



**Howard County
Health Department**

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

INS 32824 **ONSITE SEWAGE DISPOSAL SYSTEM**

P 586628

APPROVAL DATE: 12/18/24 **PERMIT: New Construction**

A

PROPERTY ADDRESS: 8220 White Pine Court

SUBDIVISION: Fulton Hill

LOT: 1

TAX ID: _____

CONTRACTOR: Hatfield's Equipment

EMAIL: kego@hatfieldsequipment.com

CONTRACTOR ADDRESS: P.O. Box 517, Annapolis Junction, MD 20701

PHONE: 301-490-4289

CONTRACTOR CERTIFIED FOR BAT INSTALLATION:

MDE

MANUFACTURER:

Norweco

PROPERTY OWNER: Christopher and Jessica Lea

EMAIL: _____

OWNER ADDRESS: 11320 Liberty Street, Fulton, MD 20759

PHONE: _____

BAT UNIT MODEL: Norweco TNTLP 750

PUMP SIZE: WE03M

PUMP TANK CAPACITY: 2000

OPERATION & MAINTENANCE AGREEMENT

DATE SIGNED: 8/23/23

DATE RECORDED: 10/2/23

DISTRIBUTION SYSTEM: GRAVITY

PRESSURE DOSED

BEDROOMS: 6

APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>156.25</u>	INLET DEPTH: <u>2.5</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>11</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4</u>
LOCATION:	PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND BAT UNIT LOCATION MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.	
NOTES:	Install 4 39.1ft of trench	

ISSUED BY: [Signature]

ISSUE DATE: 5/14/2024

EXPIRATION DATE: 5/14/2025

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 24002261

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

See Separate sheet for as-built

7/24/24 Installer on site. Inspected D-box and connections to trenches.
OK to backfill (MB/SP)

TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	2.5'	6.5'-8'
NUMBER OF TRENCHES		4
TOTAL LENGTH		762'
ABSORPTION AREA		486 ft. ²
DISTRIBUTION BOX LEVEL		—
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		Yes

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL	Yes
MANUFACTURER	Norweco
CAPACITY	750 GAL
SEAM LOC	Top
TANK LID DEPTH	1.5'-2'
BAFFLES	Transfer port / Blackwater System
BAFFLE FILTER	—
MANHOLE LOC	Front Middle port
6" PORT LOC	—
WATERTIGHT TEST	—
SLOTTED	Yes
DATE ON LID	11-18-23
PUMP/SEPTIC TANK LEVEL	Yes
MANUFACTURER	Babylon
CAPACITY	2,000 GAL
SEAM LOC	Front/Back
TANK LID DEPTH	3'
BAFFLES	No
BAFFLE FILTER	—
MANHOLE LOC	Top
6" PORT LOC	—
WATERTIGHT TEST	—
SLOTTED	—
DATE ON LID	6-17-24

ROAD NAME

PRE-CONSTRUCTION:

7/18/2024 - Installer on site. Final sternal per plan. FM will be installed inside the
sanitary out of house not exposed. SDA sternal. Trenches sternal, 1' deep
@ 40' & on contour. (SP/MD)

INSTALLATION: 7/19/2024 - Installer on site. Working on SDA (SP/MD)

7/22/2024 - Installer on site. Lower left trench depth only 6 1/2' deep. All other trenches at 8' verified at
observation ports. Trench inlets at 2 1/2'. Trench length according to plan. Distances between trenches
according to plan. Stone OK. OK to backfill all trenches (MB/SP)

7/23/2024 - Installer on site. Pump tank installed. Installer waiting for septic tank to arrive. Will return (MB/SP)

7/23/2024 - Installer on site. Norweco tank installed. 2.5' of cover on tank. Waited on site while
front line connected to tanks. A definite fall OR to backfill. Front line bedded w/ 57 stone (MB/SP)

7/24/24 Installer on site. FM sleeved 3' out from tank. Inspected FM to D-box. (SP/MD) 12/18/24 Pump and alarm test
completed. Control panel is installed 30" above grade. Pump and alarm are on separate breakers. High water alarm working. pump is working. (MB/SP)

FINAL INSPECTOR M. Burns

DATE OF APPROVAL 12/18/24



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

NORWECO CERTIFICATION

PROPERTY OWNER: CHRISTOPHER LEE	INSTALLATION COMPANY: HATFIELD
ADDRESS: 8220 WHITE PINE CT	CERTIFIED INSTALLER: TODD TRACEY
CITY, ZIPCODE & COUNTY: FULTON, 20759, HOWARD	PERMIT#
SIZE OF SYSTEM INSTALLED:	DATE INSTALLED:5-23-24
750 GPD CONCRETE	START-UP DATE: 12-14-24
NUMBER OF BEDROOMS:	DATE OF FINAL INSPECTION:
TYPE OF INSTALLATION: NEW	DATE OF ELECTRICAL INSPECTION:
ELECTRICAL WIRING PER ELECTRICAL INSTRUCTIONS: YES	TANK LEVEL: YES
HT. OF CONTROL PANEL ABOVE FINAL GRADE: 24"	BURIAL DEPTH OF TANK: 28"
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): 12"	VENTED LID(S) ON AERATION CHAMBER(S): YES
FEMALE PLUG(S) WIRED TO UF WIRE: YES	ANY GROUND SETTLING AROUND TANK:
CONDUIT(S) ENTERING AERATION RISER MADE WITH A WATERTIGHT CONNECTION: YES	NO
ISTHE 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

Dec 14, 2024

Signature of BRP Representative

Vice-President

Date

10/2/2024 (M)



10/2/2024 (18)



Clerk of the Circuit Court for
Howard County

9250 Judicial Way
Ellicott City, MD 21043
410-313-2111

LR - Agreement Recording Fee
1x 20.00 20.00

Name: Lee
Ref: 25

LR - Agreement Surcharge
1x 40.00 40.00

SubTotal: 60.00
Total: 60.00

CRD-Credit 60.00
Credit Card Confirmation : 802053

10/02/2023 09:35

CC13-G10

#17598999/495/4

~ Thank you for visiting us today ~

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

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

THIS AGREEMENT is made this 8th day of August, 2023, among Jessica Lee and Christopher Lee, hereinafter collectively referred to as "Owner", and the Howard County Health Department hereinafter referred to as the "County".

