



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: 10/12/18 **ONSITE SEWAGE DISPOSAL SYSTEM** P 564028
 APPROVAL DATE: 01/03/2019 **PERMIT: CONSTRUCTION** A _____
 PROPERTY ADDRESS: 12340 Point Ridge Drive
 SUBDIVISION: Regan Property LOT: 3 TAX ID: 05-597436
 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): 1500 TANK MANUFACTURER: Babylon
 PUMP MODEL: N/A PUMP SIZE N/A PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 4 APPLICATION RATE: 1.2

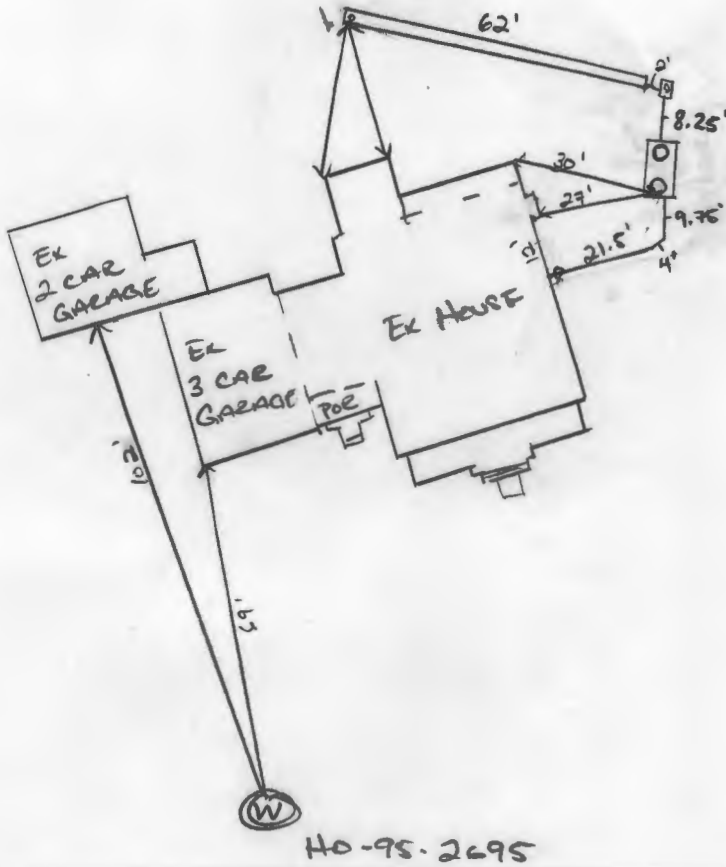
TRENCHES:	LINEAR FEET REQUIRED: <u>60</u>	INLET DEPTH: <u>3</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>13</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>3</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:		

ISSUED BY: Hank Oswald ISSUE DATE: 10/12/18 EXPIRATION DATE: 10/12/19

- 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



HO-95-2695

ROAD NAME
POINT RIDGE DRIVE

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	3'	8'

NUMBER OF TRENCHES 1
 TOTAL LENGTH 62'
 ABSORPTION AREA 186'
 DISTRIBUTION BOX LEVEL N/A
 DISTRIBUTION BOX BAFFLE YES
 DISTRIBUTION BOX PORT YES

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL
 MANUFACTURER BABYLON
 CAPACITY 1500 GAL
 SEAM LOC TOP
 TANK LID DEPTH 36"-25"
 BAFFLES YES
 BAFFLE FILTER NO
 MANHOLE LOC FRONT/BACK
 6" PORT LOC INLET
 WATERTIGHT TEST N/A
 SLOTTED YES
 DATE ON LID 11/16/2018

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

PRE-CONSTRUCTION:

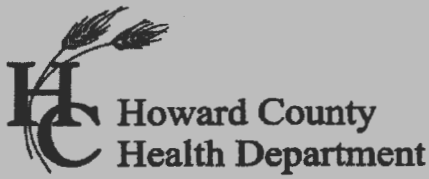
12/12/18 OK to turn tank slightly to avoid bends in front line.
 Shot elevations, match approved OSDS plan. Install per plan (KRM)

