



**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](http://www.hchealth.org)  
 Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

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

RECEIPT DATE: 8/22/23 **ONSITE SEWAGE DISPOSAL SYSTEM** P 515000  
 APPROVAL DATE: 12/7/2023 **PERMIT: CONSTRUCTION** A \_\_\_\_\_  
 PROPERTY ADDRESS: 5509 Jacks Landing Way  
 SUBDIVISION: Jacks Landing, Phase II LOT: 8 TAX ID: \_\_\_\_\_  
 CONTRACTOR: Valley Road Septic Ent EMAIL: ceby@valleyroad.net  
 CONTRACTOR ADDRESS: \_\_\_\_\_ PHONE: 443-927-6063

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:  MDE  MANUFACTURER:

PROPERTY OWNER: Marty Howard EMAIL: \_\_\_\_\_  
 OWNER ADDRESS: 8045 Hunter brake Lane 20759 PHONE: \_\_\_\_\_

BAT UNIT MODEL: Norweco PUMP SIZE: \_\_\_\_\_ PUMP TANK CAPACITY: \_\_\_\_\_

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: 8/12/2023 DATE RECORDED: 8/17/2023

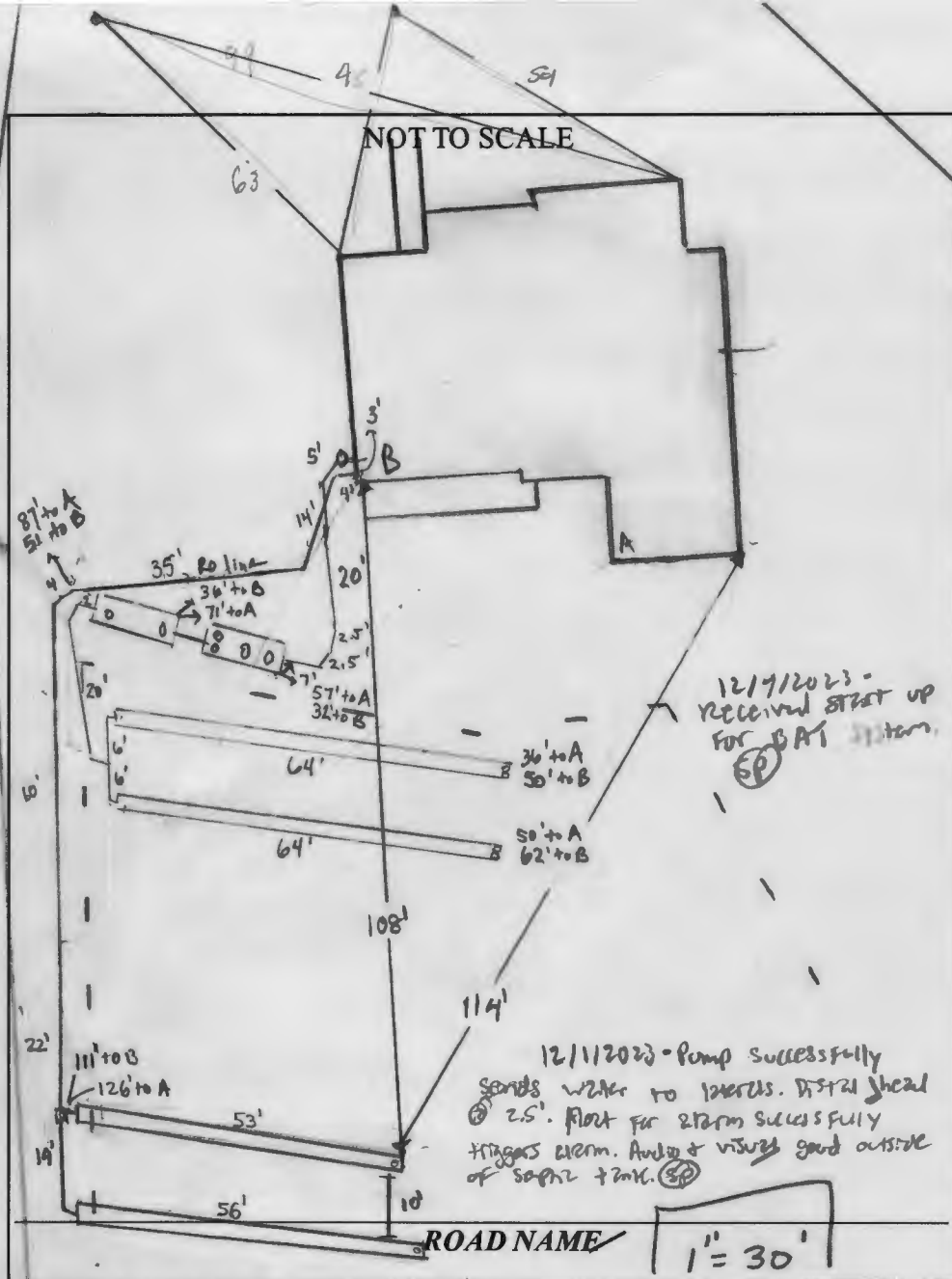
DISTRIBUTION SYSTEM:  GRAVITY  PRESSURE DOSED BEDROOMS: 6 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>125'</u>	INLET DEPTH: <u>see plan</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'</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:	<u>BAT &amp; LPO design. install 2 trenches @ 63'</u>	