WHEREAS, Owner is the owner or contract owner of a parcel of land located at 8220 White Pine Court, Fulton MD 20759, in the 5th Election District of Howard County, Maryland, and the deed and subdivision plat of the property is recorded among the Land Records of Howard County, Maryland, Tax Map # 0046, Block # , Parcel # 337, Deed Reference # 21912/287 and Tax Account # 5603726 ("the Property").

WHEREAS, The Property is suitable for the installation of a conventional on-site sewage disposal system with an advanced pre-treatment system, utilizing best available technology to perform nitrogen reduction, in accordance with the Code of Maryland Regulations 26.04.02.07, effective November 24, 2016. The pre-treatment device being installed is Norweco TNTLP-750.

NOW, THEREFORE, the parties hereto agree as follows:

A. Owner hereby grants to the County the right to enter upon the Property at any reasonable time with prior notice for access to the system to make periodic inspections and the Owner agrees to provide any information and data in Owner's possession reasonably requested and needed by the County.

B. Owner acknowledges and agrees 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 Owner will devote reasonable care and effort to the operation and maintenance of the system in perpetuity or until a public sewer connection is made so that a system malfunction is not the result of poor maintenance, faulty operation, or neglect.

D. The Owner agrees to enter into a contract reasonably acceptable to the Owner and the County with a private entity to operate and maintain on a regularly scheduled basis an approved advanced pre-treatment system. The owner 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 Property 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 Property that the system shall require maintenance or other attention. Upon taking title to the Property, 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.

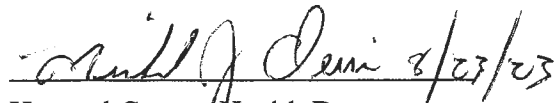
G. This agreement may be voided at any time at the discretion of the County.

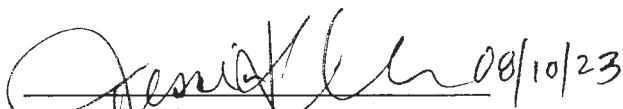
H. This agreement contains the entire agreement and understanding between the County and the Owner. There are no additional terms other than as contained in this agreement. This agreement may not be modified, except in writing signed by each of the parties or by their authorized representatives.

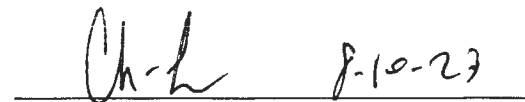
I. The laws of the State of Maryland govern the provisions of all transactions pursuant to this agreement.

J. 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 this agreement on the date indicated above.

 8/23/23
Howard County Health Department

 08/10/23
Owner #1 Signature Date
Jessica Lee
Owner #1 Print Name

 8-10-23
Owner#2 Signature Date
Christopher Lee
Owner #2 Print Name

Buyer #1 Signature Date

Buyer #2 Signature Date

Buyer #1 Print Name

Buyer #2 Print Name

On Fri, Jul 21, 2023 at 1:29 PM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Kristy:

This does seem challenging. The initial and replacement systems look pretty close to each other. Is there anyway to maximize the spacing between them? I see where the distribution box is placed. Can you show the 4" lines running to all the trenches on the layout?

Thanks,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

(410) 313 - 1786

www.hchealth.org

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From: Kristy Pierce <kpierce@glwpa.com>
Sent: Thursday, July 20, 2023 2:52 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: Fulton Hill_8220 White Pine Court

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good afternoon Hank,

It was a bear trying layout these trenches and we went out and got some as-built (as-built shots shown in red) of the existing topo in this SDA to get a true drainage pattern. The attached show the trench layout for all 3 systems at a 0.8 application rate. We are thinking to use the purple trenches as the initial system, what are your thoughts?

Thanks,

Kristy Pierce

Sr. Planner



3909 National Drive, Suite 250 | Burtonsville, MD 20866

PH: 301-421-4024 | PH (Baltimore): 410-880-1820

PH (Northern VA): 301-989-2524 | FAX: 301-421-4186

Check out our new website: WWW.GLWPA.COM

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On Tue, Jul 18, 2023 at 1:37 PM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Kristy:

I am referring to the tip of the SDA near test hole P-5. On the BAT plan, the SDA is 21 feet to the property line (see attachment). On the perc cert plan, the distance is about 50 feet. I'm fine with the location of the initial system, but the rate should be 0.8. However, if you wanted to move the initial system to get 1.2 rate, that would be fine too. Thanks for pointing out the note about the swale. That should be fine.

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On Mon, Jul 24, 2023 at 8:45 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Kristy:

Good morning. I consulted with the Assistant Director (Jeff W.) on this. In general, the system layout is fine. He did mention that he would prefer it if all 4 trenches weren't stacked up on one side, but more like this (see below).

