



Health

Building Permit Application

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

Date Received:

G14000305

Permit No.: B18003070

Building Address: 12333 Point Ridge Drive
City: Highland State: MD Zip Code: 20777
Suite/Apt. # SDP/WP/BA #:
Subdivision: Highland Reserve aka Regan Property
Lot: 10 Tax Map: 34 Parcel: 200
Existing Use: Vacant
Proposed Use: Install Propane Tank
Estimated Construction Cost: \$ 3500.00
Description of Work: Install 1000 Gallon Propane Tank; In-Ground
1 Tank only
Occupant/Tenant Name:
Was tenant space previously occupied?
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Property Owner's Name: MB Highland Reserve
Address: 1686 E. Gude Drive
City: Rockville State: MD Zip Code: 20850
Phone: 301-762-9511 Fax: 301-610-9564
Email: MQuint@mitchellbest.com
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: Boyds State: MD Zip Code: 20841
License No.: 67631
Phone: 301-515-0098 Fax:
Email: NPBC@NPBCgas.net
Engineer/Architect Company:
Responsible Design Prof.:
Address:
City: State: Zip Code:
Phone: Fax:
Email:

Table with 2 columns: Commercial Building Characteristics and Residential Building Characteristics. Includes fields for Height, No. of stories, Gross area, Area of construction, Use group, Construction type, and Roadside Tree Project Permit.

Table with 2 columns: Utilities and Water Supply. Includes fields for Electric, Gas, Water Supply (Public/Private), Sewage Disposal (Public/Private), Heating System (Electric/Oil/Natural Gas/Propane Gas/Other), Sprinkler System, Grading Permit Number, and 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: [Signature]
Email Address: MQuint@mitchellbest.com
Title/Company: Oper. Mgrs - Mitchell & Best

Print Name: Marc Quint
Date: 8/28/18

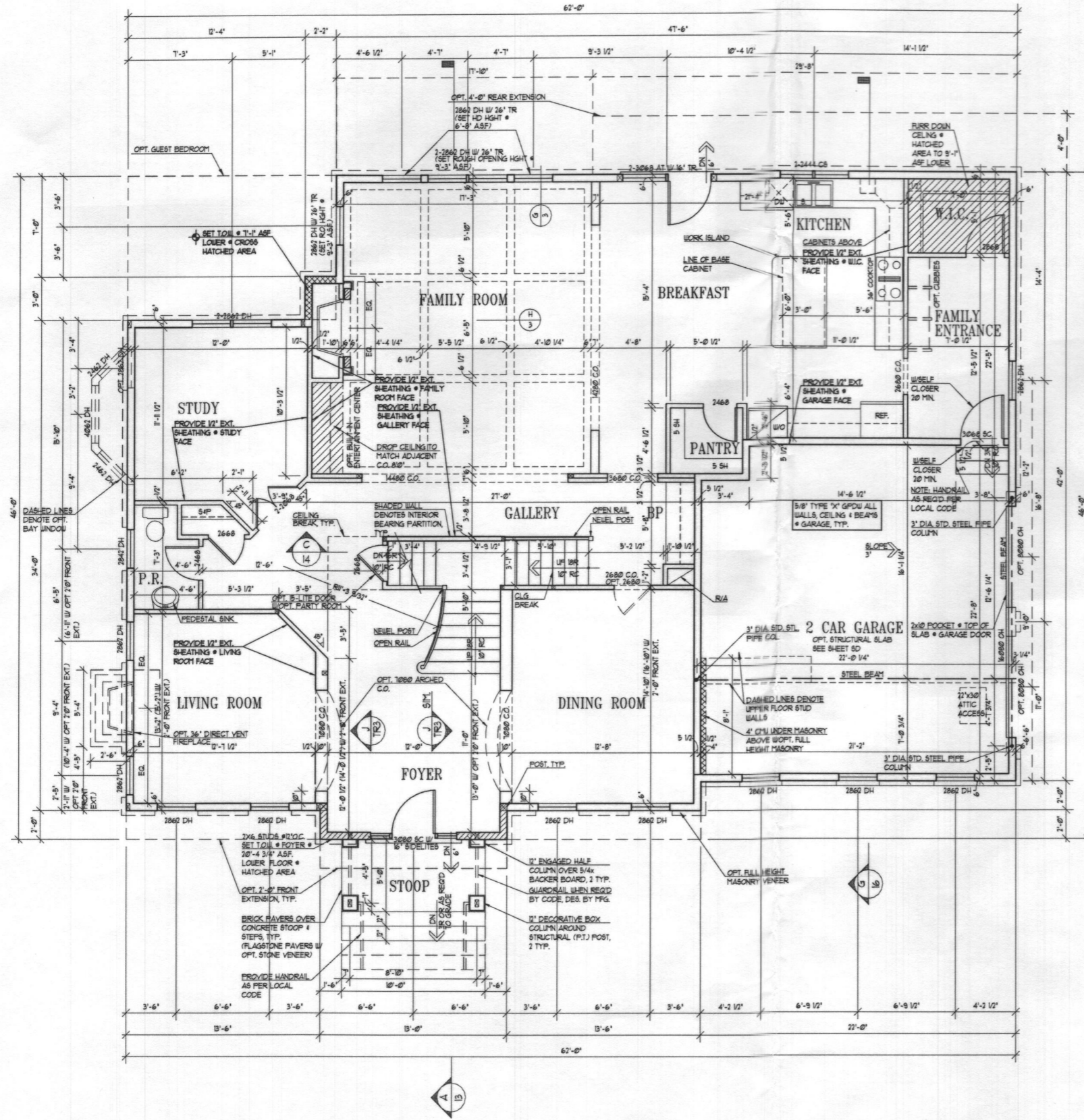
Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*
-FOR OFFICE USE ONLY-

Table for Agency Approvals with columns: AGENCY, DATE, SIGNATURE OF APPROVAL. Includes State Highways, Building Officials, PSZA (Zoning), and PSZA (Engineering).

Table for DPZ Setback Information with fields: Front, Rear, Side, Side St., All minimum setbacks met?, Is Entrance Permit Required?, Historic District?, Lot Coverage for New Town Zone, SDP/Red-line approval date.

Table for Fees with columns: Fee Name, Amount. Includes Filing Fee, Permit Fee, Tech Fee, Excise Tax, PSFS, Guaranty Fund, Add'l per Fee, Total Fees, Sub- Total Paid, Balance Due, Check #.



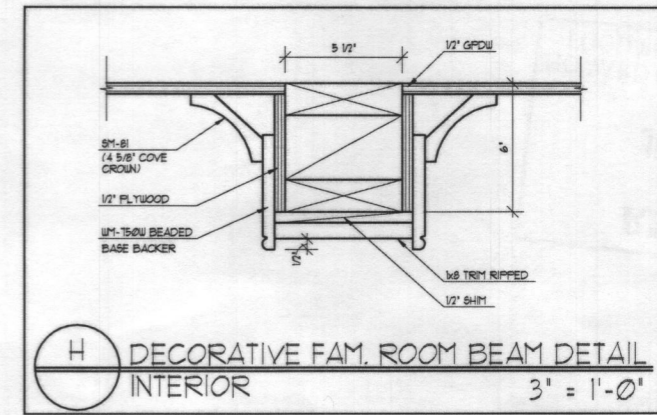
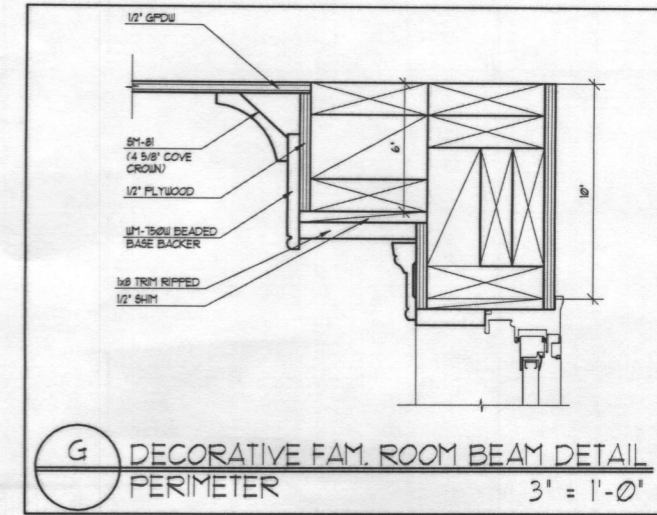


**LOWER FLOOR PLAN**

W/ ELEVATION A

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/4" ASB.  
UNLESS OTHERWISE NOTED WINDOW ROUGH OPENING HEIGHT TO BE 8'-3" ASB.