INSTALLATION: 01/02/2019 SHE INSTALLED. TANK SET. @ (PM) D BOX CONNECTED TO TANK AND TRENCH. D BOX HAS NO SPEED LEVEL FOR THE ONE TRENCH. 1/3/2019 FINAL INSPECTION TO CHECK GRADING DUE TO HEAVY RAINS. OK. (KRM)

FINAL INSPECTOR

DATE OF APPROVAL

01/03/2019



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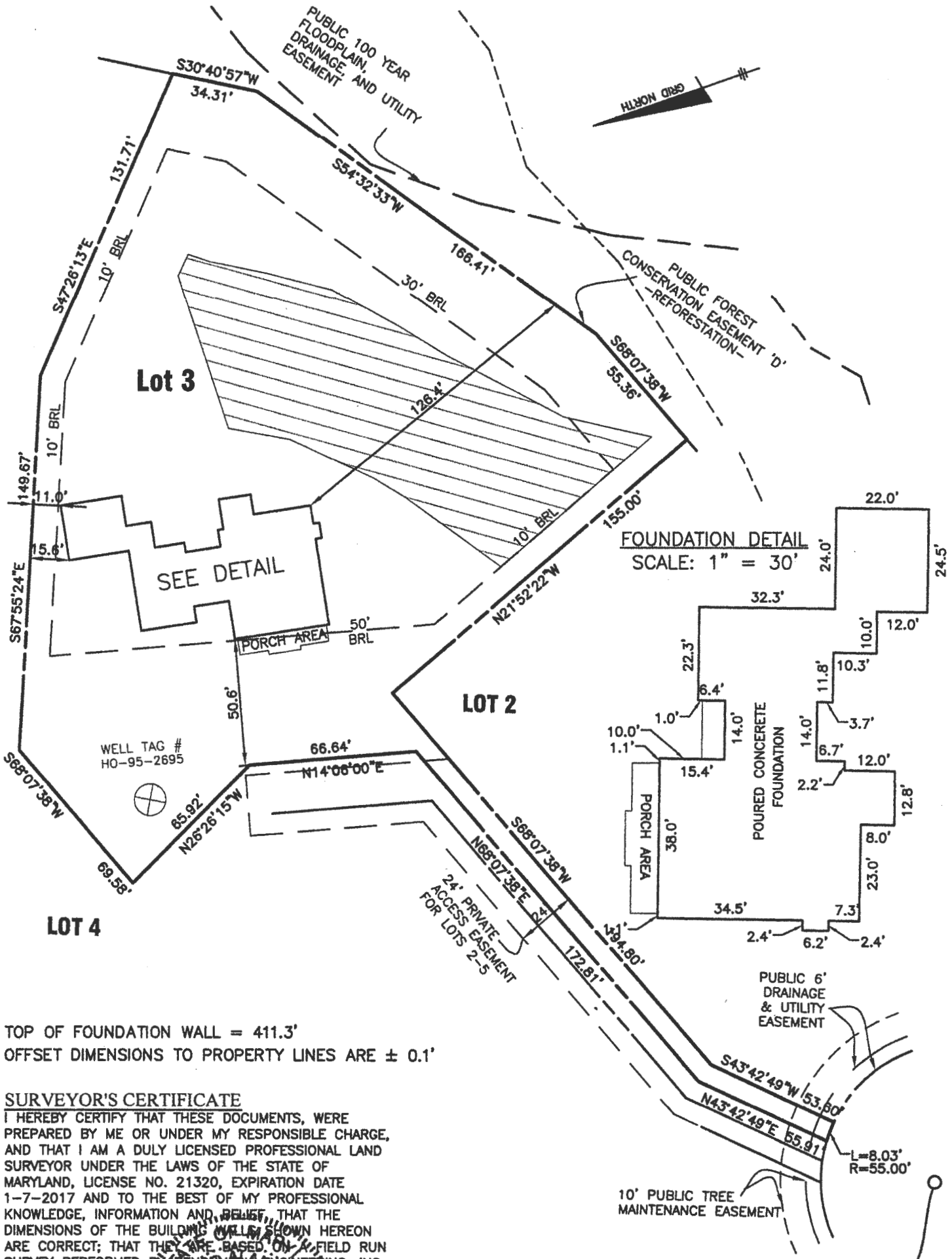
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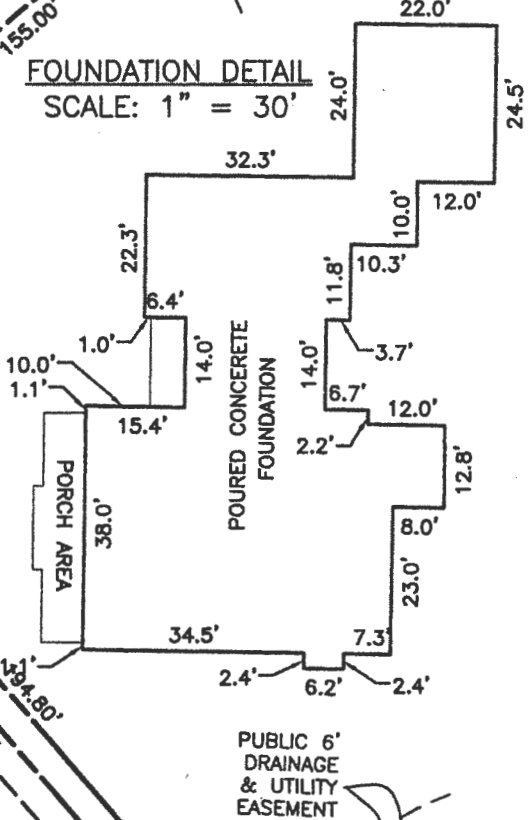
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 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**



