

PUB. SEWER STATUS VERIFIED BY _____

ISSUE DATE: 4/20/2005

APPROVAL DATE: 4/22/05

PERMIT

INDEXED

P 522413

A 511435

**ON-SITE SEWAGE DISPOSAL SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH**

TAX ID 03-334864

J Joseph Gartland, Inc

IS PERMITTED TO INSTALL ☐ ALTER ☒

ADDRESS: 1835 West Old Liberty Road

PHONE NUMBER: 410-875-2400

SUBDIVISION: Estates @ Sandhill

LOT NUMBER: 48

ADDRESS: 12098 Sandhill Manor Court

PROPERTY OWNER: David Christianson

SEPTIC TANK CAPACITY (GALLONS): _____

PUMP CHAMBER CAPACITY (GALLONS): _____

NUMBER OF BEDROOMS: _____

SQUARE FEET PER BEDROOM: _____

LINEAR FEET OF TRENCH REQUIRED: _____

TRENCHES:	Trench to be _____ feet wide. Inlet _____ feet below original grade. Bottom maximum depth _____ feet below original grade. Effective area begins at _____ feet below original grade. _____ feet of stone below distribution pipe.
LOCATION:	
PURPOSE:	Existing septic tank is being moved in support of addition. Call for inspection when ground is opened so sanitarian can recommend repair.

PLANS APPROVED: _____

DATE: _____

NOTE: PERMIT VOID AFTER 2 YEARS

NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS

NOTE: WATERTIGHT SEPTIC TANKS REQUIRED

NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL

NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS

**NEITHER THE HOWARD COUNTY COUNCIL OR THE HEALTH DEPARTMENT IS
RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT
CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM**

**BUILDING PERMIT SIGNED
AND RETURNED**

5/11/05 BOO 154017-DECK
8/17/05 BOO 155527-26 POOL

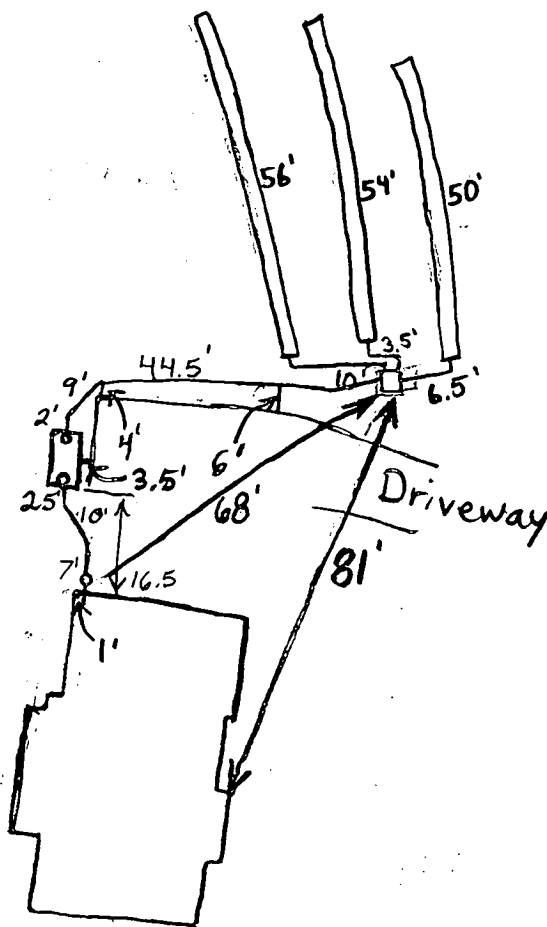
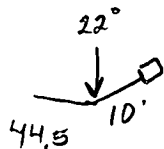
RECEIVED

AUG 17 2005

HOWARD COUNTY HEALTH DEPT.
BUREAU OF ENVIRONMENTAL HEALTH

4511435

NOT TO SCALE



ROAD

TRENCH/DRAINFIELD DATA

WIDTH INLET BOTTOM

NUMBER OF TRENCHES Existing

TOTAL LENGTH _____

ABSORPTION AREA _____

DISTRIBUTION BOX LEVEL Levelers

DISTRIBUTION BOX BAFFLE Yes

DISTRIBUTION BOX PORT Yes

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL Yes

2-Comp. CAPACITY 1500 GAL

SEAM LOC Top

TANK LID DEPTH 6"

BAFFLES Yes

BAFFLE FILTER No

MANHOLE LOC None

6" PORT LOC Front+Rear

WATERTIGHT TEST No

SEPTIC TANK 2 LEVEL N/A

CAPACITY _____ GAL

SEAM LOC _____

TANK LID DEPTH _____

BAFFLES _____

BAFFLE FILTER _____

MANHOLE LOC _____

6" PORT LOC _____

WATERTIGHT TEST _____

PRE-CONSTRUCTION 4/21/05 Owner desires to build lots of stuff in the Backyard.

