



Health

Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

RECEIVED

Date Received: FEB 09 2017

LICENSES & PERMITS

Permit No.: B17000510

Building Address: 12252 Pleasant Springs Ct.
 City: Fulton State: MD Zip Code: 20759
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Highland Reserve aka Regan Property
 Section: _____ Area: _____ Lot: 23
 Tax Map: 34 Parcel: 200 Grid: 24
 Zoning: RR-DEO Map Coordinates: _____ Lot Size: 56,251 sf

Existing Use: Vacant
 Proposed Use: Single Family Dwelling
 Estimated Construction Cost: \$ 517,000
 Description of Work: Eagles Nest - A Elevation - w/ Rear Gathering Room
 3 car garage - Finished Basement & Walkout
 9R: 6BR; 5FB; 1HB; fireplace
 Seeking Silver Level Certification of the NGBS-3rd party verification by Pando Alliance
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor: 60'	70'
	2 nd floor: 60'	70'
Area of construction (sq. ft.):	Basement: 60'	70'
Use group:	<input checked="" type="checkbox"/> Finished Basement	
	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: 6	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Property Owner's Name: MB Highland Reserve
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Marc Quint - MB Highland Reserve LLC
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: 301-762-9511 Fax: 301-610-9584
 Email: MQuint@mitchellbest.com

Contractor Company: MB Highland Reserve LLC
 Contact Person: Marc Quint
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 License No.: 7315
 Phone: 301-762-9511 ext. 318 Fax: _____
 Email: MQuint@mitchellbest.com

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	G14000305
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature:
 MQuint@mitchellbest.com
 Email Address
 Operations Mgr., Mitchell & Best Homes LLC
 Title/Company

Marc Quint
 Print Name
 2/9/2017
 Date

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
Health		

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$ 100.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50.00
Add'l per Fee	\$
Total Fees	\$
Sub Total Paid	\$
Balance Due	\$
Check #	001776

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

FEB 09 2017
 LICENSES & PERMITS
 DIVISION



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

DILP 2017 MAR 27 PM 1:05
Date Received: _____

Permit No.: B17001212

Health

Building Address: 12252 Pleasant Springs Ct.
City: Fulton State: MD Zip Code: 20759
Suite/Apt. # _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: Highland Reserve aka Regan Property
Section: _____ Area: _____ Lot: 23
Tax Map: 34 Parcel: 200 Grid: 24
Zoning: RR-DEO Map Coordinates: _____ Lot Size: 56,251 sf

Existing Use: Vacant
Proposed Use: Install Propane Tank
Estimated Construction Cost: \$ 3,500
Description of Work: Install 1000 Gallon Propane Tank in ground. 1 tank only.

Occupant or Tenant: _____
Was tenant space previously occupied? Yes No
Contact Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor: 60'	70'
Area of construction (sq. ft.):	2 nd floor: 60'	70'
Use group:	Basement: 60'	70'
<u>Construction type:</u>	<input checked="" type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space	
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>6</u>	
<input type="checkbox"/> State Certified Modular	<u>Multi-family Dwelling</u>	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of 1 BR units:	
<input type="checkbox"/> Roadside Tree Project Permit #	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
	Footings:	
	Roof:	
	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Property Owner's Name: MB Highland Reserve
Address: 1686 E. Gude Drive
City: Rockville State: MD Zip Code: 20850
Phone: _____ Fax: _____
Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
Applicant's Name: Marc Quint - MB Highland Reserve LLC
Address: 1686 E. Gude Drive
City: Rockville State: MD Zip Code: 20850
Phone: 301-762-9511 Fax: 301-610-9564
Email: MQuint@mitchellbest.com

Contractor Company: National Propane Buyers Co-op
Contact Person: David Jaray
Address: 22318 Clarksburg Rd.
City: Boysds State: MD Zip Code: 20841
License No.: 67631
Phone: 301-515-0098 Fax: _____
Email: NPBS@NPBCgas.net

Engineer/Architect Company: _____
Responsible Design Prof.: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____

Utilities	
<u>Water Supply</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Heating System</u>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	<u>G14000305</u>
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

MQuint@mitchellbest.com
Email Address
Operations Mgr., Mitchell & Best Homes LLC
Title/Company

Print Name
Marc Quint
Date
3/21/17
Pick up

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY & LEGIBLY
-FOR OFFICE USE ONLY-

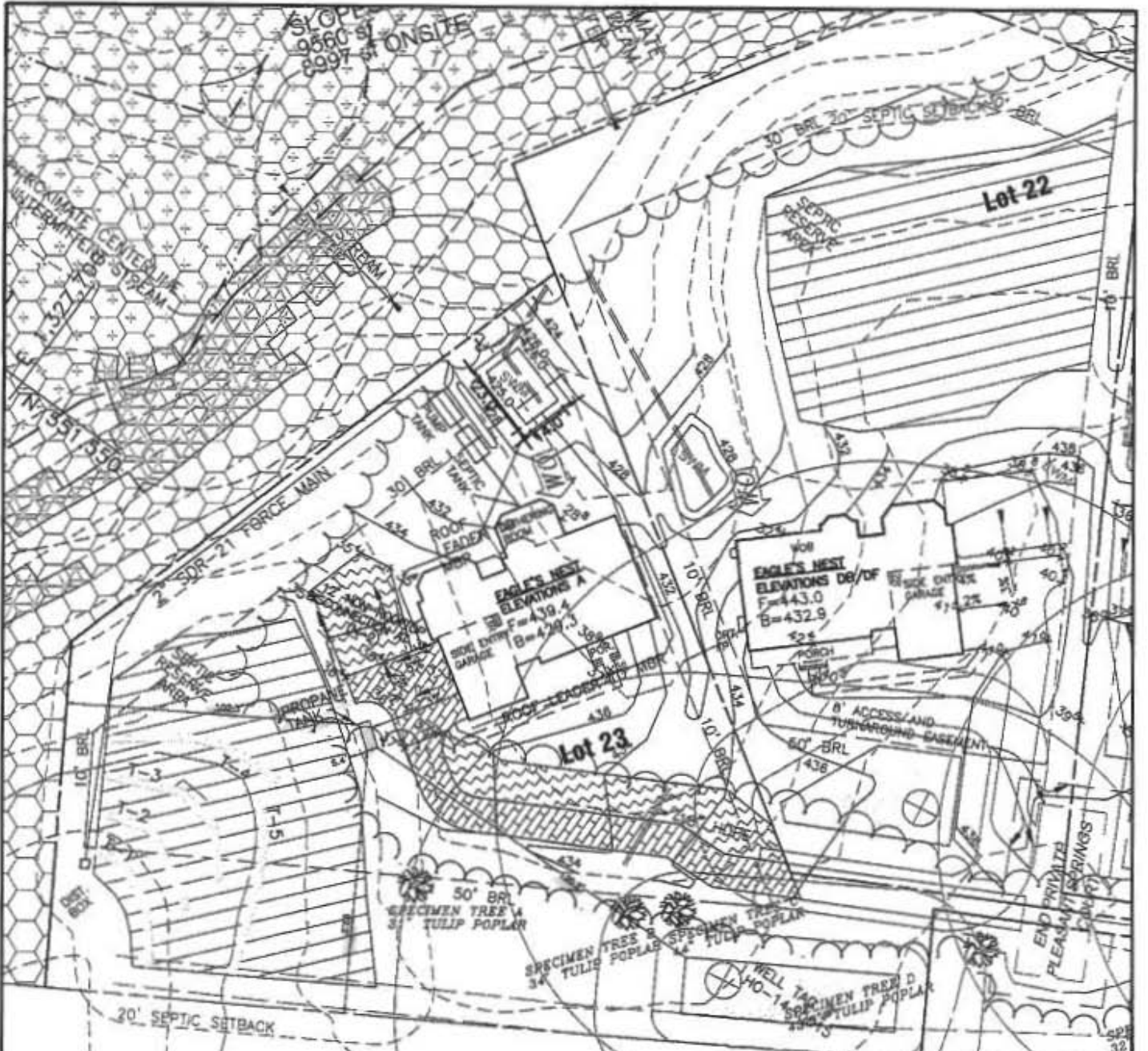
AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		<u>J. Bernard</u>

Is Sediment Control approval required for issuance? Yes No
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$ <u>100.00</u>
Tech Fee	\$ <u>10.00</u>
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$ <u>110.00</u>
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>001887</u>

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



Approved Septic System Plan
 Howard County Health Department

Dana Bernard 4-6-17
 Signature Date

B 17001212

SMITH PROPERTY HOLDING
 COMPANY, L.C.
 L. 10284/F. 0044
 ZONED: RR-DEC
 TM. 34, P. 200

BENCHMARK
 ENGINEERING, INC.

