

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: 7/1/19 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 565540

APPROVAL DATE: 09/09/2019 **PERMIT: CONSTRUCTION**

A _____

PROPERTY ADDRESS: 12344 Point Ridge Drive

SUBDIVISION: Regan Property

LOT: 4

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 Brothers

PUMP MODEL: N/A

PUMP SIZE _____

N/A

PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM: GRAVITY

PRESSURE DOSED

BEDROOMS: 6

APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>89</u>	INLET DEPTH: <u>3</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</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: Dana Bernard

ISSUE DATE: 7/1/19

EXPIRATION DATE: 7/1/20

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 DOWNGRAIDENT 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

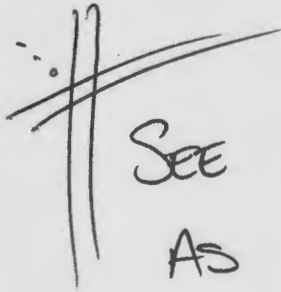
NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

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



SEE ATTACHED
AS BUILT

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	3'	8"
NUMBER OF TRENCHES 2		
TOTAL LENGTH 90 F		
ABSORPTION AREA 270 SF + SIDE WALL		
DISTRIBUTION BOX LEVEL SPEED		
DISTRIBUTION BOX BAFFLE YES		
DISTRIBUTION BOX PORT YES		

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL	YES
MANUFACTURER	BABYLON
CAPACITY	2000 GAL
SEAM LOC	TOP
TANK LID DEPTH	1'
BAFFLES	YES
BAFFLE FILTER	NO
MANHOLE LOC	FRONT/BACK
6" PORT LOC	
WATERTIGHT TEST	-
SLOTTED	YES
DATE ON LID	08/02/2019
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:

08/29/2019 SDA NEEDS STAKE AND CLEAR OF TREES AND BRUSH. (P)
09/04/2019 SDA STAKED, 2x 45' TRENCHES LAID OUT. LOWER TRENCH STRAIGHTENED.

INSTALLATION:

09/05/2019 TRENCHES COMPLETED. D BOX LEVELED WITH SPEED LEVELS. (P) 09/06/2019 165' OF EFFLUENT LINE INSTALLED FROM D BOX, UP TOWARDS TANK. SHC AND TANK INSTALLED W/ SEWER LINE TYING IN. (P) 09/09/2019 EFFLUENT LINE COMPLETE FROM TANK TOWARD PREVIOUS INSTALL. SLEEVE INSTALLED UNDER PROP. DRIVE. CANNOT CONFIRM IF TANK WAS REMOVED FROM DRIVEWAY TO MEET SET BACK. (P)

