

Approved MRE
4/21/23

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Deck	B23001315	04/19/2023
Description of Work		
SFD/ CONSTRUCT 40 X 22 IRREGULAR SHAPED OPEN DECK/W 2 SETS OF STEPS		

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
12232	PLEASANT SPRINGS	CT	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.94321	39.18257
City	State	Zip Code	Primary
FULTON	MD	20759	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
1103530	200	1.1	251000	1303000	1052000	RURAL
Legal Description						
IMPSLOT 19 1.100 A.[]12232 PLEASANT SPRINGS C[]REGAN PROPERTY						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	19	605102	4				
Plan Area	State Tax Id	Subdivision Name					
	1405597452	Regan Property					
Section	Area	Tax Map					
		40					
Grid	Zoning District	ADC Map					
40-6	RR-DEO	5051-K1					
SDP No.	Final Plan No.	WP File No.					
	ECP-12-045						
Record Plat No.	WS Contract No.	FDP No.		Primary			
23063-2307				Yes			
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	2017	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-15A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *

NOWAK ALEXANDER STEPHEN

Address Line 1

12232 PLEASANT SPRINGS CT

Address Line 2

Address Line 3

Mail City

FULTON

Mail State

MD

Mail Zip Code

20759

Phone

410-707-1717

E-mail

Primary

Yes

Cell Number Fax Number

Professionals (This section is not required.)

License # * 08010020247 Business Name PRO BUILT CONSTRUCTION

License Type * MHIC Ind ✓ First Name EDWARD Middle Name Last Name PACYLOWSKI

Primary Yes ✓ Address Line 1 13330 CLARKSVILLE PIKE Address Line 2

City HIGHLAND State MD ZIP Code 20777-9701

Phone 1 3018540821 Phone 2 Fax 3018549632

E-mail JESSICA@PROBUILTCONSTRUCTION.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant ✓ First Name EDWARD MI J Last Name PACYLOWSKI

Relationship --Select-- ✓ Full Name EDWARD J PACYLOWSKI

Primary Yes ✓ Organization Name PROBUILT CONSTRUCTION, INC. Street Address 13330 CLARKSVILLE PIKE Address Line 2

City HIGHLAND State MD Zip Code 20777

Phone 301-854-0821 Cell 301-854-9632 Fax

E-mail * office@probuiltconstruction.com

Addtl Info

Est Construction Cost * 41050 Housing Units * 0 Number of Buildings * 0 Public Owned No ✓