SEPTIC PUMP
 PLAN REQUIRED

REGAN PROPERTY
 PROPANE TANK SITING LOT 23

FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: 3/27/17

Bernard, Dana

From: Marc Quint <mquint@mitchellbest.com>
Sent: Tuesday, February 21, 2017 10:40 AM
To: John Carney; Bernard, Dana
Subject: RE: 12232 Pleasant Springs Ct

John/Dana:

I can confirm that the **B#6** note you see on the basement plan only refers to the Bathroom right there. It means Bathroom #6.

Thanks, Marc

Marc Quint

Mitchell & Best Homes
1686 East Gude Drive
Rockville, MD 20850

O: 301.762.9511 ext. 318

C: 443.691.4201

[Mitchell & Best](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)



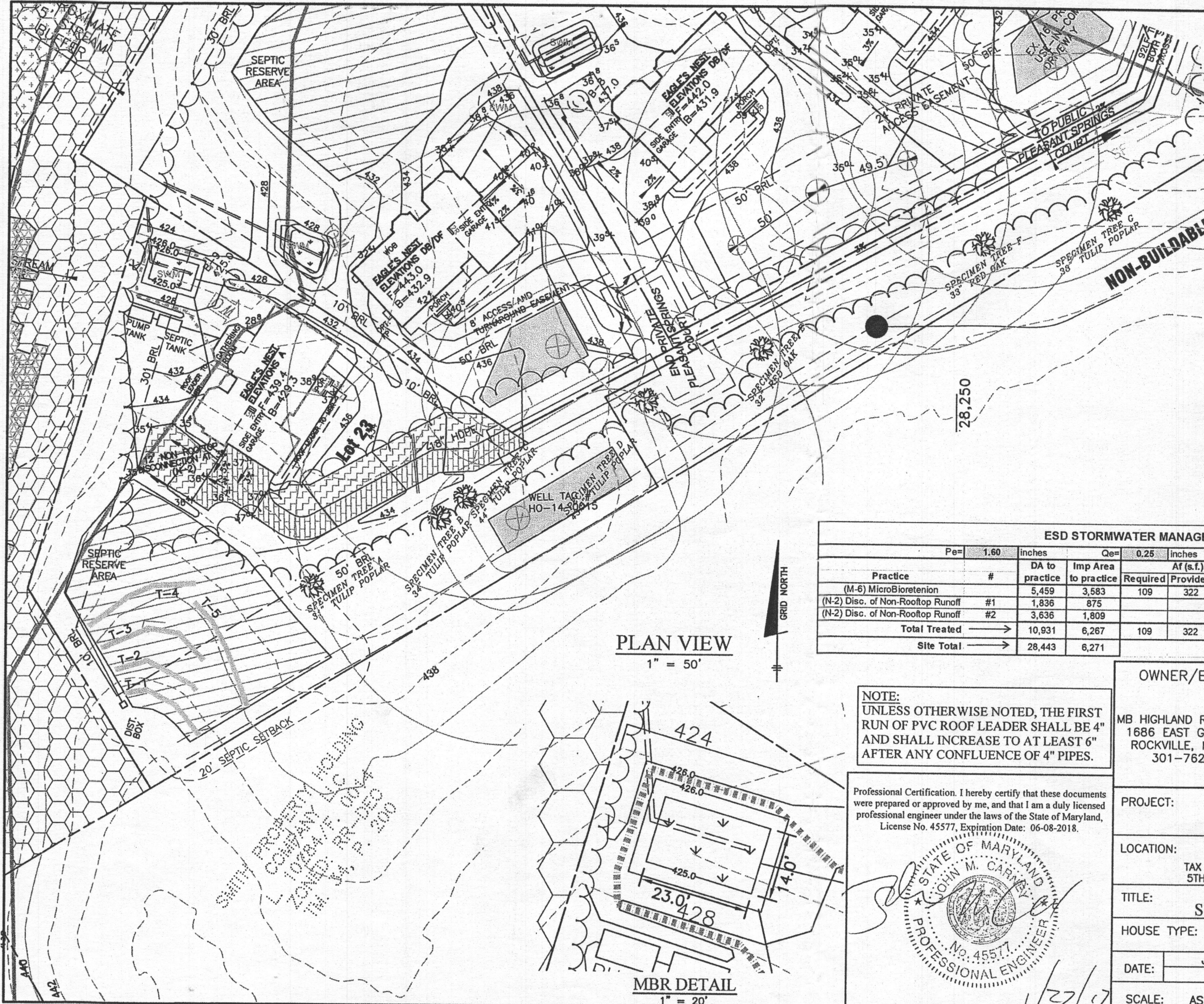
Mitchell & Best

The Name of Quality for Over 40 Years

From: John Carney [<mailto:jcarney@bei-civilengineering.com>]
Sent: Tuesday, February 21, 2017 10:08 AM
To: Marc Quint <mquint@mitchellbest.com>; Bernard, Dana <dbernard@howardcountymd.gov>
Subject: 12232 Pleasant Springs Ct

Marc, there is a question regarding the notation "B#6" on the basement plans of the Eagles Nest. Is B#6 a bedroom or a bathroom? See the attached markup of the location. Please respond all so the Health Department knows and I do too. Thanks, John

John M. Carney, P.E.
Benchmark Engineering, Inc.
8480 Baltimore National Pike, Suite 315
Ellicott City, MD 21043
jcarney@bei-civilengineering.com
410-465-6105 Ext. 1152



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-14-0015, 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 AND PROVIDED BY ONE MICRO-BIORETENTION FACILITY (MDE M-6) AND ONE NON-ROOFTOP DISCONNECTION (MDE N-2).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.

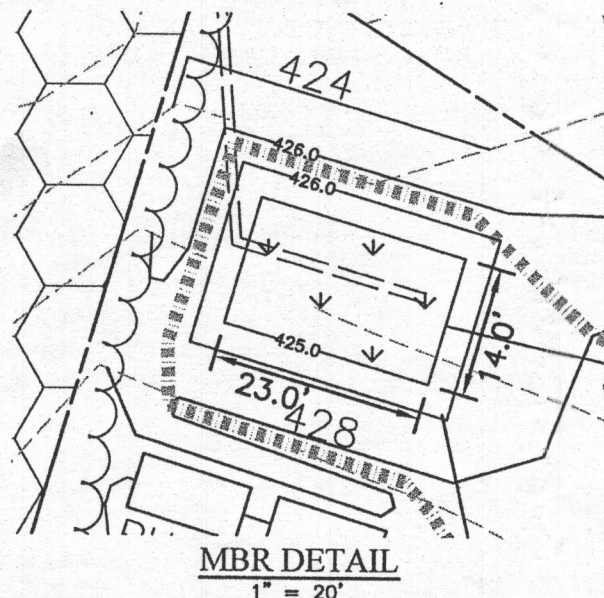
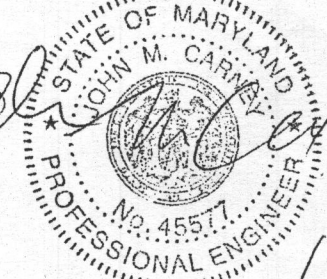
PLAN VIEW
1" = 50'



Practice	#	Pe= 1.60 inches DA to practice	Qe= 0.25 inches Imp Area to practice	ESDv= 589 cf			Rv= 0.25			Ownership	
				Required	Provided	2% DA?	Required	Provided	Pe Provided		Required
(M-6) MicroBioretention		5,459	3,583	109	322	PASS	466	451	1.6	Private	
(N-2) Disc. of Non-Rooftop Runoff	#1	1,836	875					66	1.0	Private	
(N-2) Disc. of Non-Rooftop Runoff	#2	3,636	1,809					136	1.0	Private	
Total Treated		10,931	6,267	109	322		589	652	1.1	153	153
Site Total		28,443	6,271								

NOTE:
UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.

