

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: 4-3-23 **ONSITE SEWAGE DISPOSAL SYSTEM** P 574072
 APPROVAL DATE: _____ **PERMIT: CONSTRUCTION** A _____
 PROPERTY ADDRESS: 12363 Pleasant View Drive
 SUBDIVISION: Fulton Manor LOT: 27 TAX ID: 5418178
 CONTRACTOR: Hofffields Equipment EMAIL: Ken@hofffieldsequipment.com
 CONTRACTOR ADDRESS: P.O. Box 519 Annapolis Junction MD 20701 PHONE: 301-490-4289
 PROPERTY OWNER: John Sessler EMAIL: _____
 OWNER ADDRESS: 12363 Pleasant View Drive PHONE: 410-980-9868

SEPTIC TANK SIZE (GALLONS): 2000 GAL TANK MANUFACTURER: N/A
 PUMP MODEL: N/A PUMP SIZE: N/A PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: _____ APPLICATION RATE: _____

TRENCHES:	LINEAR FEET REQUIRED: <u>184' (2 @ 92')</u>	INLET DEPTH: <u>4'</u>
	TRENCH WIDTH: <u>3'</u>	MAXIMUM BOTTOM DEPTH: <u>6'</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10'</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4'</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION. **Property lines surrounding the Sewage Disposal Area to be staked per approved OSDS plan**	
NOTES:	Existing septic system to be abandoned for future addition & pool permit (both ex. trenches & tank). Existing tank must be pumped out, disconnected, and properly abandoned. Updated PC allows new OSDS to be within 5' of property lines.	

ISSUED BY: Zack Silvast ISSUE DATE: 4-3-23 EXPIRATION DATE: 4-3-24

- 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 _____
- 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
For As-Built

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	4	6
NUMBER OF TRENCHES		2
TOTAL LENGTH		184'
ABSORPTION AREA		552 ft ³
DISTRIBUTION BOX LEVEL		yes
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	2'
BAFFLES	6" front + 4" back
BAFFLE FILTER	-
MANHOLE LOC	front + back
6" PORT LOC	-
WATERTIGHT TEST	-
SLOTTED	yes
DATE ON LID	3/13/23

PUMP/SEPTIC TANK LEVEL N/A

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

ROAD NAME

PRE-CONSTRUCTION:

4/19/23 - SDA staked. Tank staked, D-box staked. Laid out 2 trenches @ 92'. Ex tank will be pumped + collapsed. Insulated well to house (RCL SP)

4/19/23 - one tree will have to be removed to install one of the trenches, there is another tree that should be removed right @ the d box location, but home owner said that he'd have it removed after the construction of additions + pool, contractor said that he'd seal the d box w/ mastic to prevent tree root intrusion (RP) 4/20/23 - Spoke to J. Williams who said

INSTALLATION: the tree near the d box's beginning of trenches will need to be removed before the installation starts - relayed this info to contractor. (RP) 4/20/23 - Hatfield's stated that home owner will remove the tree by the d box before installation (RP)

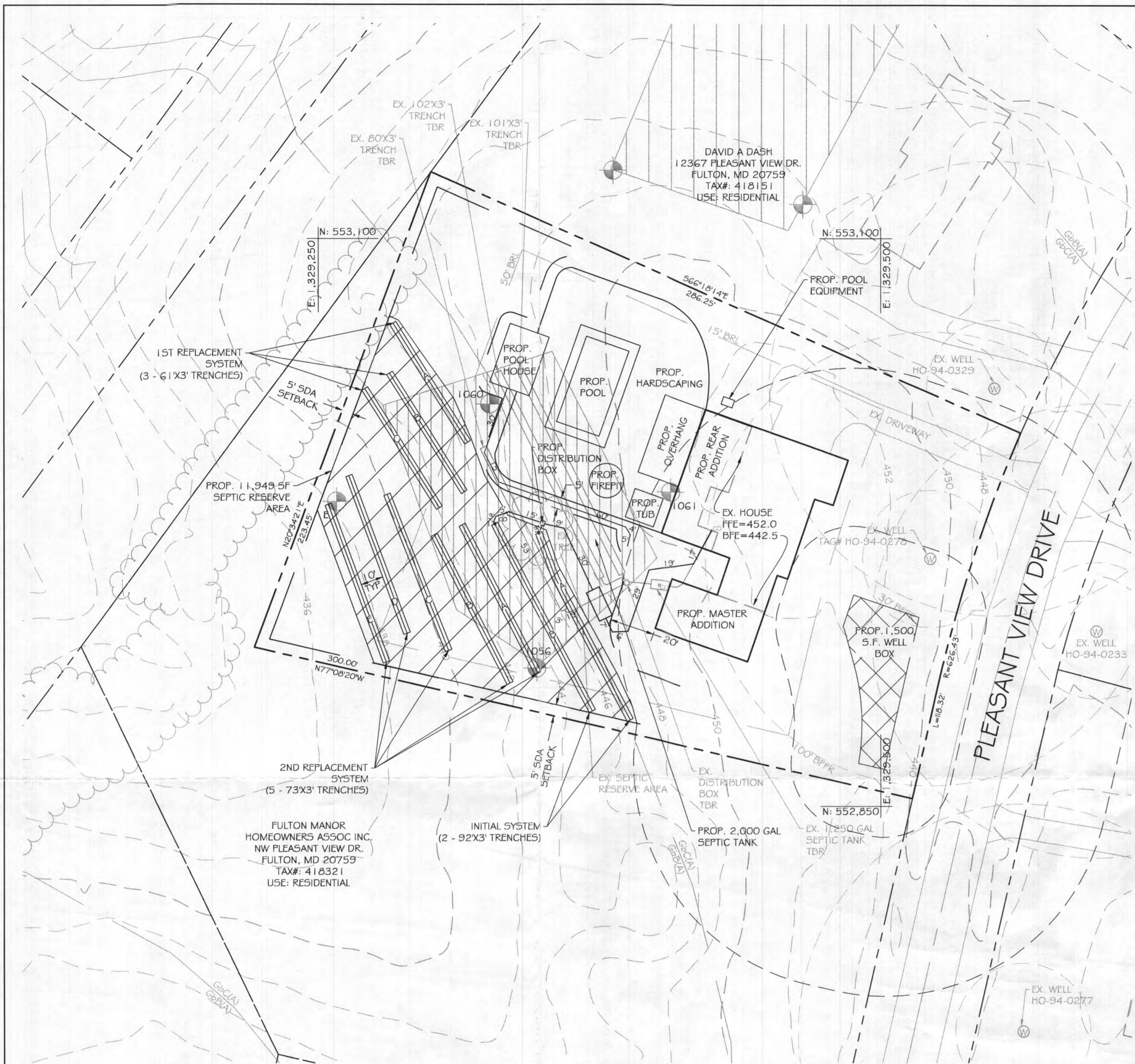
4/21/23 - Trenches installed upon arrival. Installer onsite. Width + Inlet per plan. Pipe for lower trench @ 90' but stone + fabric extends 2' at beginning of trench. Width + Inlet for both trenches per plan. Stone + fabric for both trenches on. Gave OK to backfill trenches. D-box level, saw baffle. Left + came back onsite to see tank. Tank was level. 2' of cover on lid, saw slot. Gave OK to cover; respect for baffles, House + D-box connection. (SP)