ISSUED BY: D Bernard ISSUE DATE: 8/22/23 EXPIRATION DATE: 8/22/24

- 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 E22006068
- 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.**



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	24'±1.5'	8'
NUMBER OF TRENCHES	2	
TOTAL LENGTH	128'	
ABSORPTION AREA	384 sq ft + 5 inlets	
DISTRIBUTION BOX LEVEL	-	
DISTRIBUTION BOX BAFFLE	-	
DISTRIBUTION BOX PORT	-	

BAT SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	yes
MANUFACTURER	Norweco
CAPACITY	750 GAL
SEAM LOC	top
TANK LID DEPTH	2.5'-3'
BAFFLES	-
BAFFLE FILTER	-
MANHOLE LOC	front/middle/back
6" PORT LOC	-
WATERTIGHT TEST	-
SLOTTED	-
DATE ON LID	6/10/23

PUMP SEPTIC TANK DATA	
SEPTIC TANK LEVEL	yes
MANUFACTURER	Back River
CAPACITY	2000 GAL
SEAM LOC	top
TANK LID DEPTH	2.5'-3'
BAFFLES	-
BAFFLE FILTER	-
MANHOLE LOC	front/back
6" PORT LOC	-
WATERTIGHT TEST	-
SLOTTED	-
DATE ON LID	8/21/23

**PRE-CONSTRUCTION:**

8/23/2023 met contractor onsite, shot grade for 108' tanks & RO trenches. Slopped trenches slightly to cut on contour. S&A & laterals installed. Contractor mentioned that he will be setting panel for tanks @ the house, ok to continue.

**INSTALLATION:**

8/24/23 - site inspection - contractor onsite setting the pump tank, BAT tank was on its way, contractor using a transit grade pole to dig the hole for the 2 tanks, ok to continue. (OK)  
 8/28/23 - both tanks set and sewer line from the house completed, contractor wants to backfill the work so far so he can construct the RO line coming out of the house around the tanks, the RO line will need to be slightly adjusted to come out of the house instead of the porch, will move it closer to the SHC. (OK)

8/29/23 - RO line installed up to pump tank ok to continue (OK) 8/30/23 - continuation of RO line install contractor will install up to dbox for RO trenches. (OK) 8/31/23 - septic tanks were connected and some of the sewer line out of the pump tank was installed, some of the RO line was also installed - ok to continue (OK) 9/5/23 - trench dug 8ft by 6ft @ 63' by trench half way done 8' below most of the trench ok, one end didn't seem double washed, contractor will use that end at the bottom of the septic trenches - any leachwater will go into the RO trenches, both laterals drilled according to plan w/ correct # of wickets properly spaced

