

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: 2-13-26 **ONSITE SEWAGE DISPOSAL SYSTEM** P 598346

APPROVAL DATE: 2/25/2026 **PERMIT: NEW CONSTRUCTION** A _____

PROPERTY ADDRESS: 12954 Highland Road

SUBDIVISION: McDaniel Property LOT: 7 TAX ID: _____

CONTRACTOR: _____ EMAIL: _____

CONTRACTOR ADDRESS: _____ PHONE: _____

PROPERTY OWNER: Williamsburg Homes LLC EMAIL: _____

OWNER ADDRESS: 5485 Harpers Farm Road, Suite 200, Columbia, MD 21044 PHONE: 410-997-8800

SEPTIC TANK SIZE: 2000 Gal 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>126 (3 @ 42')</u>	INLET DEPTH: <u>4</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>7</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4</u>
LOCATION:	SYSTEM TO BE STAKED BY DESIGNER AND VERIFIED BY APPROVING AUTHORITY DURING PRE-CONSTRUCTION INSPECTION.	
NOTES:		

ISSUED BY: DBernard ISSUE DATE: 2-13-26 EXPIRATION DATE: 2-13-27

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR REGISTERED WITH THE STATE OF MD ON-SITE WASTEWATER PROFESSIONALS BOARD: CONFIRMED
- 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 SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADE 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: THE HCHD DOES NOT WARRANT ANY SYSTEM AND CANNOT GUARANTEE THE PERFORMANCE OF THIS SYSTEM AS DESIGNED. BY ACCEPTING THIS PERMIT, THE OWNER AND/OR APPLICANT ACKNOWLEDGE THAT THE SPECIFICATIONS DETAILED IN THIS DESIGN ARE ONE POSSIBLE OPTION AND THAT THE HCHD WILL REVIEW OTHER PROPOSALS. YOU HAVE THE OPTION TO SEEK THE ADVICE OF A QUALIFIED DESIGN CONSULTANT OR PROFESSIONAL ENGINEER FOR FURTHER GUIDANCE.
- NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.
- 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

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
<u>3.3'-4"</u>	<u>3.5'-4"</u>	<u>7"</u>
NUMBER OF TRENCHES		<u>3</u>
TOTAL LENGTH		<u>128'</u>
ABSORPTION AREA		<u>384 sq ft + 300</u>
DISTRIBUTION BOX LEVEL		<u>yes</u>
DISTRIBUTION BOX BAFFLE		<u>yes</u>
DISTRIBUTION BOX PORT		<u>yes</u>

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL yes

MANUFACTURER Babylon

CAPACITY 2000 GAL

SEAM LOC Top

TANK LID DEPTH 2'-1.5'

BAFFLES 6" front & 4" back

BAFFLE FILTER N/A

MANHOLE LOC front & back

6" PORT LOC N/A

WATERTIGHT TEST N/A

SLOTTED yes

DATE ON LID 11/7/2026

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 _____

See Separate Sheet for As-Built

ROAD NAME

SEPTIC CONTRACTOR ONSITE INSTALLING SYTEM: Todd Tracey

SEPTIC CONTRACTOR ONSITE LICENSED WITH THE STATE OF MD: YES/NO

PRE-CONSTRUCTION NOTES:

2/18/26 house location matches plan, small bump out in front left-hand side of house not drawn. Well meets setbacks, SDA, tank, d-box, and trenches staked accurately. Contractor OK with tank and d-box locations. Trenches are on contour within 4". Trench 2 stakes are slightly under 42', Contractor confirmed he would dig trench to 42'. Will begin install next week (9/8)

INSTALLATION NOTES:

2/25/2026 - installer onsite for final inspection. no initial active hole. 4" sch 40 pipe installed to tank. Tank set w/ 2'-1.5' of corr. 6" front & 4" back baffle installed, 2" slot move tank. D-box leveled. trench lengths @ 42', 43', & 43'. trench meets @ 3.5'-4'. stake & fabric on trench separation 10' apart. ok to backfill all work (SP)