FINAL INSPECTOR Shea Surz Page DATE OF APPROVAL 4/24/2023

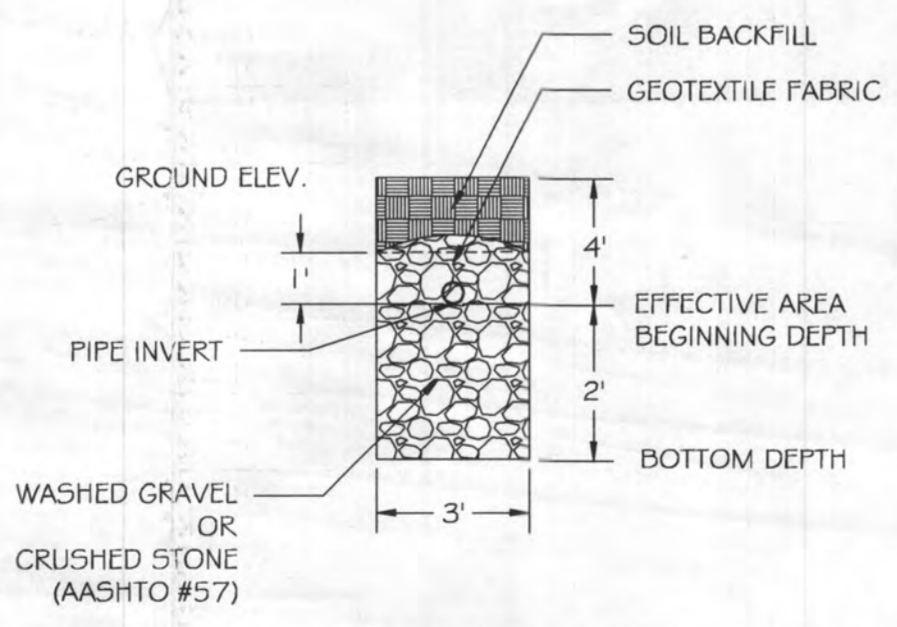
4/24/23 - first filler pumped, collapsed + took out existing tank, stone used @ old tank location. SCHED 40 pipe used from tank to existing outlet from house. used existing c/o from house. saw 6" front + 4" back baffles. measured tank to D-box. (SP)



→ tree @ dbox ; beginning of trenches will be removed before OSDS installation



PLAN VIEW
SCALE: 1" = 30'



TRENCH DETAIL
N.T.S.

LEGEND

- 759 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 760 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- 307.90' --- ADJACENT PROPERTY LINE
- N22°37'18"W --- EXISTING PROPERTY BOUNDARY
- EXISTING ROAD / EDGE OF PAVING
- EXISTING ROAD CENTERLINE
- 761 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 760 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- EXISTING BUILDING
- PROPOSED BUILDING
- 765.0 x --- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- BrC --- SOIL DELINEATION LINE
- GdB --- EXISTING PERCOLATION TEST HOLE
- EXISTING SEWAGE DISPOSAL AREA
- PROPOSED SEWAGE DISPOSAL AREA

PERC RESULTS (10/15/93)

PERC HOLE	PERC TIME (MIN)
1061	VISUAL OK
1060	0.58, 1.25
E	9.00
1056	1.75
AVG.	3.15

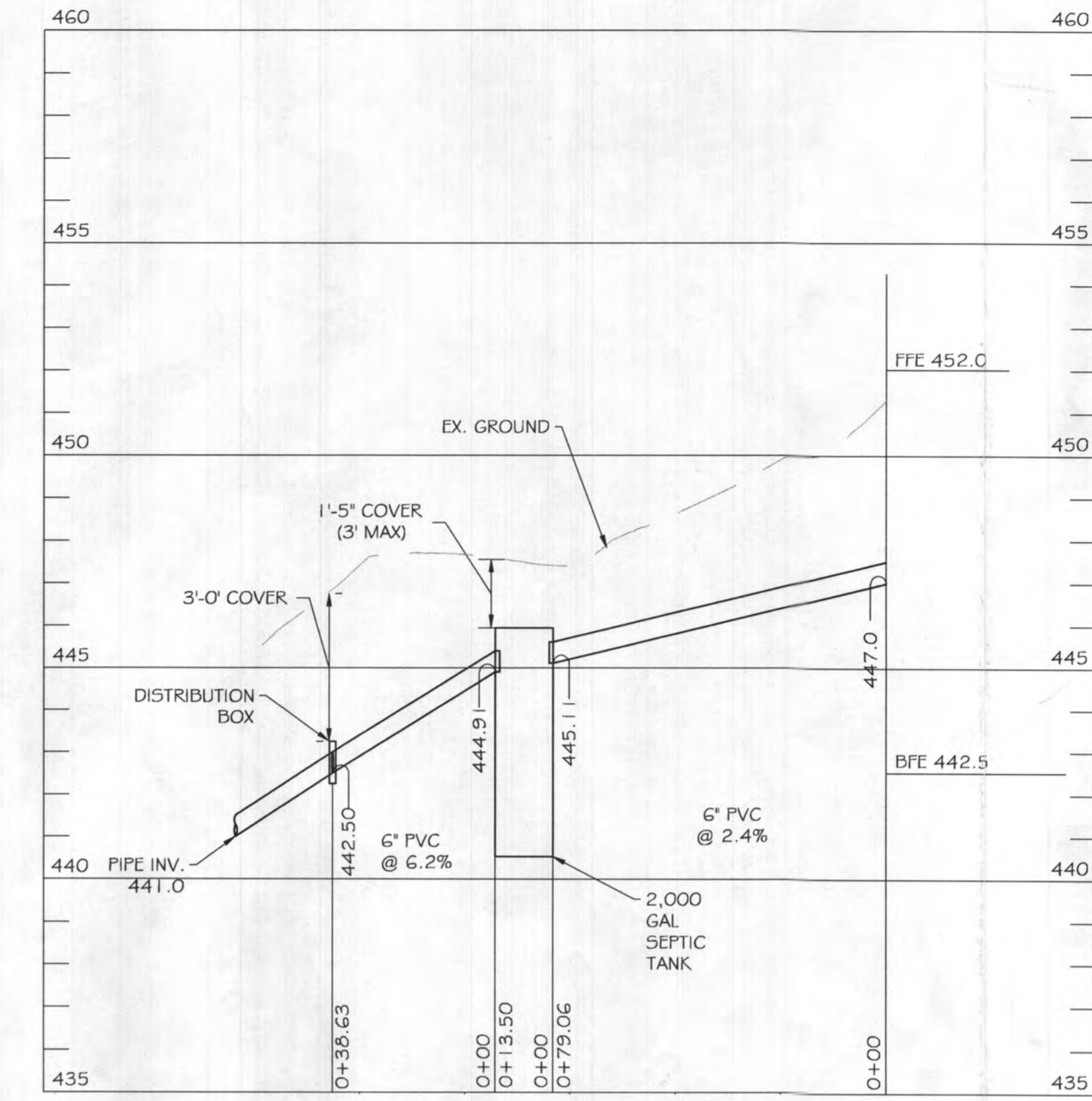
RELATIVE DEPTHS

	PIPE INVERT	EFFECTIVE AREA BEGINNING	MAXIMUM TRENCH BOTTOM
INITIAL SYSTEM TRENCH A,B,C	4.0	4.0	6.0
1ST REPLACEMENT TRENCH A,B,C	4.0	4.0	6.0
2ND REPLACEMENT TRENCH A,B,C	4.0	5.0	6.0

