



Building Permit Application

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

Date Received: 2/5/16

Permit No.: B16000369

Building Address: 11977 FREEDOM ROAD
 City: FELICITY CITY State: MD. Zip Code: 21032
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: MULTI PROPERTY
 Section: _____ Area: _____ Lot: 2
 Tax Map: 16 Parcel: 316 Grid: _____
 Zoning: RR-DEO Map Coordinates: _____ Lot Size: 3.291 AC

Existing Use: VACANT LOT
 Proposed Use: SINGLE FAMILY HOME
 Estimated Construction Cost: \$ 400,000
 Description of Work: POF - CHAPEL HILL II w/ SDRM
MURR RM, 4' BAN RM EXT, SET BAN w/ COVERED PORCH
2 STORY FULL BATH, 10R, SFB, 1 BR, FPA GARAGE (2CAR)
 Occupant or Tenant: N/A
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: HENRY JOHNSON
 Address: 5689 DENNETT CT.
 City: Mt Airy State: MD. Zip Code: 21771
 Phone: _____ Fax: _____
 Email: HJOHNSON@NURINC.COM
(301) 466-1855
 Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: OWNER
 Contact Person: OWNER
 Address: _____
 City: _____ State: _____ Zip Code: _____
 License No.: _____
 Phone: 301-466-1855 Fax: _____
 Email: HJOHNSON@NURINC.COM

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor: <u>60'</u>	<u>54'</u>
Area of construction (sq. ft.):	2 nd floor: <u>60'</u>	<u>54'</u>
Use group:	Basement: <u>60"</u>	<u>54'</u>
Construction type:	<input checked="" type="checkbox"/> Finished Basement w/ HO + MR.	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Crawl Space	
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>5</u>	
<input type="checkbox"/> State Certified Modular	Multi-family Dwelling	
<input type="checkbox"/> Roadside Tree Project Permit	No. of efficiency units:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of 1 BR units:	
Roadside Tree Project Permit #	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
	Footings:	
	Roof:	
	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	<u>G16000025</u>
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: _____
 Email Address: HJOHNSON@NURINC.COM
 Title/Company: OWNER.

Print Name: HENRY JOHNSON
 Date: 1-27-16

RECEIVED
 FEB 05 2016
 LICENSES & PERMITS DIVISION

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

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>3/10/16</u>	<u>H. Oswald</u>

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

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

Filing Fee	\$ <u>100.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# <u>2081</u>

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



Building Permit Application

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

Date Received: _____

Permit No.: B16001797

Building Address: 11977 Freedom Blvd
 City: Shiloh State: MD Zip Code: 21092
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Mulino Properties
 Section: _____ Area: _____ Lot: 2
 Tax Map: 110 Parcel: 816 Grid: 13
 Zoning: _____ Map Coordinates: _____ Lot Size: 3790

Existing Use: SDP
 Proposed Use: SDP
 Estimated Construction Cost: \$ 12,500
 Description of Work: 105' x 11' x 12' x 13' x 14' x 15' x 16' x 17' x 18' x 19' x 20' x 21' x 22' x 23' x 24' x 25' x 26' x 27' x 28' x 29' x 30' x 31' x 32' x 33' x 34' x 35' x 36' x 37' x 38' x 39' x 40' x 41' x 42' x 43' x 44' x 45' x 46' x 47' x 48' x 49' x 50' x 51' x 52' x 53' x 54' x 55' x 56' x 57' x 58' x 59' x 60' x 61' x 62' x 63' x 64' x 65' x 66' x 67' x 68' x 69' x 70' x 71' x 72' x 73' x 74' x 75' x 76' x 77' x 78' x 79' x 80' x 81' x 82' x 83' x 84' x 85' x 86' x 87' x 88' x 89' x 90' x 91' x 92' x 93' x 94' x 95' x 96' x 97' x 98' x 99' x 100'
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: 11977 Freedom Blvd
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: Howard County
 Address: 3430 Court House Drive
 City: Shiloh State: MD Zip Code: 21092
 Phone: _____ Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: Freedom
 Address: 11977 Freedom Blvd
 City: Shiloh State: MD Zip Code: 21092
 Phone: 410-313-2455 Fax: _____
 Email: permits@howardcountymd.gov

Contractor Company: Team Air
 Contact Person: D. J. ...
 Address: 1500 ...
 City: Shiloh State: MD Zip Code: 21092
 License No.: 21215
 Phone: 410-313-2455 Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: 11977 Freedom Blvd
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 st floor:	
	2 nd floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
Construction type:	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	Multi-family Dwelling	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Heating System	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
Sprinkler System:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number:	
Building Shell Permit Number:	

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Applicant's Signature: _____
 Email Address: permits@howardcountymd.gov
 Title/Company: Permit

Print Name: Howard County
 Date: 4/22/16

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

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>5/11/2016</u>	<u>Paul ...</u>

