



Howard County  
Health Department

# 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](http://www.hchealth.org)

Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

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

RECEIPT DATE:

3/19/18

**ONSITE SEWAGE DISPOSAL SYSTEM**

P

562926

APPROVAL DATE:

3/26/18 SEC

**PERMIT: CONSTRUCTION**

A

PROPERTY ADDRESS: 12523 Westland Court

SUBDIVISION: Westland Farm Estates

LOT: 11

TAX ID: \_\_\_\_\_

CONTRACTOR: Hatfield's Equipment

EMAIL: \_\_\_\_\_

CONTRACTOR ADDRESS: P.O. Box 519, Annapolis Junction, MD 20701

PHONE: 301-490-4289

PROPERTY OWNER: Williamsburg Group LLC

EMAIL: \_\_\_\_\_

OWNER ADDRESS: 5485 Harpers Farm Road, Columbia, MD 21044

PHONE: \_\_\_\_\_

SEPTIC TANK SIZE (GALLONS): 2000

TANK MANUFACTURER: Babylon Vault

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: 156

INLET DEPTH: 5

TRENCH WIDTH: 3

MAXIMUM BOTTOM DEPTH: 7

MINIMUM SPACING

BETWEEN TRENCHES: 10

EFFECTIVE AREA BEGINNING DEPTH: 5

LOCATION:

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

NOTES:

Install 3 x 52' trenches.

ISSUED BY: Robert Freeman

ISSUE DATE: 3/19/18

EXPIRATION DATE: 3/19/19

NOTE: CONTRACTOR MUST SCHEDULE PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION

NOTE: CONTRACTOR MUST SCHEDULE 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 DOWNGRAIENT 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 REQUIRED

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.

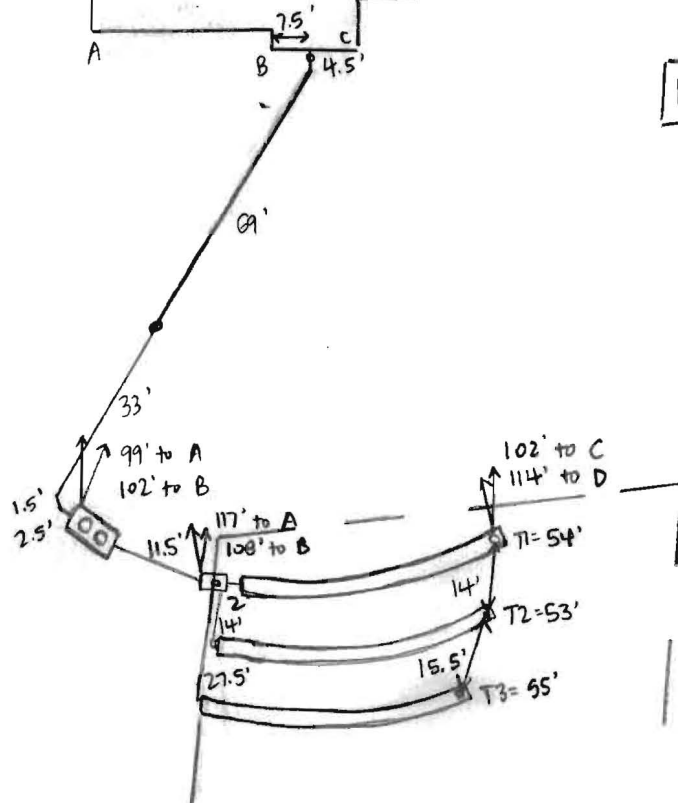
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

CALL 410-313-1771 TO SCHEDULE INSPECTIONS.

