



Howard County
Health Department

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

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

RECEIPT DATE: 5/20/2014

ONSITE SEWAGE DISPOSAL SYSTEM

P 546369A

INSTALLATION

APPROVAL DATE: 5/20/15 *(K.M.W.)*

PERMIT

A _____

CONSTRUCTION

PROPERTY ADDRESS: 11200 Independence Way

SUBDIVISION: Homewood Crossing

LOT: 67

TAX ID: _____

CONTRACTOR: Fogle's Septic Clean Inc.

EMAIL: kevin@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784

PHONE: 410-795-5670

PROPERTY OWNER: Toll MD III

EMAIL: _____

OWNER ADDRESS: _____

PHONE: _____

BAT UNIT MODEL: E60 ECOPOD

PUMP SIZE: _____

PUMP TANK CAPACITY: _____

DISTRIBUTION SYSTEM: GRAVITY



LOW PRESSURE DOSED



NUMBER OF BEDROOMS: 5

TRENCHES:	LINEAR FEET REQUIRED: <u>172'</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>5.5"</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 BAT unit per plan. <i>3x57' Trenches</i>	

ISSUED BY: Hank Oswald

ISSUE DATE: _____

EXPIRATION DATE: _____

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 DOWNGRAIENT 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

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

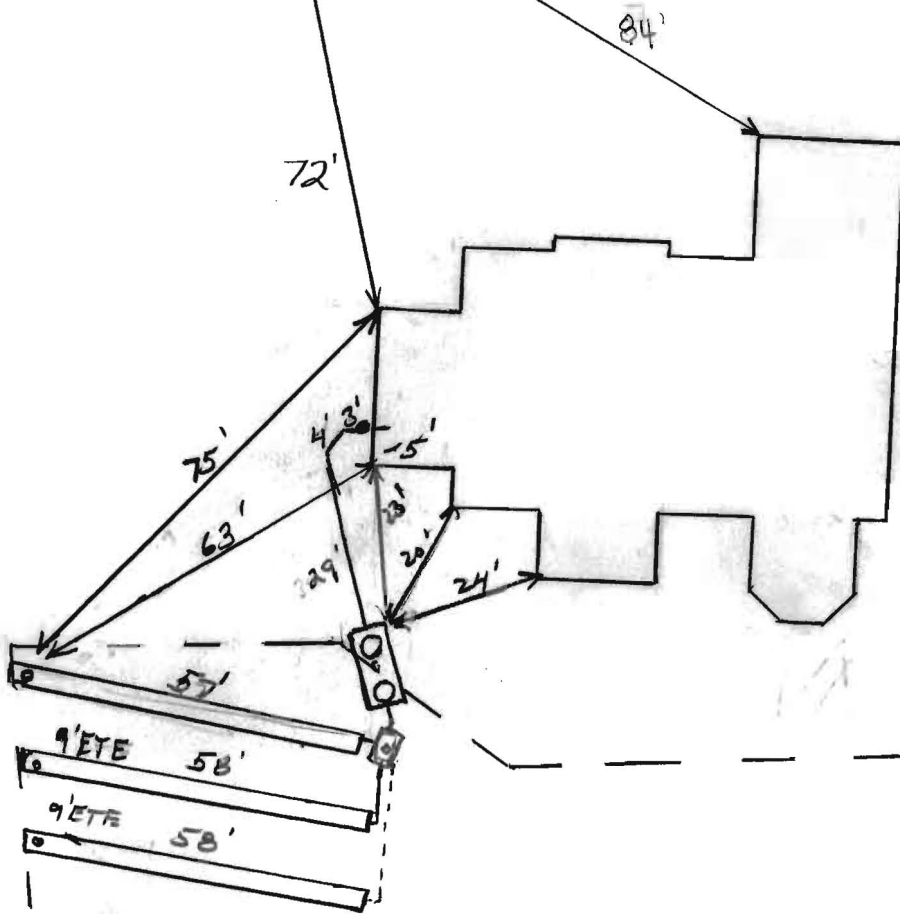
NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

H0-14-0077

NOT TO SCALE



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	4	8
NUMBER OF TRENCHES		3
TOTAL LENGTH		172'
ABSORPTION AREA		516'+SW
DISTRIBUTION BOX LEVEL		Levelers
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		Yes

SEPTIC TANK DATA

SEPTIC TANK I LEVEL	Yes
MANUFACTURER	Babylon
CAPACITY	E60N GAL
SEAM LOC	Top
TANK LID DEPTH	2'
BAFFLES	Yes
BAFFLE FILTER	—
MANHOLE LOC	Front/ Rear
6" PORT LOC	Center
WATERTIGHT TEST	—
SLOTTED	Yes
DATE ON LID	N/A

PUMP/SEPTIC TANK LEVEL N/A

MANUFACTURER	_____
CAPACITY	_____ GAL
SEAM LOC	_____
TANK LID DEPTH	_____
BAFFLES	_____
BAFFLE FILTER	_____
MANHOLE LOC	_____
6" PORT LOC	_____
WATERTIGHT TEST	_____
SLOTTED	_____
DATE ON LID	_____

PRE-CONSTRUCTION:

3/3/2015 Set the tank and dist. box similar to the plan. Install three 57' trenches on contour towards Homewood Road. (BB)

INSTALLATION:

3/10/15 Foge's digging out from house. Will not start on trenches b/c of rain coming. (CC) 3/12/15 Tank set. Sewer house installed to tank. Store under pipe. Very muddy conditions. Trenches complete. Need more stone in last 20' of top trench. Need Dbox network + levelability. (KW) (PM) Dbox leveled. Dbox network installed. OK to cover work. Need RAT start-up (KW)

FINAL INSPECTOR

[Signature]

DATE OF APPROVAL

5/20/15

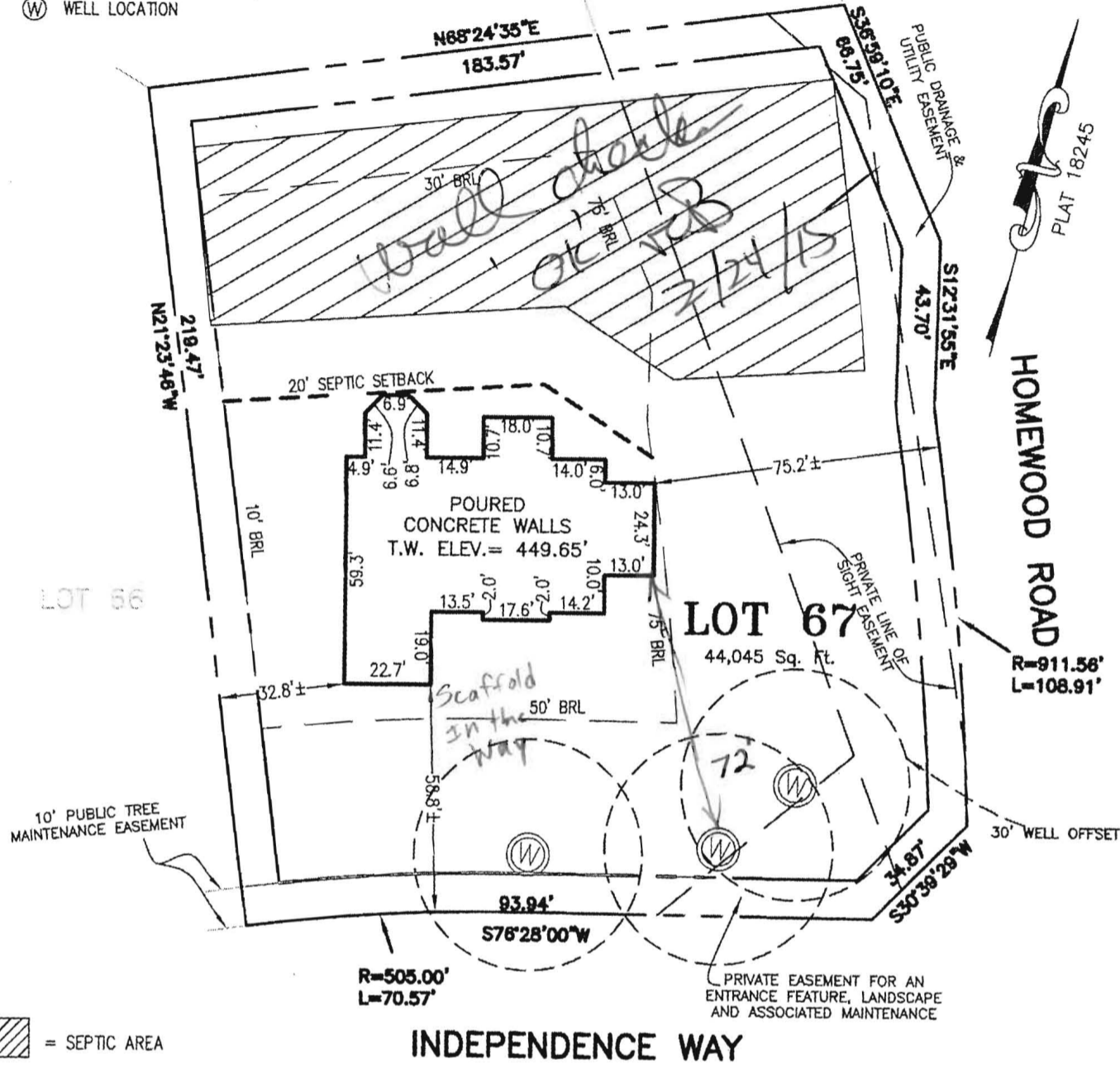
Wall Check

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 1/8/15.

LEGEND:

- BRL. BUILDING RESTRICTION LINE
- T.W. TOP OF WALL
- ELEV. ELEVATION
- P.U.E. PUBLIC UTILITY EASEMENT
- (W) WELL LOCATION

PRIVATE S.W.M. DRAINAGE & UTILITY EASEMENT FOR BMP NO. 9



= SEPTIC AREA

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

ADDRESS: 11200 INDEPENDENCE WAY
ELLICOTT CITY, MD 21043

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
DATE: 12/02/14
MD. LIC. NO.: 21328

WALL CHECK
LOT 67
HOMWOOD CROSSING
LIBER 9808, FOLIO 204
PLAT No. 18245
TAX No. 05-443326
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



ESE Consultants Inc.
7164 Columbia-Gateway Dr.
Suite 203
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870

DATE: 12/02/14 SCALE: 1"=40' FILE: WC LOT 67
CHK'D: M.J.B. JOB NO: 1214 DRAWN: V.X.P



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

October 7, 2014

ESE Consultants Inc.
7164 Columbia Gateway Drive, Suite 203
Columbia, MD 21046

Sent via email to: mboyce@eseeng.com

**RE: B14001697
BAT Plan
11200 Independence Way, Lot 67**

Michael Boyce:

This letter is in response to the BAT Plan submitted for 11200 Independence Way, Lot 67. Upon review of the plan, a couple of items need to be added or changed on the plan. Please revise the plan to include the following:

- 1.) Add well tag number on site plan drawing next to actual well location.
- 2.) Septic tank is less than 20 feet from corner of house. Relocate septic tank to meet the 20 foot setback to house foundation.
- 3.) Trenches are less than 10 feet apart. Show trench separation at 10 feet.
- 4.) Trench # 2 is not on contour. Revise plan to show trench on contour.
- 5.) Revise trench design so T1 maximizes upper area if reasonable.

