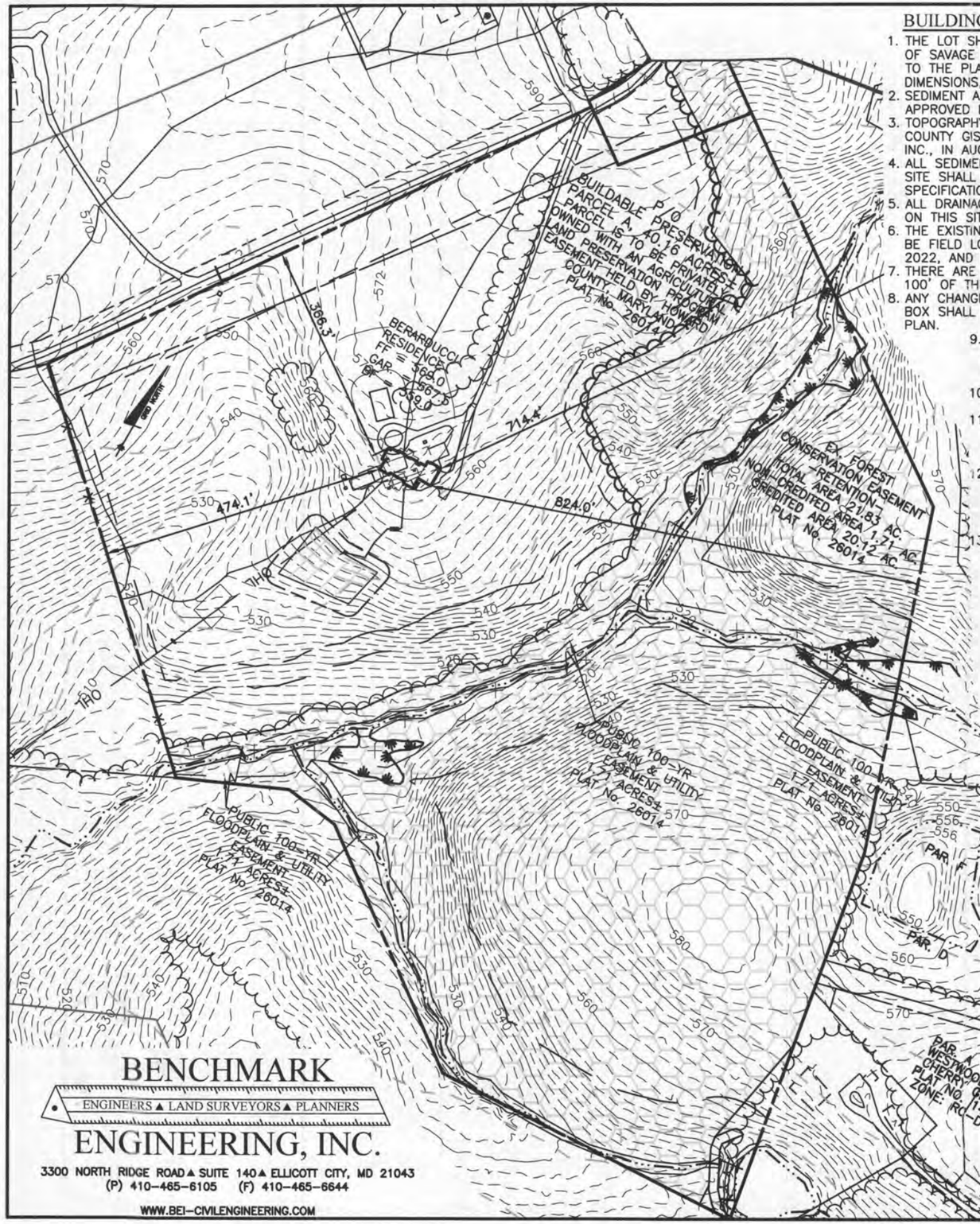
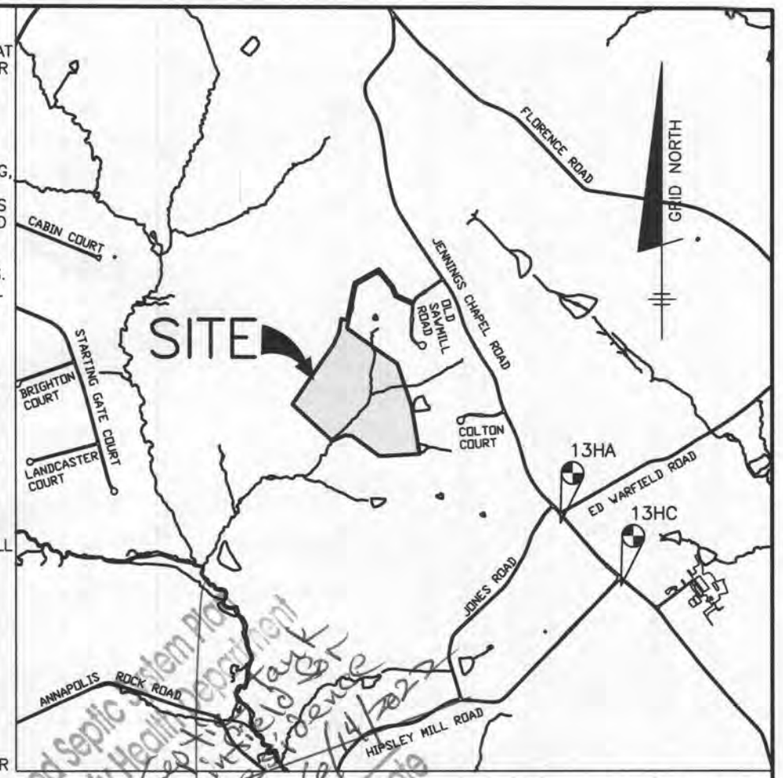


BUILDING PERMIT PLAN NOTES:

1. THE LOT SHOWN HEREON WAS RECORDED ON THE RECORD PLAT OF SAVAGE PROPERTY, PLAT REFERENCE 26014–26017. REFER TO THE PLATS, DEEDS AND LAND RECORDS FOR PARCEL DIMENSIONS, AREAS, EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS, SEE GP–22–095, WERE APPROVED BY HOWARD SOIL CONSERVATION.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE HOWARD COUNTY GIS, AND FIELD VERIFIED BY BENCHMARK ENGINEERING, INC., IN AUGUST 2019.
4. ALL SEDIMENT AND EROSION CONTROL FEATURES USED ON THIS SITE SHALL COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL DRAINAGE AND STORMWATER MANAGEMENT FEATURES USED ON THIS SITE MUST COMPLY WITH THE BUILDING PERMIT PLANS.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO– – , WILL BE FIELD LOCATED BY BENCHMARK ENGINEERING, INC., IN MAY, 2022, AND WILL BE ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED AND PROVIDED BY DRY WELL FACILITY, MICRO–BIORETENTION FACILITY, AND NON–ROOFTOP DISCONNECTIONS.
10. THERE IS ONE EXISTING DWELLINGS ON THIS PARCEL. IT IS TO BE RAZED.
11. THERE IS NO FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT. A NOTICE OF INTENT WILL BE REQUIRED FOR THIS DEVELOPMENT. CLEARING IS LESS THAN 20,000 SQUARE FEET.
12. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
13. [ ] THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDATION OF A MODIFIED SEWERAGE AREA PLAT SHALL NOT BE REQUIRED.



