



**Howard County  
Health Department**

**Bureau of Environmental Health**

8930 Stanford Boulevard, Columbia, MD 21045

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[www.hchealth.org](http://www.hchealth.org)

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

RECEIPT DATE: 3-10-22 **ONSITE SEWAGE DISPOSAL SYSTEM** P 570992

APPROVAL DATE: 6/20/2023 **PERMIT: CONSTRUCTION** A \_\_\_\_\_

PROPERTY ADDRESS: 5513 Jacks Landing Way Clarksville

SUBDIVISION: Jacks Landing, Phase II LOT: 7 TAX ID: \_\_\_\_\_

CONTRACTOR: Orland Brien EMAIL: \_\_\_\_\_

CONTRACTOR ADDRESS: 12871 Highland RD, Highland, MS 38711 PHONE: 301-854-2161

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:  MDE  MANUFACTURER: Not used

PROPERTY OWNER: Majid Mughah EMAIL: \_\_\_\_\_

OWNER ADDRESS: 10211 Brightstone Place PHONE: (410) 336-7121

BAT UNIT MODEL: MBI 6006PD PUMP SIZE: \_\_\_\_\_ PUMP TANK CAPACITY: \_\_\_\_\_

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: \_\_\_\_\_ DATE RECORDED: \_\_\_\_\_

DISTRIBUTION SYSTEM:  GRAVITY  PRESSURE DOSED BEDROOMS: 5 APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>174 LF</u>	INLET DEPTH: <u>2.9'</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: 2 trenches of 87' in length

ISSUED BY: K. Wolf ISSUE DATE: 3-23-22 EXPIRATION DATE: 3-10-23

- 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 \_\_\_\_\_
- 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

3/15/2023 upper trench dug, boulders present about 1/2 way down the trench. Told contractor to place stone on trench floor and cover w/ filter fabric. Need Garland on site to install and verify laterals. May need to adjust F.M. also.

3/17/2023 Trenches started. Laterals installed w/ holes facing up. Need to fix, elevations look OK. Suction problems w/ laterals/holes facing down. (KM)

3/22/2023 Inspected water treatment discharge. Stone being laid on upper trench. Perforated pipe & stone on lower. Obs port on both trenches. see 2792 sheet for completed trenches. (SP)

3/29/2023 - Inspected D box to water treatment trenches, D box set according to plan, which will be incorrect. Each trench should have its own connection to D box. Told installer to reposition & call for reinspection. (SP)

3/30/2023 - D-box plumbing to feed into each trench individually. Installer did not hire render or sift. ROAD NAME reinspect for both during water level

6/20/2023 - D-box level, baffle installed. 4" pipe over laterals installed.

PRE-CONSTRUCTION: lateral distal head @ 2.5' & 3.5'. Alarm outside of hole, and not visually good. (SP)

~~03/25/2022~~ ADJUSTED TRENCHES TO BE ON CONTOUR - ROOM FOR TANK WAS CONFIRMED.

INSTALLATION: 03/25/2022 UPPER TRENCH SHOWS NO SIGNS OF REFUSE DOWN TO 8'. CONFIRMED LATERAL ORIFICE SPACING AND DIAMETER

1/13/2023 Final revised OSDS plan approved. Need to not back up site for new layout. (KM) 2/2/2023 onsite for layout. Trenches laterals started. SAA started tanks started. Could not verify how new elevation. Does not match OSDS plans.

Tanks will be too deep. (KM) -> Engineer notified. 3/7/2023 Onsite. Tanks set. Pump set. PWT wind up in tanks. Contractor had F.M. installed not per plan. Will need to remove and re-install. Call for I/V inspection. (KM)

3/8/23 - FM torn out of D box and reinstalled per plan, line looks good, ok to backfill, will install trenches w/ Garland present. (KM)

FINAL INSPECTOR S. Page DATE OF APPROVAL 6/20/2023

← ... continued above ... →

TRENCH/DRAINFIELD DATA

WIDTH INLET BOTTOM

NUMBER OF TRENCHES \_\_\_\_\_  
TOTAL LENGTH \_\_\_\_\_  
ABSORPTION AREA \_\_\_\_\_  
DISTRIBUTION BOX LEVEL \_\_\_\_\_  
DISTRIBUTION BOX BAFFLE \_\_\_\_\_  
DISTRIBUTION BOX PORT \_\_\_\_\_

BAT SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL Yes

MANUFACTURER Back River

CAPACITY TOTAL 6000 GAL

SEAM LOC Top

TANK LID DEPTH 3'