CONTROL PANEL DATA

CONTROL PANEL HEIGHT N/A
(MIN 30")

INSPECTION DATE N/A

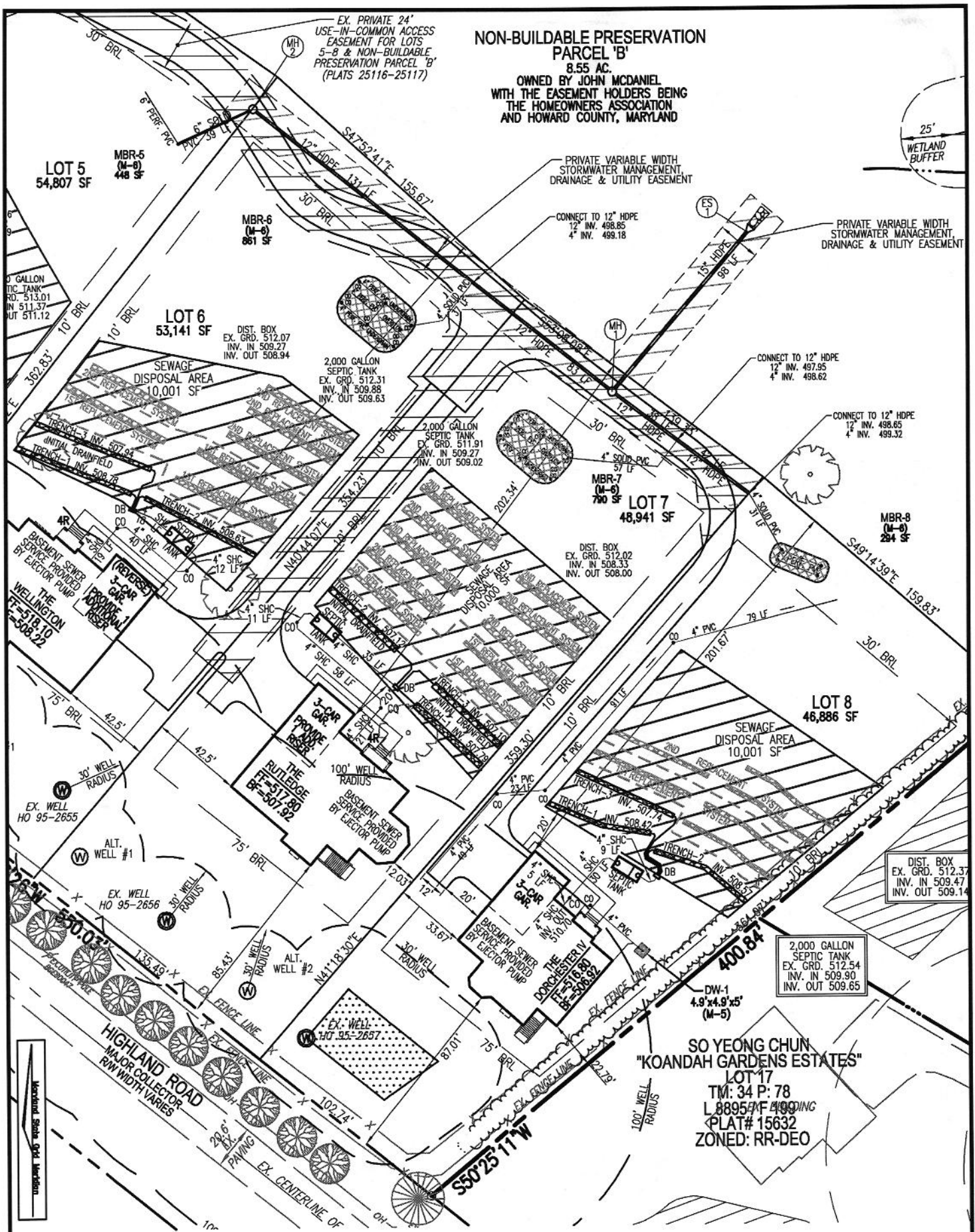
INSPECTION: PASS/FAIL (CIRCLE ONE)

FINAL INSPECTOR

S. Page

DATE OF APPROVAL

2/25/2026



**NON-BUILDABLE PRESERVATION
PARCEL 'B'**

8.55 AC.
OWNED BY JOHN MCDANIEL
WITH THE EASEMENT HOLDERS BEING
THE HOMEOWNERS ASSOCIATION
AND HOWARD COUNTY, MARYLAND

NOTE:
STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON-STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. SEE F-14-021.