1/4" = 1'-0"



**NOTE:**

- SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
- SEE DETAIL T41 AT SHEET TR4 FOR CASED OPENING HEIGHT
- SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL
- SEE DETAIL T43 AT SHEET TR4 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

**NOTE:**  
FOR LATERAL WALL BRACING INFORMATION & REQUIREMENTS, REFER TO 6-x SHEETS.

Date	AC 03/07/16 CS
AC 05/04/16 AM	FS 05/04/16 AM
BS 05/07/16 JR	CS 05/07/16 JR
CS 07/06/16 JSU	

Project Number: 15051-03  
**ASHBROOKE MITCHELL BEST HOMES**

Architect

**SUTTON YANTIS ASSOCIATES ARCHITECTS**  
 1000 BUCKINGHAM DR. TEL: 703.774.4722  
 VICTORIA, VA 22182 FAX: 703.347.9171  
 WWW.SYASR.COM

Sheet Number  
**3**



# Building Permit Application

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

Date Received: 6/14/18  
B1800231  
Permit No.: B1800230

G14000305

Building Address: 12333 Point Ridge Drive  
 City: Fulton State: MD Zip Code: 20759  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Highland Reserve aka Regan Property  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 10  
 Tax Map: 34 Parcel: 200 Grid: 24  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: 46,066 sf

Existing Use: Vacant  
 Proposed Use: Single Family Dwelling  
 Estimated Construction Cost: \$ 425,000

Description of Work: Ashbrooke - A Elevation - 3 car garage - 4' rear extension - 2' Front Extension; Finished Basement; Walkout 10R; 5BR; 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: \_\_\_\_\_

Property Owner's Name: MB Highland Reserve  
 Address: 1686 E. Gude Drive  
 City: Rockville State: MD Zip Code: 20850  
 Phone: 301-762-9511 Fax: 301-610-9564  
 Email: MQuint@mitchellbest.com

410-296-6900 - Vicky Meyer  
 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: MB Highland Reserve LLC @COMCAST  
 Contact Person: Marc Quint  
 Address: 1686 E. Gude Drive  
 City: Rockville State: MD Zip Code: 20850  
 License No.: 7316  
 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: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	<u>Depth</u>	<u>Width</u>
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: <u>54'</u>	<u>62'</u>
	2 <sup>nd</sup> floor: <u>54'</u>	<u>62'</u>
Area of construction (sq. ft.):	Basement: <u>54'</u>	<u>62'</u>
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<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:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<u>Roadside Tree Project Permit #</u>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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	<b>RECEIVED</b> <b>JUN 14 2018</b> <b>LICENSES &amp; PERMITS</b> <b>DIVISION</b>
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.

Applicant's Signature: Vicky Meyer Print Name: Vicky Meyer  
 Email Address: Marc Quint Date: 6/14/18  
 Title/Company: Agent

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 )		
<input checked="" type="checkbox"/> Health	<u>7-11-18</u>	<u>Beunard</u>

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

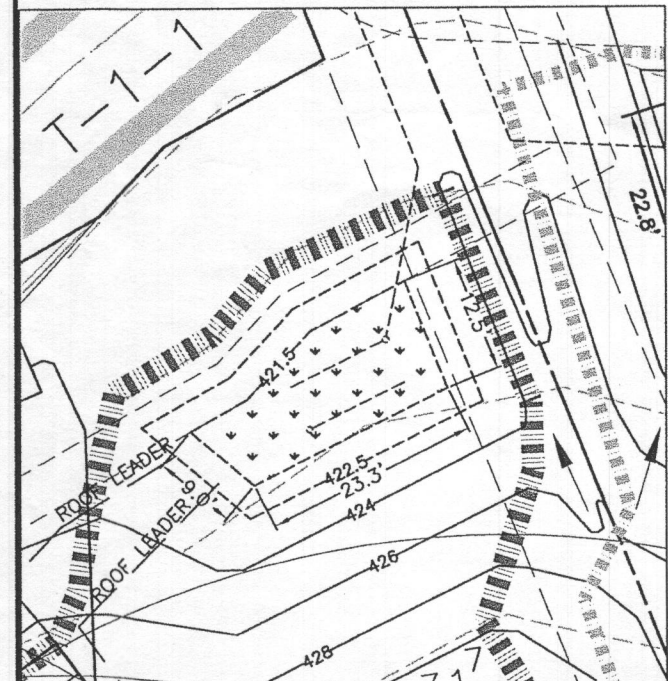
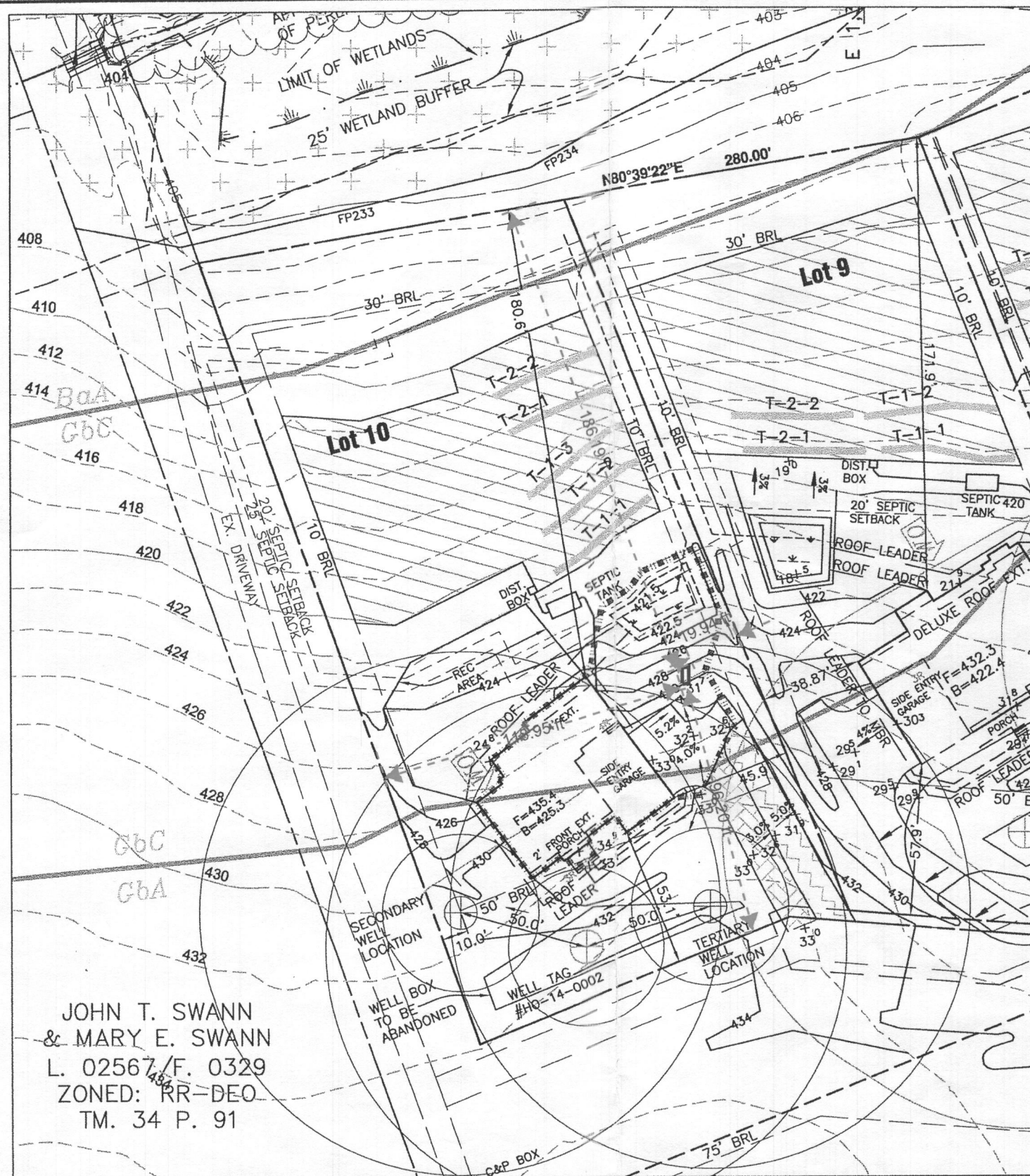
DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input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

