

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: 3/15/19 **ONSITE SEWAGE DISPOSAL SYSTEM** P 564791
 APPROVAL DATE: 6/17/19 **PERMIT: CONSTRUCTION** A _____
 PROPERTY ADDRESS: 12224 Pleasant Springs Court
 SUBDIVISION: Highland Reserve LOT: 17 TAX ID: 05-597450
 CONTRACTOR: Fogle's Septic Clean, Inc. EMAIL: kim@foglesinc.com
 CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784 PHONE: 410-795-5670

CONTRACTOR CERTIFIED FOR BAT INSTALLATION: MDE MANUFACTURER:

PROPERTY OWNER: MB Highland Reserve EMAIL: _____
 OWNER ADDRESS: 1686 E. Gude Drive, Rockville, MD 20850 PHONE: 301-762-9511

BAT UNIT MODEL: Norweco TNTLP 600 PUMP SIZE: N/A PUMP TANK CAPACITY: N/A

OPERATION & MAINTENANCE AGREEMENT DATE SIGNED: 10/8/15 DATE RECORDED: 10/30/15

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: _____ APPLICATION RATE: _____

TRENCHES:	LINEAR FEET REQUIRED: _____	INLET DEPTH: _____
	TRENCH WIDTH: _____	MAXIMUM BOTTOM DEPTH: _____
	MINIMUM SPACE BETWEEN TRENCHES: _____	EFFECTIVE AREA BEGINNING DEPTH: _____

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

NOTES: *BAT easement must be staked. Connects to grinder pit for shared septic.*

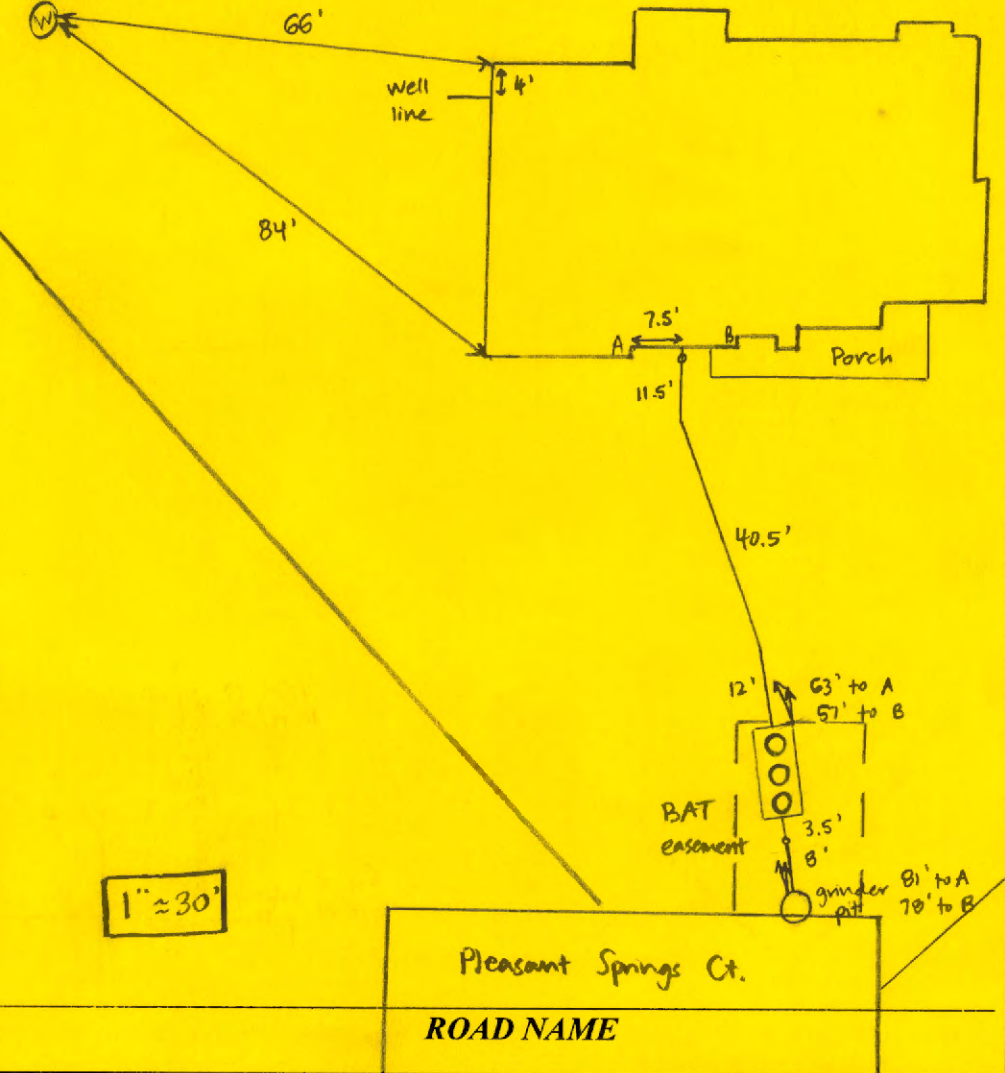
ISSUED BY: Dana Bernard ISSUE DATE: 3/15/19 EXPIRATION DATE: 3/15/20

- 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 DOWNGRADIENT 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 E19000941
- 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.**

NOT TO SCALE

H0-14-0009



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
_____	_____	_____
NUMBER OF TRENCHES	_____	_____
TOTAL LENGTH	_____	_____
ABSORPTION AREA	_____	_____
DISTRIBUTION BOX LEVEL	_____	_____
DISTRIBUTION BOX BAFFLE	_____	_____
DISTRIBUTION BOX PORT	_____	_____

SEPTIC TANK DATA

SEPTIC TANK I LEVEL	<u>YES</u>
MANUFACTURER	<u>NORWECO/BABYLON</u>
CAPACITY	<u>1300</u> GAL
SEAM LOC	<u>TOP</u>
TANK LID DEPTH	<u>1.5'</u>
BAFFLES	<u>NO</u>
BAFFLE FILTER	<u>NO</u>
MANHOLE LOC	<u>FRONT, MID, REAR</u>
6" PORT LOC	<u>NONE</u>
WATERTIGHT TEST	<u>NO</u>
SLOTTED	<u>NO</u>
DATE ON LID	<u>1-4-19 (stamp)</u>

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:

3/19/19 Met with Eagle's + builder, Mike Smith, on site for layout. BAT easement staked. Small grate to go between tank + house will not affect tank or sewer line. (SC)

INSTALLATION: 3/20/19 Tank set, house connection made. Need approval from Bureau of Utilities for grinder pump startup and BAT startup certification. (SC)

FINAL INSPECTOR _____ DATE OF APPROVAL _____

Lot 17

BOOK: 16520 PAGE: 440



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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TDD 410-313-2323 | Toll Free 1-866-313-5300

www.hchealth.org

Facebook: www.facebook.com/hocoh

Twitter: HowardCoHealthDep

LR - Agreement	
Recording Fee	20.00
Grantor/Grantee Name:	Howard County
Reference/Control #:	06
LR - Agreement	
Surcharge	40.00
SubTotal:	60.00

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

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

Total:	306.00
10/30/2015 12:03	
CC13-NN	
#5085927 CC0503 -	
Howard Co	
Columbia/CC05.03.02 -	
Register #2	

THIS AGREEMENT is made this 8th day of October 2016, among MB Highland Reserve LLC, hereinafter collectively referred to as "Owner", MB Highland Reserve LLC, hereinafter collectively referred to as "Operator", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner of a parcel of land located at 12224 Pleasant Springs Ct., in the 5th Election District of Howard County, Maryland, and the deed to same is recorded or shall be recorded among the Land Records of Howard County, Maryland in Liber 15533 Folio 484.

NO
CO
me

WHEREAS, Operator is the owner and operator of a shared sewage disposal system serving lots 12-17 of the Regan Property subdivision and the Operator is responsible for operating and maintaining the system until such time that the subdivision is substantially developed and Howard County Department of Public Works accepts ownership and responsibility for the operation and maintenance of the system as described in the developer's agreement for the subdivision. The shared sewage disposal system drainfield is located on a parcel of land owner by Howard County Department of Public Works located at 12351 Point Ridge Drive, in the 5th Election District of Howard County, Maryland, and the deed to same is recorded or shall be recorded among the Land Records of Howard County, Maryland in Liber 15918 Folio 00156.

