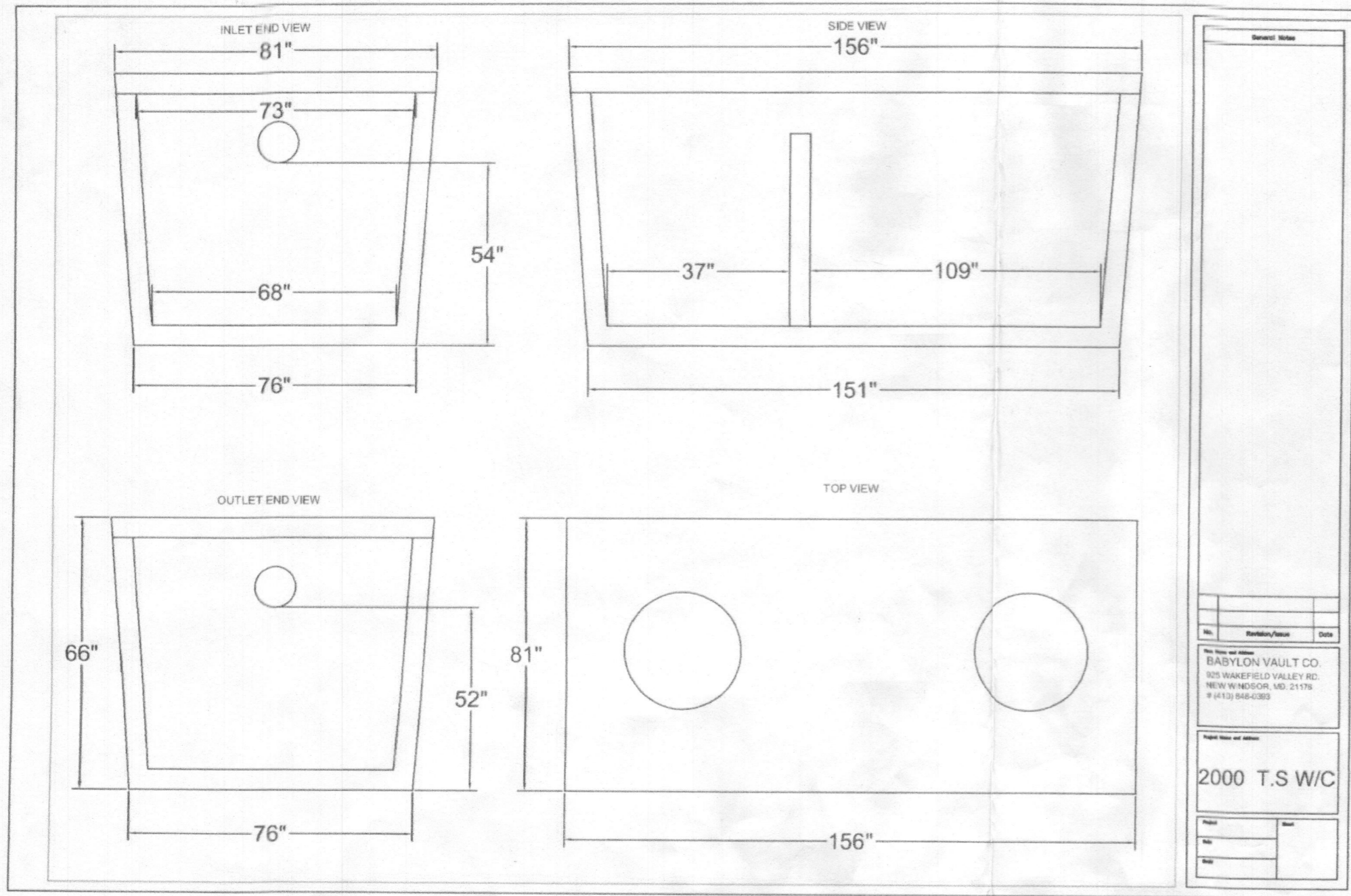
Hi Stephanie,

I have looked over the septic plan and I have some concerns. Running an 80ft septic line using only 1% fall leaves little room for error. Not only does the topography need to be exact, but there is a risk bowing/dipping of the septic line. Settling of disturbed dirt can create fluctuations in the pipe where solids may build up and end up clogging the system. My other concern is the grading. The grading around the house shows greater than 25% slopes directing storm water towards the septic tank and SDA. In COMAR26.04.02 (J) there is a setback of 25ft from an OSDS to all steep slopes >25%, (Page 13). With this the grading will need to be adjusted or a revised Perc Cert Plan will need to be submitted. Other than that the septic plan shows 4 bedrooms and the building permit is proposing five. This will need to be corrected.