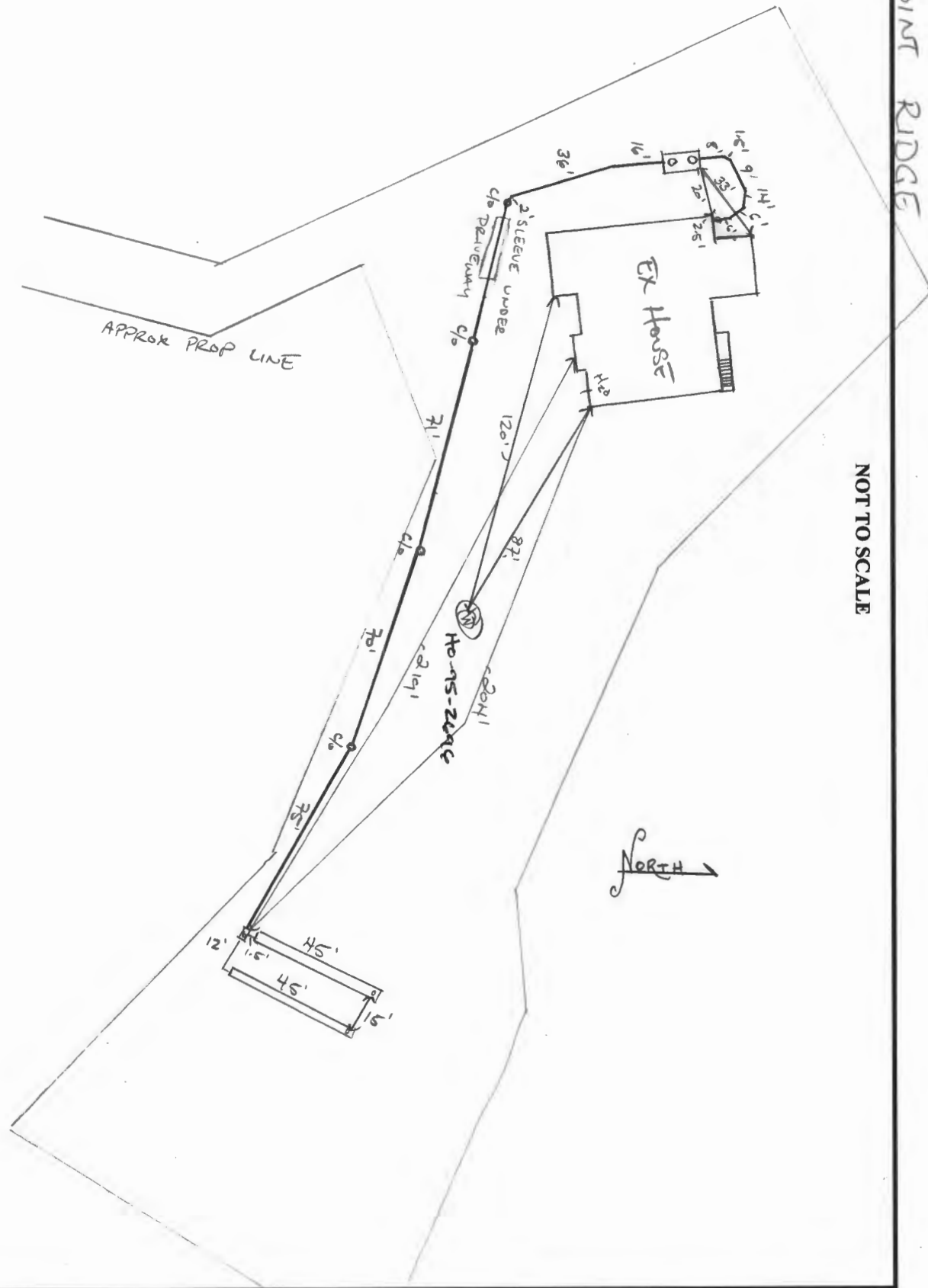
FINAL INSPECTOR

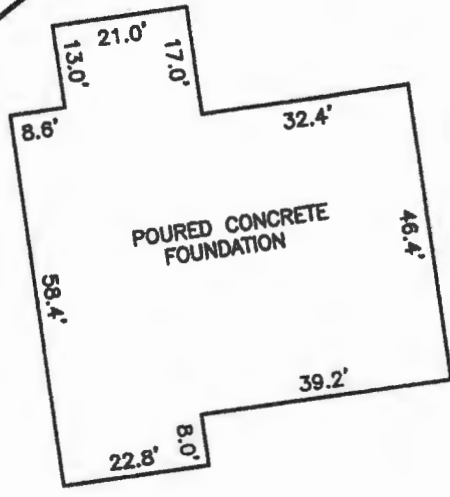
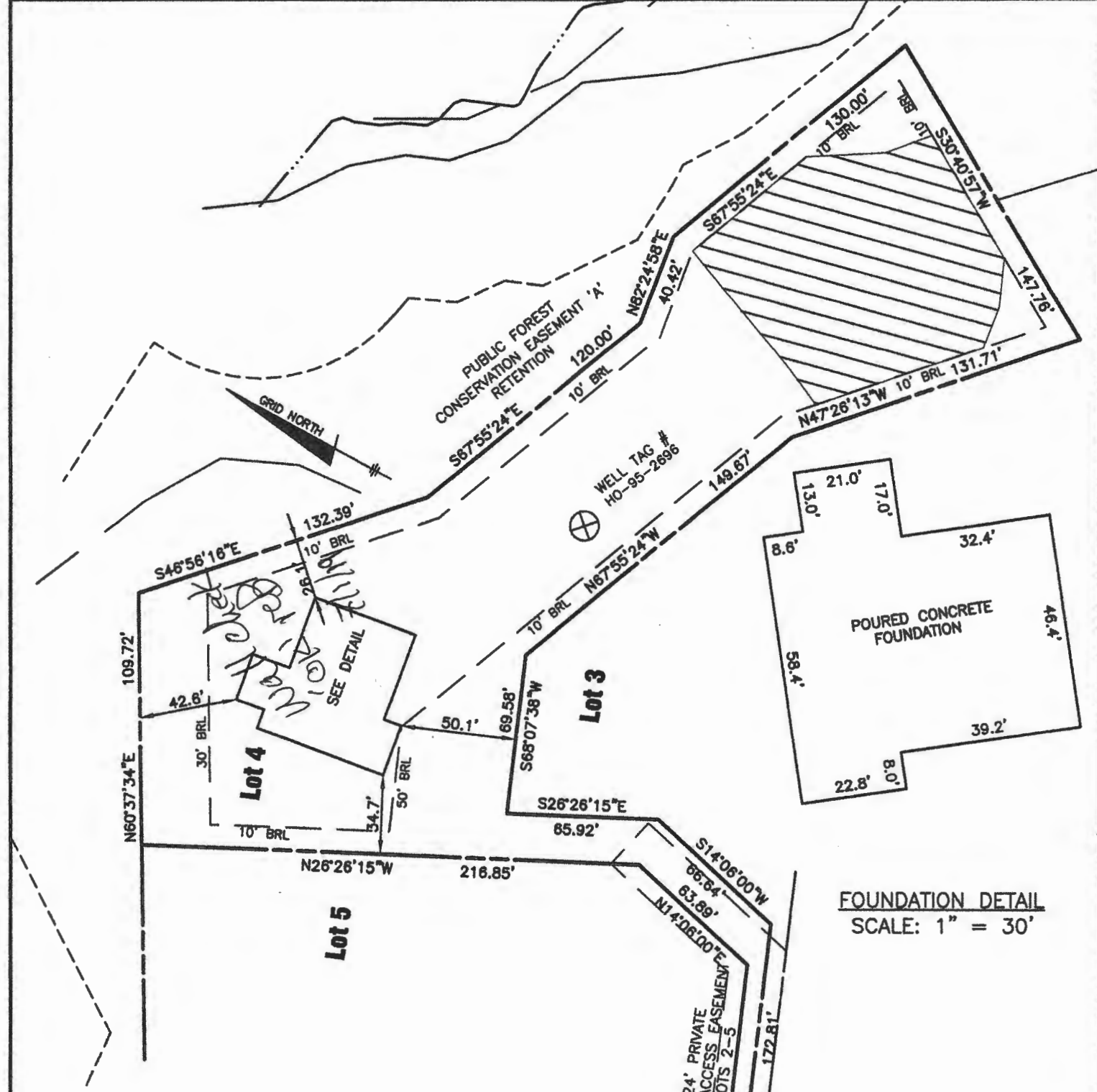
DATE OF APPROVAL

09/09/2019

12344 POINT RIDGE

NOT TO SCALE





FOUNDATION DETAIL
SCALE: 1" = 30'

TOP OF FOUNDATION WALL = 413.6'
OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'

