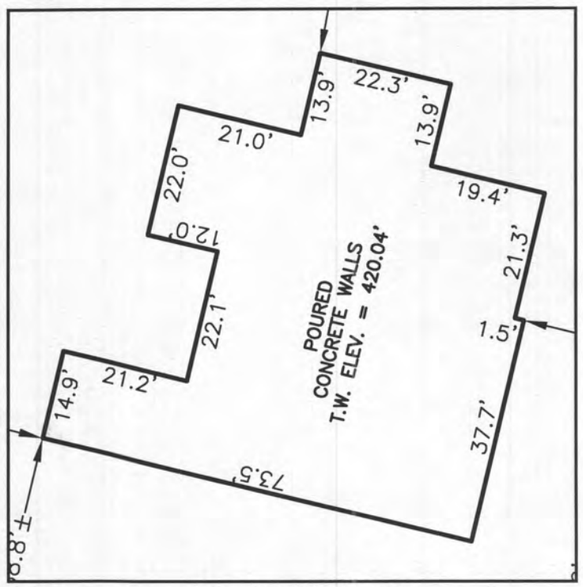
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/25.

LEGEND:

BRL BUILDING RESTRICTION LINE
Ⓦ WELL LOCATION
T.W. TOP OF WALL
WELL BOX AREA

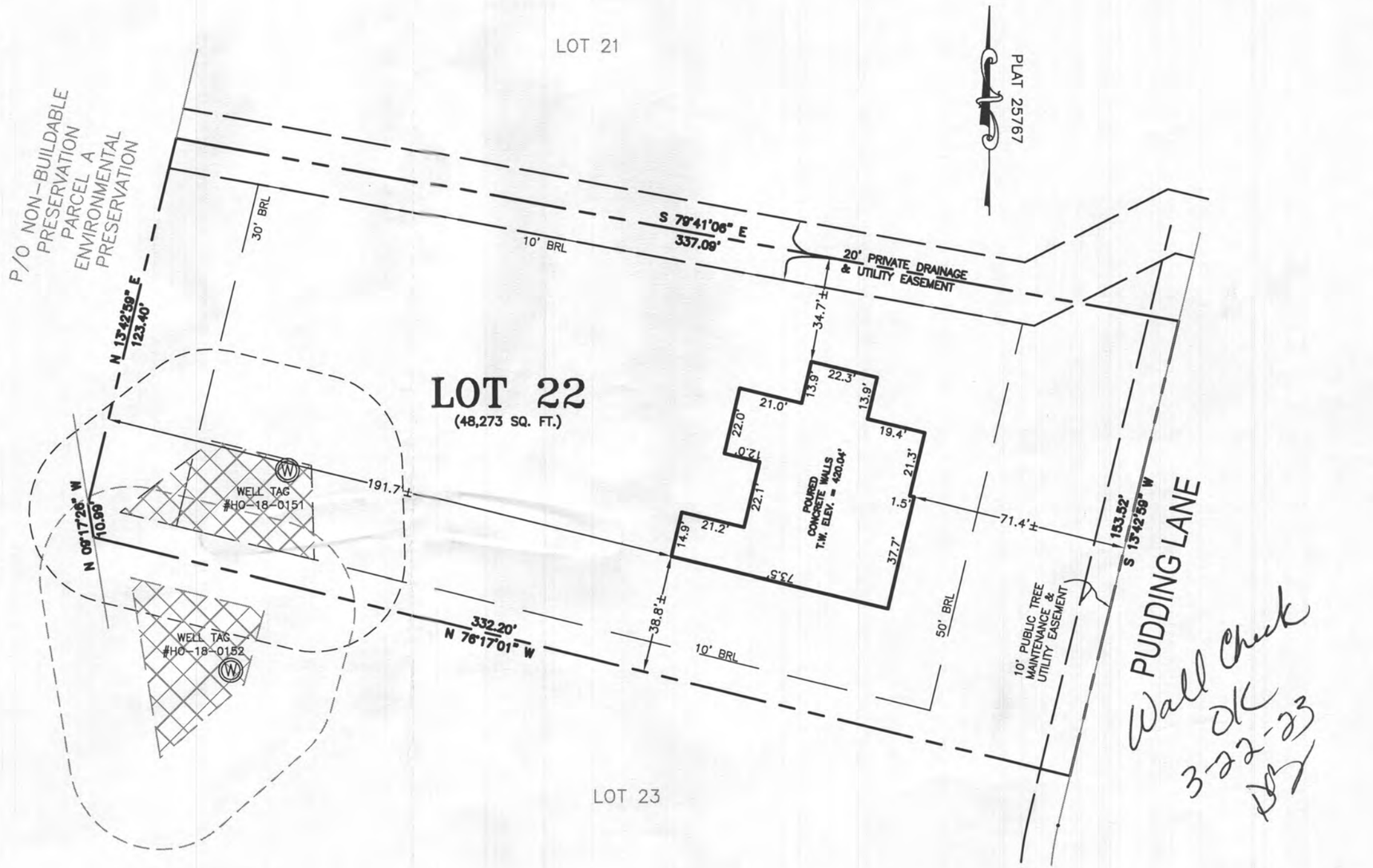


HOUSE ENLARGEMENT
NOT TO SCALE

WELL NUMBER: HO-18-0151

ADDRESS: 10532 PUDDING LANE
ELLICOTT CITY, MD 21042

PERMIT NO.: B21003689



Wall Check OK 3-22-23 BT

BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPEMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.