I talked to Kevin Wolf about this who spoke with Bob Corbett today. Bob explained to Kevin he would rather have a grinder pump in the basement and a hung sewer than to have a pump tank. Bottom line is this is too close to call with all the variables involved to feel comfortable with the current design. If you have any questions or would like to discuss further feel free call me.

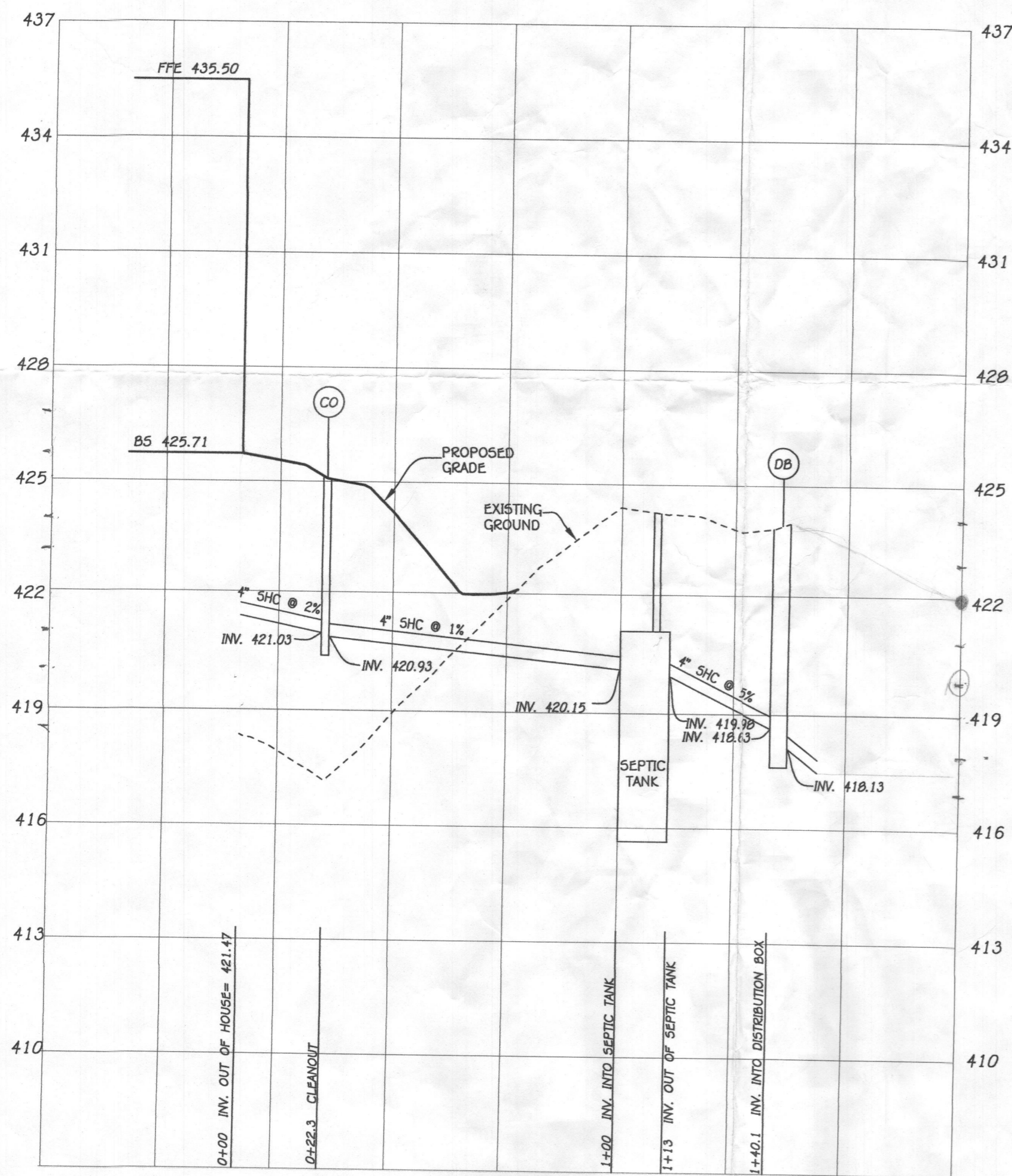
Bob: While the septic plan is being worked on I need you to submit revised floor plans to DILP. The floor plans I received show 4 finished bedrooms with two optional bedrooms. We need to know which options are being chosen so everyone is on the same page. If you have any questions let me know.