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: 06-08-2018.



MBR DETAIL
1" = 20'

OWNER/BUILDER:

MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

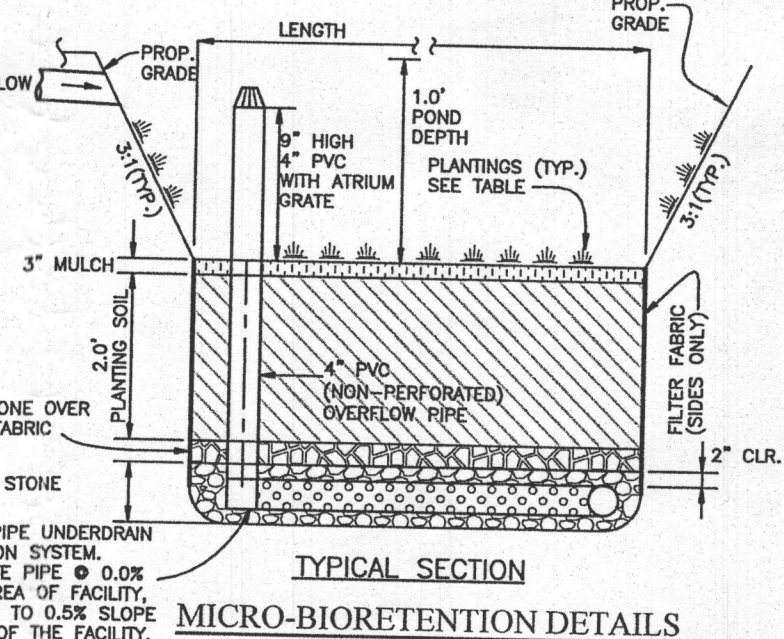
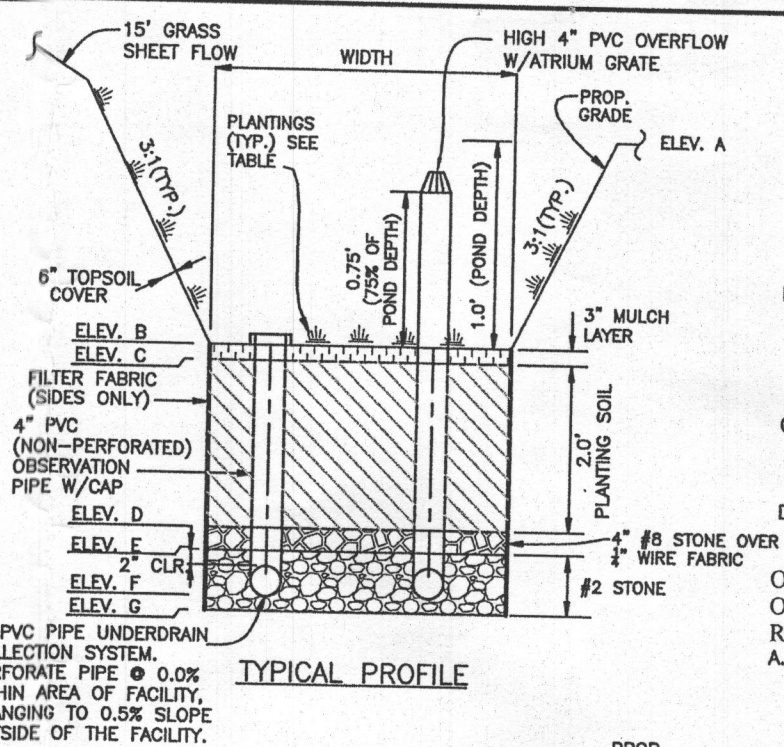
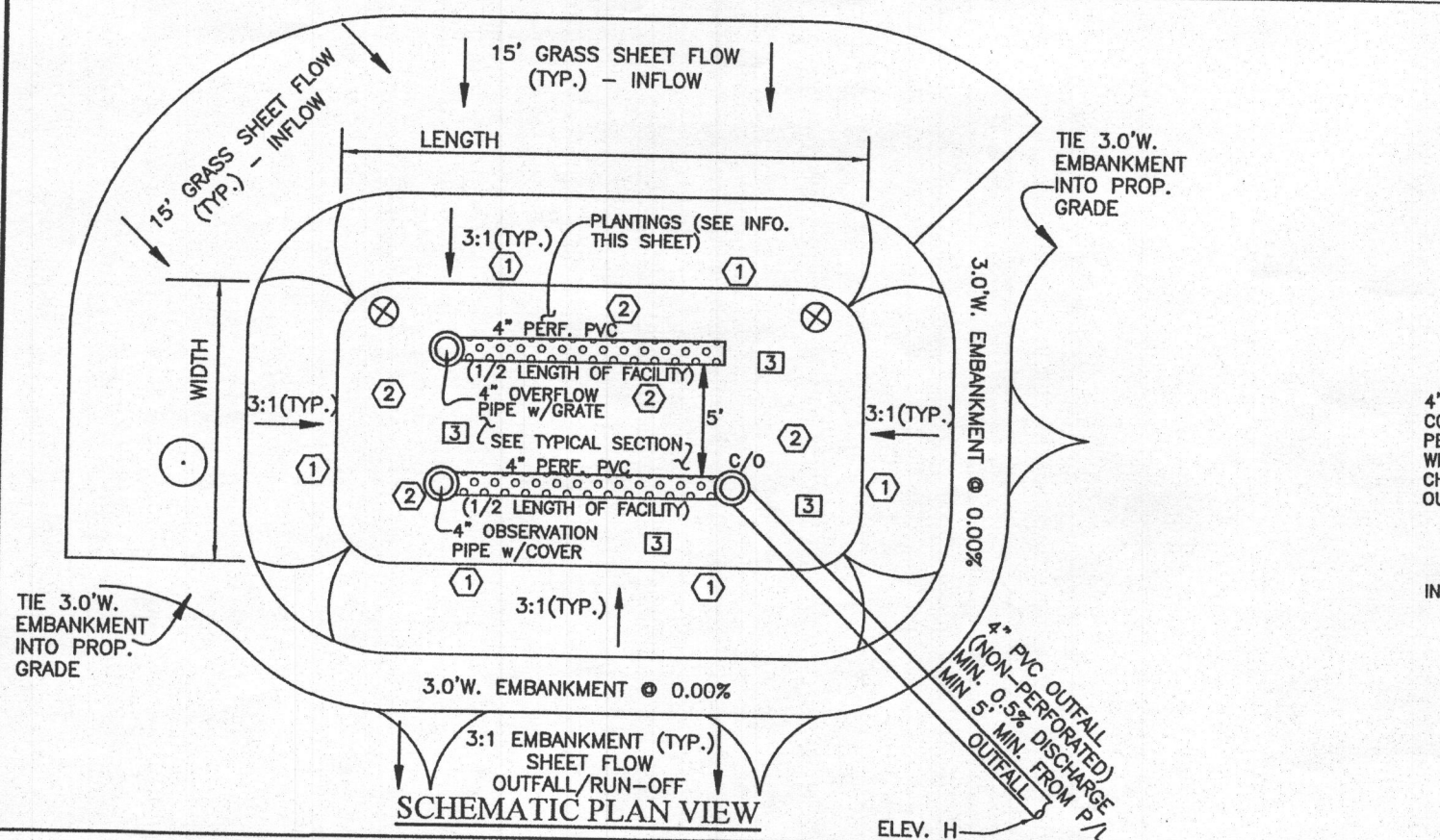
BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVLENGINEERING.COM

PROJECT:	REGAN PROPERTY LOT 23	
LOCATION:	12252 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597456	
TITLE:	BUILDING PERMIT & STORMWATER MANAGEMENT PLAN	
HOUSE TYPE:	EAGLES NEST - ELEVATION 'AS'	
DATE:	JANUARY, 2017	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 1 OF 2

1/27/17

ON-LOT BIORETENTION DIMENSIONS

FACILITY	A	B	C	D	E	F	G	H	LENGTH	WIDTH	FILTER (Af)	PLANTINGS			LINER
												1	2	3	
MBR-1	426.00	425.00	424.75	422.75	422.42	421.92	420.92	421.70	23.0	14.0	322.0	36	36	18	NO



OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

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: 06-08-2018.