Construction Type --Select-- ✓

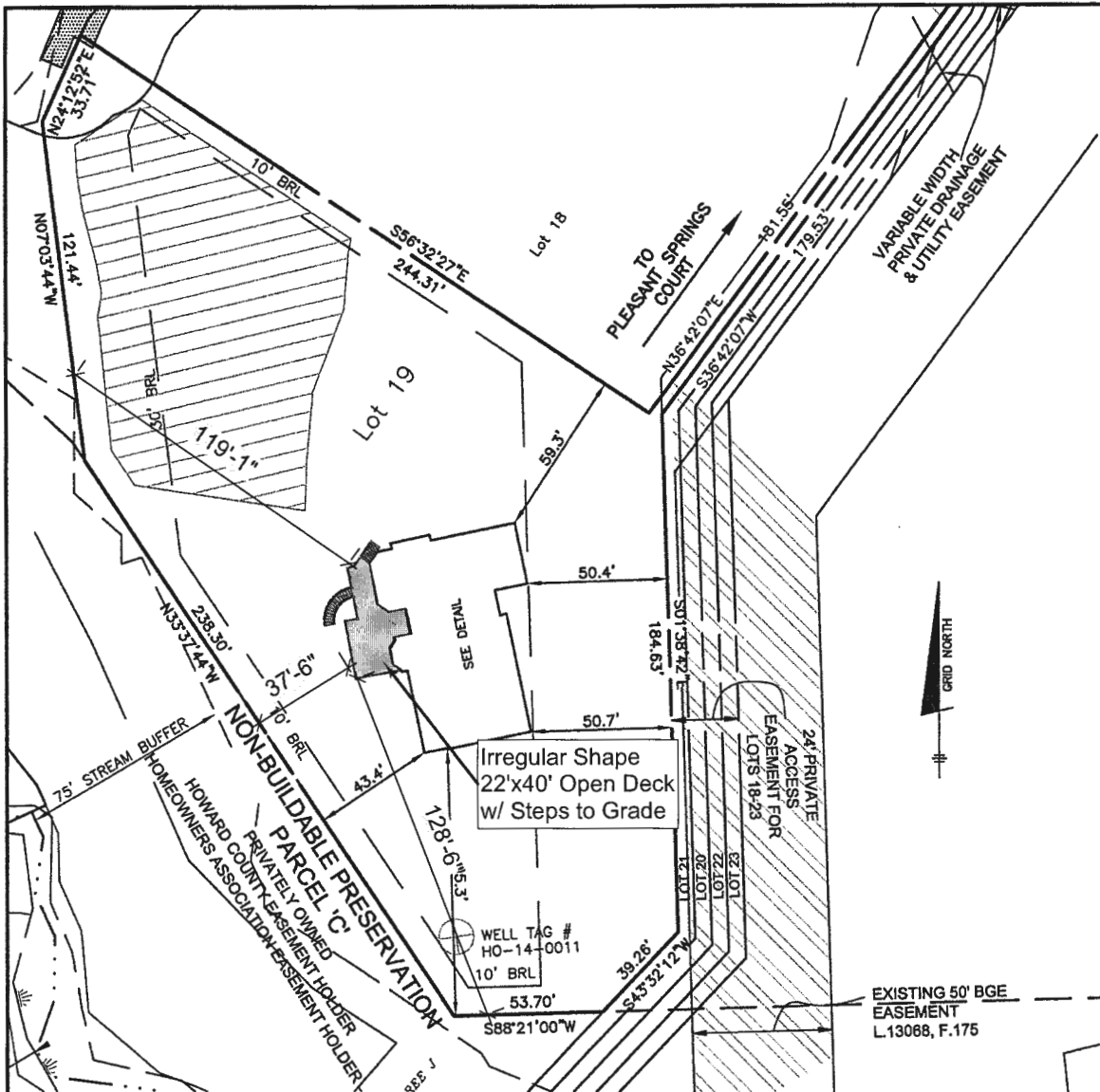
MISC PERMIT INFO

MISCELLANEOUS PERMIT INFORMATION

Capital Project-No Fee * Yes No Capital Project Number Fee Exempt * Yes No Roadside Tree Project Permit * Yes No Roadside Tree Project Permit #

Existing Use * SFD Water Private ✓ Sewage Private ✓ Expiration Date 10/18/2023

Submit Cancel



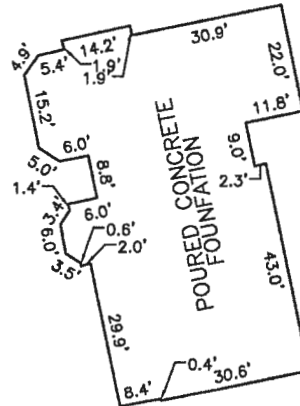
TOP OF FOUNDATION WALL = 443.1'
 OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'

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 1-7-2019 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 04/03/2017.

Donald A. Mason
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. No. 21320
 FEM A FIRM No. 24027C01400
 ZONE: X
 DATED: 11/06/2013

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 ▲ (F) 410-485-8644
 WWW.BEI-CVLENGINEERING.COM



FOUNDATION DETAIL
 SCALE: 1" = 30'

WALL CHECK

REGAN PROPERTY
LOTS 2 THRU 23
PLAT No. 23066
LOT No. 19

12232 PLEASANT SPRINGS COURT

5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FIELD OBS. BY AS
 COMP. BY EWF
 DRAWN BY EWF
 SCALE: 1" = 50' DATE: 04/03/2017



