

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: 1/14/25 **ONSITE SEWAGE DISPOSAL SYSTEM** P 587924

APPROVAL DATE: 3/25/26 **PERMIT: BAT New Construction** A _____

PROPERTY ADDRESS: 3735 Sofia Court Glenwood, MD 21738

SUBDIVISION: Vineyards at Cattail Creek LOT: 31 TAX ID: 1404359895

CONTRACTOR: C&L Excavating, Inc. EMAIL: matte@candleexcavating.com

CONTRACTOR ADDRESS: 347 Chestnut Hill Rd, Forest Hill MD PHONE: 443 640 6011

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: MDE MANUFACTURER: Norweco

PROPERTY OWNER: Philip Roethle & Julie Freischlag EMAIL: _____

OWNER ADDRESS: 1513 Barrington Way Court PHONE: 336-546-7976

BAT UNIT MODEL: Norweco TNTLP 500 PUMP SIZE: 1/3HP PUMP TANK CAPACITY: 1500gal
 Zoeller
 BN151

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: 9/11/2024 DATE RECORDED: 9/20/2024

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

TRENCHES:	LINEAR FEET REQUIRED: <u>87</u>	INLET DEPTH: <u>2</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>6</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>11</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>2</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	- Install 2 trenches of 44' in length - Contractor registered w/ MD onsite wastewater Professionals Board: Confirmed (#01583) RAC	

ISSUED BY: [Signature] ISSUE DATE: 1/31/25 EXPIRATION DATE: 1/11/26

- 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 25000232
- 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

See Separate Sheet for As-Built

12/15/2025 - Pump successfully sends water to d-box. (P)
Large storage container on both trenches. Builder told
to move containers. (P)

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	2'	6'
NUMBER OF TRENCHES		2
TOTAL LENGTH		89'
ABSORPTION AREA		267ft ² + Saturated
DISTRIBUTION BOX LEVEL		Yes
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		Yes

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL Yes

MANUFACTURER Back River

CAPACITY 600 GAL

SEAM LOC Top

TANK LID DEPTH 3' Max

BAFFLES 6" Front / 4" Back

BAFFLE FILTER 3

MANHOLE LOC Front/Back

6" PORT LOC -

WATERTIGHT TEST -

SLOTTED Yes

DATE ON LID 6-26-25

PUMP/SEPTIC TANK LEVEL

MANUFACTURER Back River

CAPACITY 1500 GAL

SEAM LOC Top

TANK LID DEPTH 2.5'-3'

BAFFLES N/A

BAFFLE FILTER -

MANHOLE LOC Front/Back

6" PORT LOC -

WATERTIGHT TEST Tank is Sealed

SLOTTED Yes

DATE ON LID 12-17-25

SEPTIC CONTRACTOR ONSITE INSTALLING SYTEM: Jason Edwards
SEPTIC CONTRACTOR ONSITE LICENSED WITH THE STATE OF MD: YES/NO

PRE-CONSTRUCTION NOTES:

5/6/2025 - Installer & helper arrive for inspection, damper set inside SDA, driveway

also inside SDA. Trenches & SDA strikes disturbed, surveyor needs to restore. Instructed to fence off SDA. 5/11/25

5/20/25 Damper has been removed. Some gravel from the driveway remains. SDA and trenches have been

re-staked and are on contour. Emailed builder to add fencing on the area where the driveway/damper was to

INSTALLATION NOTES: Prevent SDA disturbance. (P)
6/27/25 Contractor completed trench 2. 65' long with 6' bottom. Stone is gavel - from McIlford Quarry. Pipe inlet at 2' Geotextile

fabric and obs. port installed OK to backfill trench 2. D-box is set. Trench 1 installed while on site. 6' bottom and

2' pipe inlet. Geotextile fabric and obs. port added OK to backfill. (P) 7/3/25 Contractor has tanks set and trench.