John M. Carney
 JOHN M. CARNEY
 PROFESSIONAL ENGINEER
 No. 45577
 1/27/17

OWNER/BUILDER:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

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
 WWW.BEI-CIVLENGINEERING.COM

MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	1/4" WIRE MESH
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 0.375" TO 0.750"	
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
IMPERVIOUS LINER	ASTM-D-4833 (THICKNESS) ASTM-D-412 (TENSILE STRENGTH 1,100 LB., ELONGATION 200%) ASTM-D-624 (TEAR RESISTANCE - 150 LB./IN) ASTM-D-471 (WATER ADSORPTION: +8 TO -2% MASS)	30 MIL. THICK	LINER TO BE ULTRAVIOLET RESISTANT. A GEOTEXTILE FABRIC SHOULD BE USED TO PROTECT THE LINER FROM PUNCTURE.
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4833 (PUNCTURE STRENGTH 125LB) ASTM-D-4632 (TENSILE STRENGTH 300 LB.)		

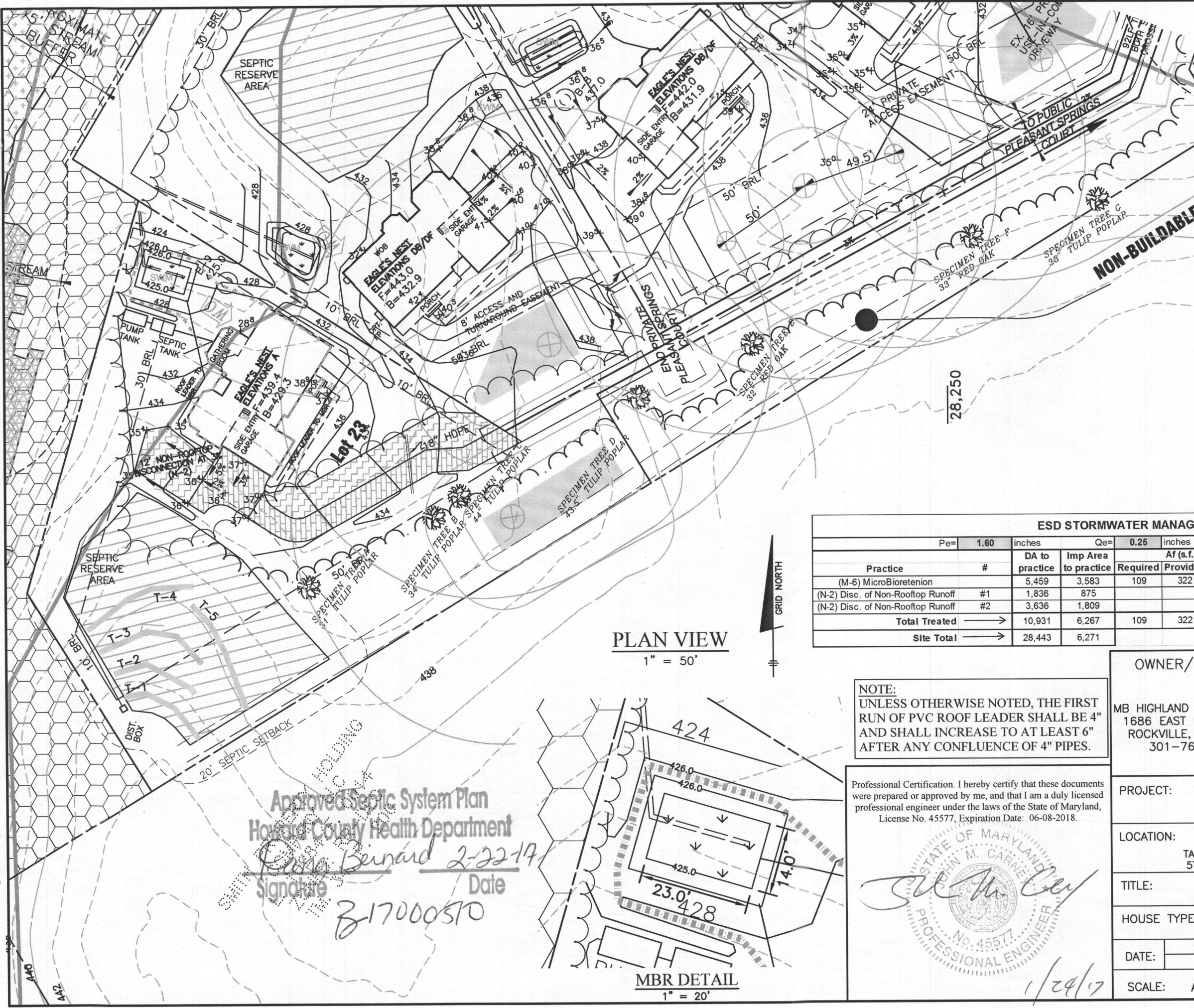
MICROBIORETENTION PLANTING SCHEDULE

- (PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)
- 1 IRIS FULVA (COPPER IRIS) (1 PER SY)
 - 2 LOBELIA CARDINALIS (CARDINAL FLOWER) (1 PER SY)
 - 3 RUDBECKIA SUBTOMENTOSA (SWEET CONEFLOWER) (1 PER 2 SY)
 - ⊗ CALLUNA VULGARIS (HEATHER) (1 PER FACILITY)
 - ACER GINNALA (ARMUR MAPLE) (1 PER FACILITY)

MICROBIORETENTION PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR O.B. PIPE AND UNDERDRAIN.

PROJECT:	REGAN PROPERTY LOT 23	
LOCATION:	12252 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597456	
TITLE:	BUILDING PERMIT & STORMWATER MANAGEMENT NOTES & DETAILS	
HOUSE TYPE:	EAGLES NEST - ELEVATION 'AS'	
DATE:	JANUARY, 2017	PROJECT NO. 2171
SCALE:	NOT TO SCALE	DRAWING 2 OF 2



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-14-0015, 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 AND PROVIDED BY ONE MICRO-BIORETENTION FACILITY (MDE M-6) AND ONE NON-ROOFTOP DISCONNECTION (MDE N-2).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.