LAYOUT PLAN
SCALE: 1"=60'

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DEVELOPER
WILLIAMSBURG HOMES, LLC
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
ATTN: MR. BRUCE HARVEY
(410) 997-8800

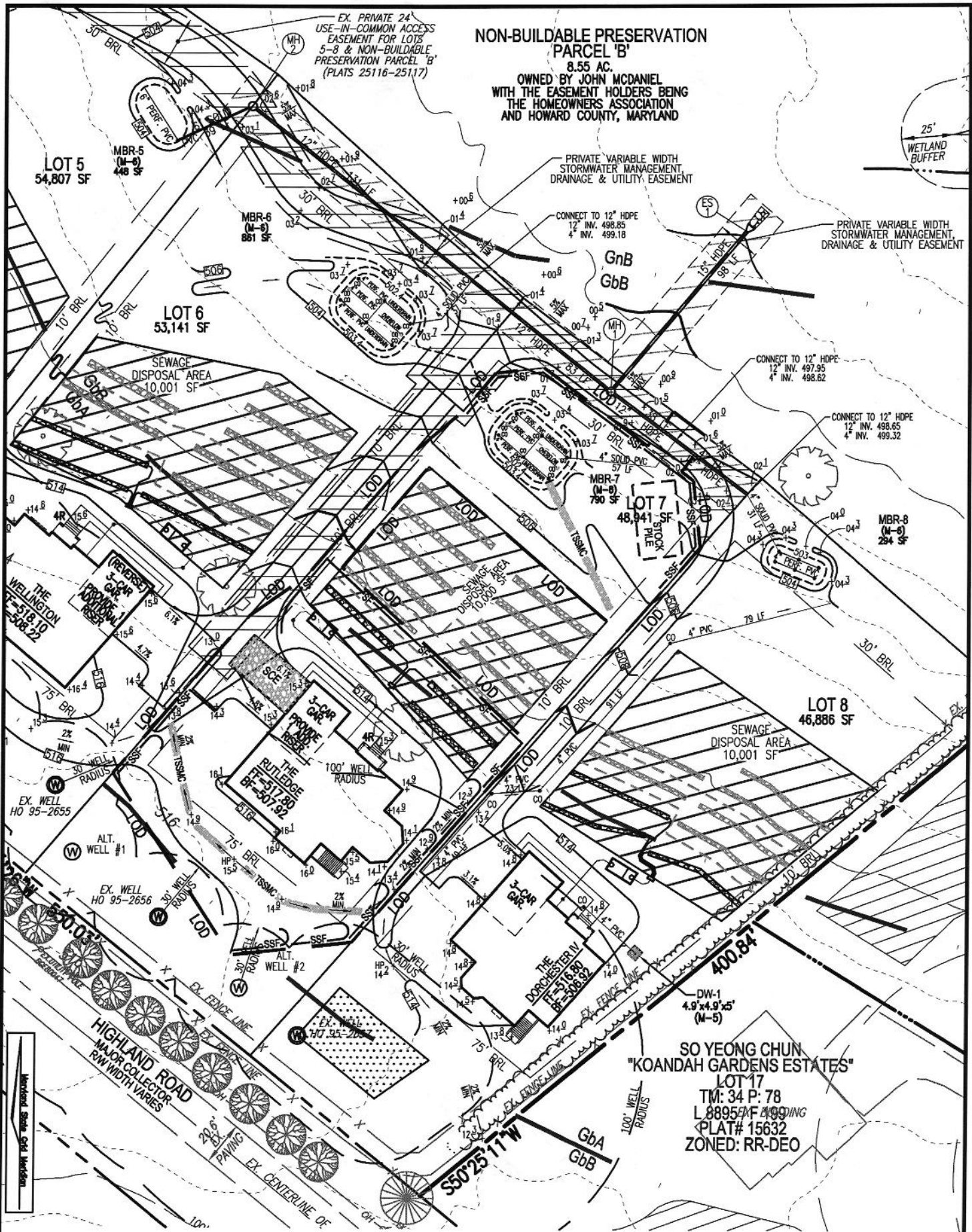
SCALE	AS SHOWN
DRAWN BY	JMR
CHECKED BY	EDS
DATE	5/8/25
W. O. #	08-43
SHEET#	1 OF 7