WHEREAS, The system is equipped with advanced pre-treatment tanks, 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 tanks are located within a utility easement on the respective individual lots served by the system.

WHEREAS, The pre-treatment device being installed on Lot 17 located at 12224 Pleasant Springs Ct. is Norweco Model #TNTLP-600 GPD

NOW, THEREFORE, the parties hereto agree as follows:

- A. Owner hereby grants to the County the right to enter upon the Lot at any reasonable time with prior notice for access to the system to make periodic inspections and the Operator agrees to provide any information and data in Operator's possession reasonably requested and needed by the County.
- B. Owner and Operator acknowledge and agree 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 Operator will devote reasonable care and effort to the operation and maintenance of the system until ownership and operation is transferred to Howard County Department of Public Works as stated in

000086

the developer's agreement for the subdivision so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.

D. The Operator agrees to enter into a contract with a private entity to operate and maintain the system on a regularly scheduled basis according to the requirements set forth in the Code of Maryland Regulations 26.04.02.07. The Operator shall supply a copy of the contract to the County when it is renewed or altered.

E. This agreement shall run with the land and upon Owner's taking title to the Lot 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 Lot that the system shall require maintenance or other attention. Upon taking title to the Lot, 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 contains the entire agreement and understanding between the County, the Owner, and the Operator. 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.

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

I. 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.

Bert Nixon 10/8/2015

Bert Nixon
Director, Bureau of Environmental Health
Howard County Health Department
MB Highland Reserve LLC

MB Highland Reserve LLC

Martin J. Mitchell 10/5/15
Owner Signature Date

Martin J. Mitchell 10/5/15
Operator Signature Date

Martin J. Mitchell
Owner Print Name

Martin J. Mitchell
Operator Print Name





BACK RIVER PRE-CAST, LLC
 PO BOX 329
 GLYNDON, MD 21071
 PH# 410-833-3394

NORWECO CERTIFICATION

PROPERTY OWNER: HOWARD CO. DPW	INSTALLATION COMPANY: FOGLES
ADDRESS: 12224 PLEASANT SPRINGS CT.	CERTIFIED INSTALLER: JAKE SIZEMORE
CITY, ZIPCODE & COUNTY: HIGHLAND, 20777, HOWARD	PERMIT#
SIZE OF SYSTEM INSTALLED:	DATE INSTALLED: 03-20-19
600 GPD CONCRETE	START-UP DATE: 04-23-19
NUMBER OF BEDROOMS:	DATE OF FINAL INSPECTION:
TYPE OF INSTALLATION: NEW CONSTRUCTION	DATE OF ELECTRICAL INSPECTION:
ELECTRICAL WIRING PER ELECTRICAL INSTRUCTIONS: YES	TANK LEVEL: YES
HT. OF CONTROL PANEL ABOVE FINAL GRADE: 41"	BURIAL DEPTH OF TANK: 18"
SYSTEM WIRED ON A 15-AMP DEDICATED CIRCUIT WITH STD. BREAKER: YES	RISERS 4" - 6" ABOVE GRADE: YES
LENGTH(S) OF UF WIRE PAST LAST AERATION RISER(S): 36"	VENTED LID(S) ON AERATION CHAMBER(S): YES
FEMALE PLUG(S) WIRED TO UF WIRE: YES	ANY GROUND SETTLING AROUND TANK: NO
CONDUIT(S) ENTERING AERATION RISER MADE WITH A WATERTIGHT CONNECTION: YES	
IS THE INSIDE OF THE CONDUIT ENTERING THE CONTROL PANEL(S) AND AERATION RISER(S) SEALED WITH DUCT SEAL: YES	

ON 2ND PAGE MAKE A ROUGH SKETCH OF THE HOUSE, WHERE THE SYSTEM IS LOCATED, WHERE THE CONTROL PANEL IS LOCATED, WHERE THE FRONT OF THE IS AND DIRECTIONS TO THE PROPERTY.

DIRECTIONS CAN START A FEW STREETS AWAY

EXAMPLE: RT. X LEFT ONTO XX STREET RIGHT ONTO PRIVATE DRIVEWAY 5TH HOUSE OF THE LEFT.

I certify that the Norweco Singlair TNT Wastewater Treatment System was installed according to the manufacture's specifications.

Matthew Geckle

April 23, 2019

Signature of BRP Representative

Vice-President

Date

Wolf, Kevin

From: Bozzell, Duane
Sent: Friday, June 14, 2019 6:37 AM
To: Miscbilling
Cc: Hart, Amy; Rocco, Anthony; Martin, Sharhonda; Williams, Jeffrey; Bozzell, Duane; Bernard, Dana; Wolf, Kevin; msmith@mitchellbest.com
Subject: U&O Release 12224 Pleasant Springs ln. lot17

On the morning of 6-6-2019 observed the start-up of a Sewage Grinder Pump at the Regan Property Shared Septic System:
Contract#

Lot #17
12224 pleasant springs ln
Highland MD. 20777

The Sewage Grinder Pump test was successful; the Bureau of Utilities releases its hold on this property for U&O.

Thank You.