HD-15-0165

93' x 96'

NOT TO SCALE



ROAD NAME

#### TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	5'	7'
NUMBER OF TRENCHES		3
TOTAL LENGTH		162'
ABSORPTION AREA		486' + SIDEWALL
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		2-3'
BAFFLES		YES
BAFFLE FILTER		NO
MANHOLE LOC		FRONT + REAR
6" PORT LOC		NONE
WATERTIGHT TEST		NO
SLOTTED		YES
DATE ON LID		2-20-18

#### RUMP/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:

3/22/18 Met Hatfield's on site for layout. SDA corners, D-box + tank stakes present. Shot contour + laid out 3 x 52' trenches. Cannot verify exact location + depth of pipe coming out of house - Hatfield's will camera + uncover prior to setting tank. Notify HCHD if tank will have > 3' of cover before setting tank. (SC)

#### INSTALLATION:

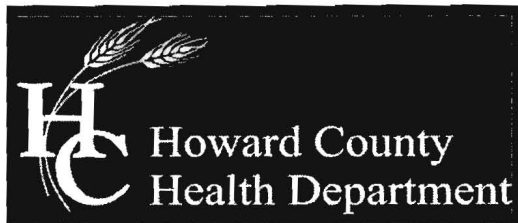
3/23/18 House connection made. Tank set + line run from house to tank. Minimal fall in line, Hatfield's to bed pipe prior to backfilling. (SC) 3/26/18 D-box + trenches installed. T1 left open for inspection. T2 + T3 left open @ ends. 3' wide. 4.5' to stone. Levelled speed levelers in D-box. D-box pipes sealed w/ hydraulic cement. (SC)

FINAL INSPECTOR

Sarah Collins

DATE OF APPROVAL

3/26/18



## Bureau of Environmental Health

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Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

Twitter: HowardCoHealthDep

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

### MEMORANDUM

TO: Stephanie J. Tuite  
Fisher, Collins & Carter, Inc.  
10272 Baltimore National Pike  
Ellicott City, MD 21042

FROM: Robert Freemon *RF*  
Well & Septic Program

RE: Westland Farm Estates, Lot 11  
12523 Westland Court  
Fulton, MD 20759  
*(Septic Plan Comments)*

DATE: 7/12/2017

I have reviewed the Septic Plan and here are my comments.

- The storm water management dry well must be 100ft from the well and well box.
- Perc locations labeled with their corresponding ID's and elevations must be shown.
- All three systems must be shown on the plan.
- Trenches should have at least five feet of separation between lateral rows. The replacement trenches show no space between each lateral row.
- Label the existing well with the tag number.
- Remove anything in the legend that is not being used on the plan.
- Add the 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 earth cover will require a heavy load bearing tank."
  - "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."

## Oswald, Hank

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**From:** Bob Corbett <BobCorbett@williamsburgllc.com>  
**Sent:** Thursday, May 11, 2017 8:40 AM  
**To:** Oswald, Hank  
**Subject:** RE: B17001677\_12523 Westland Court\_Septic Plan

Hi Hank!!

I am having a dispute with DILP over this permit and may not be submitting the septic plan for a while yet. I will hand deliver, with floor plans when dispute resolved.

Thanks

*Bob Corbett*

Vice President  
Williamsburg Group LLC  
Cell # 410-977-3343

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**From:** Oswald, Hank [mailto:hoswald@howardcountymd.gov]  
**Sent:** Wednesday, May 10, 2017 2:29 PM  
**To:** Bob Corbett  
**Subject:** FW: B17001677\_12523 Westland Court\_Septic Plan

Please see attached comments pertaining to building permit # B17001677, 12523 Westland Court.

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**From:** Microsoft Outlook  
**Sent:** Wednesday, May 10, 2017 8:22 AM  
**To:** Oswald, Hank  
**Subject:** Undeliverable: B17001677\_12523 Westland Court\_Septic Plan

### Delivery has failed to these recipients or groups:

BOBCORBETT@WILLIAMSBURGGROUP.COM (BOBCORBETT@WILLIAMSBURGGROUP.COM)

Your message wasn't delivered. Despite repeated attempts to deliver your message, the recipient's email system refused to accept a connection from your email system.

Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin that it appears that their email system is refusing connections from your email server. Give them the error details shown below. It's likely that the recipient's email admin is the only one who can fix this problem.

