

**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](http://www.hchealth.org)  
 Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

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

RECEIPT DATE: 8/31/15      **ONSITE SEWAGE DISPOSAL SYSTEM**      P 556600

INSTALLATION APPROVAL DATE: 10/28/15 *KMB*      **PERMIT**      A \_\_\_\_\_  
**SEWER HOUSE CONNECTION**

PROPERTY ADDRESS: 12202 Pleasant Springs Court

SUBDIVISION: Regan Property      LOT: 12      TAX ID: \_\_\_\_\_

CONTRACTOR: Fogles Septic Clean Inc.      EMAIL: kevin@foglesinc.com

CONTRACTOR ADDRESS: 580 Obrecht Road, Sykesville, MD 21784      PHONE: 410-795-5670

PROPERTY OWNER: MB Highland Reserve LLC      EMAIL: \_\_\_\_\_

OWNER ADDRESS: 1686 E Gude Drive, Rockville, MD 20850      PHONE: 301-762-8523

NUMBER OF BEDROOMS: 5      CONNECTED TO PUBLIC WATER:  YES  NO

LOCATION:	Install BAT unit per plan.
NOTES:	BAT location must be surveyed and staked per BAT plan.

ISSUED BY: Jeff Williams      ISSUE DATE: 8/31/15      EXPIRATION DATE: 8/31/16

- NOTE: HOWARD COUNTY BUREAU OF UTILITIES APPROVAL OF GRINDER PUMP INSTALLATION IS REQUIRED PRIOR TO SEPTIC PERMIT APPROVAL
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

**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 FOR INSPECTION OF SEPTIC SYSTEM.**

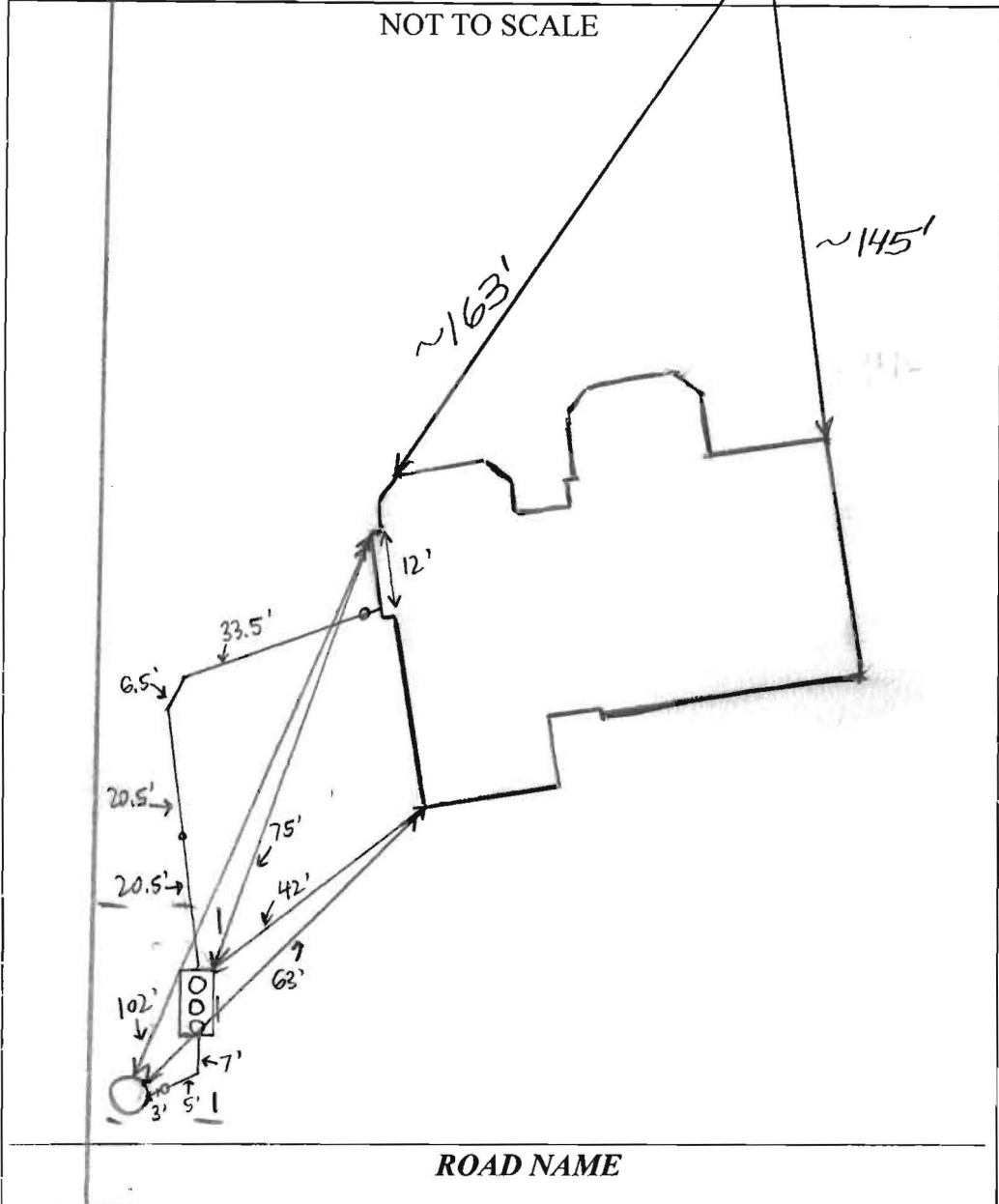
H0-14-0004

NOT TO SCALE

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>BACKRIVER/NORWECO</u>
CAPACITY	<u>1300</u> GAL
SEAM LOC	<u>TOP</u>
TANK LID DEPTH	<u>2.5'</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>8-8-15</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:

9/14/15 Phone call back and forth w/ contractor on BAT stake out. Must have BAT Easement staked. See attached email (KMD)

INSTALLATION: 9/15/15 BAT/grinder pit easement staked. House connection made, BAT tank installed, connected to grinder pit. Line and tank bedded with #57 stone. Need BAT startup verification. BAT startup certification from manufacturer, and approval from Bureau of Utilities for grinder pump startup (CB)

10/13/2015 Utilities on site working on Norweco unit. Need approval of unit by Norweco representative and Utilities. (CB) 10/14/2015 Received approval from utilities. (CB)

FINAL INSPECTOR H. Hurl DATE OF APPROVAL 10/28/15

PUBLIC CONSERVATION  
EASEMENT 'E' REFORESTATION

N36°42'07"E

128.15'

WELL  
HO-14-0004

30' BRL

10' BRL

R=375.00  
L=84.10'

GRID NORTH

Lot 12

Lot 13

N53°17'53"W  
274.10'

PUBLIC 10' TREE  
MAINTENANCE  
EASEMENT  
VARIABLE WIDTH PUBLIC  
SIGHT DISTANCE & UTILITY  
EASEMENT  
L=161.15'  
R=325.00  
PUBLIC SIGHT DISTANCE  
& UTILITY EASEMENT

POINT RIDGE DRIVE  
PUBLIC ACCESS PLACE  
50' RIGHT OF WAY

8/26/15  
Well check  
Approved.  
*(Signature)*

POURED CONCRETE  
FOUNDATION

PUBLIC SEWER  
& UTILITY  
EASEMENT

50' BRL

S36°42'07"W  
146.24'

PLEASANT SPRINGS COURT

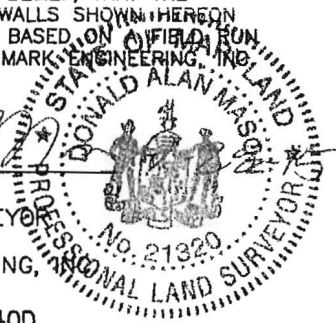
PUBLIC ACCESS PLACE  
50' RIGHT OF WAY

**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 1-7-2017 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 04/27/2015.

TOP OF FOUNDATION WALL ELEVATION = 435.8'  
OFFSET DIMENSIONS TO PROPERTY LINES ARE ± 0.1'

*(Signature)*  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR  
MD REG. No. 21320  
FOR BENCHMARK ENGINEERING,  
MD REG. No. 351  
FEMA FIRM No. 24027C0140D  
ZONE: X  
DATED: 11/06/2013



**WALL CHECK**

**REGAN PROPERTY  
LOTS 2 THRU 23  
PLAT No. 23064  
LOT No. 12**

12202 PLEASANT SPRINGS COURT

5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 04/27/2015



8480 BALTIMORE NATIONAL PIKE • SUITE 315  
ELLCOTT CITY, MARYLAND 21043  
phone: 410-465-6105 • fax: 410-465-6644  
www.bei-civilengineering.com

FIELD OBS. BY DH&AIS  
COMP. BY EWF  
DRAWN BY EWF

# Back River Pre-Cast, LLC

PO BOX 329  
Glyndon, MD 21071  
Phone # 410-833-3394  
Fax # 410-833-4116

## Letter of Certification

This is to certify that the Norweco Singulair TNT 600 GPD Septic Tank installed at 12202 Pleasant Springs Dr., Highland, MD 20777 on September 14, 2015 was installed according to the manufacture's specifications.

Installer: Jake Sizemore

Property Owner: MB Highland Reserve, LLC

Permit #



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MATTHEW GECKLE

Vice-President



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-318-3000

www.hchealth.org

Facebook: www.facebook.com/hocohed

Twitter: HowardCoHealthDep

Agreement	
Recording Fee	20.00
Grantor/Grantee Name:	Howard County
Reference/Control #:	84
LR - Agreement	
Surcharge	40.00
Sub Total:	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:	396.00
10/30/2015 12:03	
CC13-NN	
#5085927 CC0503	
Howard Co	
Columbia/CC05.03.02	

THIS AGREEMENT is made this 5th day of October 2015 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 12206 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.

Handwritten initials

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 owned 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.

Handwritten initials

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.