17' fill from house to Morocco tank. Sch. 40 pipe w/d. 3' cover over pump tank. Contractor will be grading area

near Septic tanks due to sink. Pump chamber is water-tight with tar. (P) 3' riser are on all manhole locations. (P)
12/15/2025 - Installer onsite for P & A. Water filled to plots. Alarm outside tank, height 30" +. Visual & audible OK

CONTROL PANEL DATA

CONTROL PANEL HEIGHT 30"
(MIN 30")

INSPECTION DATE 12/15/2025

INSPECTION: PASS/FAIL (CIRCLE ONE)

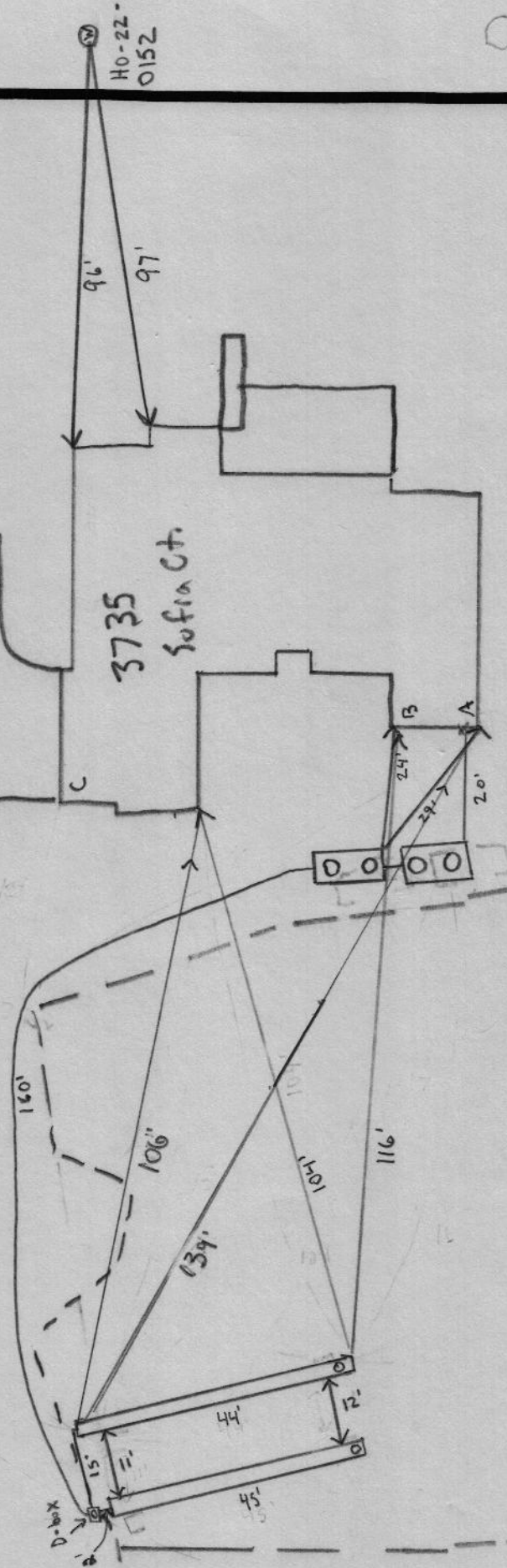
FINAL INSPECTOR M. Breen

NOT TO SCALE 1" = 30'

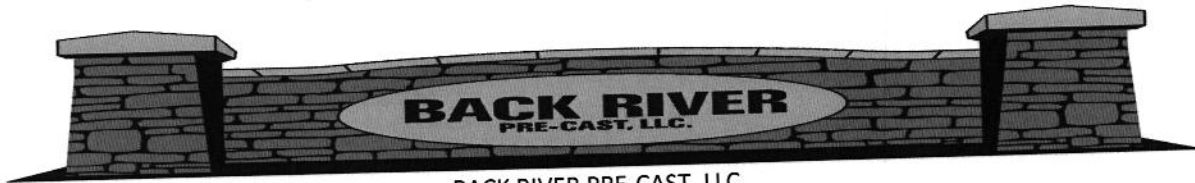
Ex. Driveway

3735
Sofia Ct.

H0-22-0152



Measurements
Septic tank - A : 20'
Septic tank - B : 24'
D-box = A : 160'
D-box - C : 129'