Building permit approval is being withheld until this plan has been revised and forwarded to the Health Department. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, October 22, 2014 11:39 AM
To: 'Nathan Brandenburg'
Subject: RE:

Hi Nathan:

We still need the well completion report along with the O & M Agreement.

Thanks,

Hank

From: Nathan Brandenburg [mailto:NBRANDENBURG@tollbrothersinc.com]
Sent: Wednesday, October 22, 2014 11:21 AM
To: Oswald, Hank
Cc: Michael Boyce
Subject: RE:


Hank,

Looking for an update on this permit?

Thanks.

Nathan Brandenburg
Project Manager - Toll Brothers Inc.
Patuxent Chase & The Reserve at Triadelphia Crossing
Field Office (410) 489-2275 ~ Fax (410) 489-2278

Learn more about our homes at www.tollbrothers.com

 Become a fan of Toll Brothers Howard County, MD on Facebook



The information provided herein is for informational purposes only. Nothing contained herein is intended to obligate or bind Toll Brothers, Inc., its affiliates, or subsidiaries unless signed by all parties in an Agreement of Sale.

From: Nathan Brandenburg
Sent: Tuesday, October 14, 2014 8:22 AM
To: 'Oswald, Hank'
Subject: RE:

Hank,

Following up on this permit for 11200 Independence Way as I understand the revised BAT plan was dropped off to you.

Thanks!

Nathan Brandenburg
Project Manager - Toll Brothers Inc.
Patuxent Chase & The Reserve at Triadelphia Crossing
Field Office (410) 489-2275 ~ Fax (410) 489-2278

Learn more about our homes at www.tollbrothers.com

 Become a fan of Toll Brothers Howard County, MD on Facebook



The information provided herein is for informational purposes only. Nothing contained herein is intended to obligate or bind Toll Brothers, Inc., its affiliates, or subsidiaries unless signed by all parties in an Agreement of Sale.

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Wednesday, October 08, 2014 9:21 AM
To: Nathan Brandenburg
Subject: RE:

No, the BAT Plan required a couple of revisions. My comments were emailed yesterday.

From: Nathan Brandenburg [<mailto:NBRANDENBURG@tollbrothersinc.com>]
Sent: Wednesday, October 08, 2014 9:00 AM
To: Oswald, Hank
Subject: RE:

Thanks.

Has the building permit been signed off?

Nathan Brandenburg
Project Manager - Toll Brothers Inc.
Patuxent Chase & The Reserve at Triadelphia Crossing
Field Office (410) 489-2275 ~ Fax (410) 489-2278

Learn more about our homes at www.tollbrothers.com

 Become a fan of Toll Brothers Howard County, MD on Facebook



The information provided herein is for informational purposes only. Nothing contained herein is intended to obligate or bind Toll Brothers, Inc., its affiliates, or subsidiaries unless signed by all parties in an Agreement of Sale.

From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Wednesday, October 08, 2014 8:54 AM

To: Nathan Brandenburg
Subject:

Mr. Brandenburg:

Please see attached letter regarding 11200 Independence Way. I've attached a copy of the O and M Agreement.

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
8930 Stanford BLVD
Columbia, MD 21045
410-313-1786
410-313-2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Monday, February 23, 2015 12:38 PM
To: 'kevin@foglesinc.com'
Cc: Williams, Jeffrey; Wolf, Kevin; Martin, Sharhonda
Subject: 11200 Independence Way Septic Permit
Attachments: Ecopod Moratorium memo_2.20.15.pdf

Hi Kevin:

The septic permit for 11200 Independence Way is ready for pick-up. Prior to release, we will need to see and review a signed purchase contract with Babylon dated February 12, 2015 or earlier. Please see attached memo for more details regarding the Ecopod Moratorium.

Should you have any questions ,please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
410.313.1786

c 11216 Independence way
67 Clerk of the Circuit Court for
Howard County
Land Records/Licenses

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

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: howard county
Reference/Control #: 70

LR - Agreement Surcharge
40.00 40.00

LR - Agreement Recording Fee
1x 20.00 20.00

Grantor/Grantee Name: howard county
Reference/Control #: 71

LR - Agreement Surcharge
1x 40.00 40.00

SubTotal: 120.00
Total: 120.00

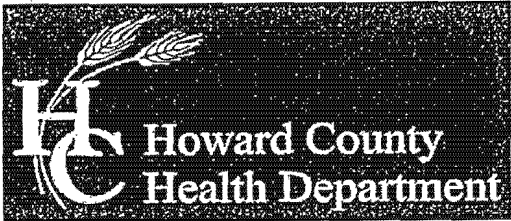
REV-Check-BOA 60.00
Number : 09497716
REV-Check-BOA 60.00
Number : 09497715

11/06/2014 10:42 CC13-NN
#3498539 /494/109

Thank you for visiting us today~

3- 14513 Edgerood way

12/17/14 #3



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

OPERATION AND MAINTENANCE AGREEMENT
FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM
HAVING AN ADVANCED PRE-TREATMENT SYSTEM

THIS AGREEMENT is made this 28th day of October, 2014, among TOLL MDV LP, 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 14513 Edgewoods Way Gleney MD in the 5th Election District of Howard County, Maryland, and the deed to same is recorded or shall be recorded among the Land Records of Howard County, Maryland in Liber 10677 Folio 461.

WHEREAS, The Lot is suitable for the installation of a conventional on-site sewage disposal system with an advanced pre-treatment system, utilizing best available technology to perform nitrogen reduction, in accordance with the Code of Maryland Regulations 26.04.02.07, effective January 1, 2013. The pre-treatment device being installed is ECOPOD E60 NCA.

NOW, THEREFORE, the parties hereto agree as follows:

- A. Owner hereby grants to the County the right to enter upon the Lot at any reasonable time for access to the system to make periodic inspections and the Owner agrees to provide any information and data in Owner's possession reasonably requested and needed by the County to develop accurate and thorough test results.
- B. Owner acknowledges and agrees that neither the County nor any of its agents or employees, either officially or individually, underwrites the operation of any system approved by them.
- C. The Owner will devote reasonable care and effort to the operation and maintenance of the system in perpetuity or until a public sewer connection is made so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.
- D. The Owner agrees to enter into a contract reasonably acceptable to the Owner and the County with a private entity to operate and maintain on a regularly scheduled basis an approved advanced pre-treatment system. The owner shall supply a copy of the contract to the County when it is renewed or altered.
- E. This agreement shall run with the land and upon Owner's taking title to the Lot shall bind the Owner, their heirs, successors, and assigns to the provisions of the agreement as long as the property is in existence and after installation of the system. Owner further agrees that they shall inform in writing any subsequent purchaser or lessee of the Lot that the system shall require

maintenance or other attention. Upon taking title to the Lot, the Owner agrees to cause this agreement to be recorded in the Land Records of Howard County and assure that it becomes part of the Deed for the subject property in order that prospective buyers may be aware of the special conditions-affecting this property.

F. This agreement shall not be construed to limit any authority of the County to protect the public health, safety or comfort or to issue any other orders to take any other action which is now or may hereafter be within its authority.

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

H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

I. The laws of the State of Maryland govern the provisions of all transactions pursuant to this agreement.

J. Owner acknowledges and agrees that interior renovations to increase the number of bedrooms or an increase in living space shall not be permitted without approval from the County.

IN WITNESS WHEREOF, the parties have signed and sealed this agreement on the date indicated above.

Bert Nifan 10/28/14
Howard County Health Department

X Somvra Rao 10/26/14
Owner #1 Signature Date

JATTI RAO
Owner #1 Print Name

X N. Lakshmi 10/26/14
Owner #2 Signature Date

LAXMI MACHAVARAPU
Owner #2 Print Name

Buyer #1 Signature Date

Buyer #2 Signature Date

Buyer #1 Print Name

Buyer #2 Print Name

BABYLON VAULT COMPANY

925 Wakefield Valley Road
New Windsor, Maryland 21776
410-848-0393

Purchaser Fogles

Address 11200 Independence Way

~~Order~~ 2-3-15

Name of Job Toll Brothers Lot 67 Home road crossing

Tank Size Ecopod 400

Distribution Box 5-hole w/c

RISERS ROUND 24"	RISERS ROUND 30"
6"	6"
12"	12"
LID	LID
4" Fernco	5 x 4 Fernco
Rosin Paper	Speed Levelers

REG. LIGHT WEIGHT	SCH 40 PIPE	
4" Solid _____	4" _____	Cleanouts 4" _____
4" Perforated _____	6" _____	Cleanouts 6" _____
L's _____	4" Coupler _____	Glue Primer _____
45° _____	6" Coupler _____	Glue _____
Y _____	TY's _____	22-1/2 _____
T _____	L's _____	T _____
22-1/2 _____	45° _____	Y _____

Directions call a week before for Del

Received By _____

Per _____

Hauled By Sturmkontz G.M



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](https://twitter.com/HowardCoHealthDep)

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

October 7, 2014

ESE Consultants Inc.
7164 Columbia Gateway Drive, Suite 203
Columbia, MD 21046

Sent via email to: mboyce@eseeng.com

**RE: B14001697
BAT Plan
11200 Independence Way, Lot 67**

Michael Boyce:

This letter is in response to the BAT Plan submitted for 11200 Independence Way, Lot 67. Upon review of the plan, a couple of items need to be added or changed on the plan. Please revise the plan to include the following:

- 1.) Add well tag number on site plan drawing next to actual well location.
- 2.) Septic tank is less than 20 feet from corner of house. Relocate septic tank to meet the 20 foot setback to house foundation.
- 3.) Trenches are less than 10 feet apart. Show trench separation at 10 feet.
- 4.) Trench # 2 is not on contour. Revise plan to show trench on contour.
- 5.) Revise trench design so T1 maximizes upper area if reasonable.

Building permit approval is being withheld until this plan has been revised and forwarded to the Health Department. I may be reached at (410) 313-1786 if you would like to discuss the project.