VICINITY MAP

ADC MAP: 4811, GRID D4

SCALE : 1'=2000'

Approved Septic System Proposal
Howard County Health Department
2000 gallon
To 6 Gravity Bedrooms
6-Bedroom
5/24/2022
See Letter of Evidence
Date

STATE OF MARYLAND
JOHN M. CARNEY
45577
PROFESSIONAL ENGINEER
5/20/22

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. 45577, Expiration Date: 06/08/2024.

PERCOLATION TEST RESULT INFORMATION - Parcel A			
System	Application Rate	Effective Depth	Bottom Depth
Initial	1.2	3.0	7.0
1st Replacement	1.2	3.0	7.0
2nd Replacement	0.8	3.0	7.0

BUILDER:
BERARDUCCI BUILDERS, LLC
1508 ABELL DR
WESTMINSTER, MD 21157
443–797–9409

PURCHASER:
JENNY AND ANTHONY BERARDUCCI
13904 RYON DRIVE
GLENELG, MD 21737

OWNER: JRNL, LLC
6800 DEERPATH ROAD, SUITE 100
ELKRIDGE, MD 21075

DESIGN: JC | DRAFT: JC

SAVAGE PROPERTY, PLAT Nos. 26014-17
BERARDUCCI RESIDENCE

TAX MAP: 13 GRID: 21 PARCEL: 109
ZONED: RC–DEO
ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND
2730 JENNINGS CHAPEL ROAD, WOODBINE, MD 21797

ON-SITE SEWAGE DISPOSAL SYSTEM (OSDS) PERMIT PLAN

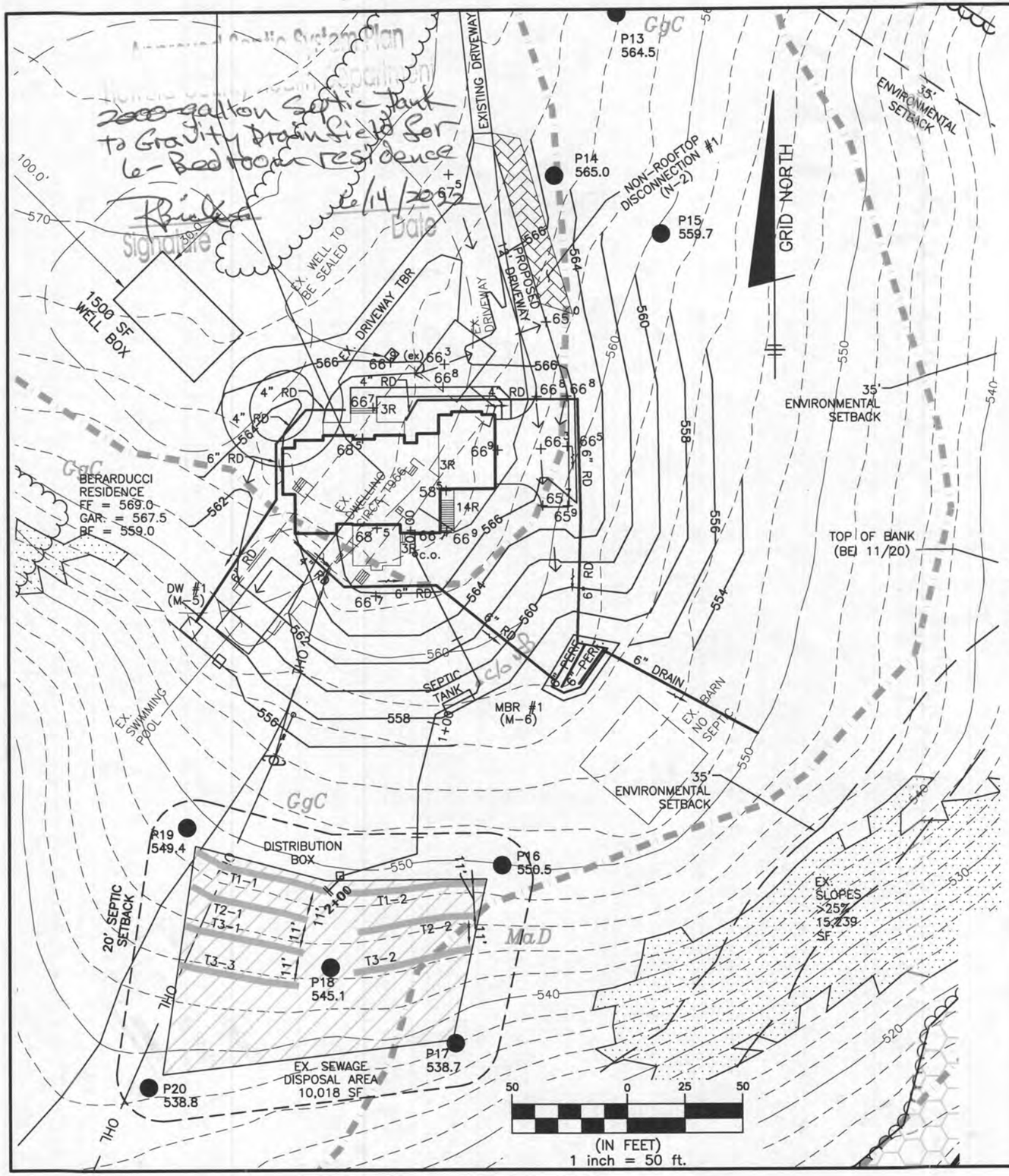
DATE: 05/20/2022 | BEI PROJECT NO. 3110

SCALE: NA | SHEET 1 OF 3

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
3300 NORTH RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MD 21043
(P) 410–465–6105 (F) 410–465–6644
WWW.BEI–CIVILENGINEERING.COM

