

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: 4/13/2019 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 564780

APPROVAL DATE: 4/30/2019 **PERMIT: CONSTRUCTION**

A _____

PROPERTY ADDRESS: 12228 Pleasant Springs Court

SUBDIVISION: Regan Property

LOT: 18 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 BABYLON

PUMP MODEL: N/A

PUMP SIZE: N/A

PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM: GRAVITY

PRESSURE DOSED

BEDROOMS: 5

APPLICATION RATE: 0.8

LINEAR FEET REQUIRED: 112

INLET DEPTH: 3

TRENCHES:

TRENCH WIDTH: 3

MAXIMUM BOTTOM DEPTH: 8

MINIMUM SPACE BETWEEN TRENCHES: 13

EFFECTIVE AREA BEGINNING DEPTH: 3

LOCATION:

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

NOTES:

excavated both trenches 10' mbt 4' bottom 8'

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 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

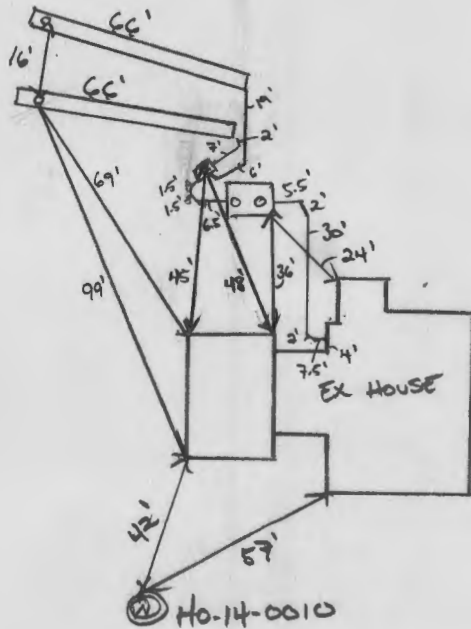
NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

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



ROAD NAME

PLEASANT SPRINGS COURT

TRENCH/DRAINFIELD DATA

WIDTH 3' INLET 4' (UPPER) 3' (LOWER) BOTTOM 8'

NUMBER OF TRENCHES 2'

TOTAL LENGTH 132'

ABSORPTION AREA 316 ft² + SIDE WALL

DISTRIBUTION BOX LEVEL SPEED

DISTRIBUTION BOX BAFFLE YES

DISTRIBUTION BOX PORT YES

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL TOP

MANUFACTURER BABYLON

CAPACITY 2000 GAL

SEAM LOC TOP

TANK LID DEPTH 35' (UP) - 3' (DOWN)

BAFFLES YES

BAFFLE FILTER NO

MANHOLE LOC FRONT/BACK

6" PORT LOC INLET

WATERTIGHT TEST NO

SLOTTED YES

DATE ON LID 3/19/19

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:

4/25/2019 SEWER OUT LOCATED. TANK LOC STAKED T.S.U. D BOX PAINTED. TRENCH CONTOUR CHECKED. TRENCHES PAINTED AND STAKED. 14.5' EDGE TO CENTER. OK TO START. (P)

INSTALLATION:

4/29/2019 JHC INSTALLED, TANK SET, D BOX SET - FALL FROM HOUSE IS AT 1.5% - TANK HAS 3' COVER. 1% Fall TO D Box. INLET OF UPPER TRENCH TOO LOW. STOP WORK. (P) 4/30/2019 (AM) TO ADD 10' ON EACH TRENCH. D BOX MOVED TO ACCOMMODATE. CANNOT GO DEEPER, >50% ROCK ON PERC NOTES. (P) (PM) TRENCHES COMPLETE. D Box LEVELED W/ SPEED LEVELS. OK TO BACKFILL. (P)

FINAL INSPECTOR

DATE OF APPROVAL

04/30/2019



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Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

Lot 18

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 James & Laura Schwinn ("the Owner").

WHEREAS, the Owner owns a tract of land at street address 12228 Pleasant Springs Court, 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 # 05-597451 ("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 HO14-0010 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

20
40
est

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).