APPROXIMATE ELEVATIONS

	GROUND ELEVATION	INVERT ELEVATION	BOTTOM ELEVATION
INITIAL SYSTEM TRENCH A	446.5	441.0	439.0
INITIAL SYSTEM TRENCH B	445.0	441.0	439.0
1ST REPLACEMENT TRENCH A	444.2	438.0	436.0
1ST REPLACEMENT TRENCH B	443.0	438.0	436.0
1ST REPLACEMENT TRENCH C	442.0	438.0	436.0
2ND REPLACEMENT TRENCH A	443.0	432.8	431.8
2ND REPLACEMENT TRENCH B	441.8	432.8	431.8
2ND REPLACEMENT TRENCH C	440.2	432.8	431.8
2ND REPLACEMENT TRENCH D	438.9	432.8	431.8
2ND REPLACEMENT TRENCH E	437.8	432.8	431.8

NOTE: THE PURPOSE OF THIS REVISION IS TO PROVIDE SPACE IN ORDER TO FIT A PROPOSED POOL AND HARDSCAPED SPACE ON THE PROPERTY.



PROP. SEPTIC SYSTEM PROFILE
SCALE: H. 1" = 30'
V. 1" = 3'

TRENCH LENGTH AND SPACING CALCULATIONS
TRENCH DESIGN (7 BDRM X 150 GPD/BDRM = 1050 GPD)

INITIAL SYSTEM
1050 GPD / 1.2 GPD/SF (APP. RATE) = 875 SF
USE 3' WIDE TRENCH W/ 24" OF GRAVEL BELOW PIPE EFFECTIVE AREA 4' - 6'
875 SF / 3' WIDTH = 292 LF x 0.625 = 183 LF MIN. TRENCH
10' MIN. SPACING BETWEEN TRENCH EDGES

1ST REPLACEMENT SYSTEM
1050 GPD / 1.2 GPD/SF (APP. RATE) = 875 SF
USE 3' WIDE TRENCH W/ 24" OF GRAVEL BELOW PIPE EFFECTIVE AREA 4' - 6'
875 SF / 3' WIDTH = 292 LF x 0.625 = 182 LF MIN. TRENCH
10' MIN. SPACING BETWEEN TRENCH EDGES

2ND REPLACEMENT SYSTEM
1050 GPD / 0.8 GPD/SF (APP. RATE) = 1,313 SF
USE 3' WIDE TRENCH W/ 12" OF GRAVEL BELOW PIPE EFFECTIVE AREA 5' - 6'
1,313 SF / 3' WIDTH = 437 LF x 0.833 = 365 LF MIN. TRENCH
10' MIN. SPACING BETWEEN TRENCH EDGES

2 - 92' LONG TRENCHES FOR INITIAL SYSTEM
3 - 61' LONG TRENCHES FOR 1ST REPLACEMENT SYSTEM
5 - 73' LONG TRENCHES FOR 2ND REPLACEMENT SYSTEM



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:**
- ANY CHANGE 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.
 - THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
 - ELECTRICAL WORK FOR THE INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
 - THE WELL (TAG HO-94-0278) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
 - ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
 - A SETBACK DISTANCE WAIVER IS REQUESTED TO REDUCE THE SDA TO PROPERTY LINE SETBACK TO 5'. LOCATIONS HAVE BEEN IDENTIFIED ON THE PLAN.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENT OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A REVISED SEWAGE AREA SHALL NOT BE NECESSARY.
 - TOPOGRAPHY SHOWN IS AT TWO-FOOT CONTOUR INTERVALS (ONE-FOOT INTERVALS ARE REQUIRED FOR MOUND SYSTEMS AND SYSTEMS WITH PIPE DEPTH LESS THAN TWO FEET) AND HAS BEEN FIELD VERIFIED OR FIELD RUN.
 - ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - THE LOT SHOWN HEREIN COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - A PROFESSIONAL SURVEYOR OR ENGINEER MUST MARK THE PROPERTY LINE WHEN THE TRENCHES ARE BEING INSTALLED IN AREAS WHERE THE PROPERTY LINE SETBACK HAS BEEN REDUCED TO 5 FEET.
 - THE POOL HOUSE WAS COUNTED AS A BEDROOM IN THE TRENCH DESIGN CALCULATIONS.
 - THIS SITE IS NOT WITHIN A FLOODPLAIN AND DOES NOT CONTAIN ANY STREAM, PONDS, AND OR STEEP SLOPES.

Approved Septic System Plan
Howard County Health Department

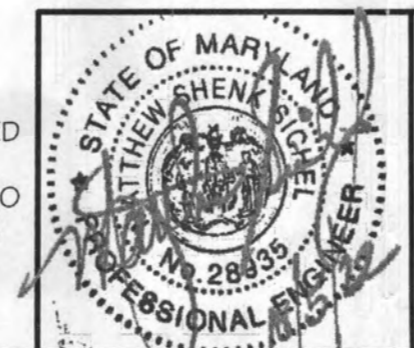
Signature: *g8* Date: 11/29/22

OWNER:
JOHN E. SESSLER
12363 PLEASANT VIEW DRIVE
FULTON, MD 21029
(949) 491-2802

DEVELOPER:

DESIGNER:
BRIAN COLLINS
936 RIDGEBROOK RD.
SPARKS, MD 21152
410-472-5253

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF. LICENSE NO. 28935 EXPIRATION DATE: 1/15/2023



KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	10/5/2022

LOT 27, FULTON MANOR
ON-SITE SEWAGE DISPOSAL SYSTEM PLAN
12363 PLEASANT VIEW DRIVE
FULTON, MD 21029
TAX#: 418178, SUB: 2204

SCALE: 1" = 30'
DESIGNED BY: MAM
DRAWN BY: MAM

DRAWING NO. SHEET 1 OF 1
KCI JOB NUMBER 272107508

Silvast, Zackary

From: Silvast, Zackary
Sent: Tuesday, November 29, 2022 10:18 AM
To: Brian Collins
Subject: RE: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

I'm going to let her process everything so I'll tell her to send you an e-mail. Should be ready for pick-up by tomorrow morning.