ProBuilt Construction, Inc.
13330 Clarksville Pike
Highland, MD 20777
(301) 854-0821

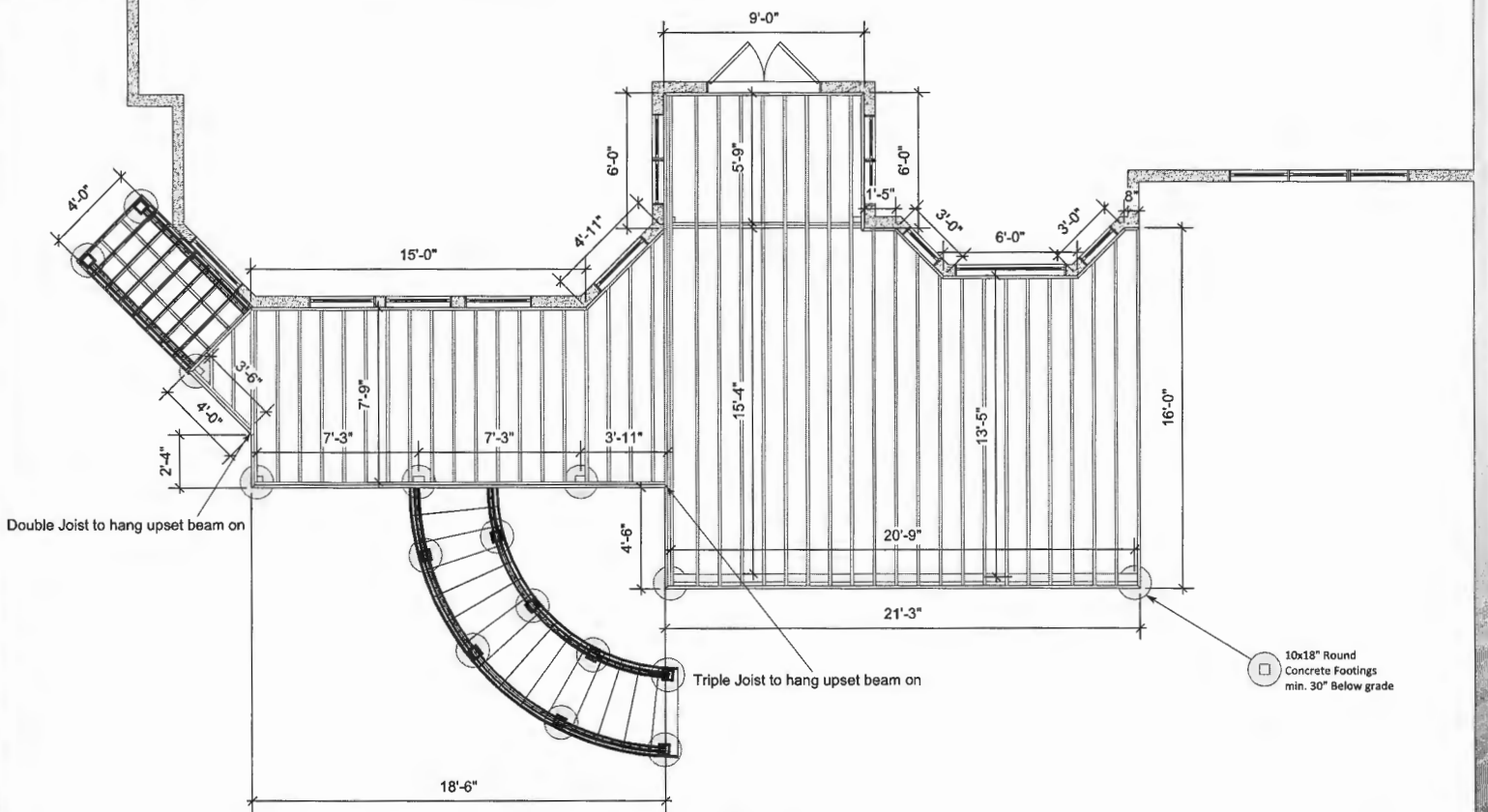
Sales Consultant
Lee Barwick
Date of Drawing
April 19, 2023