BAFFLES —

BAFFLE FILTER Yes

MANHOLE LOC Front / Rear

6" PORT LOC None

WATERTIGHT TEST —

SLOTTED Yes

DATE ON LID 2/8/2023

PUMP/SEPTIC TANK LEVEL Yes

MANUFACTURER Back River

CAPACITY 2000 GAL

SEAM LOC Top

TANK LID DEPTH 2 1/2

BAFFLES no

BAFFLE FILTER —

MANHOLE LOC Rear

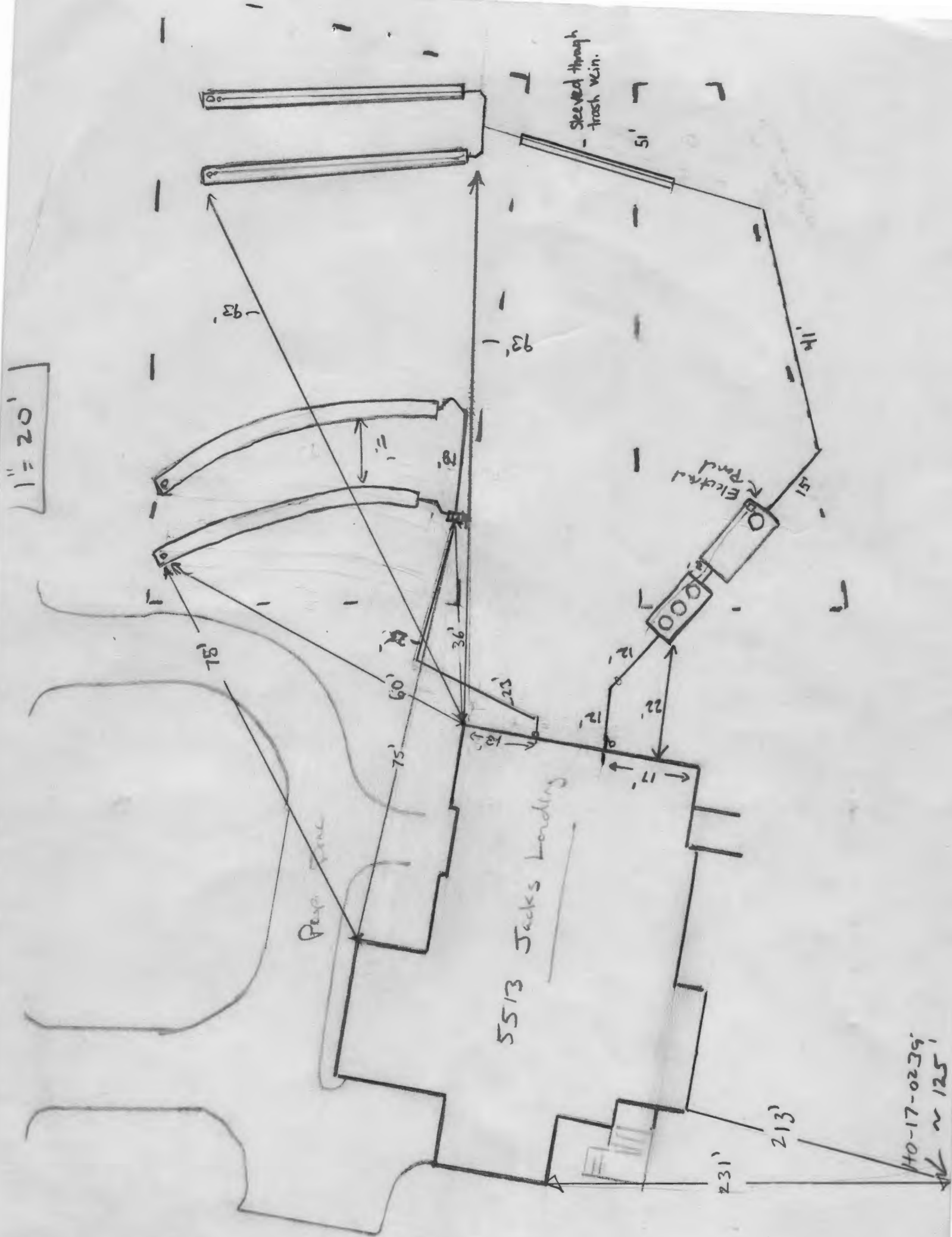
6" PORT LOC None

WATERTIGHT TEST —

SLOTTED no

DATE ON LID 2/16/2023

1" = 20'



40-17-0239  
~ 125'

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 26 day of June 2023, among MAJID MIRSHAH and MAHBOOBEH MECANIC, 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 5513 JACKS LANDING WAY CLARKSVILLE, in the 5 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 #0034, Block # 3, Parcel #0414, Deed Reference # 25062-63 and Tax Account # 05-601741 ("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 BAT system.

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

2023 JUN 26 10:00 AM  
RECORDING FEE  
\$10.00  
MAJID MIRSHAH  
MAHBOOBEH MECANIC  
OPERATION AND MAINTENANCE AGREEMENT  
FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM  
HAVING AN ADVANCED PRE-TREATMENT SYSTEM

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.