Tank to be moved uphill closer to D-box (behind driveway). Installer

INSTALLATION says they can get to dist. box by gravity. To

pump out and fill in old tanks. Install new 1500

2 compartment tank. GAC BB 4/22/05 New tank

installed. O.K. to cover. BB GAC

5/1/05 Driveway NOT per site plan (KN)

FINAL INSPECTOR B. Baker

DATE OF APPROVAL 4/22/05

LAYOUT 8/3/04 INSP 4 _____
INSP 2 8/4/04 INSP 5 _____
INSP 3 8/5/04 INSP 6 _____

ISSUE DATE:

7/21/04

APPROVAL DATE:

11/19/04

PERMIT INDEXED

P 520792

A 511435

RPS#
334864

ON-SITE SEWAGE DISPOSAL SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MD 21043

Fogle's Septic Clean, Inc. _____ IS PERMITTED TO INSTALL ☒ ALTER ☐

ADDRESS: 580 Obrecht Rd., Sykesville PHONE NUMBER: 410-795-5670

SUBDIVISION: Estates @ Sandhill LOT NUMBER: 48

ADDRESS: 12098 Sandhill Manor Court PROPERTY OWNER: Oak Hill Properties, LLC

SEPTIC TANK CAPACITY (GALLONS): 1250 OUTLET BAFFLE FILTER REQUIRED ☐

PUMP CHAMBER CAPACITY (GALLONS): N/A COMPARTMENTED TANK REQUIRED ☐

NUMBER OF BEDROOMS: 4 → 1250

SQUARE FEET PER BEDROOM: 210

LINEAR FEET OF TRENCH REQUIRED: 140 HOUSE SERVED BY PUBLIC WATER ☒

TRENCHES:	Trench to be 3.0 feet wide. Inlet 5.0 feet below original grade. Bottom maximum depth 8.0 feet below original grade. Effective area begins at 5.0 feet below original grade. 3.0 feet of stone below distribution pipe.
LOCATION:	Place the distribution box at the highest elevation in the SDA. Trenches = 160' just so not to leave 20' of un-usable area.
NOTES:	Public Water.

PLANS APPROVED: Kevin J. Bell KN DATE: 5/25/04

NOTES: PERMIT VOID AFTER 2 YEARS
CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
WATERTIGHT SEPTIC TANKS REQUIRED
ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED
MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED
CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS OF THIS PERMIT

**NEITHER THE HOWARD COUNTY COUNCIL OR THE HEALTH DEPARTMENT IS
RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT
CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM
DO NOT LEAVE ANY REQUEST FOR INSPECTION ON VOICEMAIL**

AS11435

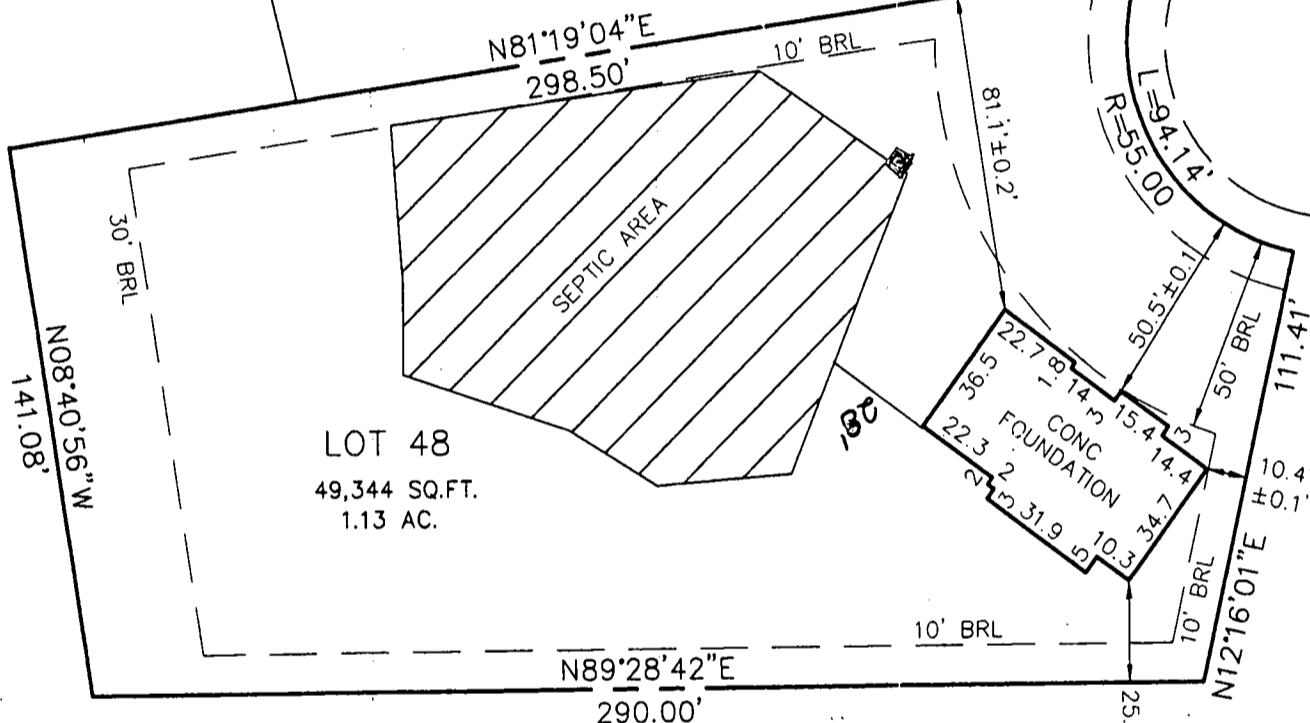
THE INFORMATION SHOWN HAS BEEN ESTABLISHED BY CURRENT
ACCEPTABLE SURVEY PROCEDURES AND FROM AVAILABLE RECORD
INFORMATION. THIS DRAWING IS TO BE USED FOR TITLE TRANSFER
FINANCING, OR REFINANCING ONLY AND IS NOT TO BE USED FOR
THE ESTABLISHMENT OF PROPERTY LINES, LOCATION OF FENCES,
GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.