T1 _____ T2 _____

T3 _____ T4 _____

Let me know if you have any questions.

Thank you,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Bureau of Environmental Health

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

(410) 313 - 1786

www.hchealth.org

Silvast, Zackary

From: Silvast, Zackary
Sent: Friday, August 18, 2023 1:09 PM
To: jasmine@muellerhomes.com
Cc: irs.chris@gmail.com; jessicanadian@yahoo.com; pauljr@muellerhomes.com; Davis, Michael J
Subject: regarding BAT O&M Agreement for 8220 White Pine Court

Hello everyone,

I am sending this e-mail today because the agreement form, although signed by the homeowners, is incomplete. We tried our best to find the deed reference number and TAXID but unfortunately could not help in this instance. We are throwing the responsibility back on the involved parties and maybe ask your hired engineer at GLW to help locate the missing information if no one else can provide.

At this time, my director cannot sign the agreement as is. Thank you.

- ZS

Zack Silvast (LEHS)

Plan Review Supervisor - Water & Sewer Division

410-313-1777

Environmental Health Bureau
Howard County Health Department



3909 National Drive, Suite 250 | Burtonsville, MD 20866
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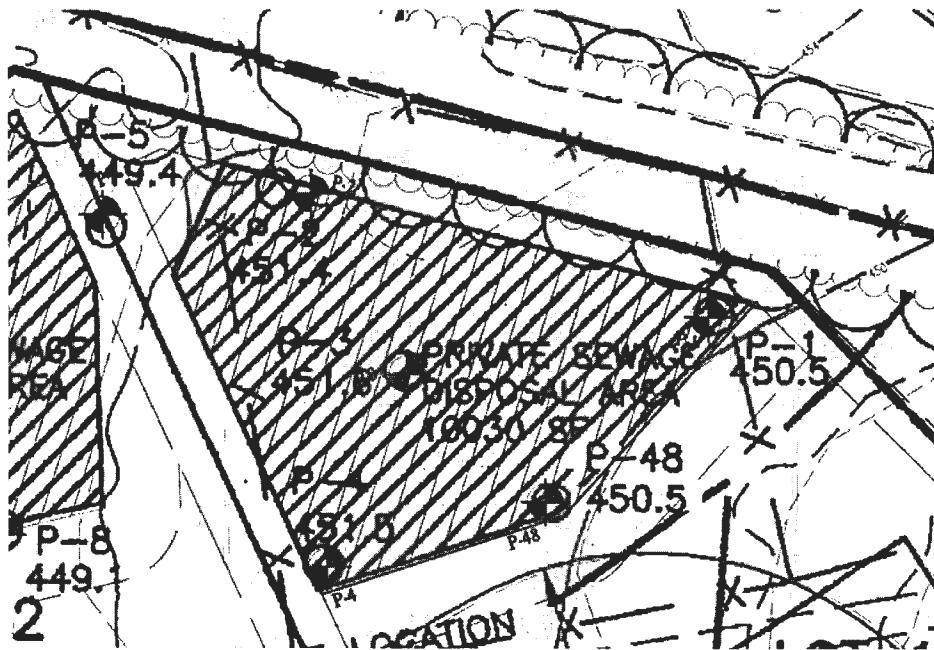
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On Mon, Jul 17, 2023 at 11:08 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Kristy:

Good morning. The BAT Plan for 8220 White Pine Court has been reviewed with the following comments:

1. The portion of the SDA on the BAT Plan near test hole P-5 does not match up w/ the area on the perc cert plan (see attachment). Below is an overlay of the perc plan pdf that you sent and what we have shown as the SDA (red line). The SDA lines up, however the contours are a little different. Is this what you are referring too?....Our contours came from the F-18-047.



2. Add perc test hole P-3 to plan. Ok.
3. The initial system specs were meant for the area near test holes P-4 and P-48. Do you want us to move the initial system down here close to P-4 and P-48? or keep it up by P-2 and use an application rate of 0.8?

Oswald, Hank

From: Oswald, Hank
Sent: Monday, July 17, 2023 11:08 AM
To: Kristy Pierce (kpierce@glwpa.com)
Subject: Fulton Hill_8220 White Pine Court
Attachments: Perc Cert_Lot 1.pdf; O&M agreement 4.23.18.pdf

Hi Kristy:

Good morning. The BAT Plan for 8220 White Pine Court has been reviewed with the following comments:

1. The portion of the SDA on the BAT Plan near test hole P-5 does not match up w/ the area on the perc cert plan (see attachment).
2. Add perc test hole P-3 to plan.
3. The initial system specs were meant for the area near test holes P-4 and P-48.
4. Make trenches more on contour. For example, Trench #1 could be more on contour with Elevation # 452, and the trench near test hole P-1 could be more on contour w/ Elevation #450, and placed closer to the edge of the SDA.
5. It appears from the BAT plan that a swale is being proposed near the SDA. Please note, the setback distance from a swale to SDA is 25 feet.
6. Friendly Reminder – We'll need the O & M agreement signed and recorded prior to the release of the septic permit.

Should you have any questions or concerns, please don't hesitate to contact me.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
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Oswald, Hank

From: Wolf, Kevin
Sent: Tuesday, July 25, 2023 8:15 AM
To: Oswald, Hank
Subject: RE: Fulton Hill_8220 White Pine Court

Yea this looks better, assuming the loading rates are pretty consistent?

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, July 25, 2023 7:27 AM
To: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: FW: Fulton Hill_8220 White Pine Court

Hey Kevin:

Good morning. I suggested to the engineer about redesigning the trench layout, so they weren't stacked up along one side of the SDA. What do you think about the piping layout from the d-box to the trenches? Is this doable?