Robert "Spencer" Freemon
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program
Phone: 410-313-6357
Email: rfreemon@howardcountymd.gov
Website: <https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>

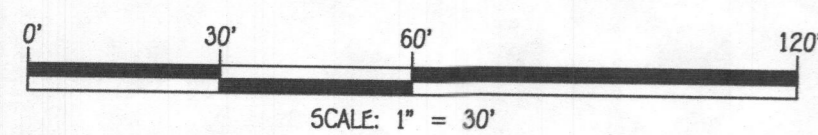


DATE	DESCRIPTION

2000 T.S/W/C



SEPTIC PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

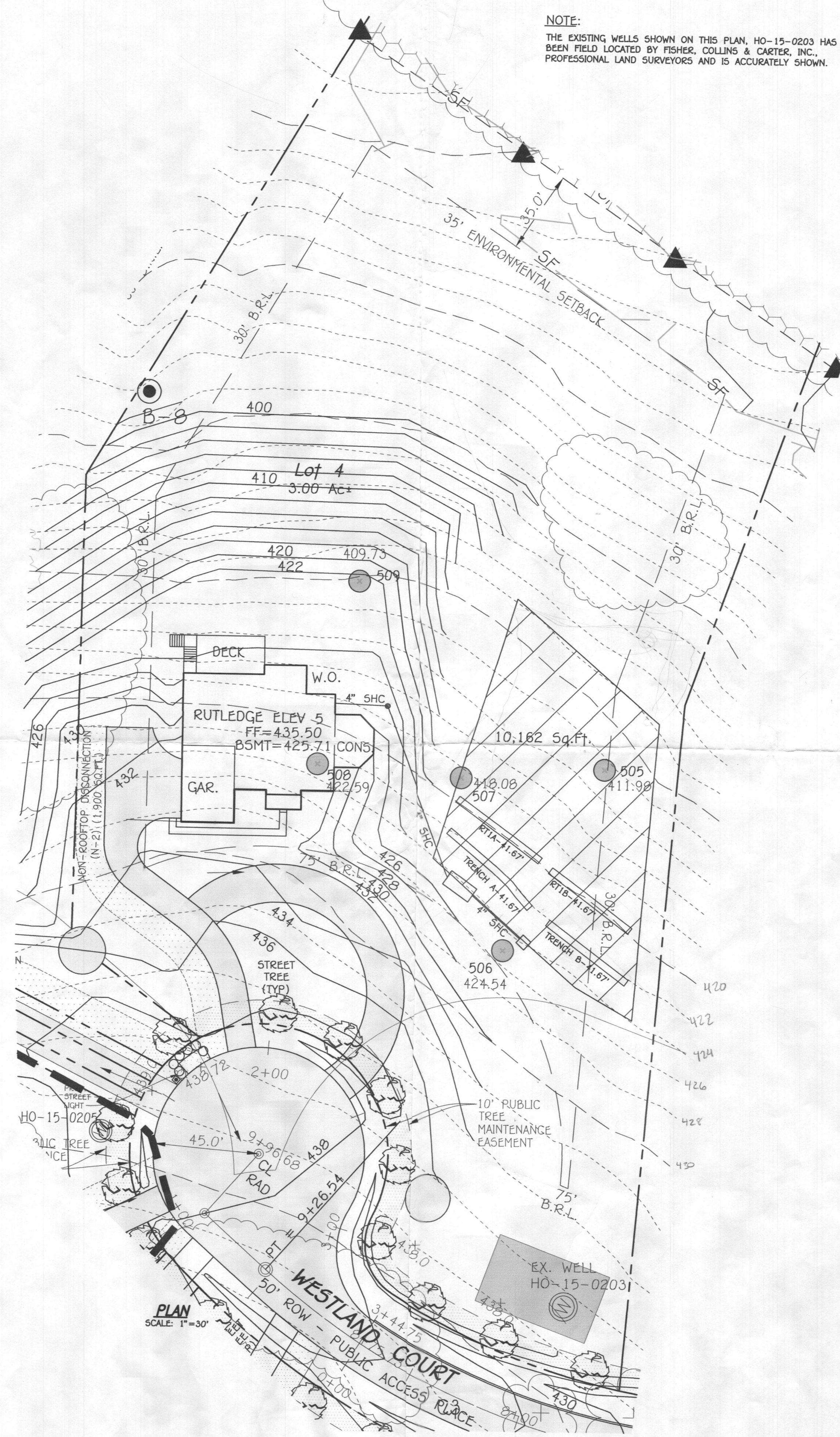


FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE: PARK - 10272 BALDORNE NATIONAL PARK
