

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: 4/13/22 **ONSITE SEWAGE DISPOSAL SYSTEM** P 571497
 APPROVAL DATE: 08/02/2022 **PERMIT: CONSTRUCTION** A _____
 PROPERTY ADDRESS: 1945 DAVIS BRANCH ROAD, WOODSTOCK, MD 21163
 SUBDIVISION: MYRTUE PROPERTY LOT: 22 TAX ID: 03-352560
 CONTRACTOR: Farm & Home Sx. EMAIL: _____
 CONTRACTOR ADDRESS: Drives Rd PHONE: 410.442.2134
 PROPERTY OWNER: SONSHINE MD LP EMAIL: greinsmith@keystonecustomhomes.
 OWNER ADDRESS: 227 GRANITE RUN ROAD, LANCASTER, PA 17601 PHONE: (717)469-9060
 SEPTIC TANK SIZE (GALLONS): 2000 TANK MANUFACTURER: MAYER BROS., INC.
 PUMP MODEL: n.a. PUMP SIZE n.a. PUMP TANK CAPACITY: n.a.

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 7 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>122</u>	INLET DEPTH: <u>3.5</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8.0</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>11</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4.0</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	INSTALL CLEANOUT IN SHC.	

ISSUED BY: R BRICKER H.O. ISSUE DATE: 4/13/22 EXPIRATION DATE: 4/13/23

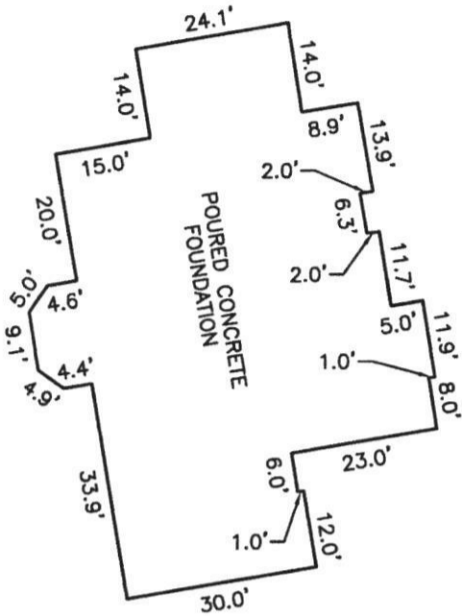
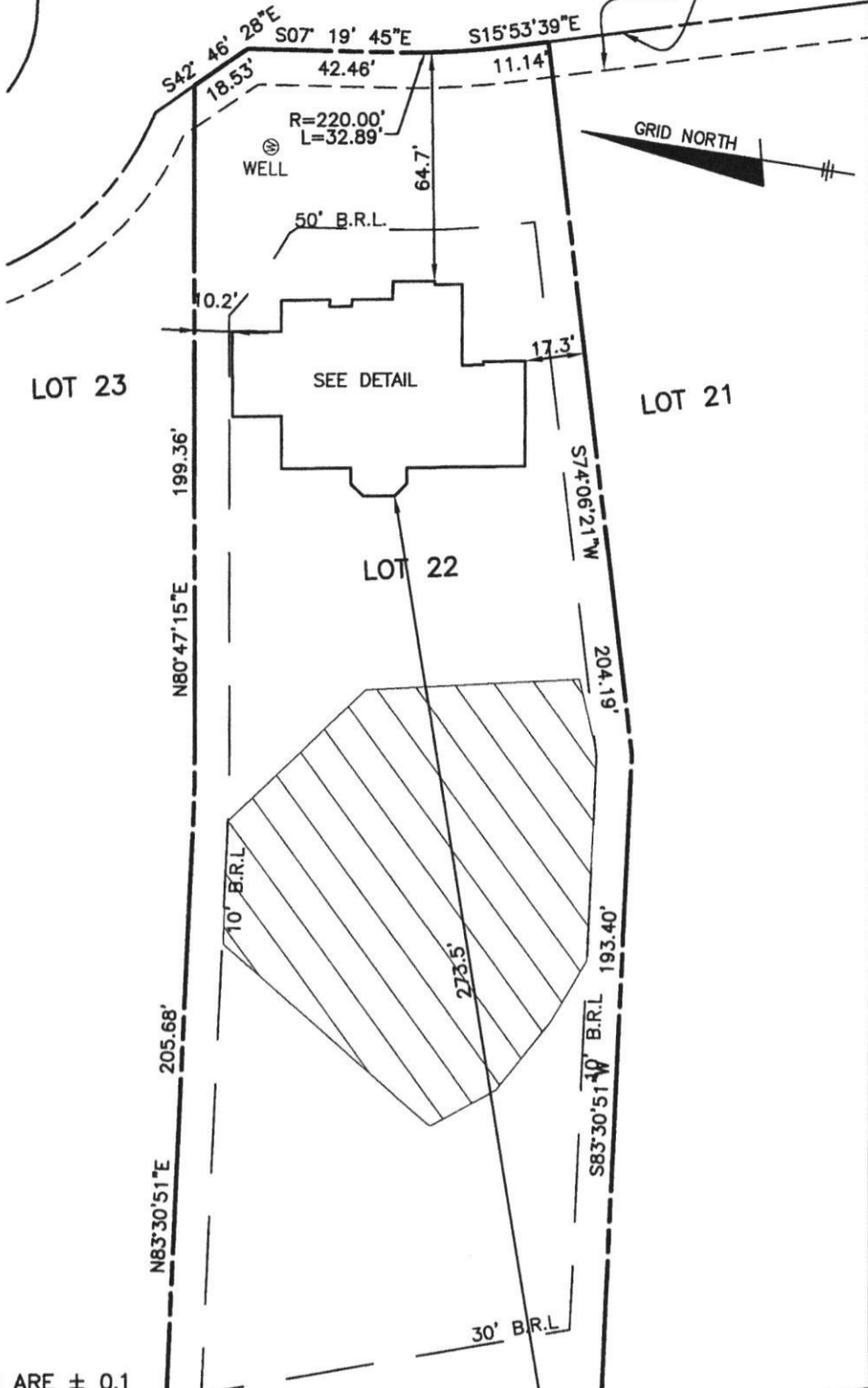
- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- 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.**

