

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.: B17000690

Building Address: 5453 Harris Farm Lane
 City: Clarksville State: MD Zip Code: 21029
 Suite/Apt. # N/A SDP/WP/BA #: N/A
 Census Tract: 605103 Subdivision: N/A
 Section: N/A Area: 2.5973 AC Lot: N/A
 Tax Map: 28 Parcel: 389 Grid: 20
 Zoning: RR-DEO Map Coordinates: 4816 Lot Size: 2.5973 AC

Existing Use: N/A
 Proposed Use: Primary Residence
 Estimated Construction Cost: \$ 400,000
 Description of Work: Erect & finish new modular single-family dwelling, finish attic onsite, attached 3-car garage, porch

Occupant/Tenant Name: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: Valerie Nichols
 Address: 7610 Oldfield Lane
 City: Ellicott City State: MD Zip Code: 21043
 Phone: 301-943-2803 Fax: _____
 Email: b33nichols@gmail.com

Applicant's Name & Mailing Address, (if other than stated herein)
 Applicant's Name: same
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Contractor Company: Finish Werks Custom Builders
 Contact Person: Ted Smith
 Address: 8600 Foundry St. Box 2053
 City: Savage State: MD Zip Code: 20763
 License No.: MHBR 7815
 Phone: 410-514-6200 Fax: 443-319-8700
 Email: ted@finishwerks.com

Engineer/Architect Company: Professional Building Systems
 Responsible Design Prof.: Finish Werks Custom Builders
 Address: 8600 Foundry St. Box 2053
 City: Savage State: MD Zip Code: 20763
 Phone: 410-514-6200 Fax: 443-319-8700
 Email: ted@finishwerks.com

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: 31'6"	64'
Area of construction (sq. ft.):	2 nd floor: 20'	64'
Use group:	Basement: 31'6"	64'
Construction type:	<input type="checkbox"/> Finished Basement	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Crawl Space	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Masonry	No. of Bedrooms: 4	
<input type="checkbox"/> Wood Frame	<u>Multi-family Dwelling</u>	
<input type="checkbox"/> State Certified Modular	No. of efficiency units:	
	No. of 1 BR units:	
	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input checked="" type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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

Ted Smith
 Applicant's Signature
 ted@finishwerks.com
 Email Address

Ted Smith
 Print Name
2/16/2017
 Date

Operations
 Title/Company

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	2/22/17	<u>Ted Smith</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>150.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>1005</u>

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 3/8/2017
To: Robert Freeman, Health Dept.
(Person's Name and Division)
From: Ted Smith, Finish Werks (410) 514-6222
(Your Name, Company Name and Telephone Number)
Subject: Project name Nichols
Project site address 5453 Harris Farm Ln, Clarksville, MD 21029
Permit # B17000690 SDP # _____
Other information pertinent to this project _____

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of floor plan (be specific).
 - Health Department Request
 - DPZ/ DED Request
 - Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # _____
- Other _____

Contact Person Information: (Required)

Ted Smith
Please Print Name

Telephone No: (410) 514-6222
E-Mail Address: ted@finishwerks.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

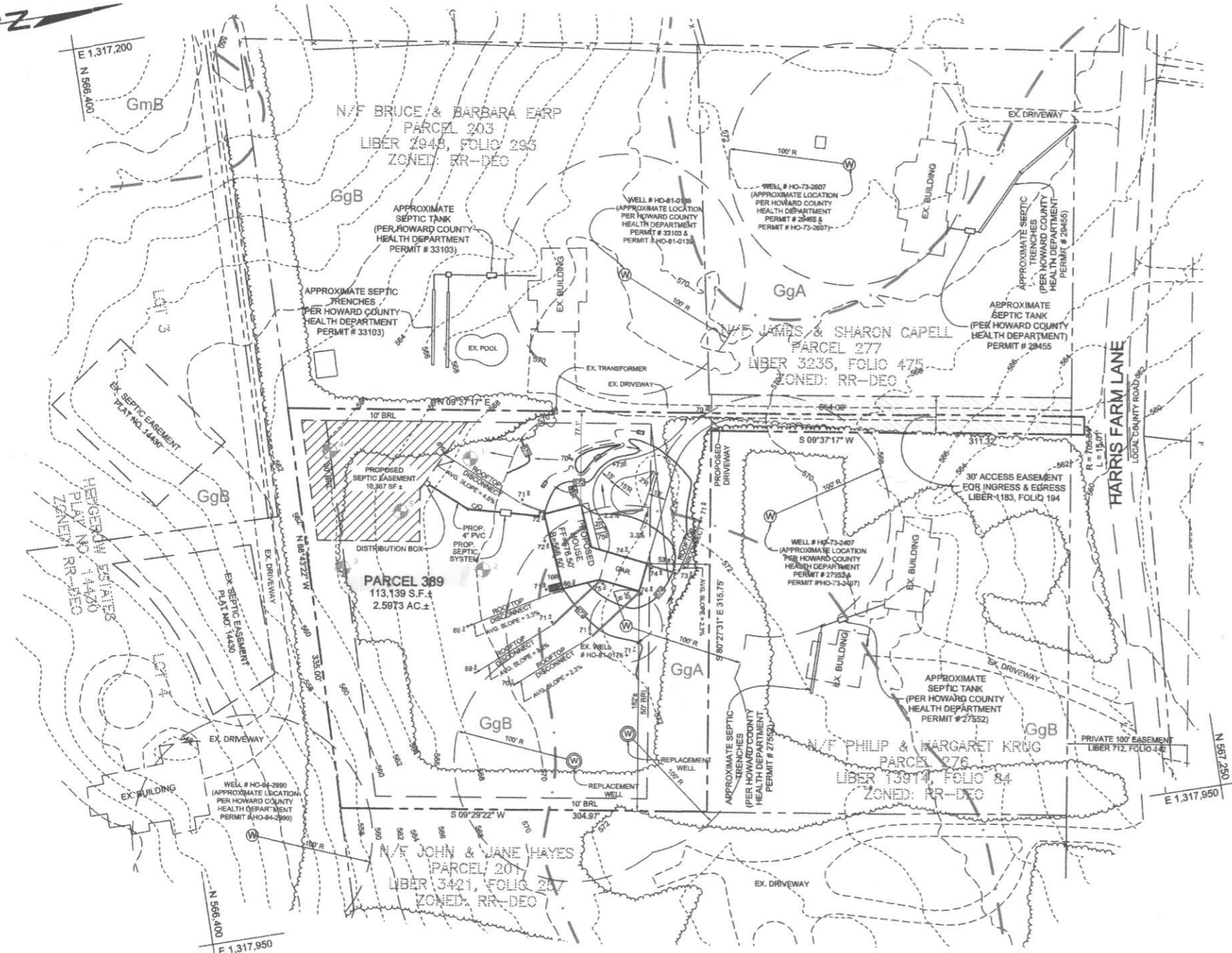
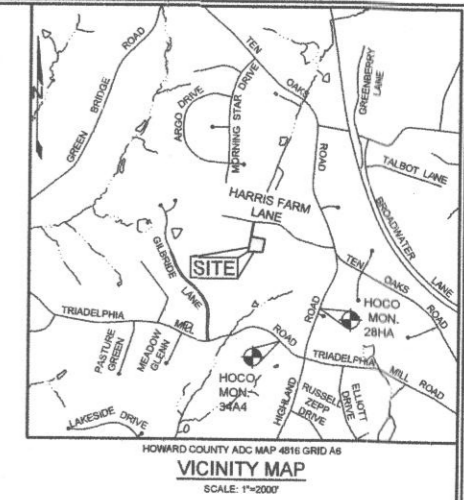
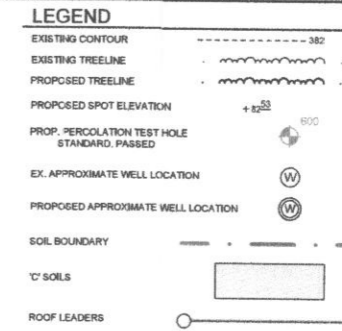
Received by [Signature]