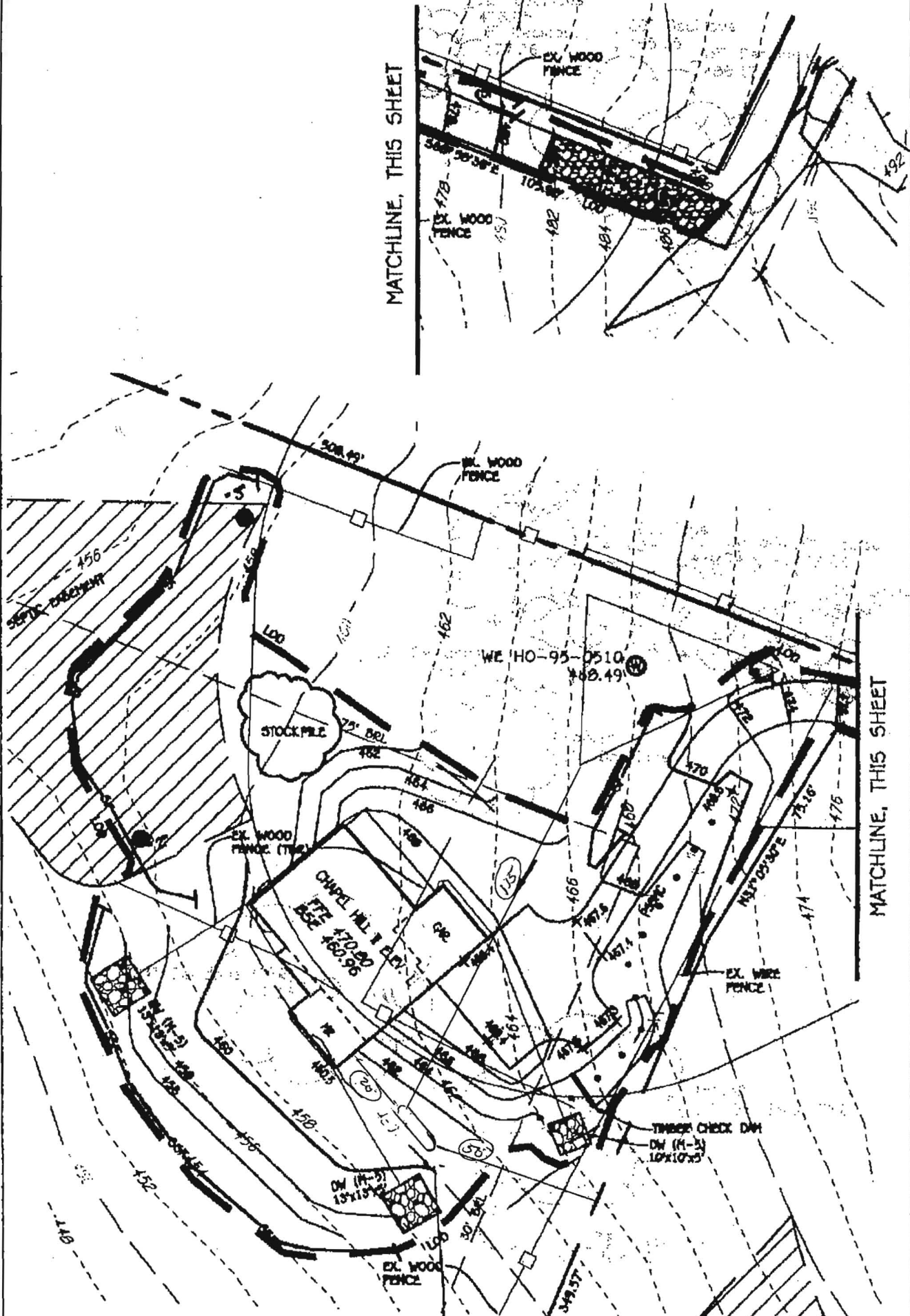
Is Sediment Control approval required for issuance? Yes No
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Front:
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Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? 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

Filing Fee	\$
Permit Fee	\$ <u>11,500</u>
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	#

MATCHLINE, THIS SHEET

MATCHLINE, THIS SHEET



NOTE: FOR LOCATION OF TEMPORARY STONE OUTLET STRUCTURE, SEE GRADING PLAN (GP-16-037).

*LPTANK
20' OFF End of H-3
PERMIT PLAN*

OWNER
HENRY JOHNSON
5609 DEMITT COURT
MOUNT AIRY, MARYLAND 21771
301-466-1055

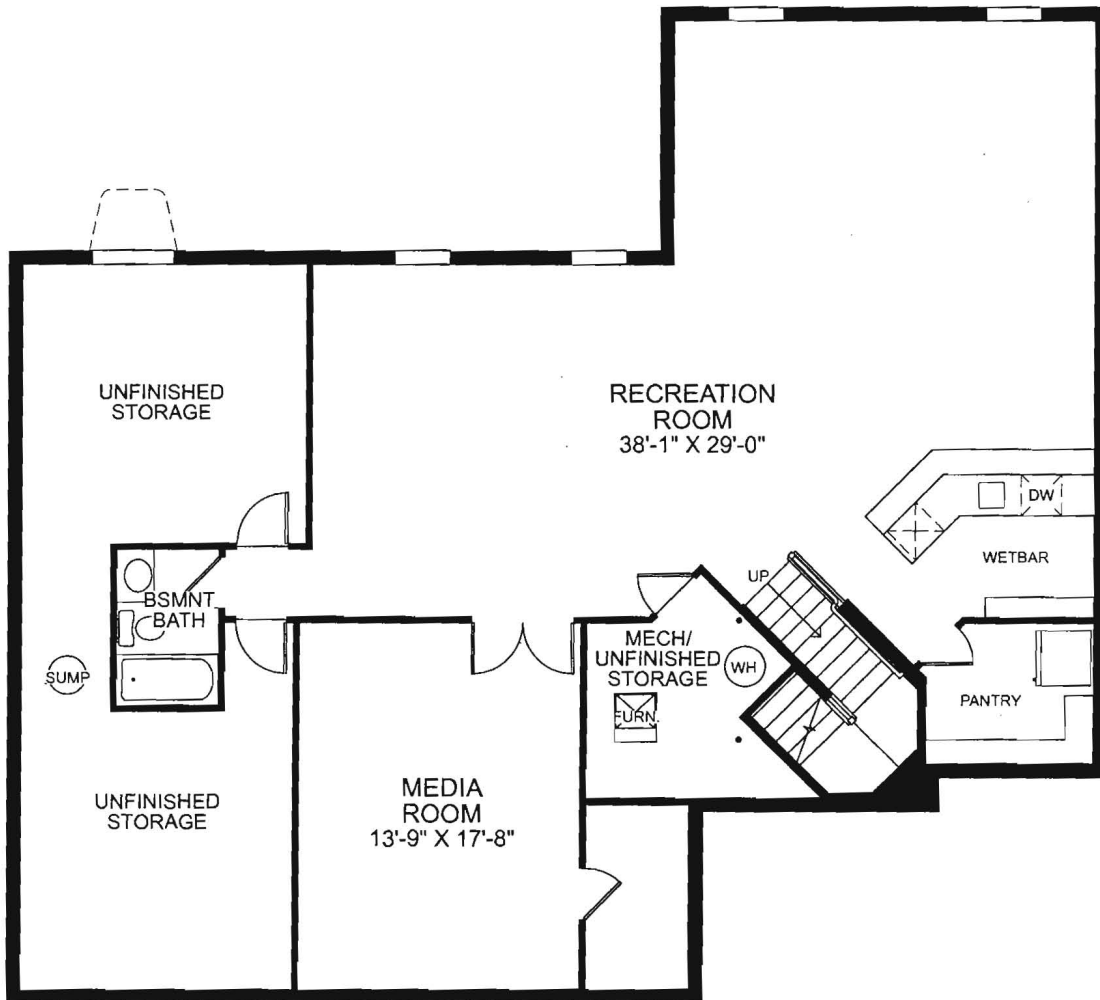
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE INC. - 1420 BALTIMORE FEDERAL PKZ
BELLICOIT CITY, MARYLAND 21104
(410) 481-8883