DAVIS BRANCH ROAD

(PUBLIC ACCESS ROAD)
40' RIGHT OF WAY

10' PUBLIC STORM
DRAINAGE & UTILITY
EASEMENT



FOUNDATION DETAIL
SCALE: 1" = 30'

TOP OF FOUNDATION WALL = 413.4'
OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1

SURVEYOR'S CERTIFICATE

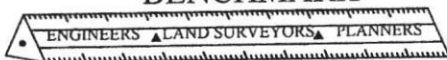
I HEREBY CERTIFY THAT THESE DOCUMENTS, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, 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 02/25/2022.

Donald A. Mason
3/1/22

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

FEMA FIRM No. 24027C0080D
ZONE: X
DATED: 11/06/2013

BENCHMARK



8480 BALTIMORE NATIONAL PIKE SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644

WWW.BEI-CIVILENGINEERING.COM

7.13.22
Wall check okay
-H.D.

WALL CHECK

MYRTUE PROPERTY

PLAT No. 23867

LOT No. 22

1945 DAVIS BRANCH ROAD

3rd ELECTION DISTRICT

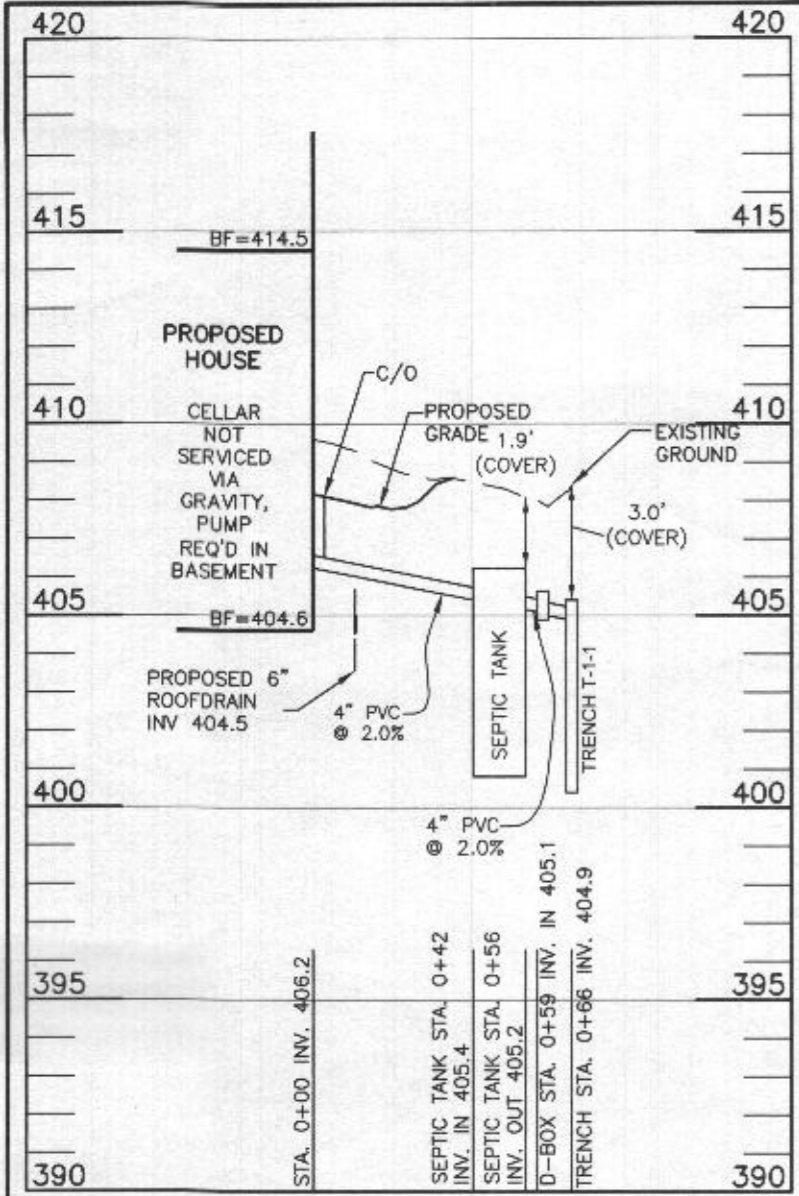
FIELD OBS. BY ML
COMP. BY EWF
DRAWN BY EWF

