

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: 11/30/16 **ONSITE SEWAGE DISPOSAL SYSTEM** P 559852

APPROVAL DATE: 1/23/17 **PERMIT: CONSTRUCTION** A _____

PROPERTY ADDRESS: 12345 Point Ridge Drive

SUBDIVISION: Regan Property LOT: 7 TAX ID: 05-597440

CONTRACTOR: J. Maurice Carlisle EMAIL: _____

CONTRACTOR ADDRESS: 19700 Barnesville Road, Dickerson, MD 20842 PHONE: 301-428-8599

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: MDE MANUFACTURER:

PROPERTY OWNER: MB Highland Reserve EMAIL: _____

OWNER ADDRESS: 1686 E. Gude Drive, Rockville, MD 20850 PHONE: _____

BAT UNIT MODEL: Norweco TNTLP-750 PUMP SIZE: 750GPD PUMP TANK CAPACITY: _____

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: 9/7/16 DATE RECORDED: 9/12/16

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: 6 APPLICATION RATE: 1.2

TRENCHES:	LINEAR FEET REQUIRED: <u>104</u> ^{108'}	INLET DEPTH: <u>3</u>
	TRENCH WIDTH: <u>3'</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>1'</u> ^{10'}	EFFECTIVE AREA BEGINNING DEPTH: <u>4</u>

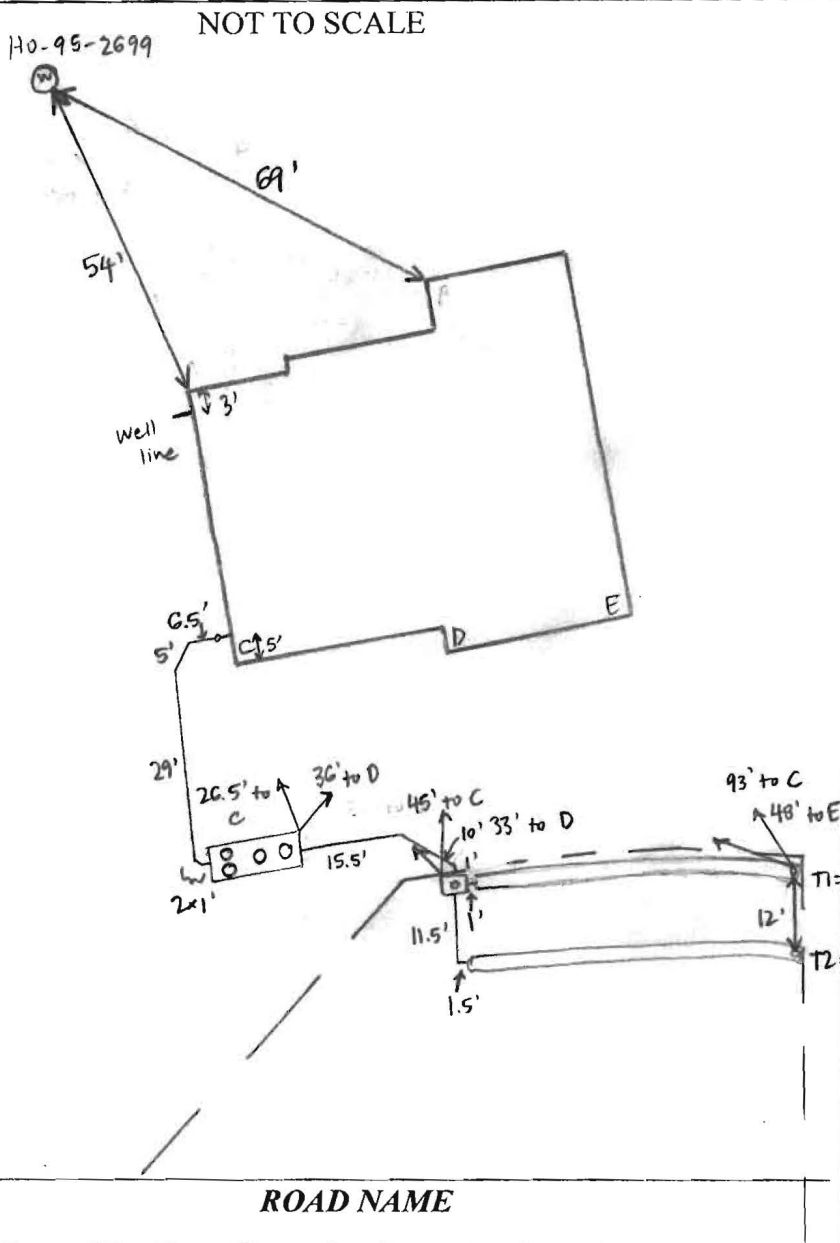
LOCATION: **PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.**