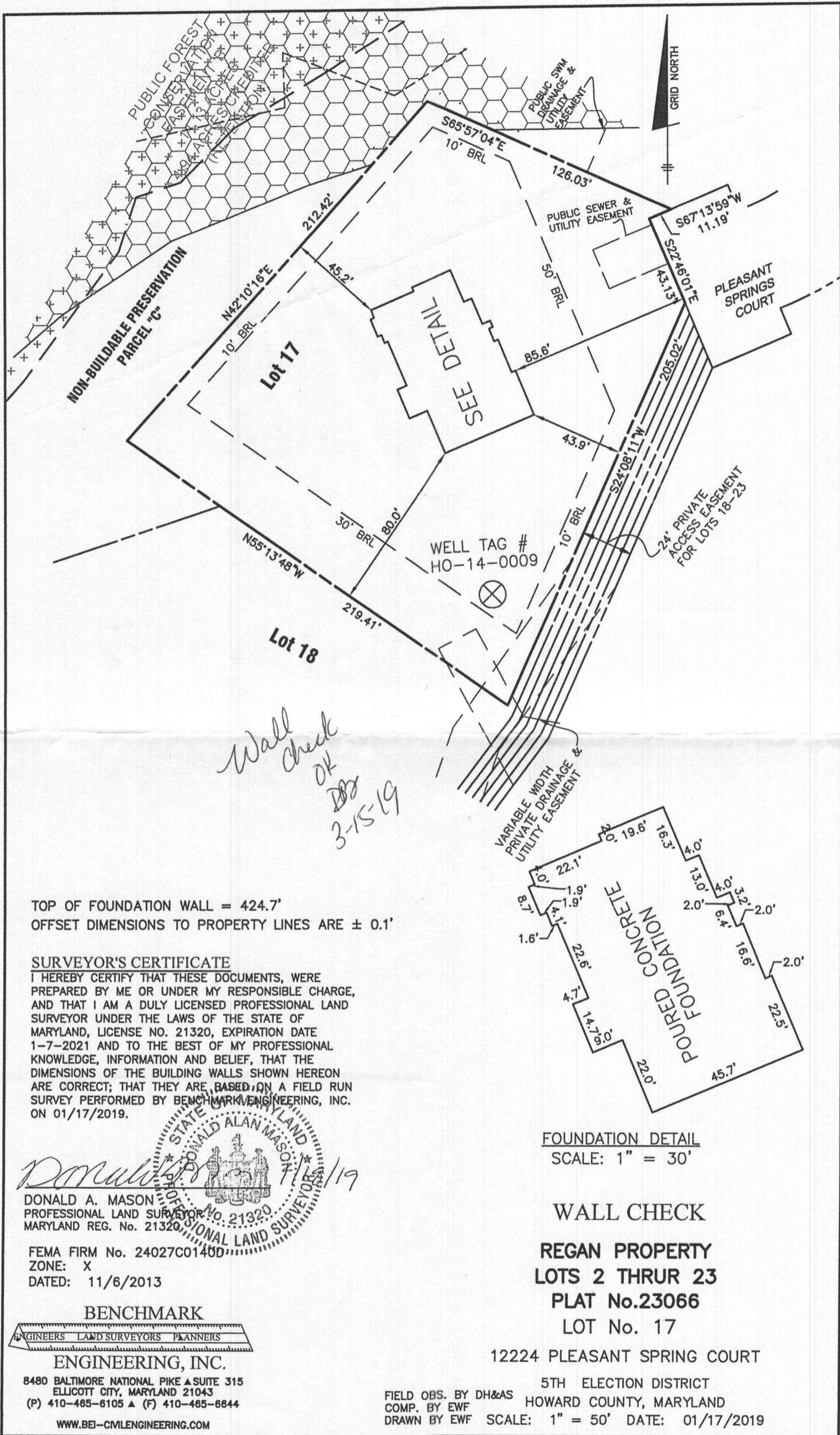
Duane Bozzell

J.N.C.COM

DPW-Bureau of utilities

Phone: (410)313-4900

Fax: (410)313-4989



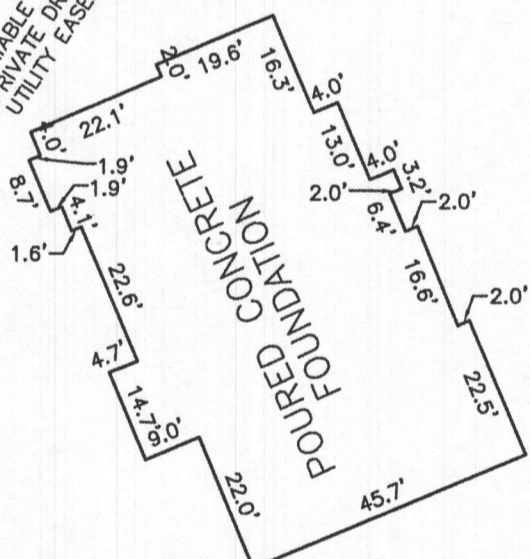
TOP OF FOUNDATION WALL = 424.7'
 OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'

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 1-7-2021 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 01/17/2019.

Donald A. Mason
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. No. 21320

FEMA FIRM No. 24027C01400
 ZONE: X
 DATED: 11/6/2013

BENCHMARK
 ENGINEERS LAND SURVEYORS PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-6105 (F) 410-485-6644
 WWW.BEI-CIVILENGINEERING.COM



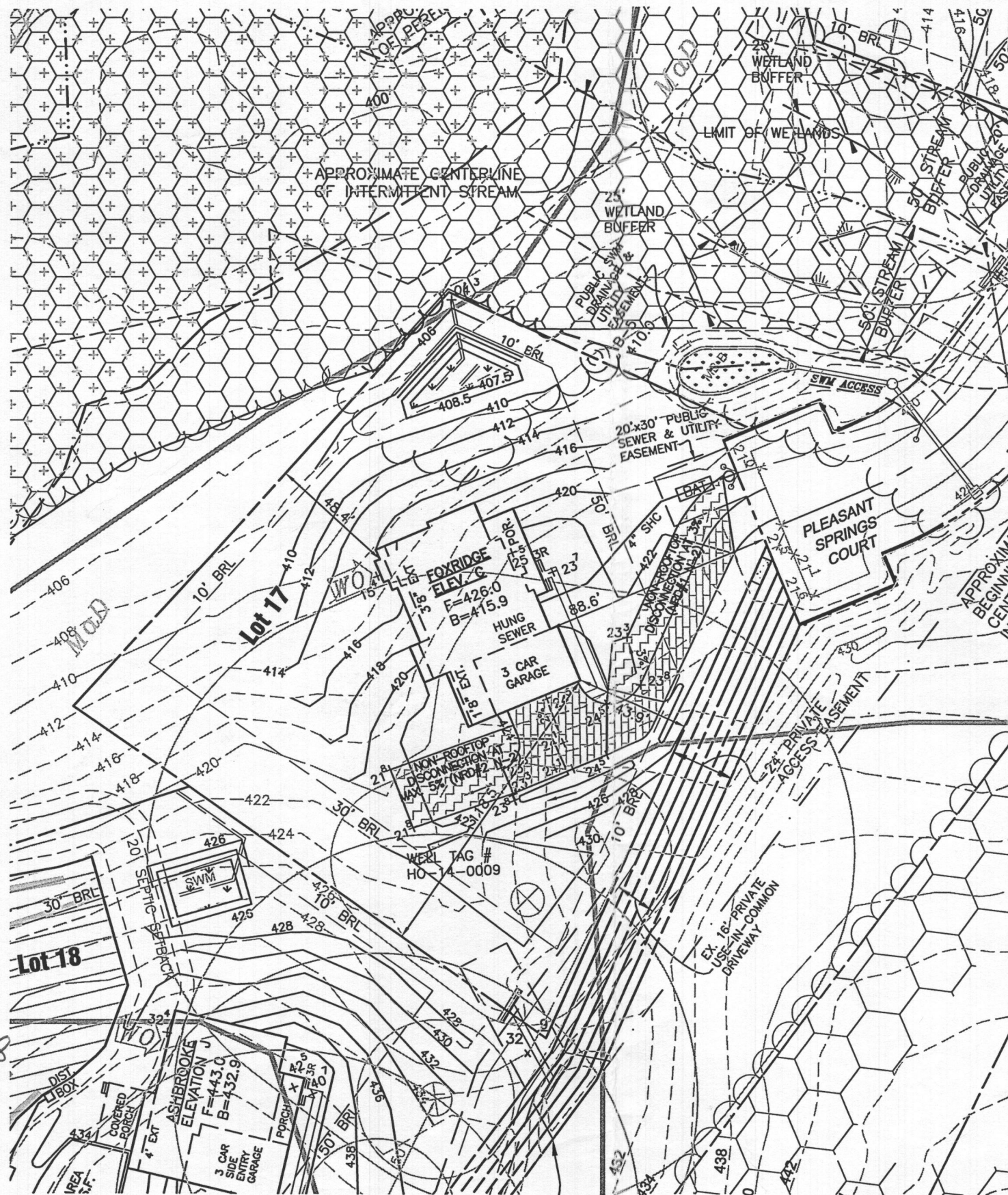
FOUNDATION DETAIL
 SCALE: 1" = 30'

WALL CHECK
REGAN PROPERTY
LOTS 2 THRU 23
PLAT No.23066
LOT No. 17

12224 PLEASANT SPRING COURT
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FIELD OBS. BY DH&AS
 COMP. BY EWF
 DRAWN BY EWF SCALE: 1" = 50' DATE: 01/17/2019

LEGEND

- SOILS CLASSIFICATION *ChB2*
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA



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-14-0009, 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), 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.