Public H₂O

LOT 49

10' PUBLIC TREE
MAINTENANCE
EASEMENT



PRES. PARCEL 'B'

LOT 48

THE ESTATES AT SAND HILL

PLAT NO. 14585
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

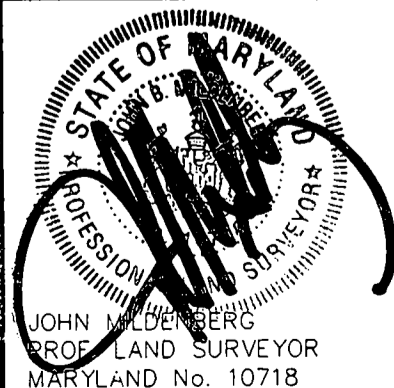
TOP OF WALL ELEV.= 571.7±0.2'
FIRST FLOOR ELEV.=

ADDRESS: 12089 SAND HILL MANOR DRIVE



**MILDENBERG
BOENDER, & ASSOC., INC.**

Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



FOUNDATION	DATE: 07/01/04	FINAL	DATE:
DRAWN BY: T. HILL	SCALE: 1" = 50'		
PROJECT NO.: 00-074	LOCATION DRAWING		

APPLICATION

PERCOLATION TESTING

A 511435

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 2/24/99

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER R. Jeanette Miller, Trustee; Clyde Day Pendleton, Et Al

ADDRESS 14965 Frederick Road, Woodbine, MD 21797 PHONE _____

AGENT OR PROSPECTIVE BUYER Oak Hill Properties, LLC; Attn: Mr. Kevin Rogers

ADDRESS 107 Loudoun Street, SE, Leesburg, VA. 20175 PHONE 703 443 0400

PROPERTY LOCATION:

IBDIVISION Sand Hill Property LOT NO. 1 though 78

ROAD AND DESCRIPTION East side intersection of Sand Hill Road and Mt. View Road

TAX MAP 16 PARCEL # 3

SIZE OF LOT 40,000 to 60,000 S.F. TYPE BLDG. Single Family Dwelling
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE
FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO
COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. Oak Hill Properties, LLC
Kevin B. Rogers
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

COUNTY #

SOIL PROFILE

0'

like
56d
but
no
water
present

SOIL PROFILE

0'

ACCESS ROAD

56d

56c

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

56c

heavy
or
brown
silt

4.5

horizontal
bands
silt
brn yellow
white &
orange

8.0

very dark
dull
brown
silt
may indic
H₂O
water @ 11.5

12.0

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4-6-99	56d	5.0 V12.0	2:57	2:59	2:59	3:02	3min
	56c	3.5 V12.0	2:54	2:55	2:55	2:56	1min
		Insufficient depth to		H ₂ O - see profile			
		but will be OK 25-30		upslope		—	F

REMARKS move SDA uphill 25-30 off holes 56d & 56c

TYPE OF SOIL

TESTED BY Amy McMillen

ALSO PRESENT Ketherman

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME

TRENCH WIDTH

INLET DEPTH

MAXIMUM BOTTOM DEPTH

SQ. FT./BEDROOM

APPLICATION

PERCOLATION TESTING

A 511435

P _____

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 2/24/99

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER R. Jeanette Miller, Trustee; Clyse Day Pendleton, Et Al

ADDRESS 14965 Frederick Road, Woodbine, MD 21797 PHONE _____

AGENT OR PROSPECTIVE BUYER Oak Hill Properties, LLC; Attn: Mr. Kevin Rogers

ADDRESS 107 Loudoun Street, SE, Leesburg, VA. 20175 PHONE 703 443 0400

PROPERTY LOCATION:

SUBDIVISION Sand Hill Property LOT NO. 1 though 78

ROAD AND DESCRIPTION East side intersection of Sand Hill Road and Mt. View Road

TAX MAP 16 PARCEL # 3

SIZE OF LOT 40,000 to 60,000 S.F. TYPE BLDG. Single Family Dwelling
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE

FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO

COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. Oak Hill Properties, LLC
Kevin B. Rogers
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

COUNTY #

SOIL PROFILE

0' 57c/56b

orange
brown
siltm3.0' orange
tan
siltm
streaks
of
yellow
salm

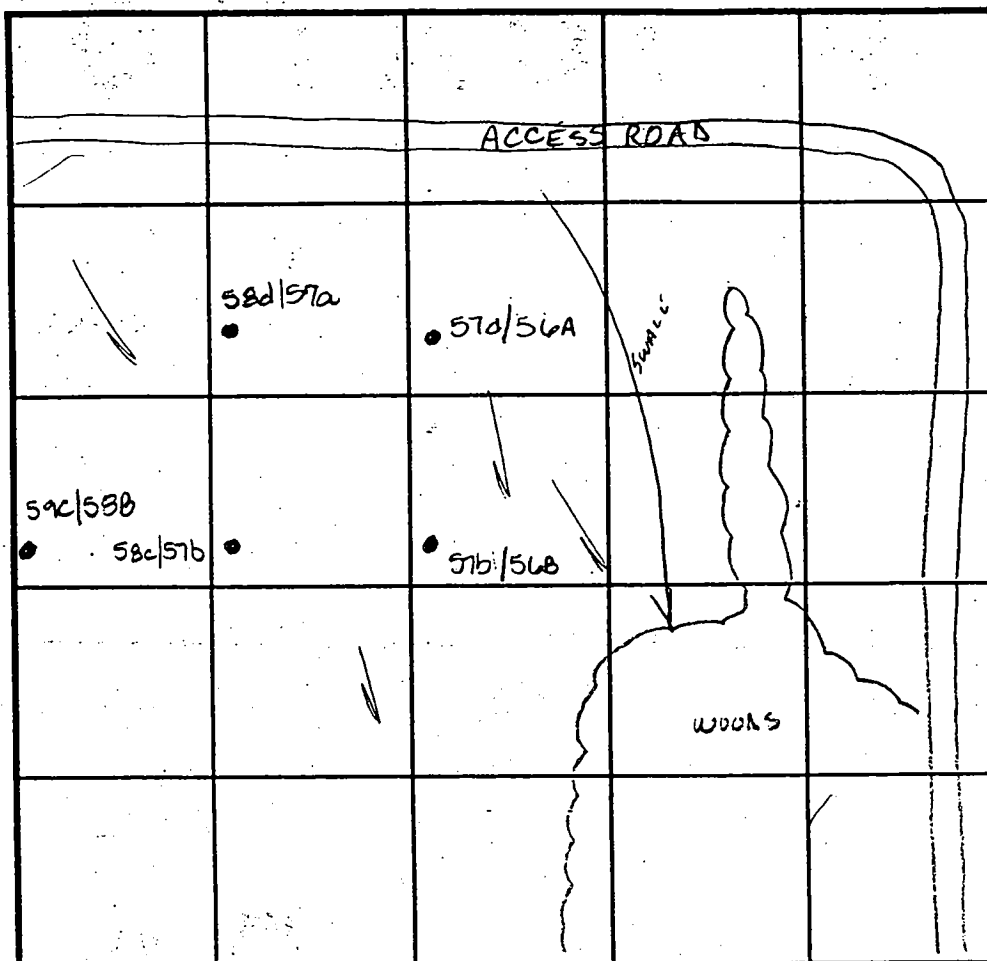
2.0' 57d/56a

like
57c/56b

58d/57a

orange
brown
siltmorange
brown
siltm1.0' almost
white
salm
streaks
of black
and
orange
salm

2.0'



SOIL PROFILE

0' 58c/57b

like
58d/57a

59c/58b

like
58d/57a

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
4-15-99	57c/56b	5.5 V12.0	11:34	11:36	11:36	11:40	4min
	57d/56a	4.5' V12.0	11:43	11:47	11:47	12:01	14min
		8.5 V12.0	11:43	11:49	11:49	12:00	11min
	58d/57a	Visual	to 12.0 - see profile				OK
	58c/57b	5.0 V12.0	11:57	12:01	12:01	12:06	5min
	59c/58b	Visual	to 12.0 - see profile				OK