BACK RIVER PRE-CAST, LLC
 PO BOX 329
 GLYNDON, MD 21071
 PH# 410-833-3394

NORWECO CERTIFICATION

PROPERTY OWNER: PHILIP ROETHIE	INSTALLATION COMPANY: C&L EXCAVATING
ADDRESS: 3735 SOFIA CT.	CERTIFIED INSTALLER: MATT EDWARDS
CITY, ZIPCODE & COUNTY: GLENWOOD, 21738, HOWARD	PERMIT#
SIZE OF SYSTEM INSTALLED:	DATE INSTALLED: 7-3-25
600 GPD CONCRETE	START-UP DATE: 12-5-25
NUMBER OF BEDROOMS:	DATE OF FINAL INSPECTION:
TYPE OF INSTALLATION: NEW	DATE OF ELECTRICAL INSPECTION:
ELECTRICAL WIRING PER ELECTRICAL INSTRUCTIONS: YES	TANK LEVEL: YES
HT. OF CONTROL PANEL ABOVE FINAL GRADE: 12"	BURIAL DEPTH OF TANK: 24"
SYSTEM WIRED ON A 15-AMP DEDICATED CIRCUIT WITH STD. BREAKER: YES	RISERS 4" - 6" ABOVE GRADE: NO
LENGTH(S) OF UF WIRE PAST LAST AERATION RISER(S): 48"	VENTED LID(S) ON AERATION CHAMBER(S): YES
FEMALE PLUG(S) WIRED TO UF WIRE: YES	ANY GROUND SETTLING AROUND TANK: NO
CONDUIT(S) ENTERING AERATION RISER MADE WITH A WATERTIGHT CONNECTION: YES	
IS THE INSIDE OF THE CONDUIT ENTERING THE CONTROL PANEL(S) AND AERATION RISER(S) SEALED WITH DUCT SEAL: YES	

ON 2ND PAGE MAKE A ROUGH SKETCH OF THE HOUSE ,WHERE THE SYSTEM IS LOCATED, WHERE THE CONTROL PANEL IS LOCATED , WHERE THE FRONT OF THE IS AND DIRECTIONS TO THE PROPERTY.

DIRECTIONS CAN START A FEW STREETS AWAY

EXAMPLE: RT. X LEFT ONTO XX STREET RIGHT ONTO PRIVATE DRIVEWAY 5TH HOUSE OF THE LEFT.

I certify that the Norweco Singulair TNT Wastewater Treatment System was installed according to the manufacture's specifications.

Matthew Geckle

December 5, 2025

Signature of BRP Representative

Vice-President

Date

HOME LAND LABS

Order ID: 284669
Address: 3735 Sofia Court
Due Date: 11/26/2025

Phone: (443) 505-8375 Email: lab@homelandhealthyhomes.com

1220 E Joppa Rd. Ste C505
Towson, MD 21286
MD Lab # 365

108 Old Solomons Island Road, Ste L2
Annapolis, MD 21401
MD Lab # 106

3430 Rockefeller Court
Waldorf, MD 20602
MD Lab # 139

2216 Commerce Road, Ste 2A
Forest Hill, MD 21050

Please provide completed form with samples. Highlighted fields are required.

Client Name: <u>Battaglia Homes LLC</u>	Property Address: <u>3735 Sofia Court</u>
Email Address:	<u>Glenwood, MD 21738</u>
Phone Number: <u>443-883-1690</u>	

Field Collection Information

Sampler Name: <u>Deek Bodler</u>	Field pH: <u>6.48</u>
Sampler ID #: <u>2248DB</u>	Field Chlorine (mg/L): <u>0.0</u>
Date Sampled: <u>11/24/25</u> Time Sampled: <u>9:05</u>	Sand: <u>No</u>
Well Tag Number: <u>HO-22-0152</u>	Clarity: <u>Clear</u>
Compliance sample for public water system? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, PWS ID #:

Well Casing and Cap Condition

Well Type: Drilled Well Pit Below Grade Artesian Hand Dug N/A Other: _____

Height Above Grade: <u>16'</u>	Cap Type: <u>2 pc metal</u>	Casing: <u>6" cast iron</u>	Conduit: <u>Secure</u>
Sample Point: <u>Pressure tank</u>	Water Conditioning: <u>W.S. A.N. S.F. UV.</u>		

Requested Testing: (Please check all that apply)

- Potability (Bacteria, Nitrate + Nitrite, Turbidity)
 FHA/VA (Bacteria, Nitrate + Nitrite, Turbidity, Lead, Iron)
 Bacteria Chlorides Total Dissolved Solids
 Lead Hardness Copper
 Nitrate + Nitrite Arsenic VOCs
 Iron Cadmium Other: _____
 Turbidity Gross Alpha Other: _____

List rush samples below
Refer to table for rush turnaround times and fees

Release Signatures

Released By: <u>[Signature]</u>	Date/Time: <u>11/24/25 12:45</u>	Samples received on Ice? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Released By: _____	Date/Time: _____	
Released By: _____	Date/Time: _____	
Received in lab by: <u>[Signature]</u>	Date/Time: <u>11/24/25 12:45pm</u>	Temperature: <u>3.3°</u>