FOUNDATION DETAIL
SCALE: 1" = 30'



TOP OF FOUNDATION WALL = 411.3'
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 1-7-2017 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 10/08/2018.



Donald A. Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. No. 21320

FEMA FIRM No. 24027C0130D
ZONE: X
DATED: NOV. 6, 2013

1 = 12 1/8"
wall check
okay
H.C.

POINT RIDGE DRIVE
PUBLIC ACCESS PLACE
55' RW

WALL CHECK

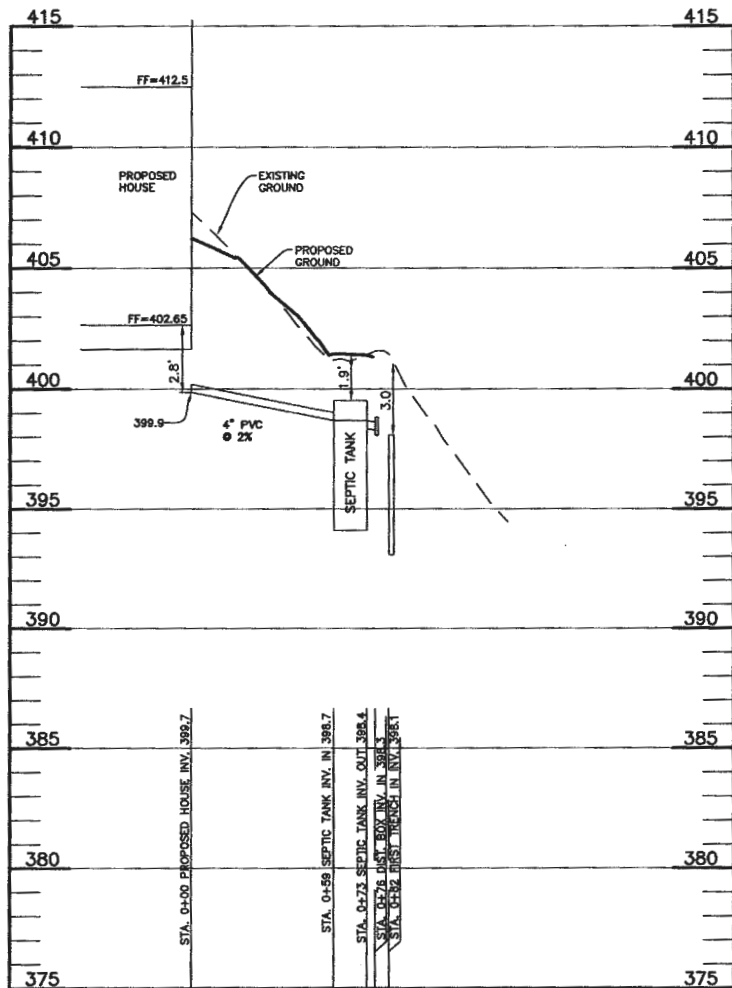
REGAN PROPERTY
PLAT No. 23070 / 23073
LOT No. 3