ZONED: RR-DEO
TAX MAP: 34 GRID: 22
5TH ELECTION DISTRICT

WILLIAMSBURG HOMES
MCDANIEL PROPERTY
LOT 7
12954 HIGHLAND ROAD
HIGHLAND, MD 20777

REF: F-14-021

PARCEL: 117
PLAT: 23440-42
HOWARD COUNTY, MARYLAND



GRADING PLAN
SCALE: 1"=60'

SCALE	AS SHOWN
DRAWN BY	JMR
CHECKED BY	EDS
DATE	5/8/25
W. O. #	08-43
SHEET#	2 OF 7

WILLIAMSBURG HOMES
MCDANIEL PROPERTY
LOT 7
 12954 HIGHLAND ROAD
 HIGHLAND, MD 20777
REF: F-14-021

PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
 5TH ELECTION DISTRICT

THIS WALL CHECK DRAWING CONTAINS A HORIZONTAL TOLERANCE IN ACCURACY OF 0.1' AND A VERTICAL TOLERANCE IN ACCURACY OF 0.2'

**NON-BUILDABLE PRESERVATION
PARCEL 'B'**

8.55 AC.
OWNED BY JOHN MCDANIEL
WITH THE EASEMENT HOLDERS BEING
THE HOMEOWNERS ASSOCIATION
AND HOWARD COUNTY, MARYLAND

PRIVATE VARIABLE WIDTH
STORMWATER MANAGEMENT,
DRAINAGE & UTILITY EASEMENT
(PLAT 23442)



S53°08'08"E 139.33'

PRIVATE 24'
USE-IN-COMMON ACCESS
EASEMENT FOR LOTS
5-8 & NON-BUILDABLE
PRESERVATION PARCEL 'B'
(PLATS 25116-25117)

PRIVATE 24'
USE-IN-COMMON ACCESS
EASEMENT FOR LOTS
5-8 & NON-BUILDABLE
PRESERVATION PARCEL 'B'
(PLATS 25116-25117)

SEWAGE
DISPOSAL AREA
10,001 SF

SEWAGE
DISPOSAL AREA
10,000 SF

SEWAGE
DISPOSAL AREA
10,001 SF

N40°44'07"E 354.23'

S41°18'30"W 359.30'

LOT 7
48,941 SF
POURED
CONCRETE
FOUNDATION
T/W=516.8'

*Wall
check ok
2-13-26
DHO*

LOT 6

LOT 8

EX. WELL
HO 95-2656

N51°06'26"W 135.49'

HIGHLAND ROAD
MAJOR COLLECTOR
R/W WIDTH VARIES

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE IMPROVEMENTS ARE LOCATED AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN; THAT THIS DOCUMENT WAS 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.

Thomas M. Hoffman Jr.
THOMAS M. HOFFMAN JR.,
PROPERTY LINE SURVEYOR

12-11-25
DATE

LICENSE NO. 267
EXP. DATE: JULY 28, 2026



SCALE 1" = 50'	DATE 12/09/25
DRAWN BY J.M.M.	CHECKED BY T.M.H.
PLAT NUMBER 23440-23442	JOB NUMBER 08-43.00

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

WALL CHECK DRAWING
12954 HIGHLAND ROAD
LOT 7
MCDANIEL PROPERTY
PLAT NO. 23442
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Clarksville D
6513 Old Hilltop Ct.