HOME LAND LABS



Phone: (443) 505-8375 Email: lab@homelandhealthyhomes.com

1220 E Joppa Rd. Ste C505 108 Old Solomons Island Road, Ste L2 3430 Rockefeller Court 2216 Commerce Road, Ste 2A
 Towson, MD 21286 Annapolis, MD 21401 Waldorf, MD 20602 Forest Hill, MD 21050
 MD Lab # 365 MD Lab # 106 MD Lab # 139

Please provide completed form with samples. Highlighted fields are required.

Client Name: <u>BARLOW well DRILLING</u>	Property Address:
Email Address: <u>MISOME MDWD.US</u>	<u>3735 SOFIA CT</u>
Phone Number: <u>410.838-6910</u>	<u>GLEWOOD, MD</u>

Field Collection Information

Sampler Name: <u>MIKE ISOM</u>	Field pH: <u>NA</u>
Sampler ID #: <u>1113MI</u>	Field Chlorine (mg/L): <u>Ø</u>
Date Sampled: <u>12/19/25</u>	Time Sampled: <u>1:00</u>
Well Tag Number:	Sand: <u>NONE</u>
	Clarity: <u>Clear</u>
Compliance sample for public water system? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, PWS ID #:	

Well Casing and Cap Condition

Well Type: Drilled Well Pit Below Grade Artesian Hand Dug N/A Other: _____

Height Above Grade: <u>1'</u>	Cap Type: <u>two piece</u>	Casing: <u>Steel</u>	Conduit: <u>PVC</u>
Sample Point: <u>PS: tank</u>	Water Conditioning: <u>NONE</u>		

Requested Testing: (Please check all that apply)

- | | | |
|--|--------------------------------------|---|
| <input type="checkbox"/> Potability (Bacteria, Nitrate + Nitrite, Turbidity) | <input type="checkbox"/> Chlorides | <input type="checkbox"/> Total Dissolved Solids |
| <input type="checkbox"/> FHA/VA (Bacteria, Nitrate + Nitrite, Turbidity, Lead, Iron) | <input type="checkbox"/> Hardness | <input type="checkbox"/> Copper |
| <input checked="" type="checkbox"/> Bacteria | <input type="checkbox"/> Arsenic | <input type="checkbox"/> VOCs |
| <input type="checkbox"/> Lead | <input type="checkbox"/> Cadmium | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Nitrate + Nitrite | <input type="checkbox"/> Gross Alpha | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Iron | | |
| <input type="checkbox"/> Turbidity | | |

List rush samples below
 Refer to table for rush turnaround times and fees

Release Signatures

Released By: MIKE ISOM Date/Time: 12/19/25 2:10
 Released By: _____ Date/Time: _____
 Released By: _____ Date/Time: _____
 Received in lab by: [Signature] Date/Time: 12/19/25 2:10pm

Samples received on ice?
 Yes No
 Temperature: 4.1°

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 10 day of April, among _____
Philip Raethle, hereinafter collectively referred to as
"Owner", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner or contract owner of a parcel of land located at
3735 Sofia Court, in the 4 Election District of Howard
County, Maryland, and the deed and subdivision plat of the property is recorded among the Land
Records of Howard County, Maryland, Tax Map # 21, Block # 8, Parcel # 225, Deed
Reference # 895286 and Tax Account # 1404359895 ("the Property").

WHEREAS, The Property 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 November 24, 2016. The pre-treatment device being installed is Norweco TNTLP500.
C&L Excavating, Inc./Matt Edwards.

NOW, THEREFORE, the parties hereto agree as follows:

A. Owner hereby grants to the County the right to enter upon the Property at any reasonable time with prior notice 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.

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 Property 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 Property that the system shall require maintenance or other attention. Upon taking title to the Property, 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.

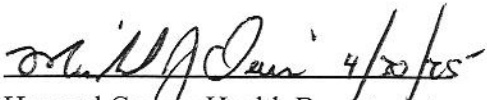
G. This agreement may be voided at any time at the discretion of the County.

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 this agreement on the date indicated above.