12340 POINT RIDGE DRIVE

5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FIELD OBS. BY PJ
COMP. BY EWF
DRAWN BY EWF SCALE: 1" = 50' DATE: 10-08-2018

BENCHMARK
ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-465-8644
WWW.BEI-CVLENGINEERING.COM



LOT 3 PROFILE
 SCALE: 1"=50' HORIZ., 1"=5' VERT.

HEALTH DEPARTMENT SPEC SHEET INFORMATION - LOT 3

System	Application Rate	Effective Depth	Bottom Depth
Initial	1.2	3.0	8.0
1st Replacement	1.2	3.0	8.0
2nd Replacement	1.2	3.0	8.0

OSDS INVERT CHART - LOT 3

INV @ HOUSE	399.9
GROUND @ HOUSE	406.0
INV IN TANK	398.7
INV OUT TANK	398.4
TOP OF TANK	399.5
GROUND OVER TANK	401.4
INV IN DIST BOX	398.3
INV OUT DIST BOX	398.2
GROUND AT DIST BOX	401.4

TRENCH DATA - LOT 3

INITIAL SYSTEM		FIRST REPLACEMENT	
TRENCH 1		TRENCH 2	
LENGTH	60 ft	LENGTH	60 ft
GROUND ELEVATION	401.1	GROUND ELEVATION	398.5
INVERT ELEVATION	398.1	INVERT ELEVATION	395.5
MAX BOTTOM ELEVATION	393.1	MAX BOTTOM ELEVATION	390.5

INITIAL SYSTEM - LOT 3		
Number of Bedrooms	4	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	8.0	ft
Design Flow	600	gpd
Drainage Field square footage	500	sf
Sidewall Reduction Credit	0.36	
Trench width	3	ft
Effective Area Depth	5	ft
Trench Spacing	13	ft
Linear Length of trench Required	60	lf

1st REPLACEMENT SYSTEM		
Number of Bedrooms	4	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	8.0	ft
Design Flow	600	gpd
Drainage Field square footage	500	sf
Sidewall Reduction Credit	0.36	
Trench width	3	ft
Effective Area Depth	5	ft
Trench Spacing	13	ft
Linear Length of trench Required	60	lf

2nd REPLACEMENT SYSTEM		
Number of Bedrooms	4	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	8.0	ft
Design Flow	600	gpd
Drainage Field square footage	500	sf
Sidewall Reduction Credit	0.36	
Trench width	3	ft
Effective Area Depth	5	ft
Trench Spacing	13	ft
Linear Length of trench Required	60	lf

SIGNATURE AND SEAL ARE FOR SEPTIC PROFILE AND CALCULATIONS ONLY, TANK, PUMP, AND DETAILS WERE NOT DESIGNED OR REVIEWED BY THE ENGINEER:

OWNER/BUILDER:

MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

BENCHMARK
 ENGINEERS LAND SURVEYORS PLANNERS

ENGINEERING, INC.
 6480 BALTIMORE NATIONAL PIKE & SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 A (F) 410-485-8844

WWW.BE-CIVILENGINEERING.COM

PROJECT:	REGAN PROPERTY LOT 3	
LOCATION:	12340 POINT RIDGE DRIVE HIGHLAND, MD 20777 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597436	
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:	HAWTHORNE - ELEVATION B	
DATE:	JUNE, 2018	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 2 OF 2

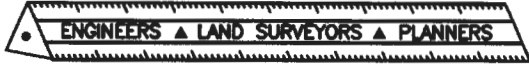
THIS PLAN IS FOR SEPTIC DESIGN ONLY

SEE MANUFACTURERS SPECIFICATIONS FOR DETAILS. EQUIVALENT FROM OTHER MANUFACTURERS CAN BE SUBSTITUTED.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 45577, Expiration Date: 06-08-2020.