FINAL INSPECTOR S. P. [Signature] DATE OF APPROVAL 12/17/2023  
 final on-site drilled on the 90° end socket (into) on the side according to plan, ok to continue (OK) 9/16/23 - trenches filled w/ stone and pipe laid, but contractor forgot to install observation ports, must be installed. (OK) 9/17/23 - trenches complete w/ stone & fabric & obs. ports. laterals, manifold installed while onsite pole to backfill (OK) continue w/ RO system (OK) 11/21/2023 - on-site to see how trenches, 11/3/2023 - RO No venting do, upper stone, etc not in yet, lower 11/16/2023 - RO trenches done. Etc not in yet, lower



pics from Contractor  
9/6/23  
trench installation



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

**NORWECO CERTIFICATION**

PROPERTY OWNER: MARTY HOWARD	INSTALLATION COMPANY: VALLEY RD ENTERPRISES
ADDRESS: 5509 JACKS LANDING RD	CERTIFIED INSTALLER: CHRIS EBY
CITY, ZIPCODE & COUNTY: CLARKSVILLE, 21029, HOWARD	PERMIT#
SIZE OF SYSTEM INSTALLED:	DATE INSTALLED: 08-25-23
750 GPD CONCRETE	START-UP DATE: 12-5-23
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: 48"	BURIAL DEPTH OF TANK: 30"
SYSTEM WIRED ON A 15-AMP DEDICATED CIRCUIT WITH STD. BREAKER: YES	RISERS 4" - 6" ABOVE GRADE: YES
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:
CONDUIT(S) ENTERING AERATION RISER MADE WITH A WATERTIGHT CONNECTION: YES	NO
ISTHE INSIDE OF THE CONDUIT ENTERING THE CONTROL PANEL(S) AND AERATION RISER(S) SEALED WITH DUCT SEAL: YES	

ON 2<sup>ND</sup> 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 5<sup>TH</sup> 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, 2023

Signature of BRP Representative

Vice-President

Date



55091 Jacks Landing Way - #1 well - cracked well cap 9/7/23





5509 Jacks Landing  
Way

Well # 2

- no tag
- conduit pushing  
well cap off casing
- Mountain of dirt/  
Soil prevents  
measurement to house

9/7/23



12/21/2023 -  
well tag not secured  
well cap in unsatisfactory  
condition. (S)