Respectfully,

Hank Oswald

Hank Oswald, L.E.H.S
Bureau of Environmental Health
Well & Septic Program

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, June 23, 2014 11:15 AM
To: 'Nathan Brandenburg'; 'Michael Boyce'
Cc: Ryan Ketner
Subject: Homewood Xing lot 67

Hello. We have the BAT plan and a well permit for this lot. It looks like the BAT plan was a hybrid with a revised perc cert. Unfortunately, the proposed well locations are not acceptable. This lot along with lot 66 have well areas downgradient of the septic area on lot 44. In order to minimize the impact, we conditioned the three lots so that the septic system for 44 is to be installed at the farthest part of the area away from lots 66 and 67 and the wells on those lots are to be drilled in the farthest part of the wellboxes away from the septic area. To that end, we will not approve a revision to the well areas that bring the wells closer to directly downgradient of the septic area on 44 than what was already approved. If you want to get rid of the box to accommodate the driveway, you could put one well in the top right corner of the box by Homewood Rd and still stay 100' from the SDA (this will be the first well location) and keep alt #2 in the other corner of the existing box on the other side of the driveway. The existing well will become alt #1.

We will need a revised perc cert without the BAT plan stuff on it showing the proposed well locations along with perc test hole locations and the proposed septic area revisions with a Health Officer signature block. We can't release a well permit until the perc cert is signed. We will want a revised well exhibit showing the three well sites and only stake in the field the initial well site in the top corner. Please also clearly indicate on the well exhibit that the top right well site is the initial well site to be drilled.

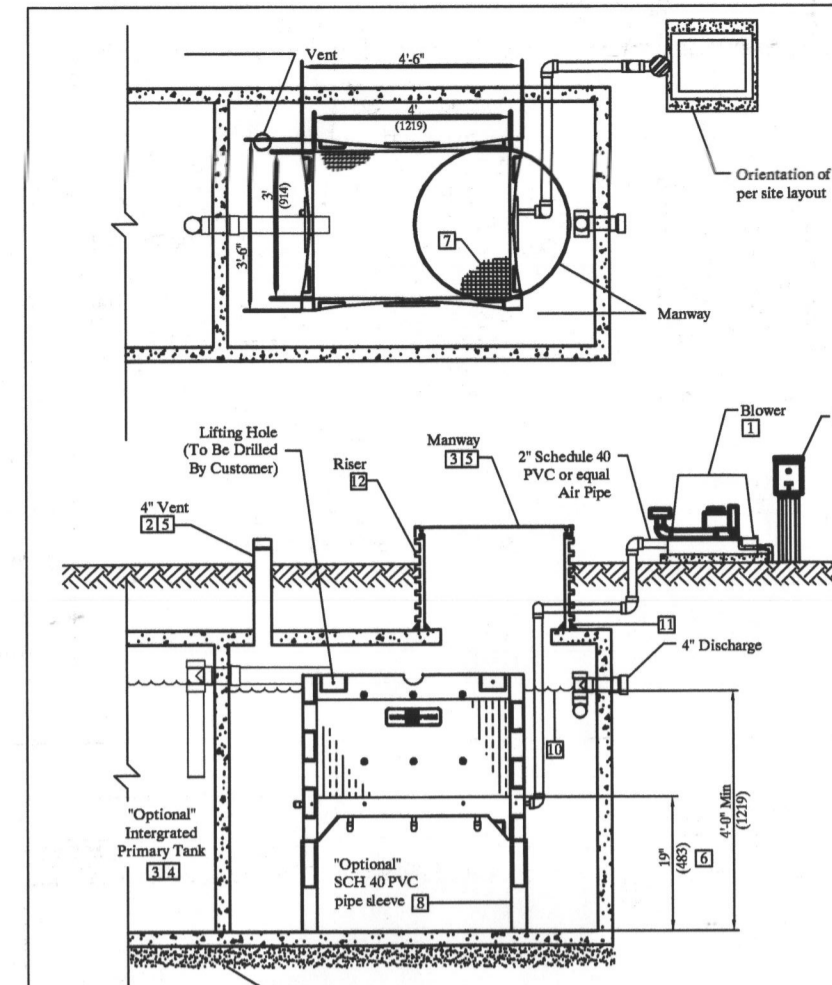
From there, we will need the BAT plan revised to show the revised septic area and well sites with the existing well in its field located drilled spot. The BAT unit will have to be moved to stay 100' from the well sites. Thanks

Also, I looked into lot 66 and we never officially approved a revised perc cert for the well locations there as they are shown on this plan. I know the driveway seems to cut through a portion of the old well box and we signed off on a building plan showing these well sites, but they were not signed off on a perc cert. At this point, just show the wellbox on this plan for the neighboring lot. Similarly, we wouldn't approve a well site on that lot closer to downgradient than its original box.

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.



- NOTES:**
- Blower piping to ECOPOD not to exceed 100 FT total length in the piping system. For distances greater than 100 FT, consult factory. Blower must be located above flood levels on a solid base.
 - Vent to be located above finish grade or higher to avoid infiltration. Cap on vent must be secured with a stainless steel screw.
 - All other tanks to/from ECOPOD must conform to applicable country, state, province, and local plumbing and electrical codes.
 - The primary tank/ compartment volume must be 1 to 2 times the rated ECOPOD GPD. Primary and Reactor tank volumes are listed in the ECOPOD Design Manual. The primary tank may be integrated with the reactor tank or stand alone in a separate tank.
 - All manways, pump out ports, and vents must be secured to prevent accidental or unauthorized access.
 - ECOPOD media is recommended to be at least 19" from bottom of tank. Distances not 19" need factory approval.
 - ECOPOD media EV19PVC224
 - Tanks with higher inlets, install SCH 40 PVC pipe over legs to elevate reactor to correct height.
 - Air supply line should be secured with non-corrosive clamps where required to prevent vibration damage.
 - Effluent discharge level must be at a height no more, or no less than 2" above vertical tube PVC media.
 - Use epoxy, or use another approved method or substance, to create strong connection & watertight seal (TYP.)
 - Risers must conform to country, state, province, and local acceptable codes. Fiberglass riser shown.

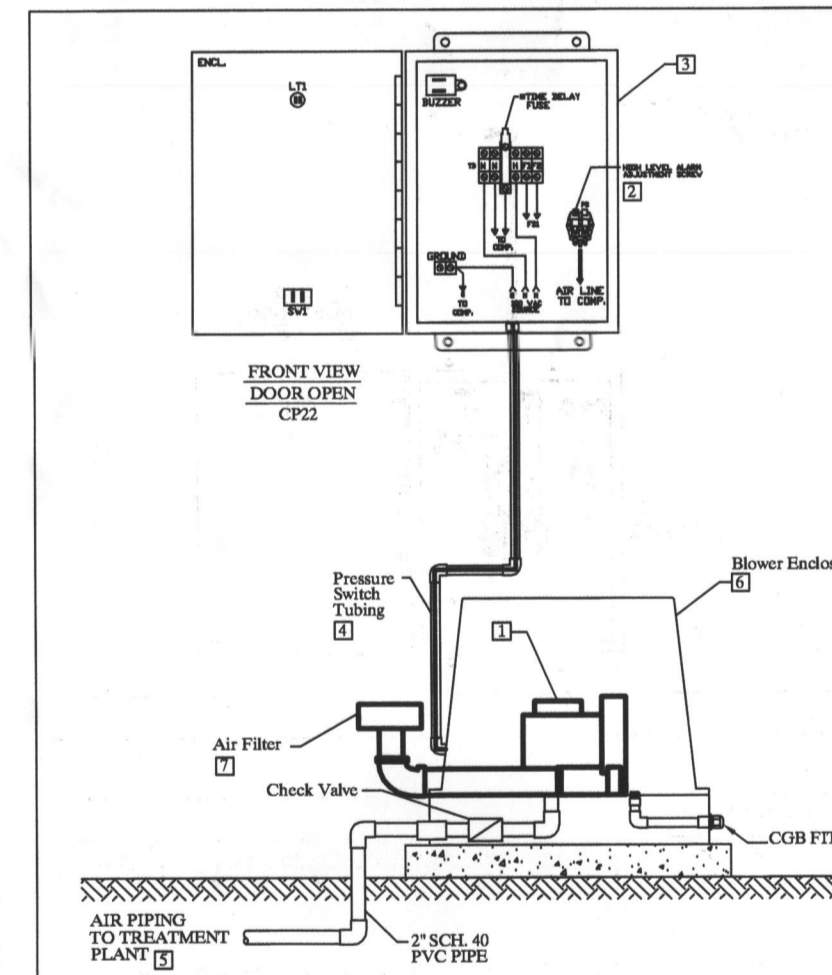
600 GPD TREATMENT UNIT	
Discharge From Tank	4'-0"
Reactor Volume	840 Gallons
Recommended Distance Under Reactor Box	19"

Delta Environmental
Pentair Water

60NCA REACTOR IN CONCRETE TANK

DWN BY: DATE: SCALE: DWG. NO.: REV: PAGE:

NOT TO SCALE



- NOTES:**
- Blower Model Delta 06
 - Setting High Level Pressure Switch Bring plant to operating water level with compressor turned on. Using properly sized screw driver, turn high level alarm adjustment screw clockwise until alarm occurs. Once alarm occurs, turn the screw counter-clockwise until alarm stops. Setting Low Level Pressure Switch Factory set
 - All of Delta's control panels are manufactured to UL508A requirements. All enclosures are NEMA rated.
 - Pressure switch tubing is used for high and low level pressure detection.
 - All piping from the blower to the ECOPOD to be 2" sch 40 PVC pipe.
 - All blowers are housed in a polyethylene enclosure supplied with necessary piping for installation.
 - Inlet Filters must be mounted on outside of enclosure. Filters not mounted on outside could contribute to blower malfunction and void manufacturer's warranty.
 - Filter elements must be non-paper type.