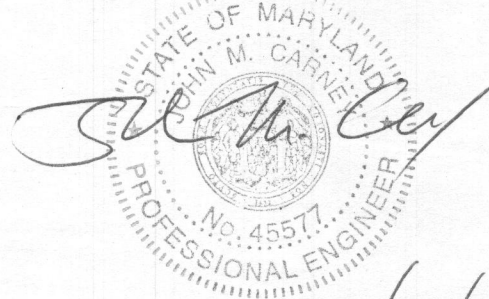
Practice	#	DA to practice	Imp Area to practice	ESDv= 589 cf			Rv= 0.25		REv		Ownership
				Required	Provided	2% DA?	Required	Provided	Required	Provided	
(M-6) MicroBioretention		5,459	3,583	109	322	PASS	466	451	1.6		Private
(N-2) Disc. of Non-Rooftop Runoff #1	#1	1,836	875					66	1.0		Private
(N-2) Disc. of Non-Rooftop Runoff #2	#2	3,636	1,809					136	1.0		Private
Total Treated		10,931	6,267	109	322		589	652	1.1	153	153
Site Total		28,443	6,271								

PLAN VIEW
1" = 50'



NOTE:
UNLESS OTHERWISE NOTED, THE FIRST RUN OF PVC ROOF LEADER SHALL BE 4" AND SHALL INCREASE TO AT LEAST 6" AFTER ANY CONFLUENCE OF 4" PIPES.

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: 06-08-2018.



OWNER/BUILDER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

BENCHMARK ENGINEERING, INC.
ENGINEERS LAND SURVEYORS PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315
ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CMLENGINEERING.COM

PROJECT: REGAN PROPERTY
LOT 23

LOCATION: 12252 PLEASANT SPRINGS COURT
HIGHLAND, MD 20777
TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200
5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597456

TITLE: SEPTIC PERMIT PLAN

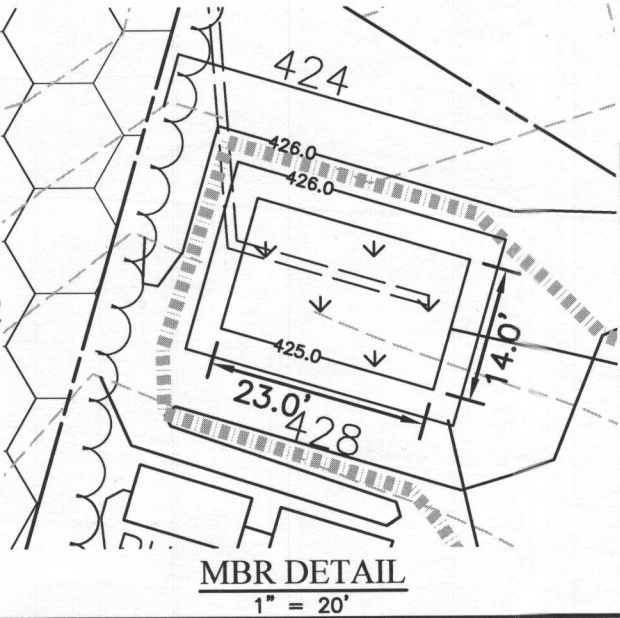
HOUSE TYPE: EAGLES NEST - ELEVATION 'AS'

DATE: JANUARY, 2017
PROJECT NO. 2171

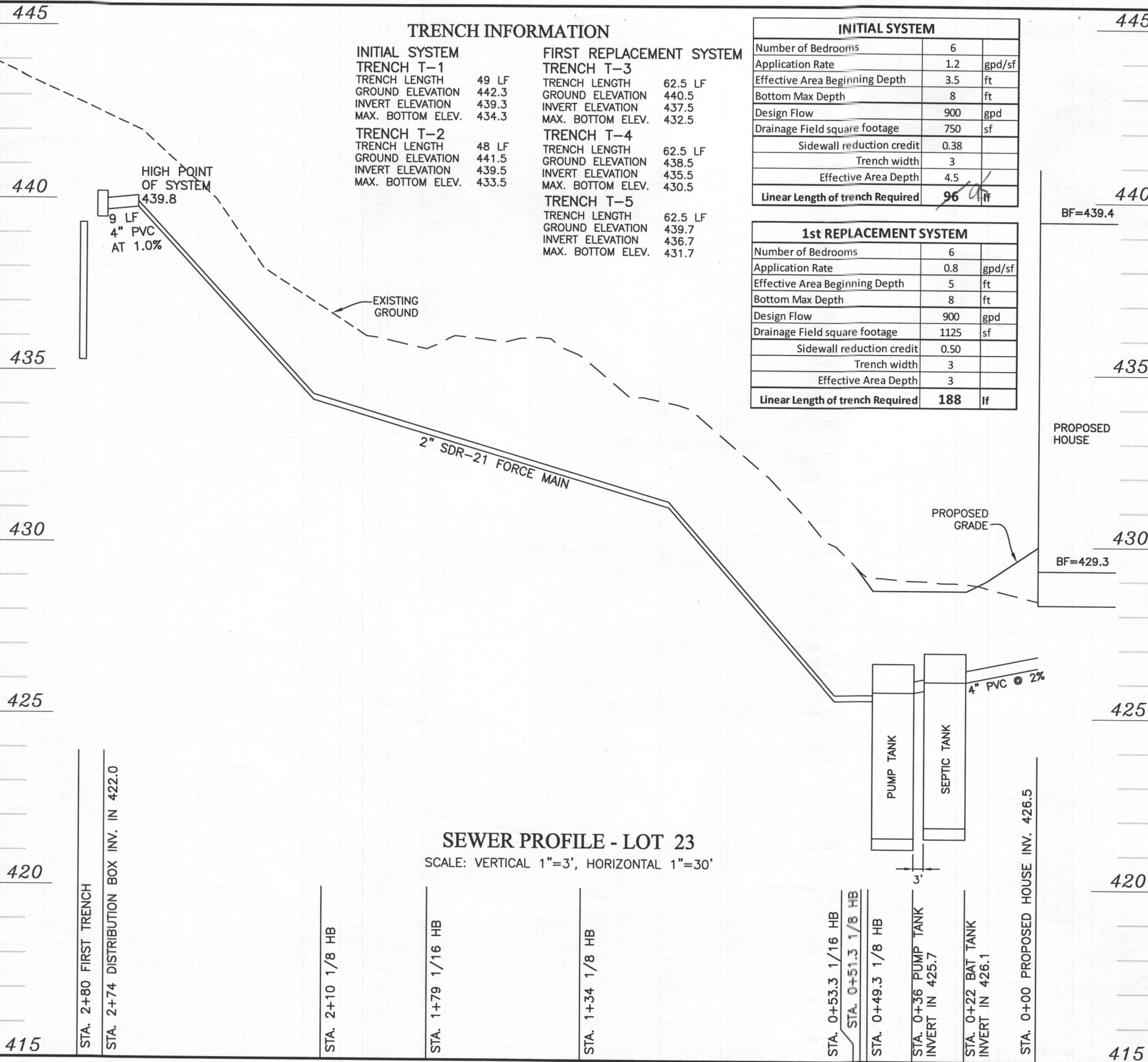
SCALE: AS SHOWN
DRAWING 1 OF 4

Approved Septic System Plan
Howard County Health Department

Steph Bernard
Signature Date 2-22-17
217000510



MBR DETAIL
1" = 20'

