

LEGEND:

- BRL

W

T.W.

BUILDING RESTRICTION LINE

WELL LOCATION

TOP OF WALL
- SEWAGE DISPOSAL AREA

WELL BOX AREA



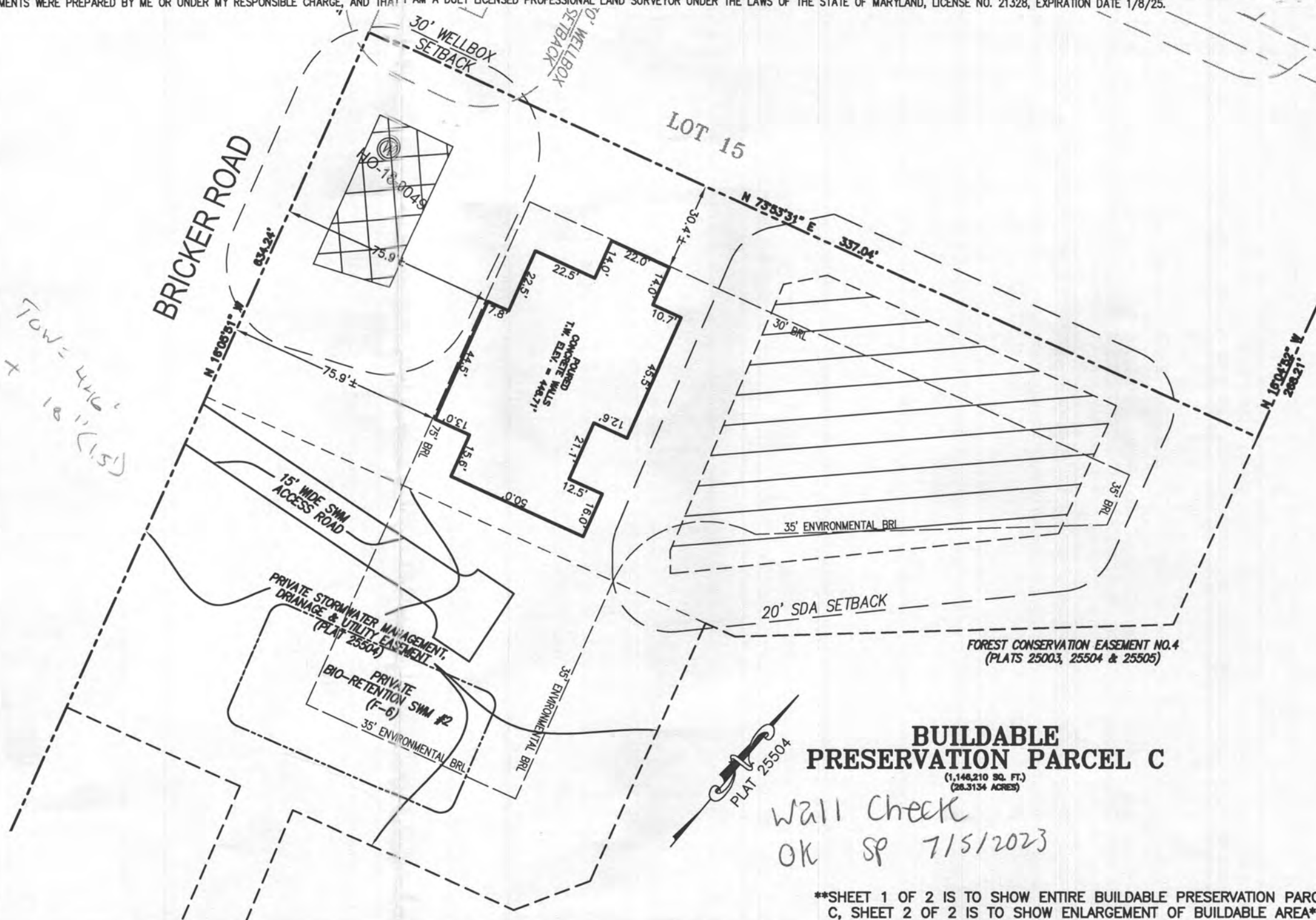
HOUSE ENLARGEMENT
NOT TO SCALE

WELL NUMBER: HO-18-0049

ADDRESS: 6018 BRICKER ROAD
DAYTON, MD 21036

PERMIT No.: B23000442

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



**BUILDABLE
PRESERVATION PARCEL C**
(1,148,210 SQ. FT.)
(26.3134 ACRES)

Wall Check
OK SP 7/5/2023

**SHEET 1 OF 2 IS TO SHOW ENTIRE BUILDABLE PRESERVATION PARCEL
C, SHEET 2 OF 2 IS TO SHOW ENLARGEMENT OF BUILDABLE AREA**

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.