Handwritten initials

WHEREAS, The pre-treatment device being installed on Lot 13 located at 12206 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

000084

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

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only  
 (Type or Print in Black Ink Only - All Copies Must Be Legible)

1. Type(s) of Instruments	Deed	Deed of Trust	Mortgage Lease	<input checked="" type="checkbox"/>	Maintenance Agreement	<input checked="" type="checkbox"/>	Maintenance Agreement
2. Conveyance Type Check Box	Improved Sale	Unimproved Sale	Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [8]	Not an Arms-Length Sale [9]

3. Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation	State Transfer	County Transfer
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Space Reserved for Circuit Court Clerk Recording Violation

4. Consideration and Tax Calculations	Consideration Amount	Finance Office Use Only
	Purchase Price/Consideration	Transfer and Recordation Tax Consideration
	Any New Mortgage	Transfer Tax Consideration \$
	Balance of Existing Mortgage	X ( ) % = \$
	Other Assessed Value	Less Exemption Amount
	Other	Total Transfer Tax = \$
	Full Cash Value	Recordation Tax Consideration \$

5. Fees	Amount of Fees	Doc. Fee	Doc. Fee	Ag. Tax/Other:
	Recording Charge	20.00	20.00	Tax Bill:
	Surcharge	40.00	40.00	C.B. Credit:
	State Recordation Tax			
	State Transfer Tax			
	County Transfer Tax (if Applicable)			
	Other -			

6. Description of Property	District	Property Tax ID No. (1)	Grantor/Deed/Roll No. (2)	Map No. (3)	Parcel No. (4)	Acres (5)	LOG (6)
	Subdivision Name	Block (3a)	Block (3b)	Sec./AR (3c)	Plat Ref. (4)	Sq. Ft./Acreage (5)	
	Location/Address of Property Being Conveyed (2)						

7. Transferred From	Other Property Identifiers (if applicable)		Water Meter Account No.
	<input type="checkbox"/> XX Residential or <input type="checkbox"/> Non Residential	Fee Simple <input type="checkbox"/> or Ground Rent Amount:	
	Partial Conveyance? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Description/Amt. Of Sq. Ft./Acreage	
	If Partial Conveyance, List Improvements Conveyed:		

8. Transferred To	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
	Doc. 1 - Owner(s) of Record (if Different from Grantor(s))	Doc. 2 - Owner(s) of Record (if Different from Grantor(s))

9. Other Names to be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	New Owner's (Grantee's) Mailing Address	

10. Contact/Mail Information	Instrument Submitted By or Contact Person	<input checked="" type="checkbox"/> Return to Contact Person
	Name: Heidi Murphy	<input type="checkbox"/> Hold for Pickup
	Firm: Residential Title & Escrow Co.	<input type="checkbox"/> Return Address Provided
	Address: 100 Painters Mill Road, Suite 200, Owings Mills, MD 21117	
	Phone: 410-853-3400	

Space Reserved for County Validation	IMPORTANT - BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		
	Assessment Information	<input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
		<input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify:
		<input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).
	Assessment Use Only - Do Not Write Below This Line		
	<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Use <input type="checkbox"/> PAW Hold <input type="checkbox"/> PAW Process <input type="checkbox"/> IG <input type="checkbox"/> Transfer Process <input type="checkbox"/> Verification		
	Transfer Number: _____ Date Received: _____ Deed Reference: _____ Assigned Property No: _____		
	Year: 20____ Zoning: _____ Gads: _____ Plat: _____ Block: _____		
	Building: _____ Use: _____ Parcel: _____ Section: _____ Occ: _____		
	Total: _____ Town Cd: _____ EX: ST: _____ EX: Cd: _____		
REMARKS:			
Distribution: Clerk's Office SDAT Office of Finance Prepare			

**Baker, Brian**

---

**From:** Tudor, Matt  
**Sent:** Wednesday, October 14, 2015 12:56 PM  
**To:** Harris, Leslie; Wolf, Kevin  
**Cc:** Baucom, Scott; Hart, Amy; Rocco, Anthony; Baker, Brian; Martin, Sharhonda; Williams, Jeffrey; Bozzell, Duane; Bernard, Dana; Mike Lancaster  
**Subject:** U&O Release 12202 Pleasant Springs Court

Yesterday afternoon, Duane Bozzell observed the start-up of a Sewage Grinder Pump and Norweco BAT at the Regan Property Shared Septic System:

Regan Property, Contract 50-4742-D  
Mitchell & Best, Lot #12  
12202 Pleasant Springs Court  
Highland, MD 20777

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

Matt  
410-313-4934 office  
410-978-1320 mobile



**Circuit Court for Howard County**  
**Land Records/License Department**  
**Thomas B. Dorsey Bldg.**  
**9250 Bendix Road**  
**Columbia, MD 21045**  
**410.313.5850**  
[www.mdcourts.gov/clerks/howard/index.html](http://www.mdcourts.gov/clerks/howard/index.html)

**Wayne A. Robey, Clerk**

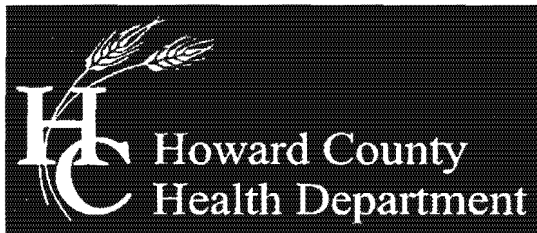
**STATE OF MARYLAND, HOWARD COUNTY, TO WIT:**

**I HEREBY CERTIFY that the foregoing is a true copy of the original OPERATION AND MAINTENANCE AGREEMENT in Liber WAR 16520 Folio 434, recorded among the Land Records of Howard County, Maryland.**

IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of the Circuit Court for Howard County this 2nd day of NOVEMBER, 2015.

*Wayne A. Robey*

\_\_\_\_\_  
Clerk of the Circuit Court of Howard County, Maryland



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

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TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

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

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

THIS AGREEMENT is made this 8<sup>th</sup> day of October, <sup>2015</sup> 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 12202 Pleasant Springs Ct., in the 5<sup>th</sup> 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.

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 owned 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 12 located at 12202 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

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

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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

Clerk of the Circuit Court for  
Howard County  
Land Records/Licensing

The Thomas Dorsey Building  
9250 Bendix Road  
Columbia, MD 21045  
410-313-5850

12202 Pleasant  
Springs Ct. - Lot 12

LR - Agreement Recording Fee  
1x 20.00 20.00  
Grantor/Grantee Name: MITCHELL  
Reference/Control #: 115

12214 Pleasant  
Springs Ct. - Lot 15

LR - Agreement Surcharge  
1x 40.00 40.00  
LR - Agreement Recording Fee  
1x 20.00 20.00  
Grantor/Grantee Name: JANLOO  
Reference/Control #: 116

12210 Pleasant  
Springs Ct. - Lot 14

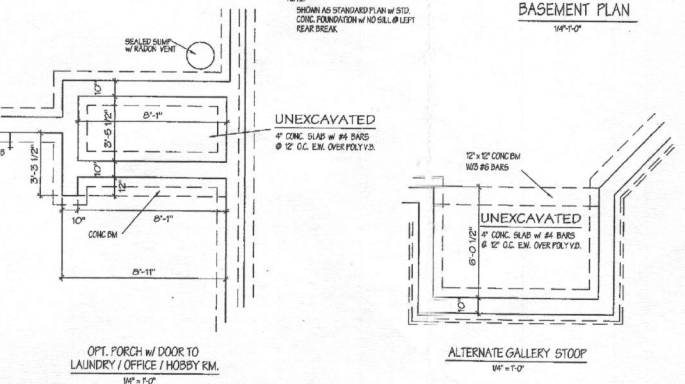
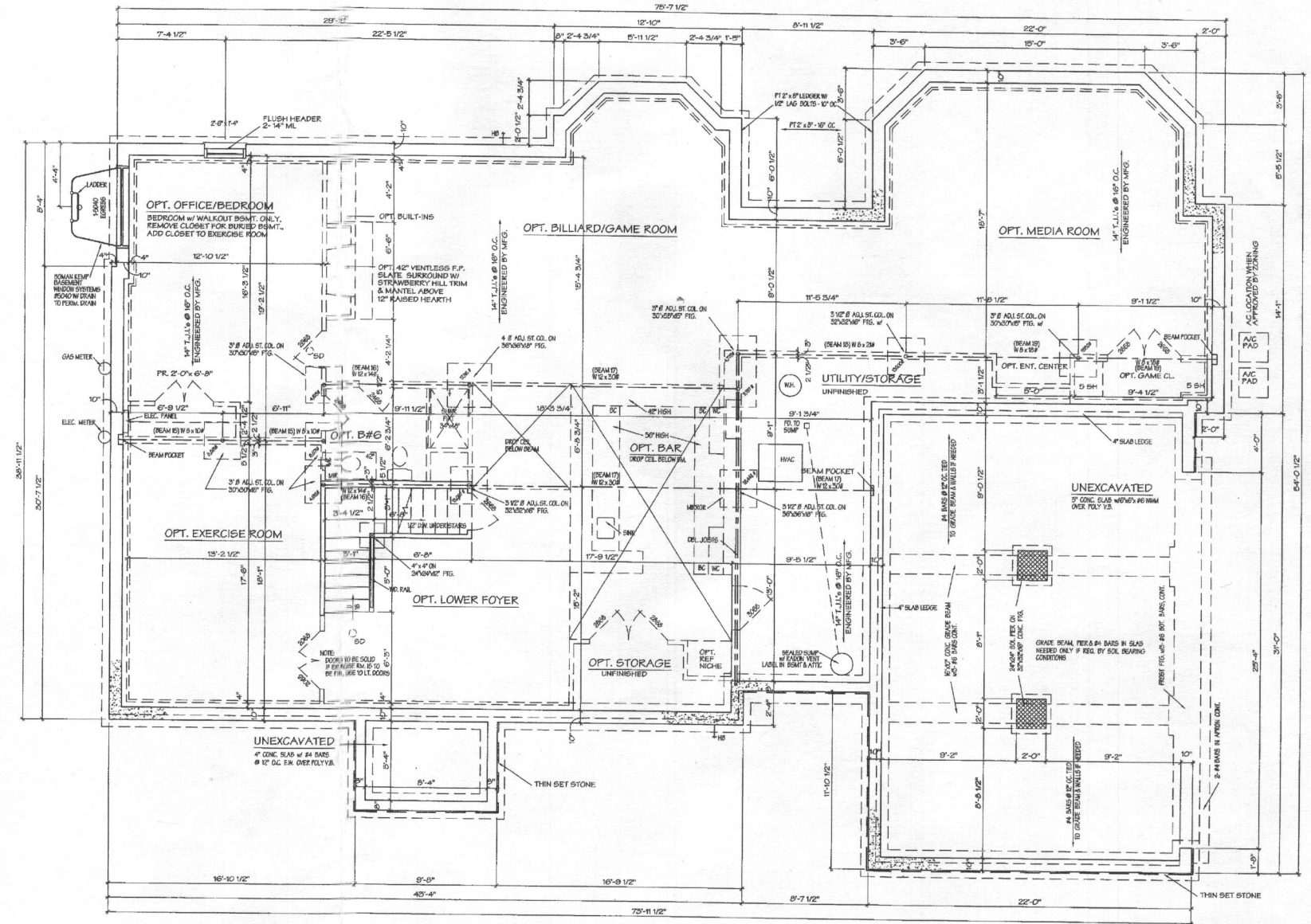
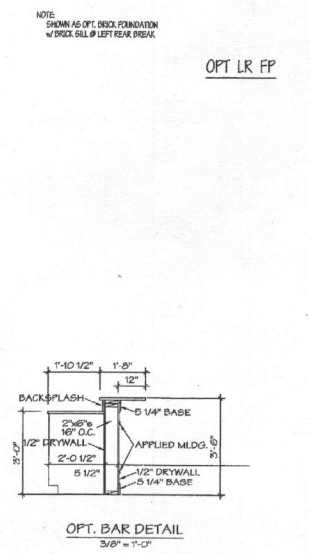
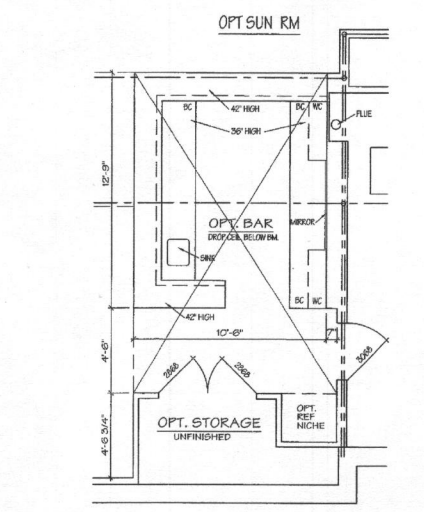
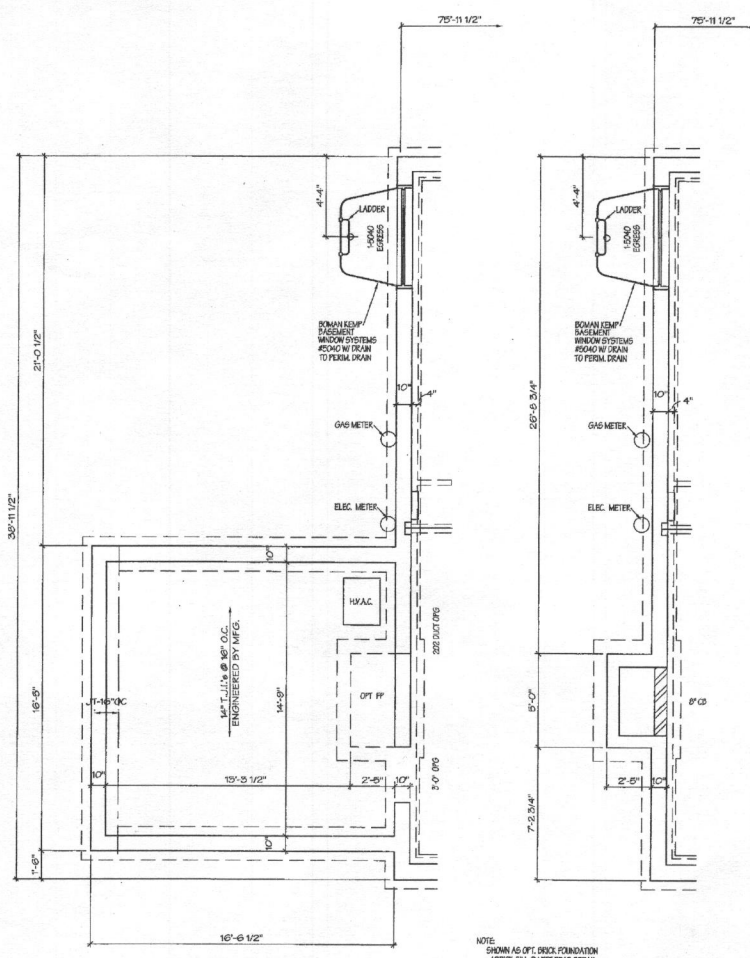
LR - Agreement Surcharge  
1x 40.00 40.00  
LR - Agreement Recording Fee  
1x 20.00 20.00  
Grantor/Grantee Name: WYLER  
Reference/Control #: 117

