

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: 7/31/18 **ONSITE SEWAGE DISPOSAL SYSTEM** P 563968
 APPROVAL DATE: 09/25/2018 **PERMIT: CONSTRUCTION** A _____
 PROPERTY ADDRESS: 12349 Point Ridge Drive
 SUBDIVISION: Regan Property LOT: 6 TAX ID: _____
 CONTRACTOR: Hatfield's Equipment EMAIL: ken@hatfieldsequipment.com
 CONTRACTOR ADDRESS: P.O. Box 519 Annapolis Junction, MD 20701 PHONE: 301-490-4289
 PROPERTY OWNER: MB Highland Reserve EMAIL: _____
 OWNER ADDRESS: 1686 E. Gude Drive, Rockville, MD 20850 PHONE: 410-301-762-9511
 SEPTIC TANK SIZE (GALLONS): 2000 TANK MANUFACTURER: Mayer Bros or equivalent
 PUMP MODEL: N/A PUMP SIZE N/A PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 5 APPLICATION RATE: 1.2
68

TRENCHES:	LINEAR FEET REQUIRED: <u>80 120</u>	INLET DEPTH: <u>3.5</u> ✓
	TRENCH WIDTH: <u>3 2</u>	MAXIMUM BOTTOM DEPTH: <u>8</u> ✓
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4.5</u>

LOCATION: PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.

NOTES: 2x 60' TRENCH

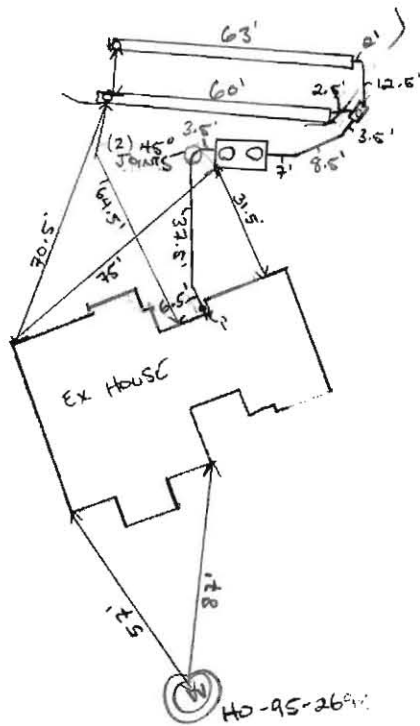
ISSUED BY: Dana Bernard KW ISSUE DATE: 7/31/18 EXPIRATION DATE: 7/31/19

- 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 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 N/A
- 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

1 ≈ 50'



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
2'	3.5'	8'
NUMBER OF TRENCHES		2
TOTAL LENGTH		123'
ABSORPTION AREA		246 ft ² + SIDE WALL
DISTRIBUTION BOX LEVEL		YES
DISTRIBUTION BOX BAFFLE		YES
DISTRIBUTION BOX PORT		YES

SEPTIC TANK DATA

SEPTIC TANK I LEVEL	YES
MANUFACTURER	BABYLON
CAPACITY	2000 GAL
SEAM LOC	TOP
TANK LID DEPTH	1.5'
BAFFLES	YES
BAFFLE FILTER	NO
MANHOLE LOC	FRONT/BACK
6" PORT LOC	INLET
WATER TIGHT TEST	N/A
SLOTTED	YES
DATE ON LID	7/31/2018

~~RI MP/SEPTIC TANK LEVEL~~

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

ROAD NAME
POINT RIDGE DRIVE

PRE-CONSTRUCTION:

09/20/2018 2 x 60' TRENCHES 2' WIDE. MOVED TANK AND D BOX TO MEDIAL POINT ON PROXIMAL SIDE OF SDA TO HOUSE FOR FUTURE REPAIRS. (S)