MULLIN PROPERTY,
LOT 2
11977 FREDERICK ROAD
ZONING: RR-060
TAX MAP No. 18 PARCEL No. 316
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=40'
DATE: JANUARY, 2016

*Approved for BP B1001777
5/4/2016 Rod Johnson*

Chapel Hill II V02

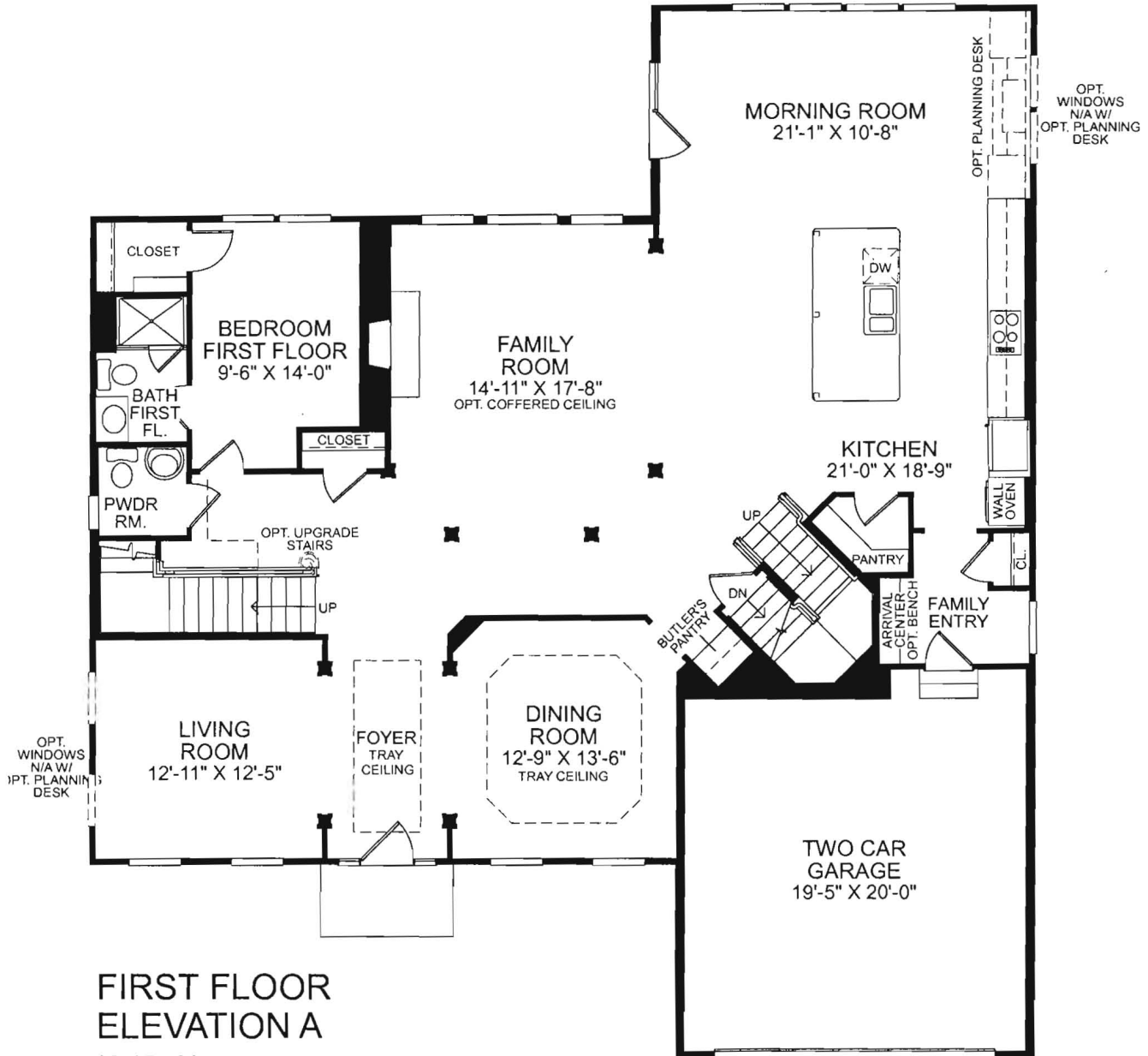
3,468 sqft., 4 Bedroom, 3 Bath, 1 Half Bath



BASEMENT
ELEVATION A

Chapel Hill II V02

3,468 sqft., 4 Bedroom, 3 Bath, 1 Half Bath



FIRST FLOOR ELEVATION A

03-15 v02

Chapel Hill II V02

3,468 sqft., 4 Bedroom, 3 Bath, 1 Half Bath



SECOND FLOOR
ELEVATION A

Chapel Hill II V02

3,468 sqft., 4 Bedroom, 3 Bath, 1 Half Bath

This floor plan has been modified to contain the following options:

**Morning Room
First Floor Bedroom
Sitting Area w/ Covered Porch
Designer Owner's Suite
Finished Basement
Media Room
Basement Bath
Wet Bar**

Oswald, Hank

From: Johnsen, Henry <HJOHNSEN@nvrinc.com>
Sent: Friday, February 12, 2016 3:21 PM
To: Oswald, Hank
Cc: 'Stephanie@fcc-eng.com' (Stephanie@fcc-eng.com) (Stephanie@fcc-eng.com)
Subject: RE: B16000369_11977 Frederick Road
Attachments: Chapel Hill 2 Brochure w- options.pdf

Thanks Hank. BAT plan should be submitted to your office early next week if not today. Steph, please confirm timing for submittal.