- ZS

From: Brian Collins <Brian.Collins@kci.com>
Sent: Tuesday, November 29, 2022 10:05 AM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Great Thanks, Appreciate the info and I will pass that along to the client. Will Sharonda let us know when the plan is ready to be picked up or is this email your notice?

Brian K. Collins, RLA, LEED AP

*Associate - Senior Project Planner
Land Development Practice*



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o: 410.472.5253 | m: 410.336.6362 | f: 410.316.7853
Brian.Collins@kci.com | www.kci.com

RISE TO THE CHALLENGE

From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Tuesday, November 29, 2022 10:01 AM
To: Brian Collins <Brian.Collins@kci.com>
Subject: RE: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

Brian,

The OSDS plan does get signed, but not by the health officer. I have a stamp that I use and I sign it which moves it to an approved phase. The health officer block only goes on perc certification/subdivision plans.

If the building permit comes in how you describe, I'm assuming only the pool will be on it? Which would be phase one?

In that case, no they wouldn't need the plot plan until later. And they won't need to update their OSDS plan because we've accounted for 7 bedroom design (including poolhouse).

But I would say that the building permit for the pool will not be approved until they install the new septic system. Which includes pumping out the existing tank and abandoning that.

- ZS

From: Brian Collins <Brian.Collins@kci.com>
Sent: Tuesday, November 29, 2022 9:49 AM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Great thanks Zac, yes I am ok with you whiting out the signature block. Does the OSDS plan not get signed?

I also had one clarification question regarding the plot plan. If their building permit does not include the pool house and the building addition can it be approved without the plans? The owner plans on phasing the improvement with the pool being the fist phase. The pool house and addition will come at a later date. We just wanted to show everything so revisions to the OSDS plan in the future would not be necessary.

Thanks
Brian

Brian K. Collins, RLA, LEED AP

*Associate - Senior Project Planner
Land Development Practice*



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RISE TO THE CHALLENGE

From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Tuesday, November 29, 2022 9:45 AM
To: Brian Collins <Brian.Collins@kci.com>
Subject: RE: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

Also, I am whiting out the Health Officer signature block that you put on these 4 plans if that's alright with you. Thanks.

- ZS

From: Brian Collins <Brian.Collins@kci.com>
Sent: Thursday, November 17, 2022 7:45 AM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Zac,

Checking in to see where things are at with this. Its been over a month and have not heard anything.

Thanks
Brian

Brian K. Collins, RLA, LEED AP
Associate - Senior Project Planner
Land Development Practice



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Brian.Collins@kci.com | www.kci.com

RISE TO THE CHALLENGE

From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Friday, October 7, 2022 9:41 AM
To: Brian Collins <Brian.Collins@kci.com>
Subject: RE: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

Hey Brian,

Thanks for the update, I'll be on the lookout for it. I'll make sure to dive into it early next week to jumpstart the turnaround times. Have a great holiday weekend!

- ZS

From: Brian Collins <Brian.Collins@kci.com>
Sent: Thursday, October 6, 2022 7:36 PM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Zac,

The revised OSDA plan was submitted this morning to your attention. A copy of the plan and the comment response letter is attached for your reference. We looked at multiple configurations and trench lengths for the 2nd replacement system and what we currently show seems to work the best, this will require a revision to the Perc Cert once the OSDS is approved.

Thanks
Brian

Brian K. Collins, RLA, LEED AP

*Associate - Senior Project Planner
Land Development Practice*



KCI TECHNOLOGIES INC.

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Brian.Collins@kci.com | www.kci.com

RISE TO THE CHALLENGE

From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Thursday, September 8, 2022 6:26 PM
To: Brian Collins <Brian.Collins@kci.com>
Cc: Martin, Sharhonda <smmartin@howardcountymd.gov>
Subject: Regarding 12363 Pleasant View Drive (PC & OSDS plans)

Hey Brian,

I have some good news & a few minor issues with the OSDS plan upon further review.

The good news is that the perc cert was signed by Mike Davis & a copy of the perc cert. plan can be picked up early next week.

Now for my three revision comments on the OSDS:

1. I let it go on the perc cert. to speed up the process and since the perc cert. had already gained approval back in April as is, but the wells should have been shown with the well tag numbers on them also.
 - a. It would have been appropriate to include those tag numbers and with a lighter font than the subject property.
 - b. I do want the tag numbers included on the OSDS plan.
2. The 1st replacement system should have been designed with 1' effective depth.
 - A. I have attached Bricker's original spec sheet (see attached above).
 - B. This may change some of the configuration as that 1st replacement system will now be even larger.
 - a. It is important to note that the lines should stay as linear as possible and on contour as much as possible.
 - b. No crazy configurations to squeeze everything in. (not saying you would, but as a point to be made)

3. I am confused by note number 11. I think all three of these systems would be able to achieve gravity distribution.
 - A. If one system needs to be an LPD, those details need to be provided on the OSDS even if it is for a “future repair.”
 - B. Now would be the time to do that LPD design.
 - C. You would also want to include “the future pump pit location.” And show both of those “tank details.”
 - a. Pump tank should be lighter and dotted on the site plan since it is for future use.

Once these revisions have been addressed, I look forward to your resubmission.

- ZS

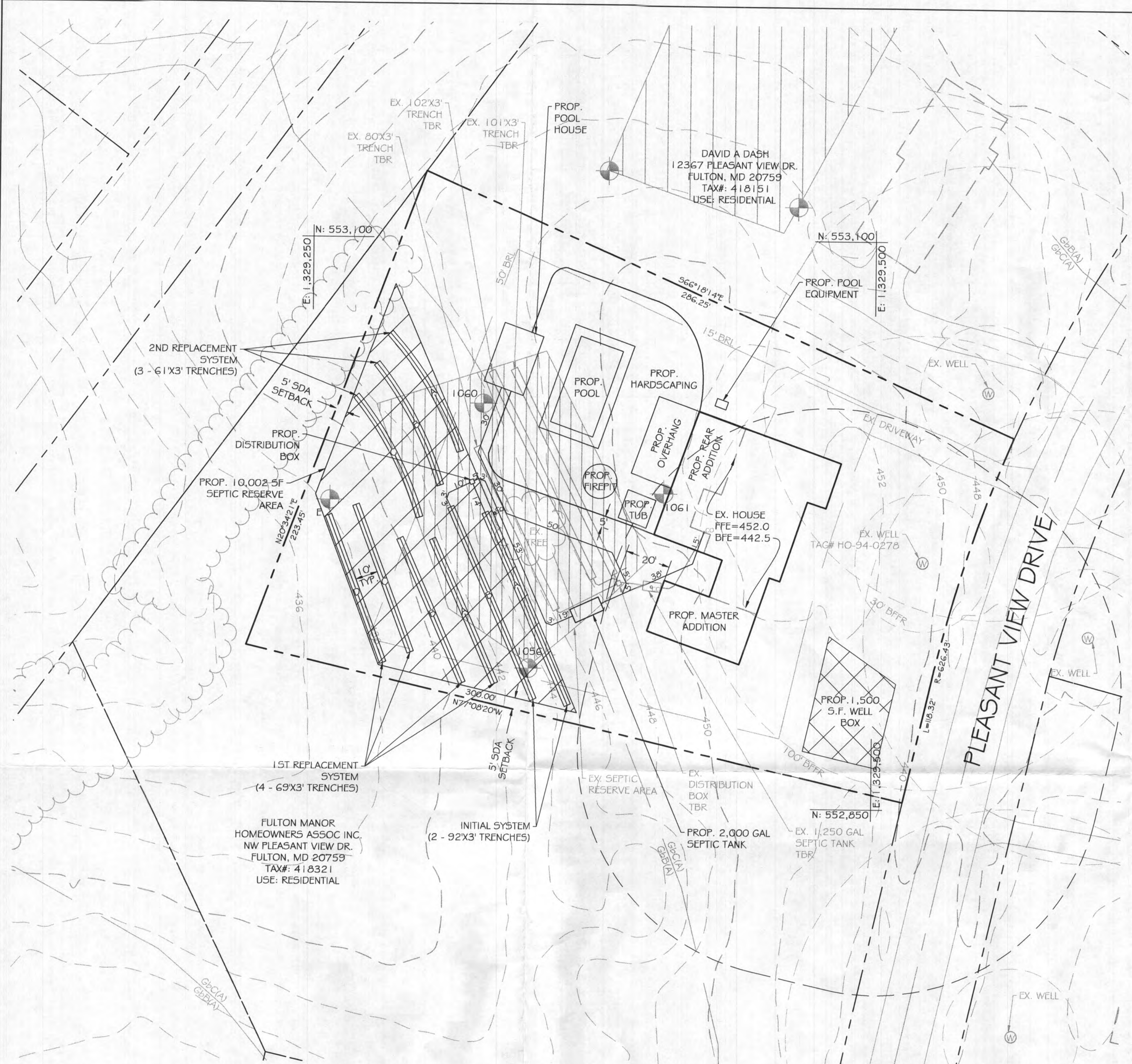
Zack Silvast (LEHS)