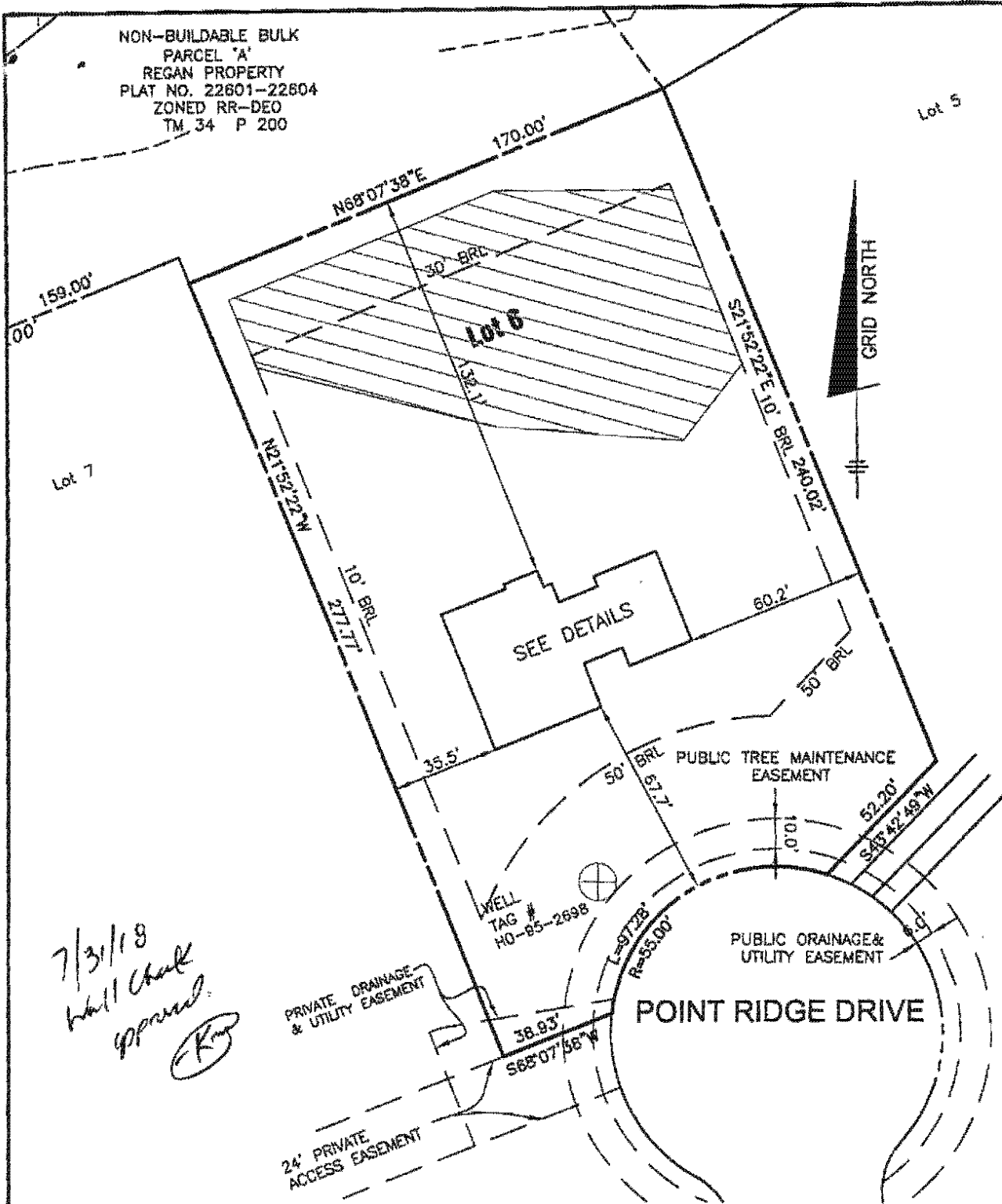
INSTALLATION: 9/21/2018 (AM) SHC AND EFFLUENT LINE TO TANK INSTALLED. SPEC'D TANK SET AND CONNECTED TO D BOX INSTALLED. OK TO BACK FILL (S) (PM) UPPER TRENCH COMPLETE. OK TO BACK FILL (S) 09/24/2018 COMPLETED LOWER TRENCH. D BOX LEVELED. OK TO BACK FILL (S)

FINAL INSPECTOR

DATE OF APPROVAL

09/25/2018

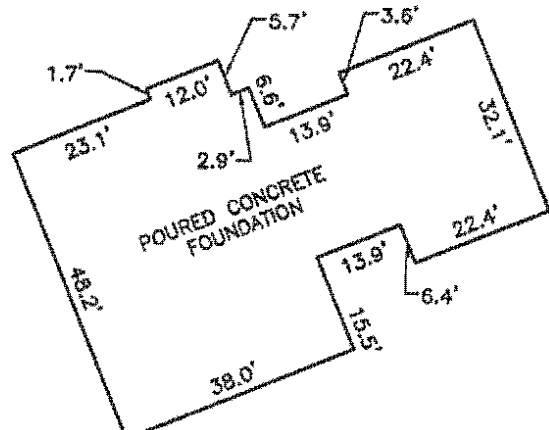
NON-BUILDABLE BULK
PARCEL 'A'
REGAN PROPERTY
PLAT NO. 22801-22804
ZONED RR-DEO
TM 34 P 200



7/31/18
Wall Check
Approved
(Signature)

TOP OF FOUNDATION WALL = 420.8'
OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'

SURVEYOR'S CERTIFICATE
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. 21320, EXPIRATION DATE 1-7-2019 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 07/25/2018.