*William J. Davis* 6/26/23  
Howard County Health Department

*[Signature]* 6/26/23  
Owner #1 Signature                      Date

MAJID MIRSHAH  
Owner #1 Print Name

\_\_\_\_\_  
Buyer #1 Signature                      Date

\_\_\_\_\_  
Buyer #1 Print Name

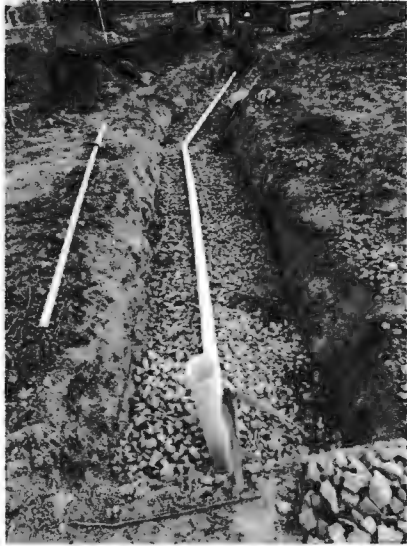
*M. Mecanic* 6/26/23  
Owner #2 Signature                      Date

MAH. BOOBEEH MECANIC  
Owner #2 Print Name

\_\_\_\_\_  
Buyer #2 Signature                      Date

\_\_\_\_\_  
Buyer #2 Print Name

3/22/2023 - Completed water treatment discharge trenches (SP)

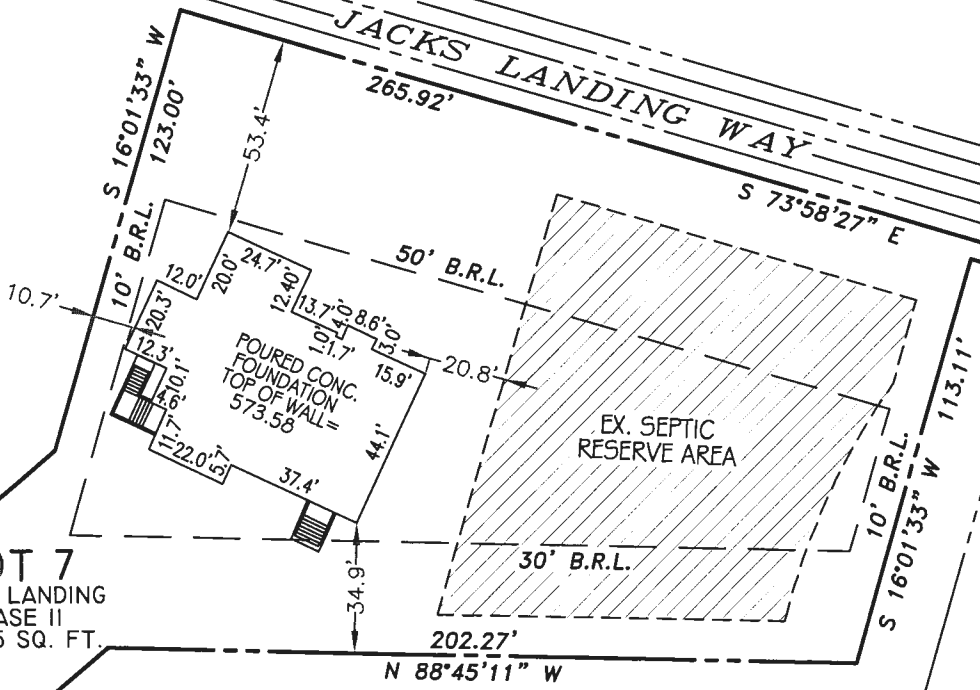


3/29/2023 - incorrect install of D-box (SP)





LOT 6  
JACK'S LANDING  
PHASE II

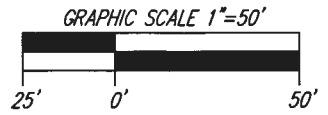


LOT 7  
JACK'S LANDING  
PHASE II  
43,845 SQ. FT.

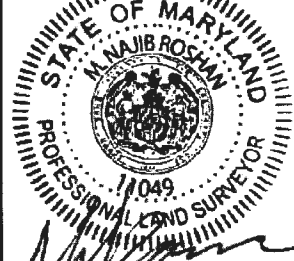
LOT 8  
JACK'S LANDING  
PHASE II

TRIADELPHIA  
MILL  
ROAD

- NOTES:**
1. THE LEVEL OF ACCURACY SETBACK DISTANCES IS ONE TENTH OF A FOOT, MORE OR LESS.
  2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT



I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON.