Filing Fee	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>002919</u>



**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
- SWM DRAINAGE DIVIDE



**MBR DETAIL**  
1" = 20'

JOHN T. SWANN  
& MARY E. SWANN  
L. 02567/F. 0329  
ZONED: RR-DEO  
TM. 34 P. 91

**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-14-0002, 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 DISPOSAL AREA 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) NO ONE NON-ROOFTOP DISCONNECTION (MDE N-2).
10. MICRO-BIORETENTION SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.
11. 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.

Approved Septic System Plan  
Howard County Health Department  
*P. Bernard* 9-14-18  
Signature Date  
B18003070

**PLAN VIEW**  
1" = 50'

OWNER/BUILDER:	<b>BENCHMARK</b> ENGINEERS LAND SURVEYORS PLANNERS
MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	<b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLCOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM

PROJECT:	<b>REGAN PROPERTY</b> LOT 10
LOCATION:	12333 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597443

TITLE:	<b>BUILDING PERMIT PLAN</b>
HOUSE TYPE:	<b>ASHBROOKE - ELEVATION A</b>
DATE:	MAY, 2018 PROJECT NO. 2171
SCALE:	AS SHOWN DRAWING 1 OF 2

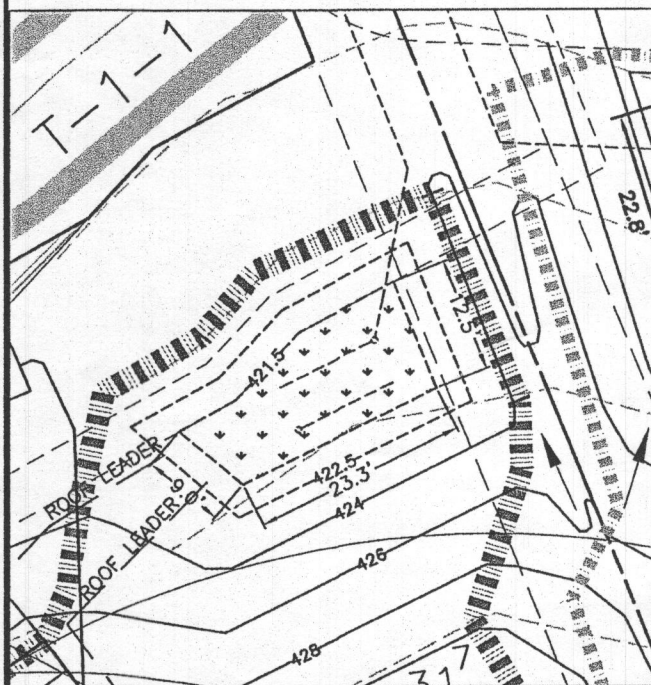
Practice	Pe=	Qe= 0.27 inches		ESDv= 585 cf		Rv= 0.22		Ownership			
		DA to practice	Imp Area to practice	Af (s.f.) Required	ESDv Provided	Pe Provided	REv Provided				
(M-6) MicroBioretention	6440	6,440	3,992	129	276	PASS	391	524	1.2	119	Private
(N-2) Disc. of Non-Rooftop Runoff	1	1,843	842					63	1.0	63	Private
<b>Total Treated</b>		<b>8,283</b>	<b>4,834</b>	<b>129</b>	<b>276</b>		<b>585</b>	<b>587</b>	<b>1.2</b>	<b>127</b>	<b>182</b>
<b>Site Total</b>											

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: 06-08-2020.

5/18/18

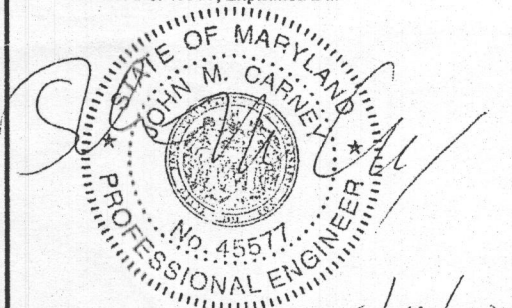
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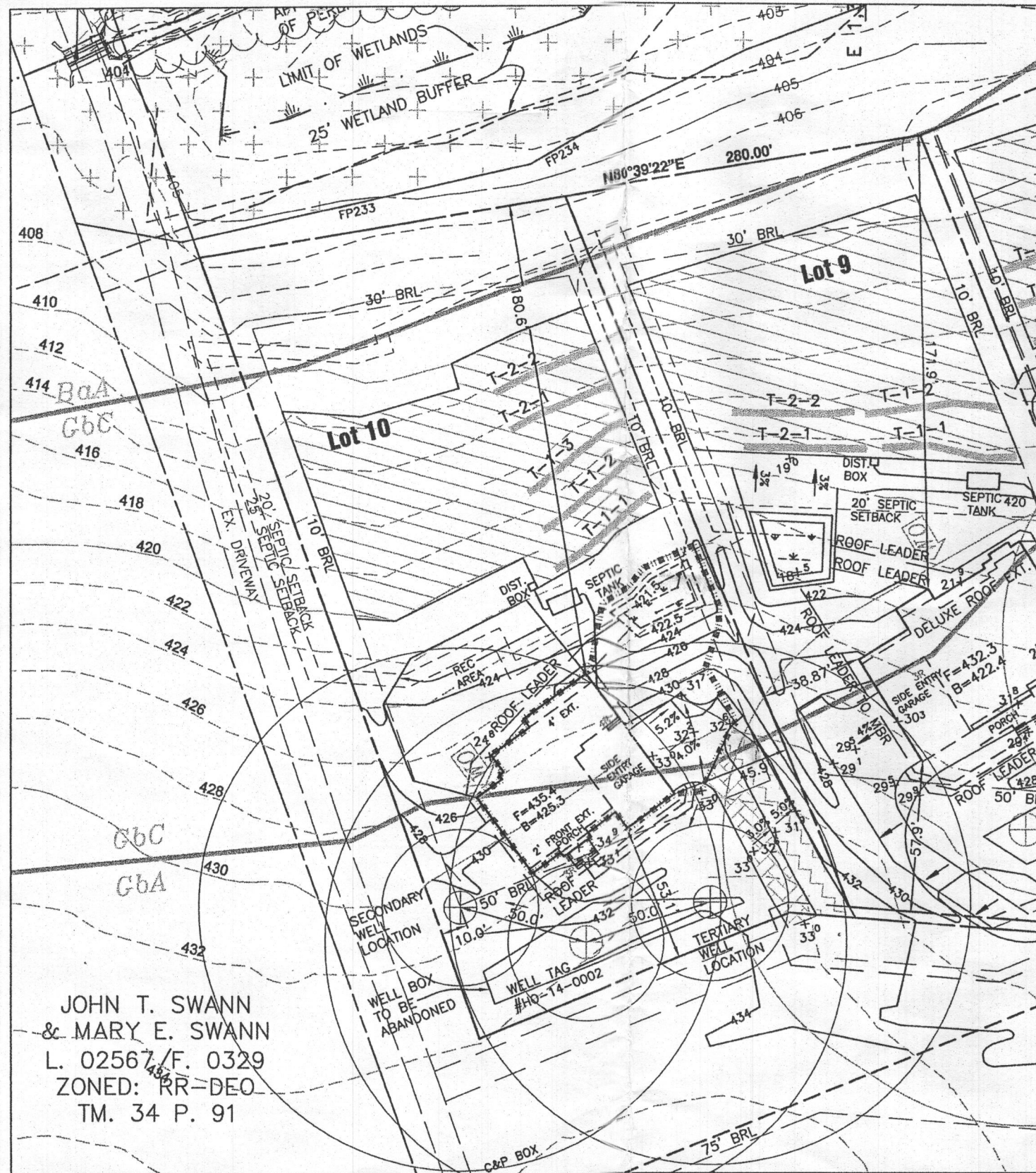


**MBR DETAIL**  
1" = 20'

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: 06-08-2020.