Design Consultant
Lee Barwick
Drawing Title
Nowak Permit
Footling Plan

Project Manager
Ryan Speiden
Drawing Scale
1/4" = 1'0"

Project Information
Nowak Residence
12332 Pleasant Springs Ct
Highland, Md 20777
410-707-1717

Founding, framing, walls and other structural
members provided by ProBuilt Construction are to
be shown beneath of the slab, have that ProBuilt
Construction has full responsibility of all work.
Check our work over, use only materials any
specimens without written consent of ProBuilt. If
other work is shown, drawings, framing,
walls and other structural members, drawings,
or other work shall be provided to ProBuilt to
be reviewed and approved. ProBuilt will be
responsible for the work in order to use
of the structural members and other members
of ProBuilt Construction do not need to be used.





ProBuilt Construction, Inc.
13330 Clarksville Pike
Highland, MD 20777
(301) 854-0821

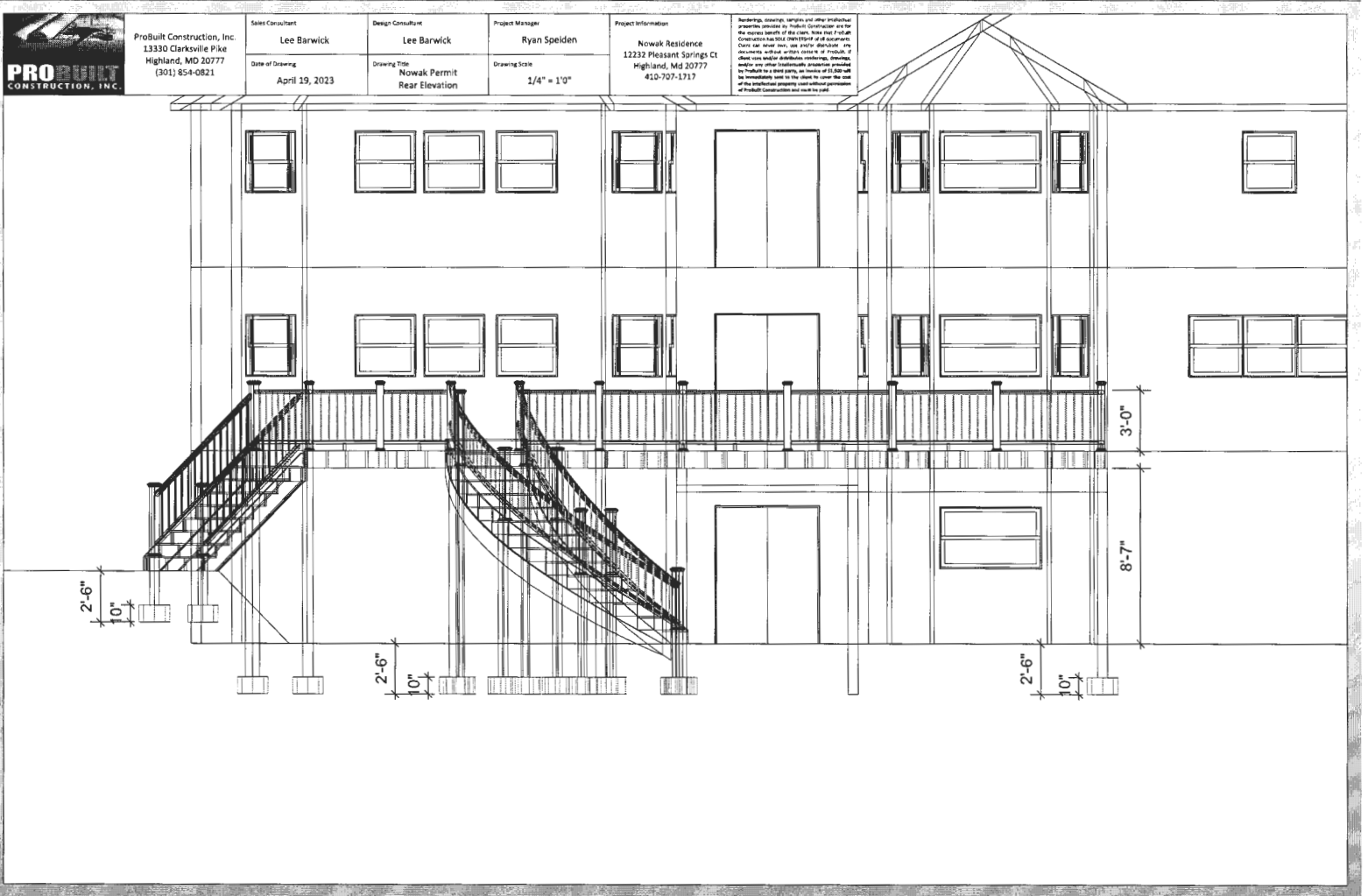
Sales Consultant
Lee Barwick
Date of Drawing
April 19, 2023