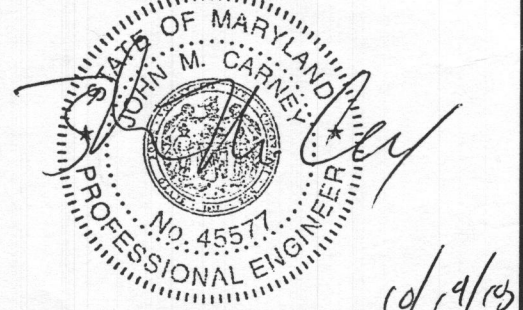


THIS PLAN IS FOR SEPTIC DESIGN ONLY

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

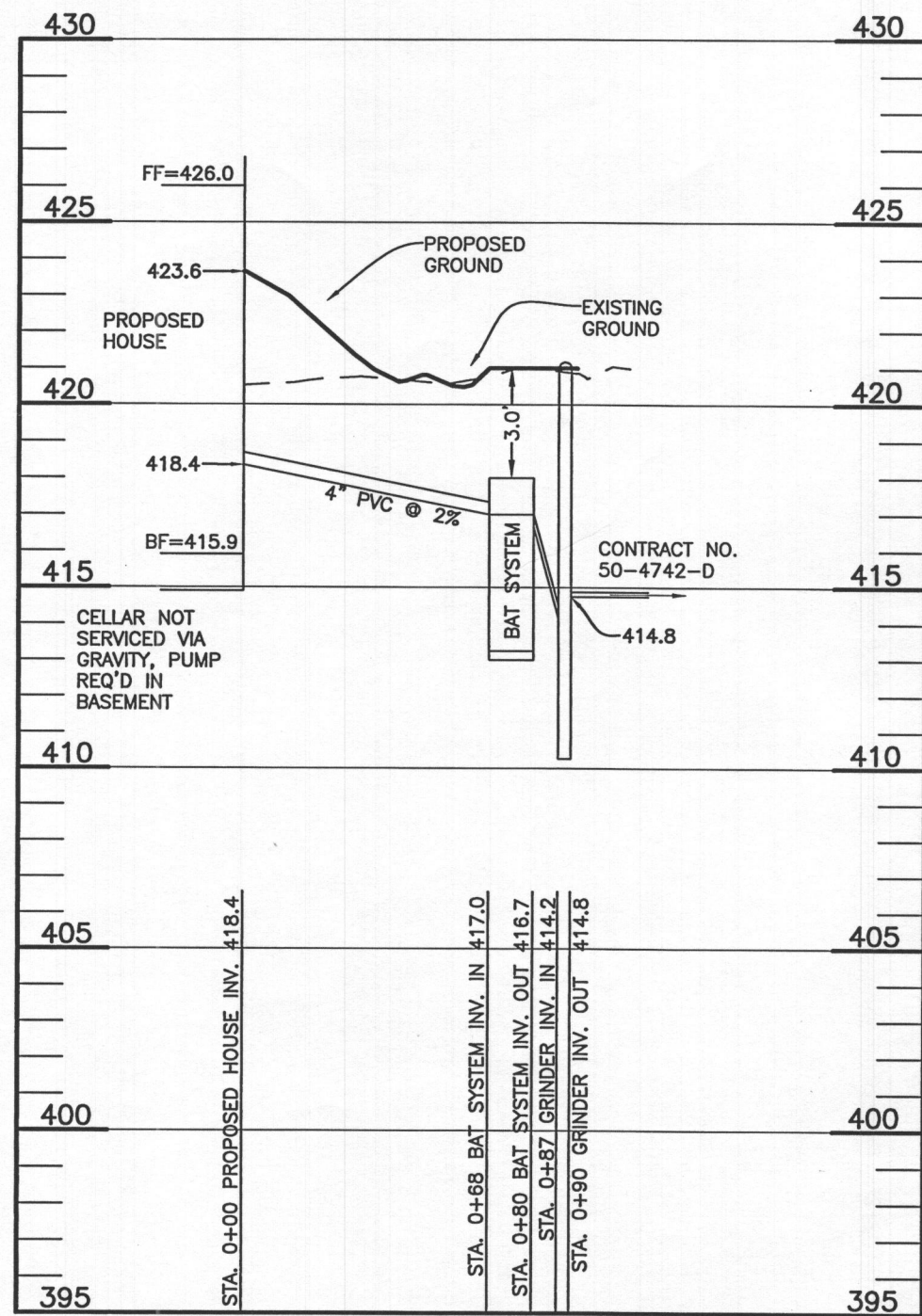
SIGNATURE AND SEAL ARE FOR SEPTIC PROFILE AND CALCULATIONS ONLY, TANK AND DETAILS WERE NOT DESIGNED OR REVIEWED BY THE ENGINEER:

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. 45577, Expiration Date: 06-08-2020.



Approved Septic System Plan
Howard County Health Department
Dana Burad 12/20/18
Signature Date

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-CMILENGINEERING.COM
PROJECT: REGAN PROPERTY LOT 17	
LOCATION: 12224 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597450	
TITLE: ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE: FOX RIDGE - ELEVATION C	
DATE: OCTOBER, 2018	PROJECT NO. 2171
SCALE: AS SHOWN	DRAWING 1 OF 3



LOT 17 SEPTIC
SCALE: 1"=50' HORIZ., 1"=5' VERT.

Required BAT Site Plan Notes

1. Any change to the locations or depths to any components must be approved by the engineer and the Howard County Health Department prior to installation. A revised sit plan may be required.
2. The maximum depth of the BAT shall be per the manufacturer's specification, 3.0'.
3. The blower may not be located further from the tank than the manufacturer's specifications, 75'.
4. The BAT system shall be maintained and operated for the life of the system.
5. The BAT shall be operated by and maintained by a certified service provider.
6. Within one month of installation, a person installing the BAT system shall report to the Maryland Department of the Environment (MDE) in a manner acceptable to MDE, the address and date of completion of the BAT installation and the type of BAT installed.
7. Electrical work for the BAT installation must be performed by a licensed electrician.
8. An agreement and Easement must be completed and signed by all applicable parties, and recorded in Land Records of Howard County.
9. The Health Department requires documentation for the start-up certification from the manufacturer prior to final approval of the installation.

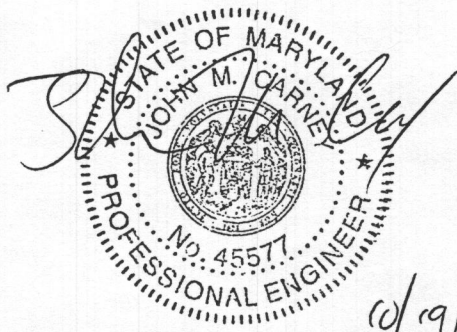
INV. OUT OF HOUSE	418.4
INV. IN BAT TANK	417.0
INV. OUT BAT TANK	416.7
TOP OF BAT TANK	418.0
GROUND OVER BAT TANK	421.0
INV. INTO GRINDER	414.2
INV. OUT GRINDER	414.8
TOP OF GRINDER	421.2
GROUND AT GRINDER	421.0
BOTTOM OF GRINDER	410.3