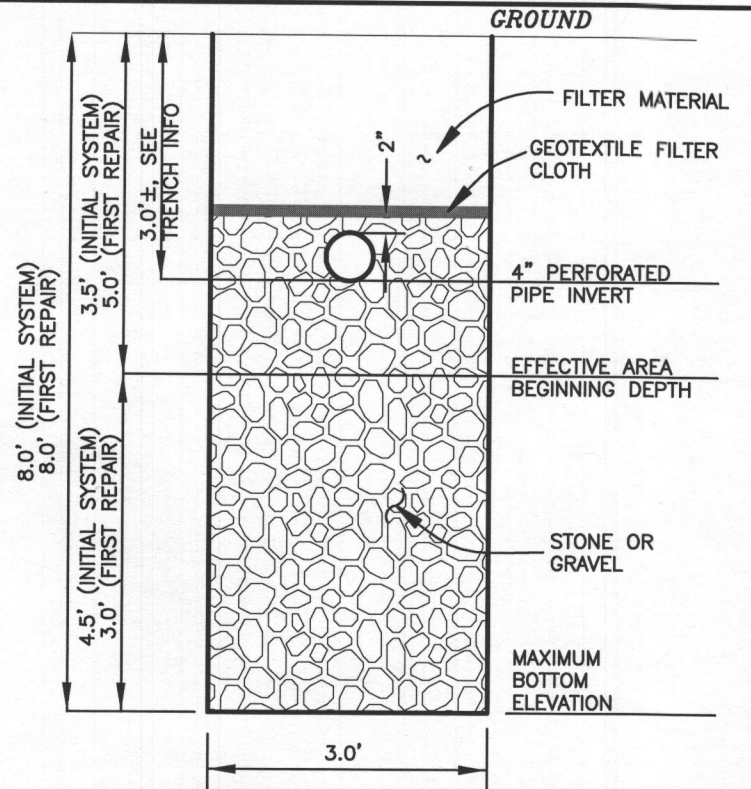


TRENCH INFORMATION

INITIAL SYSTEM		FIRST REPLACEMENT SYSTEM	
TRENCH T-1		TRENCH T-3	
TRENCH LENGTH	49 LF	TRENCH LENGTH	62.5 LF
GROUND ELEVATION	442.3	GROUND ELEVATION	440.5
INVERT ELEVATION	439.3	INVERT ELEVATION	437.5
MAX. BOTTOM ELEV.	434.3	MAX. BOTTOM ELEV.	432.5
TRENCH T-2		TRENCH T-4	
TRENCH LENGTH	48 LF	TRENCH LENGTH	62.5 LF
GROUND ELEVATION	441.5	GROUND ELEVATION	438.5
INVERT ELEVATION	439.5	INVERT ELEVATION	435.5
MAX. BOTTOM ELEV.	433.5	MAX. BOTTOM ELEV.	430.5
		TRENCH T-5	
		TRENCH LENGTH	62.5 LF
		GROUND ELEVATION	439.7
		INVERT ELEVATION	436.7
		MAX. BOTTOM ELEV.	431.7

INITIAL SYSTEM		
Number of Bedrooms	6	
Application Rate	1.2	gpd/sf
Effective Area Beginning Depth	3.5	ft
Bottom Max Depth	8	ft
Design Flow	900	gpd
Drainage Field square footage	750	sf
Sidewall reduction credit	0.38	
Trench width	3	
Effective Area Depth	4.5	
Linear Length of trench Required	96	lf

1st REPLACEMENT SYSTEM		
Number of Bedrooms	6	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	5	ft
Bottom Max Depth	8	ft
Design Flow	900	gpd
Drainage Field square footage	1125	sf
Sidewall reduction credit	0.50	
Trench width	3	
Effective Area Depth	3	
Linear Length of trench Required	188	lf



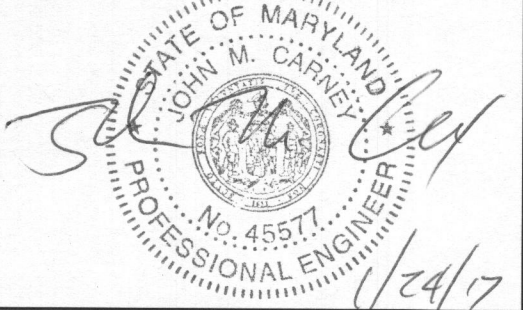
TYPICAL TRENCH DETAIL

THIS PLAN IS FOR SEPTIC DESIGN ONLY

SEE MANUFACTURERS SPECIFICATIONS FOR DETAILS. WWW.MAYERPRECAST.COM EQUIVALENT FROM OTHER MANUFACTURERS CAN BE SUBSTITUTED.

SIGNATURE AND SEAL ARE FOR SEPTIC PROFILE AND CALCULATIONS ONLY, TANK AND DETAILS WERE NOT DESIGNED OR REVIEWED BY THE ENGINEER:

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: 06-08-2018.



OWNER/BUILDER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

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
WWW.BEI-CVILENGINEERING.COM

PROJECT: **REGAN PROPERTY LOT 23**

LOCATION: 12252 PLEASANT SPRINGS COURT HIGHLAND, MD 20777
TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200
5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597456

TITLE: **SEPTIC PERMIT PLAN**

HOUSE TYPE: **EAGLES NEST - ELEVATION 'AS'**

DATE: JANUARY, 2017 PROJECT NO. 2171

SCALE: AS SHOWN DRAWING 2 OF 4

Pumping Station

Diameter of Force Main and Manifold = 2 of SDR 21 pipe
 Length of Force Main = 265 feet SDR 21 gallons/100 feet = 18.8 Table 4.2

Volume of Main = 49.3 gallons ID = 2.135
 Total Volume = 49.3 gallons length = 100 gallon/sq ft 7.480519
 volume = 18.59751 gal/100 lf

Minimum Dose must be greater than 1/6 of the design flow 150 gallons
 Minimum Dose must be greater than the volume of the main 49 gallons
 Use minimum dose of 160 gallons okay Doses per Day = 5.625

Size Pump Chamber

Pump chamber must be able to hold one dose and one days design flow

One day Capacity = 900 gallons
 Dose = 160 gallons
 Totals = 1060 gallons

Use 2,000 gallon pump tank

Tank Dimensions:

Exterior Length:	13.75 feet	Interior Length:	13.08 feet	Walls:	0.33 feet
Width:	6.25 feet	Width:	5.58 feet	Bottom:	0.33 feet
Height:	5.42 feet	Height:	4.67 feet	Top:	0.42 feet
		Area:	73.05 sf	Bottom to Inlet:	4.58 feet
		Volume:	341.14 cf		

Sizing the Pump

Flow: runtime = 7 minutes
 rate = 22.86 gallons/minute

Design Head:

Design Head = Static Head + Friction Head
 Static Head = highest elevation of main - pump off elevation
 Highest component of system = 439.8 Main HP
 Pump off elevation = 423.17
 Static Head = 16.63 feet

Friction Head = Head loss due to pipe friction
 2.0" pipe = 265 feet
 45° bends 4 loss for bend 16 feet per table 4.3
 90° Tee 0 loss for tee 0 feet per table 4.3

Friction loss per table 4.4 = 0.95 (ft/100 ft)
 Equivalent Length = 281 Friction loss 2.67 feet
 Total Friction Head = 2.67
 Design Head = 19.30 feet

Pump Requirements:

Performance = 22.86 gpm
 Head of Water = 19.30 feet of head

Pump Selection: Zoeller Pump Company Effluent Series, Model 151
 1/3 horse power

Pump Flow Rate = 29.00 gallons/minute per rating curve
 TDH analysis 5.52 Minutes
 Between design and curve? Yes 20.71 ft

Design Pump Chamber

Ground over Tank = 428.69 Cover 2.1 ft
 Top of Tank = 426.59
 Invert of Tank = 421.50
 6" Riser = 0.50 feet
 Pump Height = 1.10 feet