NOTES:

ISSUED BY: Hank Oswald ISSUE DATE: 11/30/16 EXPIRATION DATE: 11/30/17

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- 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 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 ISSUED E 1000750 1206361
- 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.**



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
2'	3'	8'
NUMBER OF TRENCHES		2
TOTAL LENGTH		108'
ABSORPTION AREA		216' + SIDEWALL
DISTRIBUTION BOX LEVEL		YES
DISTRIBUTION BOX BAFFLE		YES
DISTRIBUTION BOX PORT		YES

SEPTIC TANK DATA	
SEPTIC TANK I LEVEL	YES
MANUFACTURER	BACKRIVER/ NORWECO
CAPACITY	1300 GAL
SEAM LOC	TOP
TANK LID DEPTH	1.5-2'
BAFFLES	NO
BAFFLE FILTER	NO
MANHOLE LOC	FRONT, MIDDLE, 2 REAR
6" PORT LOC	NONE
WATERTIGHT TEST	NO
SLOTTED	NO
DATE ON LID	7-18-16 (STAMP)

PUMP/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: 12/5/16 met J.M. Carlisle on site for layout. All SDA stakes and tank stake present. Shot contour and laid out 2x54' trenches. Shot elevations at house tank inlet, and D-box location to confirm that contractor can make fall from living sewer to tank - should be fine. OK to drop trench inlet to 3.5' if needed. (SC)

INSTALLATION: 12/7/16 Tank set. J.M. Carlisle finishing digging T2 - 2' wide, 8' deep, 2.5' to stone. Using laser to check depths. (SC) 12/8/16 Trenches finished, T1 left open at ends, 2' wide + 2.5' to stone. D-box installed and connected to tank + trenches. Levelled speed levelers in D-box. Sewer line run from house to tank. Need house connection and BAT startup certification. (SC) 12/13/16 House connection made. (SC) 1/23/17 BAT startup certification received. (SC) 2/22/17 On site for BAT startup. Alarm sounds, aerator runs. (SC)

FINAL INSPECTOR Sarah Collins DATE OF APPROVAL 1/23/17

Back River Pre-Cast, LLC

PO BOX 329
Glyndon, MD 21071
Phone # 410-833-3394
Fax # 410-833-4116

Letter of Certification

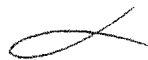
This is to certify that the Norweco Singulair TNT 600 GPD Septic Tank installed at 12345 Point Ridge Dr., Highland, MD 20777 December 06, 2016 was installed according to the manufacture's specifications.