Thanks,

Hank

From: Kristy Pierce <kpierce@glwpa.com>
Sent: Monday, July 24, 2023 2:24 PM
To: Oswald, Hank <hoswald@howardcountymd.gov>
Subject: Re: Fulton Hill_8220 White Pine Court

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hank, I was able to get the initial system to work without having all 4 stacked up on one side, see attached.

Kristy Pierce
Sr. Planner



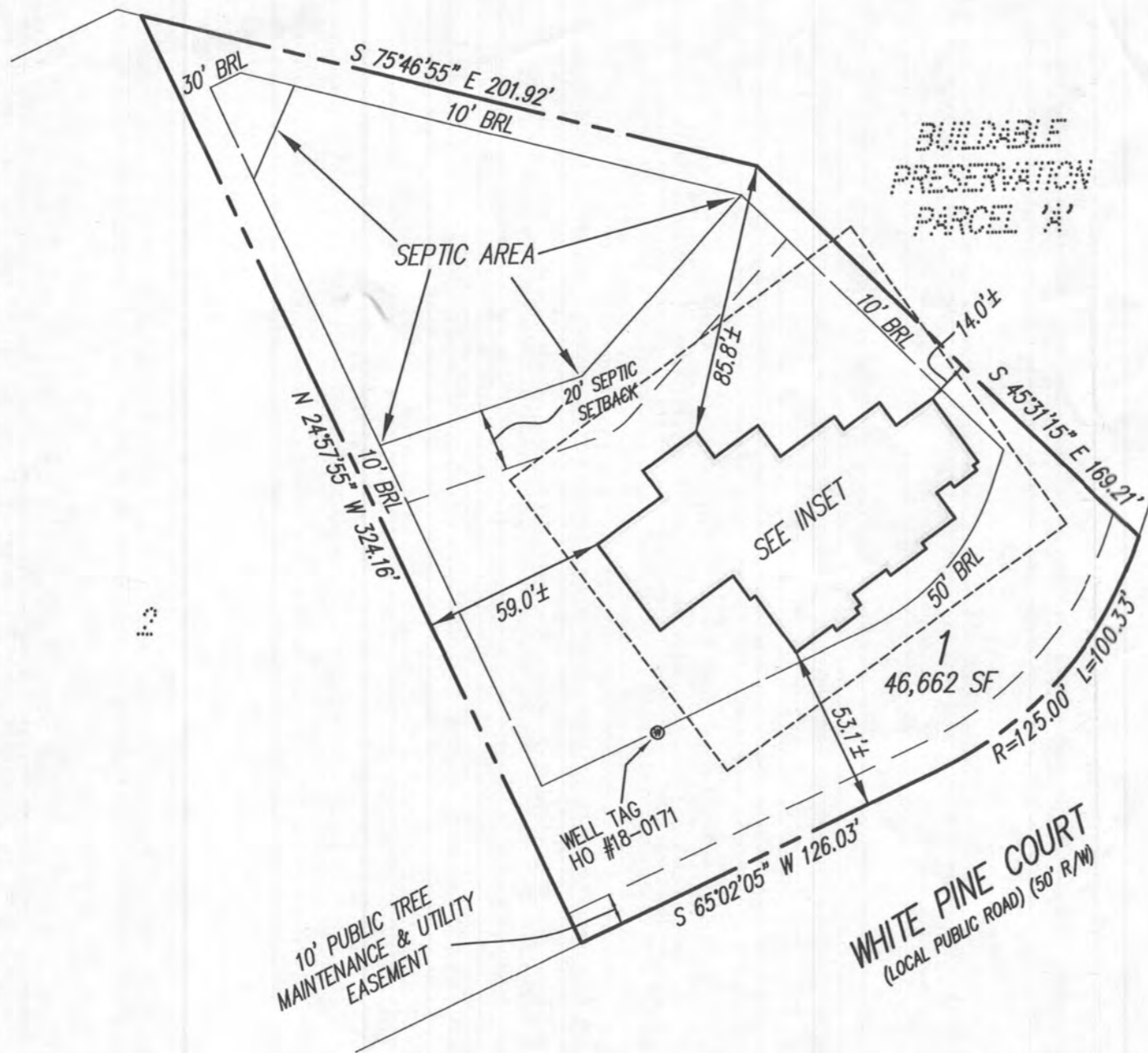
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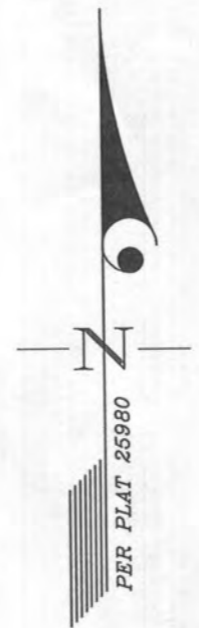
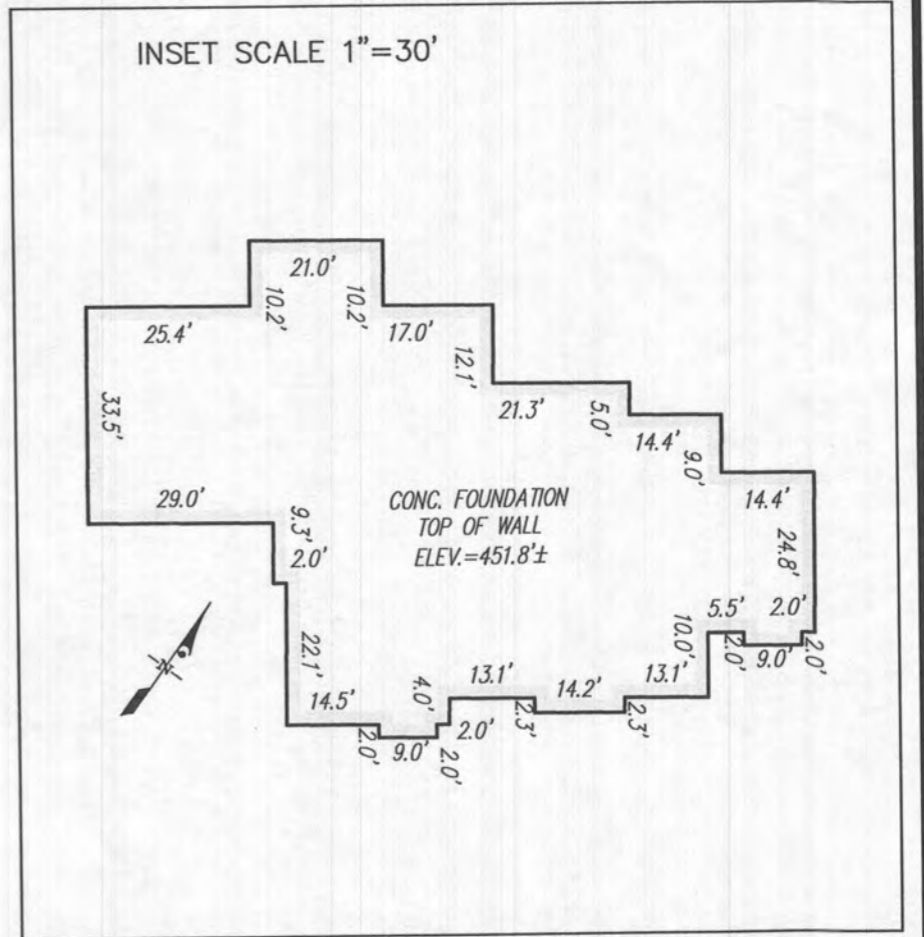
On Mon, Jul 24, 2023 at 8:45 AM Oswald, Hank <hoswald@howardcountymd.gov> wrote:

S:\Survey Drawings\WALLCHECK\FULTON HILL-23008\WCK\23008WCK-1.dwg, 3/1/2024 10:50:49 AM, billk, 1:1



NOTES:
 THIS WALLCHECK WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, AND RESTRICTIONS, ETC. OF RECORD, SOME OR ALL OF WHICH MAY OR MAY NOT BE SHOWN AND/OR REFERENCED HEREON. BEARINGS AND DISTANCES OF THE PROPERTY BOUNDARY LINES SHOWN HEREON ARE PER AVAILABLE RECORDS AND HAVE NOT BEEN FIELD VERIFIED.
 THIS IS **NOT** A "LOCATION DRAWING" AND IS NOT TO BE USED FOR SETTLEMENT PURPOSES.

THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 24027C0145D, EFFECTIVE DATE NOVEMBER 6, 2013.
 BUILDING SETBACKS (B.R.L.'S) SHOWN HEREON PER PLAT 25980.
 SETBACK DISTANCES SHOWN HEREON ARE TO THE OUTERMOST FACE OF THE FOUNDATION WALLS AND HAVE AN ACCURACY OF ± 0.1' FOOT.



* At time of septic install make sure original grade matches approved OSDS so tank install does not exceed 3' depth. *gjb*

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO:
 'MUELLER HOMES.'

THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE POSITION OF THIS BUILDING FOUNDATION HAS BEEN ESTABLISHED BY ACCEPTED FIELD PRACTICES.

[Signature] 3/4/2024
 For Gutschick, Little and Weber, P.A.
 Thomas C. O'Connor, Jr.,
 Professional Land Surveyor, No. 10954 (EXP. DATE: 07/03/2024)

Approved
WC
gjb 3/28/24

THIS WALLCHECK IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE SURVEYOR.

	DES.	PREPARED FOR:
	DRN. WDK	MUELLER HOMES
	CHK.	7520 MAIN ST. SUITE 201 SYKESVILLE, MD 21784

WALLCHECK (SPECIAL PURPOSE SURVEY)	
FULTON HILL	
LOT 1 8220 WHITE PINE COURT	
HOWARD COUNTY, MARYLAND	
DATE OF LATEST FIELD WORK: 02/29/2024	G.L.W. FILE No. 23008
REFERENCE: PLAT No.: 25980	SCALE: 1"=50'

BOOK: 21912 PAGE: 287

Howard Cty Circuit Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$2,875.00
TOTAL \$2,935.00
WAR LP
Mar 20, 2023 08:37 am

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by DS 03/17/2023 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

After Recording, Return To:
Christopher Lee and Jessica Lee
8217 Front Loop
Rockville, MD 20855

03/17/2023 12:33 PM DS
Parcel Number: 603726
Doc Type: Deed Simple
Consideration Amount: \$575,000.00
Recording Tax \$2,875.00
City Transfer Tax \$7,187.50
Property Tax \$3,343.11

LAKESIDE TITLE COMPANY

File No. MD76081-BLD
Tax ID # 05-603726
Insurer: First American Title Insurance Company
Property Address: 8500 White Pine Court, Fulton, MD 20759

THIS DEED, made this 10th day of **March, 2023**, by and between **OCR Development, LLC**, a limited liability company of the State of Maryland, **GRANTOR**, and **Christopher Lee and Jessica Lee**, **GRANTEES**.