STATE OF MARYLAND
MICHAEL JOE BOYCE
21328
PROFESSIONAL LAND SURVEYOR

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. | 02/14/23 DATE

WALLCHECK
LOT 22
KINGS FOREST
LIBER 11372, FOLIO 431
PLAT NO. 25767
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

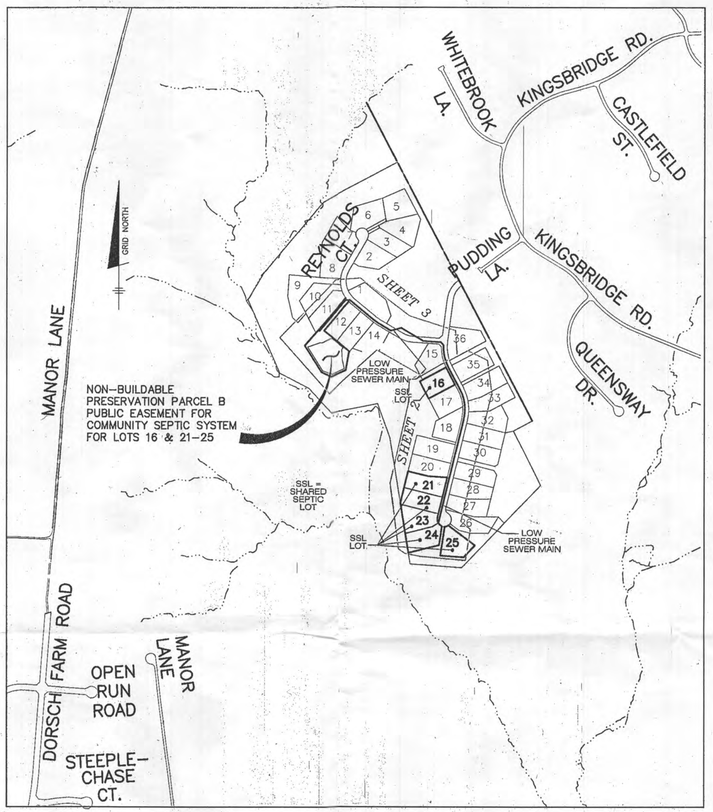
DATE: 02/14/2023	SCALE: 1"= 40'	FILE: WC LOT 22
CHK'D: M.J.B.	JOB NO: 3502	DRAWN: V.X.P.

KINGS FOREST

FINAL PUBLIC SHARED SEPTIC PLANS

CONTRACT NO. 50-4866-D

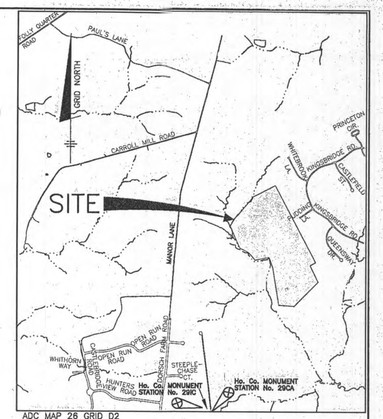
QUANTITIES				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUF./SUPPLIER
FLUSHING CONNECTIONS	7			
1.25" LOW PRESSURE LATERAL PIPE	300			
2.0" LOW PRESSURE SEWER SEWER	2,566			
4" PVC SEWER	353			
MANHOLE	2			
3000 GALLON SEPTIC TANK	1			
SIMPLEX GRINDER PUMP	2			
DUPLEX GRINDER PUMP	2			
1/16 HB	1			
1/8 HB	7			
MONITORING WELL	2			
CONC. VAULT w/CONDUCTING ROD	4			
6700 GALLON DOSE TANK	1			
DOSE PUMPS	3			
AIR RELEASE VALVE	1			
4500 GALLON BIO-MICROBICS TANK	1			
3' WIDE TRENCH	1824			
NAME OF UTILITY CONTRACTOR:				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE:				



LOCATION MAP

SCALE: 1" = 600'

ADC MAP PAGE: 26, GRID: D2



ADC MAP 26 GRID D2

VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- SEWAGE DISPOSAL AREA
- PROPOSED WELL BOX (WELL BOX)
- STREAM
- LOW PRESSURE SEWER (LPS)
- SEPTIC TANK
- DRAINFIELD DIVIDE
- SEPTIC TRENCH
- CONTINUITY TEST STATION (C.T.S.)
- FOREST CONSERVATION EASEMENT
- 20% AND GREATER SLOPES
- 25% AND GREATER SLOPES
- FENCE LINE —X—X—

SHEET INDEX	
NO.	TITLE
1	TITLE SHEET
2	PLAN & PROFILE VIEW
3	PLAN & PROFILE VIEW
4	PLAN & PROFILE VIEW
5	PLAN & PROFILE VIEW
6	PERCOLATION TEST RESULTS
7	CONSTRUCTION DETAILS, AND NOTES
8	SITE PLAN AND PFD
9	DRAINFIELD PLAN
10	TREATMENT SYSTEM DETAIL
11	DISTRIBUTION DETAILS

TYPE OF BUILDING:	SFD
NO. OF LOTS/PARCELS/UNITS:	6
NUMBER OF SHC'S:	6
NUMBER OF WHC'S:	NA
DRAINAGE AREA	LITTLE PATUXENT
WATER ZONE:	NA
TEST GRADIENT:	NA

SHARED SEPTIC SYSTEM NOTES:

1. WELLS ON THE LOTS SURROUNDING THE COMMON SHARED SEPTIC AREAS SHALL BE TESTED FOR BACKGROUND LEVELS OF CONTAMINANTS TO BE SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO PUTTING THE SHARED SEPTIC SYSTEM IN SERVICE.
2. THE BUILDER SHALL INSTALL BACKFLOW PREVENTER AND RELIEF VENT ON THE SEWER SERVICE AT THE HOUSE, AT THE TIME OF THE HOUSE CONSTRUCTION OR AS REQUIRED BY THE PLUMBING INSPECTOR.
3. INSTALLATION OF GRINDER PUMPS AND APPURTENANCES, AND THE 4" PVC SEWER HOUSE CONNECTIONS (SHC) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
4. ALL PRESSURE SEWER SHALL BE SDR 26 PVC OR HDPE EQUIVALENT. SDR 26 PVC PIPE SHALL BE SOLVENT WELDED EXCEPT PORTIONS WITHIN 50 FEET OF A WELL, IN THOSE INSTANCES THE SEWER SHALL BE HDPE SDR11. A 6 GAUGE TRACER WIRE SHALL BE WRAPPED AROUND OR ATTACHED TO THE PVC PIPE.
5. SEPTIC TANKS SHALL BE VACUUM OR WATER TESTED ON-SITE BY THE MANUFACTURER. SEPTIC TANK SHOP DRAWINGS FROM THE MANUFACTURER SHOULD BE SUBMITTED TO THE HOWARD COUNTY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO ISSUANCE OF SHARED SEPTIC SYSTEM PERMIT.
6. ALL PRESSURE SEWER IS TO BE PRESSURE TESTED ACCORDING TO THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL NOTIFY HOWARD CO. HEALTH DEPARTMENT AT 410-313-1771 AT LEAST FIVE (5) WORKING DAYS BEFORE ANY PRESSURE TEST OF PRESSURE SEWERS, AND ANY SEPTIC TANKS VACUUM OR WATER TESTING IS PERFORMED.
8. OBSERVATION WELLS TO BE INSTALLED AFTER TRENCH INSTALLATION IS COMPLETED.
9. LOTS WITH "CELLAR NOT SERVICED VIA GRAVITY" IS INDICATED, EJECTOR PUMPS LOCATED INSIDE THE BASEMENT ARE REQUIRED IN ORDER TO SERVICE THE CELLAR, FIRST FLOOR SERVICE IS PROVIDED BY GRAVITY.
10. TRENCH REQUIREMENTS, SEPTIC PRETREATMENT, AND TANK CAPACITY IS OUTLINED ON HYDRO-TERRA DESIGN ON SHEETS 9-14.

DMW2 19-015
DESIGN MANUAL WAIVER DESCRIPTIONS

1. ON APRIL 12, 2019 THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS APPROVED A DESIGN MANUAL WAIVER TO DESIGN MANUAL VOLUME II, SECTIONS 4.3.B.3.b.4, 4.5.B.2 AND 4.5.E WHICH REQUIRES ALL SEWER HOUSE CONNECTIONS TO BE INSTALLED AT THE REQUIRED DEPTHS TO PROVIDE GRAVITY SERVICE TO THE CELLAR OF EACH LOT. THE APPROVAL OF THIS WAIVER ALLOWS LOTS 22 AND 34 TO PROVIDE AN EJECTOR PUMP FOR BASEMENT SERVICE.
2. THIS DESIGN MANUAL WAIVER WAS EXPANDED TO INCLUDE A WAIVER OF SECTION 5.4.B.5 FOR THE SEPARATION DISTANCE BETWEEN A STRUCTURE AND A PUBLIC SEWER EASEMENT WHICH WAS APPROVED BY A REVISED APPROVAL LETTER DATED JULY 5, 2019. THE APPROVAL OF THIS WAIVER ALLOWS THE EASEMENT SETBACK REQUIREMENT TO 1.3' AND 4.0' IN TWO SPECIFIED LOCATIONS OF THE STREAM CROSSING WINGWALL FOOTERS.

NOTE: ALL JOINTS AND CONNECTIONS LOCATED WITHIN STRUCTURAL FILL AREAS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION)

GENERAL NOTES

PART I

1. APPROXIMATE LOCATIONS OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
2. TOPOGRAPHIC FIELD SURVEYS WERE PERFORMED IN MAY, 2007 BY SILL, ADCOCK & ASSOCIATES AND IN FEBRUARY, 2003 BY BENCHMARK ENGINEERING, INC.
3. HORIZONTAL AND VERTICAL SURVEY CONTROLS:

THE COORDINATES SHOWN ON THE DRAWINGS ARE BASED ON MARYLAND STATE REFERENCE SYSTEM NAD '83/'91 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 50BA AND NO. 0015.

ALL VERTICAL CONTROLS ARE BASED ON NAVD '88. VERTICAL CONTROLS PROVIDED ON THE DRAWINGS ARE 50BA AND 0015.

4. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLANS.
5. CLEAR ALL UTILITIES BY A MINIMUM OF 12 INCHES. CLEAR ALL POLES BY 5'-0" MINIMUM OR TUNNEL AS REQUIRED UNLESS OTHERWISE NOTED. THE OWNER HAS CONTACTED THE UTILITY COMPANIES AND HAS MADE ARRANGEMENTS FOR BRACING OF POLES AS SHOWN ON THE DRAWINGS. IN THE EVENT THE CONTRACTOR'S WORK REQUIRES THE BRACING OF ADDITIONAL POLES, ANY COST INCURRED BY THE OWNER FOR THE BRACING OF ADDITIONAL POLES OR DAMAGES SHALL BE DEDUCTED FROM MONIES OWED THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO SCHEDULE THE BRACING OF THE POLES.
6. FOR DETAILS NOT SHOWN ON THE DRAWING, AND FOR MATERIALS AND CONSTRUCTION METHODS, USE HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION). THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB.
7. WHERE TEST PITS HAVE BEEN MADE ON EXISTING UTILITIES, THEY ARE NOTED BY THE SYMBOL ⊠ AT THE LOCATIONS OF THE TEST PITS. A NOTE OR NOTES CONTAINING THE RESULTS OF THE TEST PIT OR PITS IS INCLUDED ON THE DRAWINGS. EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED WORK FOR WHICH TEST PITS HAVE NOT BEEN DUG SHALL BE LOCATED BY THE CONTRACTOR TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.
8. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