Revision # 2

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
GgA	GLENNELG LOAM, 0 TO 3 PERCENT SLOPES	B	0.28
GgB	GLENNELG LOAM, 3 TO 8 PERCENT SLOPES	C	0.28

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

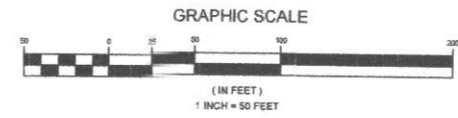
BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
281A	585,347.864	1,319,268.364	587.879	29.7' NORTH OF C&P #8 BGE 334368 14.2' EAST OF ED OF HOWLAND ROAD
344A	584,448.281	1,318,324.971	582.515	72.4' NORTH OF C&P #31 G&E 1616097 18.5' EAST OF CL OF TRIADELPHIA MILL DR



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RR-DEO PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
 - TOTAL AREA OF PROPERTY = 2.5973 AC. ±
 - PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SHANBERGER & LANE IN AUGUST, 2015.
 - THE TOPOGRAPHY SHOWN ON SITE WAS FIELD RUN BY SHANBERGER & LANE, IN JUNE 2015 AND ACCURATELY REPRESENTS THE RELATIVE CHANGES ON THE SUBJECT PROPERTY. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004. ALL CONTOURS SHOWN ARE AT TWO-FOOT CONTOUR INTERVALS.
 - PROPERTY ADDRESS: 5453 HARRIS FARM LANE, CLARKSVILLE, MARYLAND 21029.
 - REFERENCES: LIBER 16138, FOLIO 376
 - THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
 - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - ALL OFF-SITE EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS ARE SHOWN, AND WERE ESTIMATED PER HOWARD COUNTY HEALTH DEPARTMENT RECORDS.
 - EXISTING WELL ON-SITE (HO-01-0178) HAS BEEN FIELD LOCATED.
 - ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - THIS DEVELOPMENT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST IN ACCORDANCE WITH SECTION 16.1200(B)(1)(i).
 - LIMIT OF DISTURBANCE: 29,898.2 SF.
 - SEE STORMWATER MANAGEMENT PLAN SUBMITTED CONCURRENTLY WITH THIS PLOT PLAN FOR STORMWATER MANAGEMENT OBLIGATIONS.

Approved 1317000690
 R/L 3/22/17

OWNER/DEVELOPER
 VALERIE J. NICHOLS
 5453 HARRIS FARM LANE,
 CLARKSVILLE, MARYLAND 21029



PLAN VIEW
 SCALE: 1"=50'

PLOT PLAN
NICHOLS PROPERTY
 5453 HARRIS FARM LANE

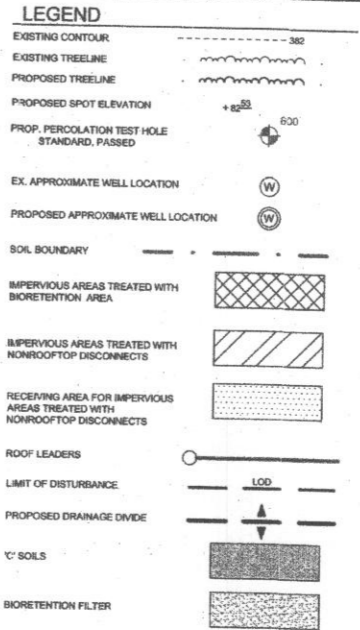
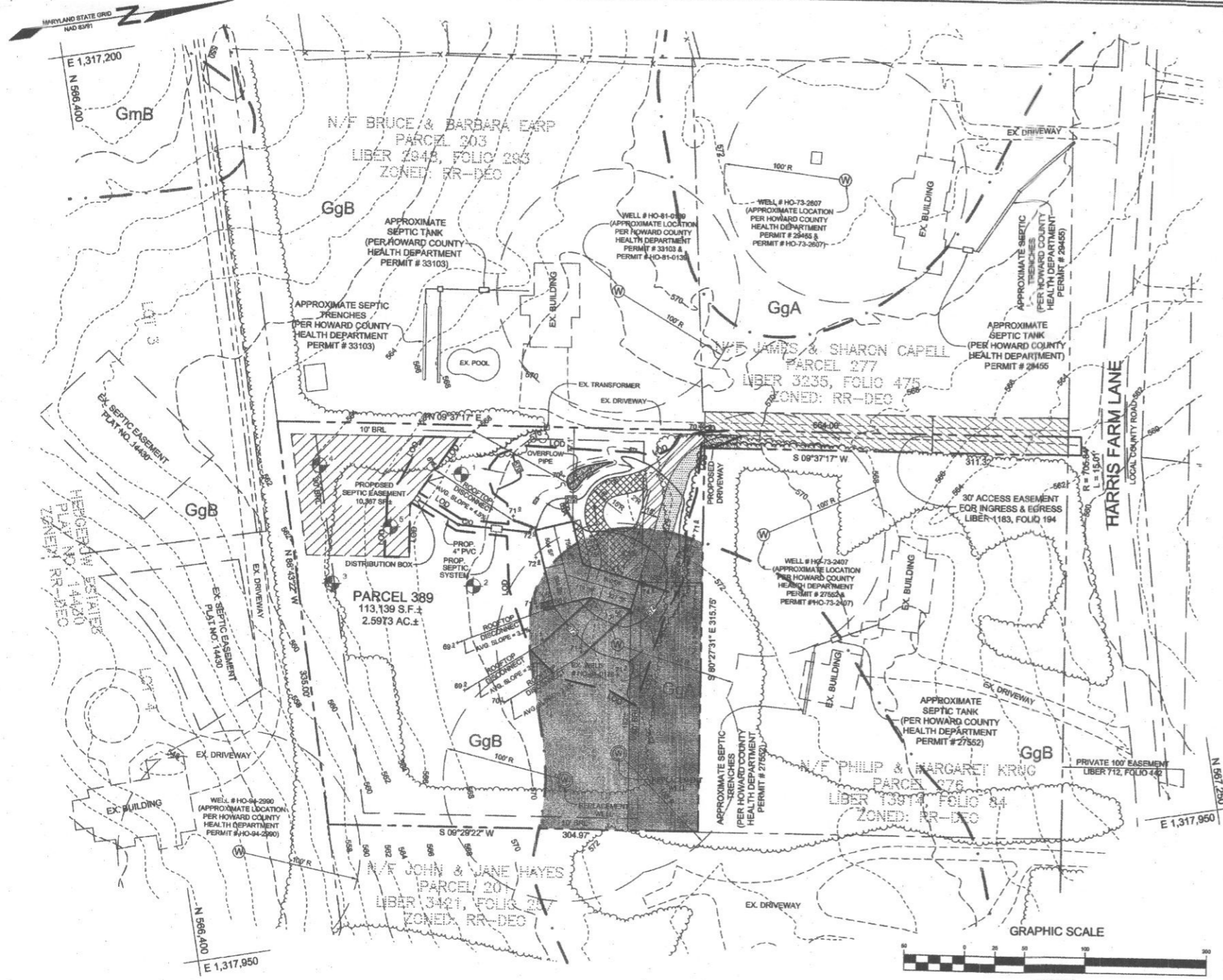
ZONED: RR-DEO
 TAX MAP 28 GRID 20
 5TH ELECTION DISTRICT