Howard County Health Department

 04/30/25

Owner #1 Signature Date

Phil Roethle

Owner #1 Print Name

Owner#2 Signature Date

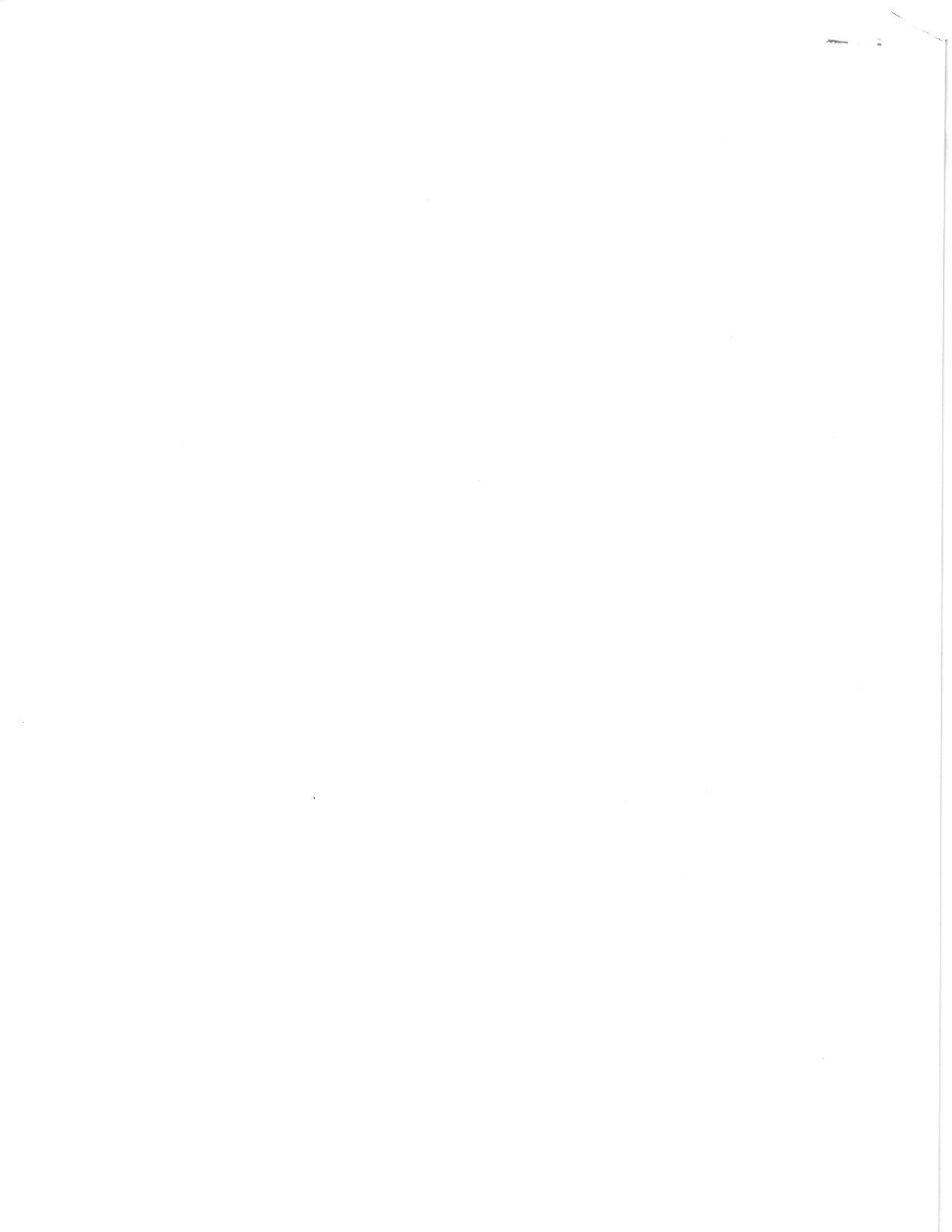
Owner #2 Print Name

Buyer #1 Signature Date

Buyer #2 Signature Date

Buyer #1 Print Name

Buyer #2 Print Name



Freemon, Robert

From: Freemon, Robert
Sent: Tuesday, September 10, 2024 2:51 PM
To: Paul Cavanaugh
Cc: Williams, Jeffrey; Silvast, Zackary
Subject: Vineyards Cattail Lots 31 & 32
Attachments: O&M agreement 4.23.18 (1).pdf

Hey Paul,

I have reviewed the OSDS plan for both lots and they both are approvable. Just need a couple of items to keep these projects moving.