HOWARD COUNTY, MARYLAND

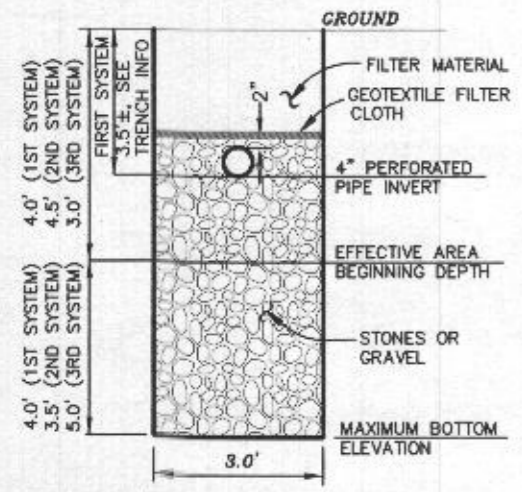
SCALE: 1" = 50' DATE: 02/25/2022

FOREST
CONSERVATION
EASEMENT 'B'
16.1 AC.
PLAT 19964

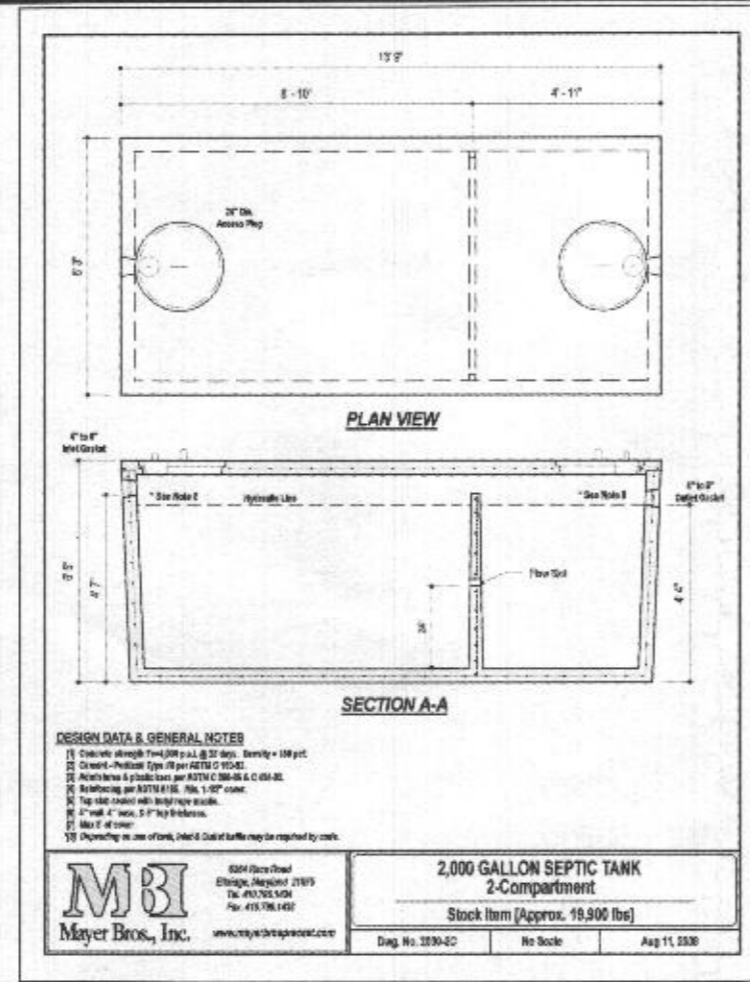
75' ST
BUR



LOT 22 SEWER PROFILE
SCALE: 1"=50' HORIZ., 1"=5' VERT.



TYPICAL TRENCH DETAIL
NOT TO SCALE



DESIGN DATA & GENERAL NOTES
1. Construct trench 12" deep x 36" wide x 18" high.
2. Construct trench 12" deep x 36" wide x 18" high.
3. Construct trench 12" deep x 36" wide x 18" high.
4. Construct trench 12" deep x 36" wide x 18" high.
5. Construct trench 12" deep x 36" wide x 18" high.
6. Construct trench 12" deep x 36" wide x 18" high.
7. Construct trench 12" deep x 36" wide x 18" high.
8. Construct trench 12" deep x 36" wide x 18" high.
9. Construct trench 12" deep x 36" wide x 18" high.
10. Construct trench 12" deep x 36" wide x 18" high.