#### For Email Admins

No connection could be made because the target computer actively refused it. This usually results from trying to connect to a service that is inactive on the remote host - that is, one with no server application running. For more information and tips to fix this issue see this article:

<http://go.microsoft.com/fwlink/?LinkId=389361>



## Diagnostic information for administrators:

Generating server: BL2PR09MB098.namprd09.prod.outlook.com

Receiving server: BL2PR09MB098.namprd09.prod.outlook.com

### BOBCORBETT@WILLIAMSBURGGROUP.COM

5/10/2017 12:21:35 PM - Server at BL2PR09MB098.namprd09.prod.outlook.com returned '550 5.4.316 Message expired, connection refused(Socket error code 10061)'

5/10/2017 12:11:33 PM - Server at williamsburggroup.com (173.239.23.228) returned '450 4.4.316 Connection refused [Message=Socket error code 10061] [LastAttemptedServerName=williamsburggroup.com]

[LastAttemptedIP=173.239.23.228:25] [CY1GCC01FT005.eop-gcc01.prod.protection.outlook.com](Socket error code 10061)'

### Original message headers:

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;  
d=howardcountymd.onmicrosoft.com; s=selector1-howardcountymd-gov;  
h=From:Date:Subject:Message-ID:Content-Type:MIME-Version;  
bh=C5gnGc/s/yWylCelSkZPdVxvMohbxDO9xaYlvU0D2Qc=;

b=cgiHwXBx/p52sOe0jYfNnei0nOFuijy6KXRK7zw/R/Mcl+ETZ9CC/z++8tuM+4FpgVEhTBTLCvUmBSG1CKHM26  
1/+VBkVzh7lKnqoLjbHz+sLF7cXOLdwP5+LNbmsxmAKYjnA6ZfEi3xvwF/URk0c5BD2ctHXa+qZwX6GKs2d0=

Received: from BL2PR09MB100.namprd09.prod.outlook.com (10.255.230.17) by  
BL2PR09MB098.namprd09.prod.outlook.com (10.255.230.149) with Microsoft SMTP  
Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_128\_CBC\_SHA256\_P256) id  
15.1.1075.11; Mon, 8 May 2017 12:19:02 +0000

Received: from BL2PR09MB100.namprd09.prod.outlook.com ([10.255.230.17]) by  
BL2PR09MB100.namprd09.prod.outlook.com ([10.255.230.17]) with mapi id  
15.01.1075.019; Mon, 8 May 2017 12:19:02 +0000

From: "Oswald, Hank" <hoswald@howardcountymd.gov>

To: "BOBCORBETT@WILLIAMSBURGGROUP.COM" <BOBCORBETT@WILLIAMSBURGGROUP.COM>

Subject: B17001677\_12523 Westland Court Septic Plan

Thread-Topic: B17001677\_12523 Westland Court Septic Plan

Thread-Index: AdLH9G9kpWrbreVEQkyhWAgR6S/lQ==

Date: Mon, 8 May 2017 12:19:02 +0000

Message-ID:

<BL2PR09MB1001409E09B48A3F7988295D4EE0@BL2PR09MB100.namprd09.prod.outlook.com>

Accept-Language: en-US

Content-Language: en-US

X-MS-Has-Attach:

X-MS-TNEF-Correlator:

authentication-results: WILLIAMSBURGGROUP.COM; dkim=none (message not signed)

header.d=none;WILLIAMSBURGGROUP.COM; dmarc=none action=none

header.from=howardcountymd.gov;

x-originating-ip: [167.102.191.10]

x-ms-publictraffictype: Email

x-microsoft-exchange-diagnostics:

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## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Monday, May 08, 2017 8:19 AM  
**To:** 'BOBCORBETT@WILLIAMSBURGGROUP.COM'  
**Subject:** B17001677\_12523 Westland Court\_Septic Plan

Hello Bob Corbett:

Good morning. This office is in receipt of a building permit for 12523 Westland Court but it didn't receive copies of the Onsite Sewage Disposal Plan (OSDS). Please forward at least 2 copies of the OSDS plan at your earliest convenience.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
410.313.2648 (Fax)