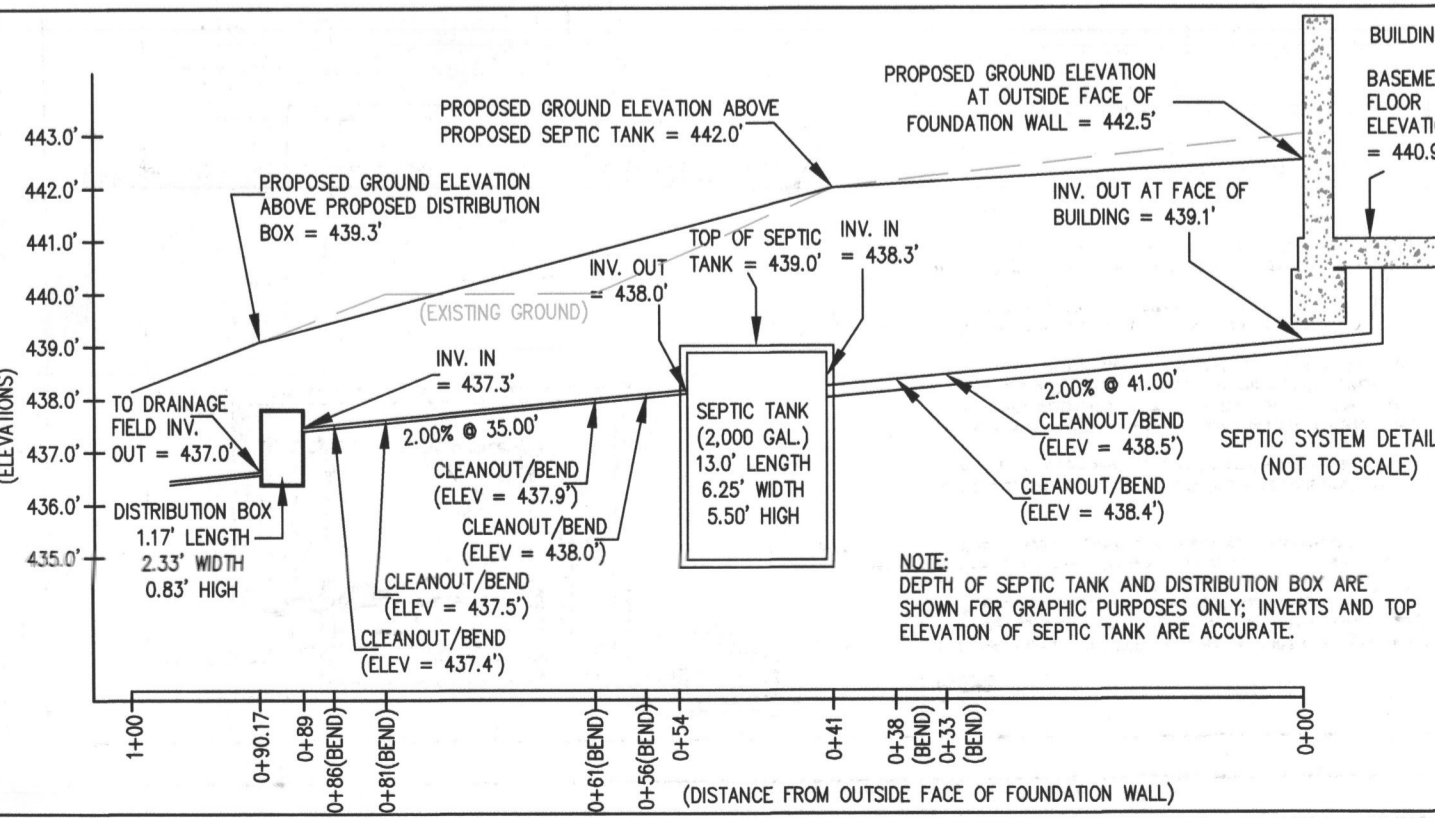


Delta Environmental
Pentair Water

E60NCA BLOWER/CP DETAIL

DWN BY: DATE: SCALE: DWG. NO.: REV: PAGE:

NOT TO SCALE



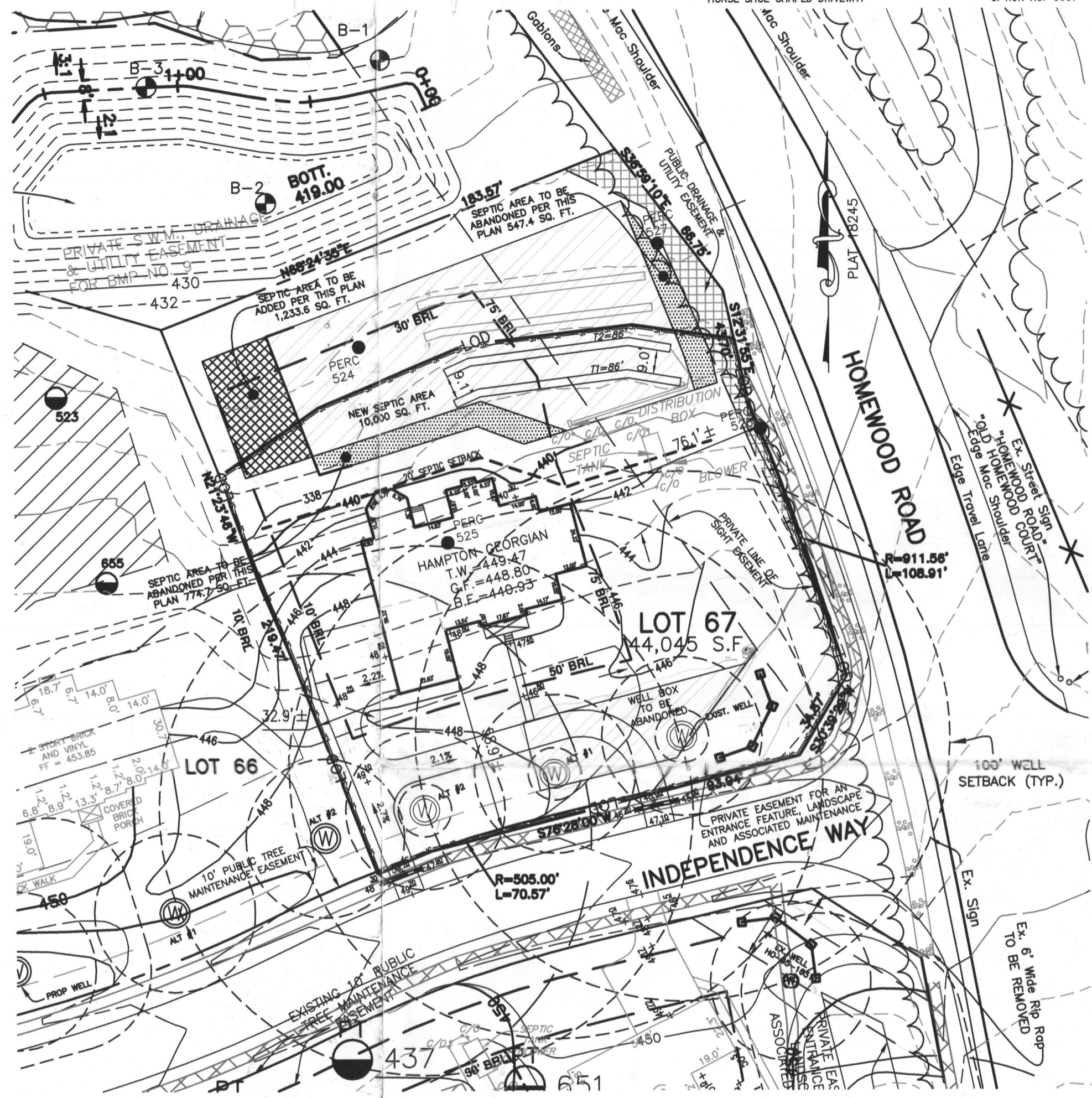
NOTE:
DEPTH OF SEPTIC TANK AND DISTRIBUTION BOX ARE SHOWN FOR GRAPHIC PURPOSES ONLY; INVERTS AND TOP ELEVATION OF SEPTIC TANK ARE ACCURATE.

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 7/8/15.

- LEGEND:**
- PERC TEST LOCATION
 - W WELL LOCATION
 - LOD- LIMITS OF DISTURBANCE
 - TW TOP OF WALL
 - GF GARAGE FLOOR
 - BF BASEMENT FLOOR
 - BRL BUILDING RESTRICTION LINE

- HOUSE OPTIONS:**
- TYPE: HAMPTON (GEORGIAN)
 - WALK-OUT BASEMENT
 - EXPANDED FAMILY ROOM
 - FIFTH BEDROOM
 - ADD' L' HEIGHT TO BASEMENT FOUNDATION WALLS
 - FIRST FLOOR BEDROOM ILO STUDY
 - 12' WIDE CONSERVATORY ELITE ADDITION
 - 12' WIDE BEDROOM SUITES ABOVE CONSERVATORY
 - NAPLES SUNROOM ADDITION
 - HORSE SHOE SHAPED DRIVEWAY

- OPTION No. 017
OPTION No. 023
OPTION No. 028
OPTION No. 070
OPTION No. 075
OPTION No. 263021
OPTION No. 263023
OPTION No. 529
OPTION No. 9001



SEPTIC SYSTEM/BEST AVAILABLE TECHNOLOGY (BAT) NOTES:

- 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 DEPTH OF THE BAT PER THE MANUFACTURER'S SPECIFICATION IS 3 FEET OVER.
- THE BLOWER MAY NOT BE LOCATED MORE THAN 100 FEET FROM THE TANK BASED ON THE MANUFACTURER'S SPECIFICATIONS.
- THE BAT SYSTEM SHALL BE MAINTAINED AND OPERATED FOR THE LIFE OF THE SYSTEM.
- THE BAT SHALL BE OPERATED BY AND MAINTAINED BY A CERTIFIED SERVICE PROVIDER.
- WITHIN ONE MONTH OF INSTALLATION, A PERSON INSTALLING THE BAT SYSTEM SHALL REPORT TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE), IN A MANNER ACCEPTABLE TO MDE, THE ADDRESS AND DATE OF COMPLETION OF THE BAT INSTALLATION AND THE TYPE OF BAT INSTALLED.
- 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 FINAL APPROVAL OF THE INSTALLATION.