Installer: Ralph Beall

Property Owner: MB Highland Reserve, LLC

Permit #

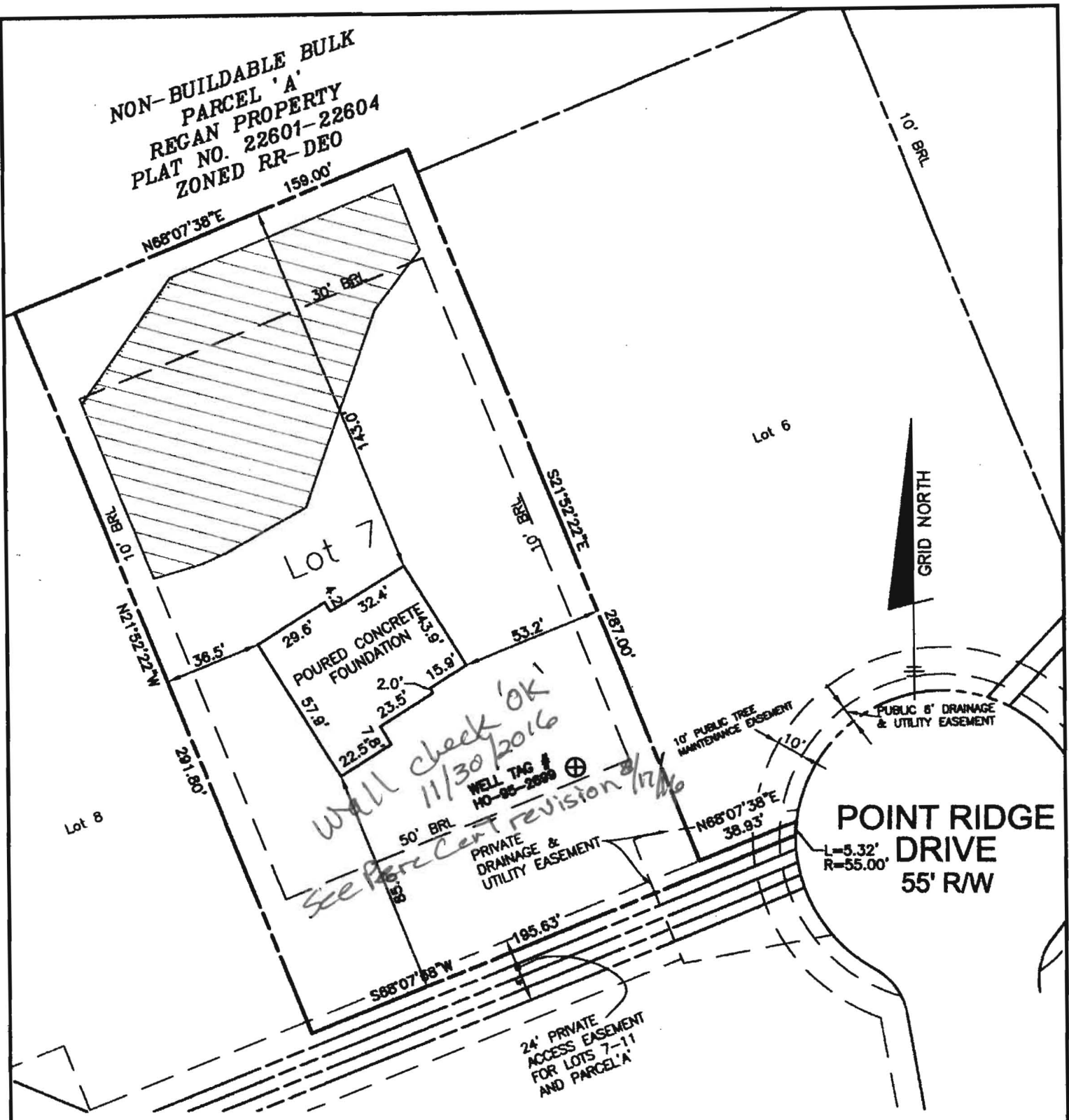
THIS CERTIFICATION IS FOR INSTALLATION ONLY. THE 5-YEAR OPERATIONS & MAINTENANCE AGREEMENT FROM DATE OF INSTALLATION WILL ONLY GO INTO EFFECT AFTER BACK RIVER PRE-CAST, LLC RECEIVES FINAL AND FULL PAYMENT FOR THE SYSTEM.



MATTHEW GECKLE

Vice-President

NON-BUILDABLE BULK
 PARCEL 'A'
 REGAN PROPERTY
 PLAT NO. 22601-22604
 ZONED RR-DEO



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DIMENSIONS OF THE BUILDING WALLS SHOWN HEREON ARE CORRECT; THAT THEY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON 09/27/2016.

TOP OF FOUNDATION WALL = 421.3'
 OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'

Donald A. Mason
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. No. 21320
 FEMA FIRM No. 24027004301
 ZONE: X
 DATED: 11/06/2013

BENCHMARK

ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644

WALL CHECK
REGAN PROPERTY
LOTS 2 THRU 23
PLAT No. 23070
LOT No. 7

12345 POINT RIDGE DRIVE

5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FIELD OBS. BY AS
 COMP. BY EWF
 DRAWN BY EWF
 SCALE: 1" = 50' DATE: 09/27/2016



Lot 7

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

AGREEMENT FOR APPROVAL OF AN INDIVIDUAL DRINKING WELL WITH AN ON-SITE TREATMENT SYSTEM

This agreement is entered into by and between the Howard County Health Department ("the Health Department") and MB Highland Reserve LLC ("the Owner").