Michael Joe Boyce 21328 06/01/23
SIGNATURE: MICHAEL JOE BOYCE MD. LIC NO. DATE

WALLCHECK
BUILDABLE PRESERVATION
PARCEL C (T.B.I. LOT 46)
WILLOWSHIRE

LIBER 18479, FOLIO 296
PLAT NO: 25503, 25504 & 25505
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 2 OF 2

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

DATE: 06/01/2023 SCALE: 1"= 40' FILE: WC LOT 46
CHK'D: M.J.B. JOB NO: 4520 DRAWN: V.X.P.

HOUSE OPTIONS:

HOUSE TYPE: KALORAMA (MODERN FARMHOUSE)

TWO CAR SIDE ENTRY GARAGE
FINISHED LOWER LEVEL
WALK-OUT BASEMENT
DAYLIGHT WINDOW/CELL
WET BAR - FINISHED LOWER LEVEL
MORNING KITCHEN
POWDER ROOM - FINISHED LOWER LEVEL
STUDY IN LIEU OF LIVING ROOM/FLEX ROOM
GRAND MULTI-GENERATIONAL SUITE ADDITION
ADDITIONAL 1 CAR FRONT ENTRY GARAGE (14')
EXPANDED CLOSET
PREP KITCHEN
LUXURY COVERED DECK
PLANNING CENTER

OPTION No. 012
OPTION No. 013
OPTION No. 017
OPTION No. 043
OPTION No. 061
OPTION No. 048259
OPTION No. 263036
OPTION No. 263038
OPTION No. 263075
OPTION No. 263102
OPTION No. 263111
OPTION No. 263158
OPTION No. 263169
OPTION No. 263177

LEGEND:

● PASSED PERC TEST LOCATION
W EXISTING WELL LOCATION
C/O CLEANOUT
TW TOP OF WALL
GF GARAGE FLOOR
BF BASEMENT FLOOR
BRL BUILDING RESTRICTION LINE
SEWAGE DISPOSAL AREA
SOIL DELINEATION LINE