PARCEL 389
 HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
 11139 Inverdale Court, Suite 200
 Manassasville, Maryland 21104
 Phone: 443.325.5976
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: NOVEMBER 1, 2016
 PROJECT #: 15-020
 SHEET #: 1 of 1

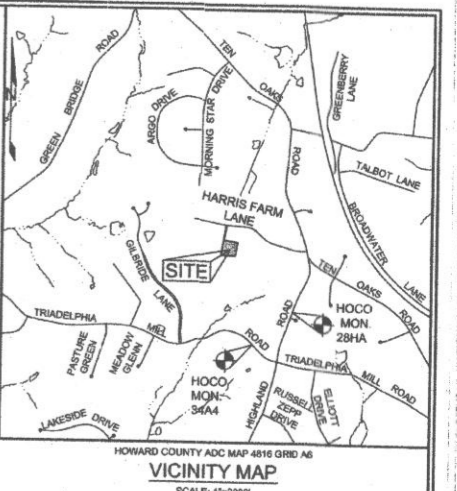
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20022, EXPIRATION DATE: JUNE 20, 2017.



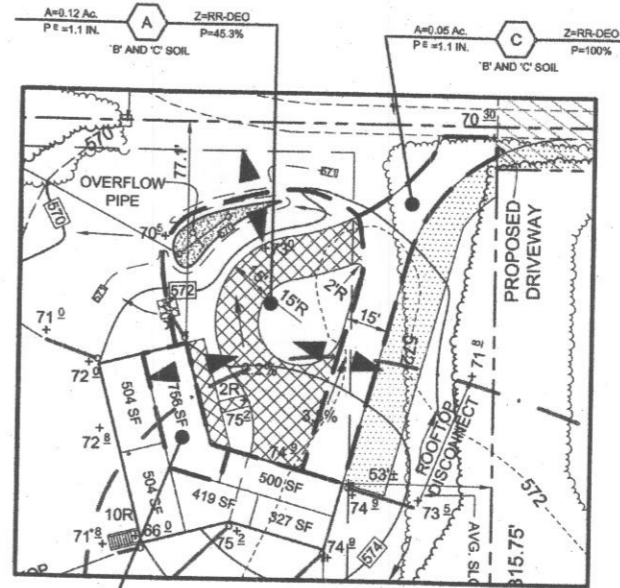
SYMBOL	NAME / DESCRIPTION	GROUP	% FACTOR
GgA	GLENELO LOAM, 0 TO 3 PERCENT SLOPES	B	0.28
GgB	GLENELO LOAM, 3 TO 8 PERCENT SLOPES	C	0.28

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.38 AND WITH A SLOPE GREATER THAN 5 PERCENT.

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
288A	565,347.964	1,319,266.364	587.379	29.0' NORTH OF CAP #80E 334388 14.2' EAST OF ED OF HOWLAND ROAD
344A	564,448.591	1,316,324.571	562.515	72.4' NORTH OF CAP #81 G&E 318097 16.8' EAST OF CL OF TRIADLPHIA MILL DR



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RR-DEO PER 1006/2013 COMPREHENSIVE ZONING PLAN.
 - TOTAL AREA OF PROPERTY IS 2.5973 AC.
 - PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITH THIS SITE.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
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 - PROPERTY ADDRESS: 5453 HARRIS FARM LANE, CLARKSVILLE, MARYLAND 21029.
 - REFERENCES: LIBER 16138, FOLIO 376.
 - THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
 - THE LOT SHOWN HEREON COMPLES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - ALL OFF-SITE EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN SEPTIC SYSTEMS ARE SHOWN, AND WERE ESTIMATED PER HOWARD COUNTY HEALTH DEPARTMENT RECORDS.
 - EXISTING WELL ON-SITE (HO-81-0176) HAS BEEN FIELD LOCATED.
 - ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - LIMIT OF DISTURBANCE: 20,998.2 SF.
 - THIS DEVELOPMENT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST IN ACCORDANCE WITH SECTION 16.1202(b)(1).
 - APPROVAL OF THIS SIMPLIFIED ECP PLAN DOES NOT CONSTITUTE ANY APPROVALS OF SUBSEQUENT SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR GRADING OR BUILDING PERMITS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE OR STRUCTURE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS IN ACCORDANCE WITH THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.



ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	2.5973 ACRES ±
LIMIT OF DISTURBANCE	0.8888 ACRES ±
GREEN OPEN AREA (LAWN)	0.5341 ACRES ±
IMPERVIOUS AREA	0.1544 ACRES ±
PROPOSED SITE USES	RESIDENTIAL
EXISTING FOREST	0.50 FT ±
WETLAND BUFFERS	0.50 FT ±
FLOODPLAIN BUFFERS	0.50 FT ±
EXISTING FOREST	0.50 FT ±
SLOPES GREATER THAN 15% (S)	0 ACRES ±
HIGHLY ERODIBLE SOILS	0 ACRES ±

- NOTES:**
- NONE WITHIN THE MAIN LOT AREA, THE PPESTEM MAY HAVE WETLAND AREAS AND HAS NOT BEEN EVALUATED SINCE IT IS OUTSIDE THE AREA OF DEVELOPMENT.
 - SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 - HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.38 AND WITH A SLOPE GREATER THAN 5 PERCENT.

OWNER/DEVELOPER
 VALERIE J. NICHOLS
 5453 HARRIS FARM LANE,
 CLARKSVILLE, MARYLAND 21029

STORMWATER MANAGEMENT PLAN
NICHOLS PROPERTY
 5453 HARRIS FARM LANE
 HOWARD COUNTY, MARYLAND

ZONED: RR-DEO
 TAX MAP 28 GRID 20
 5TH ELECTION DISTRICT

DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: AS SHOWN
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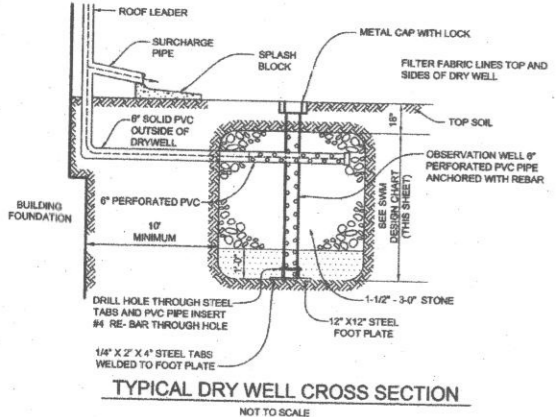
SILL ENGINEERING GROUP, LLC
 11130 Dovevale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.333.9076
 Fax: 410.696.2022
 Email: info@sillengr.com
 Civil Engineering for Land Development

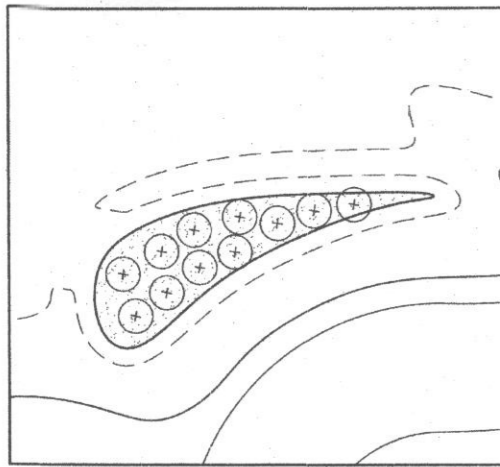
STATE OF MARYLAND PROFESSIONAL ENGINEER
 No. 3203

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3358, EXPIRATION DATE: JUNE 30, 2017.

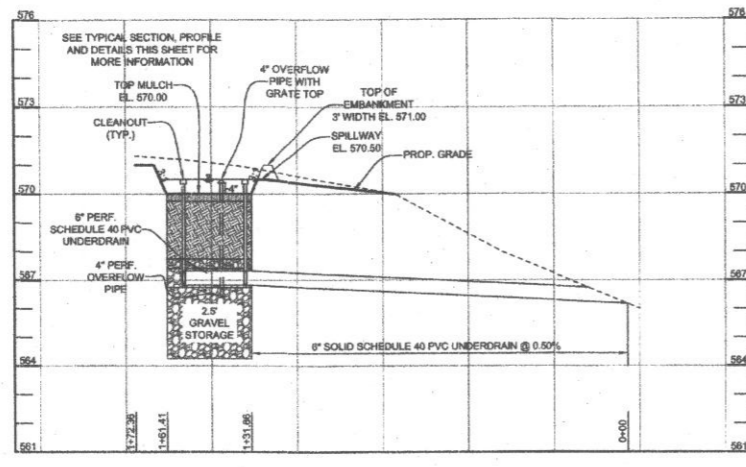
AREA	PRACTICE	DRAINAGE AREA (SF)	DRYWELL SIZE
1	M-5	756	6.5'x6.5'x5.0'

LOT #	ADDRESS	DRYWELL M-5 (NUMBER)	NON-ROOFTOP DISCONNECT N-2 (Y/N)	ROOFTOP DISCONNECT N-1 (Y/N)	MICRO-BIO M-6 (NUMBER)
N/A	5453 HARRIS FARM LANE	1	Y	Y	1



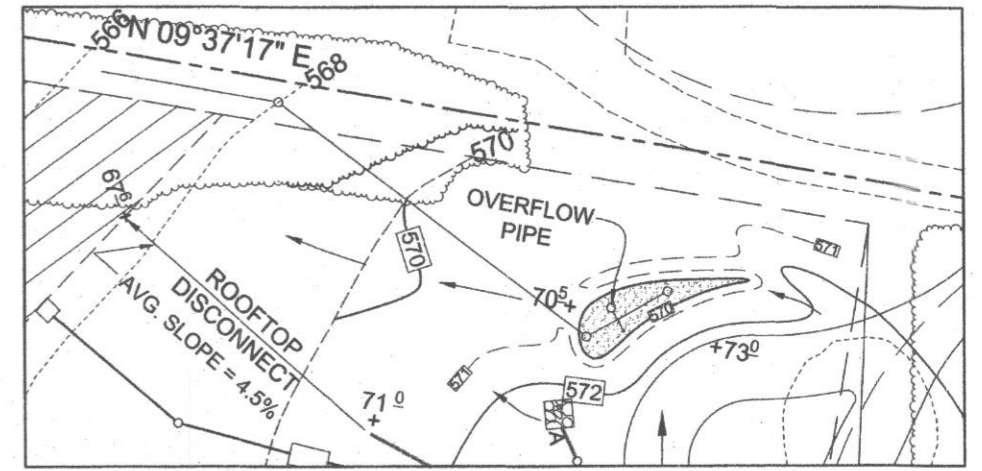


LANDSCAPING PLAN - BIORETENTION FACILITY
SCALE: 1"=10'



BIORETENTION FACILITY PROFILE
HORIZONTAL SCALE: 1" = 3'
VERTICAL SCALE: 1" = 3'