Hank, as far as the floorplans, how would you like those submitted? Is the attached brochure adequate?

As far as the radium testing, I was made aware of this when I met with Mr. Bricker a few months ago prior to acquiring the property.

Thanks for your help. Have a great holiday.

Henry Johnsen
Sales and Marketing Manager

C: 301-466-1855
O: 443-574-1566

hjohnsen@nvrinc.com

www.ryanhomes.com
www.myryanhome.com

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From: Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]
Sent: Friday, February 12, 2016 3:15 PM
To: Johnsen, Henry
Subject: B16000369_11977 Frederick Road

Henry Johnsen:

The following is required for review of building permit #B16000369.

- BAT Plan
- Floor Plans
- In addition to the standard well water test, a radium test is also required for this well because it's within the radium (Baltimore Gneiss) area. Should the building permit be issued prior to receiving the radium result, a written confirmation from the lot owner being aware for the need of radium testing will be required.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

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SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1	P-2	P-3	P-4	P-5
ADJACENT TO PERIMETER PROPERTIES	A	A	A	A	N/A
LANDSCAPE TYPE	A	A	A	A	N/A
LINEAR FEET OF PERIMETER	281.86 L.F.	25.91 + 342.50' = 368.41 L.F.	508.49' L.F.	847.36 L.F.	12.52 L.F.
NUMBER OF PLANTS REQUIRED	5	6	6	1	N/A
SHADE TREES	(281.86/60' = 4.7 OR 5)	(368.41/60' = 6.1 OR 6)	(508.49-150' = 358.49) (358.49/60' = 6)	(847.36/60' = 14.1 OR 14)	N/A
CREDIT FOR EXISTING VEGETATION	YES	YES	YES	NO	0
SHADE TREES					
SMALL/MEDIUM DECIDUOUS TREES (21 SUBSTITUTION)	281.86 L.F.	368.41 L.F.	150 L.F.		
NUMBER OF PLANTS PROVIDED	0	0	0	0	20
SHADE TREES					
EVERGREENS	0	0	0	0	0

Developer's/Builder's Certificate

I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Francis Mullin _____ Date _____

Mary Mullin _____ Date _____

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
20		ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B

NOTE: LANDSCAPING FOR LOT 2 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND AS SHOWN ON THIS PLAN FILED WITH HOWARD COUNTY. THE LANDSCAPE OBLIGATION FOR LOT 2 WILL BE FULFILLED BY PROVIDING 20 SHADE TREES. LANDSCAPE SURETY IN THE AMOUNT OF \$6,000.00 (300' SHADE TREE x 20 SHADE TREES) WILL BE PROVIDED AT THE TIME OF THE BUILDING / PERMIT APPLICATION.

At The Time of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Revision Are Made To The Applicable Plans.

SOILS LEGEND

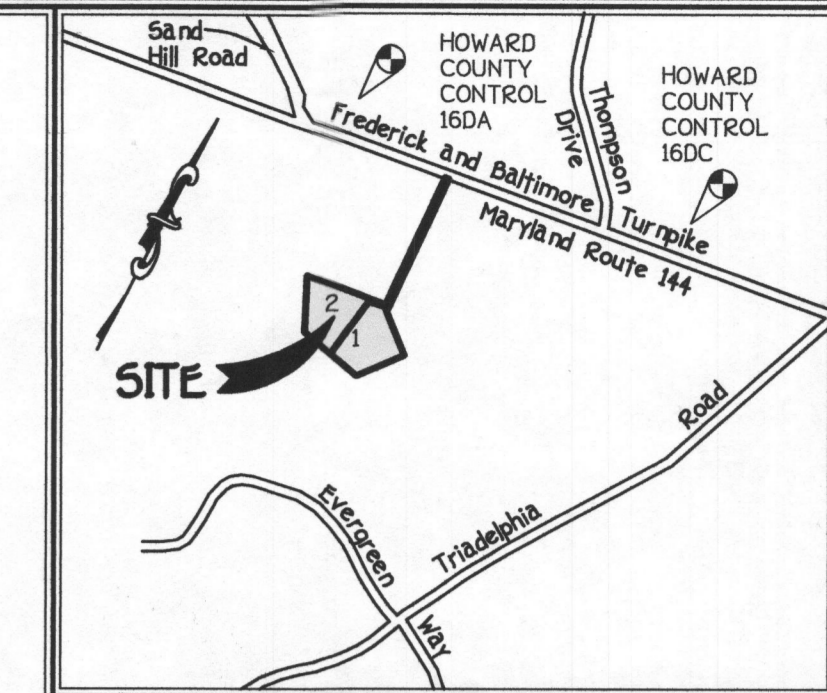
SOIL	NAME	CLASS
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
ChD2	Chester silt loam, 15 to 25 percent slopes, moderately eroded	B
MID2	Major loam, 15 to 25 percent slopes, moderately eroded	B

NOTES:

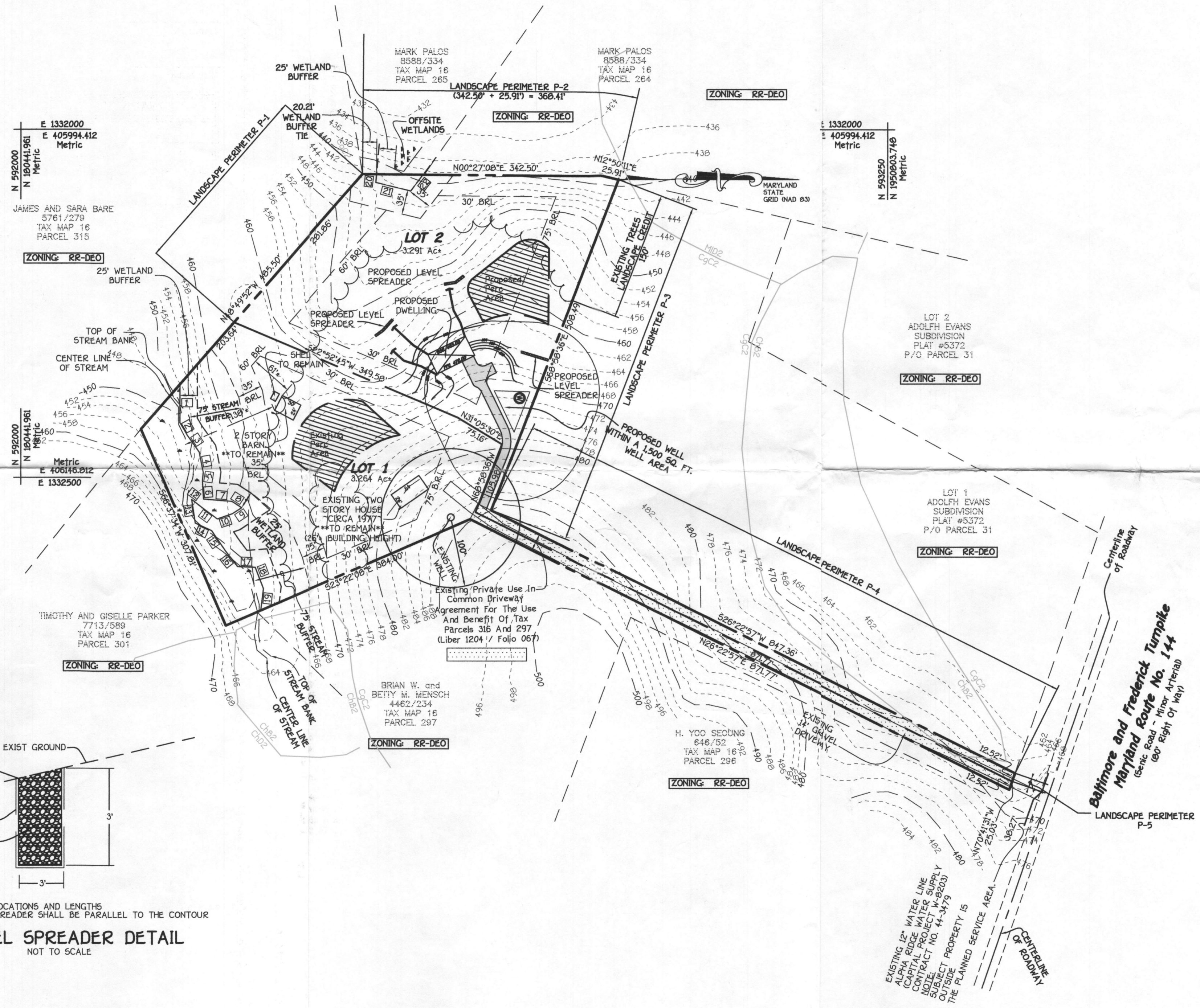
- Hydric soils and/or contains hydric inclusions
- May contain hydric inclusions
- Generally only within 100-year floodplain areas

LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- SOIL LINES AND TYPES
- NOTES PROPOSED HOUSE
- NOTES 15%-24.9% SLOPES
- NOTES 25% AND GREATER SLOPE



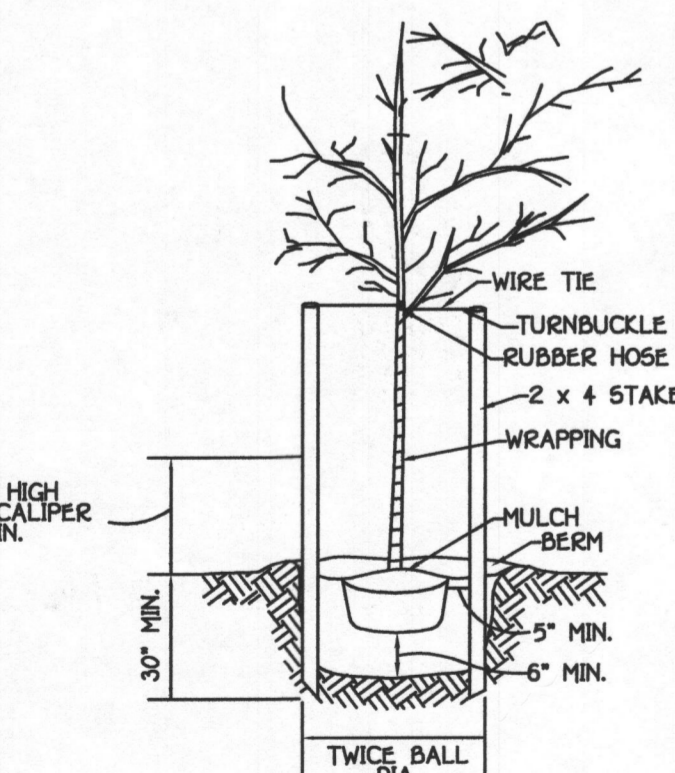
VICINITY MAP
SCALE: 1" = 1200'



General Notes:

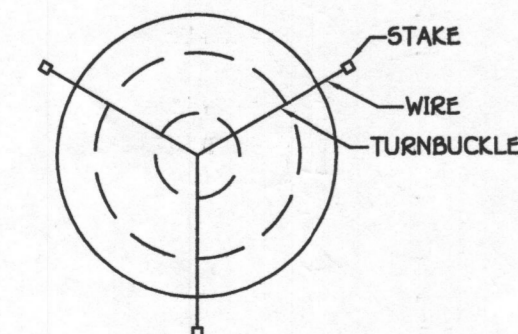
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easements. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RR-DEO Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 16DA, And No. 16DC.
Station No. 16DA: North 593.712.917 East 1.332.332.040
Station No. 16DC: North 593.095.513 East 1.333.961.777
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November 5, 1999 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag/Pipestem And The Road Right Of Way Line And Not Onto The Pipestem Lot Driveway. Driveway(s) Shall Be Provided Prior To Residential Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet (4 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1 1/2" Minimum;
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
d) Structures (Culverts/Bridges)-Capable Of Supporting 25 Gross Tons;
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway Surface;
f) Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Areas.
- All Lot Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
- Speed Study For This Site Was Prepared By The Mars Group On October, 2005.
- No Cemeteries Exist Within The Limits Of This Subdivision By Visual Observation And An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. On May 18, 2005.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- Previous Department Of Planning And Zoning File Numbers WP-05-92, WP-04-04, & F-04-05.
- There Is An Existing Dwelling/Structure(s) Located On Lot 1 Which Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Project Is Exempt From The Forest Conservation Requirements In Accordance With Section 16.120(b)(4)(vii) Of The Howard County Code. This Is A Minor Subdivision That Creates One Additional Lot Which Has No Further Subdivision Potential.
- Landscaping For Lot 2 Is On File With This Plat And Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, Lot 1 Is Exempt From The Perimeter Landscape Requirements Because Lot 1 Contains An Existing Dwelling To Remain. A Landscape Surety For Lot 2 Is Required In The Amount Of \$6,000.00 And Based On The Following Computations:
120 Shade Trees @ \$300 Per Tree = \$6,000.00
This Landscape Surety Is Posted As Part Of The Builder's Grading Permit.
- Water Quality, Volume And Groundwater Recharge Requirements For This Site Are Provided By A Private Rain Garden Facility. This Facility Has Been Designed Per Criteria By The Howard County Development Engineering Division. Management Of The Channel Protection Volume Is Not Required Since The Rate Of Runoff Generated By The 1 Year Storm Is Less Than 2.0 CFS.
- This Plat Is Subject To WP-05-92 Which The Planning Director On June 14, 2005 Approved A Request To Waive Sections 16.147(a) Requiring A Final Plan For Subdivision Of Property And To 16.120(b)(4)(vii) Requiring Environmental Features Be Located On Lots 10 Acres Or Greater, Subject To The Following Conditions:
1. The Applicant Must Record The New Deeds Of Conveyance In The Land Records Office Of Howard County, MD.
2. The Conveyance Of Land Shall Not Reduce The Minimum Lot Size Requirements Of 3 Acres (minus The Pipestem) For Parcel 301. The Future Subdivision Of Parcel 316 Into Two Building Lots Shall Require The Submission Of A Final Plat To The Department Of Planning And Zoning.
3. A 3' Environmental Setback Around All Existing Environmental Features As Applicable Shall Be Required To Be Shown On The Final Plat For The Subdivision Of Parcel 316.