M.N. ROSHAN, L.S.  
MD REG. No. 11049  
DATE  
JULY 7, 2022

**WALL CHECK**  
JACK'S LANDING SUBDIVISION  
**LOT 7**  
PLAT No. 23953

LIBER 18731, FOLIO 458  
TAX MAP 34, GRID 3, PARCEL 414  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: JULY 6, 2022



**NJR & ASSOCIATES, LLC.**  
**LAND SURVEYING AND PLANNING**

2770 TERRAPIN RUN  
WEST FRIENDSHIP, MARYLAND 21794  
TEL: (240) 508-3200

FILE No.  
3438

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

**MEMORANDUM**

**TO:** NJR & Associates  
2770 Route 32  
West Friendship, MD 21794

**FROM:** Hank Oswald, L.E.H.S.  
Well & Septic Program

**RE:** OSDS Plan  
Jacks Landing Phase II, Lot 7  
5513 Jacks Landing Way

**Date:** February 25, 2021

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The OSDS Plan has been reviewed with the following comments:

- 1.) Move tank out of SDA
- 2.) Place initial system at top of SDA and move water treatment to bottom of SDA.
- 3.) Maintain 25 feet from bio retention pond to SDA.
- 4.) Maintain 25 feet from pond discharge pipe to SDA.
- 5.) LPD design is require for this site. Please see attached septic spec sheet.

## Collins, Sarah

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**From:** Collins, Sarah  
**Sent:** Thursday, February 21, 2019 4:36 PM  
**To:** Mike Isom  
**Subject:** Jack's Landing wells

Hi Mike,

Jeff in our office looked over the wells for lots 6-8 and came up with a few things regarding water treatment for the future houses.

Given the presence of VOCs in the water, we'd like you to pump the wells on all three lots for 24 hrs and then resample for VOCs. We're hoping that the levels decrease similar to the drop in VOCs after the 24-hr pumping of the initial well on lot 6. Please also note the static levels of the wells and the time it takes the wells to recover after pumping stops.

Because of the intermediate-to-high levels of sodium, chloride, and TDS in the wells, stainless steel pitless adaptors, water tanks, etc. will be required in the future houses to avoid corrosion.

For the wells on lots 6 and 7 which had high levels of iron, the septic system must have room for a trench specifically for backwash from a treatment system.

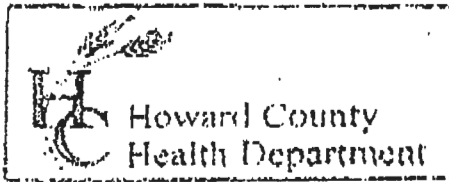
Let me know if you have any questions.

Thanks,  
Sarah

Sarah Collins, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
8930 Stanford Blvd.  
Columbia, MD 21045  
SCollins@howardcountymd.gov  
410-313-6287

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 website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

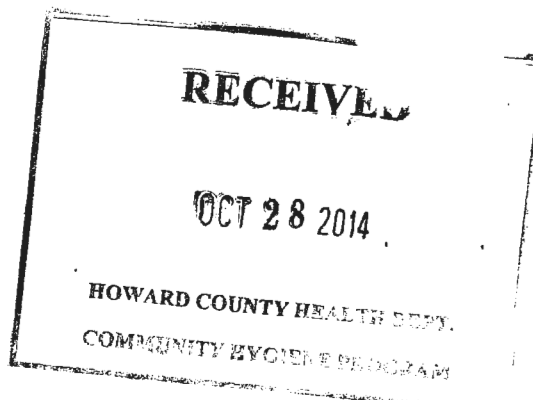
TO ALL INTERESTED PARTIES

When submitting a well permit application for a proposed well for new construction, please indicate one of the following:

- JACKS LANDING Lots 1-8 + Parcel A
- The well site has been staked by Robert Vogel Engineering,  
 (professional land surveyor or company employing professional land surveyors)  
 on 10/29/2014 (date) and does not require a site inspection.
  - The well driller, builder or property owner will call the Health Department to schedule a time to meet in the field to verify the proposed well site location.

This sheet, along with two copies of an acceptable well site plan, must be attached to the green well permit application.

Revised 6/10/03



# FILE INQUIRY NOTES

Lot 7

DATE	RESULTS OF REVIEW FOR FILE
3/25/15	1 gpm, 360' m.p., test started at 11:30 am. 445' total depth. Took water samples
	(lots 7 + 8) <del>(lots 7 + 8)</del> ~12:15pm. WELLS FAILED yield during site visit. (SC)
	↳ wells fell below 1 gpm. <sup>also,</sup> (water very turbid)
4/2/15	on site during yield test. Started at 9:30 am. 1 gpm, 200' m.p. Collected
	samples for sodium, chloride, TDS, and VOC at 11:45 am. Barlow
	said they may also keep first well and apply for 2nd permit at
	lot 7. (SC)
4/3/15	(short notice) Office closed due to administrative leave. Barlow requested to grout
	well and I okay'd it. (SC)
4/6/15.	DHMT lab called - VOC sample has too much sediment to process. (SC)

Analytical Results

Project: Jacks Landing

Project Number: E053297

Project Manager: Stephen Shelley

Reported:

04/02/18 16:24

E053297-01 (Lot 7 HO 17-0239)  
Jacks Landing  
8032903-01 (Drinking Water)  
Sample Date: 03/26/18