ELICOTT CITY, MARYLAND 21042
410-461-2000

OWNER
WILLIAMSBURG GROUP, LLC
C/O BOB CORBETT
3485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410-997-9600

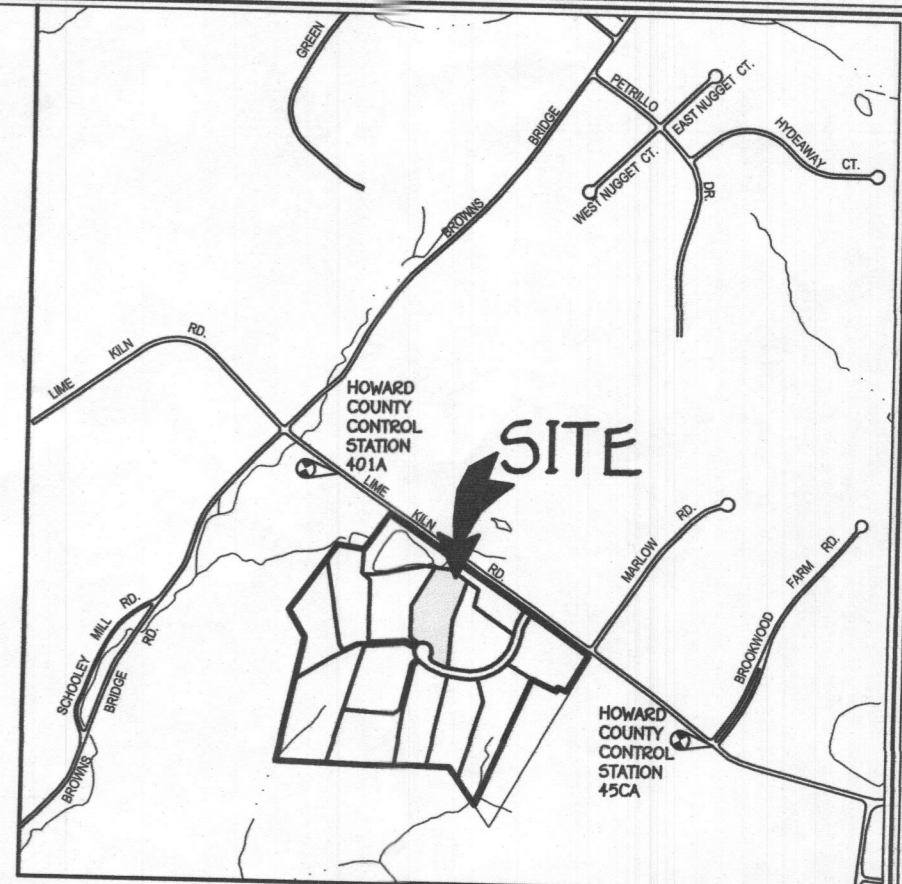
TRENCH DESIGN							
TRENCH	GROUND ELEV.	TOP OF STONE ELEV.	PIPE INVERT ELEV.	DEPTH TO STONE FROM GROUND	DEPTH OF STONE (FT)	BOTTOM OF TRENCH ELEV.	EFFECTIVE DEPTH STARTS AT
A	420.2	416.7	416.2	3.5'	4.5'	412.2	5.0'
B	420.2	416.7	416.2	3.5'	4.5'	412.2	5.0'