WITNESSETH, That for and in consideration of the sum of **Five Hundred Seventy Five Thousand Dollars and No Cents (\$575,000.00)**, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said **Christopher Lee and Jessica Lee, as tenants by the entirety, their assigns, and unto the survivor of them, and the survivor's personal representatives and assigns**, in fee simple, all that certain lot of ground lying and being situate in the County of Howard, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 1 as shown on the plats entitled "FULTON HILL, LOTS 1-8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE BULK PARCEL B", which plats are recorded among the Land Records of Howard County, Maryland as Plat Nos. 25976 thru 25980.

BEING a portion of that property, which by Deed dated July 22, 2019, and recorded among the Land Records of Howard County in Liber 18784 at folio 442, was granted and conveyed by Evergreen Stables Farm, LLC, unto OCR Development, LLC.

TOGETHER WITH the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL MECHANICAL CODE (NMC), THE NATIONAL PLUMBING CODE (NPC), AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND SURVEY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND SURVEY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND SURVEY INFORMATION.

ELIE BEN ARCHITECTURE
 5435 WISCONSIN AVE
 #600
 CHEVY CHASE, MD 20815
 (202) 860-7050

MUELLER HOMES

LEE RESIDENCE
 LOT 1
 8820 WHITE PINE COURT
 FULTON, MD. 20759

LOWER LEVEL PLAN

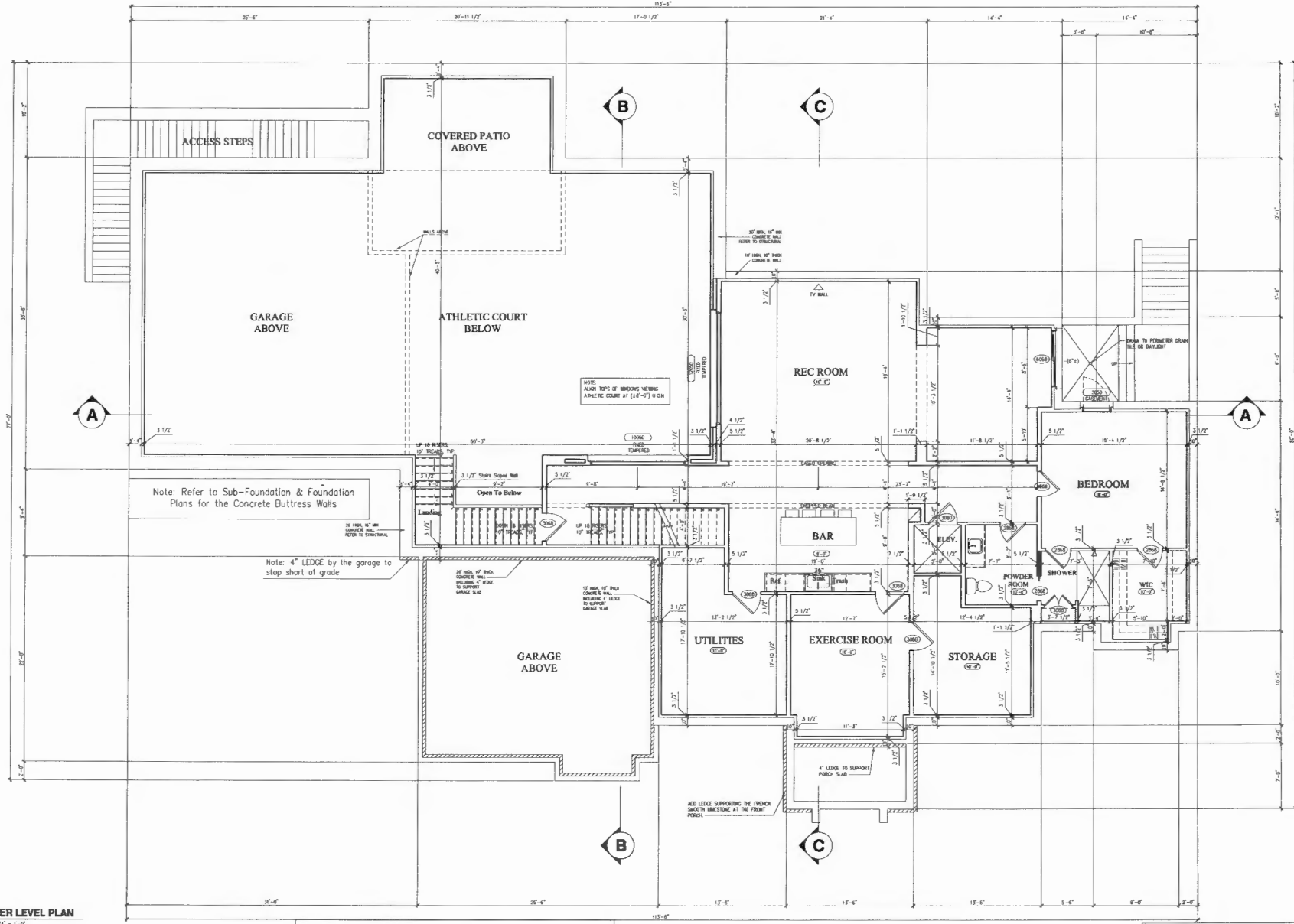


DRAWN BY:
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DATE:

REVISIONS

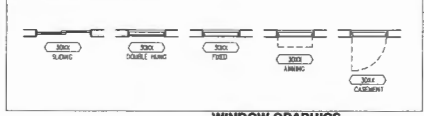
A002



LOWER LEVEL PLAN
 SCALE: 1/4" = 1'-0"



DIMENSIONS ARE SHOWN AS ROUGH FRAMING (FRAME TO FRAME), AND THEY ARE TO THE CENTERLINE OF WINDOWS.