2,000 GALLON SEPTIC TANK
2-Compartment
Stock Item (Approx. 18,900 lbs)
Mayer Bros., Inc. 8004 Joyce Road, Ellicott City, MD 21043
Tel: 410-765-5404 Fax: 410-765-1400
Diag. No. 2290-02 No Scale Aug 11, 2020

HEALTH DEPARTMENT SPEC SHEET INFORMATION - Lot 22			
System	Application Rate	Effective Depth	Bottom Depth
1st System	1.2	4.0	8.0
2nd system	1.2	4.5	8.0
3rd System	0.8	3.0	8.0

SEPTIC INVERT CHART - Lot 22	
INV @ HOUSE	406.2
GROUND @ HOUSE	408.2
INV IN SEPTIC TANK	405.4
INV OUT SEPTIC TANK	405.2
TOP OF SEPTIC TANK	406.2
GROUND OVER SEPTIC TANK	408.1
INV IN DIST BOX	405.1
INV OUT DIST BOX	405.0
GROUND AT DIST BOX	408.4

INITIAL SYSTEM		
Number of Bedrooms	7	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	4.0	ft
Bottom Max Depth	8.0	ft
Design Flow	1050	gpd
Drainage Field square footage	875	sf
Sidewall Reduction Credit	0.42	
Trench width	3	ft
Effective Area Depth	4	ft
Trench Spacing	11	ft
Linear Length of trench Required	122	lf

1ST REPLACEMENT SYSTEM		
Number of Bedrooms	7	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	4.5	ft
Bottom Max Depth	8.0	ft
Design Flow	1050	gpd
Drainage Field square footage	875	sf
Sidewall Reduction Credit	0.45	
Trench width	3	ft
Effective Area Depth	3.5	ft
Trench Spacing	10	ft
Linear Length of trench Required	133	lf

2ND REPLACEMENT SYSTEM		
Number of Bedrooms	7	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	8.0	ft
Design Flow	1050	gpd
Drainage Field square footage	1313	sf
Sidewall Reduction Credit	0.36	
Trench width	3	ft
Effective Area Depth	5	ft
Trench Spacing	13	ft
Linear Length of trench Required	156	lf

TRENCH DESIGN - Lot 22					
INITIAL SYSTEM					
T-1-1	LENGTH	40.6 ft	T-1-2	LENGTH	40.6 ft
	GROUND ELEVATION	408.6		GROUND ELEVATION	406.3
	INVERT ELEVATION	405.1		INVERT ELEVATION	402.8
	MAX BOTTOM ELEVATION	400.6		MAX BOTTOM ELEVATION	398.3
T-1-3	LENGTH	40.6 ft		LENGTH	40.6 ft
	GROUND ELEVATION	406		GROUND ELEVATION	406
	INVERT ELEVATION	402.5		INVERT ELEVATION	402.5
	MAX BOTTOM ELEVATION	398.0		MAX BOTTOM ELEVATION	398.0
1ST REPLACEMENT SYSTEM					
T-2-1	LENGTH	44.2 ft	T-2-2	LENGTH	44.2 ft
	GROUND ELEVATION	404.6		GROUND ELEVATION	403.8
	INVERT ELEVATION	402.6		INVERT ELEVATION	401.8
	MAX BOTTOM ELEVATION	396.6		MAX BOTTOM ELEVATION	395.8
T-2-3	LENGTH	44.2 ft		LENGTH	44.2 ft
	GROUND ELEVATION	402.9		GROUND ELEVATION	402.9
	INVERT ELEVATION	400.9		INVERT ELEVATION	400.9
	MAX BOTTOM ELEVATION	394.9		MAX BOTTOM ELEVATION	394.9
2ND REPLACEMENT SYSTEM					
T-3-1	LENGTH	52.1 ft	T-3-2	LENGTH	52.1 ft
	GROUND ELEVATION	402.5		GROUND ELEVATION	400.9
	INVERT ELEVATION	400.5		INVERT ELEVATION	398.9
	MAX BOTTOM ELEVATION	394.5		MAX BOTTOM ELEVATION	392.9
T-3-3	LENGTH	52.1 ft		LENGTH	52.1 ft
	GROUND ELEVATION	400.9		GROUND ELEVATION	400.9
	INVERT ELEVATION	398.9		INVERT ELEVATION	398.9
	MAX BOTTOM ELEVATION	392.9		MAX BOTTOM ELEVATION	392.9