5/18/18



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OWNER/BUILDER:	<b>BENCHMARK</b> ENGINEERS LAND SURVEYORS PLANNERS
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PROJECT:	<b>REGAN PROPERTY</b> <b>LOT 10</b>
LOCATION:	12333 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597443

TITLE: **BUILDING PERMIT PLAN**

HOUSE TYPE: **ASHBROOKE - ELEVATION A**

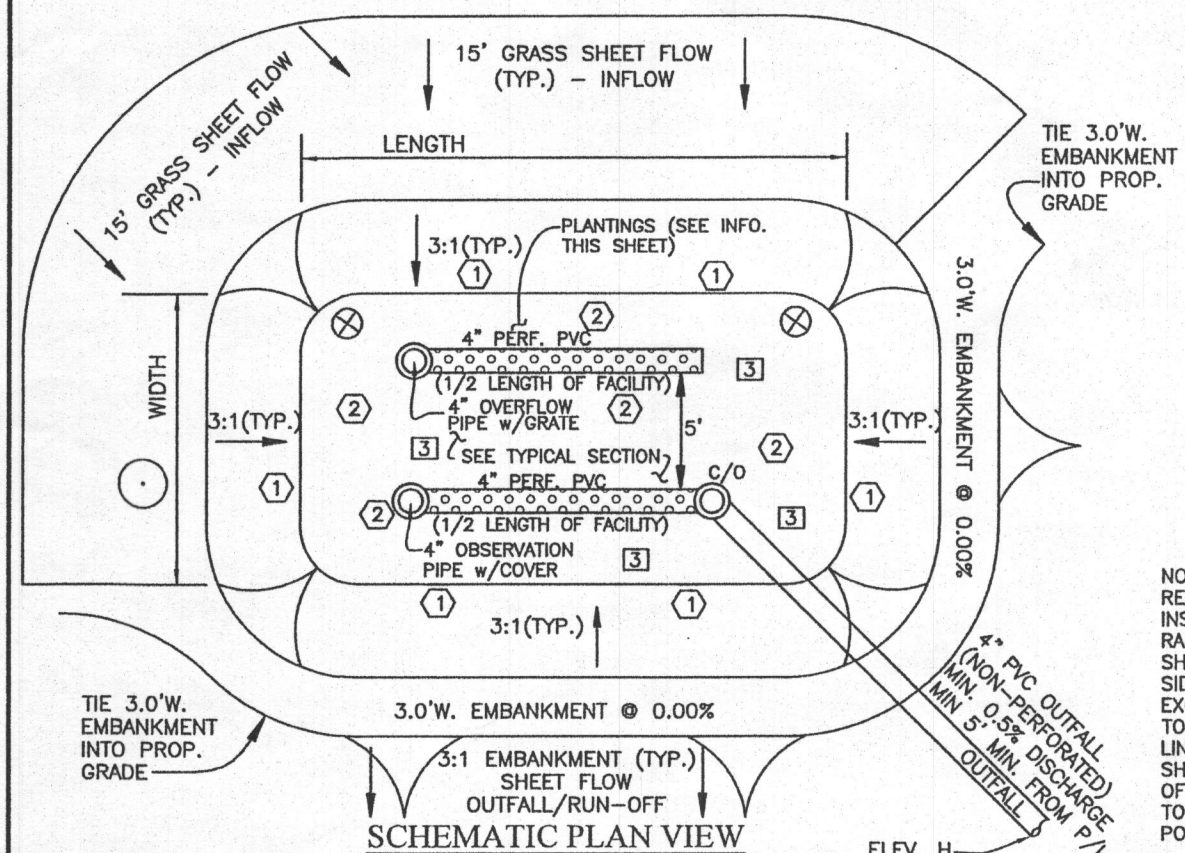
DATE: **MAY, 2018** PROJECT NO. **2171**

SCALE: **AS SHOWN** DRAWING **1** OF **2**

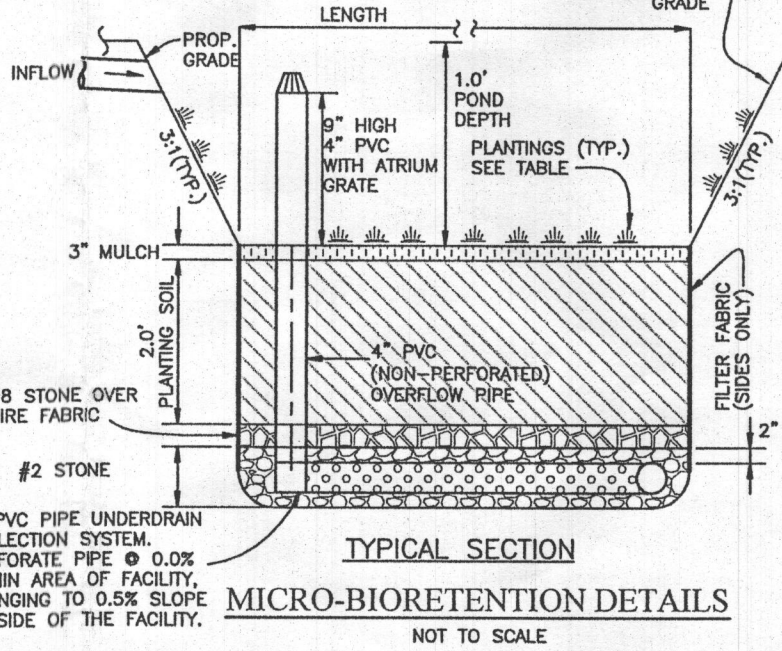
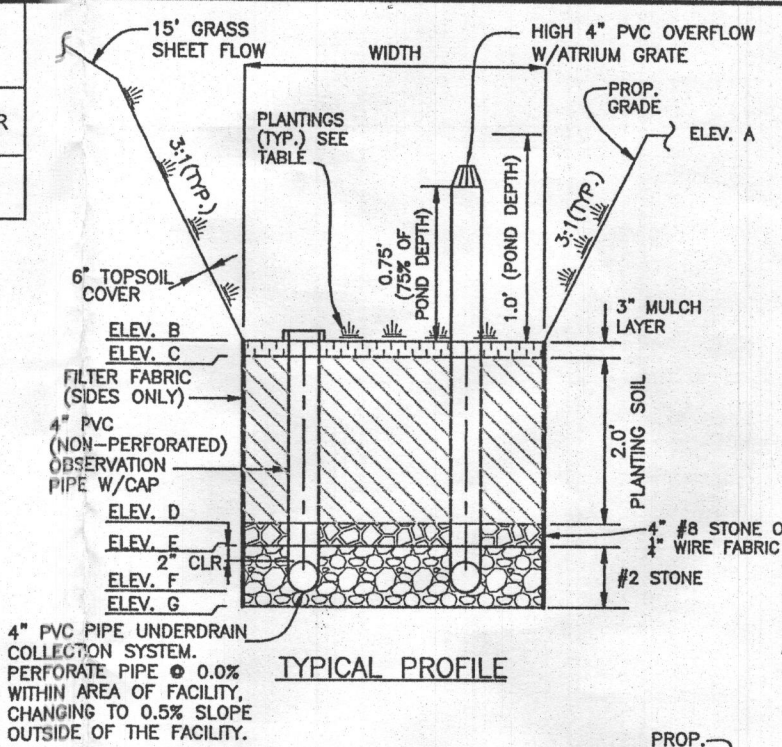
Practice	Pe=	inches			ESDv=	585	cf	Rv=	REv		Ownership
		DA to practice	Imp Area to practice	Required					Provided	Required	
(M-6) MicroBioretention	1.20	6,440	3,992	129	276	PASS	391	524	1.2	119	Private
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<b>Site Total</b>		<b>26,391</b>	<b>5,033</b>								