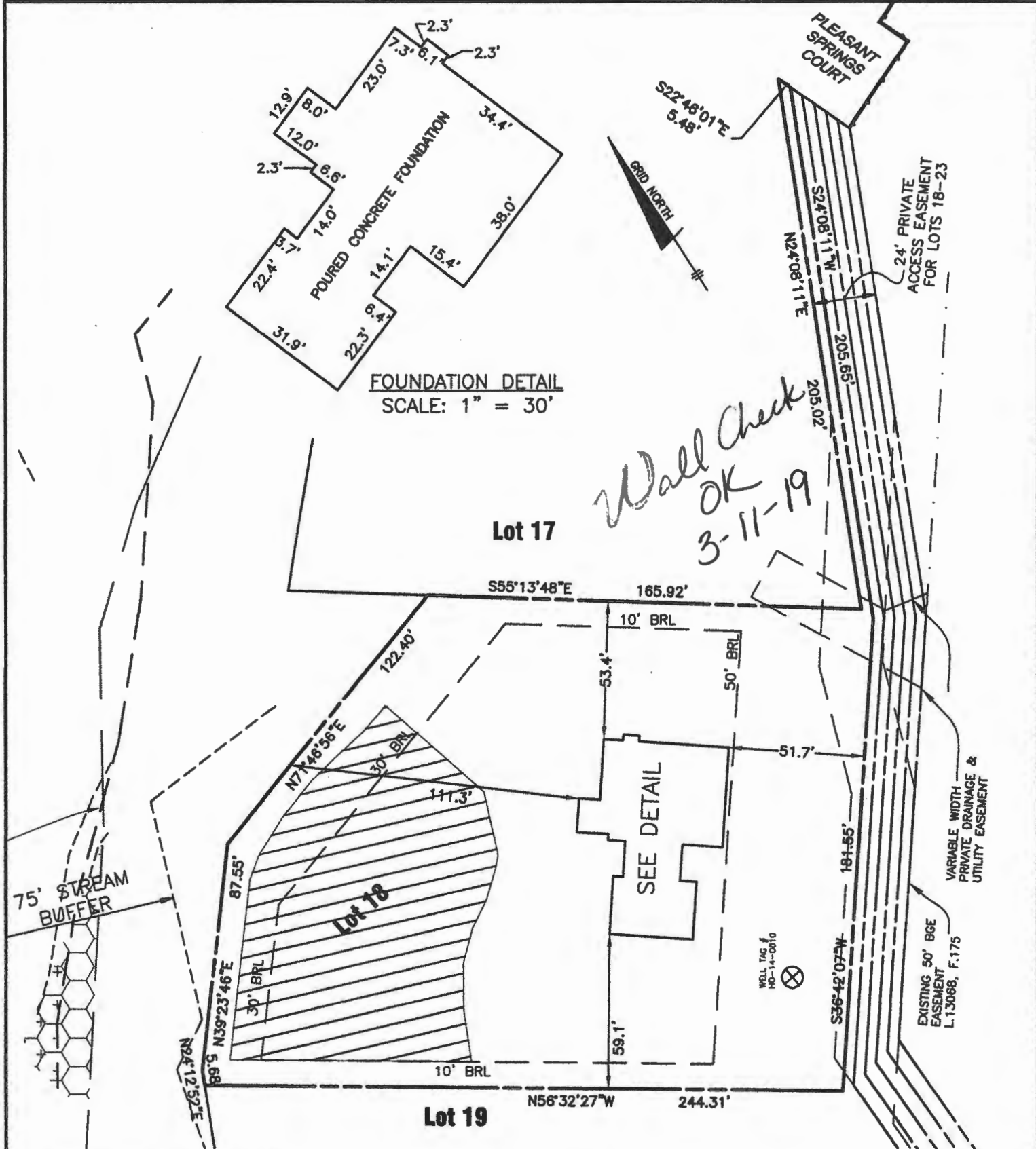
3. The Health Department shall issue a Certificate of Potability for the well once follow-up sampling shows acceptable gross alpha, gross beta (short and long term) and radium 226 / 228 levels.
4. The Owner agrees that there shall be no liability on part of the Health Department for any immediate or 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.

DocuSigned by: James E Schwinn 12/27/2018
 DocuSigned by: James E. Schwinn Date 12/27/18
 DocuSigned by: [Signature] Witness Date

DocuSigned by: Laura L Schwinn 12/27/2018
 DocuSigned by: Laura L Schwinn Date
 DocuSigned by: [Signature] Witness Date

Bed Nufan 3/18/2019
 Howard County Health Department Date



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 1-7-2021 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY WERE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 03/07/2019.