OWNER/BUILDER:
KEYSTONE CUSTOM HOMES, INC.
227 GRANITE RUN DR.
SUITE 100
LANCASTER, PA 17601
717-464-9060

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-CIVILENGINEERING.COM

PROJECT:	MYRTUE PROPERTY LOT 22		
LOCATION:	TAX MAP: 10, GRID: 24, PARCEL: 225, ZONED: RC-DEO 1945 DAVIS BRANCH RD. WOODSTOCK, MD 21163 6TH ELECTION DISTRICT, HOWARD COUNTY, MD, TAX ID 352560		
TITLE:	ONSITE SEWAGE DISPOSAL PLAN		
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES		
DATE:	JULY, 2021	PROJECT NO.	2099
SCALE:	AS SHOWN	DRAWING	2 OF 2

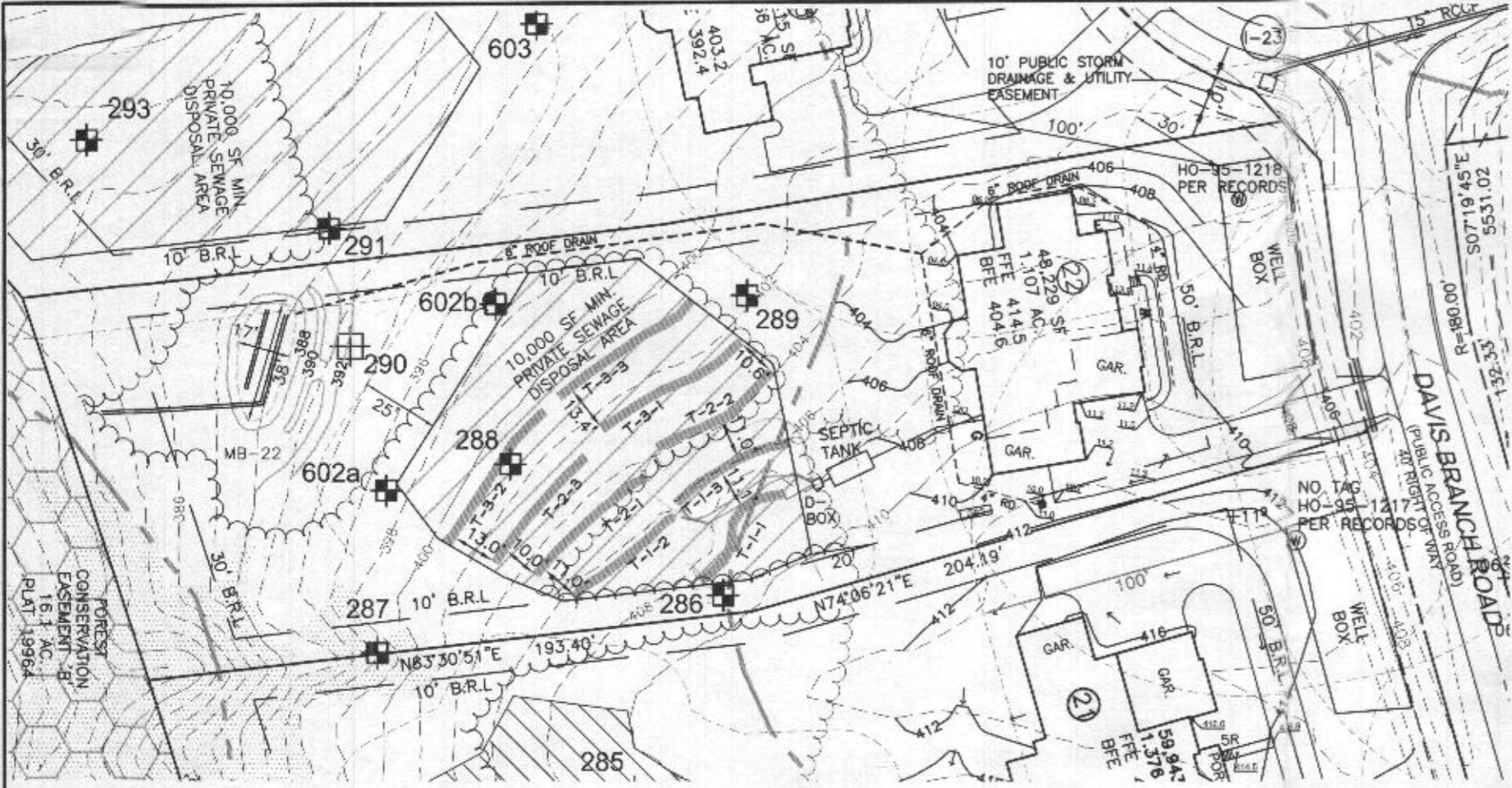
Approved Septic System Plan
Howard County Health Department
2000-gallon Septic Tank
To Gravity Distribution
for 7 - Bedroom residence
Signature: [Signature] Date: 8/4/21

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. 28376, Expiration Date: 01-01-2023.