ON-LOT BIORETENTION DIMENSIONS

FACILITY	A	B	C	D	E	F	G	H	LENGTH	WIDTH	FILTER (A <sub>f</sub> )	PLANTINGS			LINER
												1	2	3	
MBR-1	422.50	421.50	421.25	419.25	418.92	418.42	417.34	408.00	12.5	23.3	276	31	31	15	NO



NOTE: IMPERMEABLE LINER REQUIRED WHEN FACILITY IS INSTALLED IN THE 100' WELL RADIUS. THIS LINING SHOULD INCLUDE ENTIRE SIDES AND BOTTOM OF THE EXCAVATION AND EXTEND TO TOP OF EMBANKMENT. LINING ON SIDE SLOPES SHALL BE BELOW A MINIMUM OF 6" OF TOP SOIL LINING TO BE CLAY OR 30 MIL POND LINER



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: 06-08-2020.

JOHN M. CARNEY  
PROFESSIONAL ENGINEER  
No. 45577

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-CVLENGINEERING.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

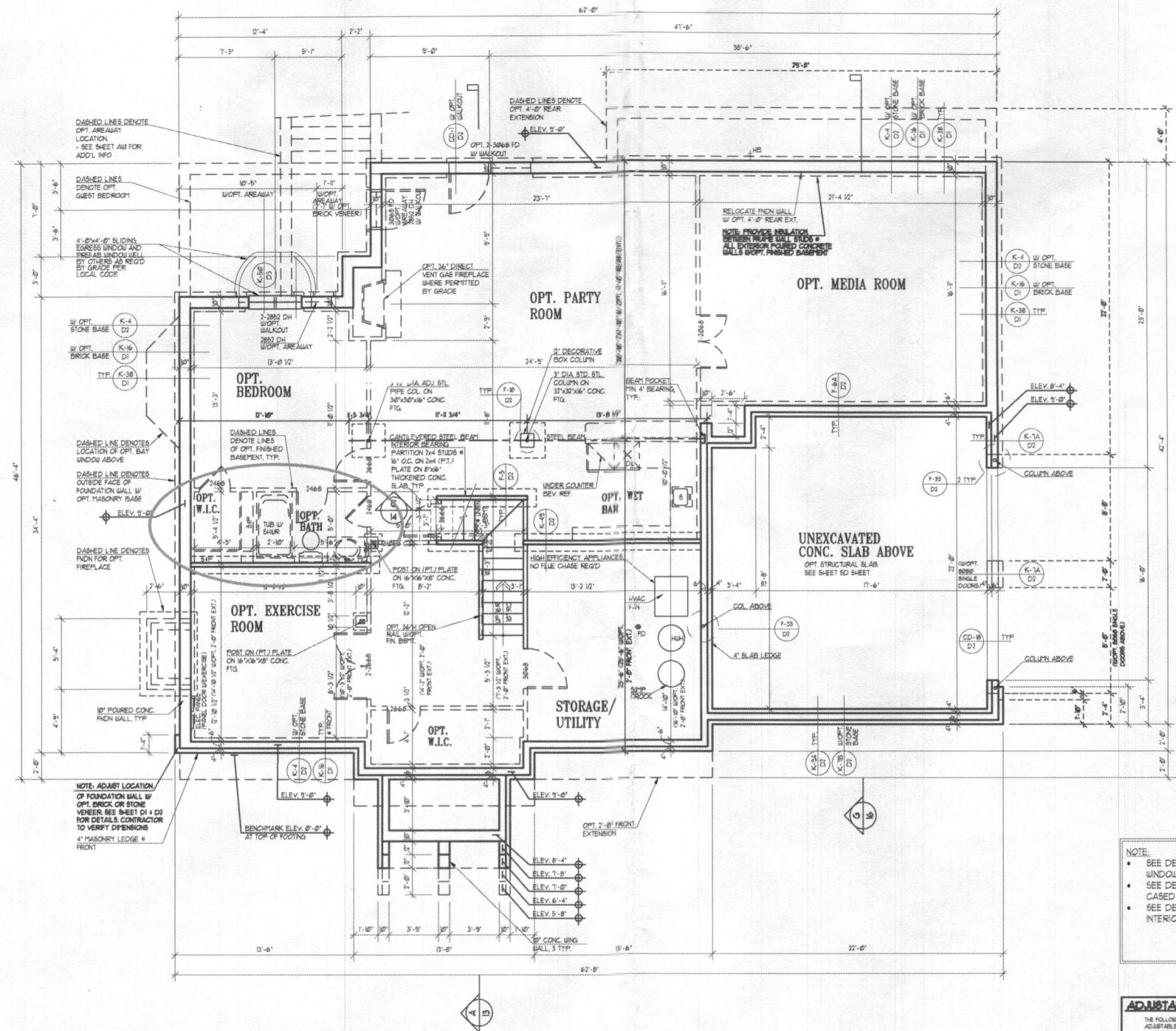
- (PLANTING SPECIES AND DENSITY CAN BE CHANGED OR SUBSTITUTED BY A LANDSCAPE ARCHITECT OR QUALIFIED DESIGNER)
- 1 IRIS FULVA (COPPER IRIS) (1 PER SY)
  - 2 LOBELIA CARDINALIS (CARDINAL FLOWER) (1 PER SY)
  - 3 RUDBECKIA SUBTOMENTOSA (SWEET CONEFLOWER) (1 PER 2 SY)
  - ⊗ CALLUNA VULGARIS (HEATHER) (1 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 10	
LOCATION:	12333 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597443	
TITLE:	BUILDING PERMIT & STORMWATER MANAGEMENT NOTES & DETAILS	
HOUSE TYPE:	ASHBROOKE - ELEVATION A	
DATE:	MAY, 2018	PROJECT NO. 2171
SCALE:	NOT TO SCALE	DRAWING 2 OF 2

To: Health  
Dept.  
12333 Point  
Ridge Drive  
Floor plans  
for review of  
5 septic  
bedrooms



**FOUNDATION/BASEMENT PLAN**

W/ELEVATION A  
UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"  
UNLESS OTHERWISE NOTED WINDOW ROUGH OPENING HEIGHT TO BE 6'-0" A.T.O.S.