Clerk of the Circuit Court for
Howard County
9250 Judicial Way
Ellicott City, MD 21043
410-313-2111
Receipt Ref# 1021251304001002
Terminal: 13PRD479 Operator: 37
10/21/2025 10:11:18

Agreement Recording Fee \$60.00
Name: SINGH
Ref: 3
Fee Amount: \$20.00
Agreement Surcharge: \$40.00

Payments

Credit Card \$60.00
Card Type: VISA
CC #: 5997
Authorization #: 03509G
Order Id: 76050086
AID: A0000000031010
ARC: 3030
IAD: 06011203A00000

Total Due \$60.00
Total Received \$60.00

X _____
Signature

~Thank you for visiting us today~

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Monday, April 7, 2025 11:21 AM
To: Jeremiah Reynolds
Subject: OSDS Plan_12954 Highland Road_Lot 7

Hi Jeremiah,

Good morning. The SDA on the OSDS Plan for 12954 Highland Road doesn't match the legend symbol. There are additional cross hatch marks which makes it difficult to see the trench layout. Lot 6 also shows it. It should be fine after you remove this layer from the plan.

Let me know if you have any questions.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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Table A.4 Commonly Used Species for Bioretention Areas

Trees	Shrubs	Herbaceous Species
<i>Acer rubrum</i> Red Maple	<i>Aesculus parviflora</i> Bottlebrush Buckeye	<i>Andropogon virginicus</i> Broomsedge
<i>Betula nigra</i> River Birch	<i>Cephalanthus occidentalis</i> Buttonbush	<i>Eupatorium perpurea</i> Joe Pye Weed
<i>Juniperus virginiana</i> Eastern Red Cedar	<i>Hamamelis virginiana</i> Witch Hazel	<i>Scirpus pungens</i> Three Square Bulrush
<i>Chionanthus virginicus</i> Fringe-tree	<i>Vaccinium corymbosum</i> Highbush Blueberry	<i>Iris versicolor</i> Blue Flag
<i>Nyssa sylvatica</i> Black Gum	<i>Ilex glabra</i> Inkberry	<i>Lobelia cardinalis</i> Cardinal Flower
<i>Diospyros virginiana</i> Persimmon	<i>Ilex verticillata</i> Winterberry	<i>Panicum virgatum</i> Switchgrass
<i>Platanus occidentalis</i> Sycamore	<i>Viburnum dentatum</i> Arrowwood	<i>Dichanthelium scoparium</i> Broom Panic Grass
<i>Quercus palustris</i> Pin Oak	<i>Lindera benzoin</i> Spicebush	<i>Rudbeckia laciniata</i> Tall Coneflower
<i>Quercus phellos</i> Willow Oak	<i>Myrica pennsylvanica</i> Bayberry	<i>Scirpus cyperinus</i> Woolgrass
<i>Salix nigra</i> Black willow		<i>Vernonia noveboracensis</i> New York Ironweed

Note 1: For more options on plant selection for bioretention, consult Bioretention Manual (ETAB, 1993) or the Design of Stormwater Filtering Systems (Claytor and Schueler, 1997).

"MICRO-BIORETENTION" PLANTING SCHEDULE NOTES:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- MICROBIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDv SUMMARY.
- FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH

- TABLE A.4 IS TAKEN FROM THE "2000 MARYLAND STORMWATER MANUAL, VOLUME II - APPENDIX A.
- CONTRACTOR SHALL BE FAMILIAR WITH APPENDIX B.4.C "CONSTRUCTION SPECIFICATIONS", AND TABLE B.4.1 "MATERIAL SPECIFICATIONS". IN ADDITION, THE "2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II - APPENDIX A, OFFERS ADDITIONAL HELPFUL INFORMATION.
- NO TREES SHALL BE PLANTED WITHIN A MICRO-BIORETENTION FACILITY. USE ONLY SHRUB OR HERBACEOUS SPECIES.
- ABOVE TABLE A.4 IS FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL INSTALL PLANTINGS SPECIFIED IN THE PLANTING SCHEDULES SHOWN HEREON. CHOOSE FROM THE ABOVE TABLE, OR USE APPROVED EQUAL SPECIES WHICH ARE TOLERANT TO FLUCTUATING WATER LEVELS. IF SUBSTITUTIONS ARE CHOSEN, APPROVAL FROM THE ENGINEER IS REQUIRED.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THIS FINAL PLAN.

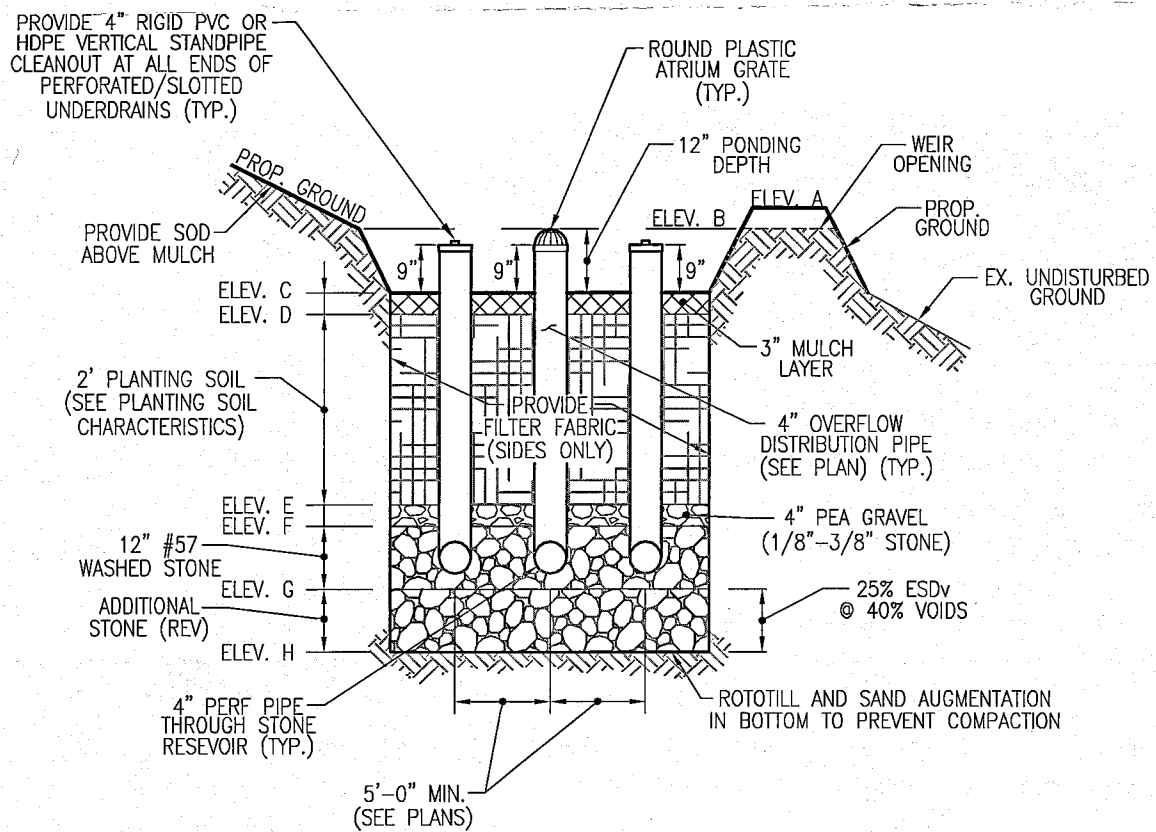