2000 gallon Septic Tank to Gravity Drainfield for 6-Bedroom residence

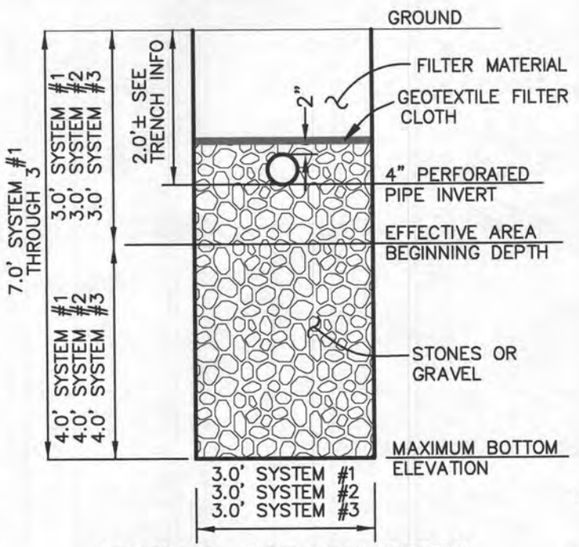
6/14/2022
Signature Date



SEPTIC INVERT CHART - Parcel A	
INV @ HOUSE	556.2
GROUND @ HOUSE	566.7
INV IN TANK	554.6
INV OUT TANK	554.4
TOP OF TANK	555.4
GROUND OVER TANK	558.4
INV IN DIST BOX	547.3
INV OUT DIST BOX	547.2
GROUND AT DIST BOX	549.5

LEGEND

- PROPERTY BOUNDARY
- 410 / 408 GIS CONTOUR LINES
- MaD SOIL DELINEATION
- EXISTING BUILDINGS
- EXISTING TREELINE
- STREAM
- SEWAGE DISPOSAL AREA
- EXISTING SLOPES >25%
- EXISTING SLOPES 15-24.9%
- PERC TEST – PASS
- PERC TEST – FAIL
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING 100-YEAR FLOODPLAIN EASEMENT



TYPICAL TRENCH DETAIL
NOT TO SCALE

STATE OF MARYLAND
JOHN M. CARNEY
45577
PROFESSIONAL ENGINEER
5/20/22

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BUILDER: BERARDUCCI BUILDERS, LLC 1508 ABELL DR WESTMINSTER, MD 21157 443-797-9409	SAVAGE PROPERTY, PLAT Nos. 26014-17 BERARDUCCI RESIDENCE
PURCHASER: JENNY AND ANTHONY BERARDUCCI 13904 RYON DRIVE GLENELG, MD 21737	TAX MAP: 13 GRID: 21 PARCEL: 109 ZONED: RC-DEO ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND 2730 JENNINGS CHAPEL ROAD, WOODBINE, MD 21797
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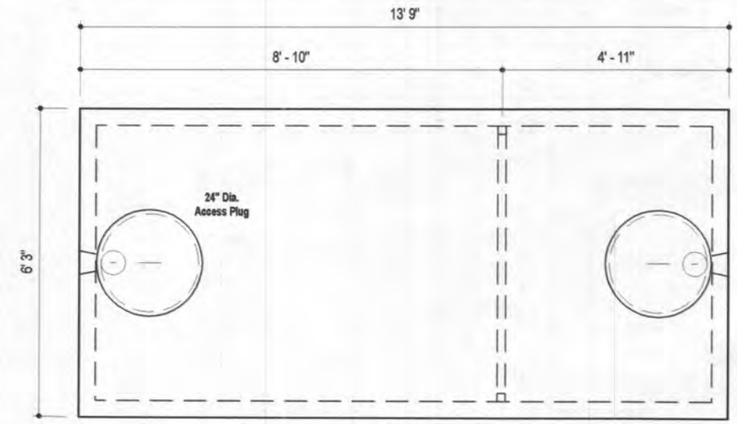
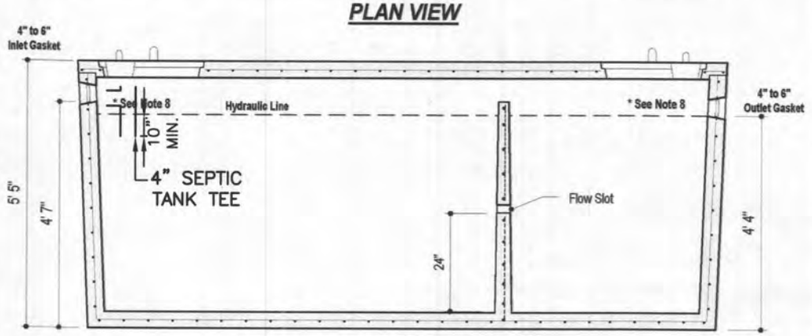
DESIGN: JC / DRAFT: JC	DATE: 05/20/2022 / BEI PROJECT NO. 3110
	SCALE: 1" = 50' / SHEET 2 OF 3



PLAN VIEW



SECTION A-A

DESIGN DATA & GENERAL NOTES

[1] Concrete strength f'c=4,000 p.s.i. @ 28 days. Density = 150 pcf.
[2] Cement - Portland Type I/II per ASTM C 150-92.
[3] Admixtures & plasticizers per ASTM C 260-86 & C 494-92.
[4] Reinforcing per ASTM A185. Min. 1-1/2" cover.
[5] Top slab sealed with butyl rope mastic.
[6] 4" wall, 4" base, & 6" top thickness.
[7] Max 3' of cover
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MBI Mayer Bros., Inc.
6264 Race Road
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2,000 GALLON SEPTIC TANK
2-Compartment
Stock Item [Approx. 19,900 lbs]

Dwg. No. 2000-2C	No Scale	Aug 11, 2008

INITIAL SYSTEM - Parcel A		
Number of Bedrooms	6	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	7.0	ft
Design Flow	900	gpd
Drainage Field square footage	750	sf
Sidewall Reduction Credit	0.42	
Trench width	3	ft
Effective Area Depth	4	ft
Trench Spacing	11	ft
Linear Length of trench Required	**104**	lf

1st REPLACEMENT SYSTEM		
Number of Bedrooms	6	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	7.0	ft
Design Flow	900	gpd
Drainage Field square footage	750	sf
Sidewall Reduction Credit	0.42	
Trench width	3	ft
Effective Area Depth	4	ft
Trench Spacing	11	ft
Linear Length of trench Required	**104**	lf

2nd REPLACEMENT SYSTEM		
Number of Bedrooms	6	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	7.0	ft
Design Flow	900	gpd
Drainage Field square footage	1125	sf
Sidewall Reduction Credit	0.42	
Trench width	3	ft
Effective Area Depth	4	ft
Trench Spacing	11	ft
Linear Length of trench Required	**156**	lf