SEWAGE DISPOSAL SYSTEM DATA (5 BDRM):

- PROPOSED INVERT AT FOUNDATION WALL: 437.4'
- E60 ECOPOD SYSTEM
EX. GRADE OVER TANK: 442.0'
PROPOSED GRADE OVER TANK: 442.0'
INVERT IN: 438.3' INVERT OUT: 438.0'
 - DISTRIBUTION BOX
EXISTING GRADE OVER TANK: 439.3'
PROPOSED GRADE OVER TANK: 439.3'
INVERT IN: 437.3' INVERT OUT: 437.0'
 - TRENCH DESIGN (5 BDRM x 150 GPD/BDRM = 750 GPD)
750 GPD x 0.8 APP. RATE = 937.50 SF
USE 3' WIDE TRENCH WITH 48" GRAVEL BELOW PIPE
9' MIN. SPACING BETWEEN TRENCH EDGES
937.50 SF x 3' WIDTH = 312.50 LF x 0.55 = 172 LF MIN. TRENCH
USE 2 86" LONG TRENCHES = 172 LF

TRENCH DATA:

- BOTTOM MAX. DEPTH (8')
- TRENCH 1 (T1):**
GROUND ABOVE = 437.8'
INV. IN = 433.8'
BOTTOM TRENCH = 429.8'
- TRENCH 2 (T2):**
GROUND ABOVE = 436.5'
INV. IN = 432.5'
BOTTOM TRENCH = 428.5'

APPROVED: FOR HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

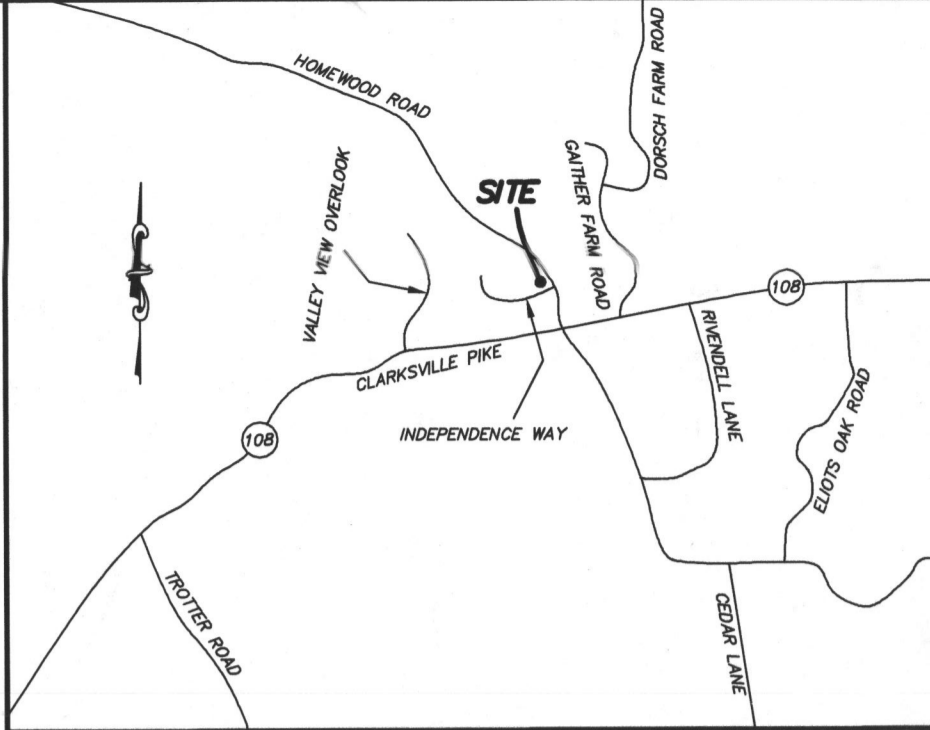
PROFESSIONAL ENGINEER _____ DATE _____

PLOT PLAN FOR BAT INSTALLATION AND PERCOLATION CERTIFICATION PLAN
LOT 67
HOMWOOD CROSSING
LIBER 9808, FOLIO 204
PLAT No. 18245
TAX No. 05-443326
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ADDRESS: 11200 INDEPENDENCE WAY
ELLCOTT CITY, MARYLAND

ESE Land Planning
Engineering
Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 203
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870

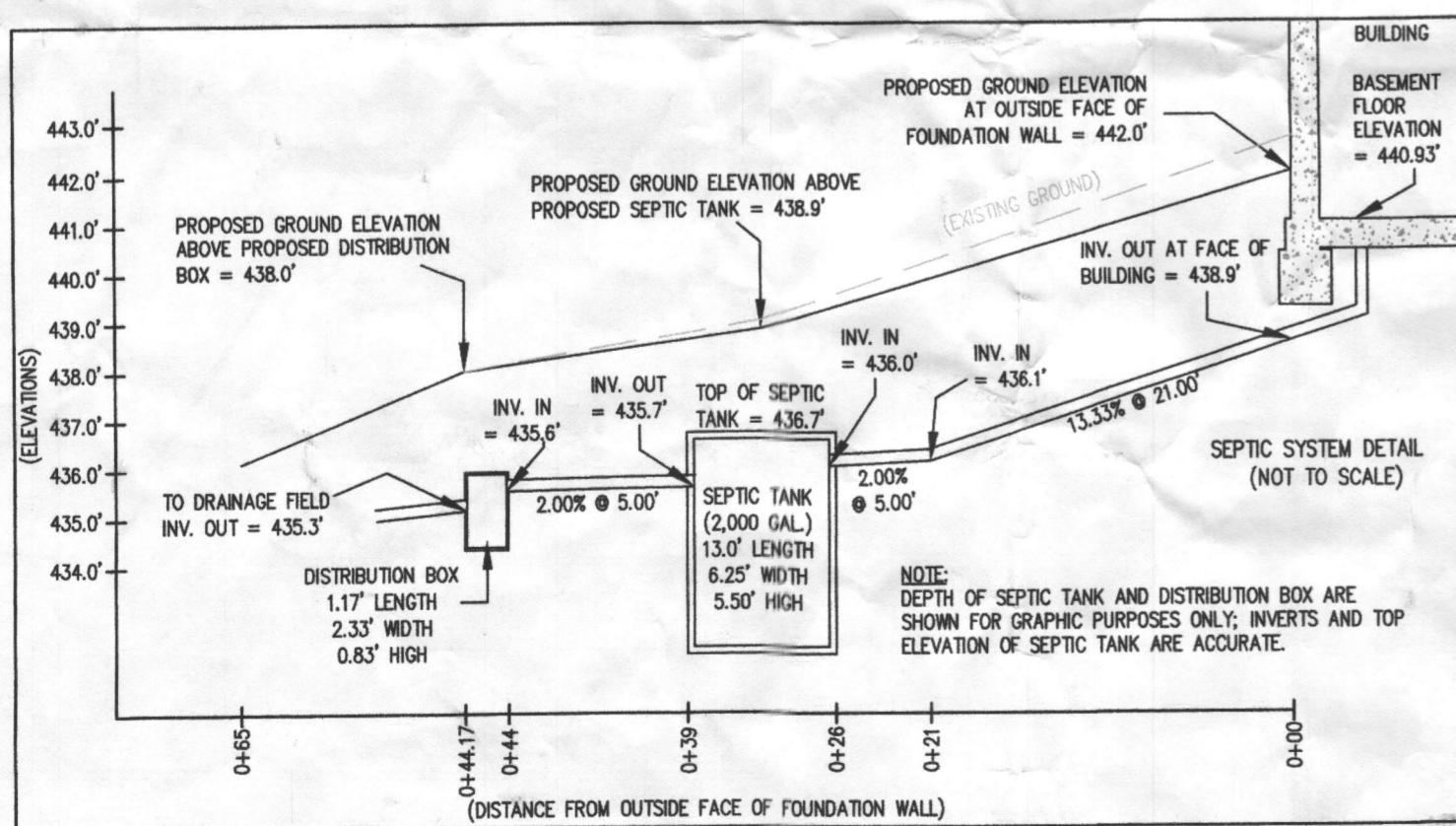
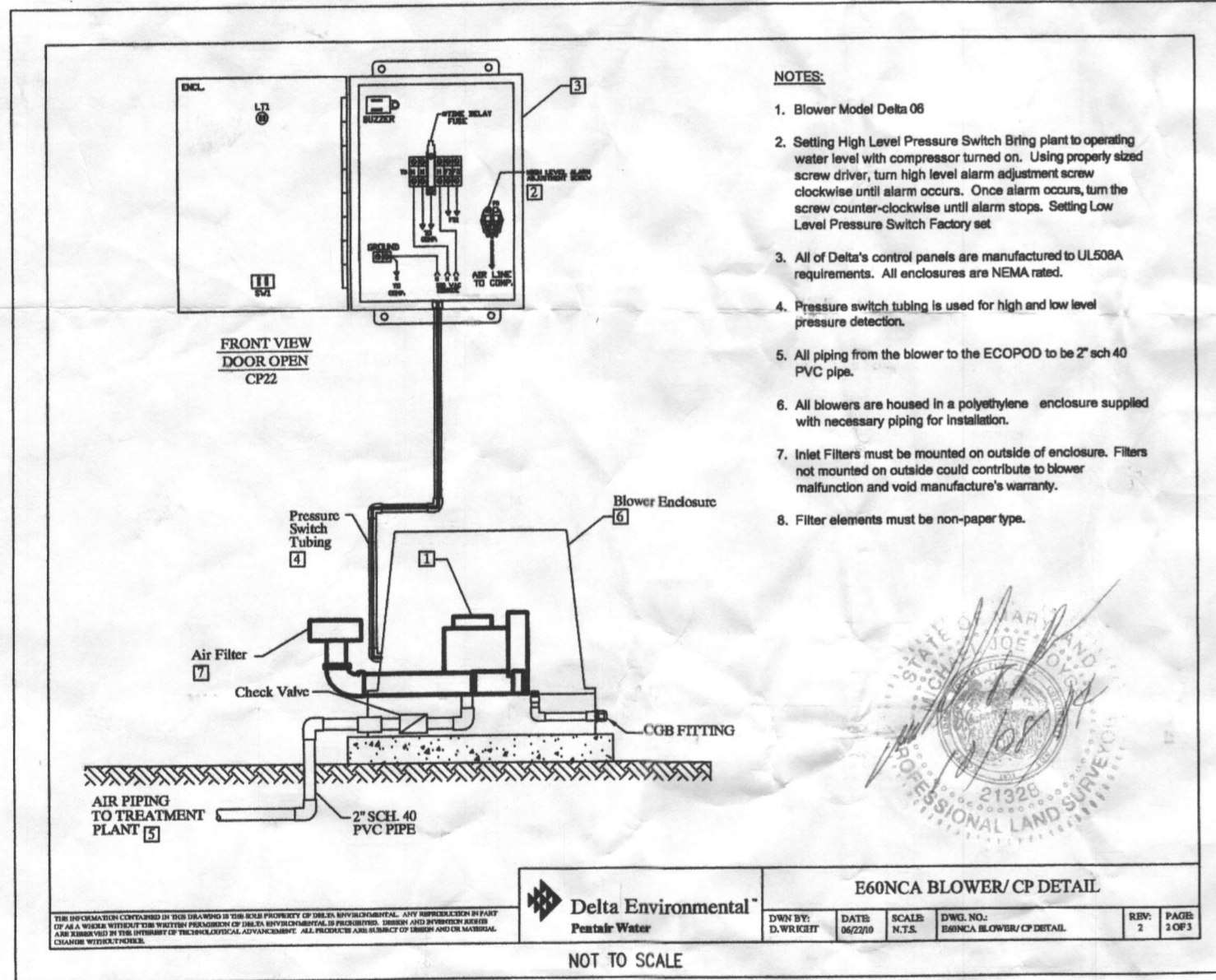
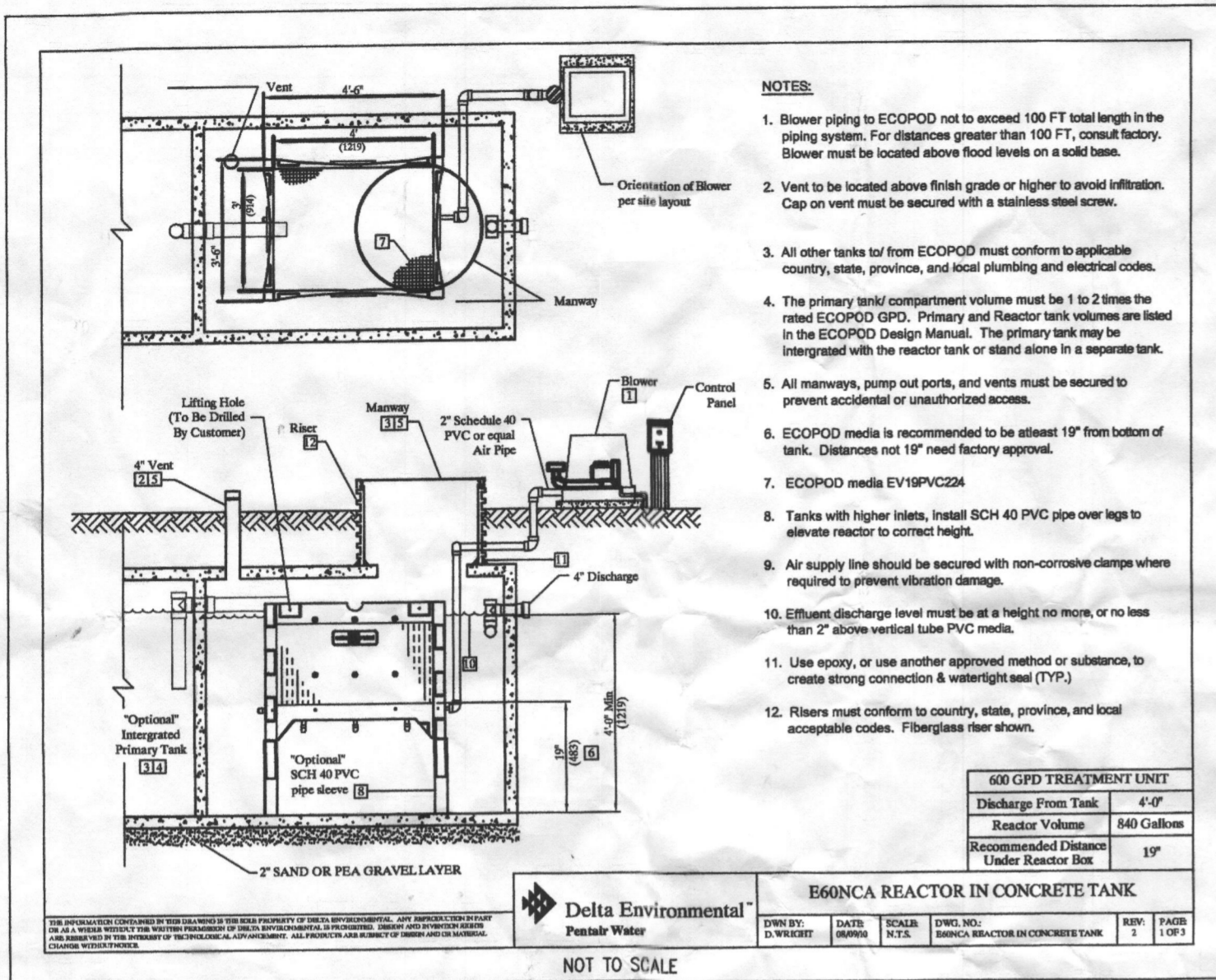
DATE: 05-09-2014 SCALE: 1"=40' FILE: PP LOT 67
CHK'D: M.J.B. JOB NO: 1214 DRAWN: C.M.P.