AT&T	1-800-252-1133
BGE (CONTRACTOR SERVICES)	410-637-8713
BGE (EMERGENCY)	410-685-0123
BUREAU OF UTILITIES	410-313-4900
COLONIAL PIPELINE CO	410-795-1390
MISS UTILITY	1-800-257-7777
STATE HIGHWAY ADMINISTRATION	410-531-5533
VERIZON	1-800-743-0033/410-224-9210

9. TREES AND SHRUBS ARE TO BE PROTECTED FROM DAMAGE TO THE MAXIMUM EXTENT. TREES AND SHRUBS LOCATED WITHIN THE CONSTRUCTION STRIP ARE NOT TO BE REMOVED OR DAMAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL REMOVE TREES, STUMPS AND ROOTS ALONG LINE OF EXCAVATION. PAYMENT FOR SUCH REMOVAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION OF THE MAIN.
11. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF HIGHWAYS, HOWARD COUNTY, AT (410)-313-7450 AT LEAST FIVE WORKING DAYS BEFORE OPEN CUTTING OR BORING/JACKING OF ANY COUNTY ROAD FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DPW REQUIREMENTS PER SECTION 18.114(a) OF THE HOWARD COUNTY CODE.

PART III SEWER

1. ALL SEWER MAINS SHALL BE D.I.P. OR P.V.C. UNLESS OTHERWISE NOTED.
2. ALL MANHOLES SHALL BE 4'-0" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
3. LOW PRESSURE SEWERS SHALL BE SDR 21 OR HDPE EQUIVALENT.
4. MANHOLES SHOWN WITH 12" AND 16" WALLS ARE FOR BRICK MANHOLES ONLY.
5. MANHOLES DESIGNATED W.T. IN PLAN AND PROFILE SHALL HAVE WATERTIGHT FRAME AND COVER, STANDARD DETAIL G5.52, WHERE WATERTIGHT MANHOLE FRAMES AND COVERS ARE USED, SET TOP OF FRAME 1'-6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. HOUSE(S) WITH THE SYMBOL "C.N.S." INDICATES THAT CELLAR CANNOT BE SERVED.
7. THE DEVELOPER SHALL PROVIDE ONE SPARE GRINDER PUMP TO THE BUREAU OF UTILITIES UPON DEDICATION OF THE SHARED SEPTIC SYSTEM TO THE COUNTY.

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT DATE

SEDIMENT CONTROL MEASURES FOR THIS CONTRACT WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 308 OF THE HOWARD COUNTY STANDARD SPECIFICATIONS AND AS PER F-19-014.

APPROVED:
APPROVED FOR PRIVATE WATER AND SHARED SEPTIC SYSTEM FOR LOTS 16, 21-25, & NON-BUILDABLE PRESERVATION PARCEL B, AND PRIVATE WATER & SEWER FOR LOTS 1-15, 17-20 & 26-36, BUILDABLE PRESERVATION PARCEL D, NON-BUILDABLE PRESERVATION PARCELS A, B, C & E-1

COUNTY HEALTH OFFICER DATE

**MAXIMUM NUMBER OF BEDROOMS FOR EACH HOUSE ON LOTS 16, 21-25 SHALL BE FIVE (5).
**ALL SEWAGE GRINDER PUMPS ARE TO BE PUBLICLY OWNED AND MAINTAINED

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. 45577, Expiration Date: 06-08-2020.

OWNERS:
NATALIE ZIEGLER
4288 MANOR LANE
ELLICOTT CITY, MARYLAND 21042

JONATHAN IAN SCHWARTZ, JESSICA AND SOPHIE ZIEGLER
C/O SOPHIE ZIEGLER
730 DOLORES STREET
SAN FRANCISCO, CA 94110
212-877-8697

DEVELOPER:
TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MD 21046
410-381-3263

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

CHIEF, BUREAU OF UTILITIES DATE

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

STATE OF MARYLAND — No. 45577 — PROFESSIONAL ENGINEER — 11/26/19

DESIGN:	JC
DRAFT:	JC
CHK:	-
DATE:	11-26-19

BY	NO.	REVISIONS	DATE

600 SCALE MAP No.: 23 BLOCK: 23 200 SCALE MAP No.:

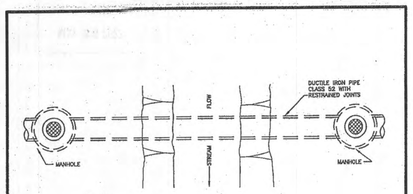
FINAL PUBLIC SHARED SEPTIC SYSTEM PLANS
TITLE SHEET

KINGS FOREST
LOTS 16, 21 thru 25 and
NON-BUILDABLE PRESERVATION PARCEL 'B'
TAX MAP: 23 - BLOCK: 23 - PARCEL: 148 - ZONED: RC-DEO - ELECTION DISTRICT: 2
CONTRACT NO. 50-4866-D

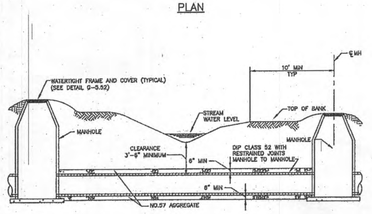
SCALE: AS SHOWN

SHEET NO. 1 OF 11

J:\2501 Carroll-Ziegler Parcel 'B'\dwg\40000 revision in process.dwg, 11/26/2019 8:42:27 AM



PLAN

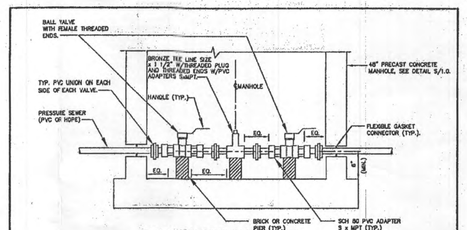


ELEVATION

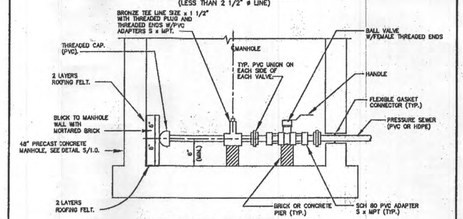
NOTES:

1. SEE DETAIL FOR RIP-RAP PROTECTION OF STREAM BANK.
2. PIPE SHOULD BE LOCATED AS CLOSE TO 90° TO STREAM FLOW AS FEASIBLE.
3. CONSTRUCT SEDIMENT CONTROL DEVICES AS PER CONTRACT DOCUMENTS OR AS DIRECTED.
4. FOR CLEARANCE GREATER THAN 42", USE NUMBER 57 AGGREGATE. SEE S-3.12 FOR CLEARANCE 24" TO 39". CLEARANCE LESS THAN 24" IS UNACCEPTABLE.

5/6/2002 Revised 5/1/1992 Approved	Howard County, Maryland Department of Public Works Approve: Thomas E. Smith Chief, Bureau of Engineering	Stream Crossing 3'-6" Clearance	Detail S-3.11



IN-LINE FLUSHING CONNECTION
(LESS THAN 2 1/2" # LINE)



TERMINAL FLUSHING CONNECTION

NOTES:

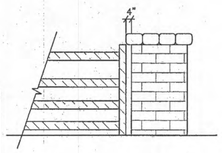
1. ALL JOINTS SHOWN SHALL BE SOLVENT CEMENT UNLESS OTHERWISE NOTED.
2. FOR OTHER MANHOLE DETAILS, SEE DETAIL S/1.0.
3. FOR 1 1/4" # LINE, BUSH UP AS NECESSARY TO ACCOMMODATE 1 1/2"x1 1/2" TEE
4. ALLOW SUFFICIENT SPACE FOR UNSCREWING UNIONS.
5. FOR HDPE PIPE, PROVIDE TRANSITION FITTING AT CONNECTION TO PVC UNION.

WASHINGTON SUBURBAN SANITARY COMMISSION	APPROVED: 9/15/11 Chief Engineer	STANDARD DETAIL FLUSHING CONNECTION LESS THAN 2-1/2"	PS 1.2

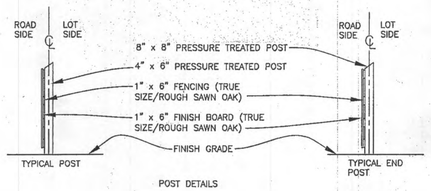
PS12

ENVIRONMENT ONE GRINDER PUMP DATA TABLE								
LOTS	TOP ELEV.	GRINDER PUMP BASIN BOTTOM ELEV.	DEPTH	INLET ELEV.	DISCHARGE ELEV.	ANTI-FLOAT VOLUME	ANTI-FLOAT DIMENSIONS	REMARKS
16	446.8	436.8	10.00' (120")	440.9	444.3	44.27 C.F.	5.25'x5.25'x2.33'	HO. CO. STANDARD SIMPLEX
21 & 22	418.1	408.1	10.00' (120")	412.0	415.6	45.34 C.F.	5.0'x5.0'x2.79'	HO. CO. STANDARD DUPLEX
23 & 24	408.0	398.0	10.00' (120")	402.0	405.5	45.34 C.F.	5.0'x5.0'x2.79'	HO. CO. STANDARD DUPLEX
25	406.5	396.5	10.00' (120")	400.0	404.0	44.27 C.F.	5.25'x5.25'x2.33'	HO. CO. STANDARD SIMPLEX

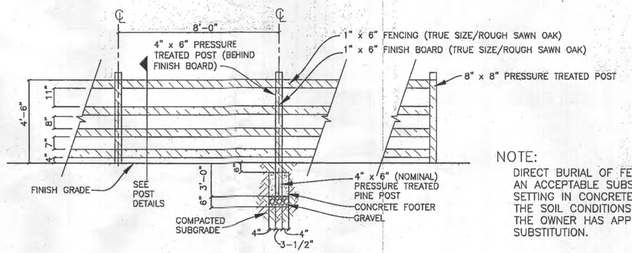
NOTE: SEE MANUFACTURER'S MANUAL FOR GRINDER PUMP INSTALLATION REQUIREMENT, PROCEDURE, AND ELECTRICAL CONNECTION.



COLUMN / FENCE CONNECTION



POST DETAILS

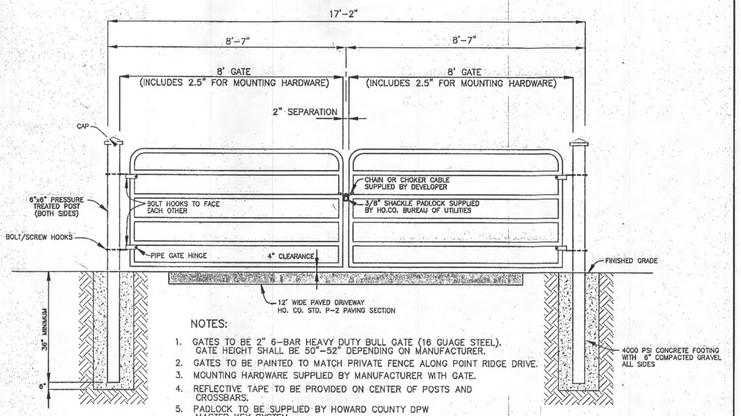


ELEVATION AND FOOTING SECTION

FENCE DETAIL

NOT TO SCALE

NOTE:
DIRECT BURIAL OF FENCE POST IS AN ACCEPTABLE SUBSTITUTION TO SETTING IN CONCRETE PROVIDED THE SOIL CONDITIONS PERMIT AND THE OWNER HAS APPROVED THE SUBSTITUTION.