Analyte	Result	Units	Reporting Limit	Dilution	Prepared	Analyzed	Analyst	Notes
<b>VOLATILE ORGANICS BY EPA METHOD 524.2 (GC/MS) (continued)</b>								
1,1-Dichloropropene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
cis-1,3-Dichloropropene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
trans-1,3-Dichloropropene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Diisopropyl ether (DIPE)	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Ethyl tert-butyl ether (ETBE)	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Ethylbenzene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Hexachlorobutadiene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Isopropylbenzene (Cumene)	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
4-Isopropyltoluene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
<b>Methyl tert-butyl ether (MTBE)</b>	<b>5.52</b>	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Methylene chloride	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Naphthalene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
n-Propylbenzene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Styrene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Tetrachloroethene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Toluene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Trichloroethene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Trichlorofluoromethane (Freon 11)	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Vinyl chloride	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
o-Xylene	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
m- & p-Xylenes	ND	ug/L	0.50	1	03/29/18	03/29/18 14:17	WB	
Surrogate: 4-Bromofluorobenzene		80-120	95 %		03 29 18	03 29 18 14:17		
Surrogate: 1,2-Dichlorobenzene-d4		80-120	97 %		03 29 18	03 29 18 14:17		

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Will Brewington, President

- Need Obs paper details and on site plan
- BAT should be GWT 500/600 for 5 bedrooms
- Need BAT / Pump / Storm Pond info
- PO Tanks
- Move Pump Jack to be  $< 5'$  from ATT junction and PL. On to 50 m SPA.

- Initial system should be  
 94 LF total, OK to  
 add trench length closer to  
 square (2' x 2' slopes)

- should be 3.5' s level  
 (credit (-4.5')  $\sqrt{4.5^2 + 4.5^2}$  = 6.36)

Initial  
 2' x 2' 2' x 2'

- RO station need to =

- Reason for the volume

## Wolf, Kevin

---

**From:** Wolf, Kevin  
**Sent:** Wednesday, December 14, 2022 4:52 PM  
**To:** Gregory Phillips; Najib Roshan  
**Cc:** Wolf, Kevin  
**Subject:** RE: 5513 Jack's Landing, Lot-7

Nj/Greg,

I have reviewed the submitted osds plan and the following comments need to be addressed:

1. BAT unit has changed to a Norweco. However, the 5 total bedroom limitations for this lot would support the **Norweco TNT 500/600** not the Norweco TNT 750. This unit is sized for 6 – 7 bedrooms.
2. BAT/pump tank panel needs to be shown on the plan. Details of the make, model and manufacturer at a minimum.
3. The pump tank location is too close to the proposed lot line and the proposed trench -1 for the second replacement system. It should be at a minimum of 5 feet removed from both.
4. As per my comment number 7 in the May 23<sup>rd</sup> email, I referenced the RO system design loading rate to be allowable of 1.6gpd/sqft. You showed the total absorption rate of 1.2gpd/sq ft and came up with a new total area of trench needed. Please do not use the 1.2gpd/sqft rate. Instead, just utilize the 1.6gpd/sqft for the proposed 750 gpd design flow. The 4 foot trench width is good and the useable sidewall credit of 0.83 is also good. The linear feet of trench needed will be extended by about 14 feet or so. Just add this to the end of each trench respectively. This absorptive rate of 1.6gpd/sqft was based on MDE's guidance for sizing treatment trenches and the allowable soil absorption rates that were presented out here.
5. Please provide me with details of the RO unit to be installed in the house. This can be an attachment to me in an email. It should reflect the discharge rates and ratio as shown on the plan. This should come from the manufacturer of the unit if, I am assuming, you are going with Liberty Pure.
6. Need trench observation pipes shown as a 'detail' on the plan as well as on the site plan for the location of the trench ends. Please label them as such.

Let me know if you have any other questions or comments to the above.

Thanks,

Kevin M. Wolf, LEHS, REHS/RS  
Groundwater Mgmt. Sec. Supervisor  
Well & Septic Program  
Howard County Health Department  
8930 Stanford Blvd.  
Columbia, MD 21045  
410-313-2645 (Office)  
410-313-2648 (Fax)  
[www.hchealth.org](http://www.hchealth.org)  
[kwolf@howardcountymd.gov](mailto:kwolf@howardcountymd.gov)

*As of 1/13/2023,  
Revised OSDS Plan. approved  
all comments from 5/23/2022 met.  
12/14/2022 met. (Kmw)*

## Wolf, Kevin

---

**From:** Wolf, Kevin  
**Sent:** Wednesday, February 8, 2023 8:31 AM  
**To:** Chris Eby  
**Cc:** Carl Cunzeman; Najib Roshan  
**Subject:** RE: OSA183 Wall Check  
**Attachments:** Jacks-Lot-7-WALLCHECK.pdf