# Transmittal

Via: ☐ Fax ☐ Mail ☒ Messenger ☐ E-Mail ☐ To Be Picked Up  
☐ Fax (original to follow via U.S. Mail)

To: <b>Bureau of Environmental Health</b> <b>8930 Stanford Blvd</b> <b>Columbia, MD 21046-4544</b>	Attn: <b>Robert Freemon</b> Fax: <b>(410) 313-2648</b> Phone: <b>(410) 313-2640</b>
--	---

From: <b>Stephanie Tuite</b>	CC:
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Re: <b>Westland Farm Estates Lot 11 - Septic Plan</b>	W.O.# <b>05062-3003</b>
Date: <b>06/27/17</b>	Pages: <b>Page(s) Including this cover</b>

We are forwarding:	<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop drawings	<input checked="" type="checkbox"/> Other
	<input type="checkbox"/> Urgent	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For Review & Comment	

Remarks:

**Attached please find three copies of the Septic Plan for Permit # B17001677, 12523 Westland Court.**

**Please call with any questions.**

**Stephanie Tuite, RLA, PE, LEED AP BD&C**  
**Fisher, Collins & Carter, Inc.**



## **CONFIDENTIALITY NOTICE**

This transmission contains confidential information which may be legally privileged, and is intended only for the use of the individual named above. If you are not the intended recipient, you are hereby notified that any distribution (except to the intended recipient), copying, or disclosure of this transmission is strictly prohibited.

# Transmittal

Via: ☐ Fax ☐ Mail ☒ Messenger ☐ E-Mail ☐ To Be Picked Up  
☐ Fax (original to follow via U.S. Mail)

To: <b>Bureau of Environmental Health</b> <b>8930 Stanford Blvd</b> <b>Columbia, MD 21046-4544</b>	Attn: <b>Robert Freemon</b> Fax: <b>(410) 313-2648</b> Phone: <b>(410) 313-2640</b>
--	---

From: <b>Stephanie Tuite</b>	CC:
------------------------------	-----

Re: <b>Westland Farm Estates Lot 11 - Septic Plan</b>	W.O.# <b>05062-3003</b>
Date: <b>8/14/17</b>	Pages: <b>Page(s) Including this cover</b>

We are forwarding: <input checked="" type="checkbox"/> Prints <input type="checkbox"/> Copy of Letter <input type="checkbox"/> Specifications <input type="checkbox"/> Shop drawings <input checked="" type="checkbox"/> Other
<input type="checkbox"/> Urgent <input type="checkbox"/> For your use <input type="checkbox"/> As requested <input type="checkbox"/> For Review & Comment

Remarks:

Attached please find three copies of the revised Septic Plan for Permit # B17001677, 12523 Westland Court.

The following is a point by point response to your comments dated 7/12/17:

1. Drywells have been moved.
2. Perc locations have been shown.
3. Three systems have been shown.
4. 5 foot spacing between trenches has been provided even though not done on other jobs.
5. Existing well has been labeled with tag number.
6. Items have been removed from the legend as requested.
7. Notes have been added as requested.

Please call with any questions.

Stephanie Tuite, RLA, PE, LEED AP BD&C  
Fisher, Collins & Carter, Inc.

## **CONFIDENTIALITY NOTICE**

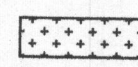
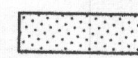
This transmission contains confidential information which may be legally privileged, and is intended only for the use of the individual named above. If you are not the intended recipient, you are hereby notified that any distribution (except to the intended recipient), copying, or disclosure of this transmission is strictly prohibited.