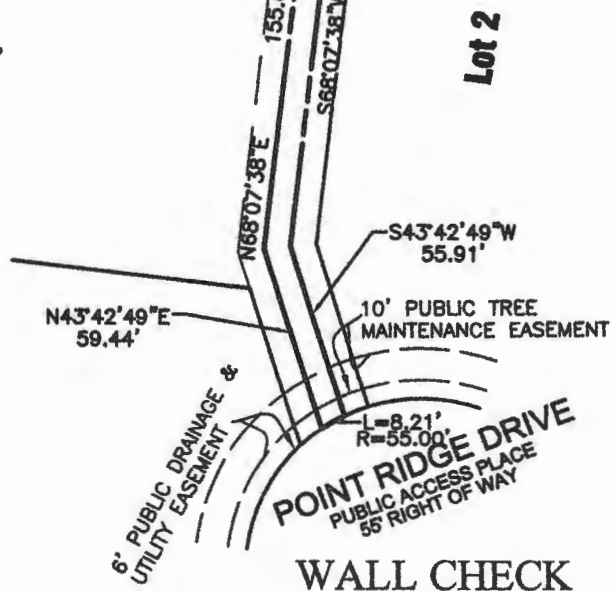
SURVEYOR'S CERTIFICATE

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 1-7-2021 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 06/24/2019.

Donald A. Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. No. 21320
FEMA FIRM No. 24027C0130D
ZONE: X
DATED: 11/06/2013



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



WALL CHECK
REGAN PROPERTY
LOTS 2 THRU 23
PLAT No.'s 23070 and 23073
LOT No. 4
12344 POINT RIDGE DRIVE
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FIELD OBS. BY DH
COMP. BY EWF
DRAWN BY EWF
SCALE: 1" = 60' DATE: 06/24/2019

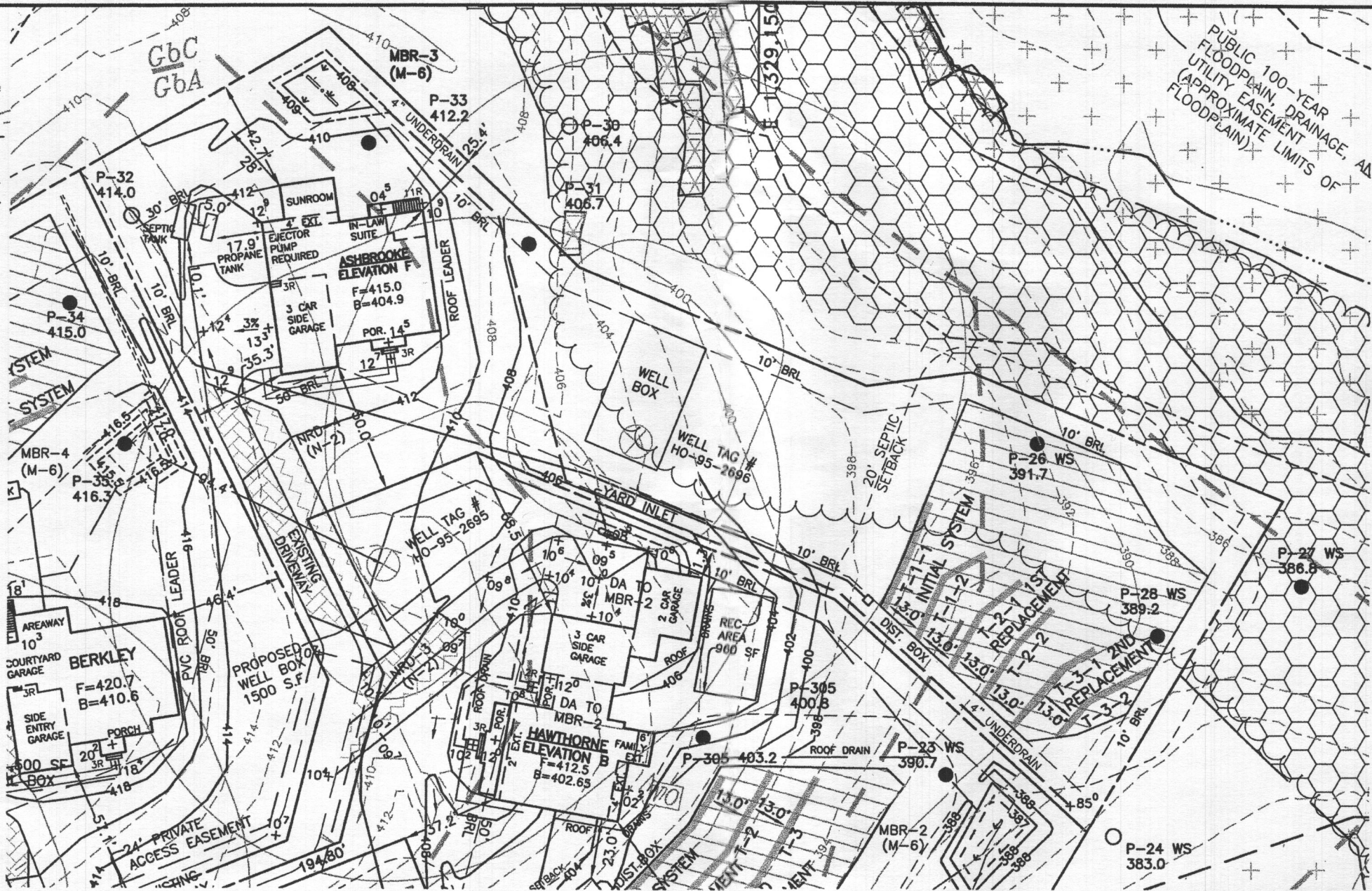
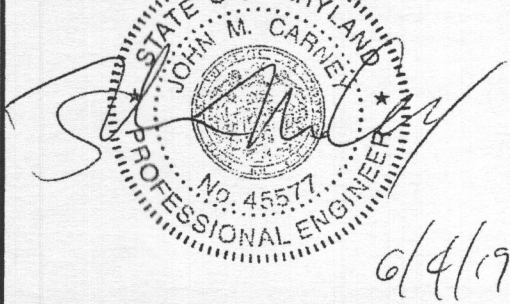
LEGEND