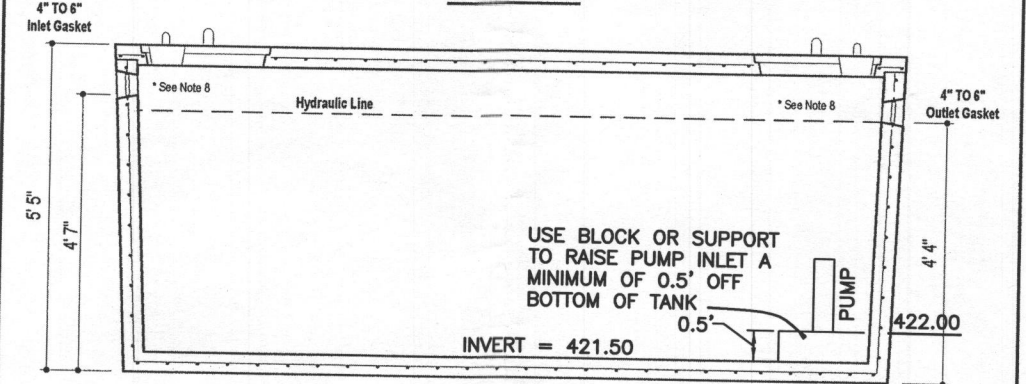
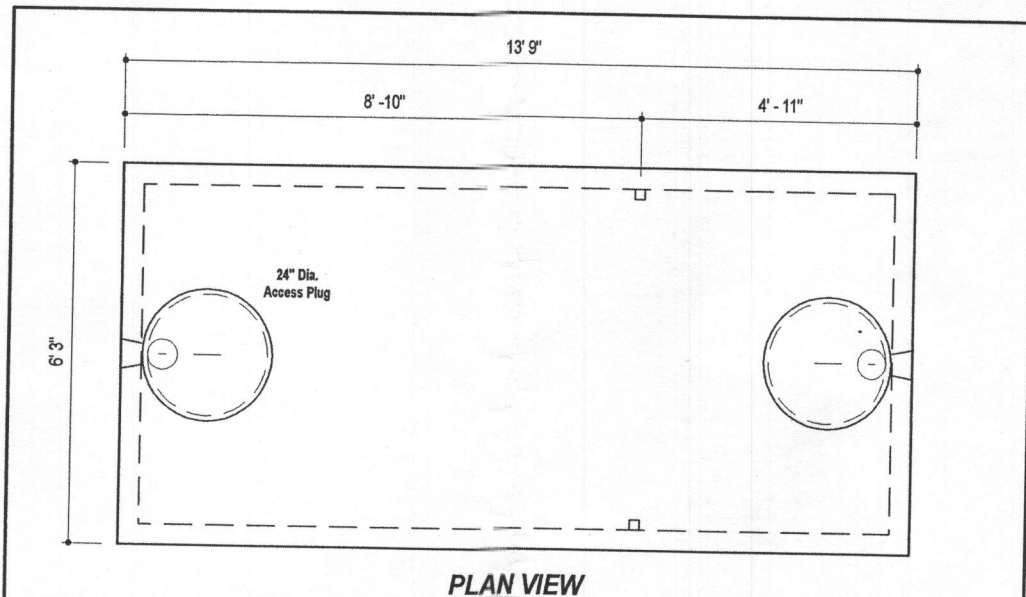
Min. Pump off = 423.10
 Selected Pump off = 423.17

Dose = 21.4 cf
 Area of Pit = 73.05 sf

Pump on dist. = 0.29
 Pump on Elev. = 423.46

Distance between Pump on and Highwater Alarm = 0.5 feet
 Highwater Alarm Elevation = 423.96

Dist. for a dose above alarm = 1.65
 Minimum Inlet Elev. = 425.61
 Tank Inlet = 425.75 Okay
 Dist. Alarm to Inlet = 1.79 Okay



DESIGN DATA & GENERAL NOTES

FLOAT TREE:	ELEV.	RELATIVE TO BOTTOM
BOTTOM OF TANK	421.50	
TOP OF PUMP	423.10	1'-7 1/4"
PUMP OFF	423.17	1'-8"
PUMP ON	423.64	2'-1 11/16"
HIGH ALARM	423.96	2'-5 1/2"

WEIGHT = 19,000 lbs.

INV. IN PUMP TANK 398.26
 INV. OUT PUMP TANK 398.01
 TOP OF PUMP TANK 399.10
 GR. OVER PUMP TANK 401.30

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 1-Compartment LOT 23

Stock Item [Approx. 19,000 lbs]

Dwg. No. 2000-1C No Scale Aug. 11, 2008

THIS PLAN IS FOR SEPTIC DESIGN ONLY

SEE MANUFACTURES SPECIFICATIONS FOR DETAILS.
 WWW.MAYERPRECAST.COM
 EQUIVALENT FROM OTHER MANUFACTURERS CAN BE SUBSTITUTED.

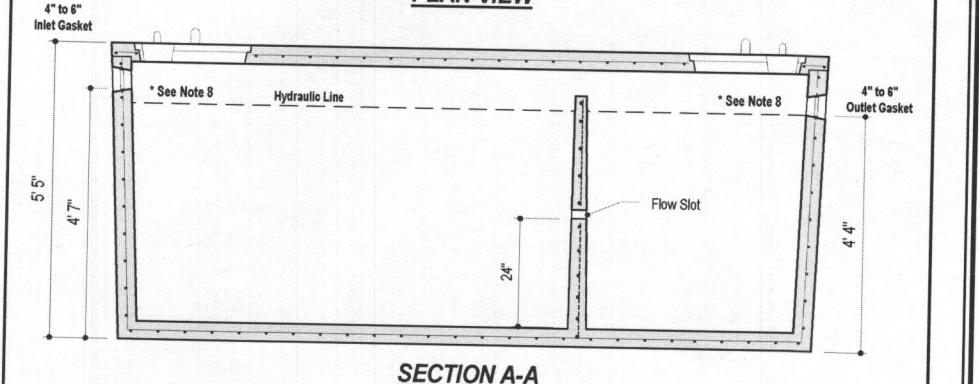
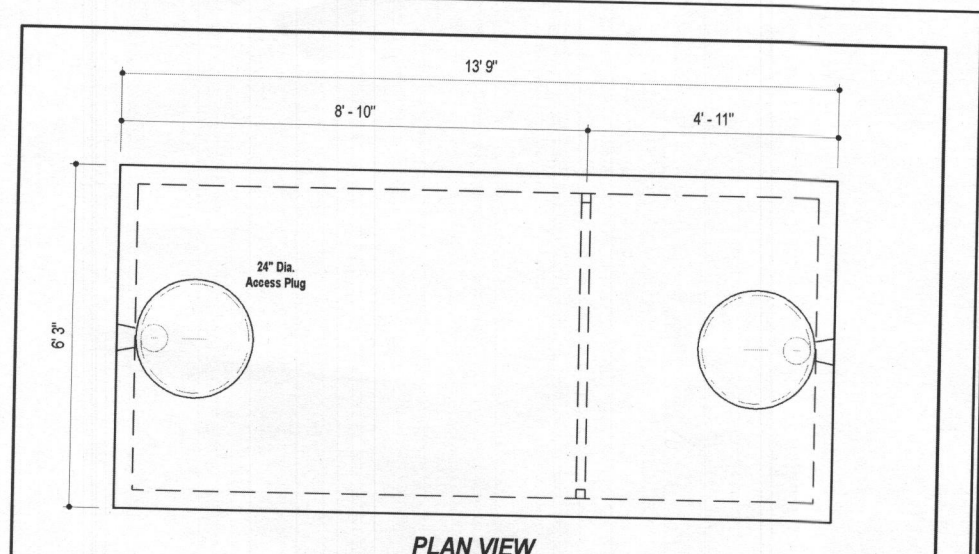
SIGNATURE AND SEAL ARE FOR SEPTIC PROFILE AND CALCULATIONS ONLY, TANK AND DETAILS WERE NOT DESIGNED OR REVIEWED BY THE ENGINEER:

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: 06-08-2018.

[Signature]

STATE OF MARYLAND
 JOHN M. CARNEY
 PROFESSIONAL ENGINEER
 No. 45577

1/24/17



DESIGN DATA & GENERAL NOTES

[1] Concrete strength $f_c=4,000$ p.s.i. @ 28 days. Density = 160 pcf.
 [2] Cement - Portland Type III per ASTM C 150-92.
 [3] Admixtures & plasticizers per ASTM C 260-96 & 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

OWNER/BUILDER: MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511

BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CMLENGINEERING.COM

PROJECT: REGAN PROPERTY LOT 23

LOCATION: 12252 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597456

TITLE: SEPTIC PERMIT PLAN

HOUSE TYPE: EAGLES NEST - ELEVATION 'AS'

DATE: JANUARY, 2017 PROJECT NO. 2171

SCALE: AS SHOWN DRAWING 3 OF 4

Your Peace of Mind is Our Top Priority

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.