Lot 31

OSDS Plan

1. Permission to redline/scratch out General Note #6. Building permit for house can be approved prior to OSDS installation.

BP Approval

2. O&M Agreement. Form attached.
3. Floor Plans. No floor plans have been uploaded yet.

OSDS Permit Release

1. Electrical Permit must be pulled.

Lot 32

OSDS Plan Approval

1. Email Jeff (CC me) asking to have the setback between drywell and septic tank reduced to less than 25ft.
2. Permission to redline/scratch out General Note #6. Building permit for house can be approved prior to OSDS installation.

BP Approval

3. O&M Agreement. Form attached.
4. Floor Plans. No floor plans have been uploaded yet.

OSDS Permit Release

1. Electrical Permit must be pulled.

Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health



Robert "Spencer" Freemon
Well and Septic Program
Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

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

OSDS

BAT Required

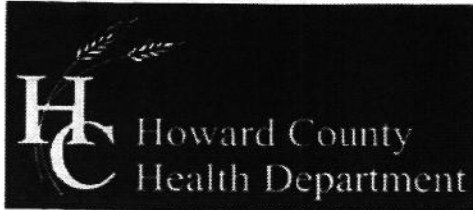
Well

50' steel Casings

or

10' into Bedrock

(Downgrade well Variance
Approved but still need
official Doc)



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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

**APPLICATION FOR VARIANCE
TO COMAR ONSITE WATER/SEWER FOR MDE APPROVAL**

Date Submitted 8/21/2024
3735 & 3731 Sofia Court Glenwood, MD 21738
Property Address

Vineyards at Cattail Creek	31 & 32	21	0008	225	1404359895 & 1404366182
Subdivision	Lot	Tax Map	Grid	Parcel	Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

Percolation Certification plan submitted to establish new sewage disposal areas for both lots 31 & 32.

In the area below, list the specific section of the Code of Maryland Regulations (COMAR) to which a variance is being requested and provide a brief summary of the regulation and an explanation of why the variance is being requested (Attach a separate sheet if necessary).

Regulation Section	Summary and Explanation
1. <u>26.04.02.05.B.(2)</u>	<u>OSDS may not be upgrade of any downgrade well without approval from approving authority.</u>
2. _____	<u>SDA proposed on Lot 31 will be upgrade of well sites on Lot 31 & Lot 32. SDA proposed on Lot 32 will be upgrade of well sites on Lot 32. Some well sites will be less than 200' downgrade of SDAs.</u>

Phil Roetule 10/10/2024
Property Owner's Signature

Taylor Roetule 10/10/2024

Health Department Use Only

Reviewed by Robert Freemon 10/17/24
HCHD Staff Date
Recommendation: Recommended [] Not Recommended
[Signature] 10/17/24
HCHD Supervisor Date

Comments/Conditions: BAT
See Signed Perc Cert. wells must also have 50 ft steel casing or ten feet into the bedrock

Approved by: Steven R. Krieg LEHS REHS/RS 10/30/2024
MDE Representative Date



CIRCUIT COURT FOR Howard County, MARYLAND
City/County
Located at 9250 Judicial Way, Ste. 1900, Ellicott City MD 21043
Court Address

**AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)**

1. I, Philip Roethle _____, am over eighteen years of age and competent to testify.
Name
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an "electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document."
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

9/11/2024

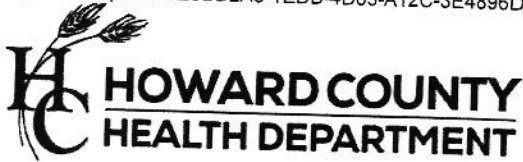
Date

Philip Roethle

Signature of Affiant

Philip Roethle

Printed Name of Affiant



Bureau of Environmental Health
8930 Stanford Blvd | Columbia, MD 21045
410.313.2640 - Voice/Relay
410.313.2648 - Fax
1.866.313.6300 - Toll Free

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 11 day of September, 2024, among Philip Roethle & Julie Freischlag, hereinafter collectively referred to as "Owner", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner or contract owner of a parcel of land located at 3735 Sofia Court, Glenwood MD 21738, in the 4th Election District of Howard County, Maryland, and the deed and subdivision plat of the property is recorded among the Land Records of Howard County, Maryland, Tax Map # 21, Block # 8, Parcel # 225, Deed Reference # 22228/00469 and Tax Account # 04-359895 ("the Property").