NOTES:

1. GATES TO BE 2" 6-BAR HEAVY DUTY BULL GATE (16 GUAGE STEEL). GATE HEIGHT SHALL BE 50"-52" DEPENDING ON MANUFACTURER.
2. GATES TO BE PAINTED TO MATCH PRIVATE FENCE ALONG POINT RIDGE DRIVE.
3. MOUNTING HARDWARE SUPPLIED BY MANUFACTURER WITH GATE.
4. REFLECTIVE TAPE TO BE PROVIDED ON CENTER OF POSTS AND CROSSBARS.
5. PADLOCK TO BE SUPPLIED BY HOWARD COUNTY DPW MASTER KEY SYSTEM.

GATE DETAIL

NOT TO SCALE

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT DATE

SEDIMENT CONTROL MEASURES FOR THIS CONTRACT WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 308 OF THE HOWARD COUNTY STANDARD SPECIFICATIONS AND AS PER F-19-014.

APPROVED:
APPROVED FOR PRIVATE WATER AND SHARED SEPTIC SYSTEM FOR LOTS 16, 21-25, & NON-BUILDABLE PRESERVATION PARCEL B, AND PRIVATE WATER & SEWER FOR LOTS 1-15, 17-20 & 26-36, BUILDABLE PRESERVATION PARCEL D, NON-BUILDABLE PRESERVATION PARCELS A, B, C & E-1

COUNTY HEALTH OFFICER DATE

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**ALL SEWAGE GRINDER PUMPS ARE TO BE PUBLICLY OWNED AND MAINTAINED

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. 45577, Expiration Date: 06-08-2020.

OWNERS:
NATALIE ZIEGLER
4288 MANOR LANE
ELLICOTT CITY, MARYLAND 21042

JONATHAN IAN SCHWARTZ, JESSICA AND SOPHIE ZIEGLER
C/O SOPHIE ZIEGLER
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DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND
CHIEF, BUREAU OF UTILITIES DATE

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

STATE OF MARYLAND — JOHN M. CARROLL — No. 45577 — PROFESSIONAL ENGINEER — 9/26/11

DESIGN: JC					
DRAFT: JC					
CHK: –					
DATE: 11-26-19	BY	NO.	REVISIONS	DATE	

FINAL PUBLIC SHARED SEPTIC SYSTEM PLANS CONSTRUCTION DETAILS, AND NOTES

600 SCALE MAP No.: 23 BLOCK: 23 200 SCALE MAP No.:

KINGS FOREST

LOTS 16, 21 thru 25 and
NON-BUILDABLE PRESERVATION PARCEL 'B'

TAX MAP: 23 – BLOCK: 23 – PARCEL: 148 – ZONED: RC-DEO – ELECTION DISTRICT: 2

CONTRACT NO. 50-4866-D

SCALE: AS SHOWN

SHEET NO. 7 OF 11

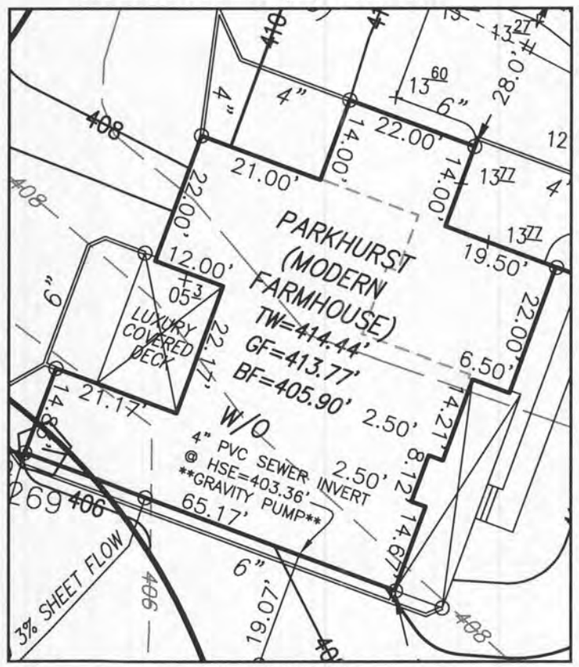
MAY 2 6 2023
Environmental Health

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 1/8/25.