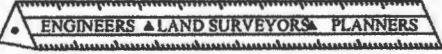
TOP OF FOUNDATION WALL = 441.7'
 OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'

Donald A. Mason 8/19

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

FEMA FIRM No. 24027C0140D
 ZONE: X
 DATED: 11/6/2013

BENCHMARK



ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 (F) 410-465-8644

WALL CHECK

**REGAN PROPERTY
 LOTS 2 THRU 23
 PLAT No. 23066
 LOT No. 18**

12228 PLEASANT SPRING COURT

5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FIELD OBS. BY DAM
 COMP. BY EWF
 DRAWN BY EWF SCALE: 1" = 50' DATE: 03/07/2019

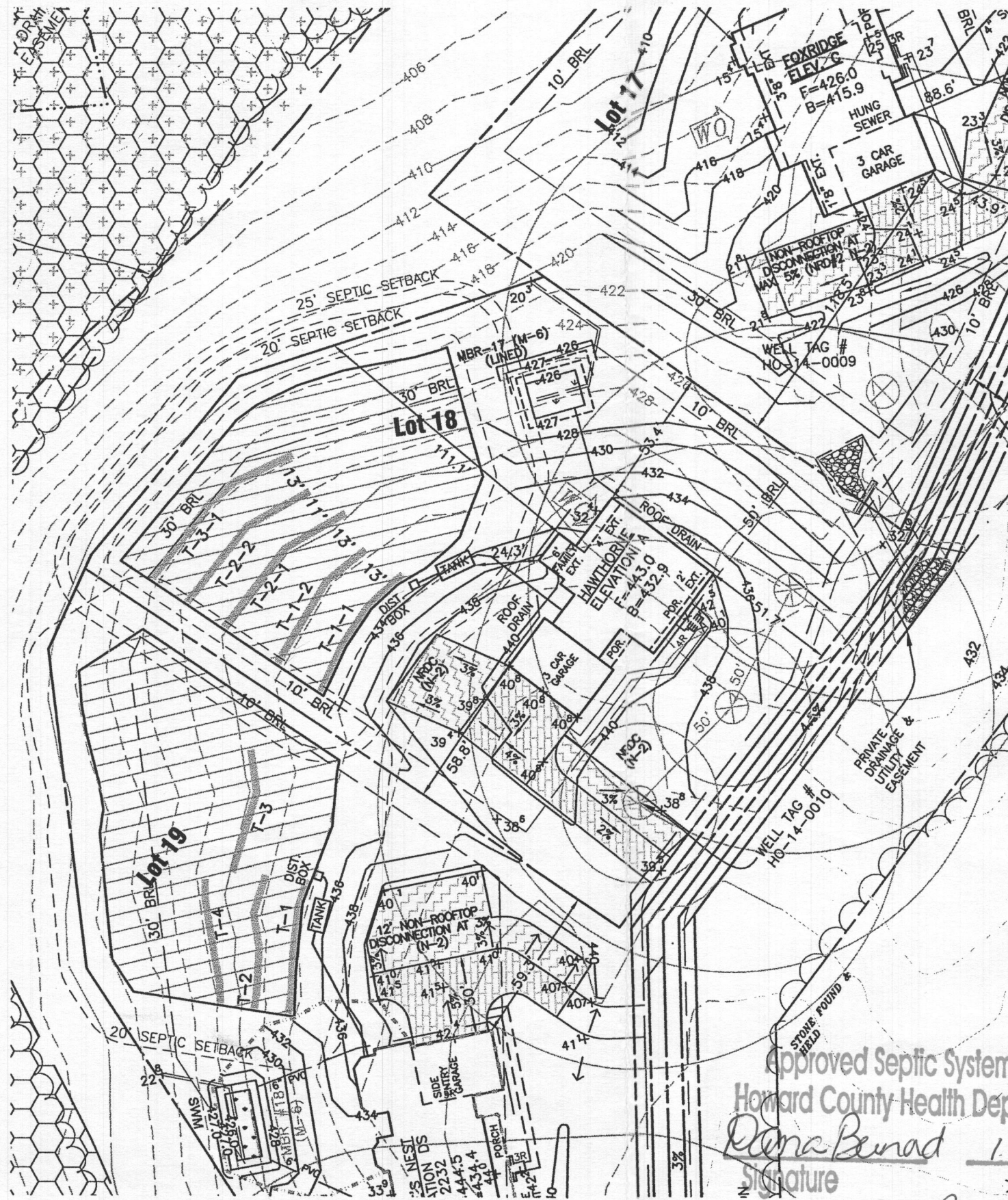
BUILDING PERMIT PLAN NOTES:

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-14-0010, 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 TWO NON-ROOFTOP DISCONNECTION (MDE N-2).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.



LEGEND

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA



PLAN VIEW
1" = 50'

THIS PLAN IS FOR SEPTIC DESIGN ONLY

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

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

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.



OWNER/BUILDER: MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	BENCHMARK ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ELLCOTT CITY, MARYLAND 21043 (P) 410-465-6105 ▲ (F) 410-465-6644 WWW.BEI-CMLENGINEERING.COM
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PROJECT: **REGAN PROPERTY LOT 18**

LOCATION: 12228 PLEASANT SPRINGS COURT
HIGHLAND, MD 20777
TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200
5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597451

TITLE: **ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN**

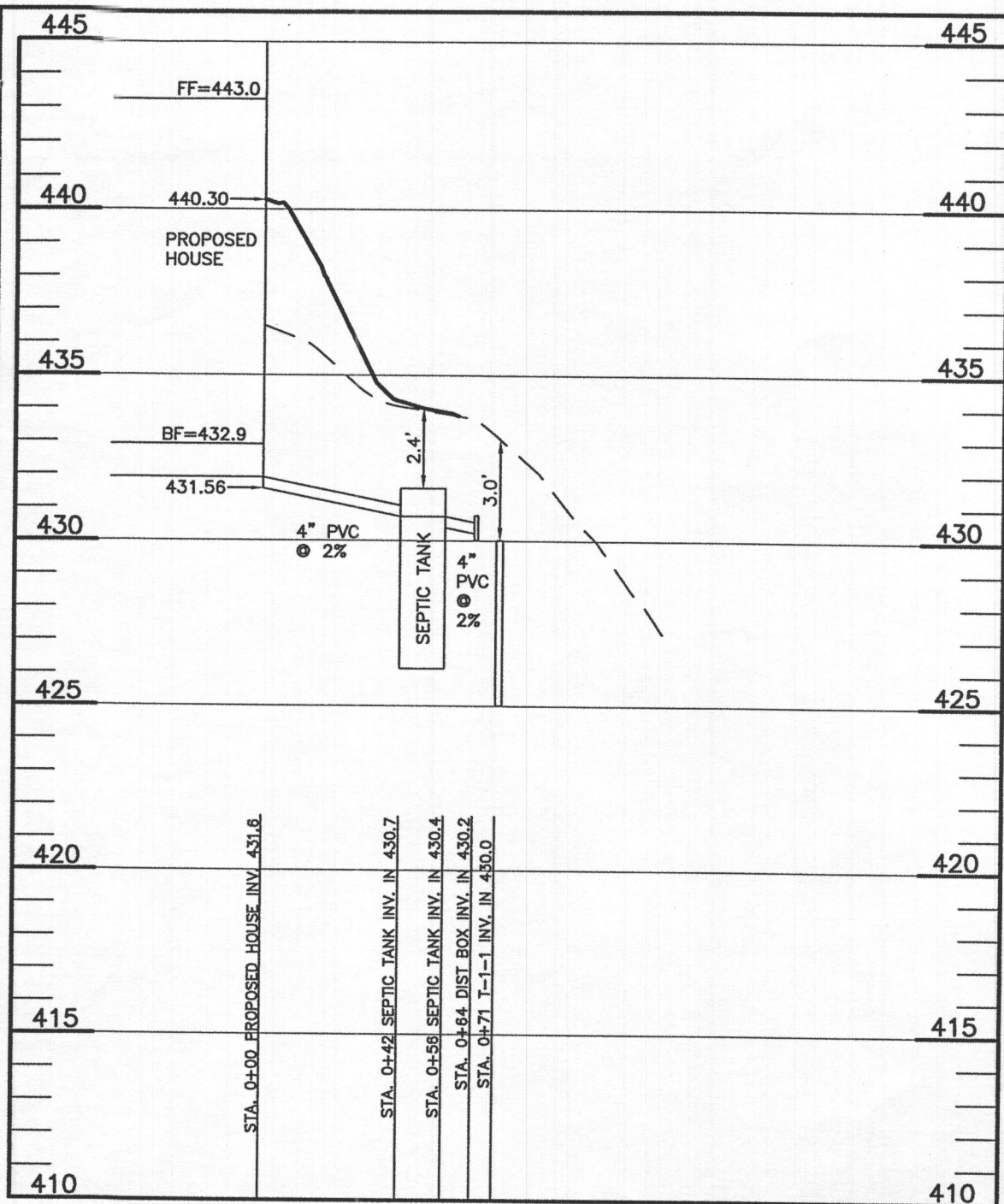
HOUSE TYPE: **HAWTHORNE - ELEVATION A**

DATE: JANUARY, 2019 PROJECT NO. 2171

SCALE: AS SHOWN DRAWING 1 OF 2

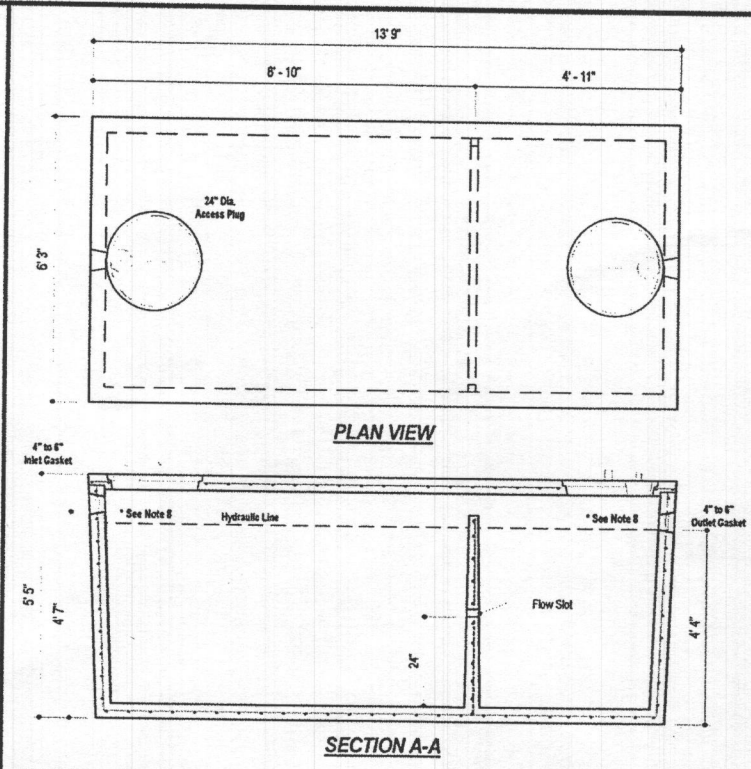
Approved Septic System Plan
Howard County Health Department
Rana Benad 1-18-19
Signature Date

5BR



LOT 18 OSDS PROFILE
SCALE: 1"=50' HORIZ., 1"=5' VERT.

OSDS INVERT CHART LOT 18	
INV @ HOUSE	431.6
GROUND @ HOUSE	440.3
INV IN SEPTIC TANK	430.7
INV OUT SEPTIC TANK	430.4
TOP OF SEPTIC TANK	431.6
GROUND OVER TANK	434.0
INV IN DIST BOX	430.2
INV OUT DIST BOX	430.1
GROUND OVER DIST BOX	433.7



DESIGN DATA & GENERAL NOTES

- Concrete strength from 4000 p.s.i. @ 28 days. Density = 160 p.c.
- Cement-Portland Type III per ASTM C 150-92.
- Admixtures & plasticizers per ASTM C 200-96 & C 494-92.
- Reinforcing per ASTM A196. Min. 1-1/2" cover.
- Top slab sealed with butyl rope mastic.
- 1" wall, 4" base, & 1" top thickness.
- Max 2" of cover.
- Depending on use of tank, Inlet & Outlet baffle may be required by code.