VICINITY MAP

GENERAL NOTES: 1" = 1000'

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER COMP-LITE ZONING REGULATIONS DATED 7/28/06.
- PLAT REFERENCE: PLAT No. 18245.
- THE EXISTING TOPOGRAPHY WITHIN THE AREA OF PROPOSED WORK IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY ESE. DATED 5/10/11.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DESIGN DETAILS. PRIOR TO STAKEOUT FOR CONSTRUCTION, IT SHALL BE THE OWNER/BUILDERS RESPONSIBILITY TO PROVIDE ESE CONSULTANTS INC. WITH THE MOST RECENT SET OF HOUSE PLANS.
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410-313-1881) AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TOTAL LIMIT OF DISTURBANCE: 33,432 SQ. FT. / 0.77 AC ±
- STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY PREVIOUSLY APPROVED PLAN F-05-069.
- ANY DAMAGE TO PUBLIC "RIGHT-OF-WAYS" OR PAVED PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE CIVIL ENGINEER (ESE) MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- THE DIMENSIONED DISTANCES SHALL GOVERN IF SCALED AND DIMENSIONED DISTANCES ON THIS PLAN ARE FOUND TO BE IN DISAGREEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS UNTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- 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.
- UPON BUILDING PERMIT REVIEW THE SEPTIC SYSTEMS FOR ALL PROPOSED STRUCTURES AND/OR EXISTING STRUCTURE EXPANSIONS SHALL BE RE-EVALUATED TO DETERMINE SUFFICIENT SYSTEM CAPACITY.
- THE DEVELOPMENT OF THIS LOT DOES NOT REQUIRE AN ENVIRONMENTAL CONCEPT PLAN SINCE STORMWATER MANAGEMENT WAS PREVIOUSLY APPROVED UNDER F-05-069.
- A STANDARD SEDIMENT CONTROL PLAN MAY BE USED FOR DEVELOPMENT OF THIS LOT. REFERENCE GRADING PLAN GP-14-034, DATED 10/30/13.
- THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER XX-XX-XXXX HAS BEEN FIELD LOCATED BY ESE CONSULTANTS - PROFESSIONAL LAND SURVEYOR(S), AND IS ACCURATELY SHOWN.
- BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
- CULVERT FOR DRIVEWAY PER F-05-069.
- WELL BOX AND SEPTIC RESERVE AREA HAVE BEEN ALTERED PER THIS PLAN. WELL BOX WAS ALTERED FOR ALLOWANCE OF A GOVERNORS DRIVE, SEPTIC RESERVE AREA WAS ALTERED FOR THE SITING OF THE HOUSE. ALTHOUGH THE SEPTIC AREA HAS BEEN ALTERED, THE MINIMUM 10,000 SQUARE FEET HAS BEEN MAINTAINED PER THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL REQUIREMENTS.



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/15.

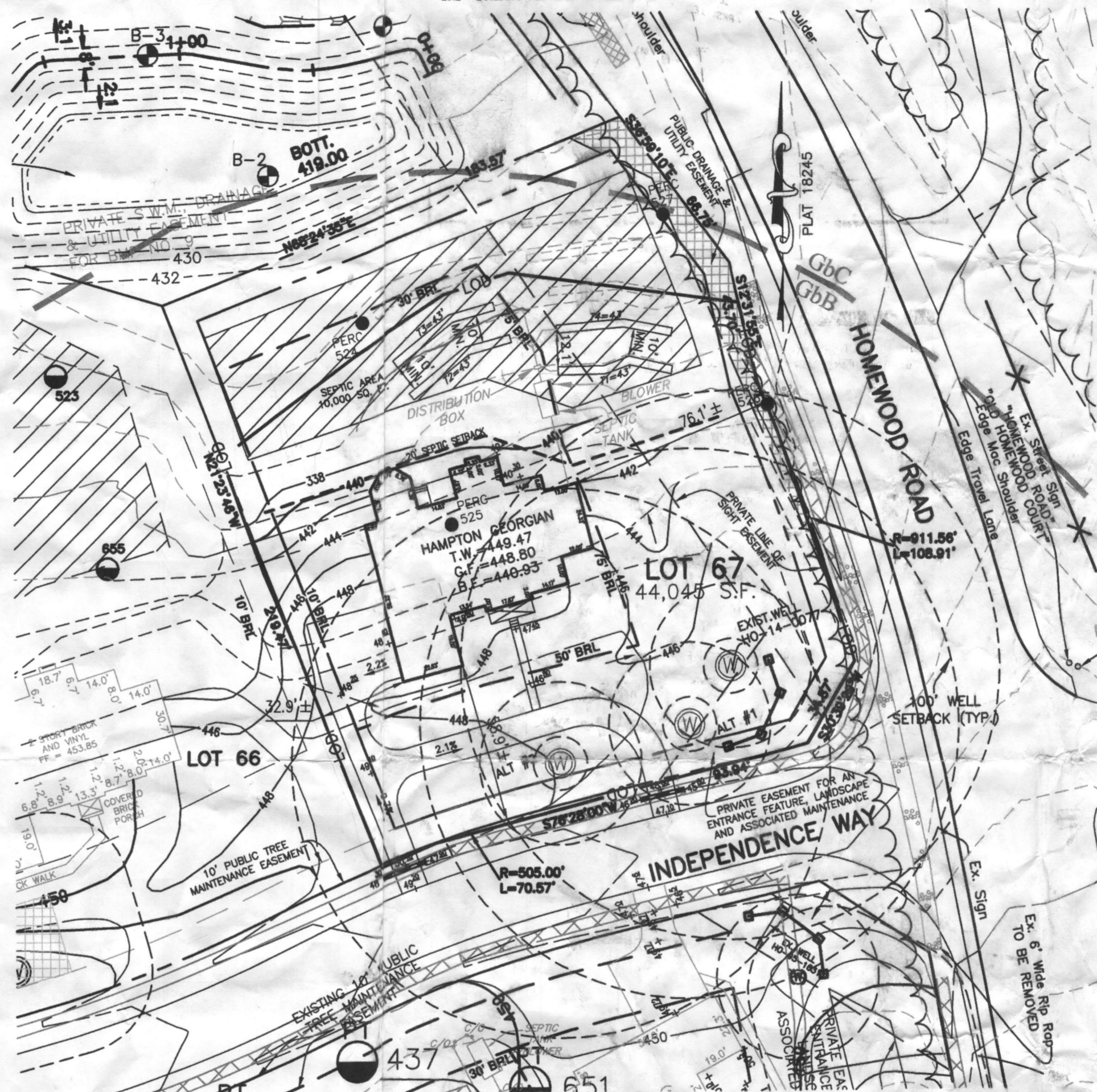
LEGEND:

- PERC TEST LOCATION
- WELL LOCATION
- LOD LIMITS OF DISTURBANCE
- SOIL TYPE LINE
- GbB GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
- GbC GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
- TW TOP OF WALL
- GF GARAGE FLOOR
- BF BASEMENT FLOOR
- BRL BUILDING RESTRICTION LINE