Design Consultant
Lee Barwick
Drawing Title
Nowak Permit
Rear Elevation

Project Manager
Ryan Spelden
Drawing Scale
1/4" = 1'0"

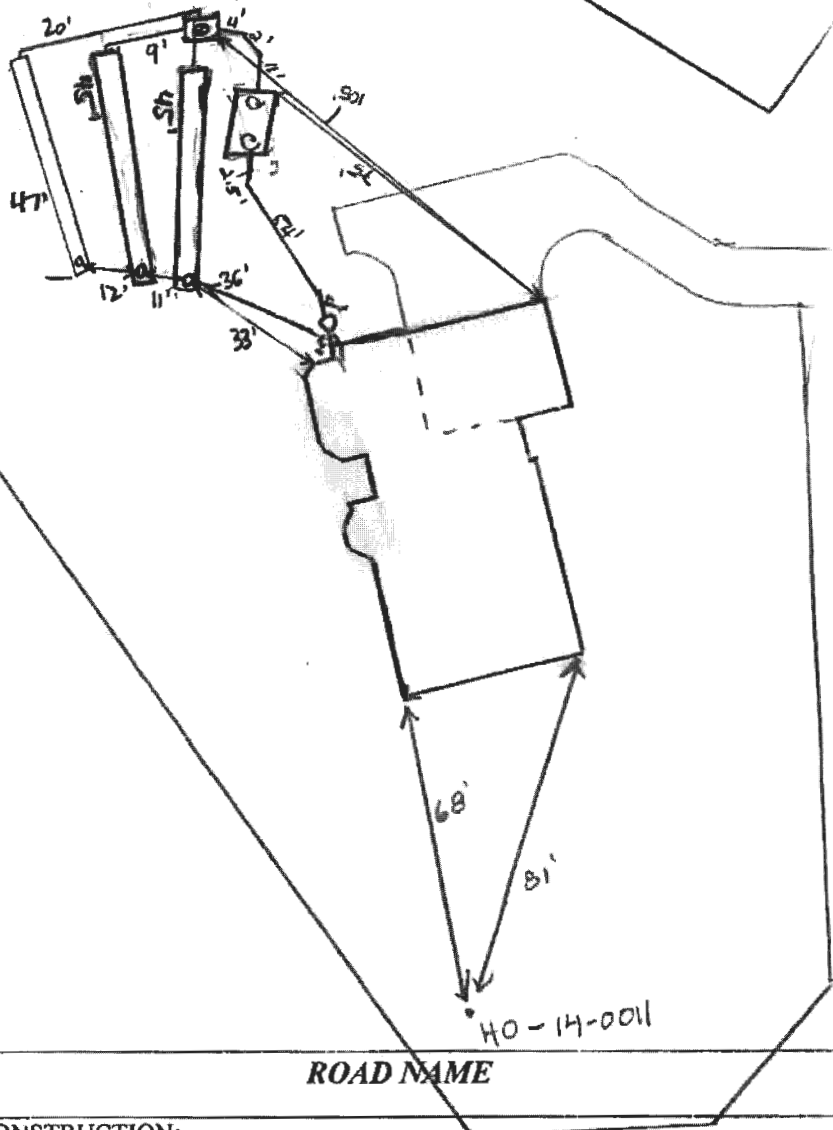
Project Information
Nowak Residence
12232 Pleasant Springs Ct
Highland, Md 20777
410-707-1717