LR - Agreement Surcharge  
1x 40.00 40.00

SubTotal: 180.00  
Total: 180.00

REV-Check-BOA 180.00  
Number : 769

11/19/2015 14:18 CC13-ES  
#5185909 /1247/109  
~ Thank you for visiting us today ~



STANDARD MODEL

BASE	2000 Sq. Ft.
BASEMENT WITH OPTIONS	
BASE	2200 Sq. Ft.
50% RM.	270 Sq. Ft.
CONCRETE RM.	100 Sq. Ft.
TOTAL	3470 Sq. Ft.

*Basement Zero Bedrooms*

**EAGLE'S NEST AS**

HUTCHINSON + ASSOCIATES L.L.C.  
11820 PARKLAWN DRIVE (S. 100)  
ROCKVILLE, MD. 20852  
PHONE: (301) 770-9680 FAX: (301) 770-9163

MITCHELL & BEST HOMEBUILDERS  
1686 E. GUDE DR.  
ROCKVILLE, MD 20860

REVISIONS

8-2A-12
5-24-12
6-22-04
5-28-04
7-28-05
5-14-03
6-28-02
1-6-03
8-22-06
12-22-06
4-22-06
8-10-09
9-9-09
4-1-10

NOTE: All interior wall dimensions to be 3 1/2" unless noted otherwise.

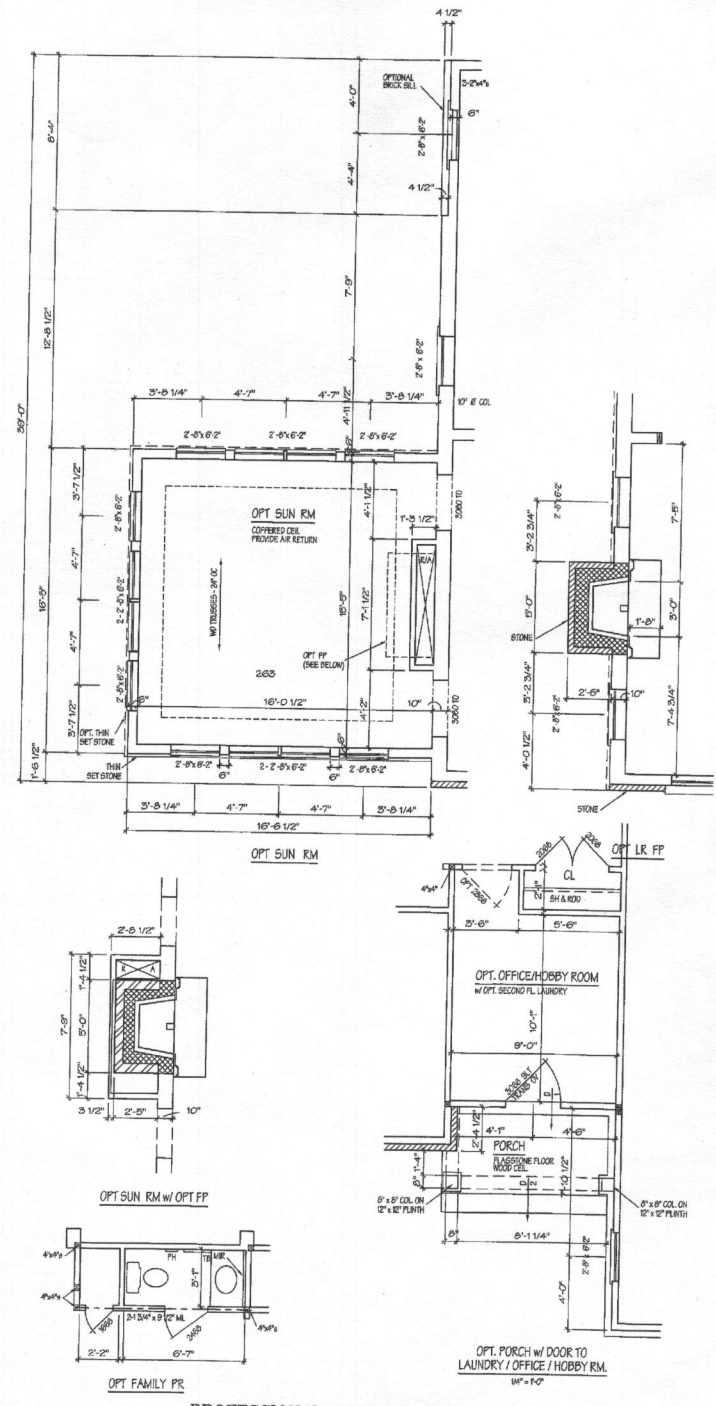
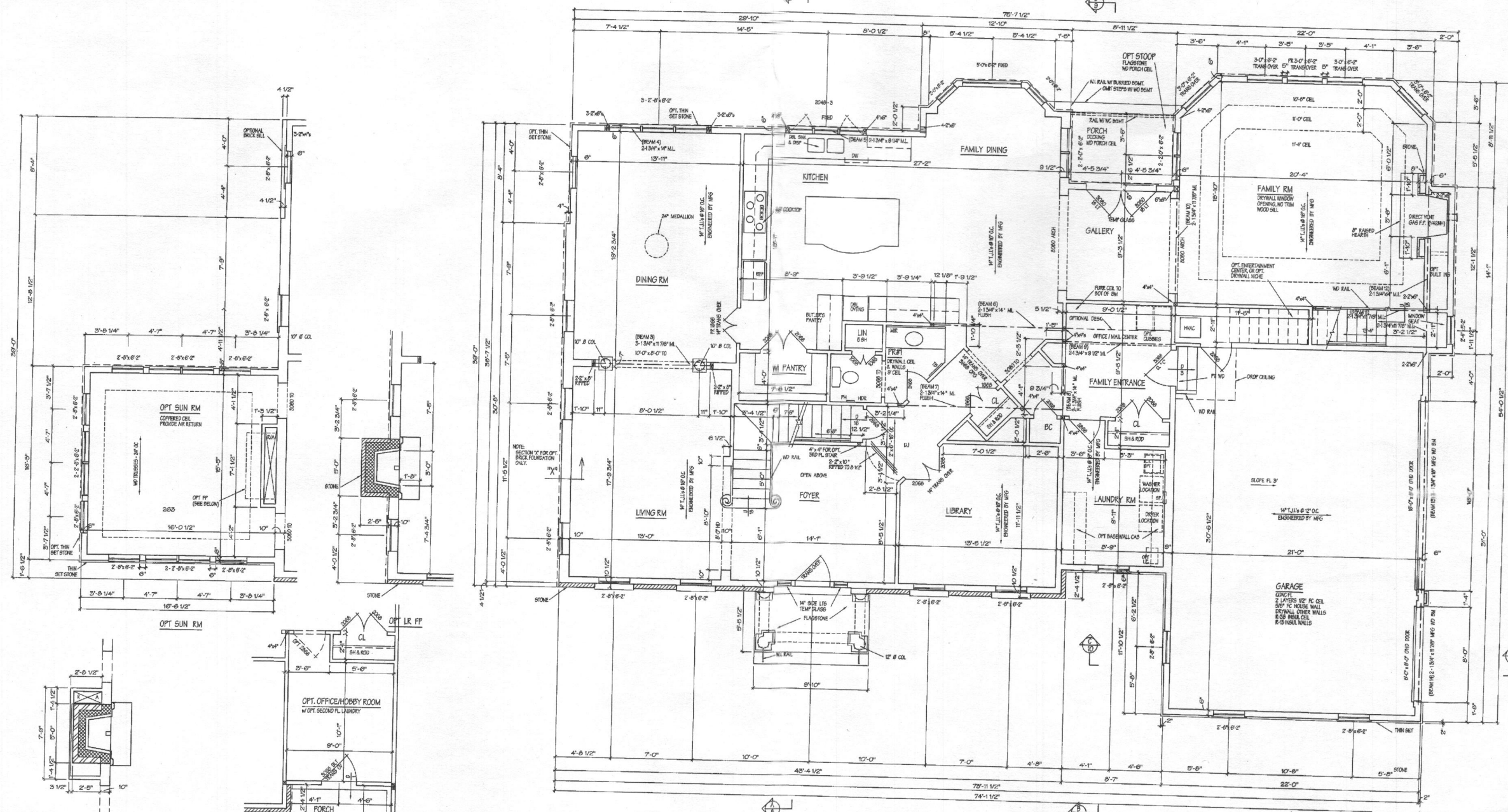
NOTE: All wall angles to be 90 OR 45 degrees unless noted otherwise.