WHEREAS, the Owner owns a tract of land at street address 12345 Point Ridge Drive, Fulton, MD 20759 and the deed and subdivision plat of the property is recorded among the Land Records of Howard County, Maryland, Tax Map # 34, Block # 24, Parcel # 200, Deed Reference # and Tax Account # 05-597440 ("the Property").

WHEREAS, the Property lacks an available public drinking water source and is required to have and individual well as the source of drinking water for the residence of the property.

WHEREAS, the Owner has installed a residential drinking well under well permit HO95-2699 that has been tested by the Health Department (or a private laboratory certified to perform testing) for radionuclide particles. The results of the tests have shown that the gross alpha particle content and/or the gross beta particle content and/or the combined radium 226/228 levels exceeds the standards of 15 picocuries per liter (pCi /L), 4 millirems per year (mrem/yr) and/or 5pCi/L respectively.

WHEREAS, The Maryland Department of the Environment (MDE) has promulgated rules and regulations under which a Certificate of Potability may be issued and has delegated the authority to issue such Certificate to the Health Department.

WHEREAS, MDE regulations permit the Health Department to issue as a special condition, a permanent deviation to the Certificate of Potability for individual wells where treatment has been installed to meet the maximum contaminate levels (MCL's) for radionuclides.

WHEREAS, MDE has determined that radium can be effectively removed from the drinking water by the use of treatment devices (e.g., ion exchange or reverse osmosis).

WHEREAS, the Owner is requesting that the Health Department issue a Certificate of Potability contingent upon installation and maintenance of a water treatment device to reduce radionuclides.

WHEREAS, neither the Owner nor the Health Department has knowledge of an alternative safe source of water for the Property.

NOW THEREFORE, the parties have agreed to the following terms and conditions:

- 1. The Owner will record this Agreement among the Land Records of Howard County, Maryland and provide confirmation to the Health Dept.
2. The Owner agrees to install and maintain a water treatment device which effectively reduces the gross alpha, gross beta and radium levels to below their respective MCL. The Health Department

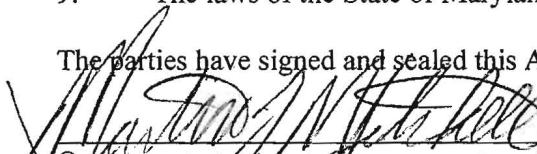
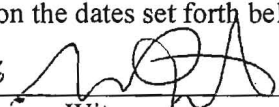

000101

LR - Agreement
Recording Fee 20.00
Grantor/Grantee Name:
MB Highland Reserve LLC
Reference Control #:
Purchase Price 40.00
Subtotal 60.00
Total 60.00
Date: 12/21/16 12:44
05974110503
01umbi0705.03.04
0013-SB

shall verify that the treatment device is operating effectively and the Owner agrees to allow access to the Health Department to collect a follow-up sample(s).

3. The Health Department shall issue a Certificate of Potability for the well once follow-up sampling shows acceptable gross alpha, gross beta (short and long term) and radium 226 / 228 levels.
4. The Owner agrees that there shall be no liability on part of the Health Department for any immediate or long term impacts to health or property, under any circumstance or including, but not limited to, treatment device failure, improper maintenance or installation, or defect. The Health Department does not warranty or guarantee that the device will adequately or properly function and the Owner agrees to implement and pay for any necessary changes or corrections.
5. The Owner acknowledges and agrees that neither the Health Department nor any of its agents or employees, either officially or individually, underwrites the operation of any system or treatment device.
6. This Agreement shall not be construed to limit any authority of the Health Department to protect the public health, safety or enjoyment of property or to issue any other orders to take any other action, which is now or may hereafter be within its authority.
7. This agreement contains the entire agreement and understanding between the Health Department and the Owner. There are no additional terms other than as contained in this Agreement. This Agreement may not be modified except in writing signed by each of the parties or their authorized representatives.
8. The Agreement shall run with the land and binds the Owner, his heirs, successors, and assigns. The owner agrees to provide a copy of this agreement to any purchaser or lessee of the property.
9. The laws of the State of Maryland govern the provisions of all transactions.