Plan Review Supervisor - Water & Sewer Division

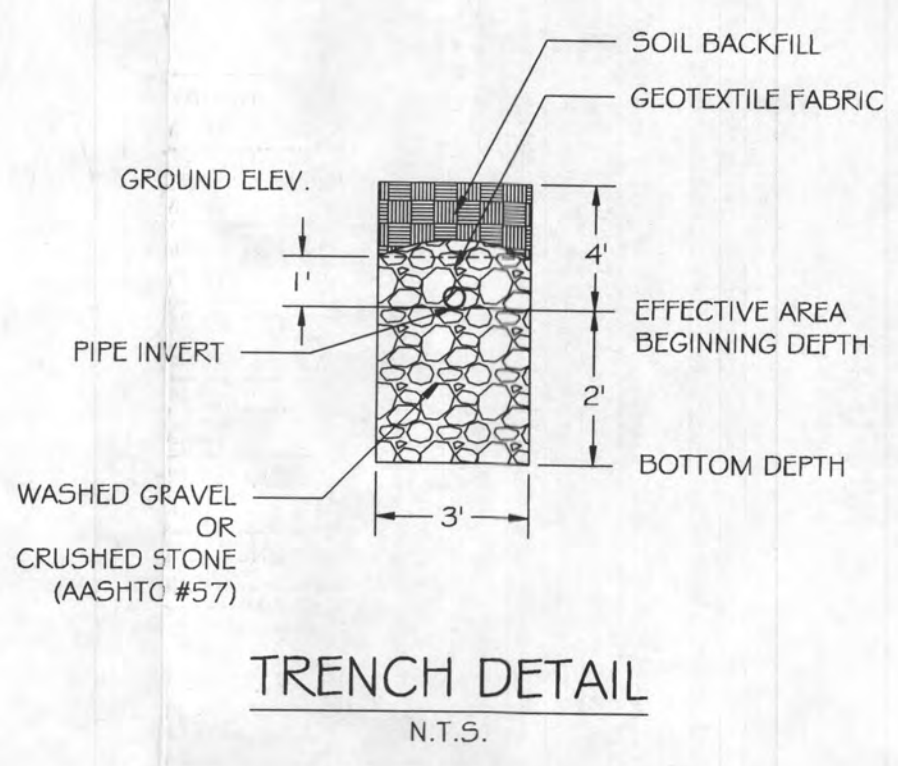
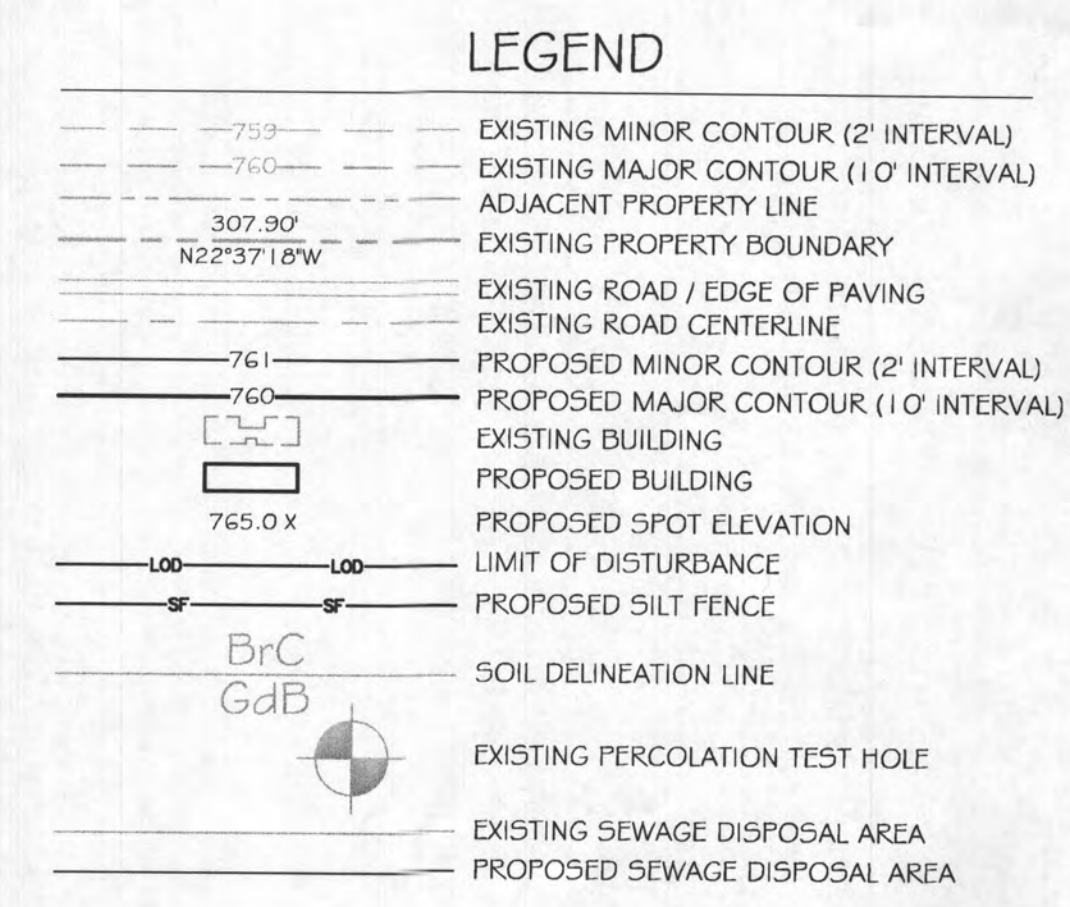
410-313-1777