Contractor to check and verify all dimensions and conditions in field prior to start of construction. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DRAWN BY	DATE	LOT NO.	BLOCK	ENC. NO.
IS	7-27-01			
CHECKED BY	DATE	SECTION	JOB NO.	
	11-18-01			1C
	1-4-02			
	4-10-02			

PROFESSIONAL CERTIFICATION I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Architect under the laws of the State of Maryland. License # 3637-A Expiration Date 3-14

*Regan Property Lot 12  
12202 Pleasant Springs Ct. Arch for BAT*



PROFESSIONAL CERTIFICATION I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Architect under the laws of the State of Maryland. License # 3637-A Expiration Date 3-14

NOTE: All interior wall dimensions to be 3 1/2" unless noted otherwise.  
 NOTE: All wall angles to be 90 OR 45 degrees unless noted otherwise.  
 Contractor to check and verify all dimensions and conditions in field prior to start of construction.  
 NOTIFY ARCHITECT OF ANY DISCREPANCIES

1st Floor  
Zero Bedrooms  
EAGLE'S NEST AS

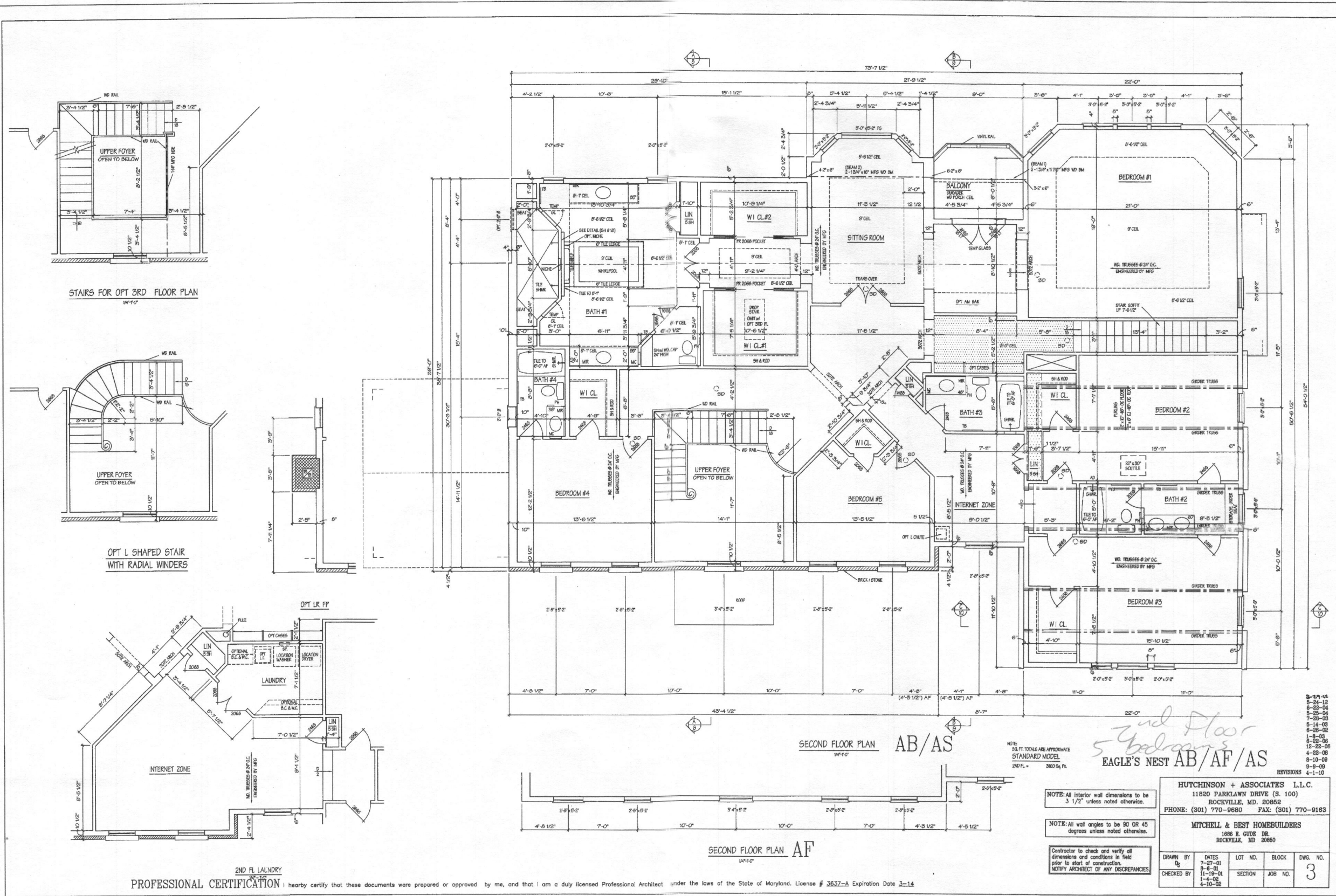
REVISIONS  
 0-14-11  
 0-22-12  
 0-22-04  
 0-28-04  
 7-28-05  
 0-14-08  
 0-28-08  
 1-18-09  
 1-22-09  
 12-22-06  
 4-22-06  
 8-10-09  
 9-9-09  
 4-1-10

HUTCHINSON + ASSOCIATES L.L.C.  
 11820 FARBLAWN DRIVE (S. 100)  
 ROCKVILLE, MD. 20858  
 PHONE: (301) 770-9880 FAX: (301) 770-9163

MITCHELL & BEST HOMEBUILDERS  
 1686 E. GIDE DR.  
 ROCKVILLE, MD 20860

DRAWN BY	DATE	LOT NO.	BLOCK	DWG. NO.
15	7-27-01			
CHECKED BY	DATE	SECTION	JOB NO.	
15	11-10-01			2A
	1-4-02			
	1-10-02			

Regan Property Lot 12  
 12202 Pleasant Springs Ct. Arch For BAT



STAIRS FOR OPT 3RD FLOOR PLAN

OPT L SHAPED STAIR WITH RADIAL WINDERS

SECOND FLOOR PLAN AB/AS

SECOND FLOOR PLAN AF

NOTE: All interior wall dimensions to be 3 1/2" unless noted otherwise.  
 NOTE: All wall angles to be 90 OR 45 degrees unless noted otherwise.

Contractor to check and verify all dimensions and conditions in field prior to start of construction.  
 NOTIFY ARCHITECT OF ANY DISCREPANCIES.

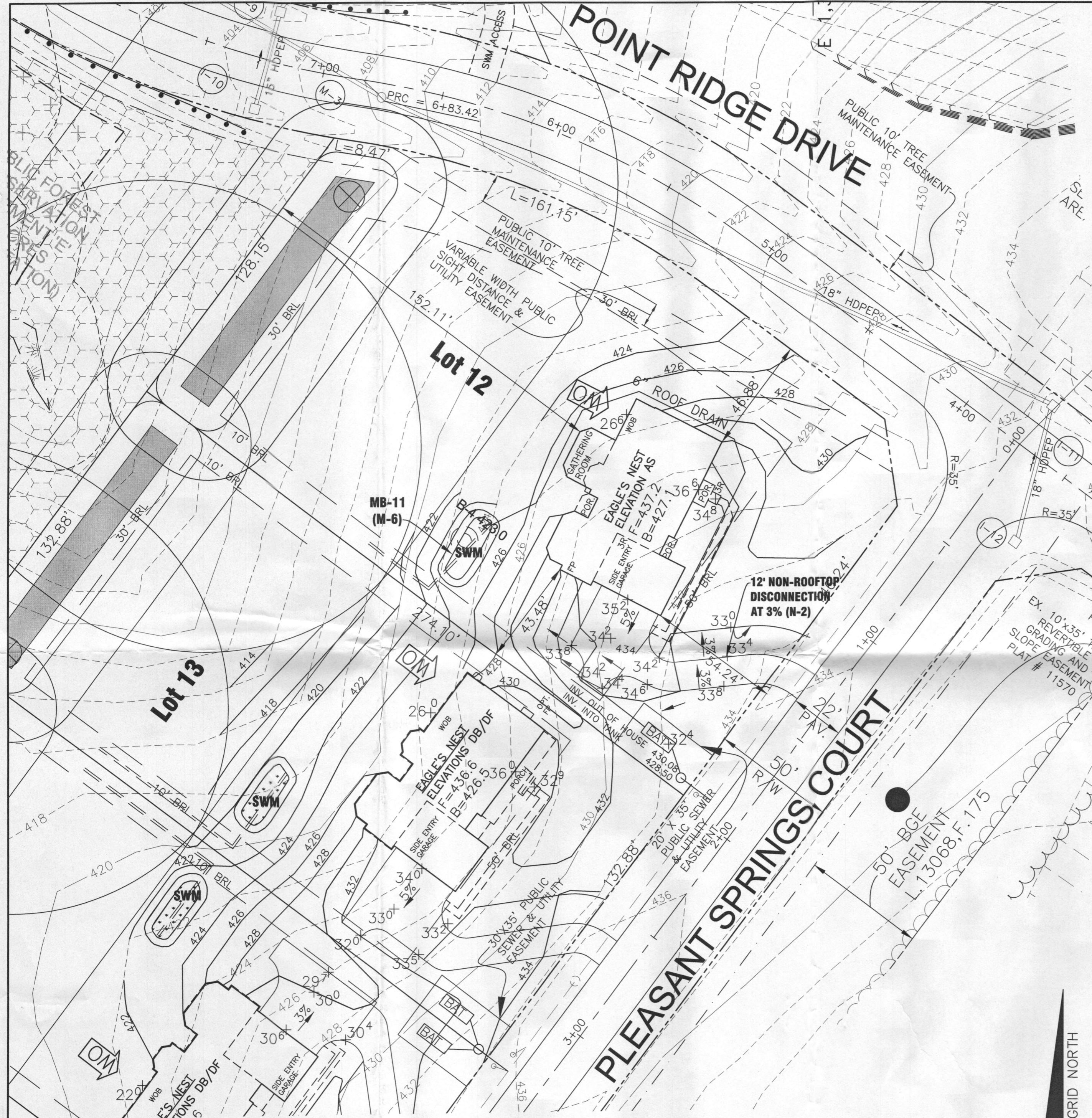
HUTCHINSON + ASSOCIATES L.L.C.  
 11820 PARKLAWN DRIVE (S. 100)  
 ROCKVILLE, MD. 20862  
 PHONE: (301) 770-9880 FAX: (301) 770-9183

MITCHELL & BEST HOMEBUILDERS  
 1088 E. GORDE DR.  
 ROCKVILLE, MD 20860

DRAWN BY	DATES	LOT NO.	BLOCK	DWG. NO.
DB	7-27-01			
	8-4-01			
CHECKED BY	11-19-01	SECTION	JOB NO.	3
	1-4-02			
	4-10-02			

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*Regan Property Lot 17  
 12202 Pleasant Springs Arch for BAT  
 Ct.*



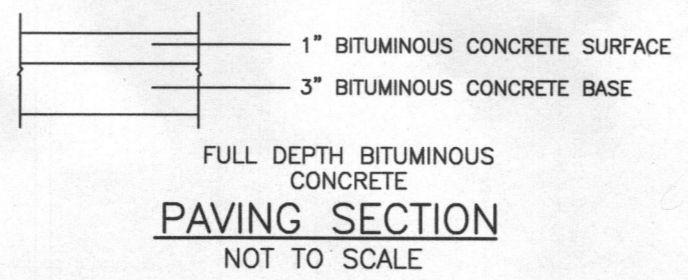
**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- PROPOSED STRUCTURE
- FOREST CONSERVATION EASEMENT
- PRIVATE SEWAGE DISPOSAL AREA
- PRIVATE WELL AREA
- APPROXIMATE STORMWATER MANAGEMENT AREA