NOTE:
THE EXISTING WELLS SHOWN ON THIS PLAN, HO-15-0203 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.



LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES EXISTING WELL
- DENOTES PROPOSED TREELINE
- DENOTES 1500 SQ. FT. ALTERNATE WELL SITE
- 538 PASSED PERC HOLES
- 537A FAILED PERC HOLES



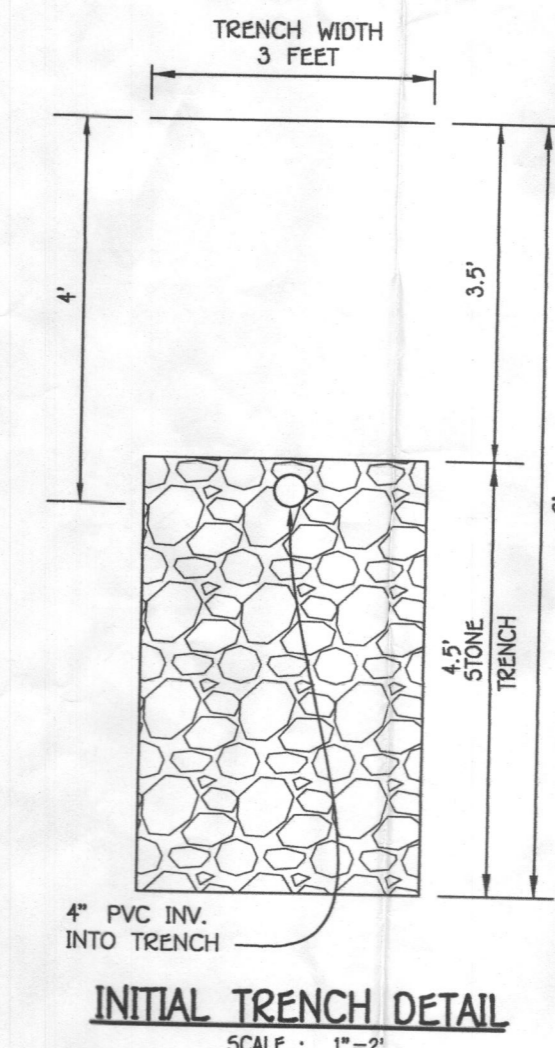
VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT EASEMENTS TO PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND 200 FEET DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
5. TOPOGRAPHIC CONTOURS BASED ON HARFORD AERIAL SURVEYS, INC. DATED JANUARY 2006 AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT APRIL, 2006 AND JANUARY, 2015.
6. BOUNDARY OF LOT BASED ON PLAT #23986 AND FIELD SURVEY BY FISHER, COLLINS & CARTER, INC.
7. PLAT REFERENCE: 23095 THRU 23987.
8. SUBJECT PROPERTY ZONED: RR-DEO
9. TOTAL AREA OF PROPERTY: 3.0 AC.
10. WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN, AND STEEP SLOPES DO NOT EXIST ON THIS LOT.
11. SOILS SHOWN HEREON ARE BASED ON NRCS WEB SOIL SURVEY AND HOWARD COUNTY SOILS MAP 3.
12. 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 REVERSED SITE PLAN MAY BE REQUIRED.
13. THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK. (IF NOT A LOAD BEARING SEPTIC TANK.)