1/4"=1'-0"

**NOTE:**

- SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
- SEE DETAIL T41 AT SHEET TR4 FOR CASED OPENING HEIGHT
- SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL

**ADJUSTABLE STEEL COLUMN**

THE FOLLOWING ARE APPROVED 1 GAUGE (G20) IN ADJUSTABLE STEEL COLUMN FOR USE AS SPECIFIED AS 1) ADJ. STEEL COL. IN THESE CONSTRUCTION DRAWINGS

- 1) JACO - 2" ADJUSTABLE COLUMN ICC-ES REPORT: ESR-2492
- 2) ARCON - 1" ADJUSTABLE COLUMN ICC-ES REPORT: ESR-1451
- 3) MARSHALL - EXTEND-O-COLUMN AT-ES CODE COMPLIANCE REPORT: CORR-416

**NOTE:**  
FOR LATERAL WALL BRACINGS INFORMATION & REQUIREMENTS, REFER TO 6-H SHEETS.

Date	AC 08/07/16 CS
PLS 08/08/16 CS	
BS 09/06/16 JR	
CS 7/26/16 JBU	

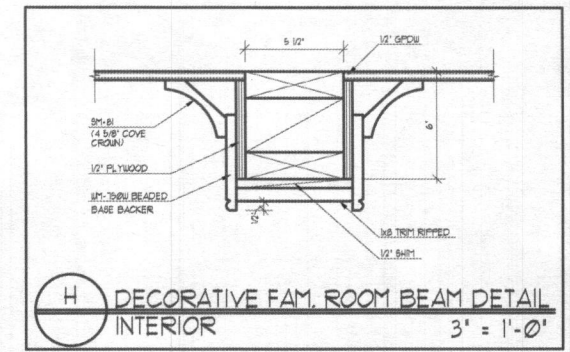
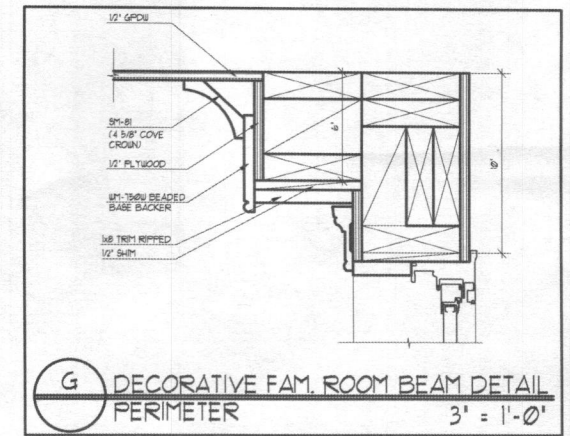
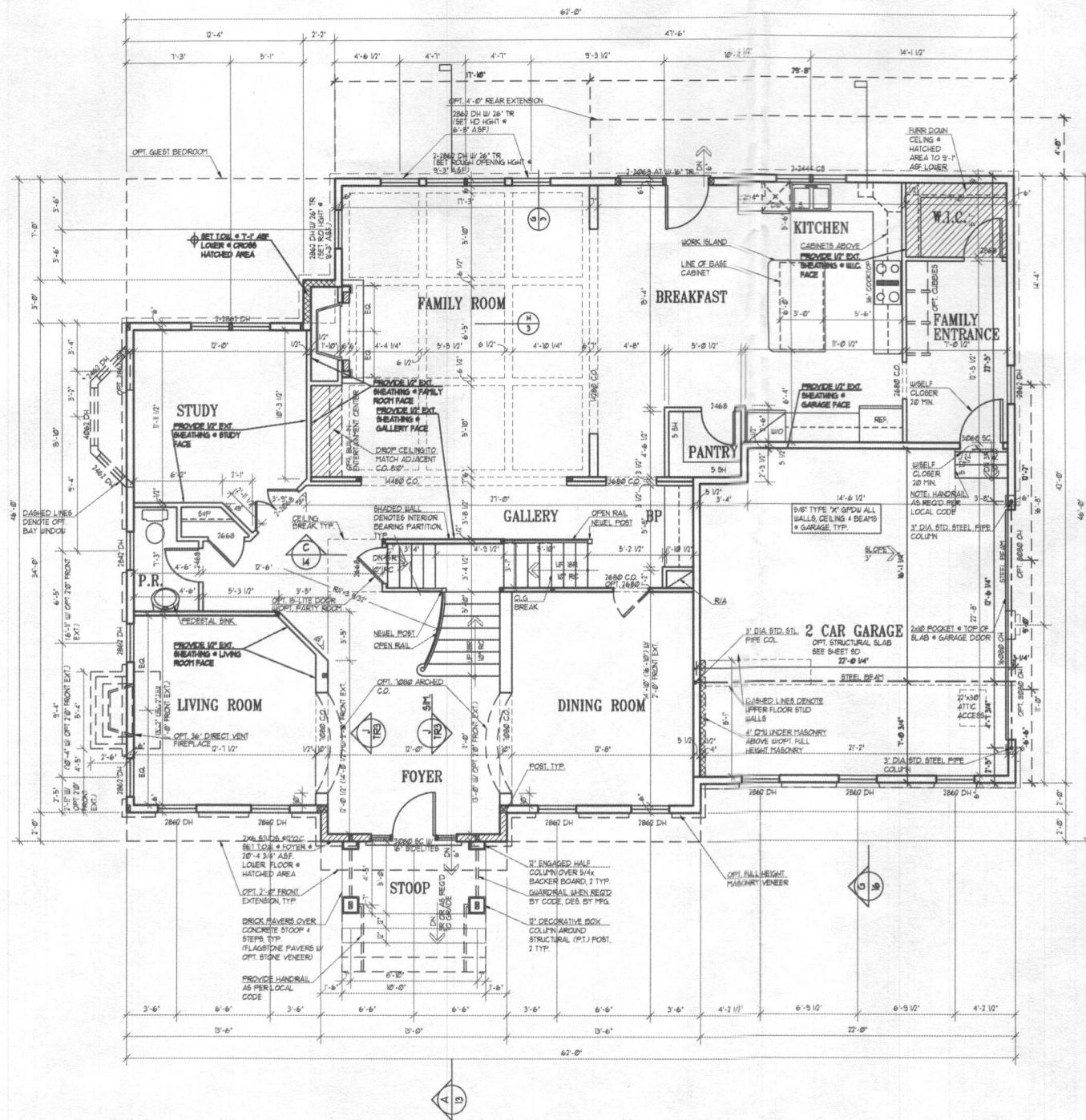
Project Number: 1883-01  
**ASHBROOKE MITCHELL BEST HOMES**

Architect

**SUTTON YANTIS ASSOCIATES ARCHITECTS**

1000 HUNTERS BLVD. 1ST FLOOR SUITE 101  
VIRGINIA BEACH, VA 23462  
WWW.SY-ARCH.COM

Sheet Number  
**2**



NOTE:

- SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
- SEE DETAIL T41 AT SHEET TR4 FOR CASED OPENING HEIGHT
- SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL
- SEE DETAIL T43 AT SHEET TR4 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

NOTE:

FOR LATERAL WALL BRACING INFORMATION & REQUIREMENTS, REFER TO 6-X SHEETS.

Date	
AC 09/16/08	
PS 09/16/08	
BA 09/16/08	
CA 7/16/09	

Project Number: 1909-09

**ASHBROOKE MITCHELL BEST HOMES**

Architect

**SUTTON YANTIS ASSOCIATES ARCHITECTS**

1000 PARK DRIVE, SUITE 200, FARMERSVILLE, VA 22434  
 WWW.SYI08.COM

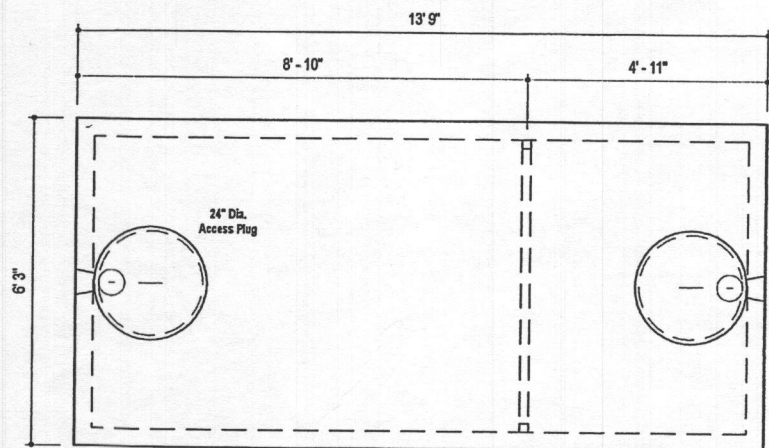
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**3**