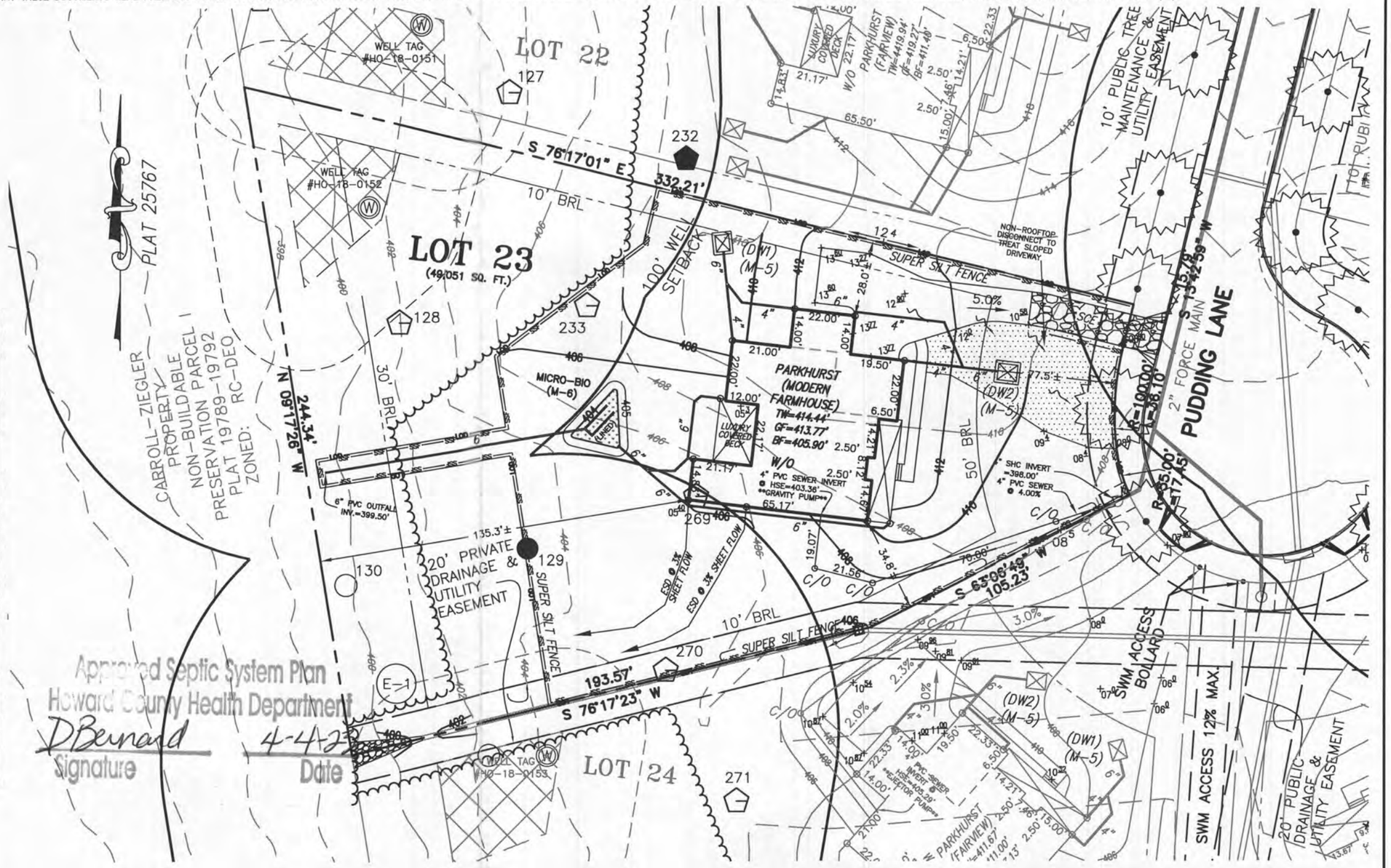
LEGEND:

BRL	BUILDING RESTRICTION LINE
(W)	WELL LOCATION
T.W.	TOP OF WALL
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
⬟	PASSED PERC LOCATION
⬠○	FAILED PERC LOCATION
▨	SEWAGE DISPOSAL AREA
▨	WELL BOX AREA
⊙	PROPOSED TREE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 29,954 SQ. FT.



HOUSE ENLARGEMENT
NOT TO SCALE



Approved Septic System Plan
Howard County Health Department
D Bernard
Signature
4-4-23
Date

BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPEMENT PLAN
SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.

STATE OF MARYLAND
MICHAEL JOE BOYCE
05/18/23
NO. 21328
PROFESSIONAL LAND SURVEYOR

WELL NUMBER: HO-18-0152 ADDRESS: 10536 PUDDING LANE
ELLICOTT CITY, MD 21042

HOUSE TYPE: PARKHURST (MODERN FARMHOUSE)

TWO CAR SIDE ENTRY GARAGE	OPTION No. 012
FINISHED LOWER LEVEL	OPTION No. 013
WALK-OUT BASEMENT	OPTION No. 017
LUXURIOUS PRIMARY BATH PACKAGE	OPTION No. 055
POWDER ROOM - FINISHED LOWER LEVEL	OPTION No. 263036
MULTI GEN SUITE ADDITION	OPTION No. 263073
OPTIONAL DROP ZONE	OPTION No. 283081
ADDITIONAL ONE CAR FRONT ENTRY GARAGE-14'	OPTION No. 263102
PREP KITCHEN	OPTION No. 263158
LUXURY COVERED DECK - WALK-OUT	OPTION No. 263169
BEDROOM FOR FINISHED LOWER LEVEL	OPTION No. 263216
WET BAR FOR LOWER LEVEL	OPTION No. 561
MEDIA ROOM	OPTION No. 562
DOUBLE WIDE TAIL IN REAR	OPTION No. 851

PERMIT PLOT PLAN
LOT 23
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25767
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

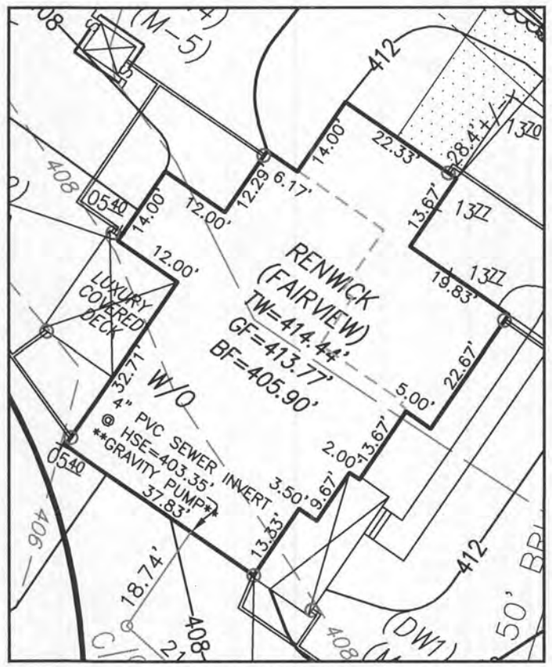
DATE: 05/15/2023 SCALE: 1"= 40' FILE: PP LOT 23 - PARKHURT MF
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.

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 1/8/23.