The parties have signed and sealed this Agreement on the dates set forth below.

	9/6/16		9/6/16	
Owner	MARTIN W. MITCHELL	Date	Witness	Date
	V.P., MB Highland Reserve			
Owner		Date	Witness	Date
	9/7/2016			
Howard County Health Department		Date		



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Lot 7

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

OPERATION AND MAINTENANCE AGREEMENT
FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM
HAVING AN ADVANCED PRE-TREATMENT SYSTEM

THIS AGREEMENT is made this 7th day of Sept. 2016, among MB Highland Reserve LLC, hereinafter collectively referred to as "Owner", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner or contract owner of a parcel of land located at 12345 Point Ridge Drive, in the 5th Election District of Howard County, Maryland, and the deed and subdivision plat of the property is recorded among the Land Records of Howard County, Maryland, Tax Map # 34, Block # 24, Parcel # 200, Deed Reference # Liber 15918 - Folio 00156 and Tax Account # 05-597440 ("the Property").

2016

WHEREAS, The Property is suitable for the installation of a conventional on-site sewage disposal system with an advanced pre-treatment system, utilizing best available technology to perform nitrogen reduction, in accordance with the Code of Maryland Regulations 26.04.02.07, effective January 1, 2013. The pre-treatment device being installed is Norweco Model TNTLP-750GPD.

NOW, THEREFORE, the parties hereto agree as follows:

A. Owner hereby grants to the County the right to enter upon the Property at any reasonable time with prior notice for access to the system to make periodic inspections and the Owner agrees to provide any information and data in Owner's possession reasonably requested and needed by the County.

B. Owner acknowledges and agrees that neither the County nor any of its agents or employees, either officially or individually, underwrites the operation of any system approved by them.

C. The Owner will devote reasonable care and effort to the operation and maintenance of the system in perpetuity or until a public sewer connection is made so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.

D. The Owner agrees to enter into a contract reasonably acceptable to the Owner and the County with a private entity to operate and maintain on a regularly scheduled basis an approved advanced pre-treatment system. The owner shall supply a copy of the contract to the County when it is renewed or altered.

LR - Agreement
Recording Fee 20.00
Grantor/Grantee Name:
MB Highland
Reference/Control #:
LR Agreement 40.00
Charge 60.00
Sub total: 120.00
07/2016 12:44
0013-58
#88416 00503
Howard Co
Columbia/CO05.03.04 -
Recorder 04

JW 2/22/2016

000100

E. This agreement shall run with the land and upon Owner's taking title to the Property shall bind the Owner, their heirs, successors, and assigns to the provisions of the agreement as long as the property is in existence and after installation of the system. Owner further agrees that they shall inform in writing any subsequent purchaser or lessee of the Property that the system shall require maintenance or other attention. Upon taking title to the Property, the Owner agrees to cause this agreement to be recorded in the Land Records of Howard County and assure that it becomes part of the Deed for the subject property in order that prospective buyers may be aware of the special conditions affecting this property.

F. This agreement shall not be construed to limit any authority of the County to protect the public health, safety or comfort or to issue any other orders to take any other action which is now or may hereafter be within its authority.

G. This agreement may be voided at any time at the discretion of the County.

H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

I. The laws of the State of Maryland govern the provisions of all transactions pursuant to this agreement.

J. Owner acknowledges and agrees that interior renovations to increase the number of bedrooms or an increase in living space shall not be permitted without approval from the County.

IN WITNESS WHEREOF, the parties have signed and sealed this agreement on the date indicated above.

Beil Nupen 9/7/2016
Howard County Health Department

Martin J. Mitchell 9/16/16
Owner #1 Signature Date

Owner #2 Signature Date

Martin J. Mitchell
Owner #1 Print Name
V.P. MB Highland Reserve

Owner #2 Print Name

X

Buyer #1 Signature Date

X

Buyer #2 Signature Date

Buyer #1 Print Name

Buyer #2 Print Name