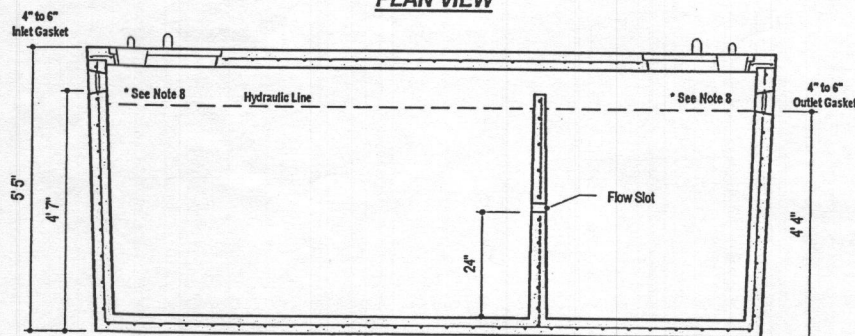


**LEGEND**

- SOILS CLASSIFICATION *Ch.B2*
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA



**PLAN VIEW**



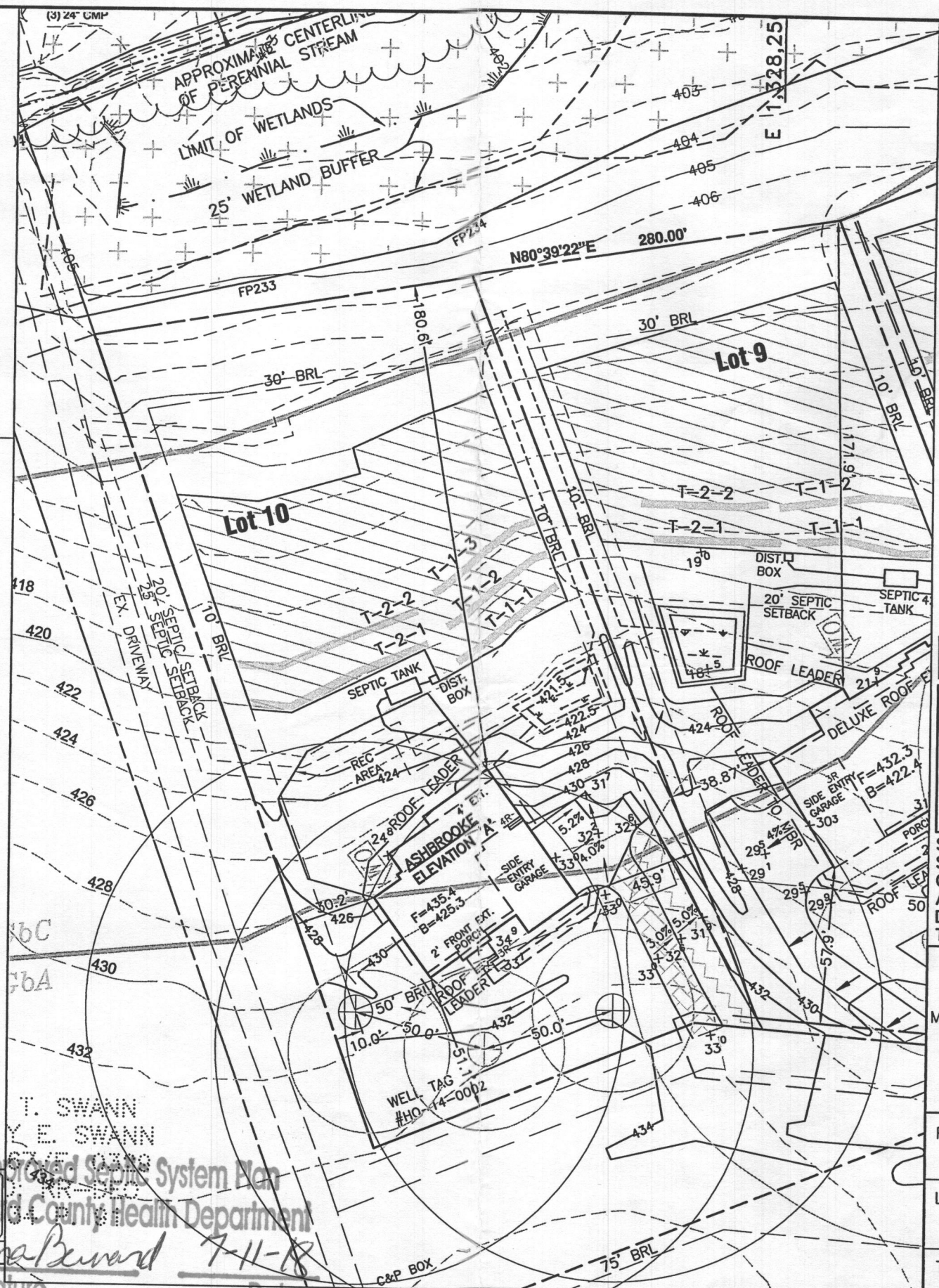
**SECTION A-A**

**DESIGN DATA & GENERAL NOTES**

- [1] Concrete strength  $f_c=4,000$  p.s.i. @ 28 days. Density = 150 pcf.
- [2] Cement - Portland Type III per ASTM C 150-92.
- [3] Admixtures & plasticizers per ASTM C 269-96 & C 494-92.
- [4] Reinforcing per ASTM A195. 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 baffles may be required by code.

**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 31, 2008



**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-14-0002, 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 DISPOSAL AREA 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), DRY WELL FACILITY (MDE M-5) 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.

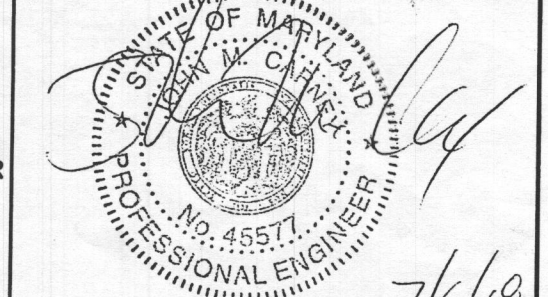


**THIS PLAN IS FOR SEPTIC DESIGN ONLY**

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. 4557, Expiration Date: 06-08-2020.



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-CIVILENGINEERING.COM

PROJECT: **REGAN PROPERTY LOT 10**

LOCATION: 12333 POINT RIDGE DRIVE  
 HIGHLAND, MD 20777  
 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200  
 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597443