LINE TABLE FOR BOUNDARY OF BUILDABLE PRESERVATION PARCEL C

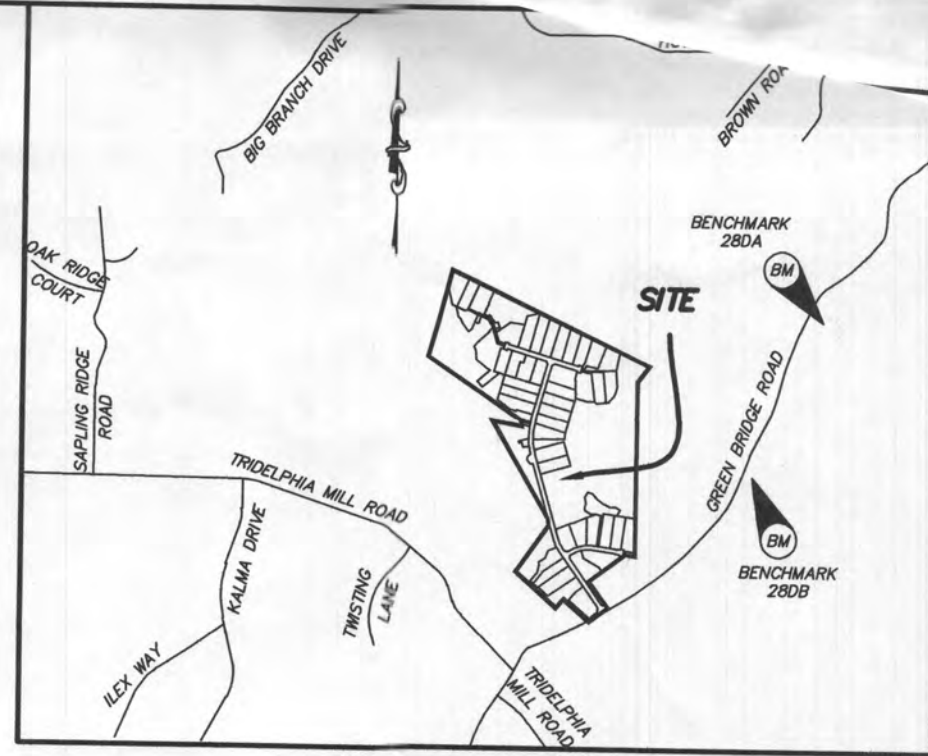
LINE	BEARING	DISTANCE
L1	N 73°53'31" E	337.16
L2	N 16°04'52" W	268.21
L3	S 73°53'31" W	333.04
L4	N 89°04'23" E	334.48
L5	N 09°20'39" E	68.07
L6	N 16°04'11" E	358.43
L7	S 73°53'49" E	127.04
L8	S 88°26'57" E	81.62
L9	S 48°45'24" E	30.16
L10	N 83°47'20" E	132.03
L11	N 28°40'20" E	27.43
L12	N 47°33'47" E	56.87
L13	N 23°52'08" E	49.12
L14	N 15°04'35" E	62.43
L15	N 01°38'58" E	107.17
L16	N 18°48'48" W	69.36
L17	N 13°39'46" E	198.74
L18	S 65°09'54" E	349.78
L19	S 36°58'35" W	209.80
L20	S 00°42'33" W	259.76
L21	S 00°14'14" W	893.88
L22	S 00°22'57" W	300.39
L23	N 82°21'56" W	203.32
L24	N 29°35'11" E	72.27
L25	N 60°08'56" W	57.61
L26	S 84°55'00" W	55.78
L27	N 63°56'21" W	97.68
L28	S 52°11'31" W	66.17
L29	N 40°54'17" W	83.57
L30	N 70°33'20" W	49.21

WELL NUMBER: HO-18-0049
ADDRESS: 6018 BRICKER ROAD
DAYTON, MD 21036

LINE	BEARING	DISTANCE
L31	S 32°22'02" W	68.18
L32	S 12°08'49" E	59.24
L33	S 12°21'13" W	58.87
L34	S 10°51'28" E	30.95
L35	S 61°53'25" E	67.59
L36	S 86°12'58" E	58.29
L37	S 69°05'06" W	105.61
L38	S 69°05'06" W	77.94
L39	S 64°11'32" W	65.48
L40	S 77°25'13" W	38.53
L41	S 69°05'06" W	162.58
L42	S 20°35'00" W	25.95
L43	N 16°06'29" W	634.24

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	715.00	112.34	112.22	N 05°21'43" W	9°00'08"

WHOLE PARCEL VIEW
SCALE = 1"=150'