REMARKS

TYPE OF SOIL

TESTED BY

Amy McMillen

ALSO PRESENT

Ketherman

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME

TRENCH WIDTH

INLET DEPTH

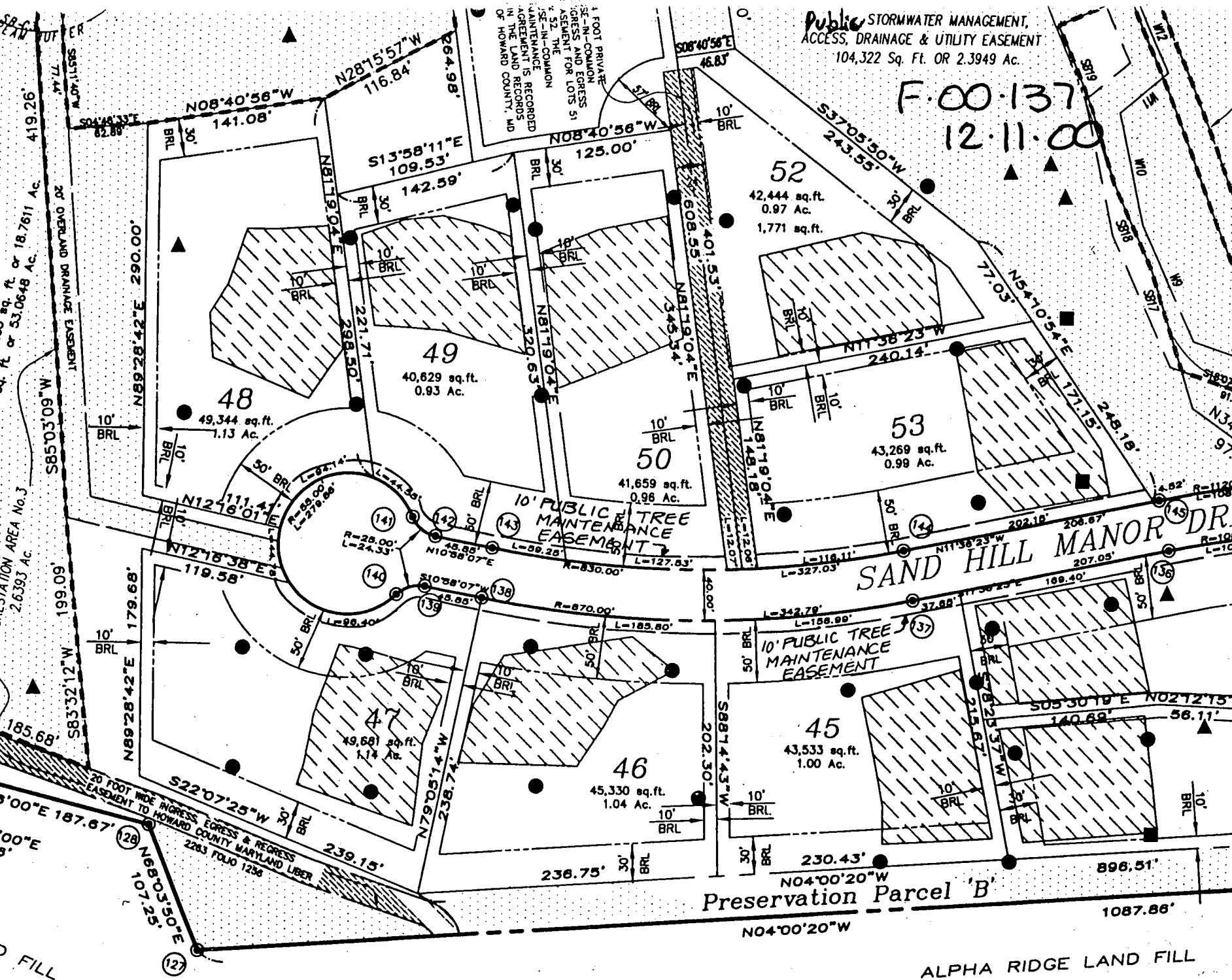
MAXIMUM BOTTOM DEPTH

SQ. FT./BEDROOM

65 dBA

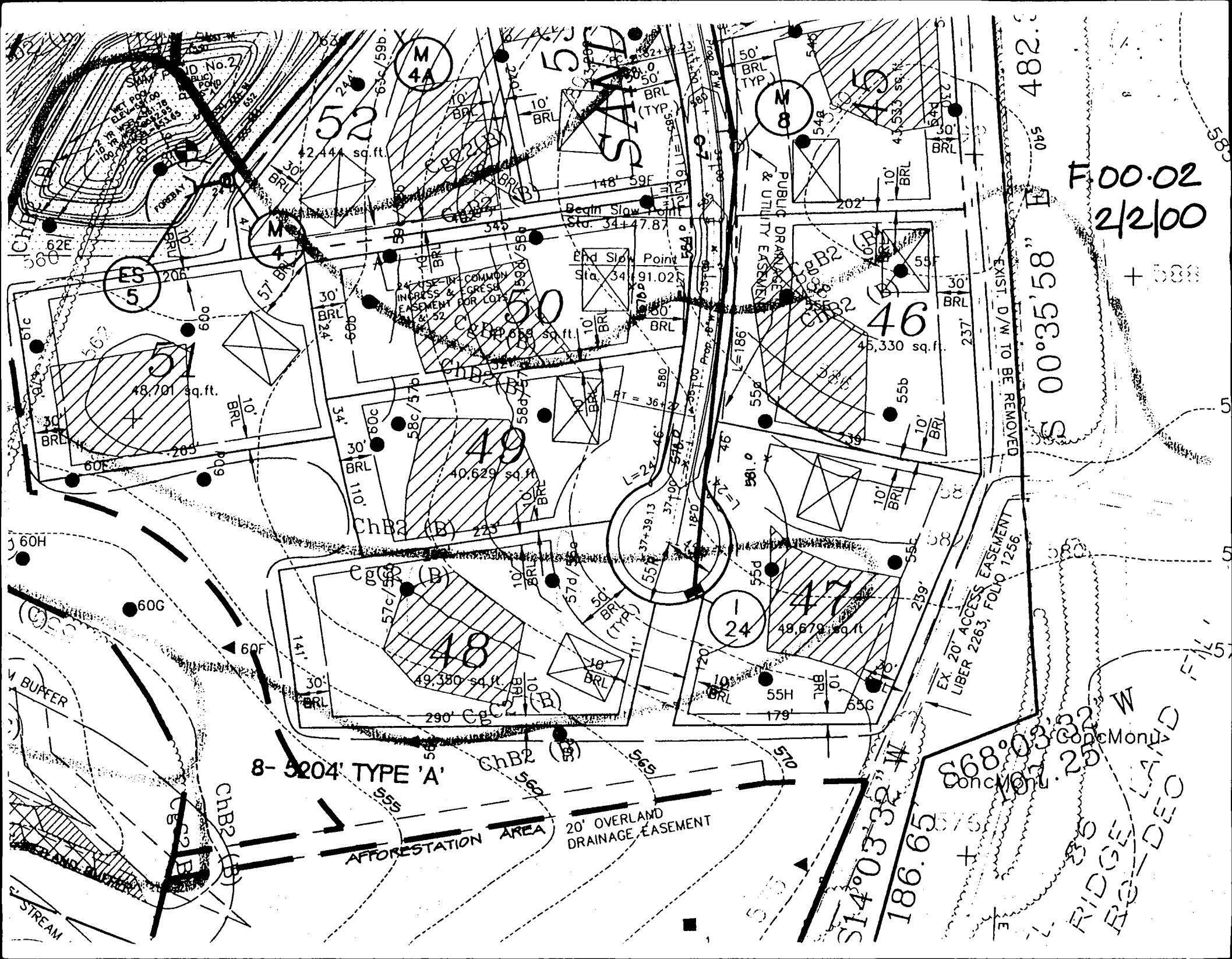
Owner: Oak Hill Properties, LLC
 Easement Holders: Howard County, MD, & Pendleton/Harless Estates of Sand Hill
 Partial Area (This Plot): 817,235 sq. ft. or 18.7611 Ac.
 Total Area: 2,311,503 sq. ft. or 53.0648 Ac.

Preservation Parcel 'B'
 (NON-BUILDABLE)
 AFFORESTATION AREA No. 3
 2.6393 Ac.
 199.09
 185.68'
 N2174'38"E
 N1571'37"E
 S75'54'00"E
 25.46'



FROM	TO	RAD
71		

CLIP



F00.02
2/2/00

S 00°35'58" E 045 482.6

RIDGE ROAD
RIDGE ROAD
RIDGE ROAD



Howard County
Health Department

3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-1771 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

November 22, 2004

Oak Hill Properties, LLC
5305 Jefferson Pike
Frederick, MD 21703

SENT VIA FAX TO 301-473-7143

RE: The Estates at Sandhill, Lot 48
12098 Sand Hill Manor Drive
Marriottsville, MD 21104
BP# B00148367
PUBLIC WATER

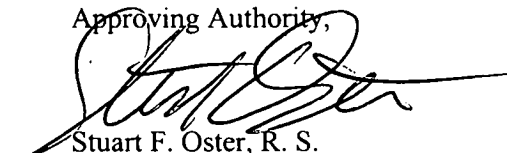
Dear Sir/Madam:

This is to advise you that the septic system for the above referenced property has been installed and inspected. **Final approval of the septic system was granted on 11/19/2004.**

The property is served by public water and is therefore exempt from the Health Department water sampling requirements.