GRADING FOR PLANTING ON SLOPES
NOT TO SCALE

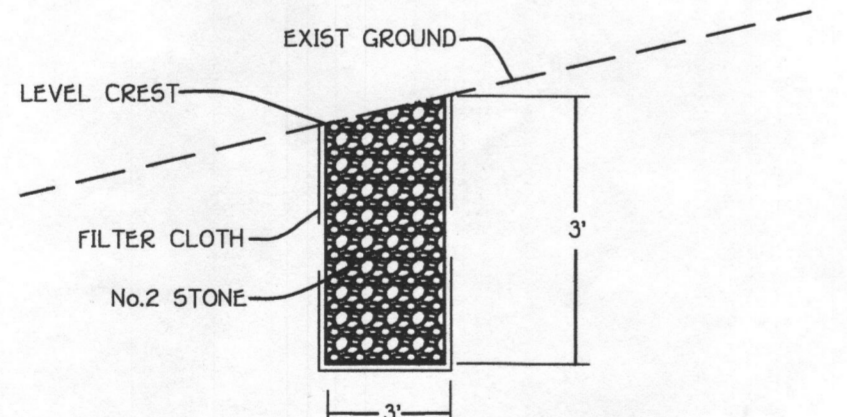


NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

TREE PLANTING
NOT TO SCALE



STAKING DETAIL
NOT TO SCALE



SEE PLAN FOR LOCATIONS AND LENGTHS ENTIRE LEVEL SPREADER SHALL BE PARALLEL TO THE CONTOUR

LEVEL SPREADER DETAIL
NOT TO SCALE

The Owner, Tenants And/or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

OWNER/DEVELOPER

Mr. and Mrs. Francis Mullin
11975 Frederick Road
Ellicott City, Maryland 21042

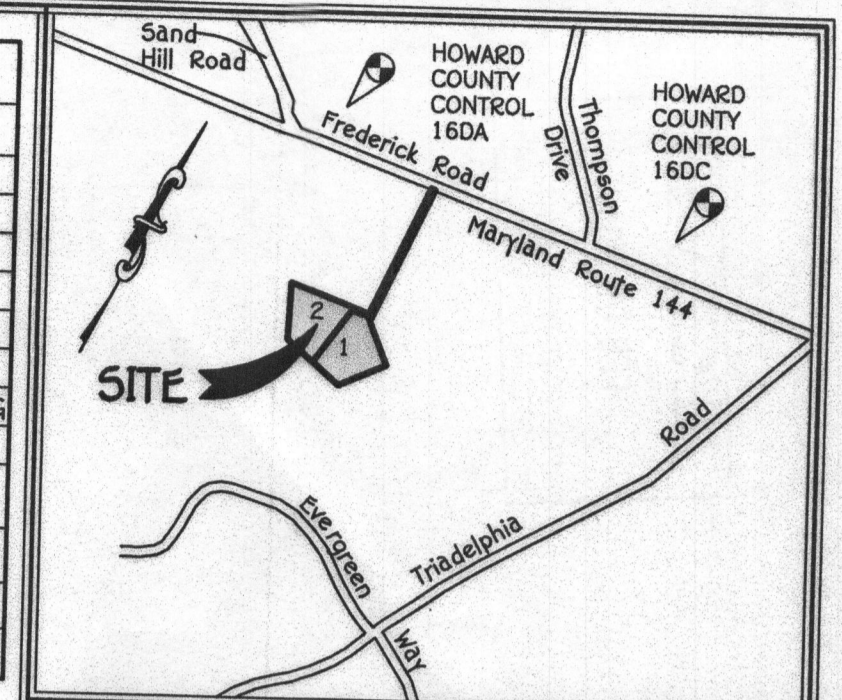


SUPPLEMENTAL PLAN
LANDSCAPE, TOPOGRAPHIC AND SOILS

MULLIN PROPERTY
LOTS 1 AND 2

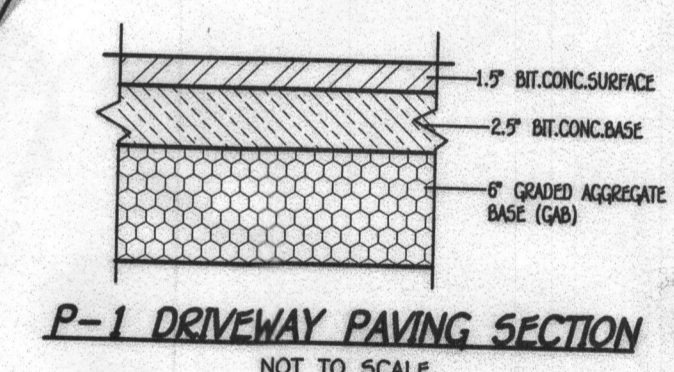
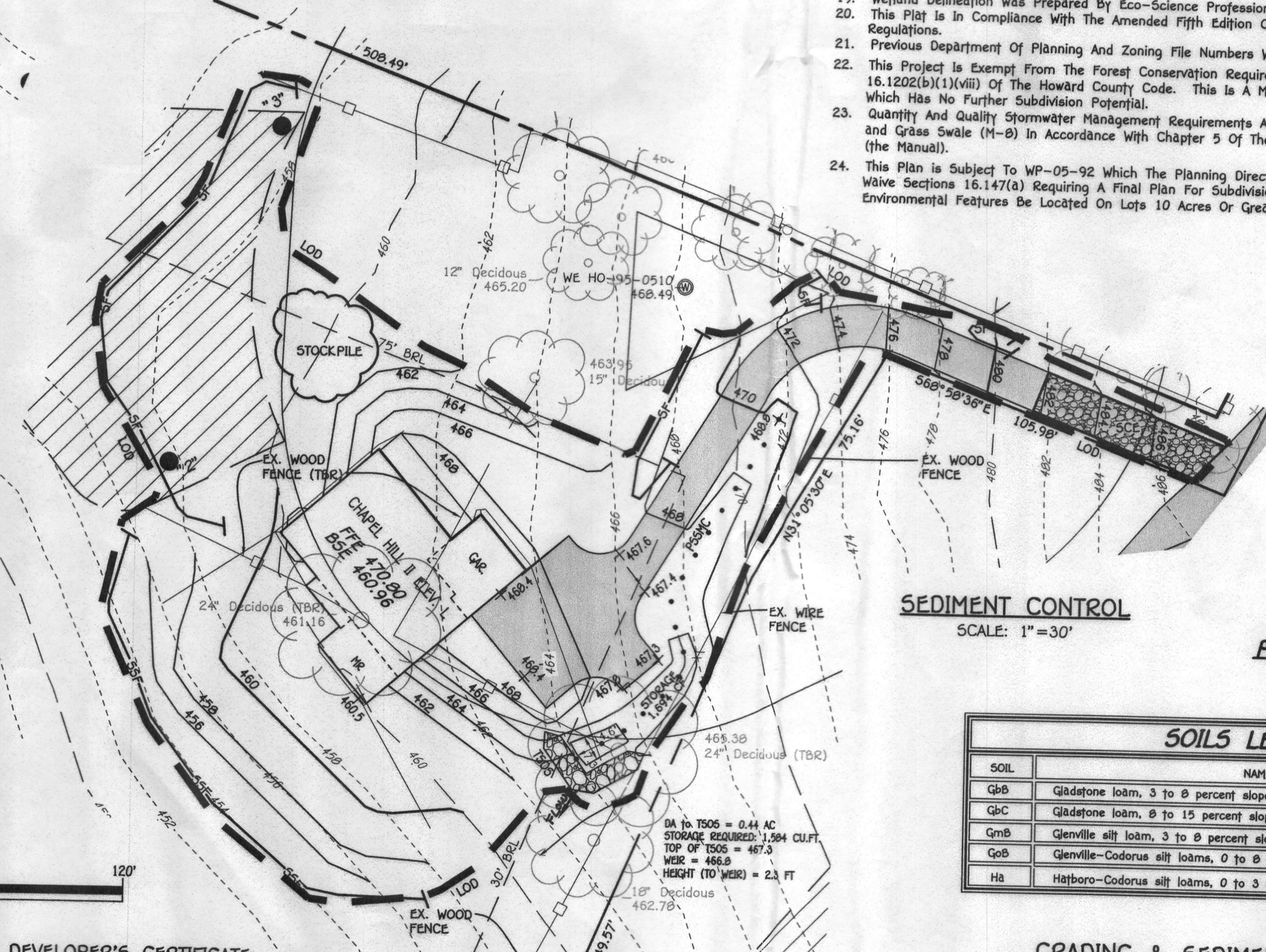
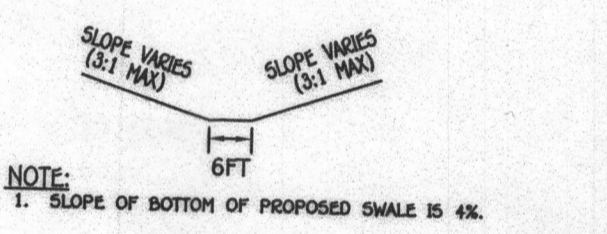
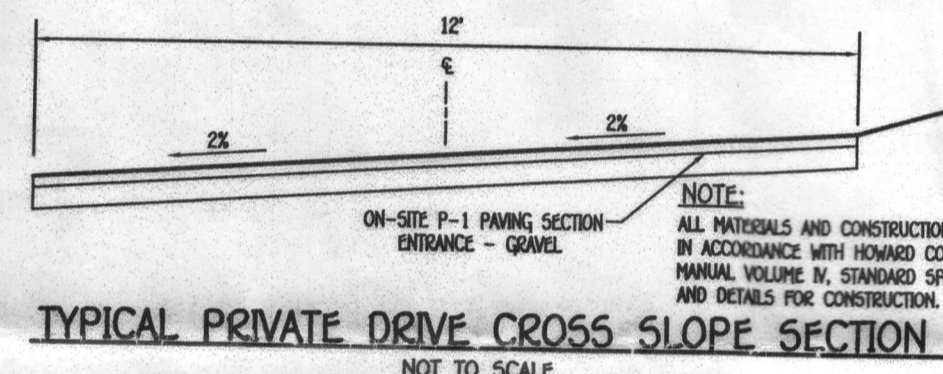
TAX MAP #16 PARCEL #316
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
SCALE: 1" = 100' DATE: DECEMBER 6, 2005