HOUSE OPTIONS:

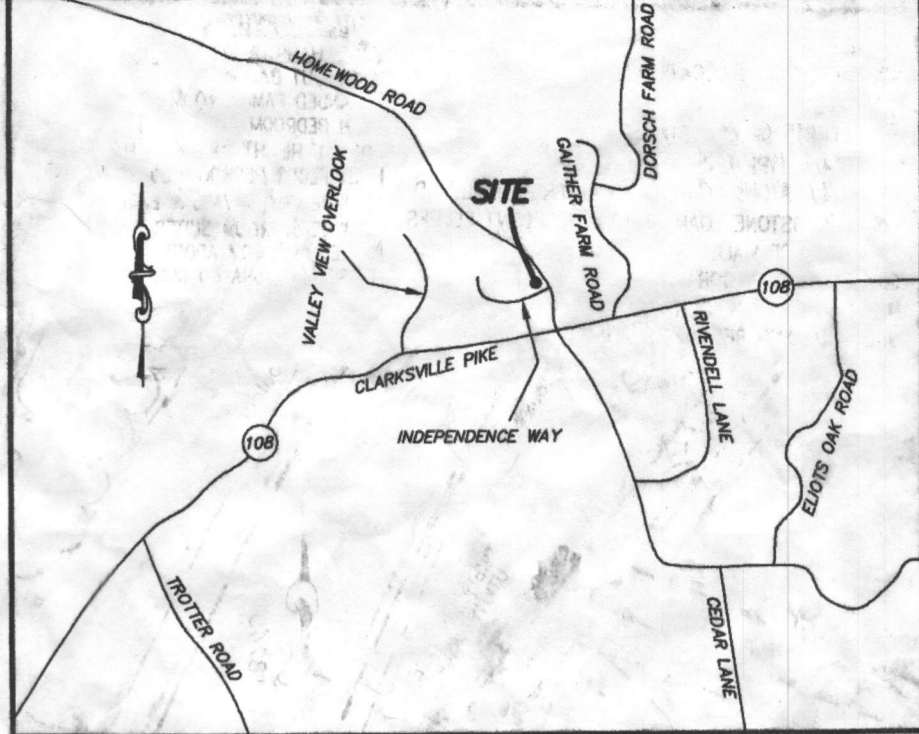
- TYPE: HAMPTON (GEORGIAN)
- WALK-OUT BASEMENT
- EXPANDED FAMILY ROOM
- FIFTH BEDROOM
- ADD 1' HEIGHT TO BASEMENT FOUNDATION WALLS
- FIRST FLOOR BEDROOM I/O STUDY
- 12' WIDE CONSERVATORY ELITE ADDITION
- 12' WIDE BEDROOM SUITES ABOVE CONSERVATORY
- NAPLES SUNROOM ADDITION
- HORSE SHOE SHAPED DRIVEWAY

- OPTION No. 017
- OPTION No. 023
- OPTION No. 028
- OPTION No. 070
- OPTION No. 075
- OPTION No. 263021
- OPTION No. 263023
- OPTION No. 529
- OPTION No. 9001



GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER COMP-LITE ZONING REGULATIONS DATED 7/28/06.
- PLAT REFERENCE: PLAT No. 18245.
- THE EXISTING TOPOGRAPHY WITHIN THE AREA OF PROPOSED WORK IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY ESE. DATED 5/10/11.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DESIGN DETAILS. PRIOR TO TAKEOUT FOR CONSTRUCTION, IT SHALL BE THE OWNER/BUILDERS RESPONSIBILITY TO PROVIDE ESE CONSULTANTS INC. WITH THE MOST RECENT SET OF HOUSE PLANS.
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410-313-1881) AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TOTAL LIMIT OF DISTURBANCE: 34,695 SQ. FT. / 0.80 AC.±
- STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY PREVIOUSLY APPROVED PLAN F-05-069.
- ANY DAMAGE TO PUBLIC "RIGHT-OF-WAYS" OR PAVED PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE CIVIL ENGINEER (ESE) MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- THE DIMENSIONED DISTANCES SHALL GOVERN IF SCALED AND DIMENSIONED DISTANCES ON THIS PLAN ARE FOUND TO BE IN DISAGREEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT 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.
- UPON BUILDING PERMIT REVIEW THE SEPTIC SYSTEMS FOR ALL PROPOSED STRUCTURES AND/OR EXISTING STRUCTURE EXPANSIONS SHALL BE RE-EVALUATED TO DETERMINE SUFFICIENT SYSTEM CAPACITY.
- THE DEVELOPMENT OF THIS LOT DOES NOT REQUIRE AN ENVIRONMENTAL CONCEPT PLAN SINCE STORMWATER MANAGEMENT WAS PREVIOUSLY APPROVED UNDER F-05-069.
- A STANDARD SEDIMENT CONTROL PLAN MAY BE USED FOR DEVELOPMENT OF THIS LOT. REFERENCE GRADING PLAN GP-14-034, DATED 10/30/13.
- THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-14-0077 HAS BEEN FIELD LOCATED BY ESE CONSULTANTS - PROFESSIONAL LAND SURVEYOR(S), AND IS ACCURATELY SHOWN.
- BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
- CULVERT FOR DRIVEWAY PER F-05-069.