BIORETENTION ELEVATIONS AND DIMENSIONS	
DESCRIPTION	BIO
'A' PONDING DEPTH	0.5'
'B' WSEL	570.50
'C' TOP OF MULCH	570.0
'D' FACILITY LENGTH	30'
'E' FACILITY WIDTH	10'
'F' PERFORATED UNDERDRAIN DIMENSION	24.2
'G' UNDERDRAIN INVERT	566.84
'H' SOLID UNDERDRAIN DIMENSION	129.50
'I' OUTFALL INVERT	566.27
'J' OVERFLOW PIPE	566.42

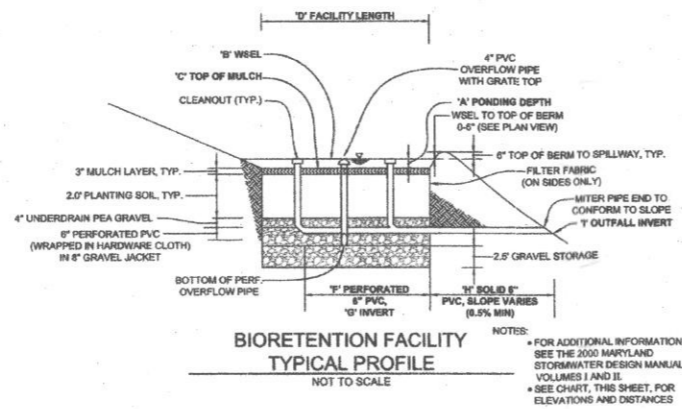


PLAN VIEW - BIORETENTION FACILITY (M-6)
SCALE: 1"=20'

BIORETENTION PLANT LIST						
SHRUBS						
LEGEND	BOTANICAL NAME	COMMON NAME	SPACING (MIN. S.O.C.)	SIZE	REMARKS	QTY. BIO-1
(Symbol)	ILEX VERTICILLATA	WINTERBERRY	AS SHOWN	24" - 30" HT.	ONE MALE	11

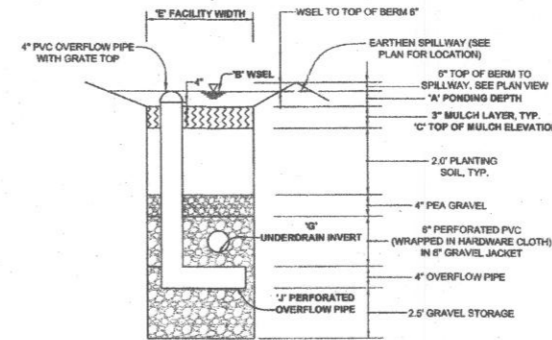
NOTE: PLANT MATERIAL MUST COVER 50% OF THE MULCH AREA AT MATURE GROWTH.
*INTERSEPERE PLANTINGS THROUGHOUT BIORETENTION FILTER AREA.
BIO-1 - BIORETENTION AREA = 272 S.F. OR 0.007 AC.
PROVIDED: 11 SHRUBS

MATERIALS SPECIFICATIONS FOR MICRO-BIORETENTION FACILITIES			
MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANT LIST THIS SHEET	N/A	PLANTINGS ARE SITE-SPECIFIC. SEE PLANT LIST THIS SHEET.
PLANTING SOIL (2'-4" DEEP)	LOAMY SAND (80% - 65%) & COMPOST (30%-40%) OR SANDY LOAM (30%), COARSE SAND (20%) & COMPOST (40%)	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 5%
ORGANIC CONTENT MULCH	MIN. 10% BY DRY WEIGHT (ASTM-D-2974) SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM; NO PINE OR WOOD CHIPS
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN, IF REQUIRED	PEA GRAVEL: ASTM-D-448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO. 8 OR NO. 9 (1/8" TO 3/8") STONE: 2" TO 5"	
GEOTEXTILE		N/A	PE TYPE 1 NONWOVEN
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" TO 3/4")	
UNDERDRAIN PIPING	F 75A, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	SLOTTED OR PERFORATED PIPE, 3/8" PERY' @ 6" CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 14" GALVANIZED IRONWARE CLOTH.



BIORETENTION FACILITY TYPICAL PROFILE
NOT TO SCALE

NOTES:
* FOR ADDITIONAL INFORMATION, SEE THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II.
* SEE CHART, THIS SHEET, FOR ELEVATIONS AND DISTANCES



BIORETENTION FACILITY TYPICAL SECTION
NOT TO SCALE

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

- ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) DO NOT EXIST ON-SITE IN THE AREA OF DEVELOPMENT. THE LOT IS NOT BERM MASS GRADED AND THE ONLY TREES BEING REMOVED ARE THE ONES NECESSARY FOR THE GRADING SHOWN.
- WE HAVE MAINTAINED TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE BY DIRECTING STORMWATER RUNOFF TO THE STORMWATER MANAGEMENT FACILITY WITHIN THE NATURAL DRAINAGE DIVIDES.
- WE HAVE REDUCED IMPERVIOUS AREAS BY UTILIZING THE SMALLEST DRIVEWAY WIDTH ALLOWED AND BY UTILIZING PERVIOUS AREAS FOR TREATMENT AND BY POSITIONING THE BUILDING AS CLOSE TO THE STREET AS THE BRL WILL ALLOW.
- EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN SHOWN AND HAVE BEEN INTEGRATED INTO THE DESIGN.
- A MICRO-BIORETENTION FACILITY (M-6), DRYWELL (M-6), DISCONNECTION OF ROOFTOP RUNOFF (N-1) AND DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) HAVE BEEN UTILIZED FOR STORMWATER MANAGEMENT PRACTICES, AND HAVE PROVIDED ENVIRONMENTAL SITE DESIGN TO MAXIMUM EXTENT PRACTICABLE.
- NO DESIGN MANUAL OR WAIVER PETITION REQUESTS HAVE BEEN MADE.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1) DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.
- WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 72 HOURS TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED BIORETENTION FACILITIES (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD OR DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OWNER/DEVELOPER