TRENCH DATA - Parcel A					
INITIAL SYSTEM		**FIRST REPLACEMENT**		**SECOND REPLACEMENT**	
TRENCH 1-1		**TRENCH 2-1**		**TRENCH 3-1**	
LENGTH	60 ft	LENGTH	53 ft	LENGTH	53 ft
GROUND ELEVATION	548.8	GROUND ELEVATION	547.3	GROUND ELEVATION	545.5
INVERT ELEVATION	546.8	INVERT ELEVATION	545.3	INVERT ELEVATION	543.5
MAX BOTTOM ELEVATION	541.8	MAX BOTTOM ELEVATION	540.3	MAX BOTTOM ELEVATION	538.5
TRENCH 1-2		**TRENCH 2-2**		**TRENCH 3-2**	
LENGTH	60 ft	LENGTH	53 ft	LENGTH	53 ft
GROUND ELEVATION	548.6	GROUND ELEVATION	546.6	GROUND ELEVATION	544.3
INVERT ELEVATION	546.6	INVERT ELEVATION	544.6	INVERT ELEVATION	542.3
MAX BOTTOM ELEVATION	541.6	MAX BOTTOM ELEVATION	539.6	MAX BOTTOM ELEVATION	537.3
				TRENCH 3-3	
				LENGTH	53 ft
				GROUND ELEVATION	543.7
				INVERT ELEVATION	541.7
				MAX BOTTOM ELEVATION	536.7

STATE OF MARYLAND
JOHN M. CARNEY
45577
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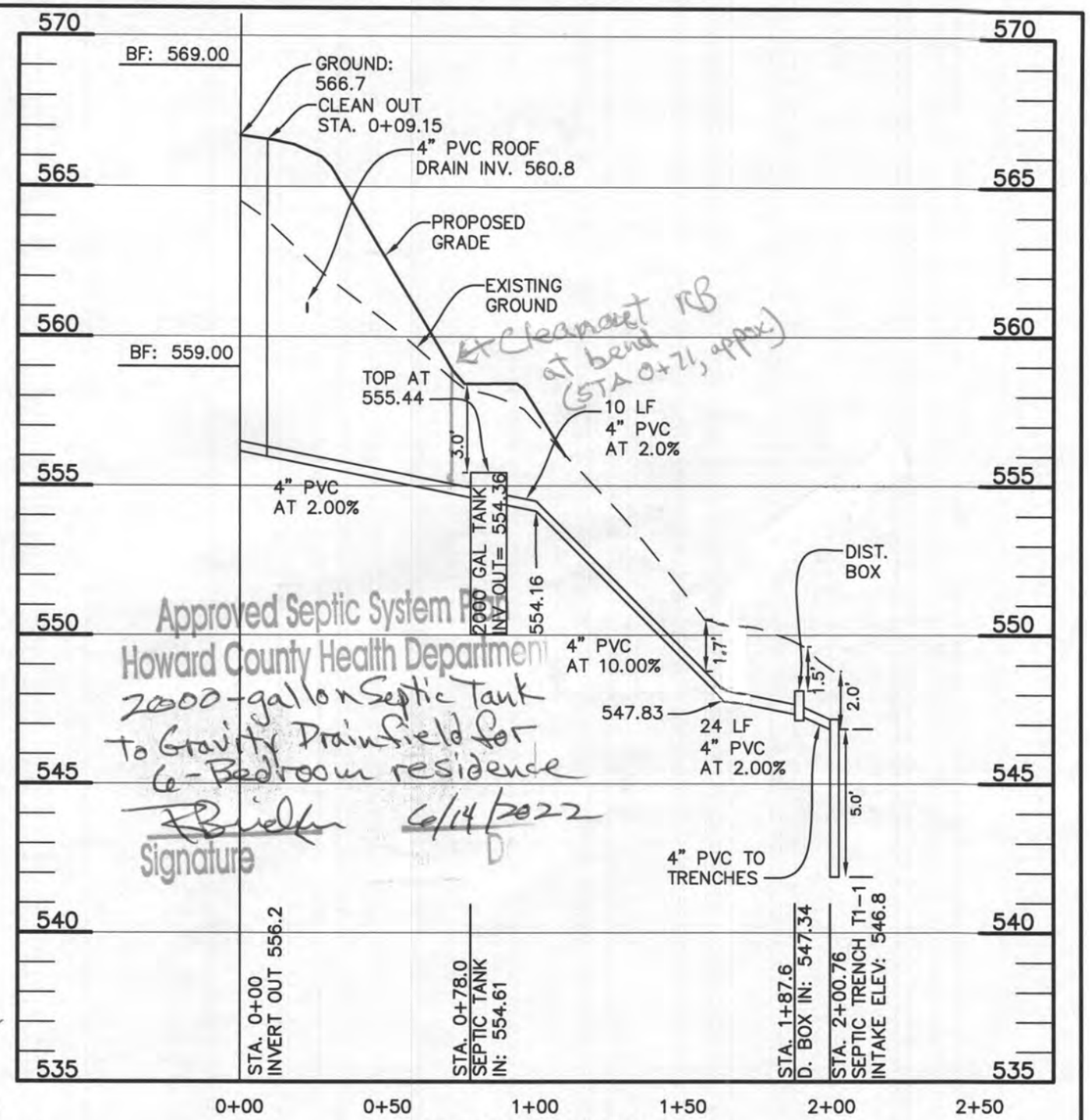

SEWER HOUSE OUTFALL
SCALE: 1"=50' HORIZ., 1"=5' VERT.

Approved Septic System Plan
Howard County Health Department
2000-gallon Septic Tank to Gravity Drainfield for 6-Bedroom residence
Signature 6/14/2022

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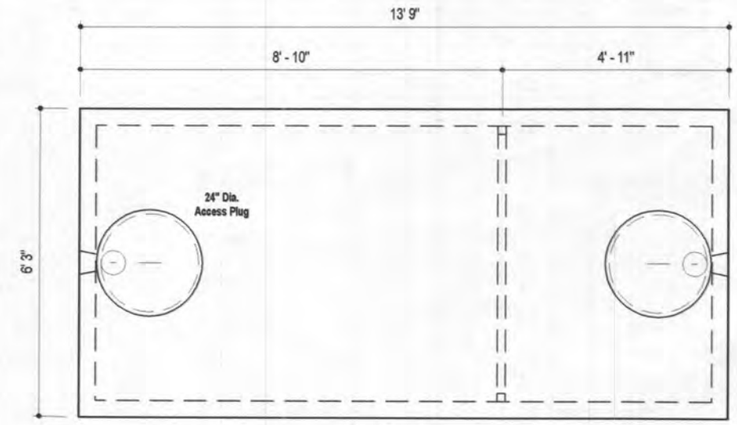
ON-SITE SEWAGE DISPOSAL SYSTEM (OSDS) PERMIT PLAN