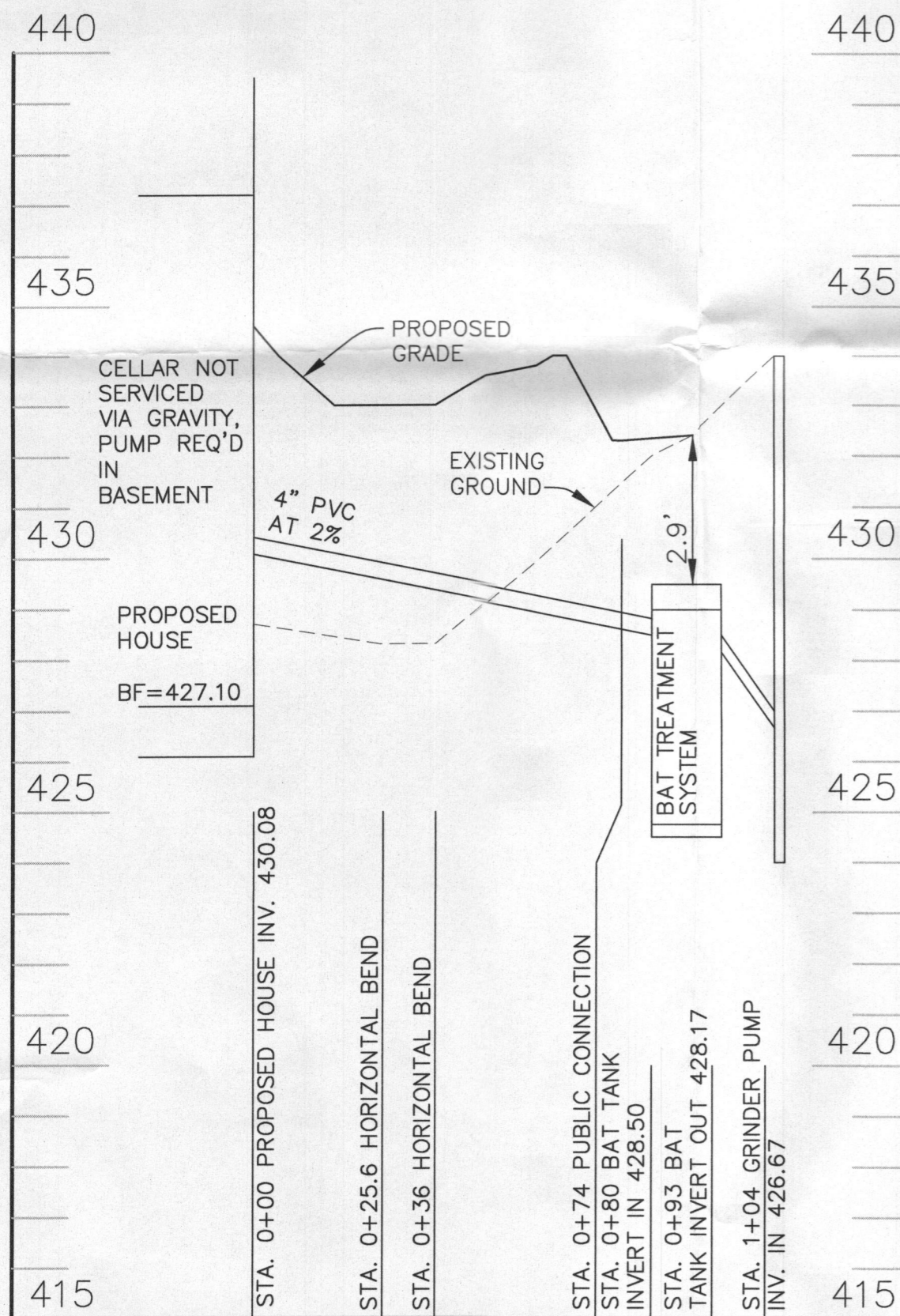
**BUILDING PERMIT PLAN NOTES:**

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, H0-14-0004, HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC., AND IS ACCURATELY SHOWN.
7. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
8. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT OR WELL BOX SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
9. STORMWATER MANAGEMENT FOR THIS LOT WAS DESIGNED TO BE PROVIDED BY BOTH MICRO-BIORETENTION FACILITY (MDE M-6) AND NON-ROOFTOP DISCONNECTION (MDE N-2).
10. NO DRIVEWAY CULVERT IS REQUIRED FOR THIS LOT.

PLAN VIEW  
1" = 30'



<p><b>BENCHMARK</b> ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 ▲ FAX: 410-465-6644 BEI@BEI-CIVILENGINEERING.COM</p>		<p>Approved Septic System Plan Howard County Health Department <i>[Signature]</i> 3/12/15 Signature Date</p>
<p>OWNER/BUILDER: MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511</p>		<p>PROJECT: <b>REGAN PROPERTY LOT 12</b></p>
<p>LOCATION: 12202 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND</p>		<p>TITLE: <b>BUILDING PERMIT PLAN AND BAT SITE PLAN</b></p>
<p>HOUSE TYPE: <b>EAGLE'S NEST</b></p>		<p>DATE: JANUARY, 2015 PROJECT NO. 2171</p>
<p>DESIGN: JMC DRAFT: JMC</p>	<p>SCALE: 1" = 30' DRAWING 1 OF 2</p>	



SEWER PROFILE - LOT 12  
SCALE: VERTICAL 1"=3', HORIZONTAL 1"=30'

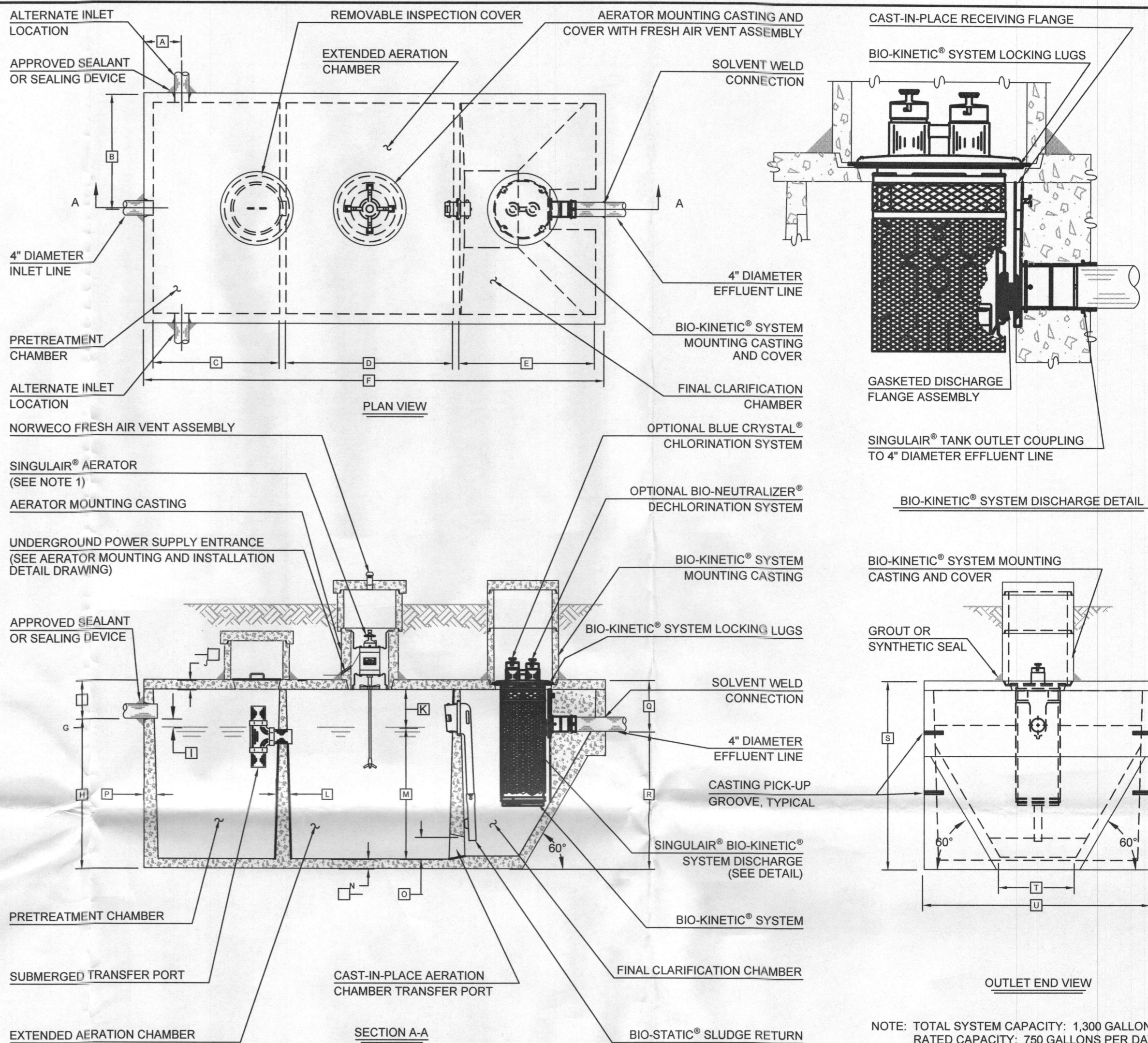
**GENERAL NOTES:**

- 1 SINGLAIR® AERATOR, AS TESTED AND ACCEPTED BY NSF, OPERATING 60 MINUTES ON / 60 MINUTES OFF.
- 2 FALL THROUGH SINGLAIR® PLANT FROM INLET INVERT TO OUTLET INVERT IS FOUR INCHES. INLET INVERT IS TWELVE INCHES BELOW TANK TOP.
- 3 ON DEEPER INSTALLATIONS, PRECAST RISERS MUST BE USED TO EXTEND AERATOR MOUNTING CASTING AND BIO-KINETIC® SYSTEM MOUNTING CASTING TO GRADE.
- 4 TANK REINFORCED PER ACI STD. 318-05.
- 5 REMOVABLE COVERS ON RISERS WEIGH IN EXCESS OF SEVENTY-FIVE POUNDS EACH TO PREVENT UNAUTHORIZED ACCESS.
- 6 CONTACT THE LOCAL, LICENSED SINGLAIR® DISTRIBUTOR FOR ELECTRICAL REQUIREMENTS.

CRITICAL DIMENSIONS			
A	1'-0"	N	0'-3"
B	3'-0"	O	0'-6"
C	3'-4"	P	0'-3"
D	4'-5"	Q	1'-4"
E	3'-7"	R	3'-8"
F	12'-2"	S	5'-0"
G	1'-0"	T	2'-0"
H	4'-0"	U	6'-0"
I	0'-3"	V	
J	0'-3"	W	
K	1'-0"	X	
L	0'-2"	Y	
M	3'-6"	Z	

U.S. AND FOREIGN PATENTS PENDING	<b>norweco</b>	3-26-07	B
	LOW-PROFILE SINGLAIR® BIO-KINETIC® WASTEWATER TREATMENT SYSTEM MODEL TINTLP-600 GPD	DESIGNED BY	BDS
		CHECKED BY	JMM
		DATE	10-16-06
		SCALE	NTS
		PROJECT NO.	PC-5-7091



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

- 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 site 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.