- SOILS CLASSIFICATION *ChB2*
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA

INITIAL SYSTEM - LOT 4		
Number of Bedrooms	6	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	8.0	ft
Design Flow	900	gpd
Drainage Field square footage	750	sf
Sidewall Reduction Credit	0.36	
Trench width	3	ft
Effective Area Depth	5	ft
Trench Spacing	13	ft
Linear Length of trench Required	89	lf
1st REPLACEMENT SYSTEM		
Number of Bedrooms	6	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	8.0	ft
Design Flow	900	gpd
Drainage Field square footage	750	sf
Sidewall Reduction Credit	0.36	
Trench width	3	ft
Effective Area Depth	5	ft
Trench Spacing	13	ft
Linear Length of trench Required	89	lf
2nd REPLACEMENT SYSTEM		
Number of Bedrooms	6	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	8.0	ft
Design Flow	900	gpd
Drainage Field square footage	750	sf
Sidewall Reduction Credit	0.36	
Trench width	3	ft
Effective Area Depth	5	ft
Trench Spacing	13	ft
Linear Length of trench Required	89	lf

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.



GENERAL 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-95-2697, 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), DRY WELL FACILITY (MDE M-5) AND ONE NON-ROOFTOP DISCONNECTION (MDE N-2).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.
11. DUE TO THE LANDSCAPE LOCATION OF THE MICRO-BIORETENTION FACILITY ON LOT 5, MBR-6 DOES NOT REQUIRE A LINER PER THE HEALTH DEPARTMENT.