DATE: 05/20/2022	BEI PROJECT NO. 3110
SCALE: NA	SHEET 3 OF 3



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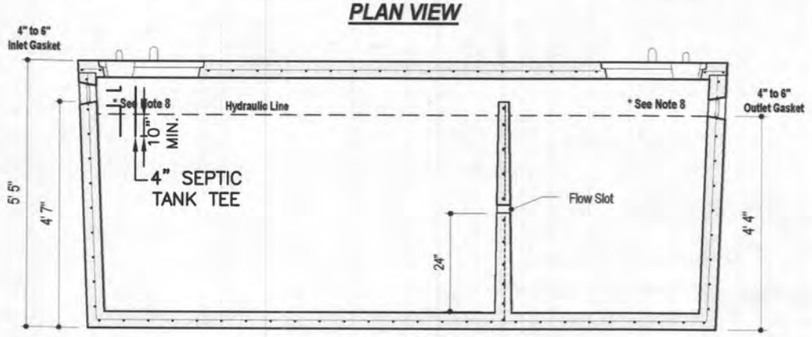

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Application Rate	0.8	gpd/sf
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Drainage Field square footage	1125	sf
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STATE OF MARYLAND
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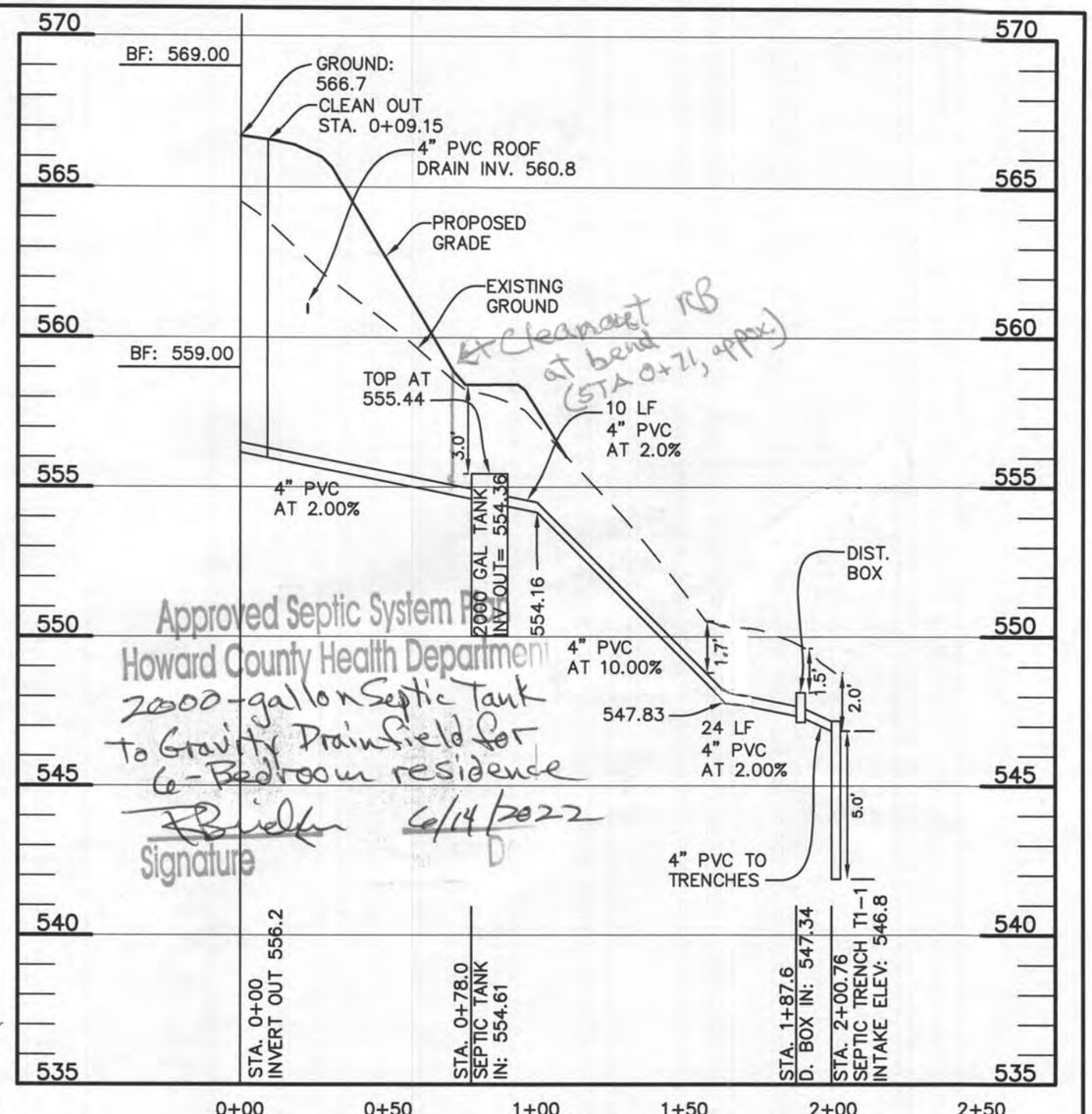