Thanks Chris. According to the wall check, the sewer invert out of house should be approximately 9.48 feet below the top of wall elevation. The grade over the BAT tank at the inlet should be roughly 3.14 feet. This certainly did not look like we were going to have 3.14 feet of cover over the BAT tank. Something has changed in the field based on the wallcheck and approved osds plan, they don't line up. The max cover on tanks is 3 feet. Carl/NJ you will need to

**From:** Chris Eby <ceby@valleyroad.net>  
**Sent:** Wednesday, February 8, 2023 6:37 AM  
**To:** Wolf, Kevin <KWolf@howardcountymd.gov>  
**Subject:** Fwd: OSA183 Wall Check

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Kevin please see attached wall check from NJR lot #7 jacks landing

Sent from my iPhone

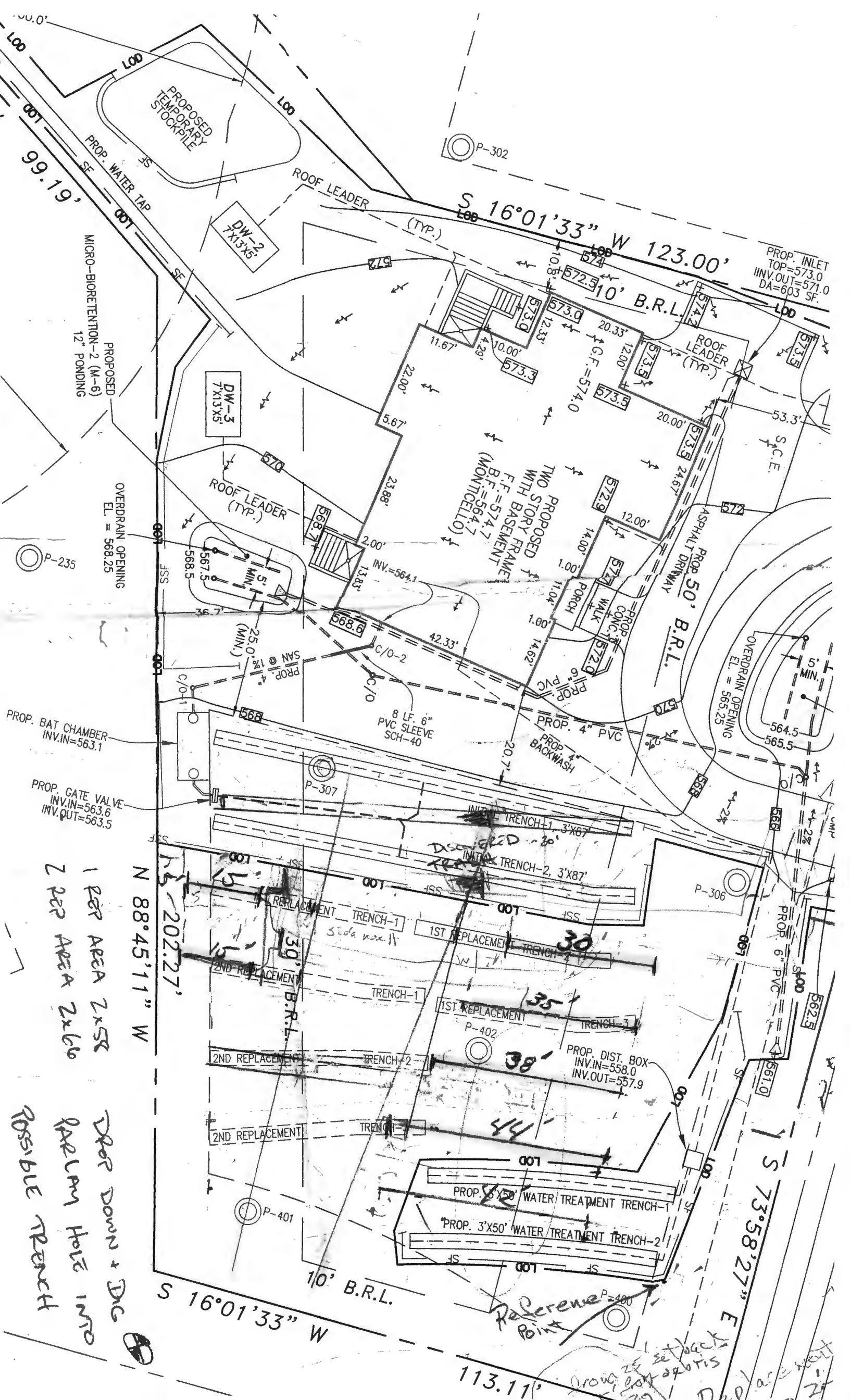
Begin forwarded message:

**From:** Carl Cunzeman <[ccunzeman@carusohomes.com](mailto:ccunzeman@carusohomes.com)>  
**Date:** February 3, 2023 at 10:02:40 AM EST  
**To:** Chris Eby <[ceby@valleyroad.net](mailto:ceby@valleyroad.net)>  
**Subject:** OSA183 Wall Check

Attached.