SEPTIC INVERT CHART - LOT 4

INV @ HOUSE	408.9
GROUND @ HOUSE	412.9
INV IN TANK	408.2
INV OUT TANK	407.8
TOP OF TANK	409.0
GROUND OVER TANK	412.0
INV IN DIST BOX	394.7
INV OUT DIST BOX	394.6
GROUND AT DIST BOX	396.7

HEALTH DEPARTMENT SPEC SHEET INFORMATION

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

PLAN VIEW
1" = 50'



TRENCH DATA - LOT 4

INITIAL SYSTEM		FIRST REPLACEMENT		SECOND REPLACEMENT	
TRENCH 1-1	LENGTH 44.7 ft	TRENCH 2-1	LENGTH 44.7 ft	TRENCH 3-1	LENGTH 44.7 ft
	GROUND ELEVATION 396.4		GROUND ELEVATION 393.2		GROUND ELEVATION 390.1
	INVERT ELEVATION 394.4		INVERT ELEVATION 391.2		INVERT ELEVATION 388.1
	MAX BOTTOM ELEVATION 388.4		MAX BOTTOM ELEVATION 385.2		MAX BOTTOM ELEVATION 382.1
TRENCH 1-2	LENGTH 44.7 ft	TRENCH 2-2	LENGTH 44.7 ft	TRENCH 3-2	LENGTH 44.7 ft
	GROUND ELEVATION 394.8		GROUND ELEVATION 391.7		GROUND ELEVATION 387.9
	INVERT ELEVATION 392.8		INVERT ELEVATION 389.7		INVERT ELEVATION 385.9
	MAX BOTTOM ELEVATION 386.8		MAX BOTTOM ELEVATION 383.7		MAX BOTTOM ELEVATION 379.9