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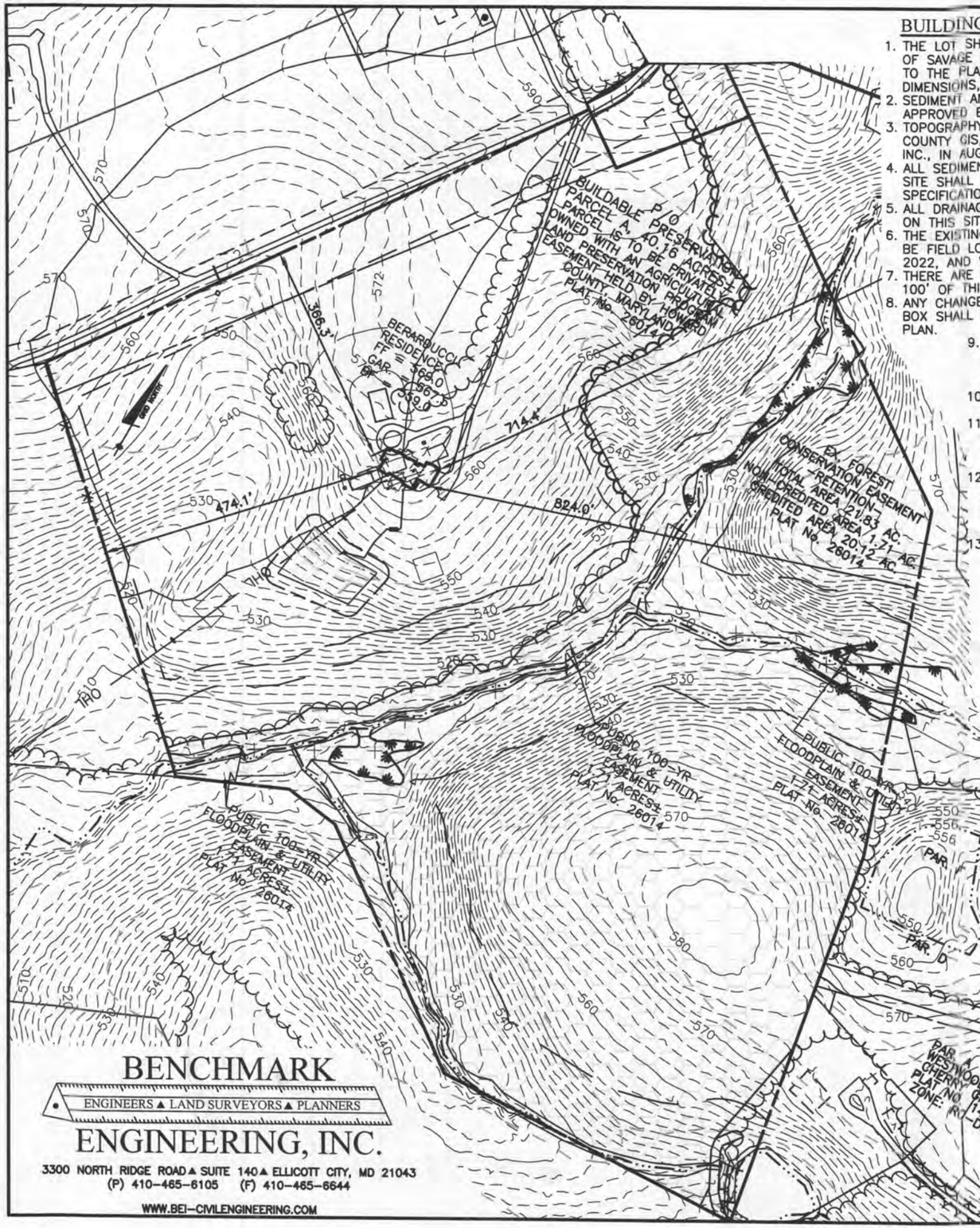
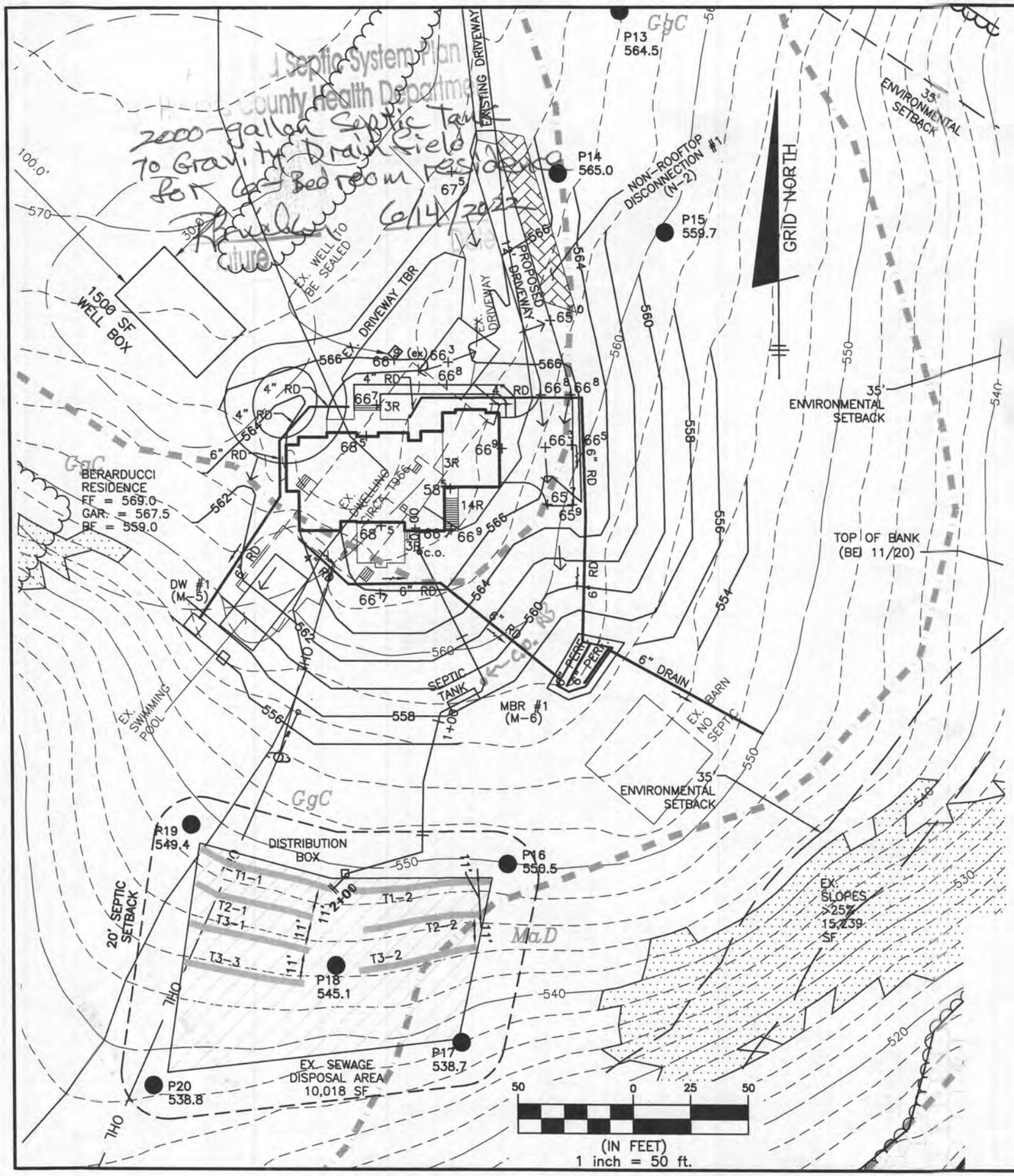
DESIGN: JC DRAFT: JC	DATE: 05/20/2022 BEI PROJECT NO. 3110
	SCALE: NA SHEET 3 OF 3