THIS PLAN IS FOR SEPTIC DESIGN ONLY

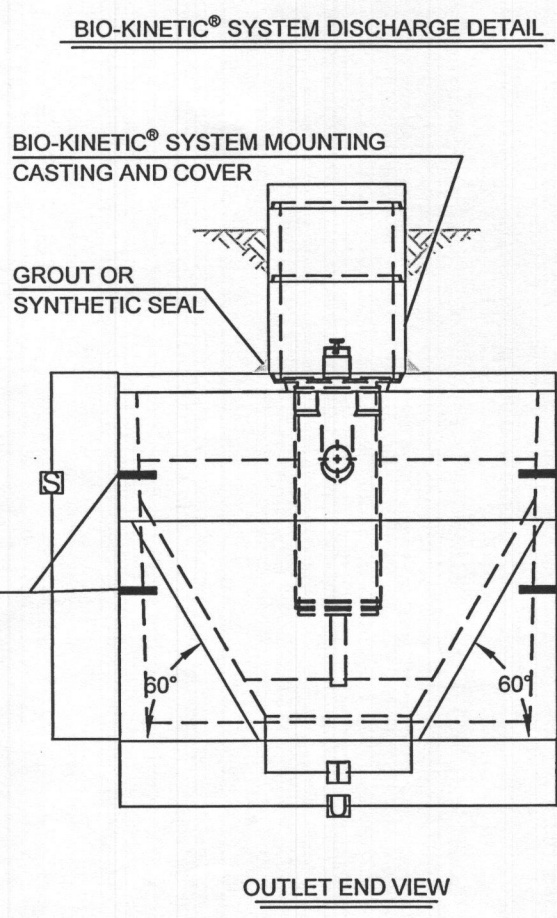
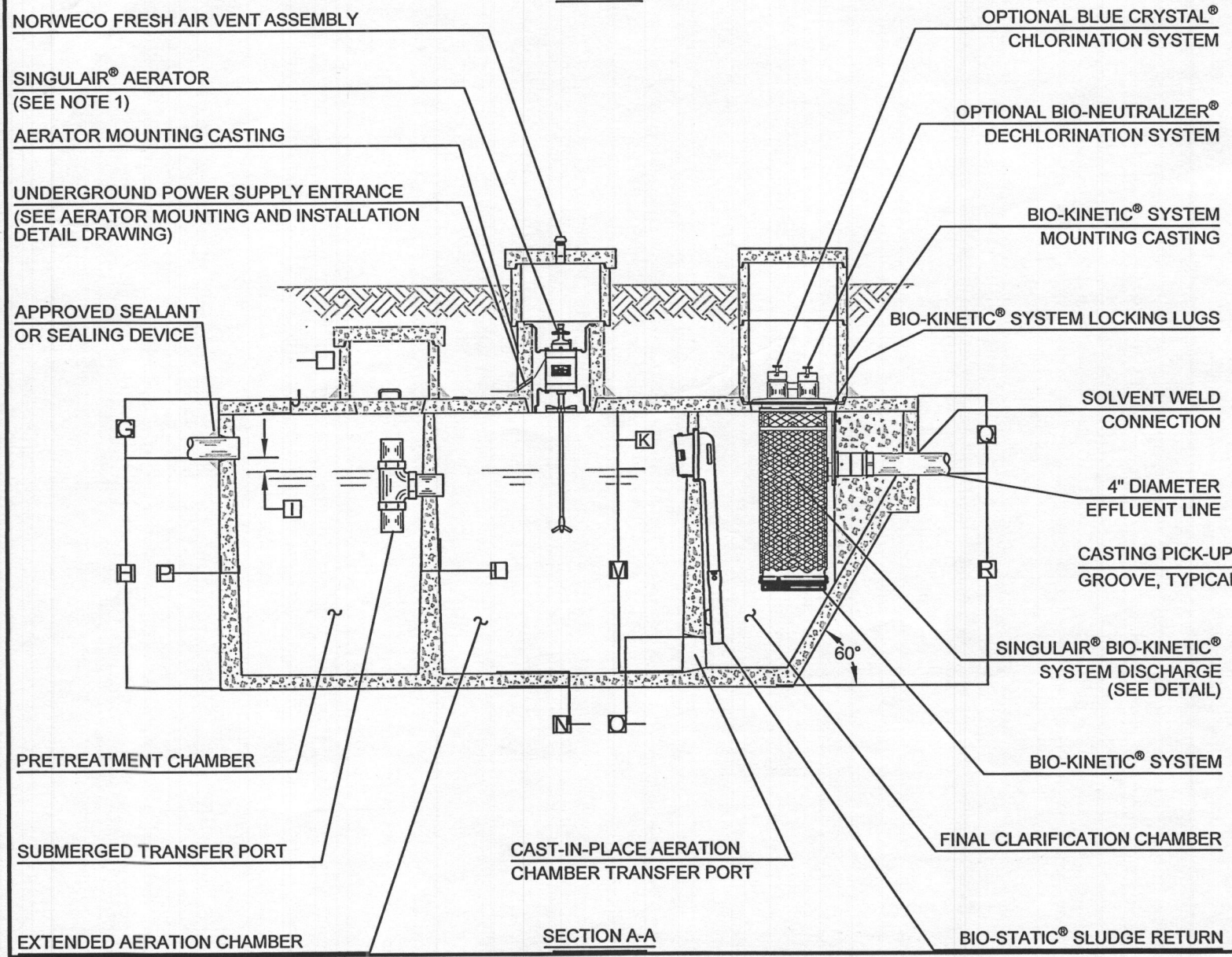
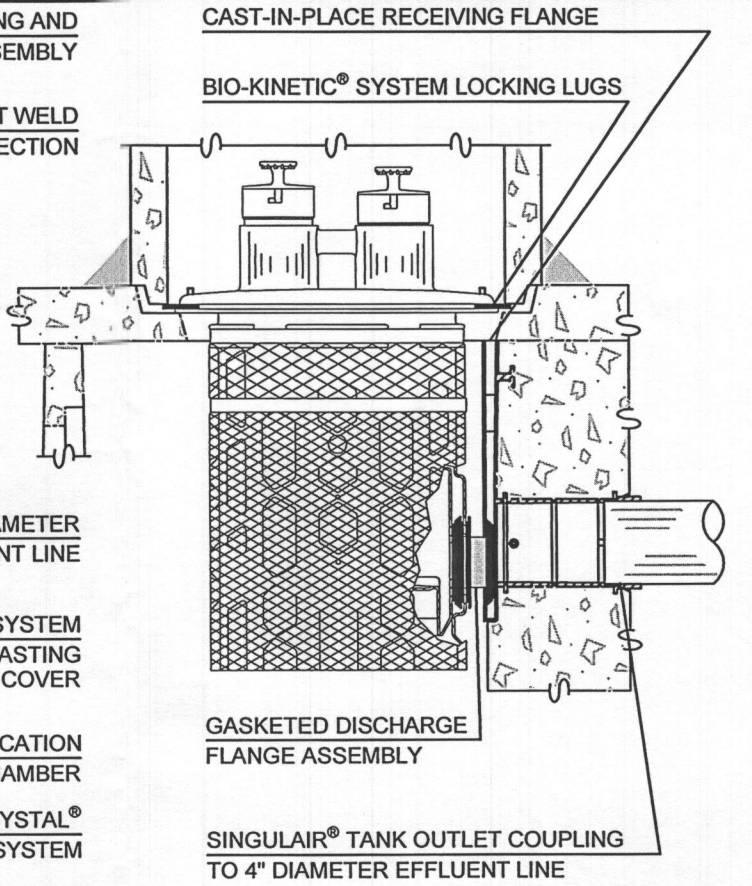
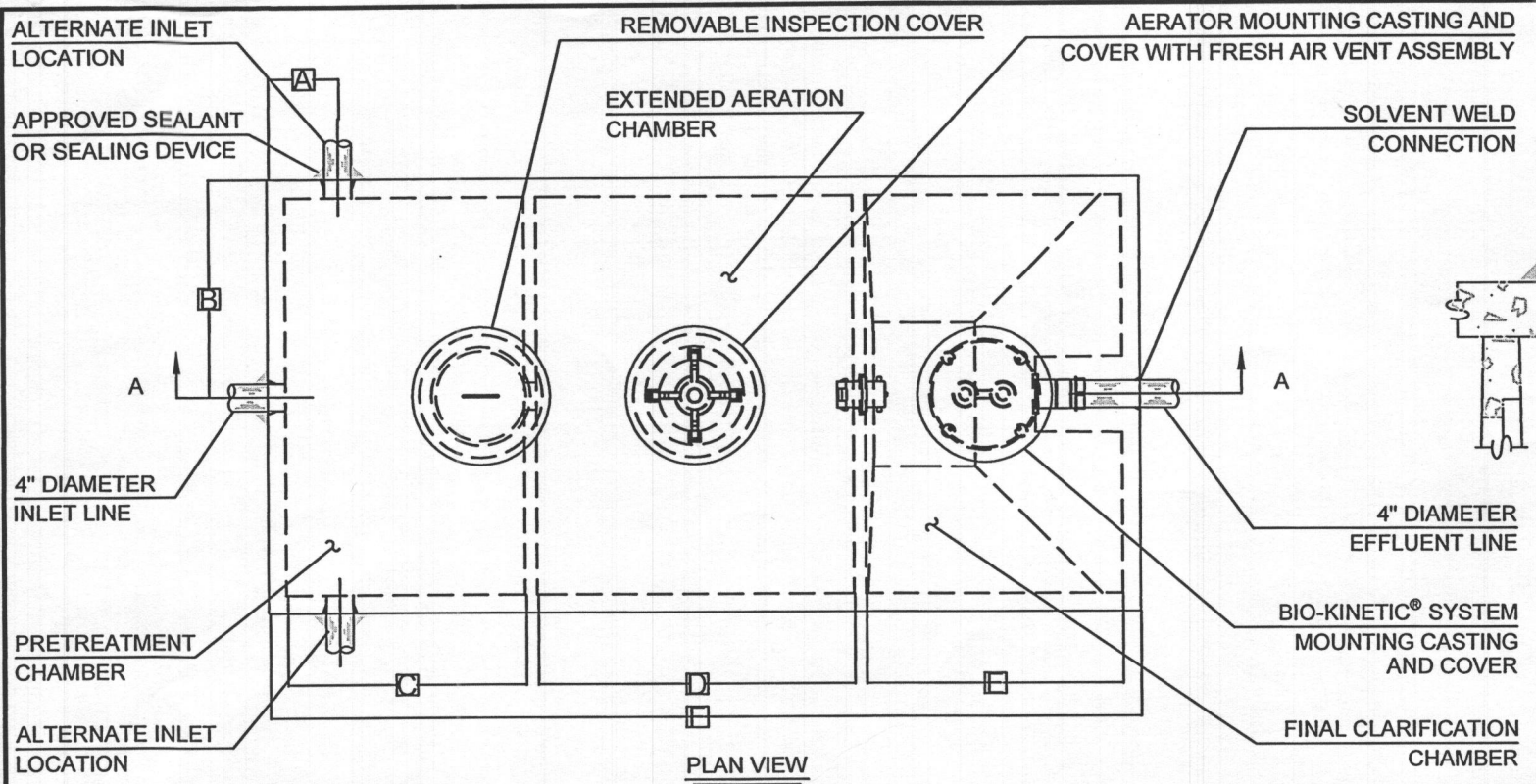
SEE MANUFACTURES SPECIFICATIONS FOR DETAILS. EQUIVALENT FROM OTHER MANUFACTURERS CAN BE SUBSTITUTED.