Readings, drawings, reports and other technical
documents are the property of ProBuilt Construction and are
to be used only for the project for which they were
prepared. No part of this drawing may be
reproduced, stored in a retrieval system, or
transmitted in any form or by any means,
electronic, mechanical, photocopying, recording,
or by any information storage and retrieval
system, without the prior written permission
of ProBuilt Construction, Inc.



1" = 40'

NOT TO SCALE



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3	3'	8'
NUMBER OF TRENCHES		3
TOTAL LENGTH		137'
ABSORPTION AREA		411' + SIDEWALL
DISTRIBUTION BOX LEVEL		YES
DISTRIBUTION BOX BAFFLE		YES
DISTRIBUTION BOX PORT		YES

SEPTIC TANK DATA

SEPTIC TANK I LEVEL	
MANUFACTURER	Mayer Bros
CAPACITY	2000 GAL
SEAM LOC	TOP
TANK LID DEPTH	4'
BAFFLES	yes
BAFFLE FILTER	no
MANHOLE LOC	front/back
6" PORT LOC	front
WATERTIGHT TEST	-
SLOTTED	yes
DATE ON LID	05/08/2017

II/MP/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	

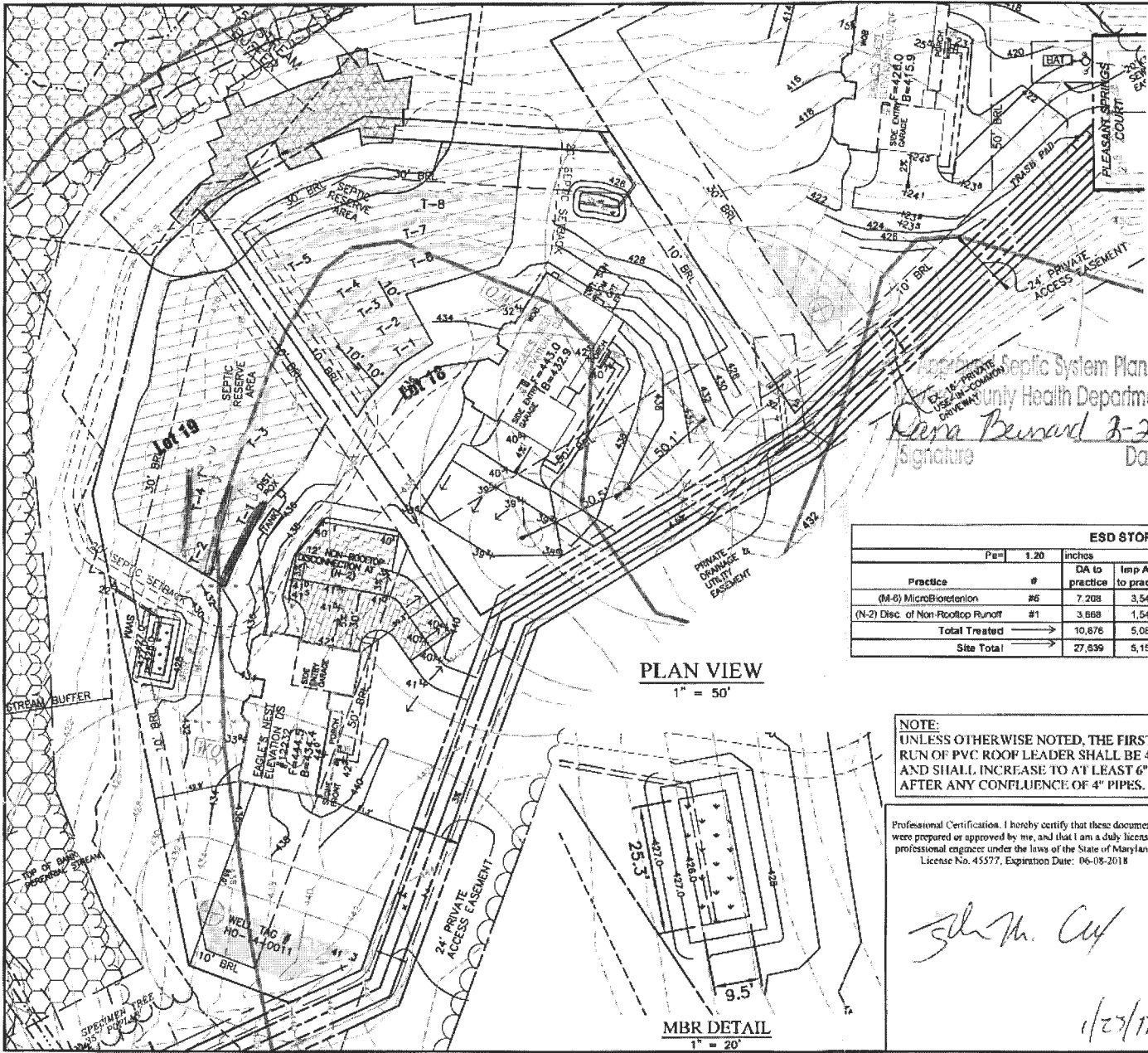
PRE-CONSTRUCTION:

6/19/17 Grass in septic area 4' high. Still shot elevations for tanks. Keep specs the same as indicated on permit. Beginning of trenches are spaced ~16' apart due to contours (flat ridge). Will be close w/ fall from house, tank will have some fall around it. Kw/5c

INSTALLATION:

6/22/2017 Connection under footer. Tank set by time of arrival on site for installation of T₁ + T₂. Approved to back fill house connection and tank for pending inclimate weather tomorrow (6/23/17) @
 6/23/17 T3 finished + left open for inspection. 3' wide, 2-2.5' to stone. leveled speed levelers in p-box. (C)

FINAL INSPECTOR Sarah Collins DATE OF APPROVAL 6/23/17



PLAN VIEW
1" = 50'

MBR DETAIL
1" = 20'

Septic System Plan
 Community Health Department
Pern Bernard 3-2-17
 Signature Date

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-14-0011, 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-BIORETENTIN SHALL HAVE EITHER A 4" OR 6" ROOF LEADER DEPENDING ON ROOF-TOP AREA.

Practice	#	Pa= 1.20 inches DA to practice	Oe= 0.22 inches Imp Area to practice	ESD= 502 cf		Rv= 0.22		Ownership			
				Required	Provided	Required	Provided				
(M-6) MicroBioretention	#6	7,208	3,546	144	240	PASS	355	459	1.2	99	Private
(N-2) Disc of Non-Rooftop Runoff	#1	3,668	1,540					116	1.0	116	Private
Total Treated		10,876	5,086	144	240		502	574	1.1	130	212
Site Total		27,639	6,155								

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

John M. Coy

1/23/17

OWNER/BUILDER: MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	BENCHMARK ENGINEERS AND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 & (F) 410-465-8644 WWW.BE-CMLENGINEERING.COM
PROJECT: REGAN PROPERTY	
LOCATION: LOT 19 12232 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, TAX ID NUMBER: 05 597452	
TITLE: SEPTIC PERMIT PLAN	
HOUSE TYPE: EAGLES NEST - ELEVATION 'DS'	
DATE: JANUARY, 2017	PROJECT NO. 2171
SCALE: AS SHOWN	DRAWING 1 OF 2