550A JACKS LANDING WY  
MANIFOLD to laterals  
4/7/23



Pics from Contractor 9/6/23

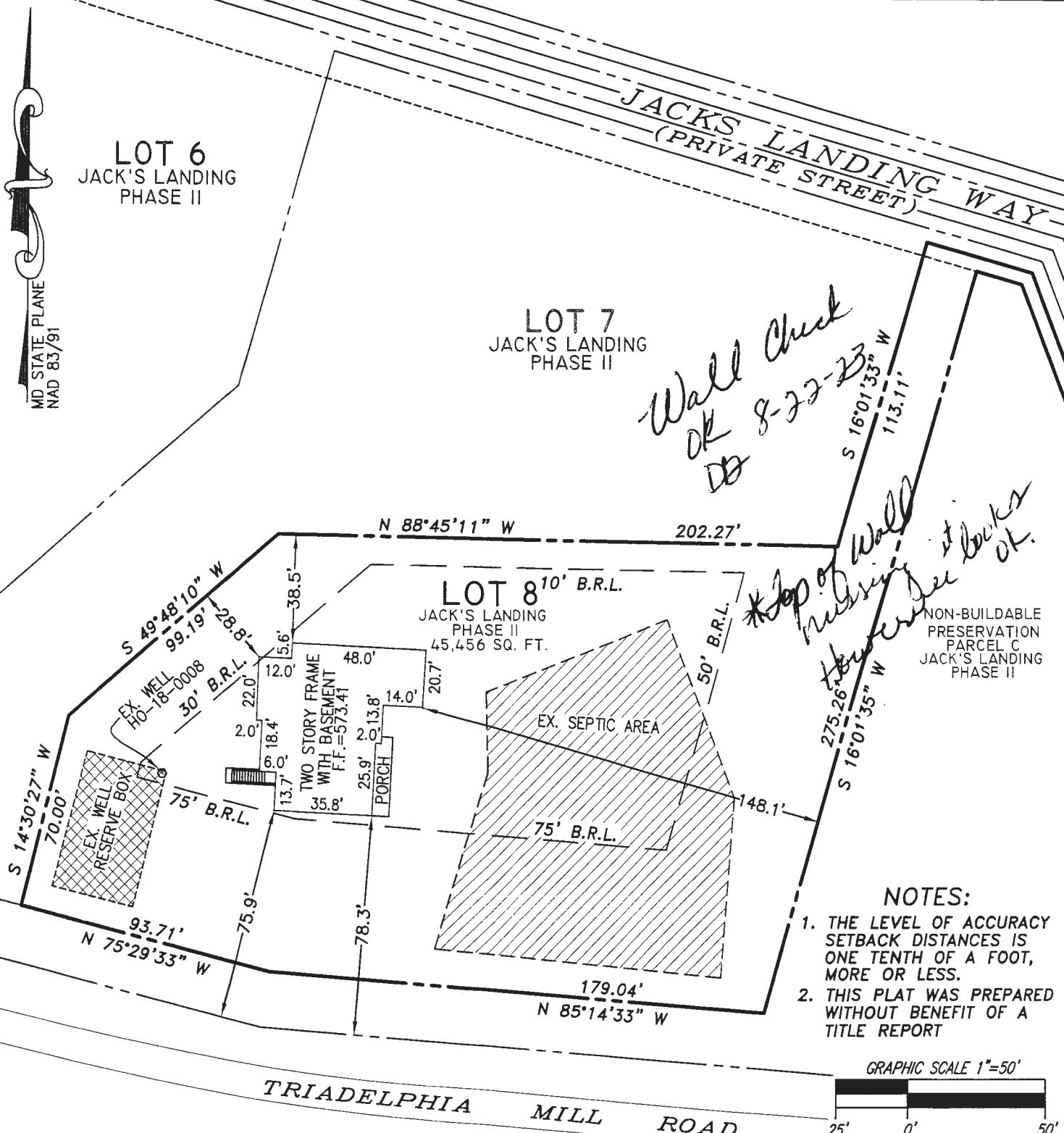


dig out Stone to install observation post



12/12/2023  
MISSING cap  
From d-box  
For no trenches ✓  
SP

Completed on  
12/13/2023 -kand



LOT 6  
JACK'S LANDING  
PHASE II

LOT 7  
JACK'S LANDING  
PHASE II

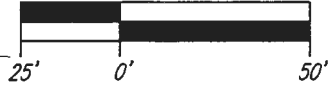
LOT 8 <sup>10' B.R.L.</sup>  
JACK'S LANDING  
PHASE II  
45,456 SQ. FT.

NON-BUILDABLE  
PRESERVATION  
PARCEL C  
JACK'S LANDING  
PHASE II

**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

GRAPHIC SCALE 1"=50'



I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON.



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

**WALL CHECK**  
JACK'S LANDING SUBDIVISION  
**LOT 8**  
PLAT No. 23953

LIBER 18731, FOLIO 458  
TAX MAP 34, GRID 3, PARCEL 414  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: JANUARY 4, 2023

PREPARED BY:



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

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

FILE No.  
3438

**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 16 day of Aug, among Jennifer Sager Cosgrove, 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 5509 Jacks Landing Way, in the \_\_\_ 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 # 34, Block #    , Parcel # 414, Deed Reference # 25062-63 and Tax Account # 5601742 ("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 TnT-750.

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.