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 2' INTERVAL
•	SPOT ELEVATION
-DF-	DIVERSION FENCE
-SSF-	SUPER SILT FENCE
-SF-	SILT FENCE
■	PERMANENT SOIL STABILIZATION MATTING
○	LIMITS OF DISTURBANCE
○	EXISTING TREE
○	TEMPORARY STONE OUTLET STRUCTURES
○	PASSED PERC HOLE
○	25% OR GREATER SLOPES



General Notes:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easements. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RR-250 Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 16DA And No. 16DC.
Station No. 16DA (North 993,712.917 East 1,332,332.040)
Station No. 16DC (North 993,095.513 East 1,333,961.177)
- This Plat Is Based On Field Run Monumental Boundary Survey Performed On Or About November 5, 1999 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag/Pipestem And The Road Right Of Way Line And Not Onto The Pipestem Lot Driveway.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1.81/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges)-Capable Of Supporting 25 Gross Tons;
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway Surface;
f) Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Areas.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
- Speed Study For This Site Was Prepared By The Mars Group On October, 2005.
- No Corner(s) Exist Within The Limits Of This Subdivision By Visual Observation, And An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. On May 18, 2005.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- Previous Department Of Planning And Zoning File Numbers WP-05-92, WP-04-04, & F-04-05.
- This Project Is Exempt From The Forest Conservation Requirements In Accordance With Section 16.1202(b)(1)(iii) Of The Howard County Code. This Is A Minor Subdivision That Creates One Additional Lot Which Has No Further Subdivision Potential.
- Quantity And Quality Stormwater Management Requirements Are Proposed To Be Met By Use Of Drywells (M-5) and Grass Swale (M-8) In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual (The Manual).
- This Plan Is Subject To WP-05-92 Which The Planning Director On June 14, 2005 Approved A Request To Waive Sections 16.147(a) Requiring A Final Plan For Subdivision Of Property And To 16.1202(b)(4)(iii) Requiring Environmental Features Be Located On Lots 10 Acres Or Greater, Subject To The Following Conditions:



SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
GbB	Gladstone loam, 3 to 8 percent slopes	A	0.26
GbC	Gladstone loam, 8 to 15 percent slopes	A	0.26
GmB	Glenville silt loam, 3 to 8 percent slopes	A	0.26
GcB	Glenville-Codorus silt loams, 0 to 8 percent slopes	C	0.43
Hb	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D	0.37



MARK PALOS
8588/334
TAX MAP 16
PARCEL 264

MARK PALOS
8588/334
TAX MAP 16
PARCEL 265

LOT 2
3.291 AC.±

LOT 1
ADELPH EVANS
SUBDIVISION
PLAT #5372
P/O PARCEL 34

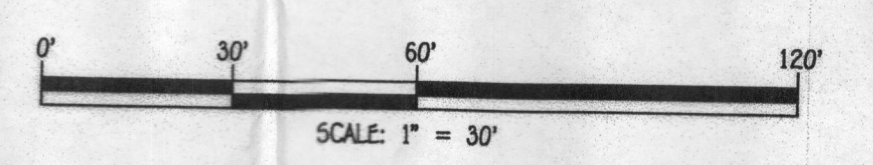
MULLEN PROPERTY LOT 1
PLAT #18705

DA to GRASS SWALE
19,270 SQ.FT.

JAMES AND SARA BARE
5761/279
TAX MAP 16
PARCEL 315

GR16-037

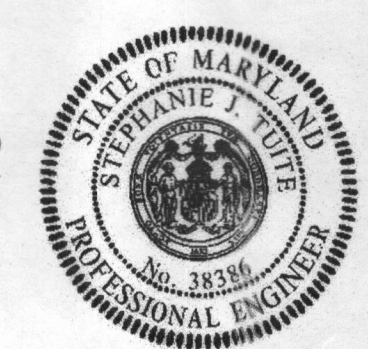
SWM PLAN
SCALE: 1"=30'



development plan is approved for soil erosion and sediment control by HOWARD SOIL CONSERVATION DISTRICT.

John K. Blanton
Professional Engineer
1/20/16

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36386, EXPIRATION DATE: 01/12/2016.
John K. Blanton
Signature Of Professional Engineer
1/20/16
Date



ENGINEER'S CERTIFICATE
"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
John K. Blanton
Signature of Engineer
1/20/16
Date

DEVELOPER'S CERTIFICATE
"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
Henry Johnson
Signature of Developer
1-26-16
Date

GRADING & SEDIMENT CONTROL PLAN
MULLEN PROPERTY, LOT 2
11977 FREDERICK ROAD
TAX MAP #16 PARCEL #316
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
SCALE: 1" = 30' DATE: JANUARY, 2016
SHEET 1 OF 2