VALERIE J. NICHOLS
5453 HARRIS FARM LANE
CLARKSVILLE, MARYLAND 21028

STORMWATER MANAGEMENT DETAILS
NICHOLS PROPERTY

5453 HARRIS FARM LANE

ZONED: RR-DEO
TAX MAP 28 GRID 20
5TH ELECTION DISTRICT

PARCEL 389
HOWARD COUNTY, MARYLAND

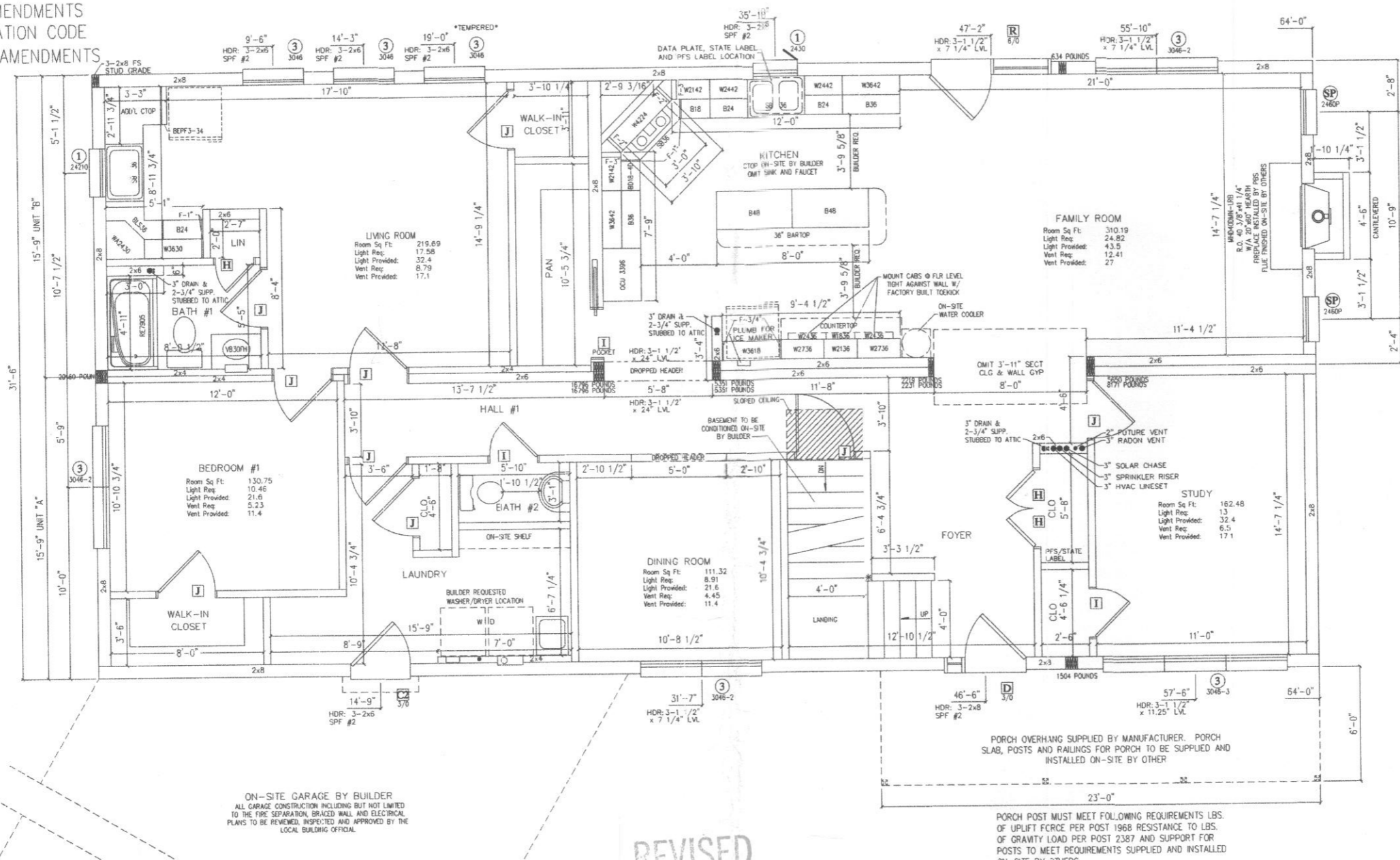


SILL ENGINEERING GROUP, LLC
11130 Darnelle Court, Suite 200
Marrionville, Maryland 21104
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: JCV
CHECKED BY: PS
SCALE: AS SHOWN
DATE: NOVEMBER 11, 2016
PROJECT #: 15-020
SHEET #: 2 of 2

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. 3855, EXPIRATION DATE: JUNE 20, 2017.

CODES:
 2015 INTERNATIONAL RESIDENTIAL CODE W/MD AMENDMENTS
 2014 NATIONAL ELECTRICAL CODE W/AMENDMENTS
 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 2015 NFPA 101 LIFE SAFETY CODE W/ AMENDMENTS
 2013 NFPA 13D



ON-SITE GARAGE BY BUILDER
 ALL GARAGE CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE FIRE SEPARATION BRICK WALL AND ELECTRICAL PLANS TO BE REVIEWED, INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL

REVISED
 Date: 3-8-17
 Comments: No changes Health requested floor plan

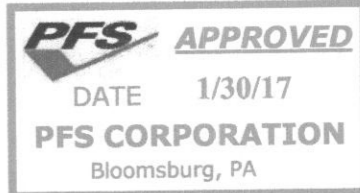
Approved B17000690
 RAE 3/22/17
 "41312s"

*THE REQUIRED SPRINKLER SYSTEM WILL BE INSTALLED ON-SITE. THE SPRINKLER SYSTEM SHALL BE INSTALLED BY PREMIER FIRE PROTECTION SERVICES, LLC AND TESTED BY WILLIAM BOYLE JR., 4507 METROPOLITAN CT., SUITE K, FREDERICK, MD 21702 - LICENSE #MSC-352. THE REQUIRED ON-SITE INSPECTION/VERIFICATION OF THE SPRINKLER SYSTEM FINAL CONNECTIONS AND TESTING SHALL BE SIGNED OFF BY THE MARYLAND LICENSED SPRINKLER INSTALLER/CONTRACTOR, NAME. ALL ON-SITE INSPECTIONS BY THE INSTALLER/CONTRACTOR AND THE ATTACHMENT OF THE MARYLAND STATE INSIGNIA BY PFS CORPORATION AT THE FACTORY MUST BE DONE PRIOR TO THE ISSUANCE OF THE LOCAL USE & OCCUPANCY PERMIT. THIS INFORMATION MUST BE NOTED ON THE DATA PLATE.

ALL REQUIRED ENERGY TESTING REQUIRED BY CHAPTER 11 OF THE 2015 IRC SHALL BE DONE BY JAY HALL AND ASSOCIATED, INC., 610 BEACH DRIVE, ANNAPOLIS, MD 21403. ENERGY CODE TESTING PERFORMED ON-SITE & PASSED IN ACCORDANCE WITH 2015 IRC SECTION N1102.4 (IECC SECTION R402.4), 2015 IRC SECTION N1103.1.1 (IECC SECTION R403.1) & 2015 IRC SECTION N1103.2.2 (IECC SECTION R404.2.2). ALL ON-SITE INSPECTIONS BY THE ENERGY TESTING AGENCY AND THE ATTACHMENT OF THE MARYLAND STATE INSIGNIAS BY PFS CORPORATION AT THE FACTORY MUST BE DONE PRIOR TO THE ISSUANCE OF THE LOCAL USE & OCCUPANCY PERMIT. THIS INFORMATION MUST BE NOTED ON THE DATA PLATE.