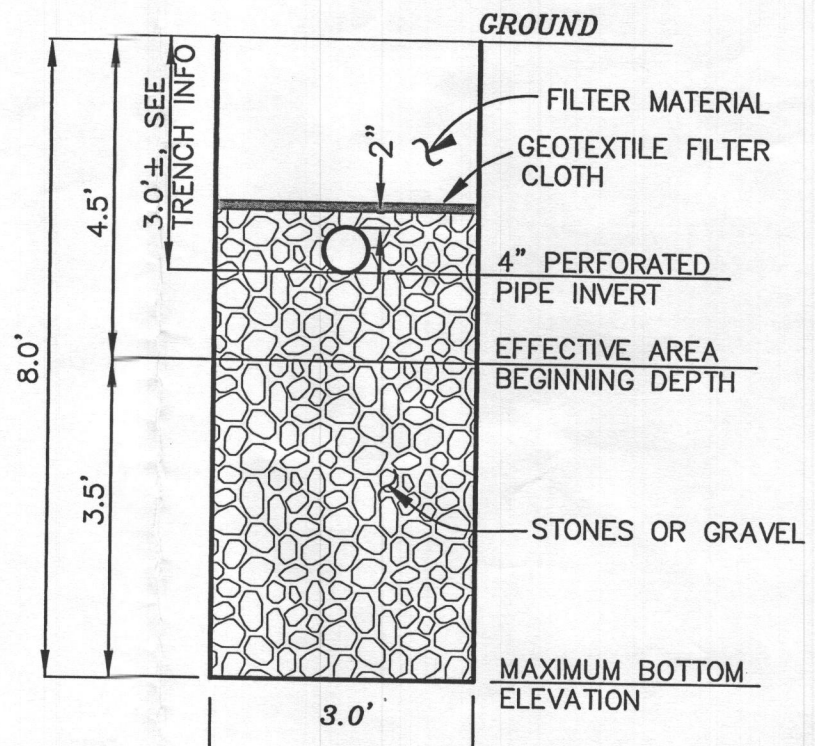
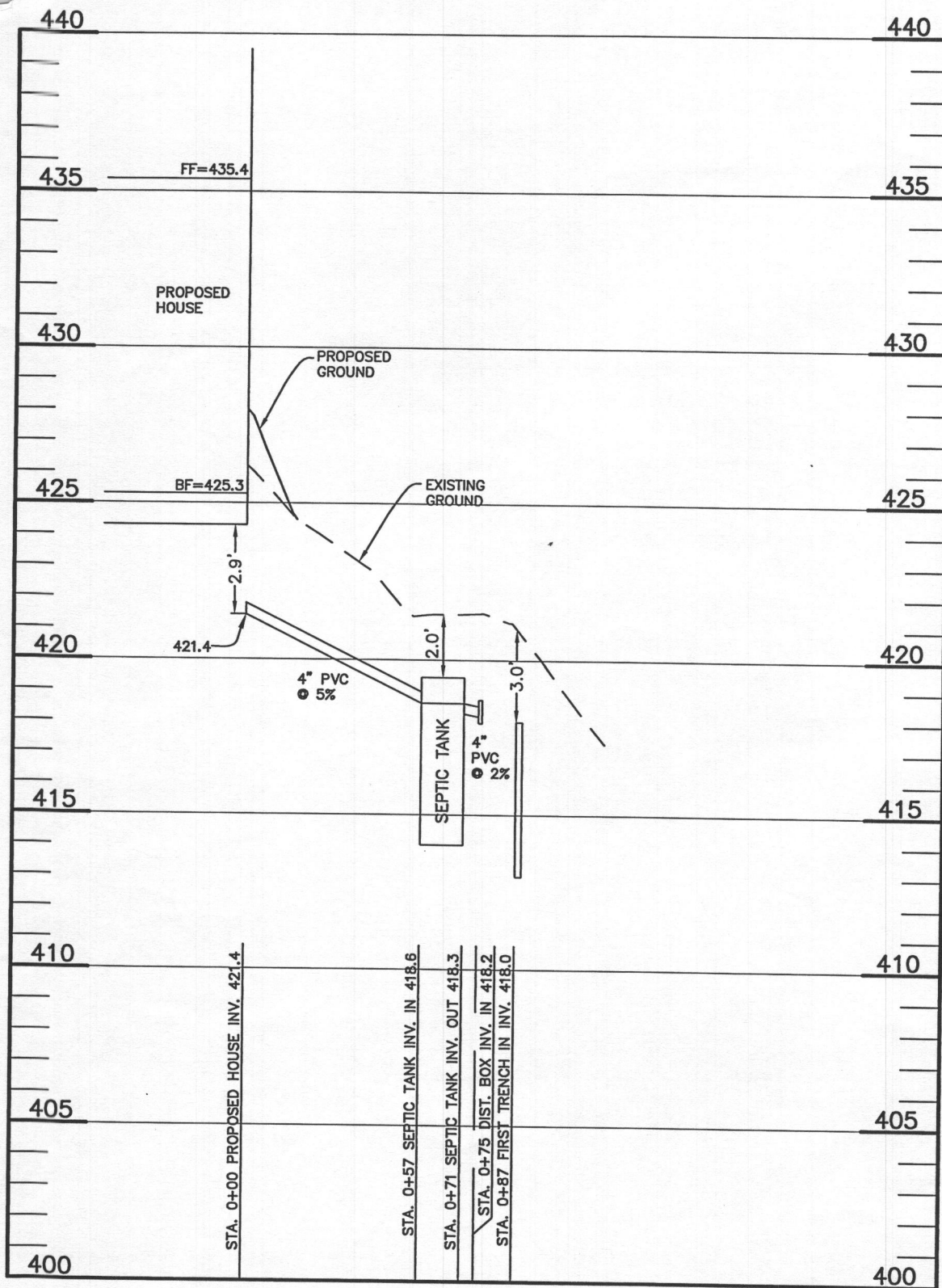
TITLE: **ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN**

HOUSE TYPE: **ASHBROOKE - ELEVATION A**

DATE: MAY, 2018 PROJECT NO. 2171

SCALE: AS SHOWN DRAWING 1 OF 2

Approved Septic System Plan  
 Howard County Health Department  
 Signature: *Dana Beard* Date: *7-11-18*  
 B18002131



TYPICAL TRENCH DETAIL  
NOT TO SCALE

TRENCH INFORMATION		
<b>INITIAL SYSTEM</b>		
TRENCH T-1-1		
TRENCH LENGTH	47 LF	
GROUND ELEVATION	421.0	
INVERT ELEVATION	418.0	
MAX. BOTTOM ELEV.	413.0	
TRENCH T-1-2		
TRENCH LENGTH	47 LF	
GROUND ELEVATION	419.5	
INVERT ELEVATION	416.5	
MAX. BOTTOM ELEV.	411.5	
TRENCH T-1-3		
TRENCH LENGTH	47 LF	
GROUND ELEVATION	417.7	
INVERT ELEVATION	414.7	
MAX. BOTTOM ELEV.	409.7	
<b>FIRST REPAIR</b>		
TRENCH T-2-1		
TRENCH LENGTH	71 LF	
GROUND ELEVATION	419.8	
INVERT ELEVATION	416.8	
MAX. BOTTOM ELEV.	411.8	
TRENCH T-2-2		
TRENCH LENGTH	71 LF	
GROUND ELEVATION	418.1	
INVERT ELEVATION	415.1	
MAX. BOTTOM ELEV.	410.1	

INITIAL SYSTEM		
Number of Bedrooms	5	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	4.5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	937.5	sf
Sidewall reduction credit	0.45	
Trench width	3	
Effective Area Depth	3.5	
<b>Linear Length of trench Required</b>	<b>142</b>	<b>lf</b>
1st REPLACEMENT SYSTEM		
Number of Bedrooms	5	
Application Rate	0.8	gpd/sf
Effective Area Beginning Depth	4.5	ft
Bottom Max Depth	8	ft
Design Flow	750	gpd
Drainage Field square footage	937.5	sf
Sidewall reduction credit	0.45	
Trench width	3	
Effective Area Depth	3.5	
<b>Linear Length of trench Required</b>	<b>142</b>	<b>lf</b>

**Lot 10 Septic**  
SCALE: 1"=50' HORIZ., 1"=5' VERT.

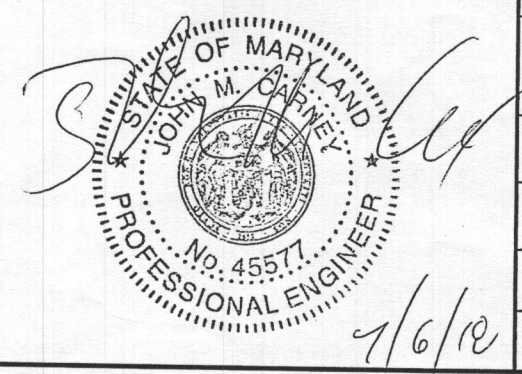
INV. OUT OF HOUSE	421.4
INV. IN SEPTIC TANK	418.6
INV. OUT SEPTIC TANK	418.3
TOP OF SEPTIC TANK	419.5
GROUND OVER SEPTIC TANK	421.5
INV. IN DIST. BOX	418.2
INV. OUT DIST. BOX	418.1
TOP OF DIST. BOX	418.6
GROUND OVER DIST. BOX	421.3

**THIS PLAN IS FOR SEPTIC DESIGN ONLY**

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

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PROJECT:	REGAN PROPERTY LOT 10	
LOCATION:	12333 POINT RIDGE DRIVE HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597443	
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:	ASHBROOKE - ELEVATION A	
DATE:	MAY, 2018	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING 2 OF 2