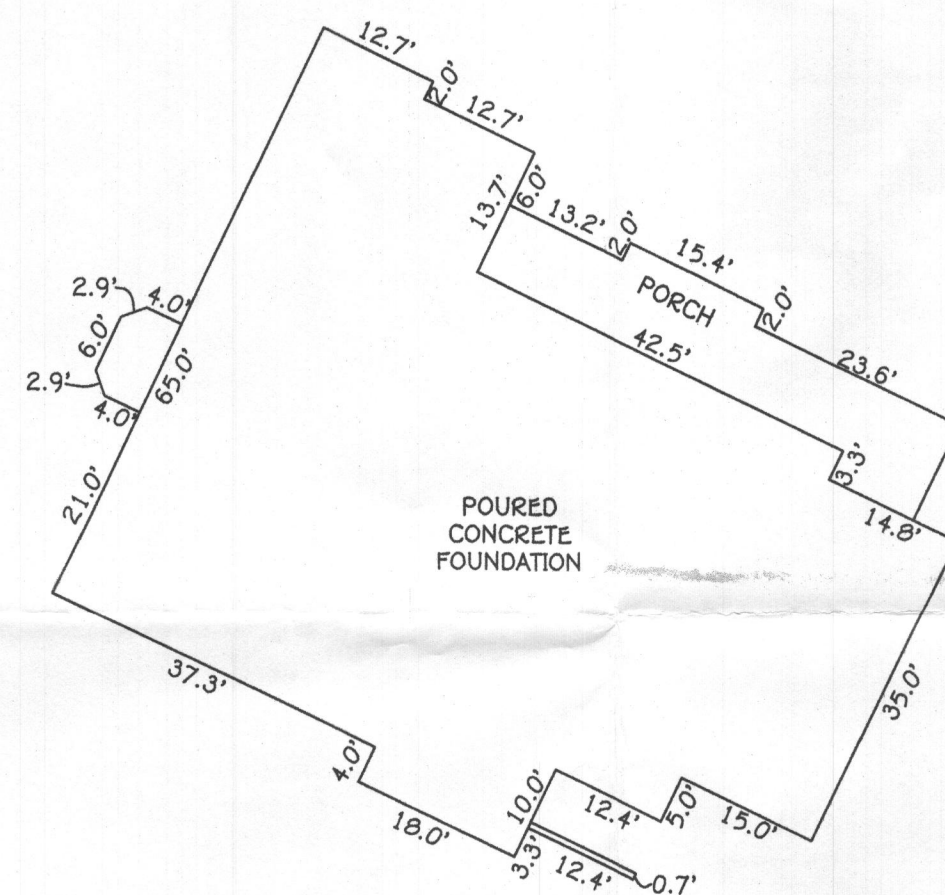


# GENERAL NOTES:

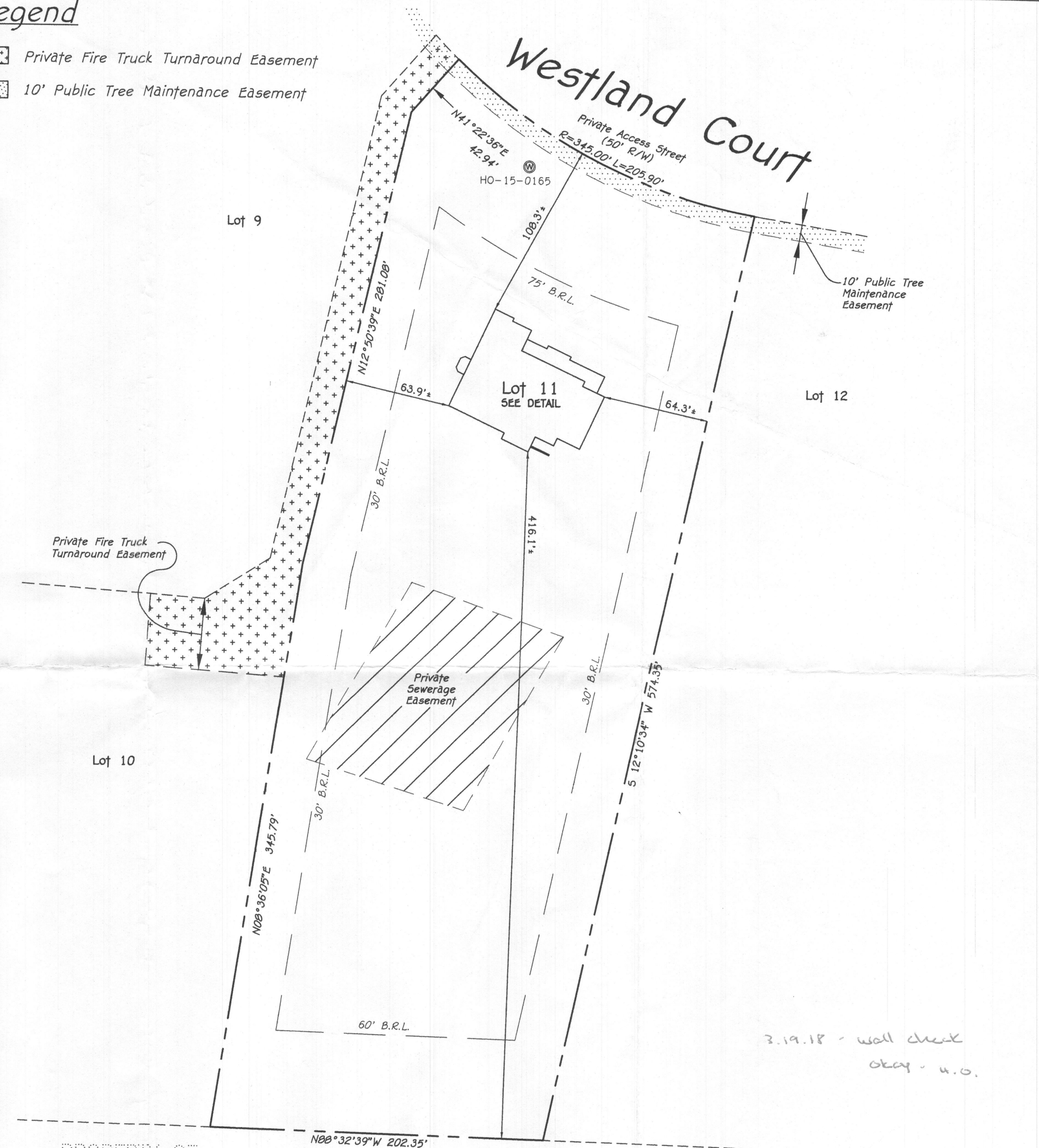
- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INsofar AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) SUBJECT PROPERTY IS SHOWN IN ZONE X ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF HOWARD COUNTY, MARYLAND, COMMUNITY PANEL NO. 24027C0140D EFFECTIVE 11/06/2013.
- 3) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1'.
- 4) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 5) THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-15-0165 HAS BEEN FIELD LOCATED BY FISHER, COLLINS AND CARTER, INC. PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- 6) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2018.
- 7) BUILDING PERMIT # B-17001677

## Legend

-  Private Fire Truck Turnaround Easement
-  10' Public Tree Maintenance Easement



DETAIL:  
1" = 20'



PROPERTY OF  
WASHINGTON SUBURBAN  
SANITARY COMMISSION  
L. 224, F. 130

## HOUSE LOCATION DRAWING

FOUNDATION LOCATION: 1/31/18  
FINAL LOCATION:  
BOUNDARY SURVEY:

SCALE: 1" = 50'  
DATE: 2/6/18  
DRAWN BY: MSD  
CHECKED BY: MLR  
PROJECT No.: 05062-3003

#12523 WESTLAND COURT  
B.R.L. = BUILDING RESTRICTION LINE  
TOP OF FOUNDATION ELEVATION = 445.2'

LOT 11  
WESTLAND FARM ESTATES  
PHASE II  
LOTS 3 THRU 14 AND  
OPEN SPACE LOT 15  
PLAT NOS. 23905 THRU 23907  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



*Mark L. Robel* 2/6/18  
PROFESSIONAL LAND SURVEYOR DATE  
REG. #339

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2895