AAM-BEI

2021.07.16 11:58:36 -04'00



PLAN VIEW

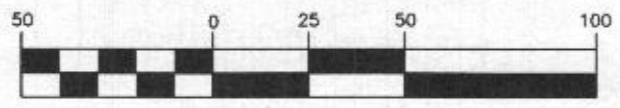
1" = 50'

GENERAL NOTES

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR MYRTUE PROPERTY, PLAT NUMBER 23865. REFER TO THE PLAT FOR LOT DIMENSIONS, LOT AREA, ALL EASEMENTS AND CONDITIONS.
2. THE EXISTING WELL SHOWN ON THIS PLAN (HO-95-1218) HAS BEEN FIELD LOCATED BY DAFT, McCUNE WALKER, INC. AND IS SHOWN IN ACCORDANCE WITH THEIR SURVEY.
3. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
4. TOPOGRAPHY SHOWN WAS FLOWN BY VIRGINIA RESOURCE MAPPING, INC. DATED FEBUAURY 2003 AND SUPPLEMENTED WITH FIELD SURVEY BY DMW, INC. DATED 2005.
5. SEDIMENT AND EROSION CONTROLS WILL BE SUBMITTED BY HOWARD SOILS CONSERVATION DISTRICT AS A CUSTOM GRADING PLAN.
6. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE APPROVED BUILDING PERMIT AND CUSTOM GRADING PLANS.
7. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING PRIVATE SEWAGE DISPOSAL AREA
- EXISTING WELL BOX
- PROPOSED TREELINE
- EXISTING TREELINE
- SOILS MAP SYMBOL
- SOILS DELINEATION LINE
- PERC TEST PASSED
- PERC TEST FAILED

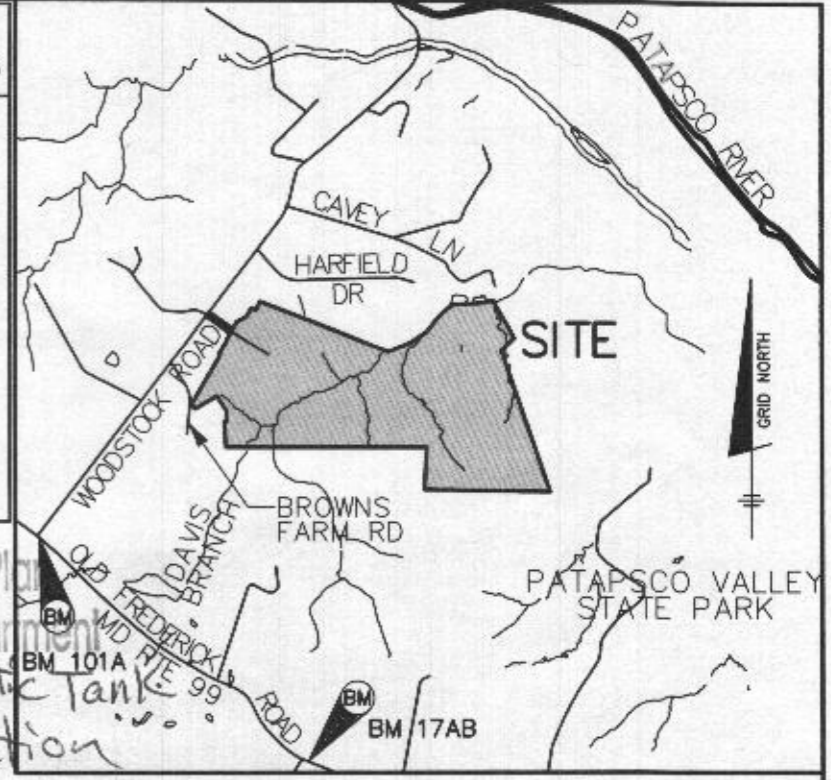


(IN FEET)
1 inch = 50 ft.

BENCHMARK INFORMATION NAD83

Ho. Co. STATION 17AB
STAMPED DISC SET ON TOP OF CONCRETE COLUMN
NORTHING: 564468.943'
EASTING: 1318257.375'
ELEVATION: 561.105'

Ho. Co. STATION 101A
STAMPED DISC SET ON TOP OF CONCRETE COLUMN
NORTHING: 565347.937'
EASTING: 1319266.269'
ELEVATION: 588.708'



VICINITY MAP

SCALE: 1" = 2000'

Approved Septic System Plan
Howard County Health Department
2000-gallon Septic Tank
to Gravity Distribution

Builder
Signature

8/4/21
Date

for 7-Bedroom residence
1945 Davis Branch Rd.

8. ANY CHANGES TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
9. ANY ELECTRICAL WORK FOR THE INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
10. THE SEPTIC TANK WILL BE A 2000 GALLON TWO COMPARTMENT TANK.
11. THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
12. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS/OR SEPTIC SYSTEM HAVE BEEN SHOWN.