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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.



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-CIVLENGINEERING.COM	
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LOCATION:	12224 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597450	
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:	FOX RIDGE - ELEVATION C	
DATE:	OCTOBER, 2018	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING <u>2</u> OF <u>3</u>



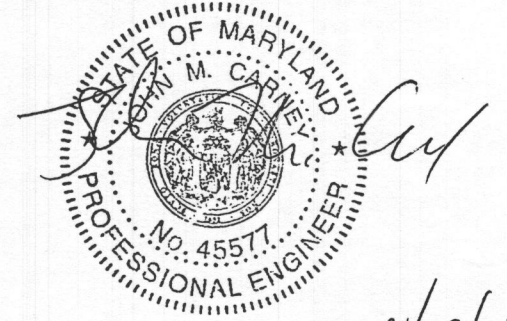
THE BAT TANK FOR THIS LOT IS PUBLIC, SEE CONTRACT DRAWINGS 50-47427-D FOR INFORMATION.

THIS PLAN IS FOR SEPTIC DESIGN ONLY

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

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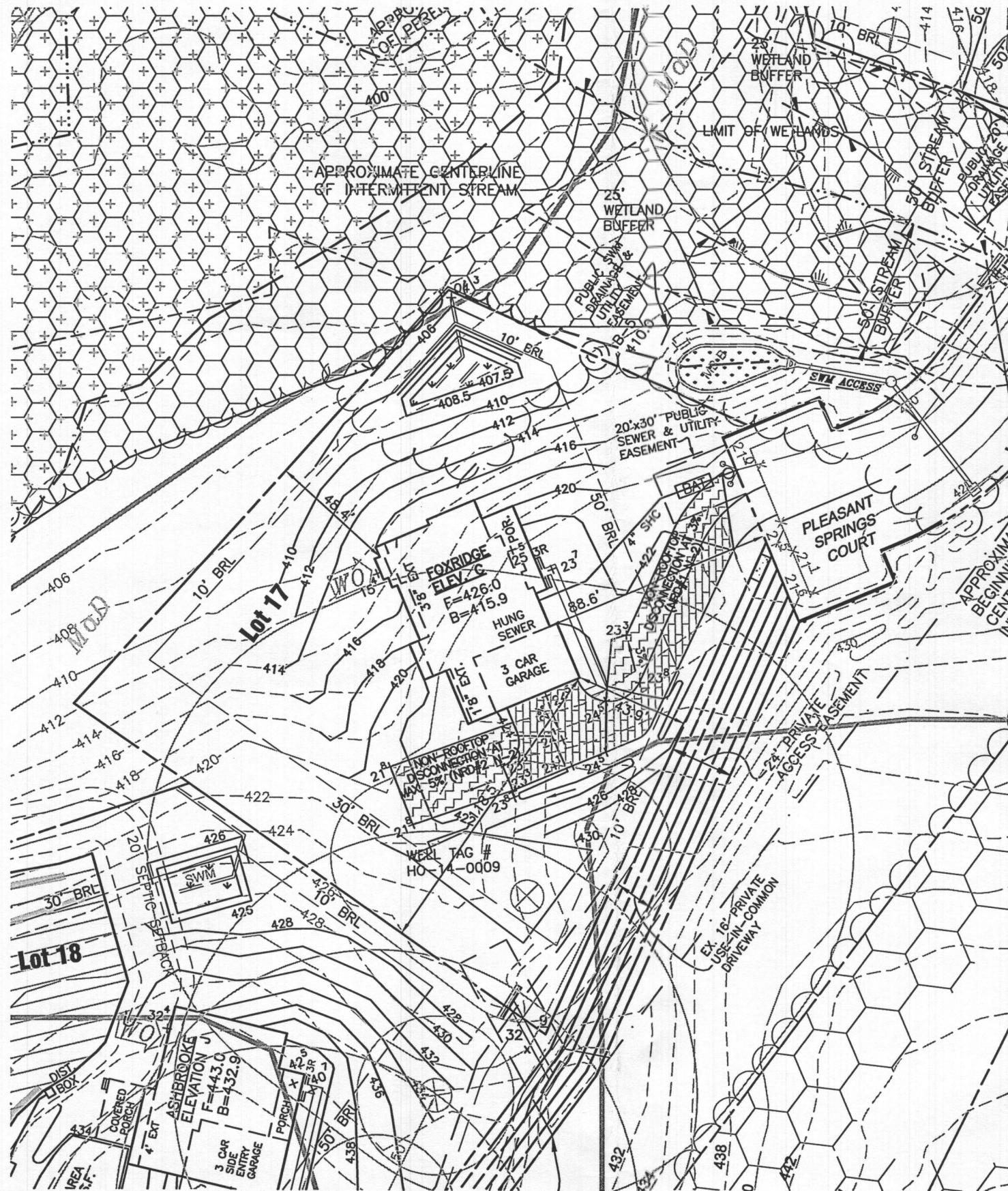
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LOCATION:		12224 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597450	
TITLE:		ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:		FOXRIDGE - ELEVATION C	
DATE:	OCTOBER, 2018	PROJECT NO.	2171
SCALE:	AS SHOWN	DRAWING	3 OF 3

LEGEND

- SOILS CLASSIFICATION *ChB2*
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- PROPOSED STRUCTURE
- SEPTIC RESERVE AREA



PLAN VIEW

1" = 50'

BUILDING PERMIT PLAN NOTES:

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

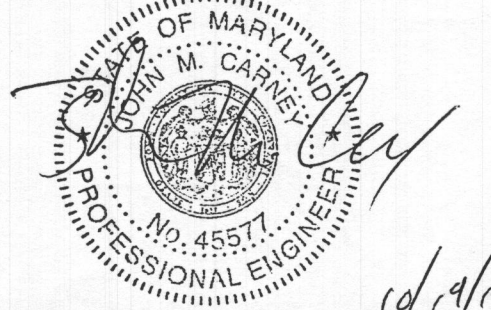


THIS PLAN IS FOR SEPTIC DESIGN ONLY

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

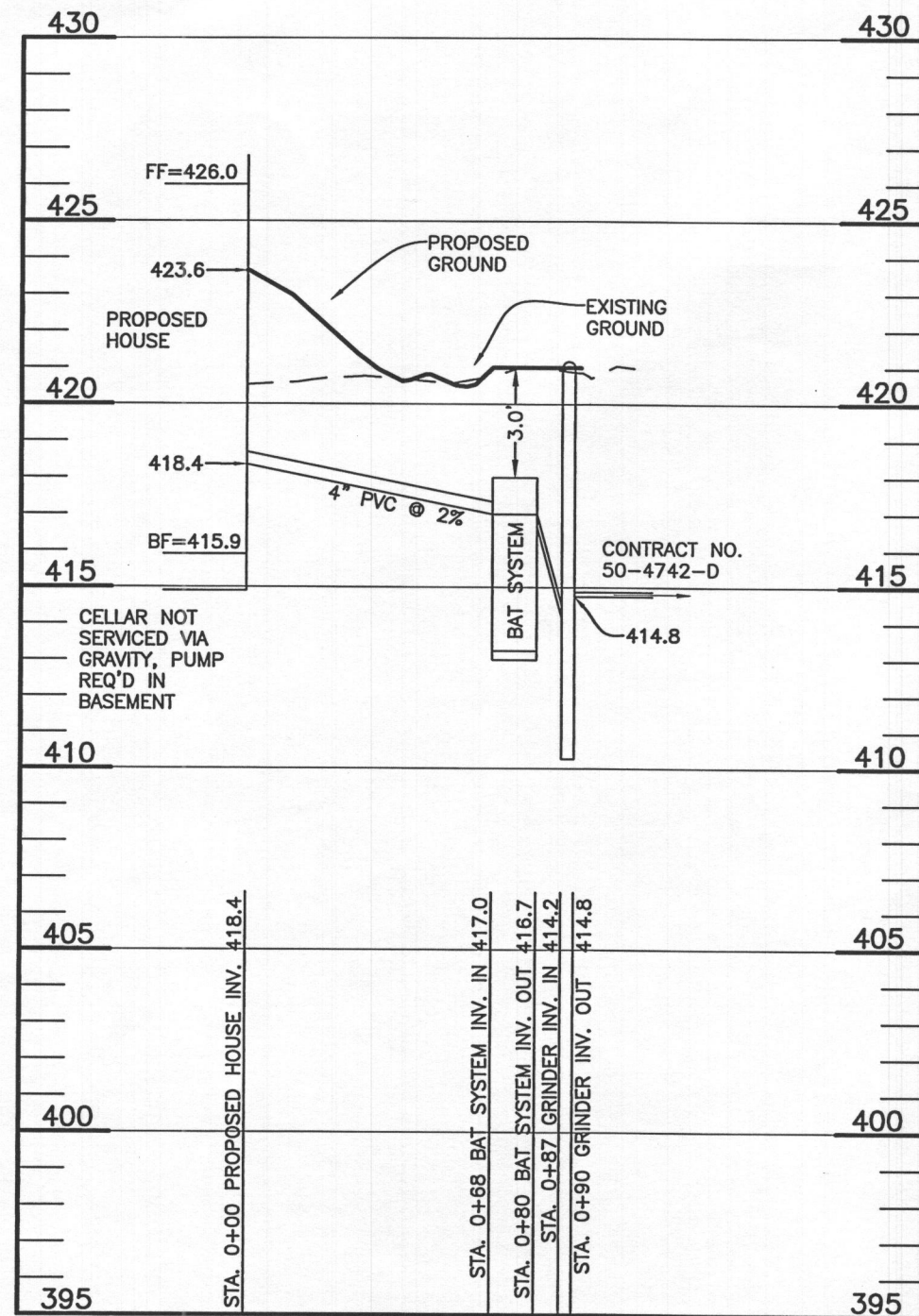
SIGNATURE AND SEAL ARE FOR SEPTIC PROFILE AND CALCULATIONS ONLY, TANK AND DETAILS WERE NOT DESIGNED OR REVIEWED BY THE ENGINEER:

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. 45577 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 ELLCOTT CITY, MARYLAND 21043 (P) 410-465-6105 ▲ (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM
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PROJECT:	REGAN PROPERTY LOT 17		
LOCATION:	12224 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597450		
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN		
HOUSE TYPE:	FOXRIDGE - ELEVATION C		
DATE:	OCTOBER, 2018	PROJECT NO.	2171
SCALE:	AS SHOWN	DRAWING	<u>1</u> OF <u>3</u>



LOT 17 SEPTIC
SCALE: 1"=50' HORIZ., 1"=5' VERT.

Required BAT Site Plan Notes

1. Any change to the locations or depths to any components must be approved by the engineer and the Howard County Health Department prior to installation. A revised sit plan may be required.
2. The maximum depth of the BAT shall be per the manufacturer's specification, 3.0'.
3. The blower may not be located further from the tank than the manufacturer's specifications, 75'.
4. The BAT system shall be maintained and operated for the life of the system.
5. The BAT shall be operated by and maintained by a certified service provider.
6. Within one month of installation, a person installing the BAT system shall report to the Maryland Department of the Environment (MDE) in a manner acceptable to MDE, the address and date of completion of the BAT installation and the type of BAT installed.
7. Electrical work for the BAT installation must be performed by a licensed electrician.
8. An agreement and Easement must be completed and signed by all applicable parties, and recorded in Land Records of Howard County.
9. The Health Department requires documentation for the start-up certification from the manufacturer prior to final approval of the installation.

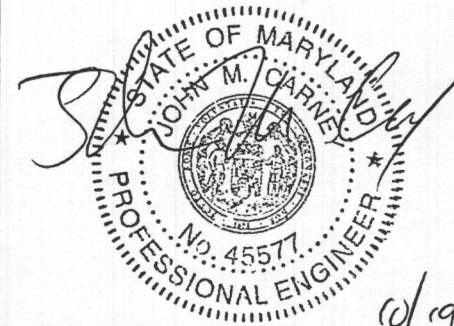
INV. OUT OF HOUSE	418.4
INV. IN BAT TANK	417.0
INV. OUT BAT TANK	416.7
TOP OF BAT TANK	418.0
GROUND OVER BAT TANK	421.0
INV. INTO GRINDER	414.2
INV. OUT GRINDER	414.8
TOP OF GRINDER	421.2
GROUND AT GRINDER	421.0
BOTTOM OF GRINDER	410.3