VICINITY MAP

1" = 2000'
TAX MAP 27, GRID 18

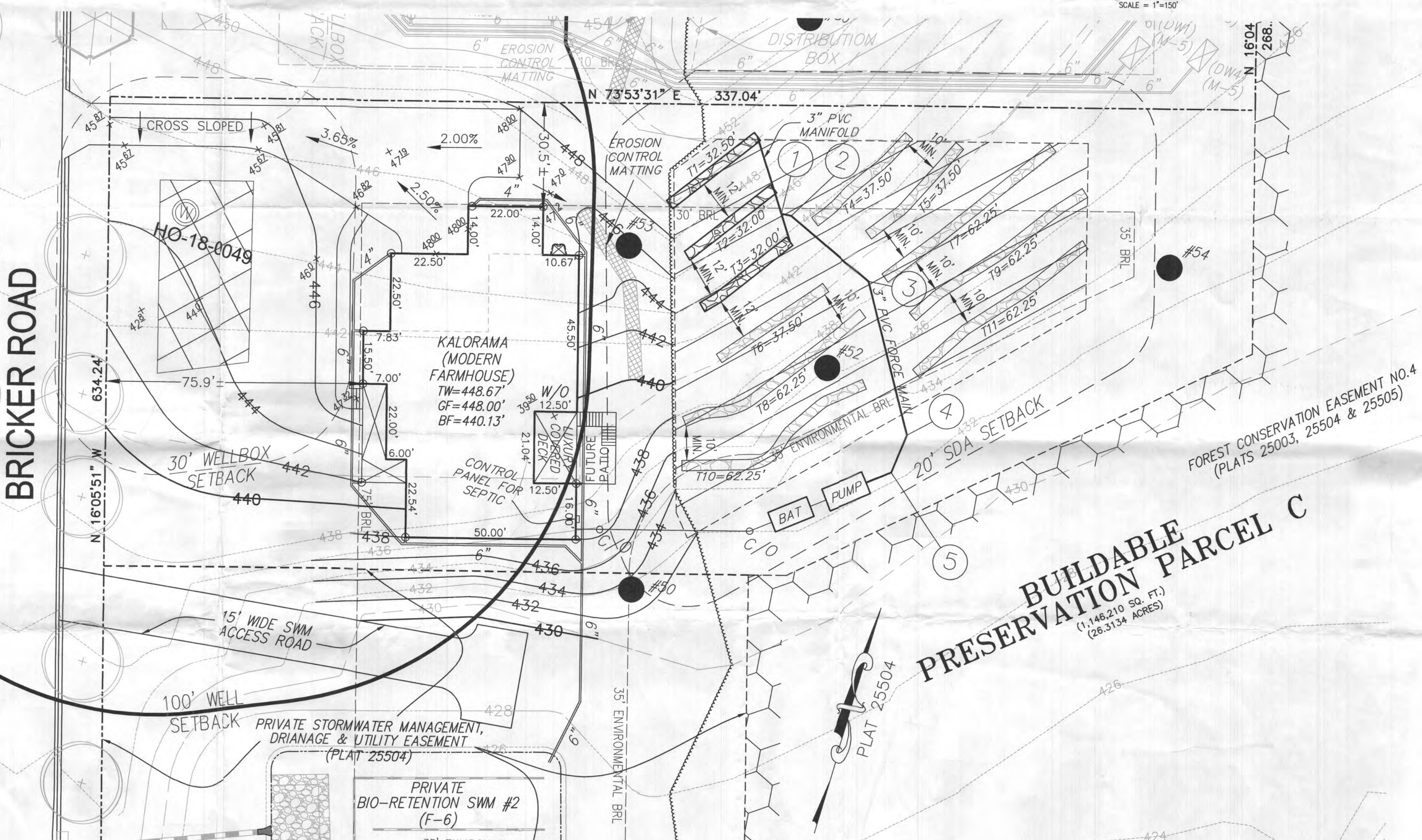
BENCHMARK 280A
N: 570,624.997, E: 1,313,434.228, EL: 564.389'
BENCHMARK 280B
N: 569,055.561, E: 1,313,795.348, EL: 537.361'

GENERAL NOTES:

- THESE AREAS DESIGNATE A PRIVATE SEWAGE AREA 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 AREAS 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 INTO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- 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.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- BUILDING SETBACKS (B.R.L.'S) SHOWN HEREON PER SITE DEVELOPMENT PLAN. SETBACK DISTANCES SHOWN HEREON AS "2" HAVE AN ACCURACY OF ±0.1' FOOT.
- ANY CHANGES 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 THREE (3) FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND ENVIRONMENT.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING ON 9/03/15, AND HOWARD COUNTY GIS.
- THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE BAT SYSTEM.
- THE BAT SYSTEM SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER.
- WITHIN ONE (1) MONTH OF INSTALLATION, A PERSON INSTALLING THE BAT SYSTEM SHALL REPORT TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) IN A MANNER ACCEPTABLE TO MDE, THE ADDRESS AND DATE OF COMPLETION OF THE BAT INSTALLATION AND THE TYPE OF BAT INSTALLED.
- ELECTRICAL WORK FOR THE BAT INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
- AN AGREEMENT AND EASEMENT MUST BE COMPLETED AND SIGNED BY ALL APPLICABLE PARTIES, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
- THE HEALTH DEPARTMENT REQUIRES DOCUMENTATION FOR THE START-UP CERTIFICATION FROM THE MANUFACTURER PRIOR TO THE FINAL APPROVAL OF THE BAT INSTALLATION.
- AFTER PRESSURE TESTING THE DISTRIBUTION SYSTEM, THE PIPE TURN-UPS AT THE ENDS OF THE LATERALS ARE TO BE CUT BELOW GRADE AND CAPPED. THE TRUNCATED LATERAL TURN-UPS SHOULD BE PROTECTED BY TURF BOXES.
- THE EXISTING WELL FOR BUILDABLE PRESERVATION PARCEL C (TAG NO. HO-18-0049) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN HEREON.