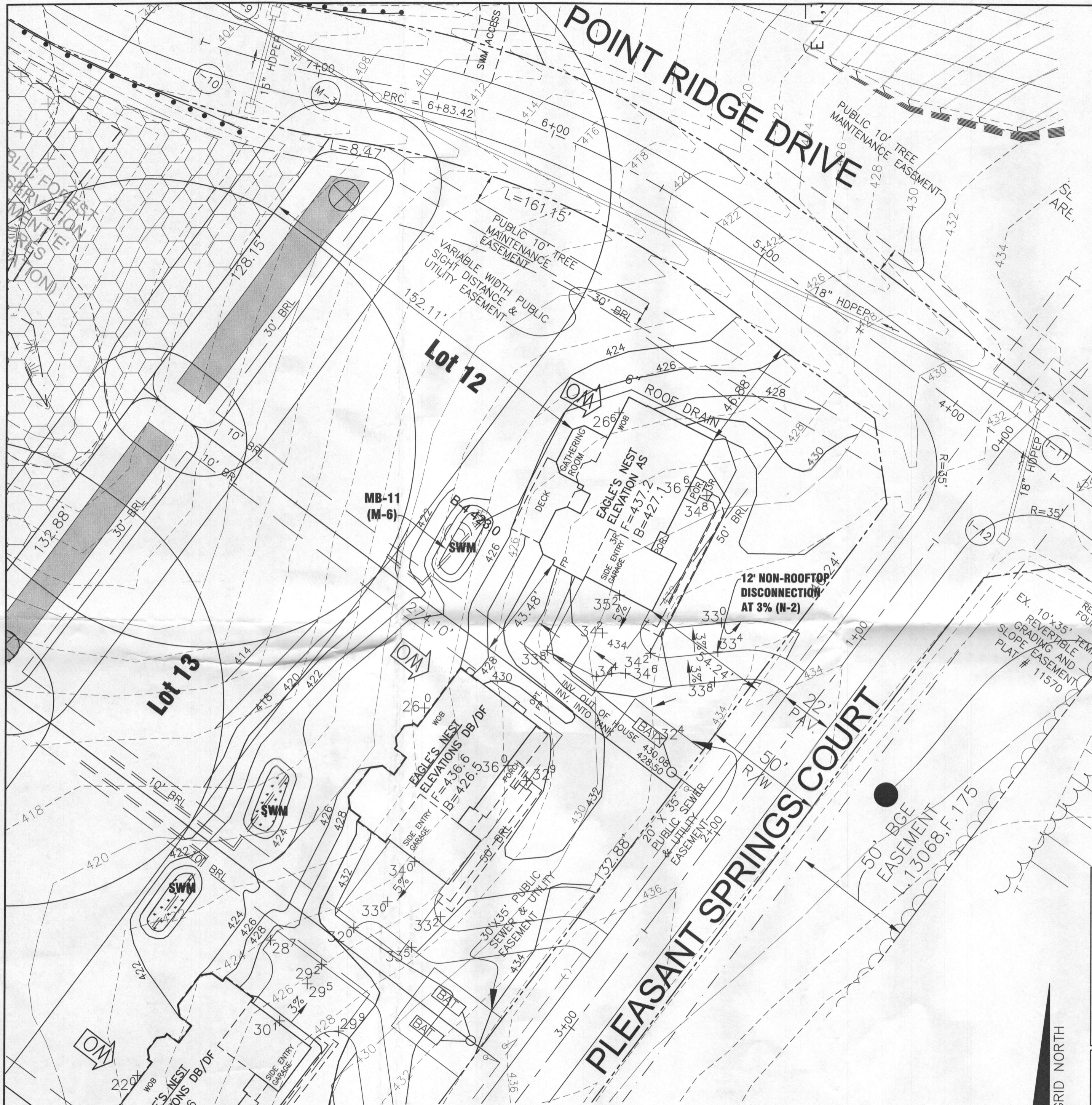
Approved Septic System Plan  
Howard County Health Department  
3/19/15  
Date

**BENCHMARK ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315  
ELLCOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 ▲ FAX: 410-465-6644  
BEI@BEI-CVILENGINEERING.COM

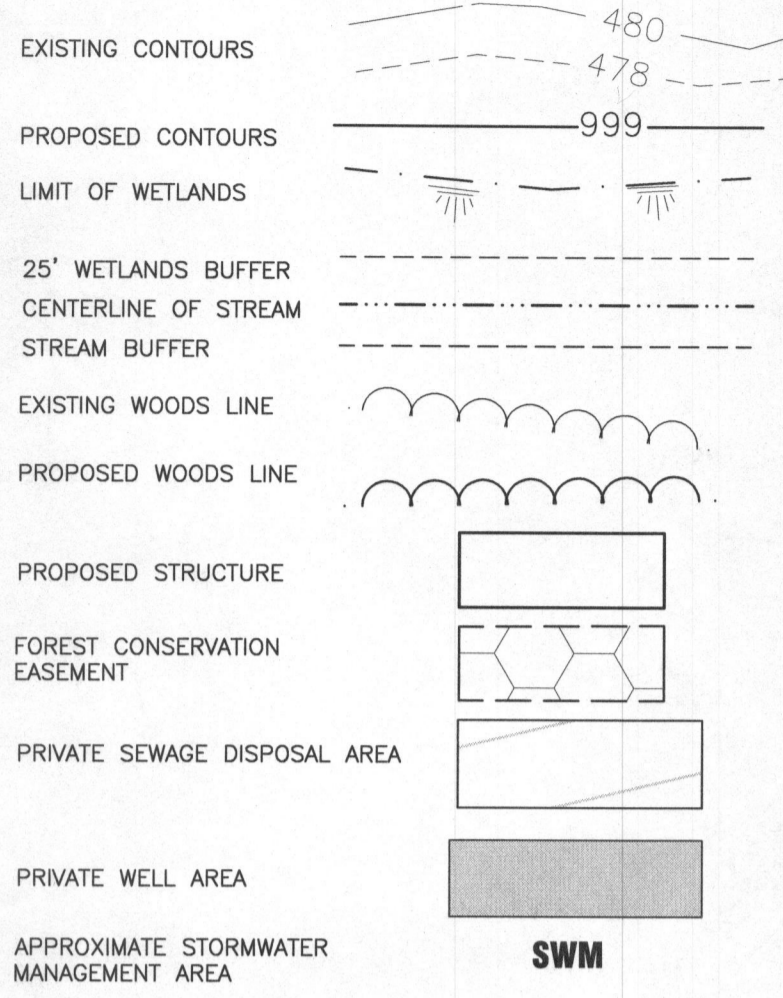
SIGNATURE AND SEAL ARE FOR PROFILE ONLY:  
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 45577, Expiration Date: 6-08-2016.

*John M. Carney*  
11/2/15

OWNER/BUILDER: MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	PROJECT: <b>REGAN PROPERTY LOT 12</b>
LOCATION: 12202 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND TAX ID NUMBER:	TITLE: BUILDING PERMIT PLAN AND BAT SITE PLAN
HOUSE TYPE: EAGLE'S NEST	DATE: JANUARY, 2015 PROJECT NO. 2171
DESIGN: JMC DRAFT: JMC	SCALE: 1" = 30' DRAWING 2 OF 2



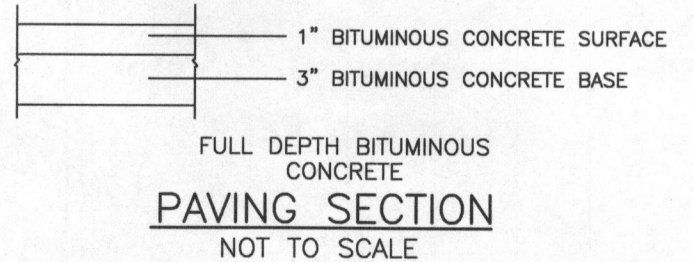
**LEGEND**



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10. NO DRIVEWAY CULVERT IS REQUIRED FOR THIS LOT.

PLAN VIEW  
1" = 30'

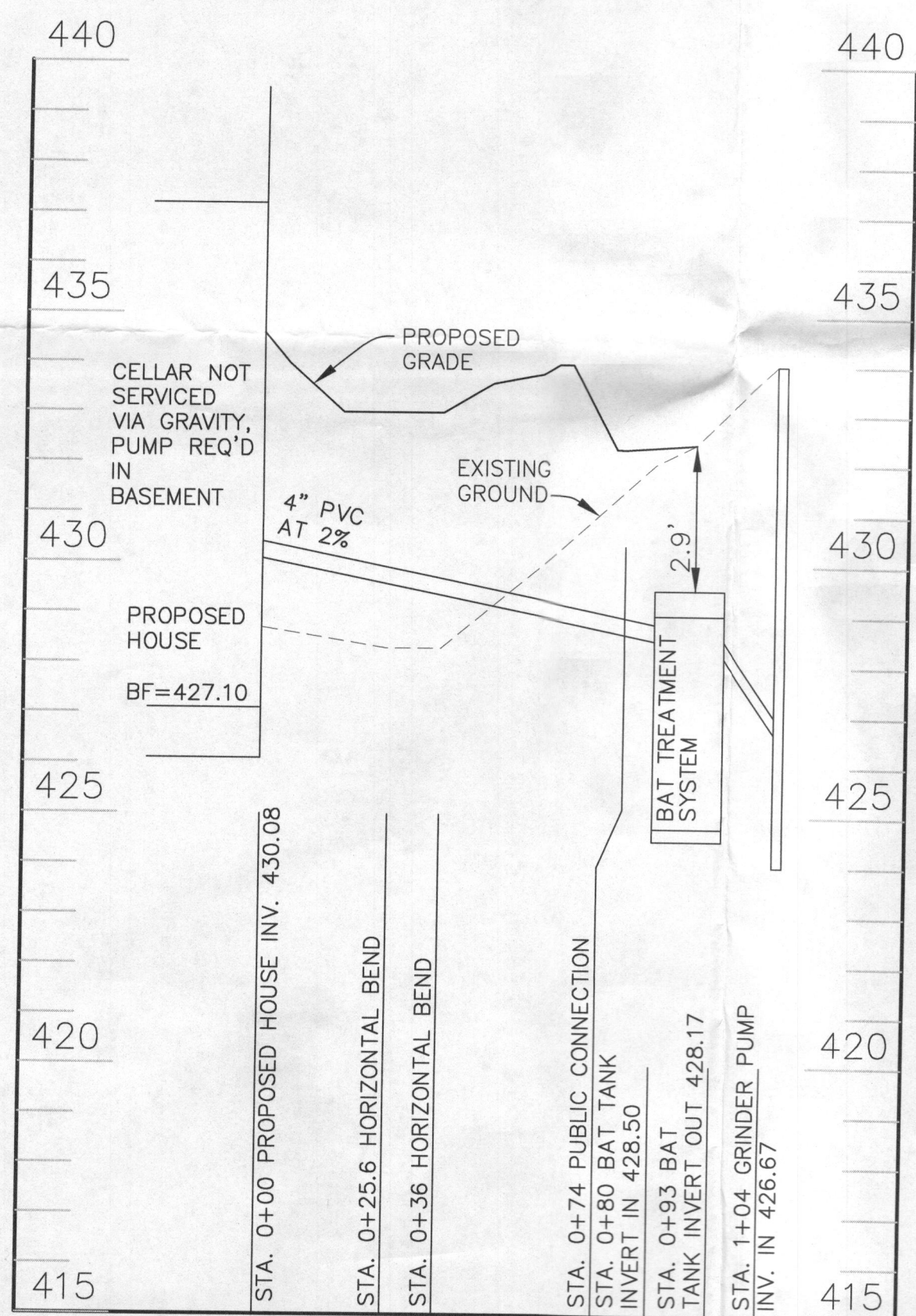


**BENCHMARK**  
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315  
ELLCOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 ▲ FAX: 410-465-6644  
BEI@BEI-CIVILENGINEERING.COM

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: 6-08-2016.