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 SEPTIC DESIGN ONLY**

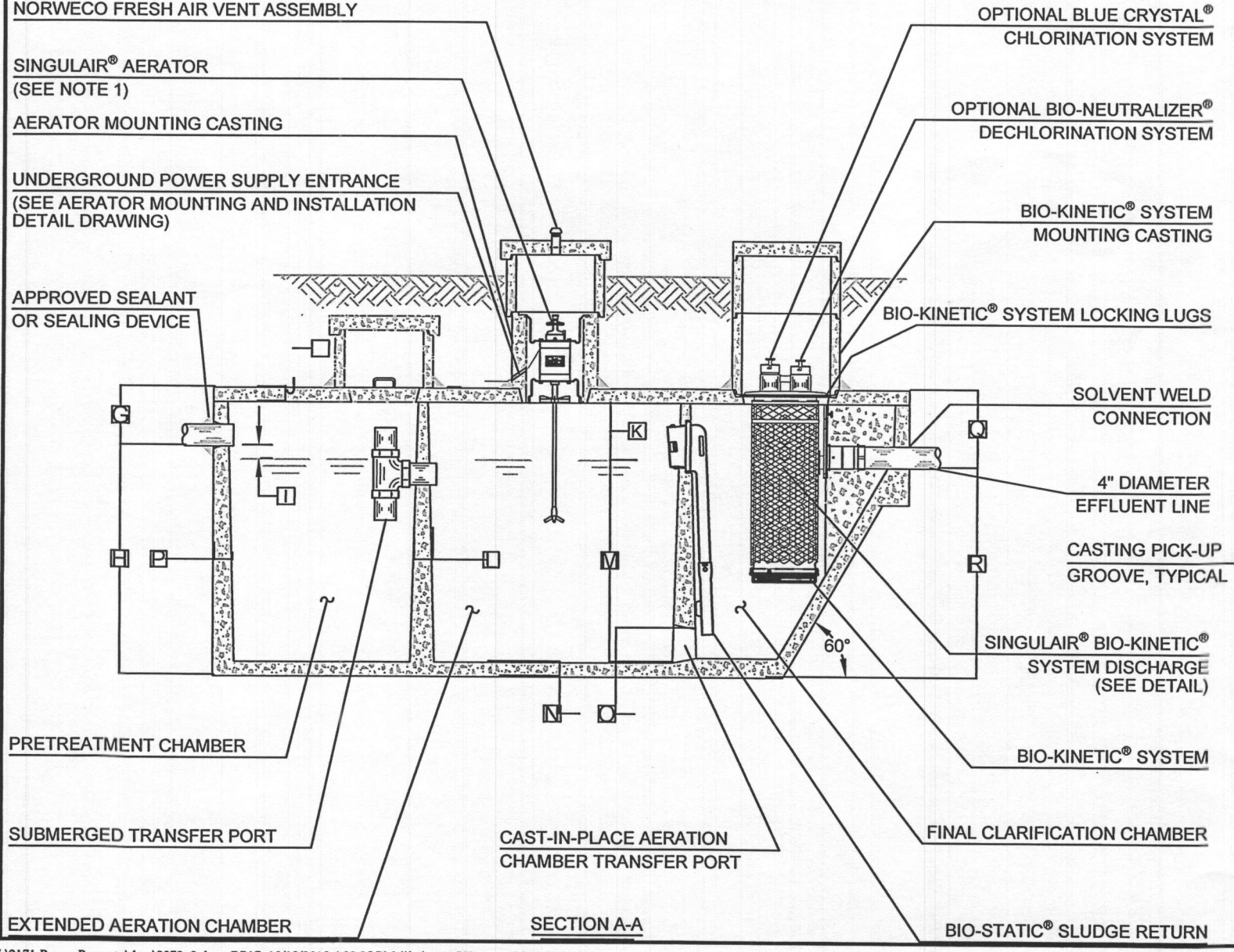
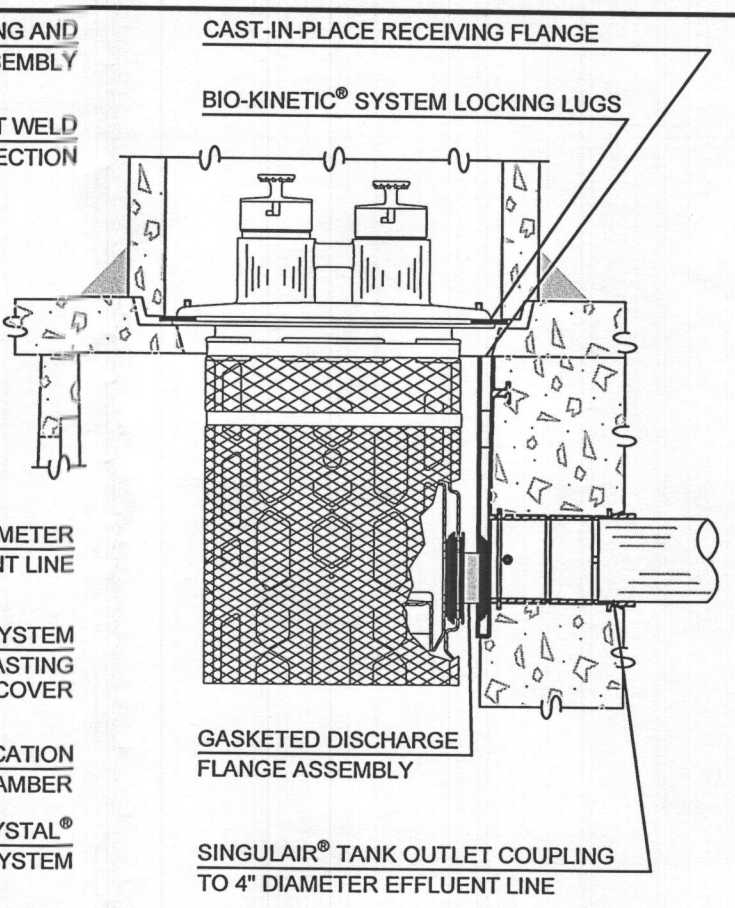
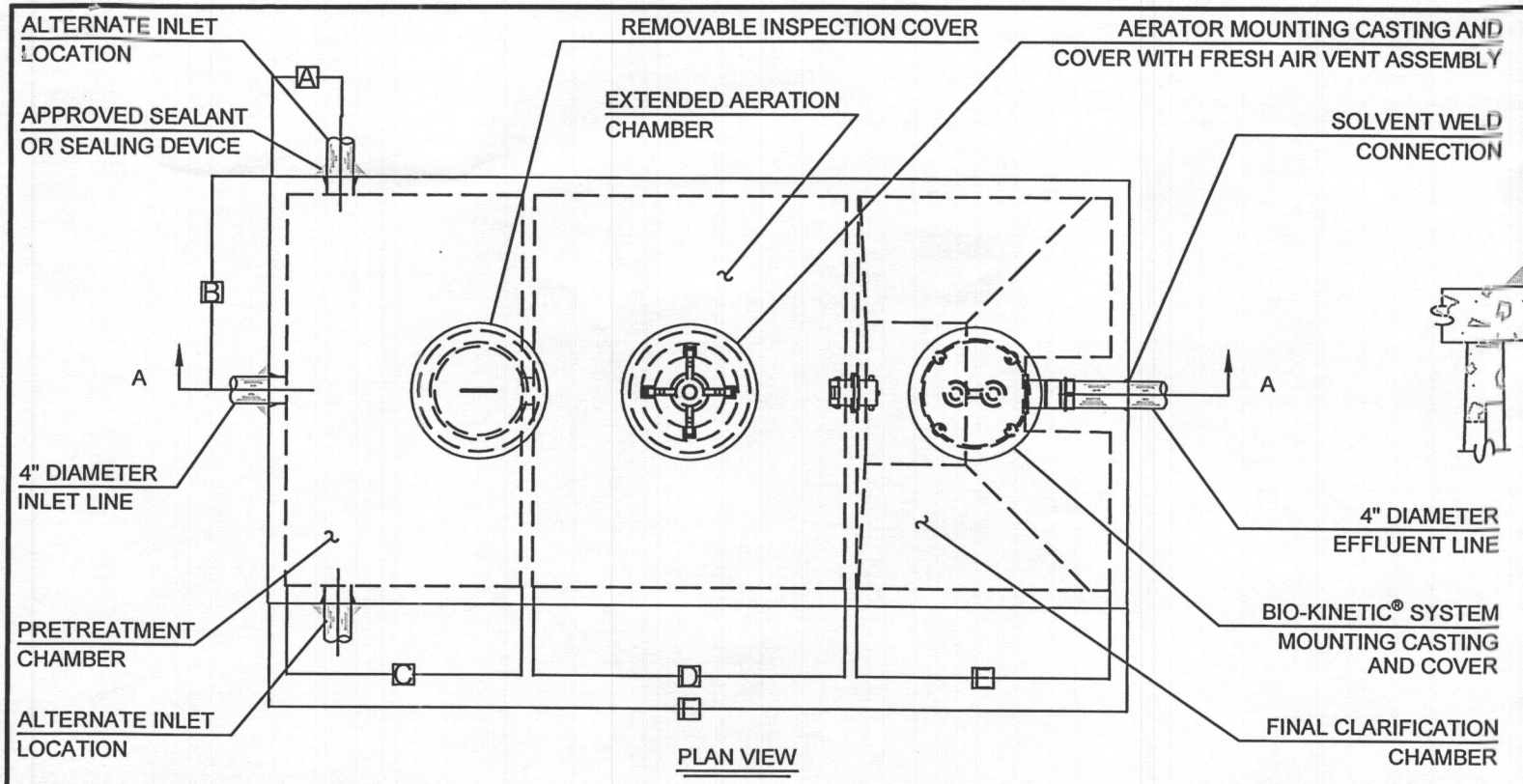
SEE MANUFACTURERS
 SPECIFICATIONS FOR
 DETAILS.
 EQUIVALENT FROM OTHER
 MANUFACTURERS CAN BE
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PROJECT:	REGAN PROPERTY LOT 17	
LOCATION:	12224 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597450	
TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN	
HOUSE TYPE:	FOXRIDGE - ELEVATION C	
DATE:	OCTOBER, 2018	PROJECT NO. 2171
SCALE:	AS SHOWN	DRAWING <u>2</u> OF <u>3</u>



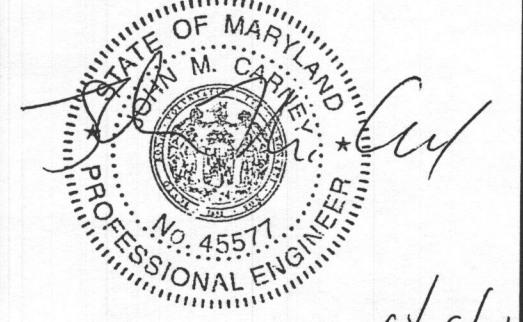
THE BAT TANK FOR THIS LOT IS PUBLIC, SEE CONTRACT DRAWINGS 50-47427-D FOR INFORMATION.

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OWNER/BUILDER:	
MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	
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TITLE:	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN
HOUSE TYPE:	FOXTRIDGE - ELEVATION C
DATE:	OCTOBER, 2018
PROJECT NO.	2171
SCALE:	AS SHOWN
DRAWING	3 OF 3