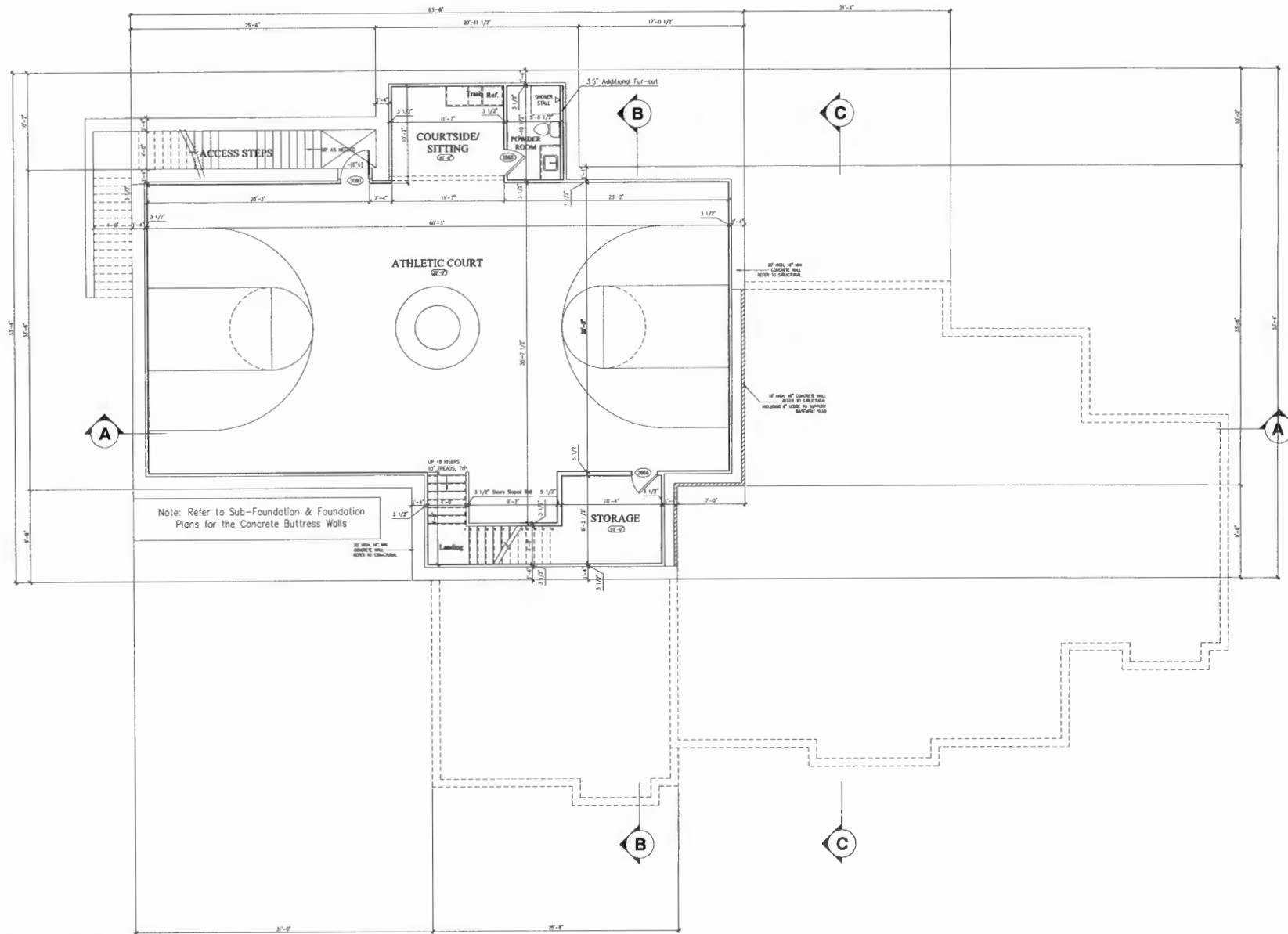
WINDOW GRAPHICS
 SCALE: 1/8" = 1'-0"

Note: Refer to Framing Plans for the Location & specification of posts and columns.

Professional Certification:
 I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, License Number 1935C, Expiration Date 05/24/2025.



Digitally signed by
 Maryam Tabrizchi
 Date: 2023.08.11
 16:03:20 -0400'

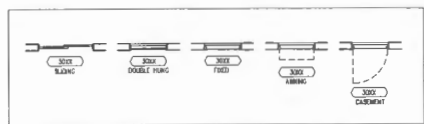


Note: Refer to Sub-Foundation & Foundation Plans for the Concrete Buttress Walls

ATHLETIC COURT LEVEL PLAN
SCALE 1/8" = 1'-0"



DIMENSIONS ARE SHOWN AS ROUGH FRAMING (FRAME TO FRAME), AND THEY ARE TO THE CENTERLINE OF WINDOWS.



WINDOW GRAPHICS
SCALE 1/8" = 1'-0"



Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of the state of Maryland, License Number 10956, Expiration Date 05/26/2025.