Approved Septic System Plan
Howard County Health Department
Signature: *Mark Oswald* 8/3/23
Date

BRICKER ROAD



BUILDABLE PRESERVATION PARCEL C
(1.146,210 SQ. FT.)
(26.3134 ACRES)

SEPTIC TRENCH SIZE CALCULATIONS

SYSTEM INPUT INFORMATION	INITIAL SYSTEM	1ST REPLACEMENT SYSTEM	2ND REPLACEMENT SYSTEM
APPLICATION RATE (GPH)	1.2	1.2	0.8
EFFECTIVE AREA BEGINNING DEPTH (GPH)	3.5	4.5	4.0
BOTTOM MAXIMUM DEPTH (GPH)	8	8	5
NUMBER OF BEDROOMS	6	6	6
DESIGN FLOW (150 GAL/DAY/BEDROOM)	900	900	900
ABSORPTION TRENCH CALCULATIONS			
DRAINFIELD AREA REQUIRED (DESIGN FLOW/APP RATE)	750	750	1,125
EFFECTIVE SIDEWALL DEPTH "D"			
(DEPTH BETWEEN THE EFFECTIVE BEGINNING DEPTH OR PIPE DEPTH (WHICHEVER IS DEEPER) AND MAX. TRENCH BOTTOM)	4.5	3.5	1.0
TRENCH WIDTH "W" (2 OR 3 FEET)	3	3	3
SIDEWALL REDUCTION (W+2)/(W+1+20)	0.38	0.45	0.83
LINEAR FEET OF TRENCH REQUIRED (DRAINFIELD AREA X SIDEWALL REDUCTION)/W	95.00	112.50	311.25
TRENCH LAYOUT INFORMATION			
NUMBER OF TRENCHES USED	3	3	5
TOTAL LINEAR FEET USED	96.50	112.50	311.25
MINIMUM TRENCH SPACING	12	10	10
FOR TRENCHES WITH NO SIDEWALL CREDIT, THE SPACING IS 6' FOR A 2' WIDE TRENCH AND 9' FOR A 3' WIDE TRENCH (MEASURED EDGE TO EDGE). ALL TRENCHES UTILIZING SIDEWALL REDUCTION CREDIT MUST BE SPACED A MIN. OF 10' FOR EFFECTIVE SIDEWALL NOT OVER 3.5', IF MORE THAN 3.5' THEN SPACING FORMULA IS (20+W) UP TO A MAX. OF 18'			

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.



08/02/23
DATE

MICHAEL JOE BOYCE

DESIGNED BY: R.C.K.
DRAWN BY: R.C.K.
CHECKED BY: M.J.B.
DATE

REVISION

BY

APPROVED

SITE PLAN FOR BAT INSTALLATION
BUILDABLE PRESERVATION PARCEL C (T.B.I. LOT 46)
WILLOWSHIRE
LIBER 18479, FOLIC 296
PLAT No. 25503, 25504 & 25505
TAX No. 05-367104
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ADDRESS: 6018 BRICKER ROAD
DAYTON, MARYLAND 21036

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T: 410-872-9105

DATE: 03/02/2023 SCALE: 1"=20' FILE: BAT LOT 46_rev2
CHK'D: M.J.B. JOB NO: 4320 DRAWN: R.C.K.

SHEET
1
OF
2