Environmental Health Bureau

Howard County Health Department

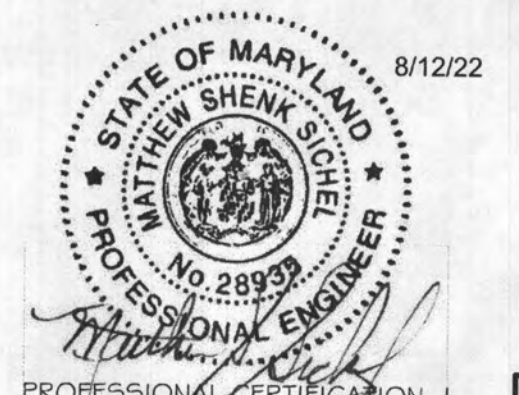


PLAN VIEW
SCALE: 1" = 30'



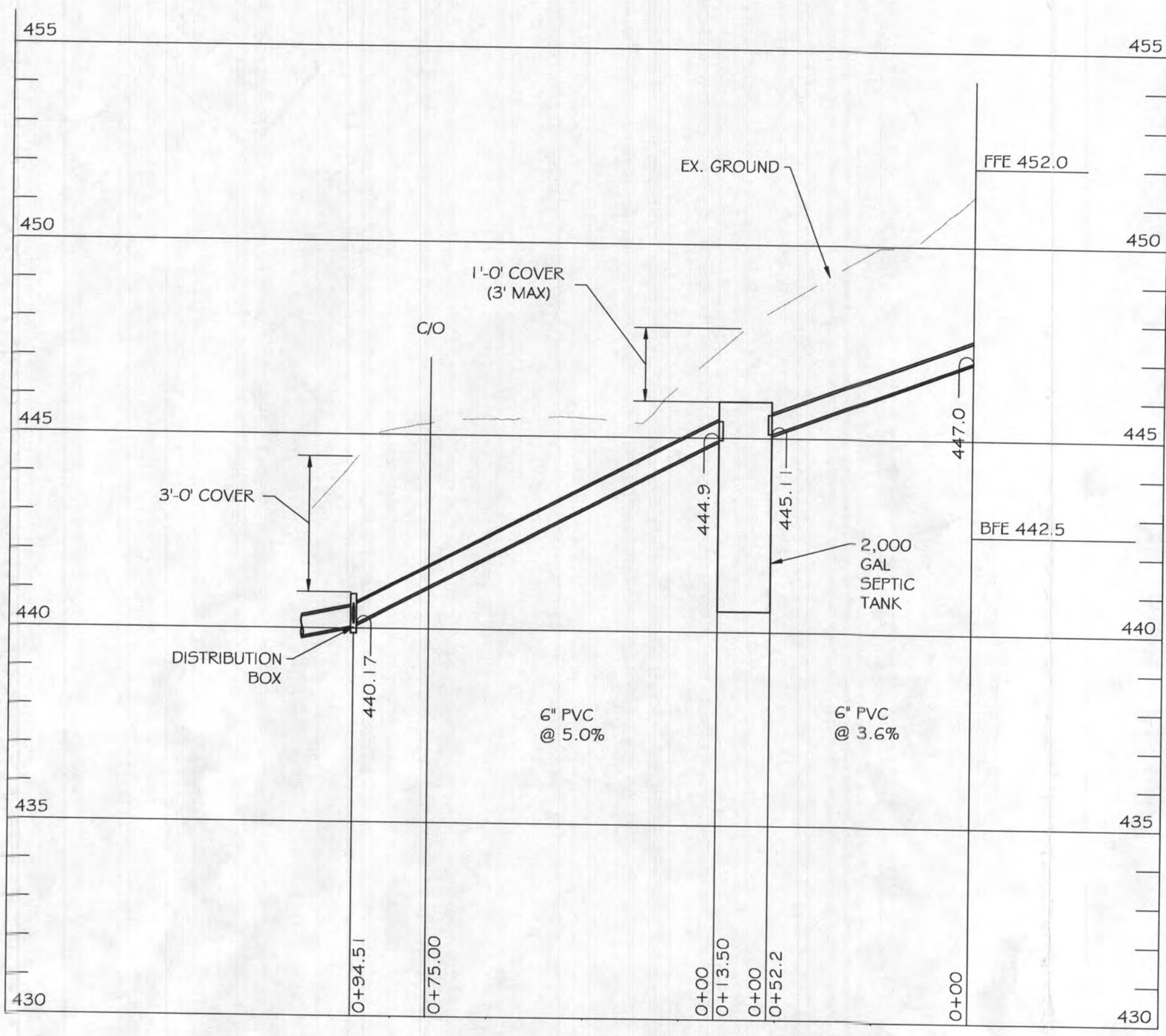
TRENCH DETAIL
N.T.S.

PERC RESULTS (10/15/93)	
PERC HOLE	PERC TIME (MIN)
10G1	VISUAL OK
10G0	0.58, 1.25
E	9.00
1056	1.75
AVG.	3.15



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF. LICENSE NO. 28935 EXPIRATION DATE: 1/15/2023

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE



PROP. SEPTIC SYSTEM PROFILE
SCALE: H. 1" = 30'
V. 1" = 3'