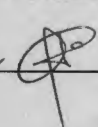
Thanks,

Carl Cunzeman  
Construction Manager  
Caruso Homes  
On Your Lot Program  
240 906 3792



# FILE INQUIRY NOTES

5513 JACKS LANDING 6

DATE	RESULTS OF REVIEW FOR FILE
03/25/2022	CONTRACTOR BEGAN WORK PRIOR TO PRECONSTRUCTION MEETING: VALLEY ROAD ENT. UNDER PURVIEW OF GARLAND BRIAN. ABOUT 20' OF TRENCH DUG.
	STOPPED WORK.
	SDA WAS NOT STAKED; 2 TRENCHES WERE STAKED. CHECKED CONTOUR; 8" DIFFERENCE <del>END</del> END TO END UPPER TR, 12" DIFFERENCE END TO END LOWER, ADJUSTED TRS.
	CONTRACTOR WAS USING TOOTHLESS 3' BUCKET TO DIG, TRENCH BOTTOM WAS .5' SHALLOW OF TRENCH BOTTOM SPEC (8'). CONTRACTOR HAS 2' BUCKET W/ TEETH TO USE FOR EXC AND SCARIFY TRENCH BOTTOM.
	REVIEWED PERMIT SPECS AND PURPOSE OF PRECONSTRUCTION MEETING.
	TRENCH RELAYOUT SHOULD GENERATE SPACE FOR PROP. BAT TANK AND LEAVE SUFFICIENT ROOM 1 <sup>ST</sup> AND 2 <sup>ND</sup> REPAIR SYSTEMS. 

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Friday, July 2, 2021 9:09 AM  
**To:** roshannj@aol.com  
**Subject:** BAT Plan\_5513 Jacks Landing\_Lot 7  
**Attachments:** example chart.pdf; centerfeed.pdf

Hi Mr. Roshan:

The center feed design essentially creates 4 different laterals. The charts must reflect this. I've attached a chart showing lateral design as an example. Please update the lateral diagram. Label each lateral/trench on the plan layout.

Please let me know if you have any questions.

Thanks,

Hank

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

**MEMORANDUM**

**TO: NJR & Associates**  
**2770 Terrapin Run**  
**West Friendship, MD 21794**

**FROM: Hank Oswald, L.E.H.S.**  
**Well & Septic Program**

**RE: BAT Plan**  
**5513 Jacks Landing Way**  
**Jack's Landing, Lot 7**

**Date: June 10, 2021**

The following comments refer to the BAT Plan for 5513 Jacks Landing Way:

- 1.) Change the title to "Site Plan for BAT Installation".
- 2.) Make tank depth 3 feet or less below grade. Change note #2 on plan to read 3 feet (not 6 feet).
- 3.) Make trench depths as shallow as possible up to a minimum of 18-inch depth while maintaining minimum 2% fall from tank to distribution box "This is in keeping with proper system design for the most effective performance and ease of maintenance."
- 4.) BAT unit is less than 25 feet to lined pond.
- 5.) Add trench information to chart
  - A. Depth of stone (ft)
  - B. Depth of stone from ground (ft)
  - C. Effective depth starts
  - D. Effective depth
  - E. Trench depth
  - F. Width of trench
  - G. Trench spacing
- 6.) Lateral length is too long for end feed. It should be center feed.
- 7.) Change "relative elevation" to "pipe invert elevation" on LPD chart
- 8.) Minimum dose must be no less than 1/6<sup>th</sup> the design flow or (the volume of the force main and manifold) + (5 x the volume of the laterals.

- Reliable Tables  $\Delta$ . LPD Sys. Initial Sys.
- Show center feed

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, June 10, 2021 9:05 AM  
**To:** 'roshannj@aol.com'  
**Subject:** BAT Plan Review Comments\_5513Jacks Landing Way\_Lot 7  
**Attachments:** BAT\_Memo\_Jacks Landing Lot 7.pdf

Hi Mr. Roshan:

Attached, please find comments to the BAT Plan for 5513 Jacks Landing Way. 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  
8930 Stanford Boulevard  
Columbia, MD 21045  
(410) 313 - 1786  
hoswald@howardcountymd.gov

## Wolf, Kevin

---

**From:** Wolf, Kevin  
**Sent:** Monday, May 23, 2022 11:16 AM  
**To:** Najib Roshan  
**Cc:** Gregory Phillips  
**Subject:** RE: 5513 Jack's Landing, Lot-7

NJ,

I have reviewed the submitted plan and the following comments need to be addressed:

1. For the initial system placement, the design side wall reduction should be 3.5ft (.45) **not** 4.5ft (.38). The effective depth at the lower portion of the sda starts at 4.5'. The upper portion of the sda we determined to have approximately 5ft of fill tapering off to roughly about 6 inches to the lower portion of the sda, where you have the initial system placed.
2. Computing number 1., this will add roughly 14ft more of total trench length. You can adjust the trenches shown to the added length of 7 ft. We can allow less than the 25ft setback to the roadside swale/25% slope on this one. I am just not sure how close we can get to the electrical junction box indicated on the plan.
3. Please revise the replacement system calculation s also to reflect 3ft of effective depth/sidewall. Again, trench lengths will need to be adjusted as such.
4. Remove the 'gate valve' shown on the plan as this is not needed.
5. The lateral lengths will be adjusted also for the increased trench lengths. I would try to stay with no more than 11 perforations per lateral. I played around with the numbers and got close to 4ft perforation spacing 11 holes (lateral length about 44ft) but see what you come up with. Im not to concerned about this as the soil below 5ft is very sandy.
6. Do not adjust the sda as this will force us to revise the perc certification plan. Only adjust the trench lengths as such. If they go outside the sda, I will attend to that on the revised osds plan (which should only be the 2 short trenches 1-1, 1-2)
7. The RO treatment system location is good. However, please adjust to make it only 2 trenches not 3. Based on current MDE guidance, we can allow a loading rate of 1.6gpd/sq ft with 2-5mpi infiltration rates. Break down the calculations for this and use 1.6gpd/sq ft as your loading rate/application rate. You can extend them longer to encroach the 25ft setback to the swale if need be (see note 2). I will also allow for 1ft sidewall reduction for a 3ft wide trench. You may also try 4ft wide trenches also if this will help reduce the length. You can call me to discuss this in further detail.
8. Please add to the plan the RO treatment information. Please make sure you include the type of system, make of the system and discharge numbers (ratios i.e. 1:1, 1:2, etc.). There is no information in our file and I need this in order to know how the trenches are to be sized.
9. The BAT unit (Hoot 600BNR) is suffice for the 5bedroom design however, the storage volume plus the dose is not enough for the 750g pump chamber in the hoot tank. You will need to add a separate pump tank (1500g) to be set after the hoot tank. A separate pump (the goulds model wEO3L) will be set in the pump chamber with a separate panel from the Hoot panel, set to dose the system. You may need to check with 'Hoot' systems to confirm this as I believe they call it a 'half hoot'. The separate pump tank can be set at an angle inside the sda above trench 1-1.

Let me know if you have any questions on this.

Kevin

**From:** Gregory Phillips <mred.mreb@icloud.com>  
**Sent:** Tuesday, May 10, 2022 6:06 PM  
**To:** Najib Roshan <roshannj@aol.com>; Wolf, Kevin <KWolf@howardcountymd.gov>

**Cc:** Chris Eby <ceby@valleyroad.net>; Mr. Majid Mirshah <mirshah2@gmail.com>; Mrs. Mahboobeh Mekanik <mmekanik@yahoo.com>; Joe Quirk <joequirk@northroprealty.com>; Jeff Rees <jrees@carusohomes.com>; Ryan Shapiro <rshapiro@carusohomes.com>; Monica Lanigan <mlanigan@carusohomes.com>  
**Subject:** Re: 5513 Jack's Landing, Lot-7

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Thanks NJ,

I will drop off paper copies in the morning.

Gregory B. Phillips  
Maryland Real Estate Brokers  
6100 Daylong Lane  
Suite 100  
Clarksville, Maryland 21029

Office/Broker 443.546.3670  
Direct 410.977.0864

Email: [mred.mreb@icloud.com](mailto:mred.mreb@icloud.com)

Website: [WWW.MRED.US](http://WWW.MRED.US)



On May 10, 2022, at 5:21 PM, [roshannj@aol.com](mailto:roshannj@aol.com) wrote:

Good afternoon,

Attached, please find the BAT plan revised per the new information. Please let us know if you need full size paper prints submitted at this stage.

Thank you  
Najib Roshan, LS  
NJR & Associates, LLC  
2770 Terrapin Run  
West Friendship, MD 21794  
PH (240) 508-3200  
[roshannj@aol.com](mailto:roshannj@aol.com)

<JACKS-LOT-7-REVISED-BAT-PLAN-SHEET-1.pdf><JACKS-LOT-7-REVISED-BAT-PLAN-SHEET-2.pdf>

**Maryland Real Estate Development**



# Transmittal

DATE: Wednesday, May 11, 2022

TO:

Gregory Phillips  
Maryland Real Estate Development LLC  
7846 River Rock Way  
Columbia, MD 21044

[gphillips@mred.us](mailto:gphillips@mred.us)

Direct 410-977-0864

**Kevin M. Wolf, LEHS, REHS/RS**  
Groundwater Mgmt. Sec. Supervisor  
Well & Septic Program  
Howard County Health Department  
8930 Stanford Blvd.  
Columbia, MD 21045  
410-313-2645 (Office)  
410-313-2648 (Fax)  
[www.hchealth.org](http://www.hchealth.org)  
[kwolf@howardcountymd.gov](mailto:kwolf@howardcountymd.gov)

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**Regarding:**

**Septic Discharge Revision**

**Lot 7 Jacks Landing**

**Regards,**

**Greg P.**