Digitally signed by
Maryam Tabrizchi
Date: 2023.08.11
16:02:56 -0400'

ALL MATERIALS, SUCH AS FRAMES, ROOFING, INSULATION, CONCRETE, SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

ELIE BEN ARCHITECTURE
5425 WISCONSIN AVE
#600
CHEVY CHASE, MD 20815
(202) 860-7050

MUELLER HOMES

LEE RESIDENCE
LOT 1
8200 WARE FIRE COURT
FULTON, MD 20759

ATHLETIC COURT LEVEL PLAN

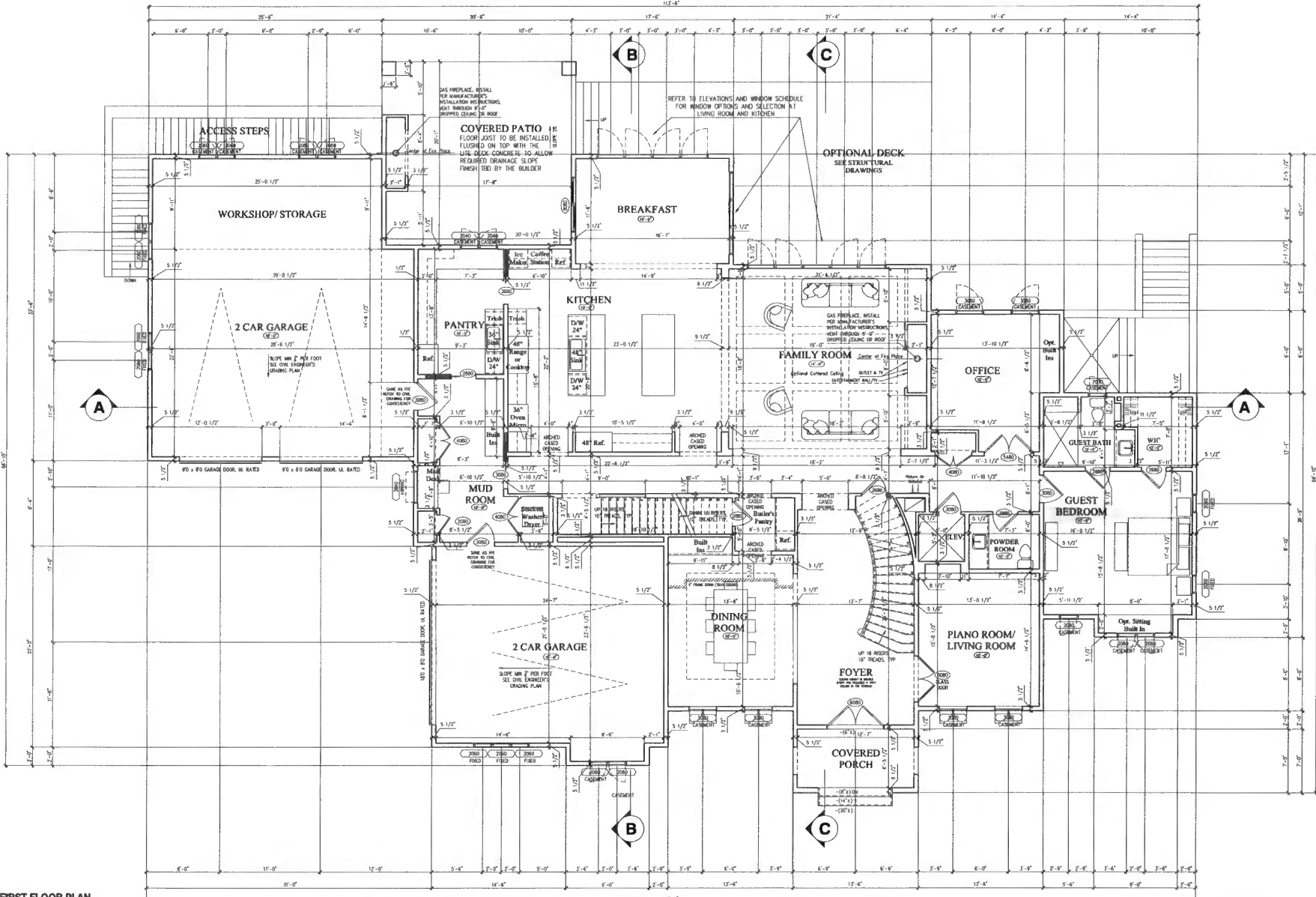


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M T

DATE:
08/11/2023

REVISIONS

A001



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



DIMENSIONS ARE SHOWN AS ROUGH FRAMING (FRAME TO FRAME), AND THEY ARE TO THE CENTERLINE OF WINDOWS.



WINDOW GRAPHICS
SCALE 1/8" = 1'-0"



Note: Refer to Framing Plans for the Location & specification of posts and columns.

Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, License Number 13056, Expiration Date 05/21/2025.



Digitally signed by
Maryam Tabatzchi
Date: 2023.08.11
16:03:55 -0400

THIS ARCHITECTURAL PLAN, SPECIFICATIONS, CONTRACT DOCUMENTS, AND ALL OTHER DOCUMENTS HEREOF, SHALL BE THE PROPERTY OF ELIE BEN ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ELIE BEN ARCHITECTURE. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO LEGAL ACTION.

ELIE BEN ARCHITECTURE
8425 WISCONSIN AVE
#600
DUEVY CHASE, MD 20815
(301) 860-7050

MUELLER HOMES

LEE RESIDENCE
LOT 1
8820 WHITE PINE COURT
FULTON, MD. 20759

FIRST FLOOR PLAN



DRAWN BY:
M T

DATE:
08/11/2023

REVISIONS

NO.	DATE	DESCRIPTION

A003

