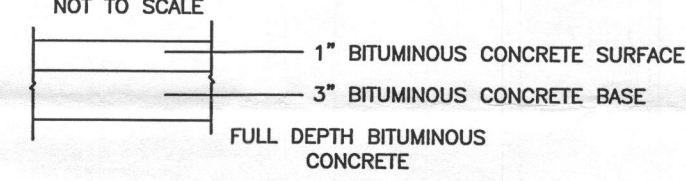


PLAN VIEW
1" = 50'

BUILDING PERMIT PLAN NOTES:

1. THE LOT SHOWN HEREON WAS RECORDED ON THE PLAT FOR REGAN PROPERTY, PLAT Nos. 23063-23074. REFER TO THE PLATS FOR LOT DIMENSIONS, LOT AREAS, ALL EASEMENTS AND CONDITIONS.
2. SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER A GRADING PLAN AND MODIFIED FOR THIS SPECIFIC HOUSE.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM THE APPROVED ROAD CONSTRUCTION PLANS AND TOPOGRAPHIC INFORMATION PROVIDED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JANUARY, 2012.
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 APPROVED ROAD CONSTRUCTION PLANS EXCEPT AS WAIVED.
6. THE EXISTING WELL SHOWN ON THIS PLAN, HO-95-2699, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS 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 EASEMENT OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED TO BE PROVIDED BY BOTH MICRO-BIORETENTION FACILITY (MDE M-6) AND NON-ROOFTOP DISCONNECTION (MDE N-2).
10. NO DRIVEWAY CULVERT IS REQUIRED FOR THIS LOT.

PAVING SECTION



LEGEND

- SOILS CLASSIFICATION *ChB2*
- SOILS DELINEATION
- EXISTING CONTOURS (480, 478)
- PROPOSED CONTOURS (999)
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA
- PRIVATE WELL BOX

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
GbC	B	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
MaD	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES
FROM NRCS	WEB SOIL SURVEY 2.0, PAGE 16, CLARKSVILLE NW	

BENCHMARK
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 ▲ FAX: 410-465-6644
 BEI@BEI-CIVILENGINEERING.COM

OWNER/BUILDER:	PROJECT: REGAN PROPERTY		
MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	LOT 7		
	LOCATION:	12345 POINT RIDGE DRIVE	
	HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND TAX ID: 05 597440		
	TITLE:	BAT SITE PLAN	
	HOUSE TYPE:	ASHBROOKE-ELEVATION 'J'	
DESIGN: JMC	DRAFT: JMC/NAF	DATE: JULY, 2016	PROJECT NO. 2171
		SCALE: 1" = 50'	DRAWING 1 OF 2