FFE 435.5
BSE 425.71
INV. OUT OF HOUSE = 421.25
PROP. GROUND AT CLEANOUT = 424.51
INTO CLEANOUT = 421.03
INV. OUT OF CLEANOUT = 420.93
EX. GROUND AT SEPTIC TANK = 424.15
COVER OVER TANK = 3 FEET
TOP OF SEPTIC TANK = 421.15
INV. INTO SEPTIC TANK = 420.15
INV. OUT OF SEPTIC TANK = 419.98
EX. GROUND AT DISTRIBUTION BOX = 424.0
INTO DISTRIBUTION BOX = 418.63
INV. INTO DISTRIBUTION BOX = 418.13

- Ground Elevation
- Trench Design
- 80' with 1/2"
- Tank 25% Slope and Suelo
- Ejector Pit
- Pump tank

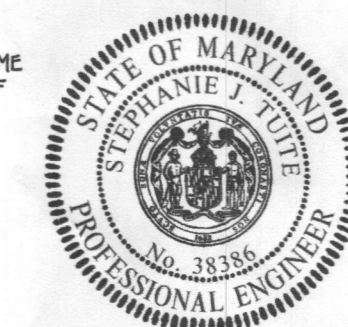


SEWAGE DISPOSAL SYSTEM DATA - INITIAL SYSTEM
4 BEDROOMS
LOADING RATE = 4 BEDROOMS X 150 GPD/BEDROOM = 600 GPD
APPLICATION RATE = 1.2
EFFECTIVE SIDEWALL BEGINS AT 5 FEET
TRENCH DEPTH = 8 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 3 FEET
SF OF DRAINFIELD = 600 GPD / 1.2 = 500 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH = (W+2)/(W+1+2D) = (3+2)/(3+1+(2*3)) = 0.50
TRENCH LENGTH = 500 SF x 0.50 / 3 = 83.33 SF
TRENCH SPACING = 2D+W = ((2*3) + 3) = 9' USE 10'

SEWAGE DISPOSAL SYSTEM DATA - REPLACEMENT SYSTEM
4 BEDROOMS
LOADING RATE = 4 BEDROOMS X 150 GPD/BEDROOM = 600 GPD
APPLICATION RATE = 1.2
EFFECTIVE SIDEWALL BEGINS AT 5 FEET
TRENCH DEPTH = 8 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 3 FEET
SF OF DRAINFIELD = 600 GPD / 1.2 = 500 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH = (W+2)/(W+1+2D) = (3+2)/(3+1+(2*3)) = 0.50
TRENCH LENGTH = 500 SF x 0.50 / 3 = 83.33 FEET
TRENCH SPACING = 2D+W = ((2*3) + 3) = 9' USE 10'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2020.
Stephen J. Tate 4/12/18
Signature Of Professional Engineer DATE



SEPTIC PLAN
WESTLAND FARM ESTATES
LOT 4
12520 WESTLAND COURT
TAX MAP #45 PARCEL: 20
ZONED: RR-DEO
THIRD ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE AS SHOWN DATE: APRIL 2018



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

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Fisher, Collins & Carter, Inc.
10272 Baltimore National Pike
Ellicott City, MD 21042

FROM: Robert Freemon *RIF*
Well & Septic Program

RE: Westland Farm Estates, Lot 4
12520 Westland Court
Fulton, MD 20759
(Septic Plan Comments)

DATE: 4/3/2018

After review of the septic plan for 12520 Westland Court here are my comments.

- The septic tank cannot be within 25ft of the proposed grading of greater than 25% slopes.
- Corresponding perc hole IDs and elevations must be shown on the plan.
- Remove any duplicate notes.
- Remove note 13.
- The trench bottom elevations in the *Trench Design* need to be corrected.
- The invert elevation out of the Dbox needs to be corrected in the *Septic Profile*.