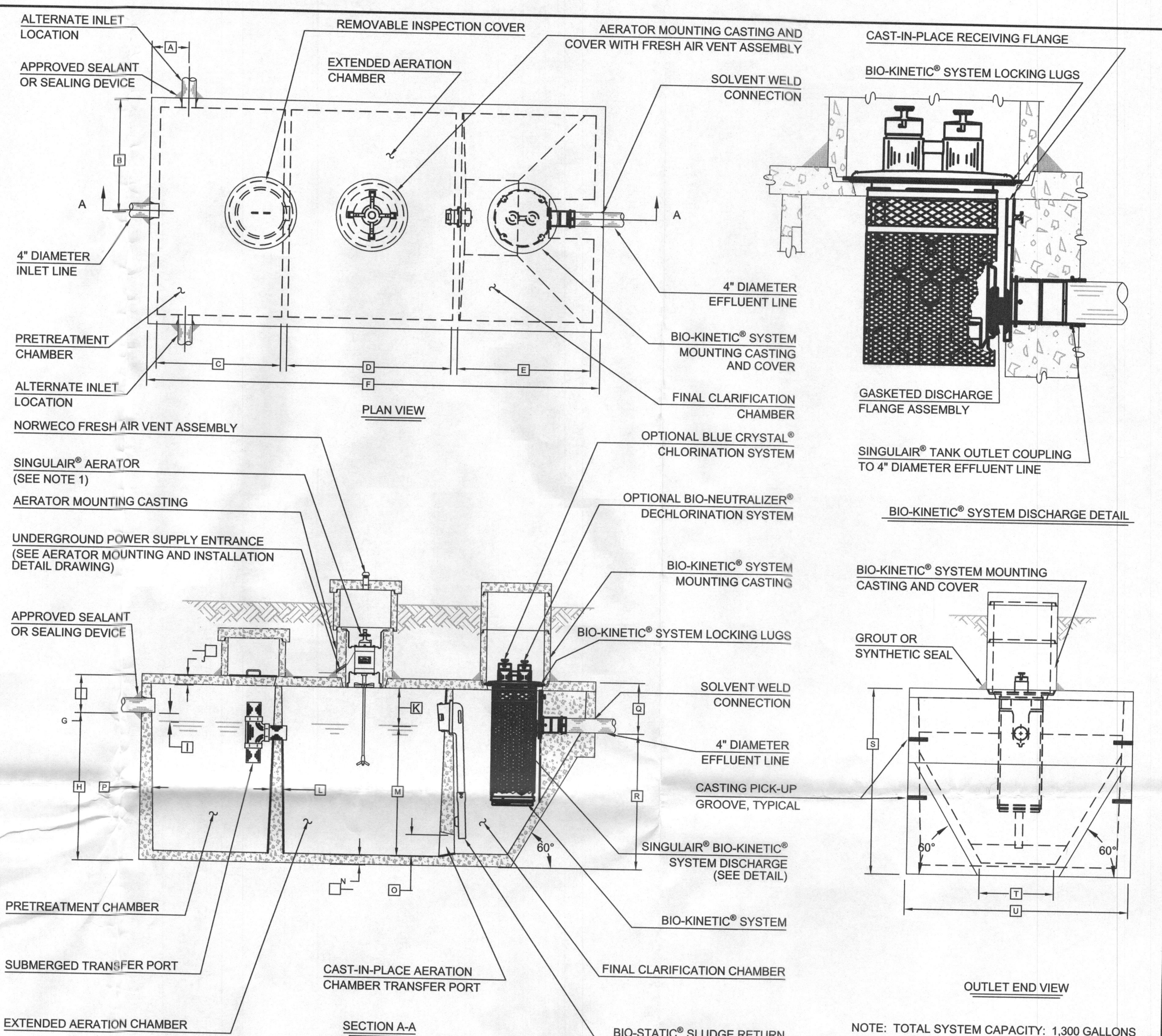
OWNER/BUILDER:		PROJECT:	
MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511		REGAN PROPERTY LOT 12	
LOCATION:		TITLE:	
12202 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		BAT SITE PLAN	
HOUSE TYPE:		DATE:	
EAGLE'S NEST		JANUARY, 2015	
DESIGN:	JMC	PROJECT NO.	2171
DRAFT:	JMC	SCALE:	1" = 30'
		DRAWING 1 OF 2	



- GENERAL NOTES:**
- SINGULAIR® AERATOR, AS TESTED AND ACCEPTED BY NSF, OPERATING 60 MINUTES ON / 60 MINUTES OFF.
  - FALL THROUGH SINGULAIR® PLANT FROM INLET INVERT TO OUTLET INVERT IS FOUR INCHES. INLET INVERT IS TWELVE INCHES BELOW TANK TOP.
  - ON DEEPER INSTALLATIONS, PRECAST RISERS MUST BE USED TO EXTEND AERATOR MOUNTING CASTING AND BIO-KINETIC® SYSTEM MOUNTING CASTING TO GRADE.
  - TANK REINFORCED PER ACI STD. 318-05.
  - REMOVABLE COVERS ON RISERS WEIGH IN EXCESS OF SEVENTY-FIVE POUNDS EACH TO PREVENT UNAUTHORIZED ACCESS.
  - CONTACT THE LOCAL, LICENSED SINGULAIR® DISTRIBUTOR FOR ELECTRICAL REQUIREMENTS.

CRITICAL DIMENSIONS			
A	1'-0"	N	0'-3"
B	3'-0"	O	0'-6"
C	3'-4"	P	0'-3"
D	4'-5"	Q	1'-4"
E	3'-7"	R	3'-8"
F	12'-2"	S	5'-0"
G	1'-0"	T	2'-0"
H	4'-0"	U	6'-0"
I	0'-3"	V	
J	0'-3"	W	
K	1'-0"	X	
L	0'-2"	Y	
M	3'-6"	Z	

U.S. AND FOREIGN PATENTS PENDING	<b>norweco</b>	REVISION DATE 3-26-07	REVISION B
	LOW-PROFILE SINGULAIR® BIO-KINETIC® WASTEWATER TREATMENT SYSTEM MODEL TNTLP-800 GPD	DESIGNED BY BDS	
		DATE JMM	
		SCALE 10-16-06	
		NTS	
		PC-5-7091	



- Required BAT Site Plan Notes**
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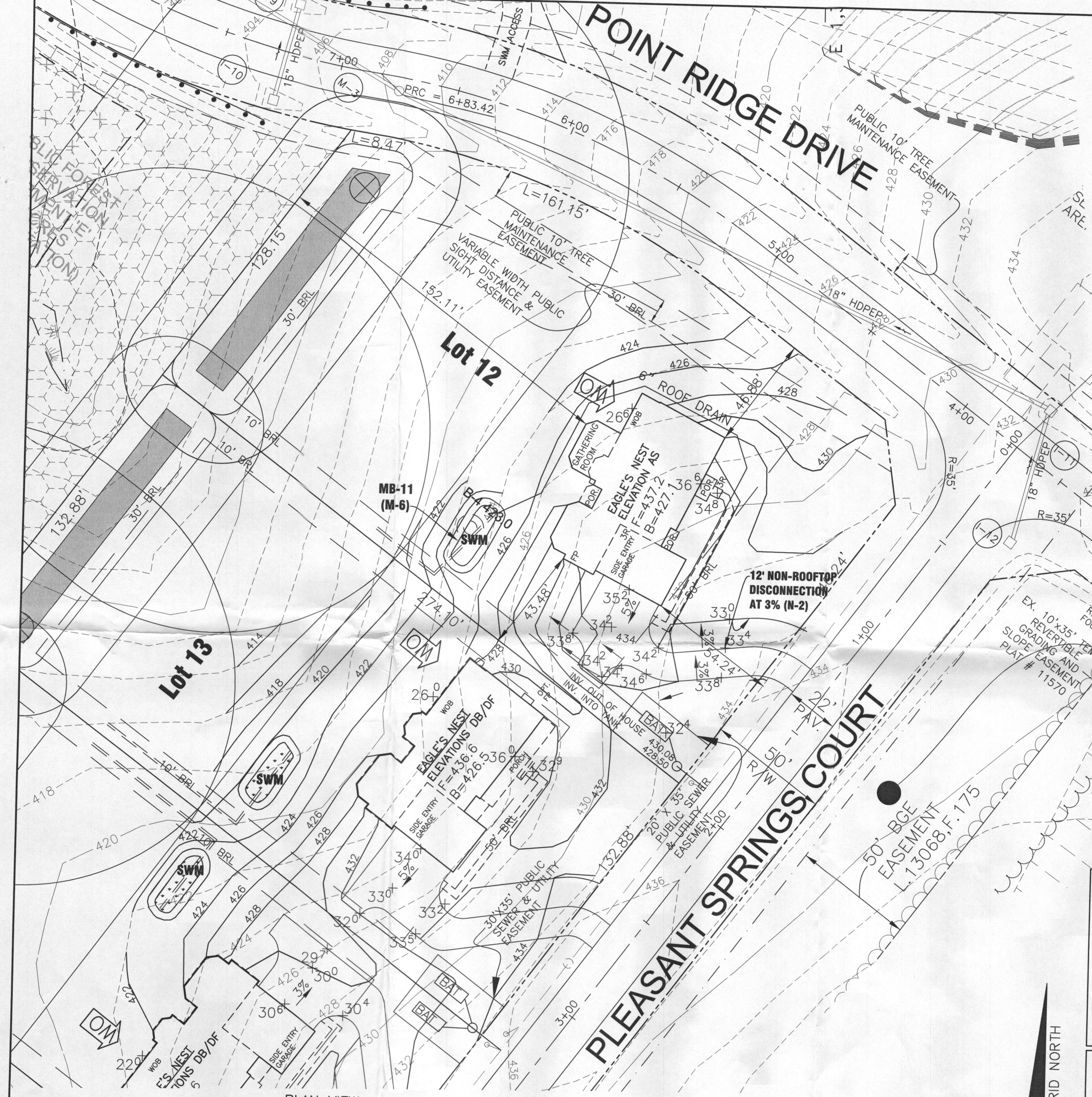
**BENCHMARK ENGINEERING, INC.**

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315  
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PHONE: 410-465-6105 ▲ FAX: 410-465-6644  
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<b>OWNER/BUILDER:</b> MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	<b>PROJECT:</b> <b>REGAN PROPERTY LOT 12</b>
<b>LOCATION:</b> 12202 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND TAX ID NUMBER:	
<b>TITLE:</b> BUILDING PERMIT PLAN AND BAT SITE PLAN	
<b>HOUSE TYPE:</b> EAGLE'S NEST	
<b>DATE:</b> JANUARY, 2015	<b>PROJECT NO.:</b> 2171
<b>DESIGN:</b> JMC	<b>DRAFT:</b> JMC
<b>SCALE:</b> 1" = 30'	
<b>DRAWING</b> 2 <b>OF</b> 2	