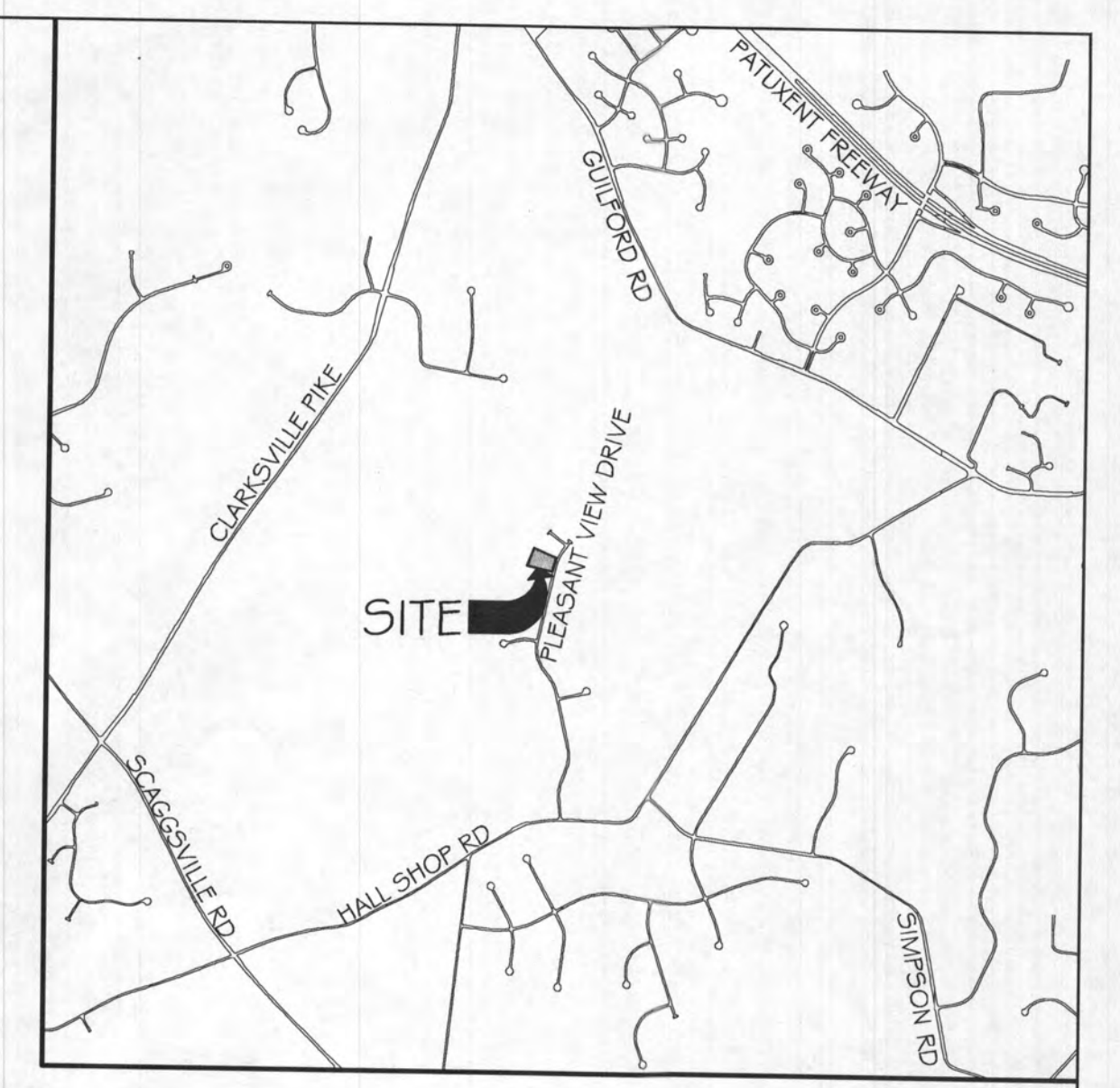
TRENCH LENGTH AND SPACING CALCULATIONS
TRENCH DESIGN (7 BDRM X 150 GPD/BDRM = 1050 GPD)
INITIAL SYSTEM
1050 GPD / 1.2 GPD/SF (APP. RATE) = 875 SF
USE 3' WIDE TRENCH W/ 24" OF GRAVEL BELOW PIPE EFFECTIVE AREA 4' - 6'
875 SF / 3' WIDTH = 292 LF x 0.625 = 183 LF MIN. TRENCH
10' MIN. SPACING BETWEEN TRENCH EDGES
1ST REPLACEMENT SYSTEM
1050 GPD / 0.8 GPD/SF (APP. RATE) = 1313 SF
USE 3' WIDE TRENCH W/ 24" OF GRAVEL BELOW PIPE EFFECTIVE AREA 4' - 6'
1313 SF / 3' WIDTH = 438 LF x 0.625 = 274 LF MIN. TRENCH
10' MIN. SPACING BETWEEN TRENCH EDGES
2ND REPLACEMENT SYSTEM
1050 GPD / 1.2 GPD/SF (APP. RATE) = 875 SF
USE 3' WIDE TRENCH W/ 24" OF GRAVEL BELOW PIPE EFFECTIVE AREA 4' - 6'
875 SF / 3' WIDTH = 292 LF x 0.625 = 183 LF MIN. TRENCH
10' MIN. SPACING BETWEEN TRENCH EDGES

2 - 92' LONG TRENCHES FOR INITIAL SYSTEM
4 - 69' LONG TRENCHES FOR 1ST REPLACEMENT SYSTEM
3 - 61' LONG TRENCHES FOR 2ND REPLACEMENT SYSTEM

	RELATIVE DEPTHS		
	PIPE INVERT	EFFECTIVE AREA BEGINNING	MAXIMUM TRENCH BOTTOM
INITIAL SYSTEM TRENCH A,B,C	4.0	4.0	6.0
1ST REPLACEMENT TRENCH A,B,C	4.0	4.0	6.0
2ND REPLACEMENT TRENCH A,B,C	4.0	4.0	6.0

	APPROXIMATE ELEVATIONS		
	GROUND ELEVATION	INVERT ELEVATION	BOTTOM ELEVATION
INITIAL SYSTEM TRENCH A	444.7	440.7	438.7
INITIAL SYSTEM TRENCH B	443.1	439.1	437.1
1ST REPLACEMENT TRENCH A	439.6	435.6	433.6
1ST REPLACEMENT TRENCH B	438.5	434.5	432.5
2ND REPLACEMENT TRENCH A	444.1	440.1	438.1
2ND REPLACEMENT TRENCH B	442.6	438.6	436.6
2ND REPLACEMENT TRENCH C	441.1	437.1	435.1

NOTE: THE PURPOSE OF THIS REVISION IS TO PROVIDE SPACE IN ORDER TO FIT A PROPOSED POOL AND HARDSCAPED SPACE ON THE PROPERTY.



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:
- ANY CHANGE 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.
 - THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
 - ELECTRICAL WORK FOR THE INSTALLATION MUST BE PERFORMED BY A LICENSED ELECTRICIAN.
 - THE WELL (TAG HO-94-0278) HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
 - ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN. A SETBACK DISTANCE WAIVER IS REQUESTED TO REDUCE THE SDA TO PROPERTY LINE SETBACK TO 5'. LOCATIONS HAVE BEEN IDENTIFIED ON THE PLAN.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENT OF THE ENVIRONMENT IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A REVISED SEWERAGE AREA SHALL NOT BE NECESSARY.
 - TOPOGRAPHY SHOWN IS AT TWO-FOOT CONTOUR INTERVALS (ONE-FOOT INTERVALS ARE REQUIRED FOR MOUND SYSTEMS AND SYSTEMS WITH PIPE DEPTH LESS THAN TWO FEET) AND HAS BEEN FIELD VERIFIED OR FIELD RUN.
 - ANY CHANGES TO A PRIVATE SEWERAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - THE LOT SHOWN HEREIN COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THE 1ST REPLACEMENT SYSTEM WILL REQUIRE A PRESSURIZED DISTRIBUTION DESIGN AND A PUMP TANK AND PUMP WILL BE NEEDED AT TIME OF REPAIR.
 - A PROFESSIONAL SURVEYOR OR ENGINEER MUST MARK THE PROPERTY LINE WHEN THE TRENCHES ARE BEING INSTALLED IN AREAS WHERE THE PROPERTY LINE SETBACK HAS BEEN REDUCED TO 5 FEET.
 - THE POOL HOUSE WAS COUNTED AS A BEDROOM IN THE TRENCH DESIGN CALCULATIONS.
 - THIS SITE IS NOT WITHIN A FLOODPLAIN AND DOES NOT CONTAIN ANY STREAM, PONDS, AND OR STEEP SLOPES.