GENERAL NOTES:

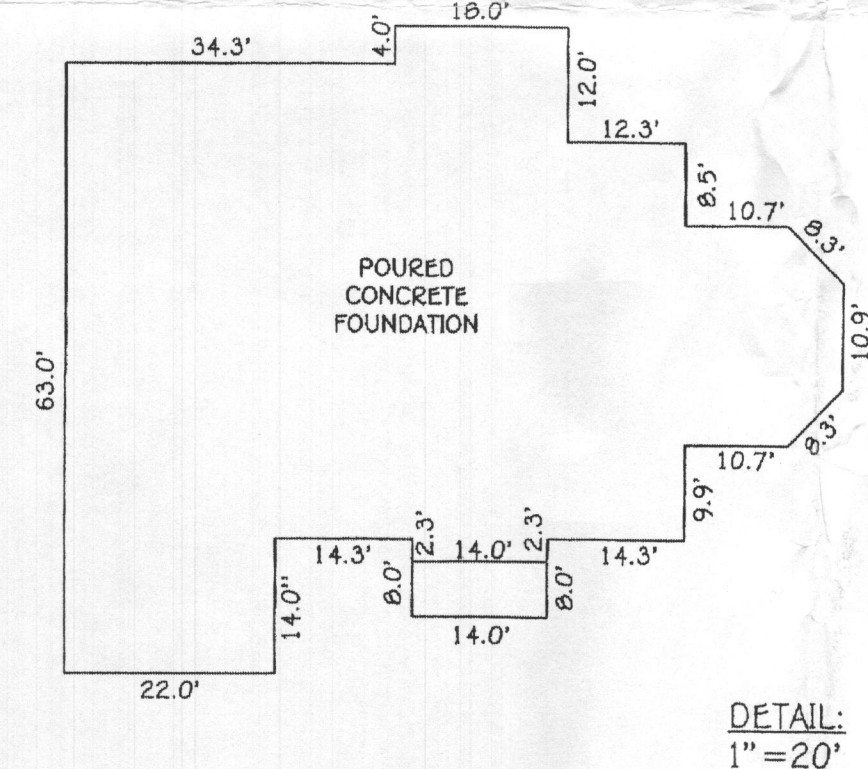
- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INsofar as it is required by a LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) SUBJECT PROPERTY IS SHOWN IN ZONE "X" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL No. 2402001400, EFFECTIVE: 11/05/2013.
- 3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1.0'
- 4) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-15-0203) HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- 6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2018.
- 7) BUILDING PERMIT # B-18000798

Public Forest Conservation Easement Line Chart

Line	Bearing	Length
FC4	N 65°34'35" E	46.52'
FC11	N 56°13'17" W	334.00'
FC12	N 30°59'56" W	60.50'
FC13	S 02°44'54" E	18.95'
FC3	N 56°17'42" W	280.90'
FC6	S 56°23'16" E	293.72'

Legend

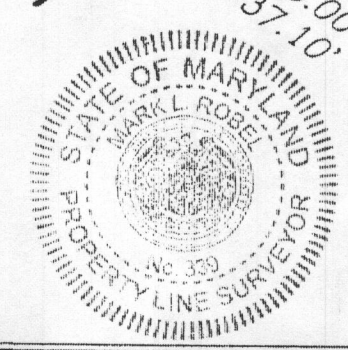
- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 21404 Thru 21406) And Public Stormwater Management & Utility Easement
- 20' Private Drainage & Utility Easement And Pond Access
- Public Forest Conservation Easement



Wall Check
OK
RJE 10/26/2018

LOT 4
WESTLAND FARM ESTATES
PHASE II
LOTS 3 THRU 14 AND
OPEN SPACE LOT 15
PLAT NOS. 23905 THRU 23907
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FLD
ELLSWORTH CITY, MARYLAND 21042
(410) 481-2899



Mark J. Hibel 7/19/18
PROFESSIONAL LAND SURVEYOR DATE
REG. #339

HOUSE LOCATION DRAWING

FOUNDATION LOCATION: 721218
FINAL LOCATION:
BOUNDARY SURVEY:
SCALE: 1"=50'
DATE: 7/19/18
DRAWN BY: JLD
CHECKED BY: MJC
PROJECT No. 05082-3003

#12520 WESTLAND COURT
B.R.L. = BUILDING RESTRICTION LINE
TOP OF FOUNDATION ELEVATION = 434.4'