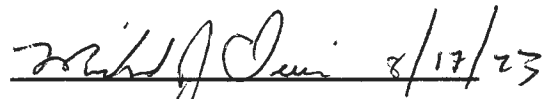
G. This agreement may be voided at any time at the discretion of the County.

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.

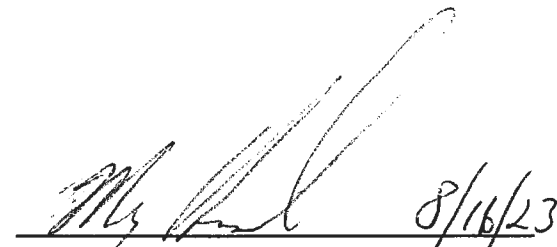
 8/17/23  
Howard County Health Department

Jennifer S. Caspore 8/16/2023  
Owner #1 Signature Date

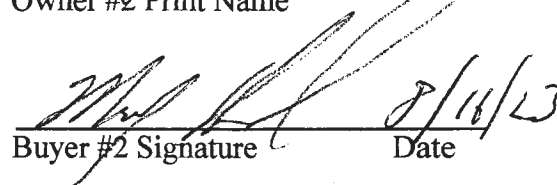
Jennifer S. Caspore 8/16/23  
Owner #1 Print Name

Jennifer S. Caspore 8/16/2023  
Buyer #1 Signature Date

Jennifer S. Caspore 8/16/2023  
Buyer #1 Print Name

 8/16/23  
Owner #2 Signature Date

Marty Howard 8/16/23  
Owner #2 Print Name

 8/16/23  
Buyer #2 Signature Date

Marty Howard 8/16/23  
Buyer #2 Print Name

**Hank**

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Oswald, Hank  
Tuesday, August 9, 2022 8:42 AM  
'roshannj@aol.com'  
'Gregory Phillips'  
BAT Plan Review Comments\_5509 Jacks Landing Way

Subject:

Hello Mr. Roshan:

The following comments pertain to the review of the BAT Plan for 5509 Jacks Landing Way:

- Pump Tank Detail - Pipe invert reads 465.25. It should probably read 565.3 per the elevation in the septic system profile.
- Pump Tank Detail - Emergency storage reads 1700 gallons. The emergency storage capacity should be 1 day storage + one dose (900 gallons + 150 dose = 1050). 1500 gallon tank appears to be undersized. The space between the high water alarm and inlet =  $1.88 \times 12.58 \times 4.58 = 108.32$  cubic feet = 810 gallons < 900 gallons. Provide emergency storage calc.
- ✓ • TNT 500 is undersized. Replace with TNT 750 capable of serving up to 6 bedrooms.
- ✓ • Trench Flow Rate =  $15$  (# of holes)  $\times$   $1.63$  (orifice flow rate) =  $24.45$
- ✓ • Minimum Discharge Rate =  $24.45 \times 2 = 48.90$
- ✓ • Flow per LF of Trench =  $24.45$  (Trench Flow Rate) /  $63$  (Trench Length) =  $0.38$
- ✓ • Force main (FM) appears to be longer than 5.8 feet. If FM connects at center of manifold then it appears to be around 18 feet long. Please verify length.
  - What is the purpose of the gate valve?
  - One Day Dose = 1700 gallons (page #2)?
  - Dose is 150 (>64.66), but the calculation is  $1/6$  design flow or (Vol of FM + Manifold) + (5 x vol of laterals) = 64.66 (not 22.18)
  - Friction Loss in Main = 0.58 (per table 4.4)

Let me know if you have any questions or concerns.

Thanks,

Hank

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

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, July 27, 2022 10:34 AM  
**To:** 'roshannj@aol.com'  
**Cc:** Gregory Phillips  
**Subject:** BAT Plan\_5509 Jacks Landing\_Lot 8

Hi Mr Roshan:

The revised BAT Plan for 5509 Jacks Landing (Lot 8) now shows a Norweco unit which requires a pump tank for the LPD design.

Please revise accordingly.