LOT LINE SET BACK FIRE-RATING/SEPARATION NOT REQUIRED UNLESS SPECIFIED OTHERWISE PER 2015 IRC TABLE R302.1(1)&(2)
 BUILDER RESPONSIBLE FOR COMPLIANCE WITH SECTION R310.1 (WINDOW SILLS) OF THE 2015 IRC (TO BE DONE ON-SITE IF APPLICABLE)
 WINDOW GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R312

DUCT TIGHTNESS AND BLOWER DOOR TESTING ON-SITE BY BUILDER AND CERTIFIED BY STATE
 -MECHANICAL VENTILATION ON-SITE BY BUILDER PER TABLE M1507.3.3(1).
 -LIGHTING TO BE PROVIDED ON SITE PER N1104.1.
 -VISUAL INSPECTION OF THE INSULATION INSTALLATION IS TO BE DOCUMENTED BY THE QC DEPARTMENT.
 -DRYER VENT PER M1502.3



SPRINKLER SYSTEM ON-SITE BY OTHERS

INTENDED FOR USE AS SINGLE FAMILY DWELLING ONLY. ANY OTHER USE APPROVAL WILL BE INVALID

- NOTES: 1. *- DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X8 EXTERIOR WALLS 24" O.C.
 3. 2X6 MARRIAGE WALLS 16" O.C.
 4. 9'-0" CLG.

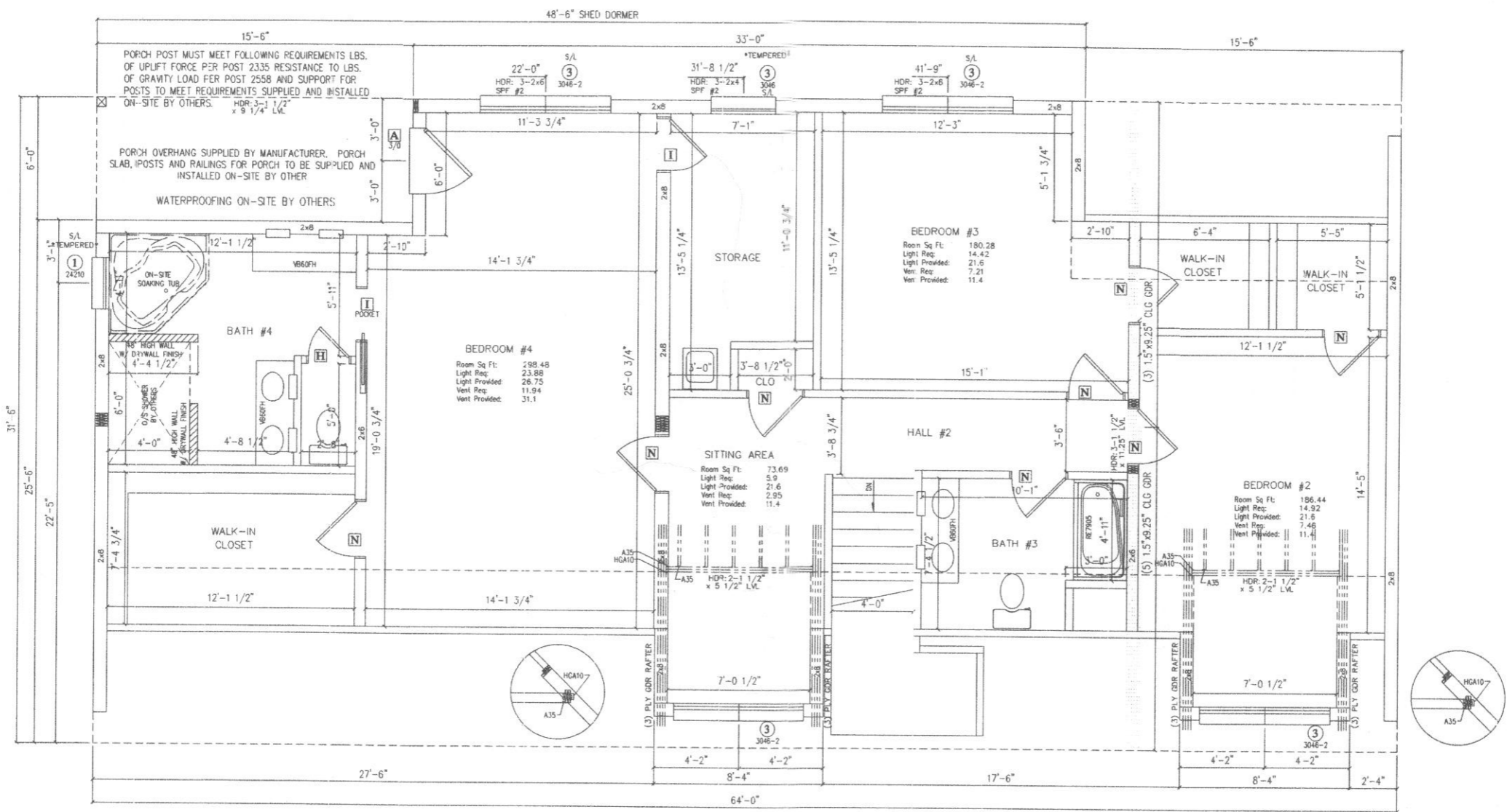
5. STAIRS TO BE 7 3/4" RISERS AND 10" TREADS.
 6. CLG BEAM ABOVE FAM/FOYER TO BE: (4) 1 1/2" X 9 1/4" LVL (UNIT A)
 7. CLG BEAM ABOVE FAM/FOYER TO BE: (3) 1 1/2" X 9 1/4" LVL (UNIT B)
 8. CLG BEAM ABOVE HALL #1/KITCHEN TO BE: (3) 1 1/2" X 24" LVL (PER HALF)

9. HEAT LOSS WAS CALCULATED W/ R-30 INSULATION IN FLR
 10. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A BTU LOSS OF 71700
 11.
 12.

CUSTOMER	BUDDY & JESS
FINISH WERKS	HOWARD
CITY	CLARKSVILLE
COUNTY	CLARKSVILLE
STATE	MD
WIND SPEED	115 MPH VULT/ 89 VASD
SNOW LOAD	35
ORDER NO.	70604
SERIAL NO.	70604(660)
FILE NO.	P70604(660)

3264-PRESTIGE CAPE
 1st STORY FLOOR PLAN
 72 EAST MARKET STREET
 MIDDLEBURG, PA 17842
 PHONE: (570) 837-1424
 FAX: (570) 837-6133
PROFESSIONAL BUILDING SYSTEMS, INC.