FOUNDATION DETAIL
SCALE: 1" = 30'

WALL CHECK

REGAN PROPERTY
LOTS 2 THRU 23
PLAT No. 23070
LOT No. 6

12349 POINT RIDGE DRIVE

5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FIELD OBS. BY DH
COMP. BY EWF
DRAWN BY EWF SCALE: 1" = 50' DATE: 07/25/2018

(Signature)
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. No. 21320
FEMA FIRM No. 24027C01300
ZONE: X
DATED: 11/06/2013

BENCHMARK

ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-465-8105 Δ (F) 410-465-8844
WWW.BEI-CMLENGINEERING.COM



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

SEWAGE DISPOSAL SYSTEM SPECIFICATIONS WORKSHEET

Address: 12349 Point Ridge Drive

Subdivision: Regan Property Lot: 6

Initial system: Application rate: 1.2 Effective area beginning depth: 3.5 Bottom maximum depth: 8

1st Replacement: Application rate: 1.2 Effective area beginning depth: 3.5 Bottom maximum depth: 8

2nd Replacement: Application rate: 1.2 Effective area beginning depth: 3.5 Bottom maximum depth: 8

Design Flow = 150 gallons per day per bedroom

Design flow ÷ application rate = square footage of drainfield required

Linear length of trench required = drainfield square footage x sidewall reduction percentage ÷ trench width

Sidewall reduction credit formula:

(W + 2) / (W + 1 + 2D) x 100 = Percent of length of standard trench where W=trench width and D= depth between effective area beginning depth and trench bottom.

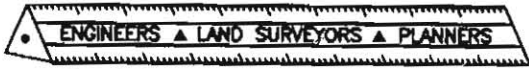
Standard design requirements:

- All trenches must be equal length unless low pressure dosed
All trenches must be on contour
Minimum trench spacing: 10' for all trenches utilizing sidewall reduction credit. Additional spacing may be necessary for any trench using over 3.5' of effective sidewall. In those cases, the spacing formula is 2D + W up to a maximum spacing of 18'.
Minimum trench spacing for trenches with no sidewall credit (bottom area only) is 6' for a 2' wide trench and 9' for a 3' wide trench (spacing is measured edge to edge)
Maximum trench length is 100'
Maximum pipe depth is 4'

Additional requirements:

Approved: Dana Bernard Date: 02-06-2017

BENCHMARK



ENGINEERING, INC.

8480 Baltimore National Pike • Suite 315 • Ellicott City, Maryland 21043
 410-465-6105 410-465-6644 (Fax)

LETTER OF TRANSMITTAL

DATE	5/6/18	PROJECT No.	2171
ATTENTION	DANA BERNARD		
RE:	Regan Property Lot 6		
	Onsite Sewage Disposal Design		
	Plan		

TO: Howard County Health
Department +
Well and Septic Program

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items
- Photocopies Prints Originals Samples
 Specifications Invoices Change Order Other _____

COPIES of	No. of SHEETS	DESCRIPTION
3	2	Onsite Sewage Disposal System Design Plan
1	—	Hawthorne Architectuals

THESE ARE TRANSMITTED as checked below

- For Comment For your use For Approval
 For Review As requested Other _____

REMARKS:

COPY TO: _____

RECEIVED BY: _____

If enclosures are not as noted, kindly notify us at once.

SIGNED: _____

Recordation receipts for on-site
treatment system of an individual
drinking well @ Regan Property aka
Highland Reserve

Highland Reserve - Lot 6
12349 Point Ridge Drive

Clerk of the Circuit Court for
Howard County
Land Records/Licensing

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

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

Name: Drucker
Ref: 25

LR - Agreement Surcharge
1x 40.00 40.00

=====
SubTotal: 60.00
Total: 60.00
=====

REV-Check-BOA 60.00
Number : 001434

04/23/2018 09:27 CC13-DS
#10223126/1246/109
Thank you for visiting us today~

Highland Reserve - Lot 16
12218 Pleasant Springs Ct.

Clerk of the Circuit Court for
Howard County
Land Records/Licensing

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

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

Name: Carmichael
Ref: 24

LR - Agreement Surcharge
1x 40.00 40.00

=====
SubTotal: 60.00
Total: 60.00
=====

REV-Check-BOA 60.00
Number : 001433

04/23/2018 09:26 CC13-DS
#10223104/1246/109
Thank you for visiting us today~



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Twitter: HowardCoHealthDep

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

Lot 6

AGREEMENT FOR APPROVAL OF AN INDIVIDUAL DRINKING WELL WITH AN ON-SITE TREATMENT SYSTEM

This agreement is entered into by and between the Howard County Health Department ("the Health Department") and ADAM DRUCKER and LYNN DRUCKER ("the Owner").