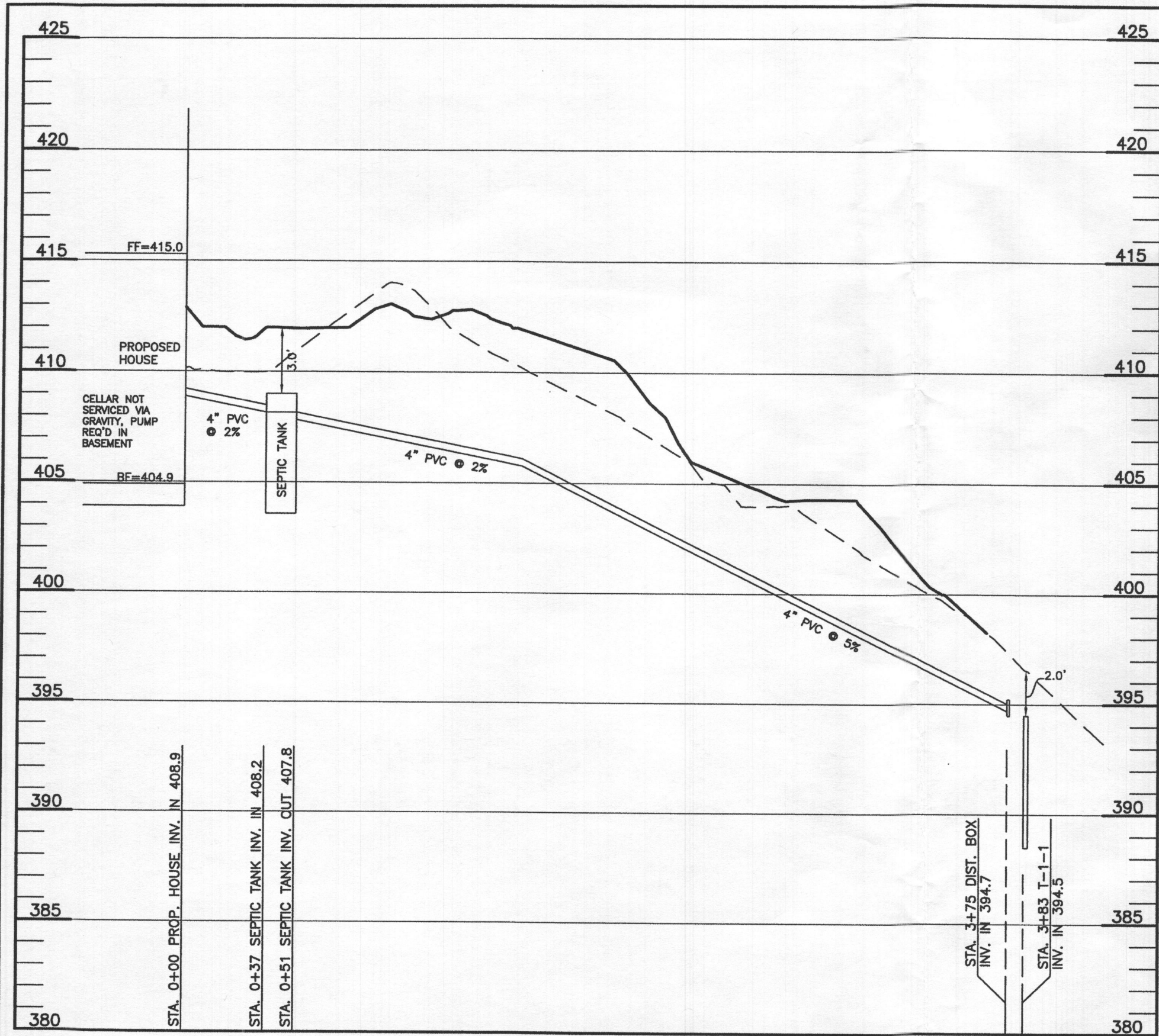
THIS PLAN IS FOR SEPTIC DESIGN ONLY

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

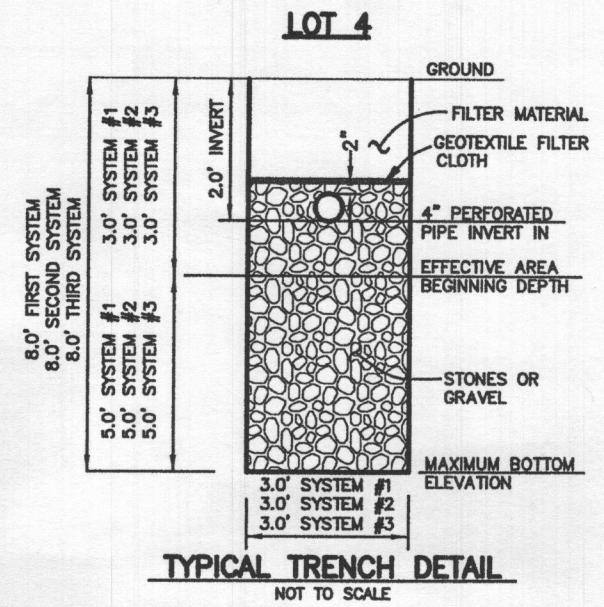
OWNER/BUILDER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

BENCHMARK
ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-6644
WWW.BEI-CIVILENGINEERING.COM

PROJECT:	REGAN PROPERTY LOT 4	
LOCATION:	12344 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597437	
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:	ASHBROOKE - ELEVATION F	
DATE:	JUNE, 2019	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 1 OF 3



Lot 4 Septic Profile
 SCALE: 1"=50' HORIZ., 1"=5' VERT.