LEGEND:

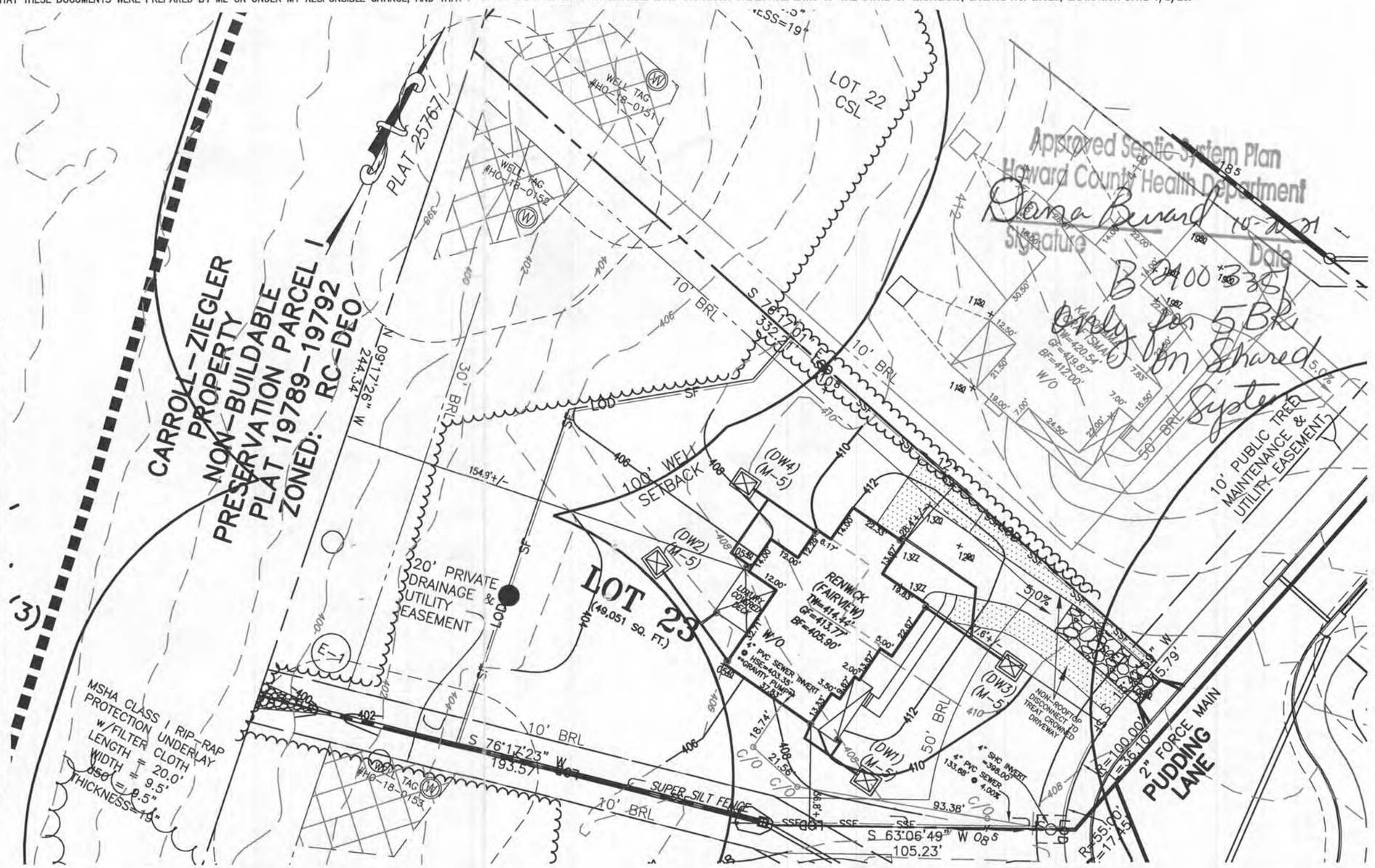
BRL	BUILDING RESTRICTION LINE
(W)	WELL LOCATION
T.W.	TOP OF WALL
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
●	PASSED PERC LOCATION
○	FAILED PERC LOCATION
	SEWAGE DISPOSAL AREA
	WELL BOX AREA
	PROPOSED TREE
	PROPOSED TREE
	PROPOSED TREE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 29,221 SQ. FT.



HOUSE ENLARGEMENT
NOT TO SCALE

BUILDING SETBACKS (B.R.L's) SHOWN HEREON PER SITE DEVELOPEMENT PLAN
SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.



HOUSE TYPE: PARKHURST (RENWICK FAIRVIEW)

TWO CAR SIDE ENTRY GARAGE	OPTION No. 012
FINISHED LOWER LEVEL	OPTION No. 013
WALK-OUT BASEMENT	OPTION No. 017
ADDITIONAL BATH FINISHED LOWER LEVEL	OPTION No. 383
WET BAR FOR LOWER LEVEL	OPTION No. 561
MEDIA ROOM	OPTION No. 562
ADDITIONAL ONE CAR FRONT ENTRY GARAGE-14'	OPTION No. 263102
OUTDOOR LIVING DECK - WALK-OUT	OPTION No. 263169
BEDROOM FOR FINISHED LOWER LEVEL	OPTION No. 263216

WELL NUMBER: HO-18-0152

ADDRESS: 10536 PUDDING LANE
ELLICOTT CITY, MD 21042

STATE OF MARYLAND
MICHAEL JOE BOYCE
PROFESSIONAL LAND SURVEYOR
NO. 21328
08/25/21

PERMIT PLOT PLAN
LOT 23
KINGS FOREST
LIBER 11372, FOLIO 431
PLAT NO. 25767
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENT
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

DATE: 08/16/2021 SCALE: 1"= 40' FILE: PP LOT 23 - RENWICK F.
CHK'D: M.J.B. JOB NO: 3502 DRAWN: T.B.O.