PUMP COMPANY

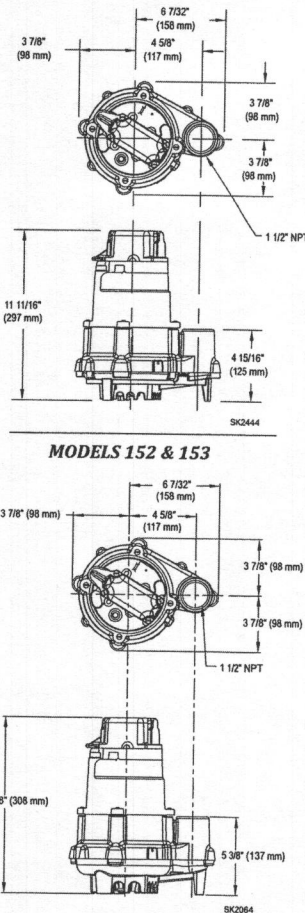
Zoeller Family of Water Solutions

SECTION: 2.15.080
FM2784
0315
Supersedes
0114

TECHNICAL DATA SHEET
DOSE-MATE SERIES
Models 151, 152, 153 Effluent Pumps

PRODUCT SPECIFICATIONS

MOTOR	Horse Power	1/3 (151), 4/10 (152), 1/2 (153)
	Voltage	115 or 230
	Phase	1 Ph
	Hertz	60 Hz
PUMP	RPM	3450
	Type	Permanent split capacitor
	Insulation	Class B
	Amps	3.2 - 10.5
	Operation	Automatic or nonautomatic
	Discharge Size	1-1/2" NPT
	Solids Handling	1/2" (13 mm), 3/4" (19 mm) spherical solids
	Cord Length	20' (6 m)
	Cord Type	UL listed power cord
	Max. Head	44' (13.4 m)
MATERIALS	Max. Flow Rate	77 GPM (291 LPM)
	Max. Operating Temp.	130° F (54° C)
	Cooling	Oil filled
	Motor Protection	Auto reset thermal overload
	Cap	Cast iron
	Motor Housing	Cast iron
	Pump Housing	Cast iron
	Base	Plastic or cast iron
	Upper Bearing	Sleeve bearing
	Lower Bearing	Ball bearing
	Mechanical Seals	Carbon and ceramic
	Impeller Type	Non-clogging vortex
Impeller	Engineered thermoplastic	
Hardware	Stainless steel	
Motor Shaft	AISI 1215 steel	
Gasket	Neoprene	



NOTE: The sizing of effluent systems normally requires variable level float(s) controls and properly sized basins to achieve required pumping cycles or dosing timers with nonautomatic pumps.
NOTE: See model comparison chart for specific details.

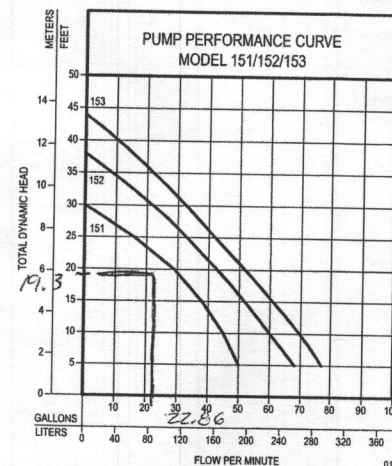


© Copyright 2015 Zoeller® Co. All rights reserved.
502-778-2731 | 800-928-7867 | 3649 Cane Run Road | Louisville, KY 40211-1961 | www.zoeller.com

TOTAL DYNAMIC HEAD
FLOW PER MINUTE

MODEL	151		152		153		
	Feet	Meters	Gal.	Liters	Gal.	Liters	
5	1.5	50	189	69	261	77	
10	3.0	45	170	61	231	70	
15	4.6	38	144	53	201	61	
20	6.1	29	110	44	167	52	
25	7.8	16	61	34	129	42	
30	9.1	-	-	23	87	33	
35	10.7	-	-	-	22	85	
40	12.2	-	-	-	11	42	
Shut-off Head:	-	-	30 ft. (9.1m)	-	38 ft. (11.6m)	-	44 ft. (13.4m)

USE MODEL 151



Model	MODEL COMPARISON										
	Seal	Mode	Volts	Ph	Amps	HP	Hz	Lbs	Kg	Simplex	Duplex
N151	Single	Non	115	1	6.0	1/3	60	32	15	1	2 or 3
E151	Single	Non	230	1	3.2	1/3	60	32	15	1	2 or 3
BN151	Single	Auto	115	1	6.0	1/3	60	33	15	*	2 or 3
BE151	Single	Auto	230	1	3.2	1/3	60	33	15	*	2 or 3
N152	Single	Non	115	1	8.5	4/10	60	37	17	1	2 or 3
E152	Single	Non	230	1	4.3	4/10	60	37	17	1	2 or 3
BN152	Single	Auto	115	1	8.5	4/10	60	39	18	*	2 or 3
BE152	Single	Non	230	1	4.3	4/10	60	39	18	*	2 or 3
N153	Single	Non	115	1	10.5	1/2	60	37	17		
BN153	Single	Auto	115	1	10.5	1/2	60	39	18	*	2 or 3
E153	Single	Non	230	1	5.3	1/2	60	37	17	1	2 or 3
BE153	Single	Non	230	1	5.3	1/2	60	39	18	*	2 or 3

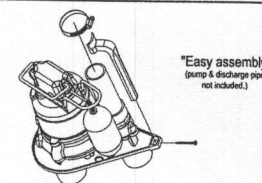
*BN and BE models include a 20' (6 m) piggyback variable level pump switch. Additional cord lengths are available in 25' (8 m) and 35' (11 m), 50' (15 m) cords are available for 230V units only.
NOTE: Model 151 has a plastic base. Models 152 & 153 have a cast iron base.

SELECTION GUIDE

- For automatic, use single piggyback variable level float switch or double piggyback variable level float switch. Refer to FM0477.
- See FM1228 for correct model of simplex control panel.
- See FM0712 for correct model of duplex control panel.

OPTIONAL PUMP STAND P/N 10-2421

- Reduces potential clogging by debris
 - Replaces rocks or bricks under the pump
 - Made of durable, noncorrosive ABS
 - Raises pump 2" (5 cm) off bottom of basin
 - Provides the ability to raise intake by adding sections of 1 1/2" or 2" (DN40 or DN50) PVC piping
 - Attaches securely to pump
 - Accommodates sump, dewatering and effluent applications
- NOTE: Make sure float is free from obstruction.



CAUTION All installation of controls, protection devices and wiring should be done by a qualified licensed electrician. All electrical and safety codes should be followed including the most recent National Electrical Code (NEC) and the Occupational Safety and Health Act (OSHA).

© Copyright 2015 Zoeller® Co. All rights reserved.
502-778-2731 | 800-928-7867 | 3649 Cane Run Road | Louisville, KY 40211-1961 | www.zoeller.com

THIS PLAN IS FOR SEPTIC DESIGN ONLY

SEE MANUFACTURERS SPECIFICATIONS FOR DETAILS.
WWW.MAYERPRECAST.COM
EQUIVALENT FROM OTHER MANUFACTURERS CAN BE SUBSTITUTED.

SIGNATURE AND SEAL ARE FOR SEPTIC PROFILE AND CALCULATIONS ONLY, TANK AND DETAILS WERE NOT DESIGNED OR REVIEWED BY THE ENGINEER:

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: 06-08-2018.



1/24/17

OWNER/BUILDER:	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 WWW.BEI-CMLENGINEERING.COM	
PROJECT:	REGAN PROPERTY LOT 23	
LOCATION:	12252 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597456	
TITLE:	SEPTIC PERMIT PLAN	
HOUSE TYPE:	EAGLES NEST - ELEVATION 'AS'	
DATE:	JANUARY, 2017	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 4 OF 4