



DPS

Montgomery County
Department of Permitting Services

2425 Reedy Dr 7th Floor

Wheaton, MD 20902

Phone: 311 in Montgomery County or (240)777-0311

<https://www.montgomerycountymd.gov/dps/>



Well and Septic Final Plan Guideline

Subsequent to successful soils testing, a final plan must be submitted for approval. The purpose of the final plan is to formally establish the septic reserve area, and any proposed well sites. Two (2) copies of a scaled engineered plan must be submitted for review. For clarification of any conditions or requirements described in this guideline, please contact the DPS Well and Septic Section at (240) 777-0311.

Plan Requirements

The site plan **must be scaled to an engineer's scale** (1:30-1:50 is preferred) and include the following:

- Property lines and legal dimensions
- Vicinity map
- Professional certification and seal
- Topography at 2 foot intervals. Field run 2-foot topo may require field run topo under specific conditions.
- USDA Soil Classification Lines
- Standard Septic System Design Chart (contact Well & Septic staff member for example)
- Locations and results of all existing water table tests and all percolation or sand mound test locations (passed and failed).
- Proposed septic reserve area
 - minimum 10,000 sq. ft. in size is required (unless approved otherwise)
 - minimum 17,000 sq. ft. in size is required for new lots located in the Patuxent Watershed
- 20' SBRL (Septic Building Restriction Line) or 25' SBRL for sand mounds
- Proposed well site(s) or public water house connection
- Locations of all existing structures, proposed improvements, utilities, right-of-ways, easements, etc.
- Locations of existing well and/or septic systems on the property and within 100 feet of the property lines
- Locations of surface water within 100 feet of the property
- Proposed septic system information:

- Show the initial septic trenches or mound installed in the highest part of the septic area
- septic trenches must be a minimum length of 40 feet and a maximum length of 100 feet
- show proposed trenches on contour w/ 10' separation on trench center
- show proposed trench length(s) for the initial *and* replacement systems **or** the proposed initial and replacement sand mound locations
- Septic area setback requirements:
 - 100 feet from all water wells
 - 100 feet from all water bodies, including intermittent streams
 - 50 feet from sewer lines to water wells
 - 25 feet from rock outcrops, drainage swales and areas w/ >25% slopes
 - 25 feet from stormwater management (*See Well and Septic Minimum Setbacks for ESD Practices*)
 - 25 feet from an abandoned well
 - 20 feet from any part of a building with a foundation (15' for the septic tank only)
 - 20 feet from a house foundation to be demolished.
 - 10 feet from a tennis court, swimming pool, retaining wall or detached structure with no foundation
 - 10 feet from a utility line
 - 10 feet from a ground mounted solar panel
 - 20 feet from public water house connections (or 10' if sleeved)
 - 5 feet from property lines and decks
 - 5 feet from an easement
 - 5 feet from a driveway (if the septic is a shallow system)
- Note requirements:
 - All wells and septic systems within 100' of the subject property have been shown on the plan
 - Note stating the water and sewer categories for the property and if the property will utilize private and/or public water and sewage systems.
 - Note stating the source of topography
 - A purpose statement
 - Relevant site specific notes (i.e. The existing well shall be properly abandoned and sealed prior to building permit approval)
 - All trees located in the septic area are subject to removal upon installation of the initial and future replacement septic systems.

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