Revise. gJB 9/18/22

OWNER:
JOHN E. SESSLER
12363 PLEASANT VIEW DRIVE
FULTON, MD 21029
(949) 491-2802

DEVELOPER:

DESIGNER:
MICHAEL MARKAKIS
936 RIDGEBROOK RD.
SPARKS, MD 21152
(732) 535-3605



REVISIONS		DATE
NO.	DATE	DESCRIPTION
	8/12/2022	SCALE: 1"=30'
		DESIGNED BY: MAM
		DRAWN BY: MAM

LOT 27, FULTON MANOR
ON-SITE SEWERAGE DISPOSAL SYSTEM PLAN
12363 PLEASANT VIEW DRIVE
FULTON, MD 21029
TAG#: 418178, SUB: 2204

DRAWING NO.
SHEET 1 OF 1
KCI JOB NUMBER
272107508

Silvast, Zackary

From: Silvast, Zackary
Sent: Thursday, September 8, 2022 6:26 PM
To: Brian Collins
Cc: Martin, Sharhonda
Subject: Regarding 12363 Pleasant View Drive (PC & OSDS plans)
Attachments: original specs for 1998 perc - 12363 Pleasant View Drive.pdf

Hey Brian,

I have some good news & a few minor issues with the OSDS plan upon further review.

The good news is that the perc cert was signed by Mike Davis & a copy of the perc cert. plan can be picked up early next week.

Now for my three revision comments on the OSDS:

1. I let it go on the perc cert. to speed up the process and since the perc cert. had already gained approval back in April as is, but the wells should have been shown with the well tag numbers on them also.
 - a. It would have been appropriate to include those tag numbers and with a lighter font than the subject property.
 - b. I do want the tag numbers included on the OSDS plan.
2. The 1st replacement system should have been designed with 1' effective depth.
 - A. I have attached Bricker's original spec sheet (see attached above).
 - B. This may change some of the configuration as that 1st replacement system will now be even larger.
 - a. It is important to note that the lines should stay as linear as possible and on contour as much as possible.
 - b. No crazy configurations to squeeze everything in. (not saying you would, but as a point to be made)
3. I am confused by note number 11. I think all three of these systems would be able to achieve gravity distribution.
 - A. If one system needs to be an LPD, those details need to be provided on the OSDS even if it is for a "future repair."
 - B. Now would be the time to do that LPD design.
 - C. You would also want to include "the future pump pit location." And show both of those "tank details."
 - a. Pump tank should be lighter and dotted on the site plan since it is for future use.

Once these revisions have been addressed, I look forward to your resubmission.

- ZS

Zack Silvast (LEHS)

Plan Review Supervisor - Water & Sewer Division

410-313-1777

Environmental Health Bureau

Howard County Health Department



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7817

To: Howard County
Bureau of Environmental Health
8930 Stanford Blvd,
Columbia, MD 21045

Date: 8/12/2022

Attn: Zack Silvast

Re: Sessler Property – Pleasant View Dr.
OSDS Plan
KCI Job No. 272107508

- We are submitting
- We are forwarding
- We are returning

- Herewith
- Under separate cover

Sent via: Hand Delivered

Qty.	Description
4	On-Site Disposal System Plans

Remarks:

- In accordance with your request.
- For your review.
- For processing.
- Plans reviewed and accepted.
- Plans reviewed and accepted as noted
- Conference requested at your convenience.
- For your use.
- For revision by you.
- Please call when ready.
- Please return to this office.
- Approval requested.

Sincerely,

Brian K. Collins, RLA, LEED AP
Senior Project Planner
Land Development Practice

cc: Enclosures
Files

Silvast, Zackary

From: Silvast, Zackary
Sent: Tuesday, July 19, 2022 6:06 PM
To: Brian Collins
Cc: Williams, Jeffrey
Subject: REGARDING: 12363 Pleasant View Drive_Perc Cert Plan/OSDS Plan revisions

Hello Brian,

As I'm sure you know by now that Robert Bricker has retired. I picked up a several of his ongoing projects including this one. Overall, I think your most recent submittal has come a long way.

I have a handful of comments that need to be addressed:

1. Need to accurately label all wells within 100' of the property lines.
2. The existing SDA and proposed SDA should be distinguishable and any "existing SDAs should have their own label and be in the legend. Or vice versa with the "new/proposed area."
 - a. Right now they are both too similar and between the two SRAs and the contour lines; things do not look aesthetically pleasing.
3. ~~The title block should be "Revised Perc Certification Plan."~~ N/A
4. I have looked thoroughly in the file; have you submitted the waiver request addressed to our current Director of the Environmental Health Bureau? Right now it appears to be missing. However, you can type it up on behalf of the property owner but we will need their signatures and a copy submitted to the Health Department.
 - a. Those procedures can be found on our website.

If you have any other questions feel free to ask. Thank you for your patience, and the reviews will speed up rapidly from here on out.

- Zack S.

From: Brian Collins <Brian.Collins@kci.com>
Sent: Thursday, April 28, 2022 12:00 PM
To: Bricker, Robert <RBricker@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: 12363 Pleasant View Drive_Perc Cert Plan

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Will do, thanks Robert.

Brian K. Collins, RLA, LEED AP
Associate - Senior Project Planner
Land Development Practice



KCI TECHNOLOGIES INC.

936 Ridgebrook Road, Sparks, Maryland 21152
o: 410.472.5253 | m: 410.336.6362 | f: 410.316.7853
Brian.Collins@kci.com | www.kci.com

RISE TO THE CHALLENGE

From: Bricker, Robert <RBricker@howardcountymd.gov>
Sent: Thursday, April 28, 2022 11:57 AM
To: Brian Collins <Brian.Collins@kci.com>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: 12363 Pleasant View Drive_Perc Cert Plan

Brian, The comments on the Perc Cert were extensive. Perhaps it's best to start from the approved version of the Perc Cert. I am attaching trench specifications and the file listing required content for OSDS Design Plans.

Robert Bricker, REHS/RS, L.E.H.S.
Environmental Sanitarian II
Bureau of Environmental Health, Well and Septic Program
8930 Stanford Blvd., Columbia, MD 21045

Phone: (410)313-2691
Email: rbricker@howardcountymd.gov



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From: Brian Collins <Brian.Collins@kci.com>
Sent: Wednesday, April 27, 2022 4:55 PM
To: Bricker, Robert <RBricker@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: 12363 Pleasant View Drive_Perc Cert Plan

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Back in October of 2021, Jeff Williams told me the application rate was 1.2 which is what we have been using. He never sent me a spec sheet just sent the rate in a email. If you have one I will add it to our file.

Thanks
Brian