TYPICAL TRENCH DETAIL
 NOT TO SCALE

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

THIS PLAN IS FOR SEPTIC DESIGN ONLY

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

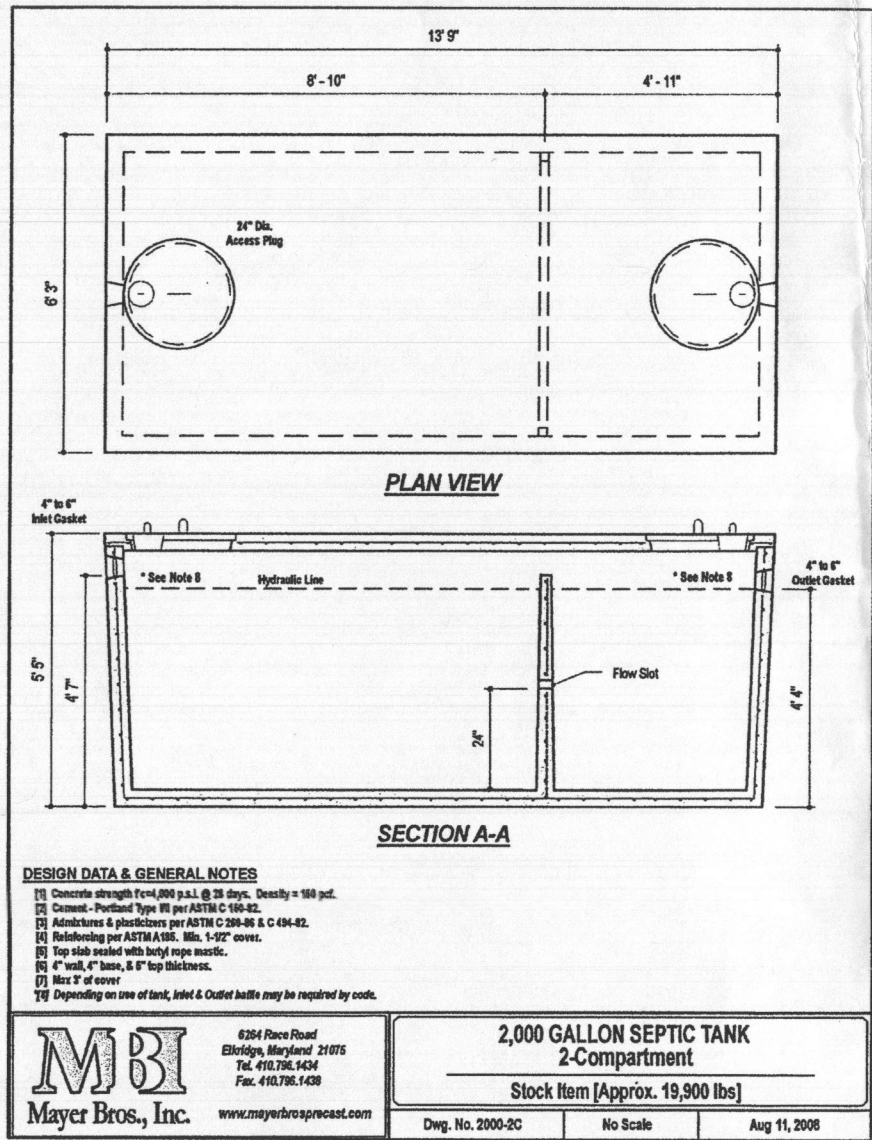
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 45577 Expiration Date: 06-08-2020.



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

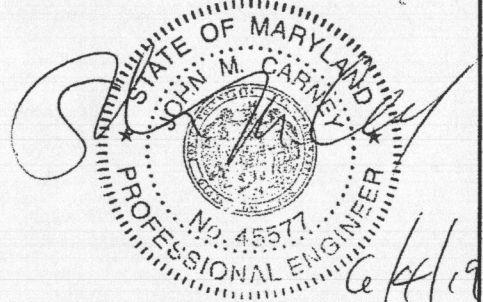
BENCHMARK
 ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 (F) 410-485-8644
 WWW.BEI-CIVILENGINEERING.COM

PROJECT:	REGAN PROPERTY LOT 4	
LOCATION:	12344 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597437	
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:	ASHBROOKE - ELEVATION F	
DATE:	JUNE, 2019	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 2 OF 3



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.



THIS PLAN IS FOR SEPTIC DESIGN ONLY

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

OWNER/BUILDER:	BENCHMARK ENGINEERS LAND SURVEYORS PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE Δ SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 Δ (F) 410-465-6644 WWW.BEI-CVILENGINEERING.COM	
PROJECT:	REGAN PROPERTY LOT 4	
LOCATION:	12344 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597437	
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:	ASHBROOKE - ELEVATION F	
DATE:	JUNE, 2019	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING <u>3</u> OF <u>3</u>