Thanks,

Hank

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

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Wednesday, July 27, 2022 10:44 AM  
**To:** Gregory Phillips  
**Cc:** 'roshannj@aol.com'  
**Subject:** RE: B21003758\_5509 Jacks Landing\_ Revised Floor plans\_Lot 8  
**Attachments:** RESIDENTIAL AMENDMENT\_5509 JACKS LANDING\_6.10.22.pdf

Hi Greg:

Based on what you sent me this morning, and the floor plan amendment in the permit system, it looks like there is a full bathroom on the first floor next to the "in-law suite" and a bedroom room "bonus room" in the basement next to the rec room (6 total bedrooms). Please see attachment.

Thanks,

Hank

**From:** Gregory Phillips <mred.mreb@icloud.com>  
**Sent:** Wednesday, July 27, 2022 9:49 AM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** Re: B21003758\_5509 Jacks Landing\_ Revised Floor plans\_Lot 8

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

Hi Hank,

Don said that they were sent on June 20,2022. Do you have those?

Please see attached.

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

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

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

Direct 410.977.0864

## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Wednesday, July 6, 2022 8:37 AM  
**To:** Gregory Phillips  
**Cc:** Silvast, Zackary; CRIEDY@CARUSOHOMES.COM  
**Subject:** B21003758\_5509 Jacks Landing\_Revised Floor plans

Hi Greg:

Good morning. My supervisor informed me yesterday about the revised floor plans for 5509 Jacks Landing Way. The revised floor plans did not include the 1<sup>st</sup> and 2<sup>nd</sup> floor, so we will need those plans to come through DILP. Also, the house foot print has changed, so the OSDS Plan will need to be revised to ensure setbacks are met prior to BP approval.

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

Thanks,

Hank

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

## Oswald, Hank

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**From:** Monica Lanigan <mlanigan@carusohomes.com>  
**Sent:** Tuesday, November 30, 2021 8:29 AM  
**To:** Oswald, Hank  
**Subject:** Re: B21003758\_5509 Jacks Landing Way

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

Good Morning,

The hobby room does not have a door but a cases opening and no window.

FYI- Chad is no longer with Caruso

Monica

On Nov 30, 2021, at 8:22 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello All:

I sent an email back in early October with a questions about the floor plan layout for 5509 Jacks Landing Way, Lot 8. I am trying to confirm bedroom count. Does the "Hobby" room have a door for privacy along with a window. Please confirm in writing.

Thanks,

Hank

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

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## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Wednesday, October 6, 2021 3:00 PM  
**To:** MLANIGAN@CARUSOHOMES.COM  
**Cc:** criedy@carusohomes.com  
**Subject:** Floor Plan\_5509 Jacks Landing\_B21003758

Hello Ms. Lanigan:

Good afternoon. This office is in receipt of building permit and floor plan for 5509 Jacks Landing. The floor plan shows a "Hobby Room" on the lower level. Does the "Hobby Room" contain a window and door into the room?

Thanks,

Hank

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

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Thursday, July 22, 2021 8:30 AM  
**To:** 'roshannj@aol.com'  
**Subject:** BAT Plan\_5509 Jacks Landing\_Lot 8  
**Attachments:** Perf Spacing vs. Lateral Length chart.pdf; End Feed Network Example.pdf

Hi Mr. Roshan:

The BAT plan for Jacks Landing Lot 8 has been reviewed with the following comments:

- 1.) The chart shows a lateral length longer than the trench length.
- 2.) Per perf spacing vs. lat. Length chart attached, a 1.5 inch lateral line at 50 ft. would require about 13 orifices spaced 4 feet apart.
- 3.) Minimum does must be no less than 1/6 design flow.
- 4.) Provide distribution network figure on plan. Please see attached end feed network example.
- 5.) Plot point on pump curve. (At 5.41 ft., it looks like the intersection occurs around 80 gpm on the WE03M(L) curve.)
- 6.) Runtime would be around 1.5 to 2 minutes.

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

Thanks,

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