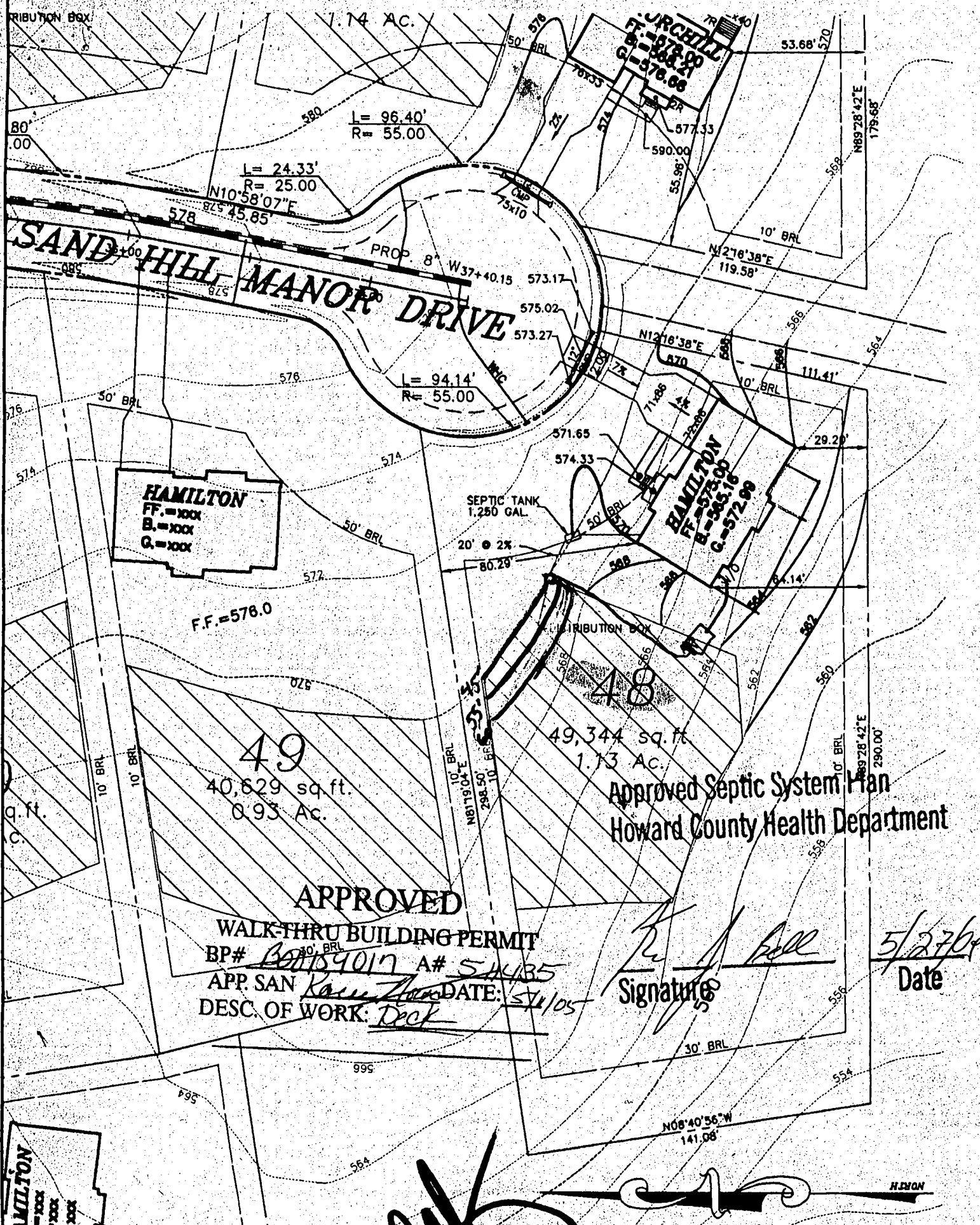
By issuance of this letter, this office recommends release of the Use and Occupancy permit for the referenced property.

Approving Authority,



Stuart F. Oster, R. S.
Well & Septic Program

sjn
cc: Building Inspector's Office
File



- FIRST FLOOR EL. = 575.00
- INV. OUT. OF HOUSE = 587.50
- INV. IN SEPTIC TANK = 567.00
- INV. OUT. OF SEPTIC TANK = 566.75
- EXIST. EL. AT SEPTIC TANK = 570.00
- PROP. EL. AT SEPTIC TANK = 570.00
- EXIST. EL. AT DIST. BOX = 570.00
- INV. IN DIST. BOX = 566.55

G.P.# 02-049
 PLAT # 14580-14585 NO GRAVITY SEWER TO BASEMENT

THE ESTATES AT SAND HILL		
PLOT PLAN LOT # 48		
12098 SAND HILL MANOR		
ELECTION DISTRICT: 3	TAX MAP: 16	HOWARD COUNTY, MARYLAND
DRAWN BY: MMT	SCALE: 1"=50'	DATE: MAY 17, 2004

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Ball (301) 621-5521 Wash. (410) 997-0288 Fax

THE INFORMATION SHOWN HAS BEEN ESTABLISHED BY CURRENT
ACCEPTABLE SURVEY PROCEDURES AND FROM AVAILABLE RECORD
INFORMATION. THIS DRAWING IS TO BE USED FOR TITLE TRANSFER
FINANCING, OR REFINANCING ONLY AND IS NOT TO BE USED FOR
THE ESTABLISHMENT OF PROPERTY LINES, LOCATION OF FENCES,
GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.