WHEREAS, The Property 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 November 24, 2016. The pre-treatment device being installed is BAT System - Norweco.

NOW, THEREFORE, the parties hereto agree as follows:

- A. Owner hereby grants to the County the right to enter upon the Property at any reasonable time with prior notice 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.
- 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 Property 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 Property that the system shall require maintenance or other attention. Upon taking title to the Property, 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 this agreement on the date indicated above.

Shirley J. Owen 9/18/24
Howard County Health Department

Phil Roethle 9/11/2024
Owner #1 Signature Date

Philip Roethle
Owner #1 Print Name

Julie Freischlag 9/11/2024
Owner#2 Signature Date

Julie Freischlag
Owner #2 Print Name

Buyer #1 Signature Date

Buyer #1 Print Name

Buyer #2 Signature Date

Buyer #2 Print Name



CIRCUIT COURT FOR Howard County _____, **MARYLAND**

City/County

Located at 9250 Judicial Way, Ste. 1900, Ellicott City MD 21043

Court Address

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE
(Md. Code, Real Property Title 3, Subtitle 7)

1. I, Philip Roethle _____, am over eighteen years of age and competent to testify.
Name
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(e) as an "electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document."
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

9/11/2024

Date

Phil Roethle

Signature of Affiant

Philip Roethle

Printed Name of Affiant

Certificate Of Completion

Envelope Id: 3E8BD2A31EDB4D63A12C3E4896D167E3

Status: Completed

Subject: Complete with DocuSign: 09112024 OM agreement Lot 31.pdf, Affidavit of Signing - Julie.pdf, Aff...

Source Envelope:

Document Pages: 4

Signatures: 4

Envelope Originator:

Certificate Pages: 5

Initials: 0

Fisher, Collins & Carter, Inc.

AutoNav: Enabled

10272 Baltimore National Pike

Envelope Stamping: Enabled

ELLCOTT CITY, MD 21042

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

docuSign@fcc-eng.com

IP Address: 70.88.114.97

Record Tracking

Status: Original

Holder: Fisher, Collins & Carter, Inc.

Location: DocuSign

9/11/2024 10:42:07 AM

docuSign@fcc-eng.com

Signer Events

Phil Roethle

proethle@gmail.com

Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Pre-selected Style

Using IP Address: 104.138.209.216

Timestamp

Sent: 9/11/2024 10:44:49 AM

Viewed: 9/11/2024 10:46:32 AM

Signed: 9/11/2024 10:48:31 AM

Electronic Record and Signature Disclosure:

Accepted: 9/11/2024 10:46:31 AM

ID: e23049f9-7c3c-49b1-a887-6b6ed63f7d13

Julie Freischlag

jfreisch55@gmail.com

Security Level: Email, Account Authentication (None)



Signature Adoption: Drawn on Device

Using IP Address: 174.216.2.226

Signed using mobile

Sent: 9/11/2024 10:48:32 AM

Viewed: 9/11/2024 11:05:25 AM

Signed: 9/11/2024 11:05:55 AM

Electronic Record and Signature Disclosure:

Accepted: 9/11/2024 11:05:25 AM

ID: 744a5aac-c490-4ec2-92c4-42eed4f3b4a0

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/11/2024 10:44 49 AM
Certified Delivered	Security Checked	9/11/2024 11:05 25 AM

Sofia Lot 31 3/32

Clerk of the Circuit Court for
Howard County

9250 Judicial Way
Ellicott City, MD 21043
410-313-2111

=====
LR - Agreement Recording Fee
1x 20.00 20.00

Name: roethle
Ref: 27

LR - Agreement Surcharge
1x 40.00 40.00

=====
SubTotal: 60.00
Total: 60.00

=====
REV-Check-WFB 60.00
Number : 70950

09/20/2024 14:21 CC13-KS
#18420321/1246/4
Thank you for visiting us today~

Clerk of the Circuit Court for
Howard County

9250 Judicial Way
Ellicott City, MD 21043
410-313-2111

=====
LR - Agreement Recording Fee
1x 20.00 20.00

Name: roethle
Ref: 26

LR - Agreement Surcharge
1x 40.00 40.00

=====
SubTotal: 60.00
Total: 60.00

=====
REV-Check-WFB 60.00
Number : 70949

09/20/2024 14:20 CC13-KS
#18420320/1246/4
Thank you for visiting us today~