WHEREAS, the Owner owns a tract of land at street address 12349 Point Ridge Drive, Fulton, MD 20759 and the deed and subdivision plat of the property is recorded among the Land Records of Howard County, Maryland, Tax Map # 34, Block # 24, Parcel # 200, Deed Reference # _____ and Tax Account # 05-597439 ("the Property").

WHEREAS, the Property lacks an available public drinking water source and is required to have and individual well as the source of drinking water for the residence of the property.

WHEREAS, the Owner has installed a residential drinking well under well permit HO95-2698 that has been tested by the Health Department (or a private laboratory certified to perform testing) for radionuclide particles. The results of the tests have shown that the gross alpha particle content and/or the gross beta particle content and/or the combined radium 226/228 levels exceeds the standards of 15 picocuries per liter (pCi/L), 4 millirems per year (mrem/yr) and/or 5pCi/L respectively.

WHEREAS, The Maryland Department of the Environment (MDE) has promulgated rules and regulations under which a Certificate of Potability may be issued and has delegated the authority to issue such Certificate to the Health Department.

WHEREAS, MDE regulations permit the Health Department to issue as a special condition, a permanent deviation to the Certificate of Potability for individual wells where treatment has been installed to meet the maximum contaminate levels (MCL's) for radionuclides.

WHEREAS, MDE has determined that radium can be effectively removed from the drinking water by the use of treatment devices (e.g., ion exchange or reverse osmosis).

WHEREAS, the Owner is requesting that the Health Department issue a Certificate of Potability contingent upon installation and maintenance of a water treatment device to reduce radionuclides.

WHEREAS, neither the Owner nor the Health Department has knowledge of an alternative safe source of water for the Property.




NOW THEREFORE, the parties have agreed to the following terms and conditions:

1. The Owner will record this Agreement among the Land Records of Howard County, Maryland and provide confirmation to the Health Dept.
2. The Owner agrees to install and maintain a water treatment device, which effectively reduces the gross alpha, gross beta and radium levels to below their respective MCL. The Health Department

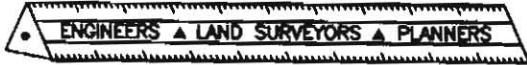
shall verify that the treatment device is operating effectively and the Owner agrees to allow access to the Health Department to collect a follow-up sample(s).

3. The Health Department shall issue a Certificate of Potability for the well once follow-up sampling shows acceptable gross alpha, gross beta (short and long term) and radium 226 / 228 levels.
4. The Owner agrees that there shall be no liability on part of the Health Department for any immediate or long term impacts to health or property, under any circumstance or including, but not limited to, treatment device failure, improper maintenance or installation, or defect. The Health Department does not warranty or guarantee that the device will adequately or properly function and the Owner agrees to implement and pay for any necessary changes or corrections.
5. The Owner acknowledges and agrees that neither the Health Department nor any of its agents or employees, either officially or individually, underwrites the operation of any system or treatment device.
6. This Agreement shall not be construed to limit any authority of the Health Department to protect the public health, safety or enjoyment of property or to issue any other orders to take any other action, which is now or may hereafter be within its authority.
7. This agreement contains the entire agreement and understanding between the Health Department 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 their authorized representatives.
8. The Agreement shall run with the land and binds the Owner, his heirs, successors, and assigns. The owner agrees to provide a copy of this agreement to any purchaser or lessee of the property.
9. The laws of the State of Maryland govern the provisions of all transactions.

The parties have signed and sealed this Agreement on the dates set forth below.

	<u>3/10/18</u>	_____	_____
Owner	Date	Witness	Date
	<u>3/10/18</u>	_____	_____
Owner	Date	Witness	Date
	<u>3/27/18</u>	_____	_____
Howard County Health Department	Date		

BENCHMARK



ENGINEERING, INC.

8480 Baltimore National Pike • Suite 315 • Ellicott City, Maryland 21043
 410-465-6105 410-465-6644 (Fax)

LETTER OF TRANSMITTAL

DATE 4/13/18	PROJECT No. 2171
ATTENTION DANA BERNARD	
RE: REGAN PROPERTY LOT 6	
ONSITE SEWAGE DISPOSAL	
SYSTEM DESIGN PLAN	

TO: HOWARD COUNTY HEALTH DEPT.
 8930 STANFORD BLVD.
 COLOMBIA, MD 21045

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items
- Photocopies Prints Originals Samples
 - Specifications Invoices Change Order Other _____

COPIES of	No. of SHEETS	DESCRIPTION
3	3	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN

THESE ARE TRANSMITTED as checked below

- For Comment For your use For Approval
- For Review As requested Other _____

REMARKS: REVISED ADDRESS AND SDAT INFORMATION
 IN THE TITLE BLOCK OF LOT 16 ONSITE SEWAGE
 DISPOSAL SYSTEM DESIGN PLAN.

COPY TO: _____

RECEIVED BY: V. DeKney

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.