BENCHMARK



ENGINEERING, INC.

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

LETTER OF TRANSMITTAL

DATE	7/6/18	PROJECT No.	2171
ATTENTION	Dennis Bernard		
RE:	12340 Point Ridge Dr		
	Regan Property Lot 3		

TO: Health Dept

WE ARE SENDING YOU Attached Under separate cover via _____ the following items

- | | | | |
|---|--|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Photocopies | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Originals | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Invoices | <input type="checkbox"/> Change Order | <input type="checkbox"/> Other _____ |

COPIES of	No. of SHEETS	DESCRIPTION
3	2	OSDS Permit Plan
1	—	Architectural Mark-up Plan

THESE ARE TRANSMITTED as checked below

- | | | |
|--------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> For Comment | <input type="checkbox"/> For your use | <input checked="" type="checkbox"/> For Approval |
| <input type="checkbox"/> For Review | <input type="checkbox"/> As requested | <input type="checkbox"/> Other _____ |

REMARKS:

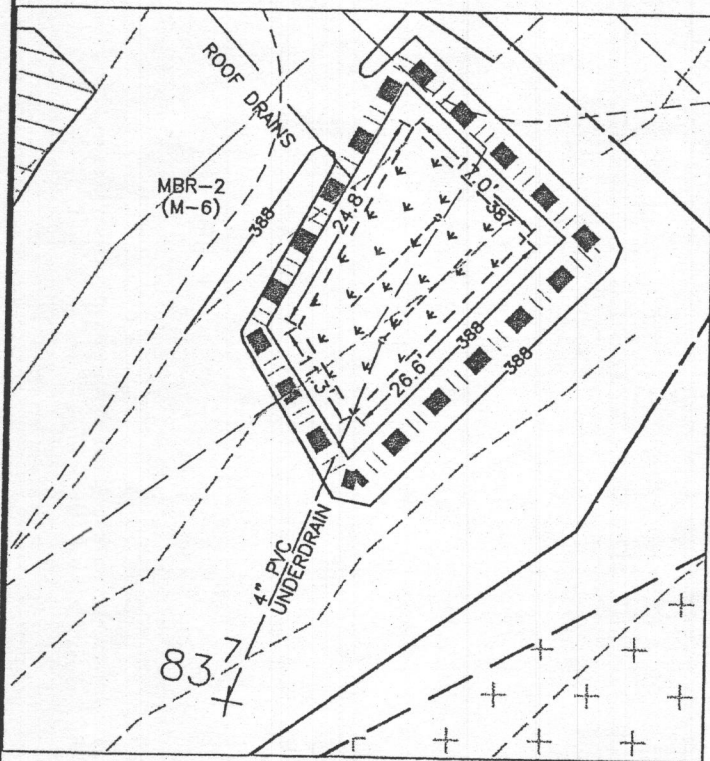
COPY TO: _____
 RECEIVED BY: [Signature]

SIGNED: [Signature]