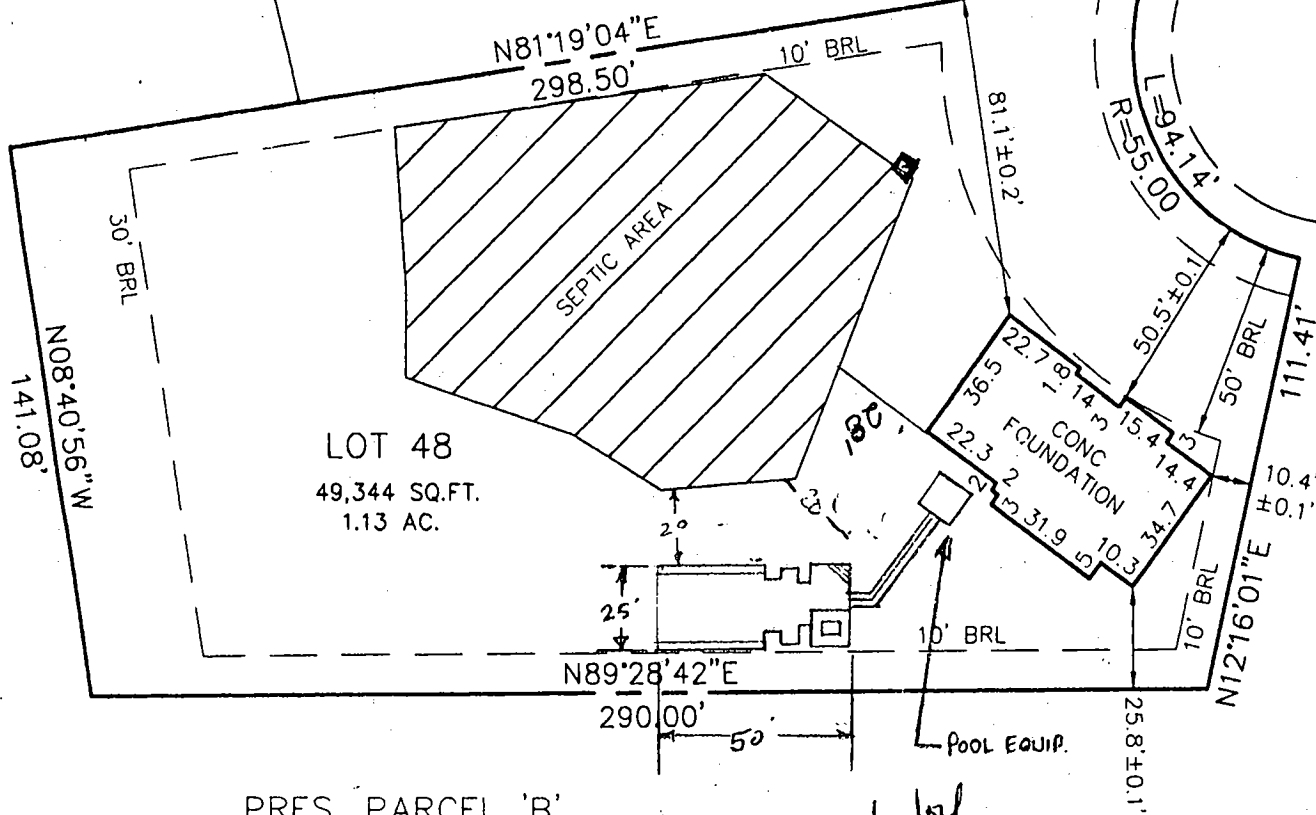
Public H₂O

APPROVED

WALK-THRU BUILDING PERMIT

BP# B00155527 A# 511935
APP. SAN KJB DATE: 8/13/05
DESC. OF WORK: 50x25 Pool

10' PUBLIC TREE
MAINTENANCE
EASEMENT



PRES. PARCEL 'B'

7/21/04

House
moved
this way ~10'
↓ this way
by 24'

LOT 48 THE ESTATES AT SAND HILL

PLAT NO. 14585
ELECTION DISTRICT NO. 3
HOWARD COUNTY, MARYLAND

TOP OF WALL ELEV.= 571.7±0.2' KN

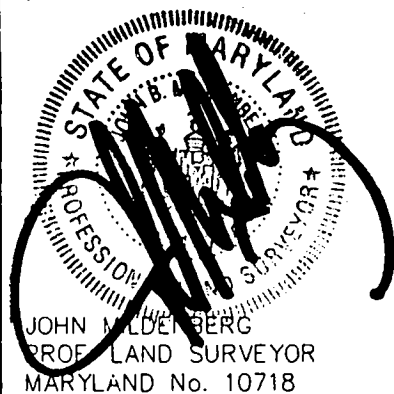
FIRST FLOOR ELEV.=

ADDRESS.: 12089 SAND HILL MANOR DRIVE



**MILDENBERG
BOENDER, & ASSOC., INC.**

Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.



FOUNDATION	DATE: 07/01/04	FINAL	DATE:
DRAWN BY: T. HILL	SCALE: 1" = 50'		
PROJECT NO.: 00-074	LOCATION DRAWING		