APPROVED: FOR HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

PROFESSIONAL ENGINEER _____ DATE _____

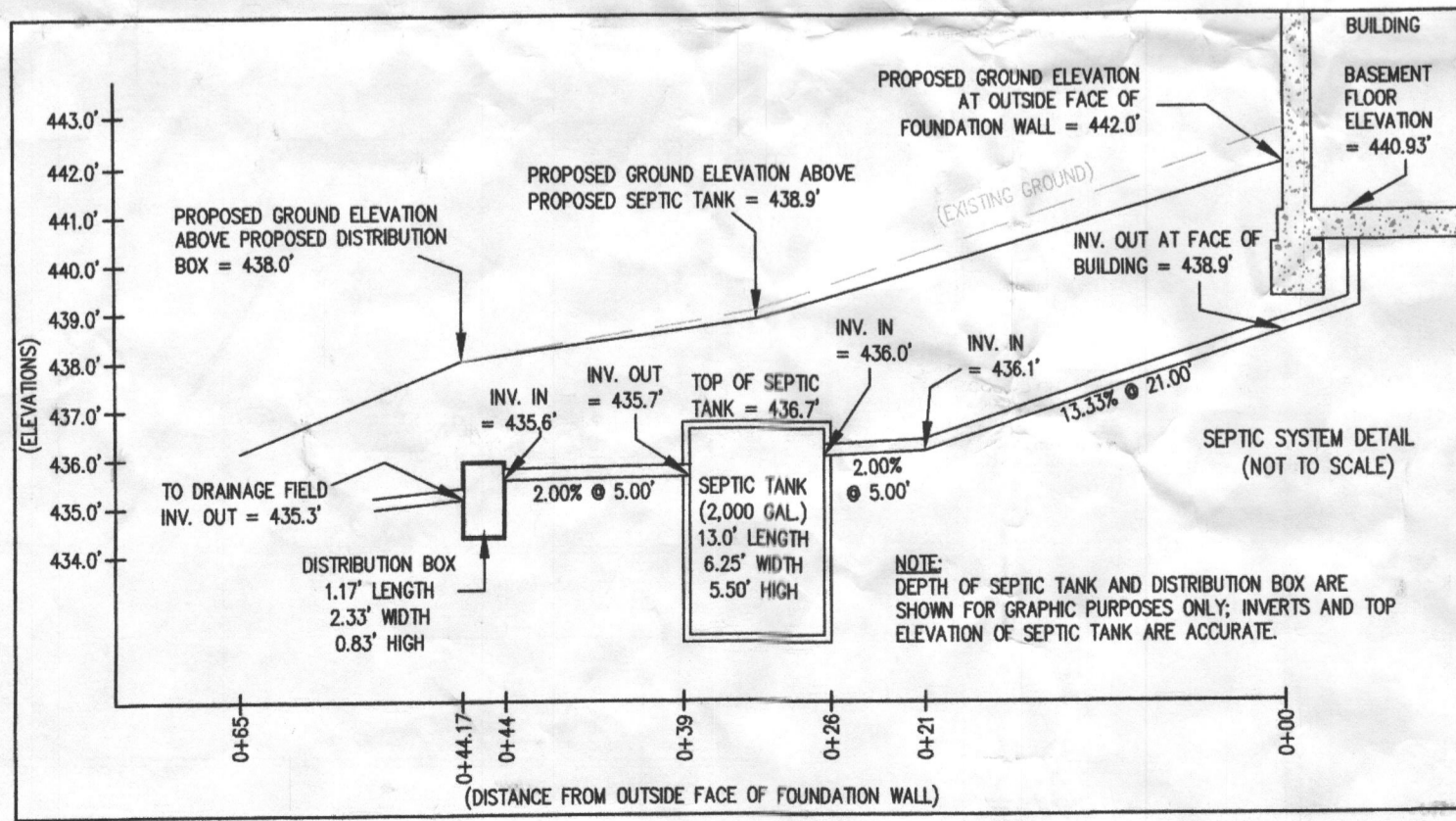
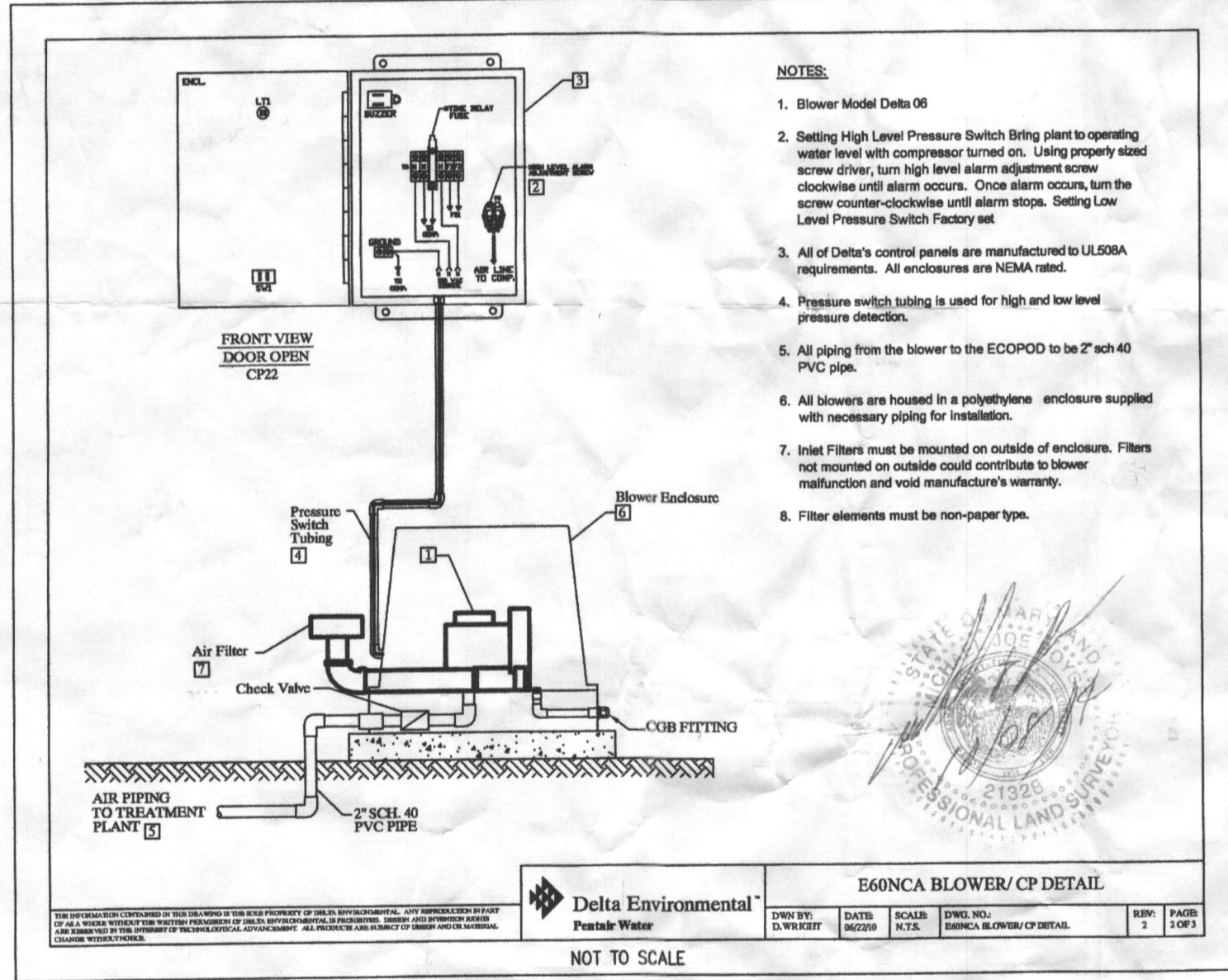
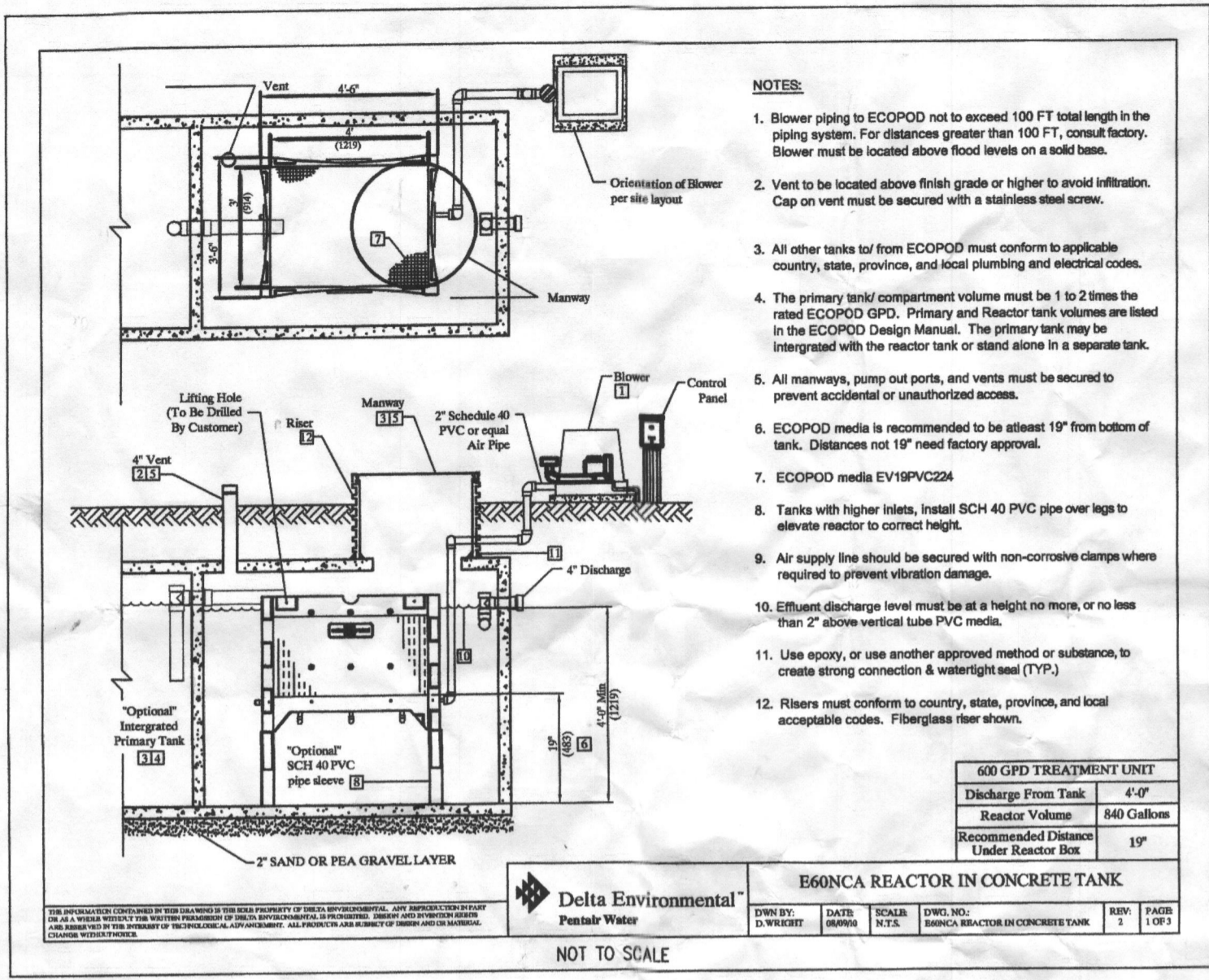
SITE PLAN FOR BAT INSTALLATION
LOT 67
HOMEWOOD CROSSING
LIBER 9808, FOLIO 204
PLAT No. 18245
TAX No. 05-443326
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ADDRESS: 11200 INDEPENDENCE WAY
ELLCOTT CITY, MARYLAND

ESE Land Planning Engineering Land Surveying

Signature: _____ 10/17/14

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 203
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870

DATE: 10/08/2014 SCALE: 1"=40' FILE: BAT LOT 67_rev2
CHK'D: M.J.B. JOB NO: 1214 DRAWN: R.G.K.



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/15.

- LEGEND:**
- PERC TEST LOCATION
 - WELL LOCATION
 - LOD LIMITS OF DISTURBANCE
 - SOIL TYPE LINE
 - Gbb GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
 - Gbc GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
 - TW TOP OF WALL
 - GF GARAGE FLOOR
 - BF BASEMENT FLOOR
 - BRL BUILDING RESTRICTION LINE

- HOUSE OPTIONS:**
- TYPE: HAMPTON (GEORGIAN)
 - WALK-OUT BASEMENT
 - EXPANDED FAMILY ROOM
 - FIFTH BEDROOM
 - ADD 1' HEIGHT TO BASEMENT FOUNDATION WALLS
 - FIRST FLOOR BEDROOM I/O STUDY
 - 12' WIDE CONSERVATORY ELITE ADDITION
 - 12' WIDE BEDROOM SUITES ABOVE CONSERVATORY
 - NAPLES SUNROOM ADDITION
 - HORSE SHOE SHAPED DRIVEWAY

- OPTION No. 017
- OPTION No. 023
- OPTION No. 028
- OPTION No. 070
- OPTION No. 075
- OPTION No. 263021
- OPTION No. 263023
- OPTION No. 529
- OPTION No. 9001



GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER COMP-LITE ZONING REGULATIONS DATED 7/28/06.
- PLAT REFERENCE: PLAT No. 18245.
- THE EXISTING TOPOGRAPHY WITHIN THE AREA OF PROPOSED WORK IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY ESE. DATED 5/10/11.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DESIGN DETAILS. PRIOR TO STAKEOUT FOR CONSTRUCTION, IT SHALL BE THE OWNER/BUILDERS RESPONSIBILITY TO PROVIDE ESE CONSULTANTS INC. WITH THE MOST RECENT SET OF HOUSE PLANS.
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410-313-1881) AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TOTAL LIMIT OF DISTURBANCE: 34,695 SQ. FT. / 0.80 AC.±
- STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY PREVIOUSLY APPROVED PLAN F-05-069.
- ANY DAMAGE TO PUBLIC "RIGHT-OF-WAYS" OR PAVED PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE CIVIL ENGINEER (ESE) MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- THE DIMENSIONED DISTANCES SHALL GOVERN IF SCALED AND DIMENSIONED DISTANCES ON THIS PLAN ARE FOUND TO BE IN DISAGREEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THESE AREAS DESIGNATE A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS UPON THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT 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.
- UPON BUILDING PERMIT REVIEW THE SEPTIC SYSTEMS FOR ALL PROPOSED STRUCTURES AND/OR EXISTING STRUCTURE EXPANSIONS SHALL BE RE-EVALUATED TO DETERMINE SUFFICIENT SYSTEM CAPACITY.
- THE DEVELOPMENT OF THIS LOT DOES NOT REQUIRE AN ENVIRONMENTAL CONCEPT PLAN SINCE STORMWATER MANAGEMENT WAS PREVIOUSLY APPROVED UNDER F-05-069.
- A STANDARD SEDIMENT CONTROL PLAN MAY BE USED FOR DEVELOPMENT OF THIS LOT. REFERENCE GRADING PLAN GP-14-034, DATED 10/30/13.
- THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-14-0077 HAS BEEN FIELD LOCATED BY ESE CONSULTANTS - PROFESSIONAL LAND SURVEYOR(S), AND IS ACCURATELY SHOWN.
- BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.
- CULVERT FOR DRIVEWAY PER F-05-069.

APPROVED: FOR HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

PROFESSIONAL ENGINEER

DATE

DATE

DATE

SITE PLAN FOR BAT INSTALLATION
LOT 67
HOMWOOD CROSSING
LIBER 9808, FOLIO 204
PLAT No. 18245
TAX No. 05-443326
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ADDRESS: 11200 INDEPENDENCE WAY
ELLCOTT CITY, MARYLAND

ESE Land Planning Engineering Land Surveying

Signature: [Signature]
10/17/14

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 203
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870

DATE: 10/08/2014 SCALE: 1"=40' FILE: BAT LOT 67_rev2
CHK'D: M.J.B. JOB NO: 1214 DRAWN: R.C.K.