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

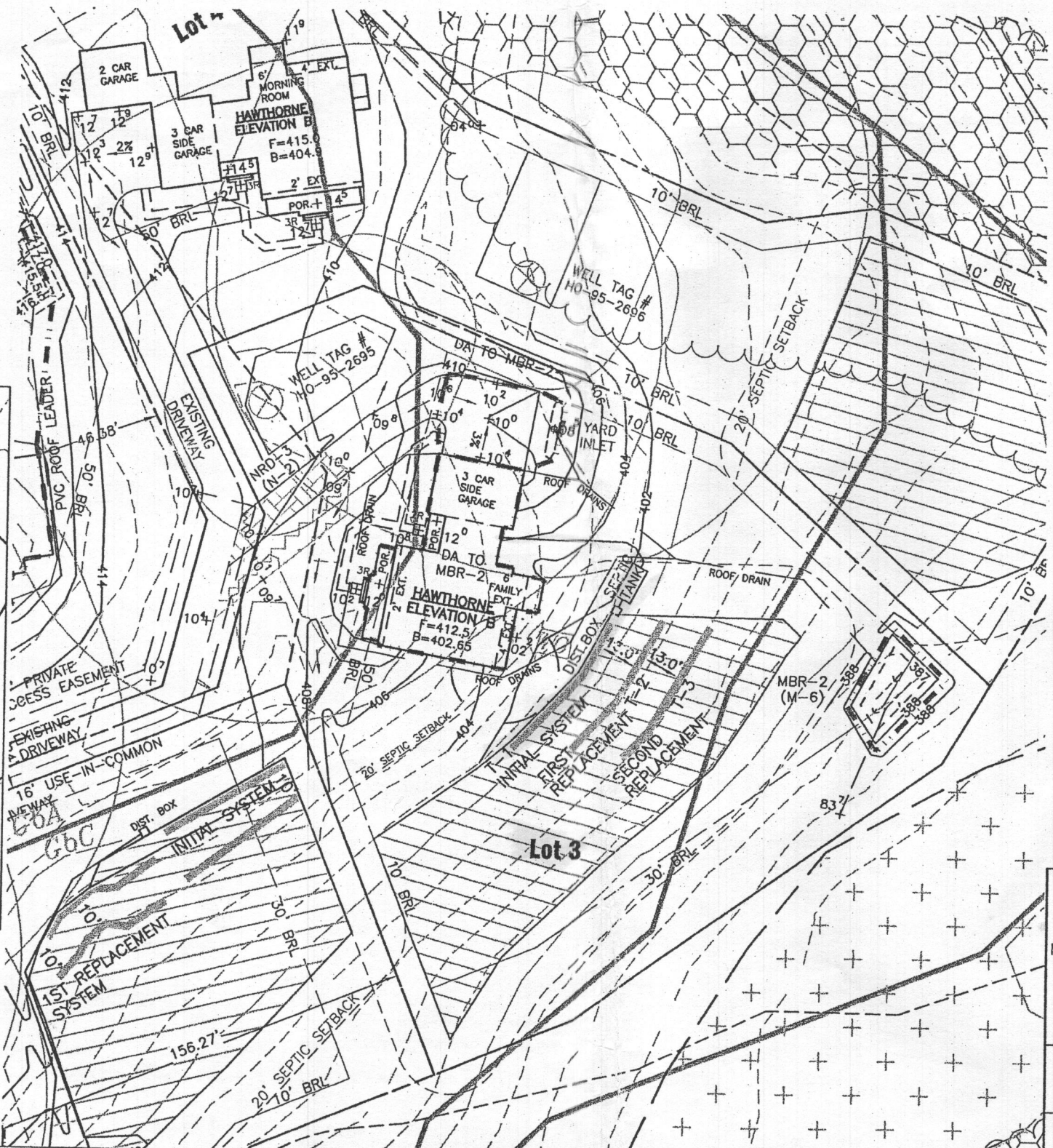
LEGEND

- SOILS CLASSIFICATION **ChB2**
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SWM DRAINAGE DIVIDE
- LOD/EFFECTIVE AREA



MBR DETAIL
1" = 20'

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-08-2020.



BUILDING PERMIT PLAN NOTES:

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR REGAN PROPERTY, PLAT Nos. 23063-23074. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JANUARY, 2012.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-2695, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED AND PROVIDED BY ONE MICRO-BIORETENTION FACILITY (MDE M-6) AND DRY WELL FACILITIES (MDE M-5).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.

Approved Septic System Plan
Howard County Health Department
[Signature] 7-23-18
Signature *[Signature]* Date

PLAN VIEW
1" = 50'
NOTE: UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.

Practice	#	DA to practice	Imp Area to practice	Qe= 0.26 inches			ESDv= 673 cf	Rv= 0.22			Ownership
				Required	Provided	2% DA?		Required	Provided	Pe Provided	
(M-6) MicroBioretenion	MBR-2	5,407	4,283	108	350	PASS	413	634	1.2	146	Private
(N-2) Disc. of Non-Rooftop Runoff	NDC-3	1,291	572					43	1.0	43	Private
Total Treated		6,698	4,855	108	350		673	677	1.2	146	189
Site Total		31,134	5,752								

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