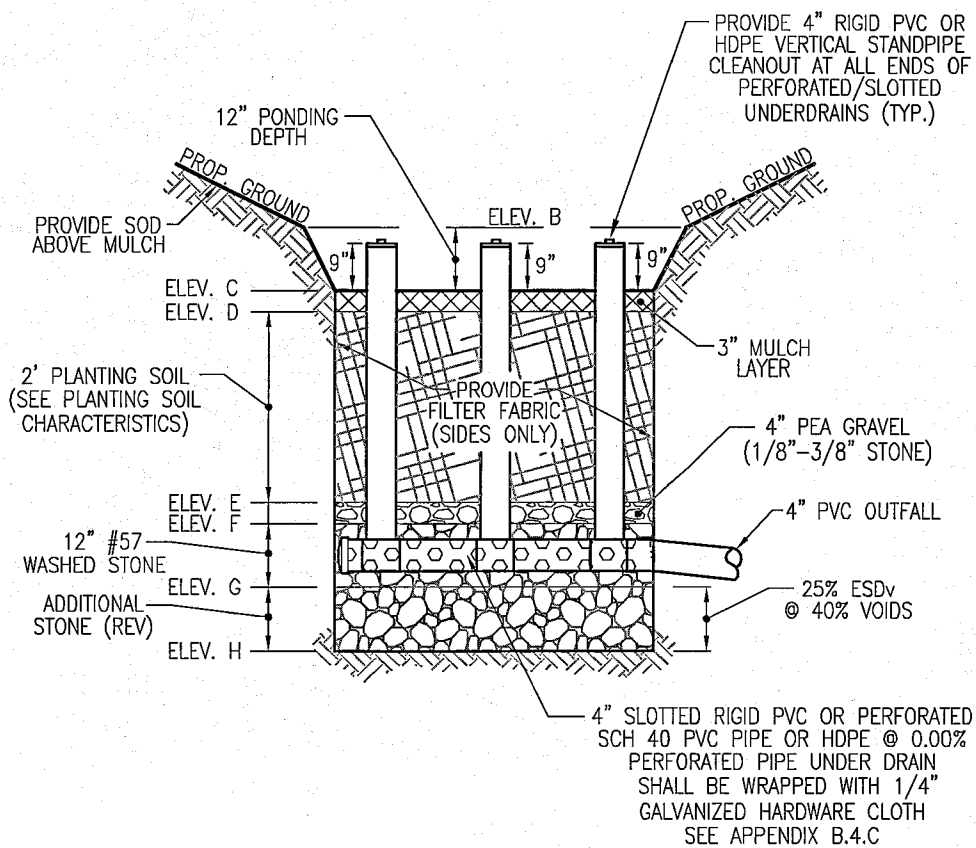
SCALE AS SHOWN
 DRAWN BY JMR
 CHECKED BY EDS
 DATE 5/8/25
 W. O. # 08-43
 SHEET# 7 OF 7

**WILLIAMSBURG HOMES
 MCDANIEL PROPERTY
 LOT 7
 12954 HIGHLAND ROAD
 HIGHLAND, MD 20777**

ZONED: RR-DEO
 TAX MAP: 34 GRID: 22
 5TH ELECTION DISTRICT

REF: F-14-021

PARCEL: 117
 PLAT: 23440-42
 HOWARD COUNTY, MARYLAND



MICRO-BIORETENTION (MBR-7)

W/ WEIR AND UNDERDRAIN OUTFALL

NOT TO SCALE

MICRO-BIORETENTION FACILITY ELEVATIONS (M-6)												
FACILITY	A	B	C	D	E	F	G	H	WEIR ELEV.	UNDERDRAIN INVERT	OUTFALL ELEVATION	FACILITY SIZE
MBR-7	503.70	503.40	502.40	502.15	500.15	499.82	498.82	497.99	503.40	499.15	498.62	790 SF

SCALE AS SHOWN
 DRAWN BY JMR
 CHECKED BY EDS
 DATE 5/8/25
 W. O. # 08-43
 SHEET# 5 OF 7

WILLIAMSBURG HOMES
MCDANIEL PROPERTY
LOT 7
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