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. 28376, Expiration Date: 01-01-2023.



AAM-BEI

2021.07.16 11:59:08 -04'00

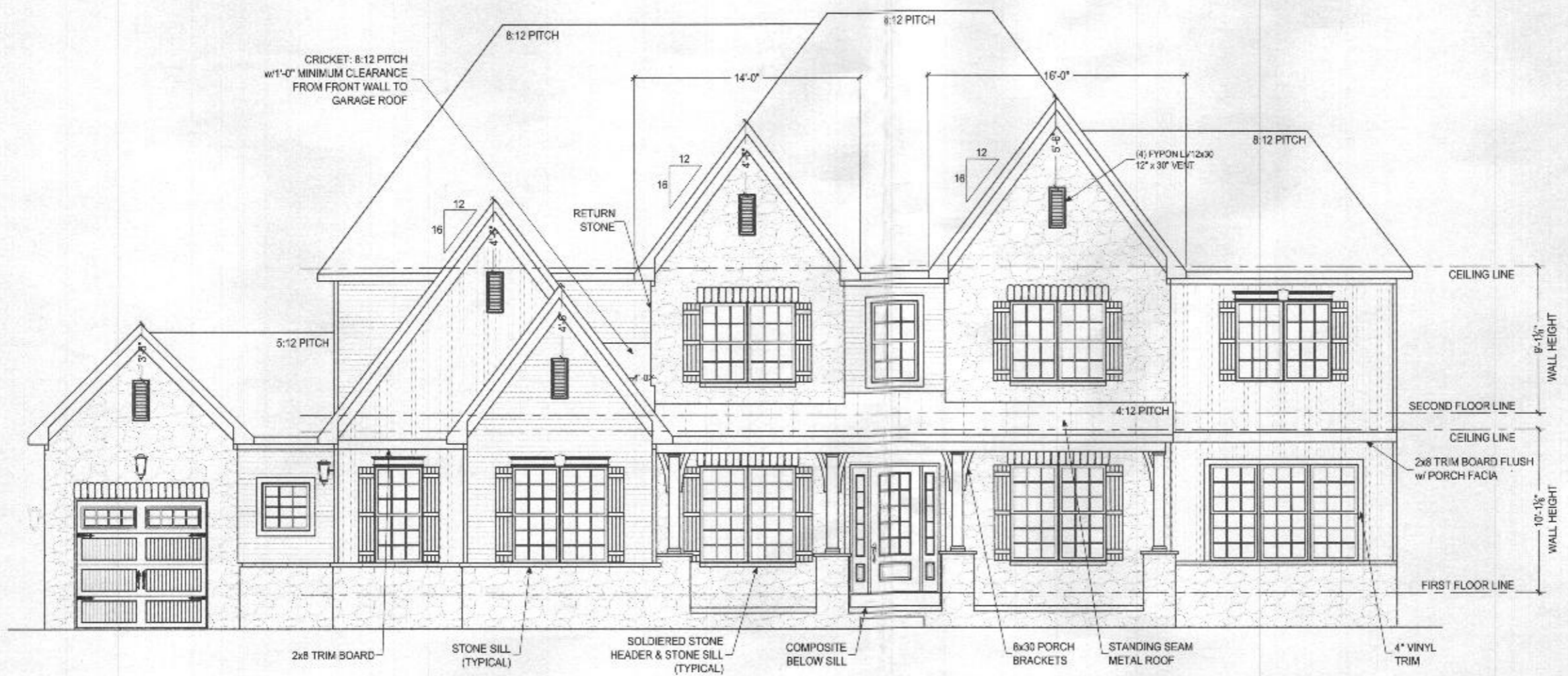
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TITLE:	ONSITE SEWAGE DISPOSAL PLAN	
HOUSE TYPE:	CUSTOM - KEYSTONE HOMES	
DATE:	JULY, 2021	PROJECT NO. 2099
SCALE:	AS SHOWN	DRAWING 1 OF 2

OWNER/BUILDER:
KEYSTONE CUSTOM HOMES, INC.
227 GRANITE RUN DR.
SUITE 100
LANCASTER, PA 17601
717-464-9060

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Supplement
to OSDS Design Plan
(direct submittal to Health)
reB 8/3/21



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
MRS022
HARDWAY
MODEL:

ISSUED:
MAY 17 2021
SCALE:
AS NOTED
DRAWN BY:
M. HERSHEY

SHEET NO.
A1.0
PLAN ID:
ads 10

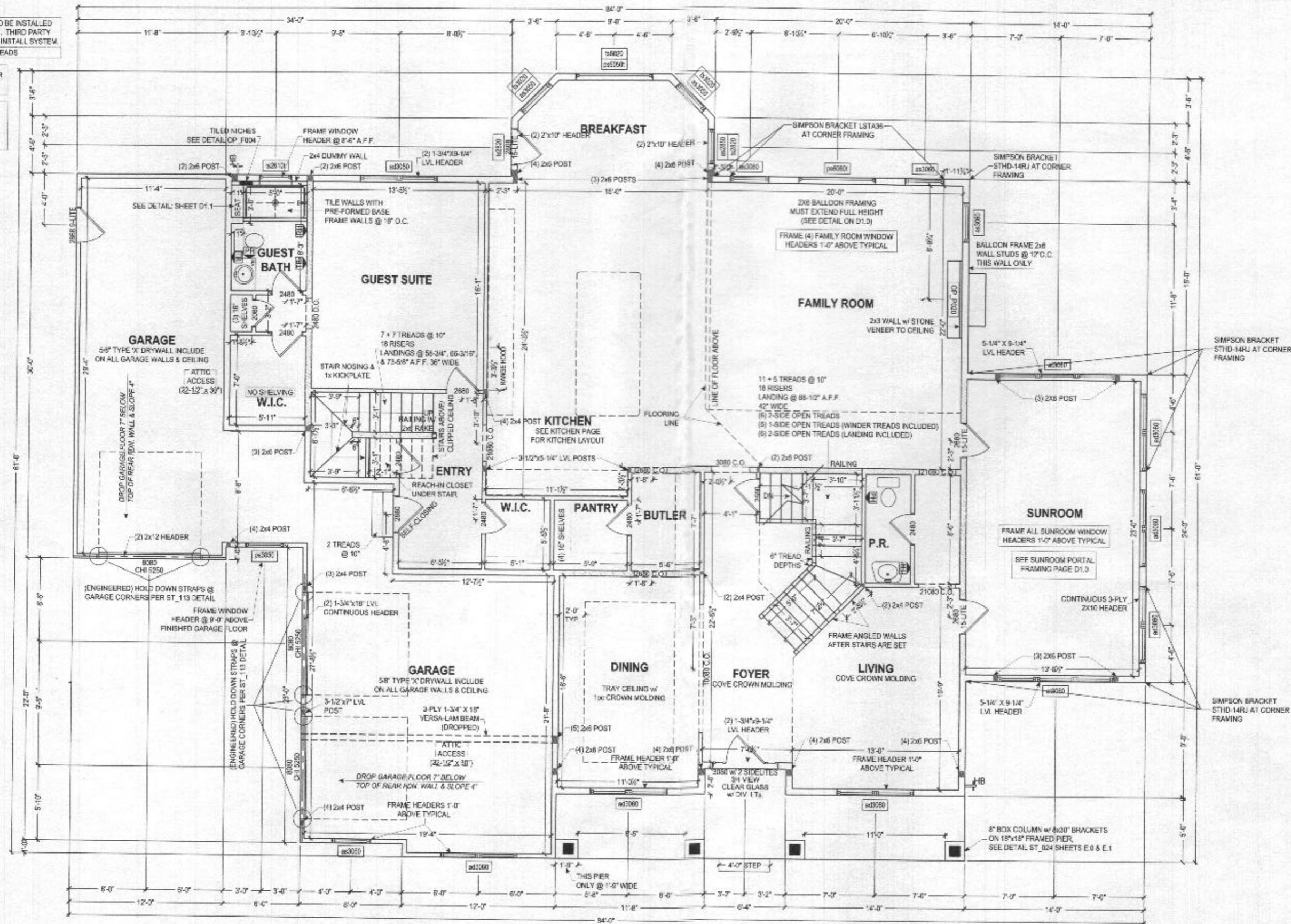
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KEYSTONE
CUSTOM HOMES
227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601
PHONE: (717) 464-0000 • FAX: (717) 735-0034 • KeystoneCustomHome.com

RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE 2016 IFC. THIRD PARTY AGENCY TO PROVIDE DRAWINGS AND INSTALL SYSTEM. CONCEALED SPRINKLER HEADS

SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POINT LOADS

NOTE:
1/2" WIDE INTERIOR TRIM PACKAGE
ALLOW 4" FOR ALL WINDOW/DOOR HEADER TRIM



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KEYSTONE
CUSTOM HOMES

227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601
PHONE: (717) 464-9300 • FAX: (717) 735-2004 • keystonecustomhomes.com

FIRST FLOOR PLAN
MODEL: **MRS022**
HARDWAY

SHEET DESCRIPTION:
MODEL:

ISSUED: **MAY 17 2021**
SCALE: **AS NOTED**
DRAWN BY: **M.HERSHEY**

SHEET NO. **P1.0**
PLAN ID: **ads10**

ALL EXTERIOR WALLS ARE 100% CONT. STRUCTURAL SHEATHING (METHOD #3, PER ST_112)

GYPSUM BOARD, TWO SIDES (METHOD #5, PER ST_111)	2 x 6 INTERIOR WALL	INTERIOR HALF WALL	FRAMING POST

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