BUILDABLE P/O PRESERVATION PARCEL A, 40.16 ACRES± PARCEL IS TO BE PRIVATELY OWNED WITH AN AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HELD BY HOWARD COUNTY, MARYLAND PLAT No. 26014
BERARDUCCI RESIDENCE FF = 568.0 GAR. = 567.5 BSMT = 559.0
EX. FOREST CONSERVATION EASEMENT RETENTION TOTAL AREA 21.83 AC. NON-CREDITED AREA 1.71 AC. CREDITED AREA 20.12 AC. PLAT No. 26014
PUBLIC 100-YR FLOODPLAIN & UTILITY EASEMENT 1.71 ACRES± PLAT No. 26014
PUBLIC 100-YR FLOODPLAIN & UTILITY EASEMENT 1.71 ACRES± PLAT No. 26014
PAR. A
PAR. D
WESTWOODS OF CHERRY GROVE PLAT No. 14809 LOT 11
ZONE: RC-DEO
366.3'
714.4'
474.1'
824.0'
TH'D
TH'D
TH'D



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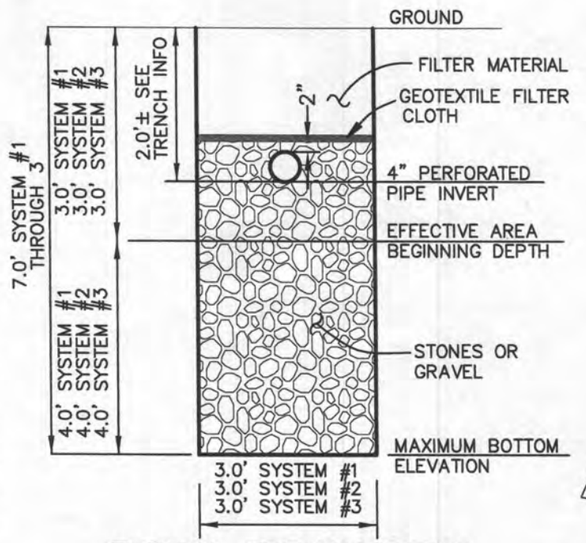

TYPICAL TRENCH DETAIL
NOT TO SCALE

LEGEND

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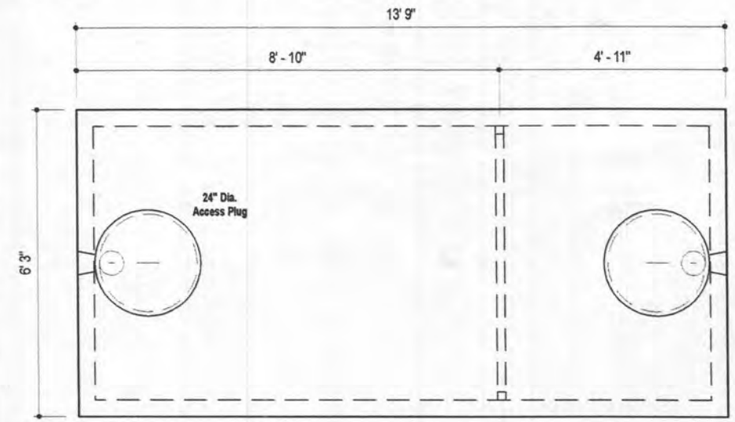
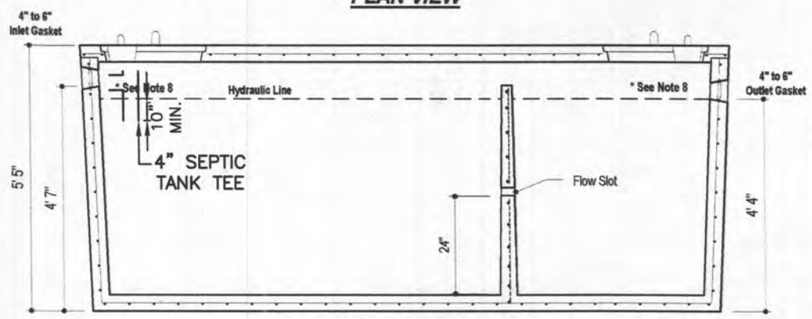
DESIGN: JC / DRAFT: JC	DATE: 05/20/2022 / BEI PROJECT NO. 3110
	SCALE: 1" = 50' / SHEET 2 OF 3



PLAN VIEW



SECTION A-A

DESIGN DATA & GENERAL NOTES

[1] Concrete strength f'c=4,000 p.s.i. @ 28 days. Density = 150 pcf.
[2] Cement - Portland Type I/II per ASTM C 150-92.
[3] Admixtures & plasticizers per ASTM C 260-86 & C 494-92.
[4] Reinforcing per ASTM A185. Min. 1-1/2" cover.
[5] Top slab sealed with butyl rope mastic.
[6] 4" wall, 4" base, & 6" top thickness.
[7] Max 3' of cover
[8] Depending on use of tank, Inlet & Outlet baffle may be required by code.

MBI
Mayer Bros., Inc.
6264 Race Road
Elkridge, Maryland 21075
Tel. 410.796.1434
Fax. 410.796.1438
www.mayerbrosprecast.com

2,000 GALLON SEPTIC TANK
2-Compartment
Stock Item [Approx. 19,900 lbs]