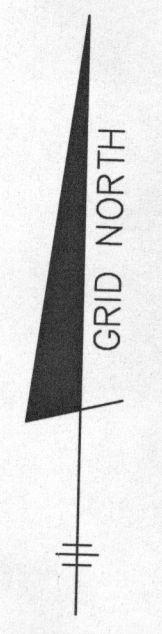
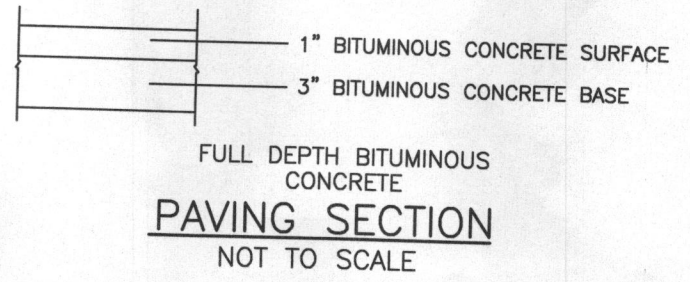
**LEGEND**

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- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
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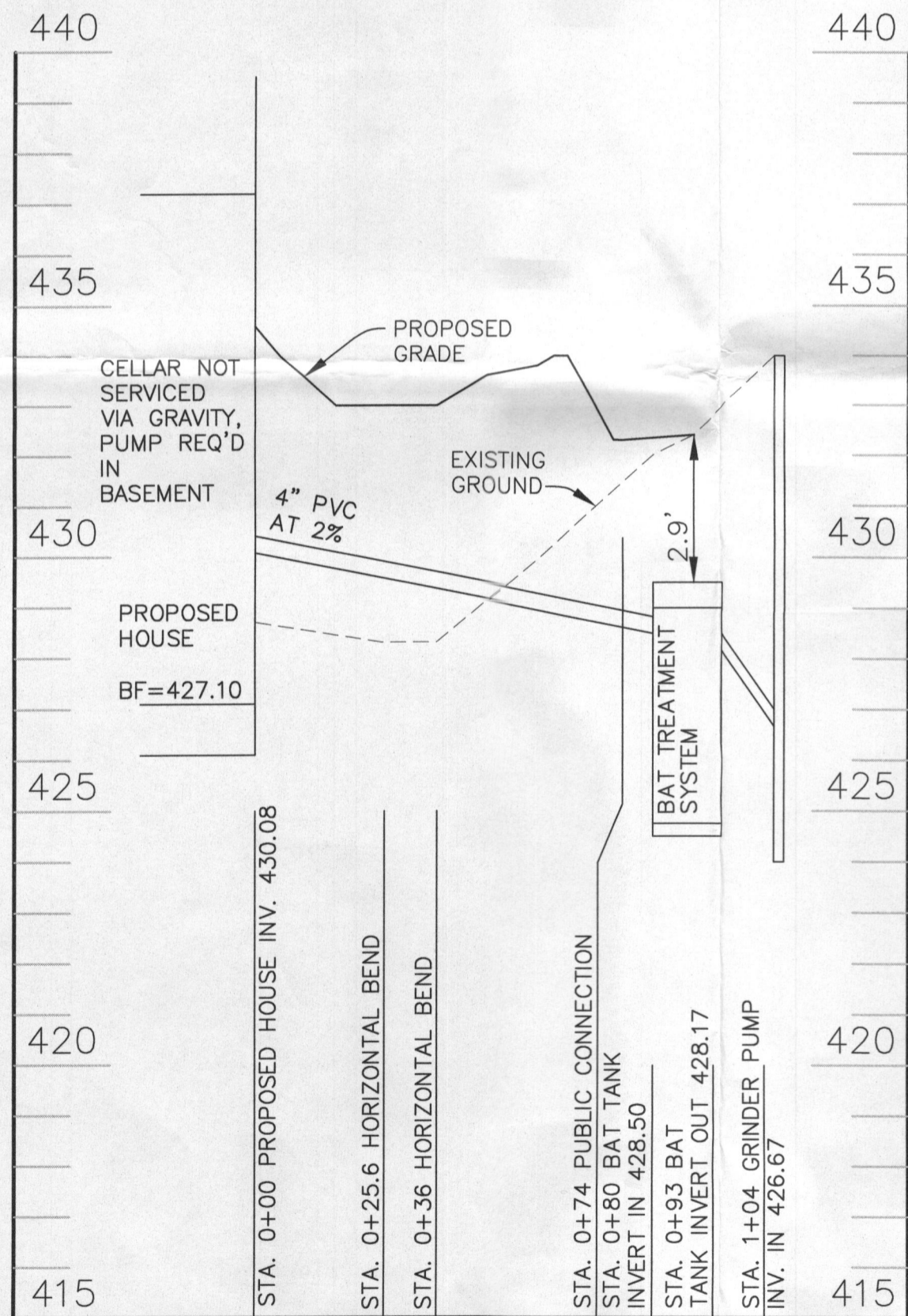
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PLAN VIEW  
1" = 30'



<p><b>BENCHMARK</b> ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS <b>ENGINEERING, INC.</b></p> <p>8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 ▲ FAX: 410-465-6644 BEI@BEI-CIVILENGINEERING.COM</p>		<p>Approved Septic System Plan Howard County Health Department</p> <p><i>[Signature]</i>      1/9/15 Signature                      Date</p>	
OWNER/BUILDER:		PROJECT:	
MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511		REGAN PROPERTY LOT 12	
LOCATION:		TITLE:	
12202 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		BUILDING PERMIT PLAN AND BAT SITE PLAN	
HOUSE TYPE:		DATE:	
EAGLE'S NEST		JANUARY, 2015	
DESIGN:	JMC	DRAFT:	JMC
SCALE:	1" = 30'	PROJECT NO.	2171
		DRAWING	1 OF 2



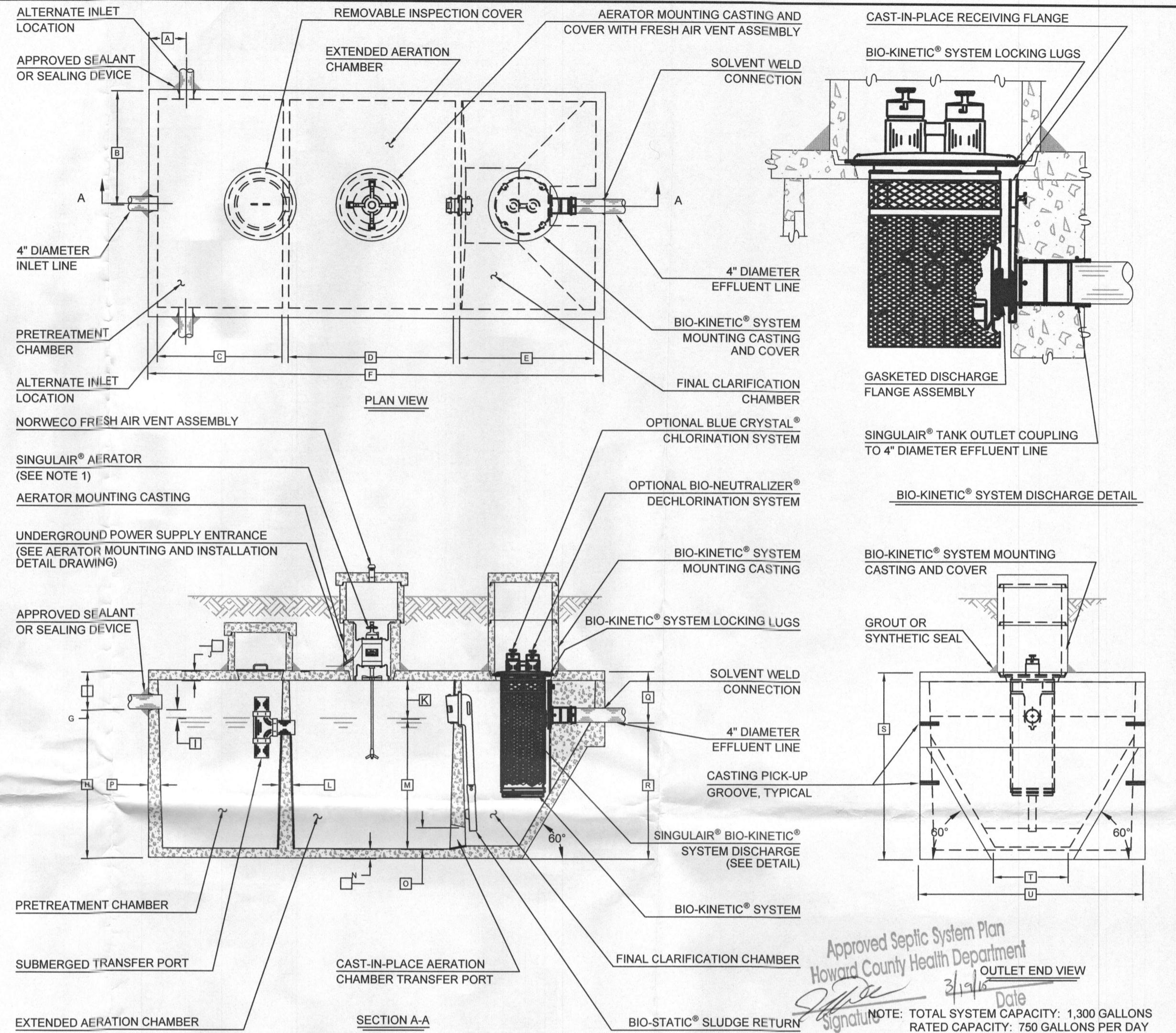
SEWER PROFILE - LOT 12  
SCALE: VERTICAL 1"=3', HORIZONTAL 1"=30'

- GENERAL NOTES:**
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CRITICAL DIMENSIONS			
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G	1'-0"	T	2'-0"
H	4'-0"	U	6'-0"
I	0'-3"	V	
J	0'-3"	W	
K	1'-0"	X	
L	0'-2"	Y	
M	3'-6"	Z	

U.S. AND FOREIGN PATENTS PENDING	<b>norweco</b>	3-26-07	B
© MMVII	LOW-PROFILE SINGULAIR® BIO-KINETIC® WASTEWATER TREATMENT SYSTEM MODEL TNTLP-600 GPD	DESIGNED BY	BDS
		CHECKED BY	JMM
		DATE	10-16-06
		SCALE	NTS
		PROJECT NO.	PC-5-7091



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

- 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 site 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.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS  
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315  
 ELLICOTT CITY, MARYLAND 21103  
 PHONE: 410-465-6105 ▲ FAX: 410-465-6644  
 BEI@BEI-CIVILENGINEERING.COM

**SIGNATURE AND SEAL ARE FOR PROFILE ONLY:**  
 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: 6-08-2016.

*John M. Carney*  
 JOHN M. CARNEY  
 No. 45577  
 PROFESSIONAL ENGINEER

OWNER/BUILDER: MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	PROJECT: <b>REGAN PROPERTY LOT 12</b>
DESIGN: JMC	DRAFT: JMC
DATE: JANUARY, 2015	PROJECT NO. 2171
SCALE: 1" = 30'	DRAWING 2 OF 2
LOCATION: 12202 PLEASANT SPRINGS COURT HIGHLAND, MD 20777 TAX MAP No. 34 - BLOCK No. 24 - PARCEL No. 200 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND TAX ID NUMBER:	
TITLE: BUILDING PERMIT PLAN AND BAT SITE PLAN	
HOUSE TYPE: EAGLE'S NEST	