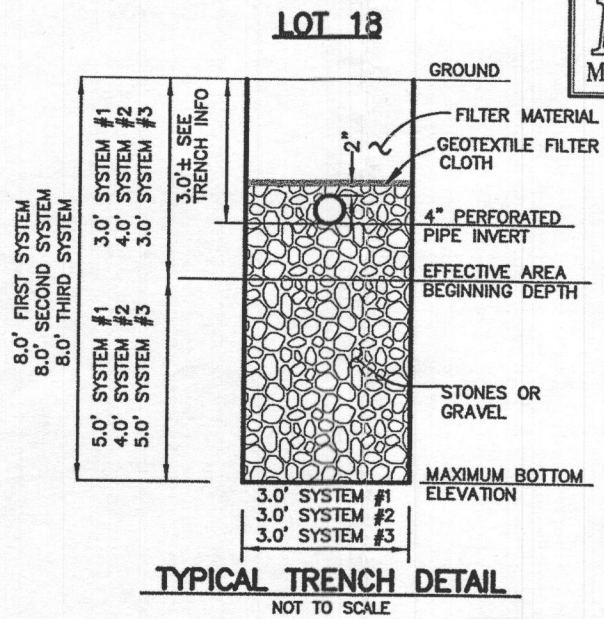
2,000 GALLON SEPTIC TANK
2-Compartment
Stock Item [Approx. 19,900 lbs]

Dwg. No. 2000-2C No Scale Aug 11, 2008

INITIAL SYSTEM		
Number of Bedrooms	5	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	3	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	937.5	sf
Sidewall reduction credit	0.36	
Trench width	3	
Effective Area Depth	5	
Linear Length of trench Required	112	lf

1st REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	4	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	937.5	sf
Sidewall reduction credit	0.42	
Trench width	3	
Effective Area Depth	4	
Linear Length of trench Required	130	lf

2nd REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	625	sf
Sidewall reduction credit	0.36	
Trench width	3	
Effective Area Depth	5	
Linear Length of trench Required	74	lf



HEALTH DEPARTMENT SPEC SHEET INFORMATION LOT 18				
System	Application Rate	Effective Depth	Bottom Depth	
Initial	0.8	3.0	8.0	
1st Replacement	0.8	4.0	8.0	
2nd Replacement	1.2	3.0	8.0	

THIS PLAN IS FOR SEPTIC DESIGN ONLY

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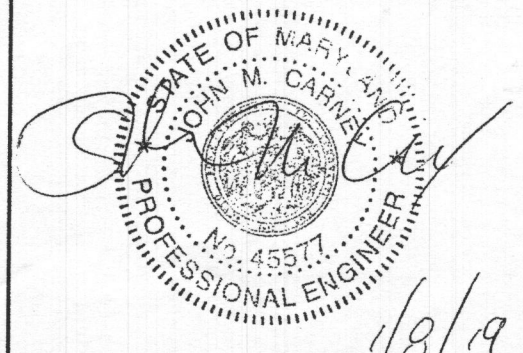
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WWW.BEI-CIVILENGINEERING.COM

TRENCH DATA - LOT 18					
INITIAL SYSTEM		FIRST REPLACEMENT		SECOND REPLACEMENT	
TRENCH 1-1		TRENCH 2-1		TRENCH 3-1	
LENGTH	56 ft	LENGTH	65 ft	LENGTH	74 ft
GROUND ELEVATION	433.0	GROUND ELEVATION	429.8	GROUND ELEVATION	425.8
INVERT ELEVATION	430.0	INVERT ELEVATION	426.8	INVERT ELEVATION	422.8
MAX BOTTOM ELEVATION	425.0	MAX BOTTOM ELEVATION	421.8	MAX BOTTOM ELEVATION	417.8
TRENCH 1-2		TRENCH 2-2			
LENGTH	56 ft	LENGTH	65 ft		
GROUND ELEVATION	431.6	GROUND ELEVATION	428.0		
INVERT ELEVATION	428.6	INVERT ELEVATION	425.0		
MAX BOTTOM ELEVATION	423.6	MAX BOTTOM ELEVATION	420.0		

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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.



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HOUSE TYPE: HAWTHORNE - ELEVATION A	
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SCALE: AS SHOWN	DRAWING 2 OF 2