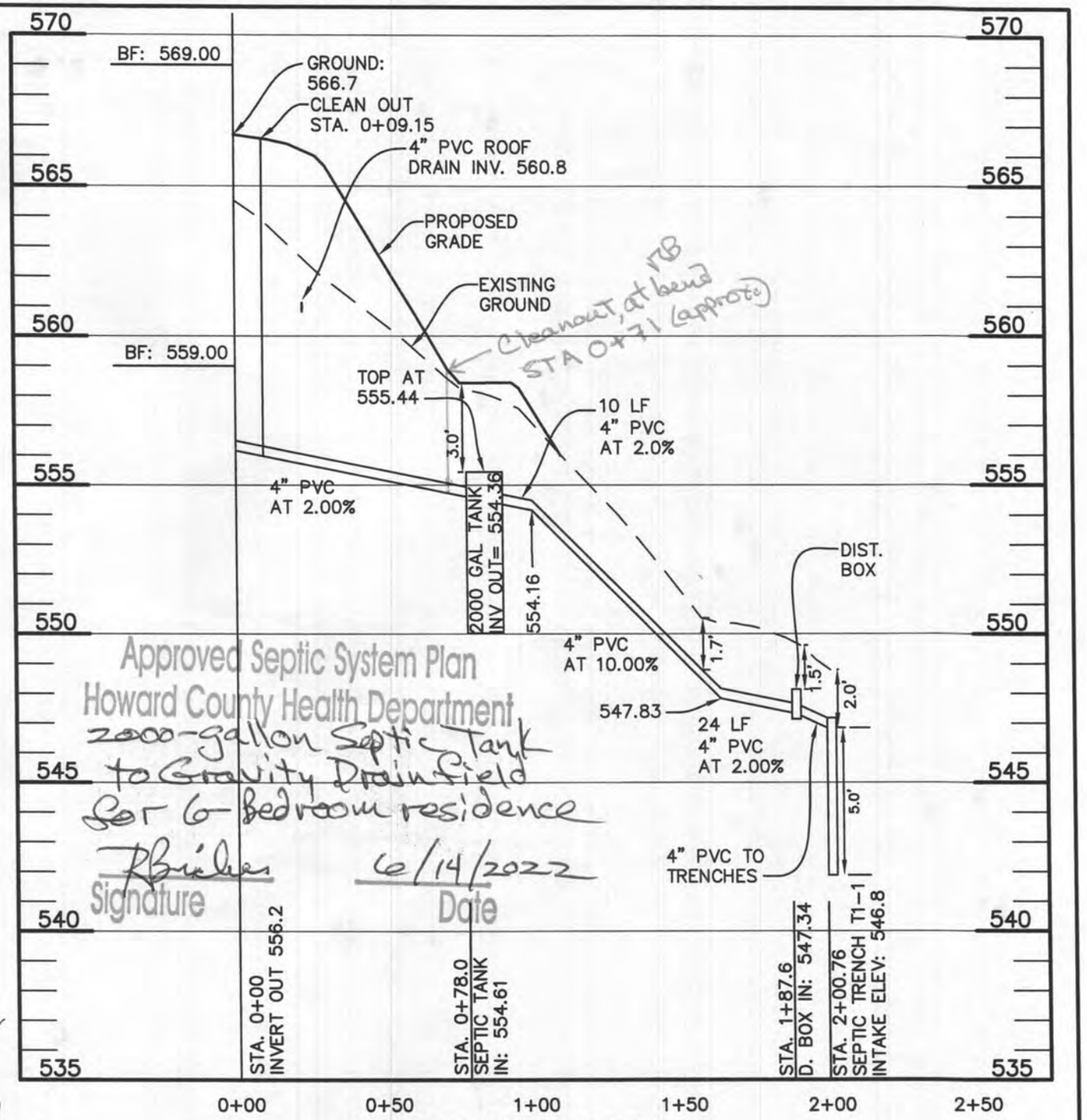
Dwg. No. 2000-2C	No Scale	Aug 11, 2008

INITIAL SYSTEM - Parcel A		
Number of Bedrooms	6	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	7.0	ft
Design Flow	900	gpd
Drainage Field square footage	750	sf
Sidewall Reduction Credit	0.42	
Trench width	3	ft
Effective Area Depth	4	ft
Trench Spacing	11	ft
Linear Length of trench Required	**104**	lf

1st REPLACEMENT SYSTEM		
Number of Bedrooms	6	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	7.0	ft
Design Flow	900	gpd
Drainage Field square footage	750	sf
Sidewall Reduction Credit	0.42	
Trench width	3	ft
Effective Area Depth	4	ft
Trench Spacing	11	ft
Linear Length of trench Required	**104**	lf

2nd REPLACEMENT SYSTEM		
Number of Bedrooms	6	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	3.0	ft
Bottom Max Depth	7.0	ft
Design Flow	900	gpd
Drainage Field square footage	1125	sf
Sidewall Reduction Credit	0.42	
Trench width	3	ft
Effective Area Depth	4	ft
Trench Spacing	11	ft
Linear Length of trench Required	**156**	lf

TRENCH DATA - Parcel A					
INITIAL SYSTEM		**FIRST REPLACEMENT**		**SECOND REPLACEMENT**	
TRENCH 1-1		**TRENCH 2-1**		**TRENCH 3-1**	
LENGTH	60 ft	LENGTH	53 ft	LENGTH	53 ft
GROUND ELEVATION	548.8	GROUND ELEVATION	547.3	GROUND ELEVATION	545.5
INVERT ELEVATION	546.8	INVERT ELEVATION	545.3	INVERT ELEVATION	543.5
MAX BOTTOM ELEVATION	541.8	MAX BOTTOM ELEVATION	540.3	MAX BOTTOM ELEVATION	538.5
TRENCH 1-2		**TRENCH 2-2**		**TRENCH 3-2**	
LENGTH	60 ft	LENGTH	53 ft	LENGTH	53 ft
GROUND ELEVATION	548.6	GROUND ELEVATION	546.6	GROUND ELEVATION	544.3
INVERT ELEVATION	546.6	INVERT ELEVATION	544.6	INVERT ELEVATION	542.3
MAX BOTTOM ELEVATION	541.6	MAX BOTTOM ELEVATION	539.6	MAX BOTTOM ELEVATION	537.3
				TRENCH 3-3	
				LENGTH	53 ft
				GROUND ELEVATION	543.7
				INVERT ELEVATION	541.7
				MAX BOTTOM ELEVATION	536.7



SEWER HOUSE OUTFALL
SCALE: 1"=50' HORIZ., 1"=5' VERT.

Approved Septic System Plan
Howard County Health Department
2000-gallon Septic Tank
to Gravity Drainfield
for 6-bedroom residence
RBriches
Signature
6/14/2022
Date

STATE OF MARYLAND
JOHN M. CARNEY
45577
PROFESSIONAL ENGINEER
5/24/22

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. 45577, Expiration Date: 06/08/2024.

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
3300 NORTH RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

BUILDER:
BERARDUCCI BUILDERS, LLC
1508 ABELL DR
WESTMINSTER, MD 21157
443-797-9409

PURCHASER:
JENNY AND ANTHONY BERARDUCCI
13904 RYON DRIVE
GLENELG, MD 21737

OWNER: JRNL, LLC
6800 DEERPATH ROAD, SUITE 100
ELKRIDGE, MD 21075

DESIGN: JC | DRAFT: JC

SAVAGE PROPERTY, PLAT Nos. 26014-17
BERARDUCCI RESIDENCE

TAX MAP: 13 GRID: 21 PARCEL: 109
ZONED: RC-DEO
ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND
2730 JENNINGS CHAPEL ROAD, WOODBINE, MD 21797

ON-SITE SEWAGE DISPOSAL SYSTEM (OSDS) PERMIT PLAN

DATE: 05/20/2022 | BEI PROJECT NO. 3110

SCALE: NA | SHEET 3 OF 3