STATUS:	PRELIM
DRAWN BY:	HMS
DATE:	10/17/2016
DATE:	11/09/2016
DATE:	11/30/2016
DATE:	12/29/2016
DATE:	1/20/2017
STATUS:	FINAL
STATUS:	REV. FINAL
STATUS:	REV. FINAL
STATUS:	APPROVAL



PROPOSED SECOND FLOOR DRAWINGS ARE TO BE USED AS A GUIDE ONLY. BEAM SIZE IS BASED ON SUGGESTED PLAN SHOWN. MANUFACTURER WILL NOT ASSUME ANY LIABILITY OR RESPONSIBLE FOR ALTERED CONSTRUCTION OF SECOND FLOOR LAYOUT.



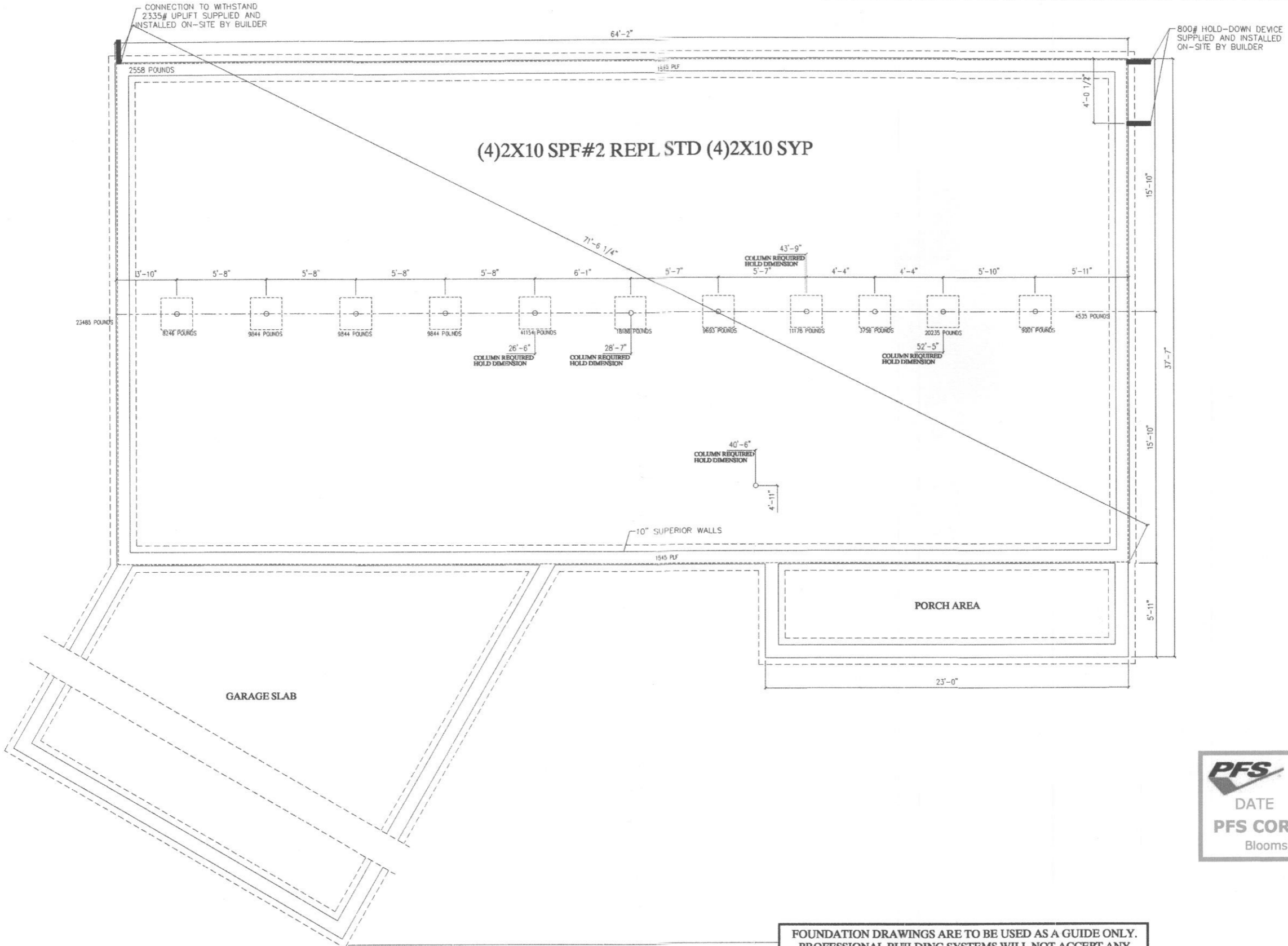
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- NOTES: 1. *- DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X8 EXTERIOR WALLS 16" O.C.
 3. 8'-0" CLG.
 4.

5. SHED BEAM OVER BA4/BED4 TO BE: (5) 1 1/2" X 24" LVL
 6. SHED BEAM OVER SITTING/HALL 2 TO BE: (4) 1 1/2" X 24" LVL
 7.
 8.
 9.
 10.
 11.
 12.

DATE:	10/17/2016	STATUS:	PRELIM
	11/09/2016	FINAL	
DRAWN BY:	HMS		
	HMS		
	SWW	REV. FINAL	
	HMS	REV. FINAL	
	COB	APPROVAL	
DATE:	1/20/2017		
CUSTOMER: BUDDY & JESS FINISH WERKS: HOWARD COUNTY: CLARKSVILLE CITY: CLARKSVILLE STATE: MD SNOW LOAD: 35 WIND SPEED: 115 MPH VULT/ 89 VASD SO. FT.: 2016 SERIAL NO.: 70604 FILE NO.: P70604(660)			
3264- PRESTIGE CAPE 2nd STORY FLOOR PLAN 72 EAST MARKET STREET MIDDLEBURG, PA. 17842 PHONE: (570) 837-1424 FAX: (570) 837-6133 PROFESSIONAL BUILDING SYSTEMS, INC. PLANNING DEPT.			
PAGE:	3.2		

FOUNDATION TO ACCOMMODATE 1" RIGID FOAM



FOUNDATION DRAWINGS ARE TO BE USED AS A GUIDE ONLY. PROFESSIONAL BUILDING SYSTEMS WILL NOT ACCEPT ANY LIABILITY OR RESPONSIBILITY FOR INCORRECT FOUNDATIONS.

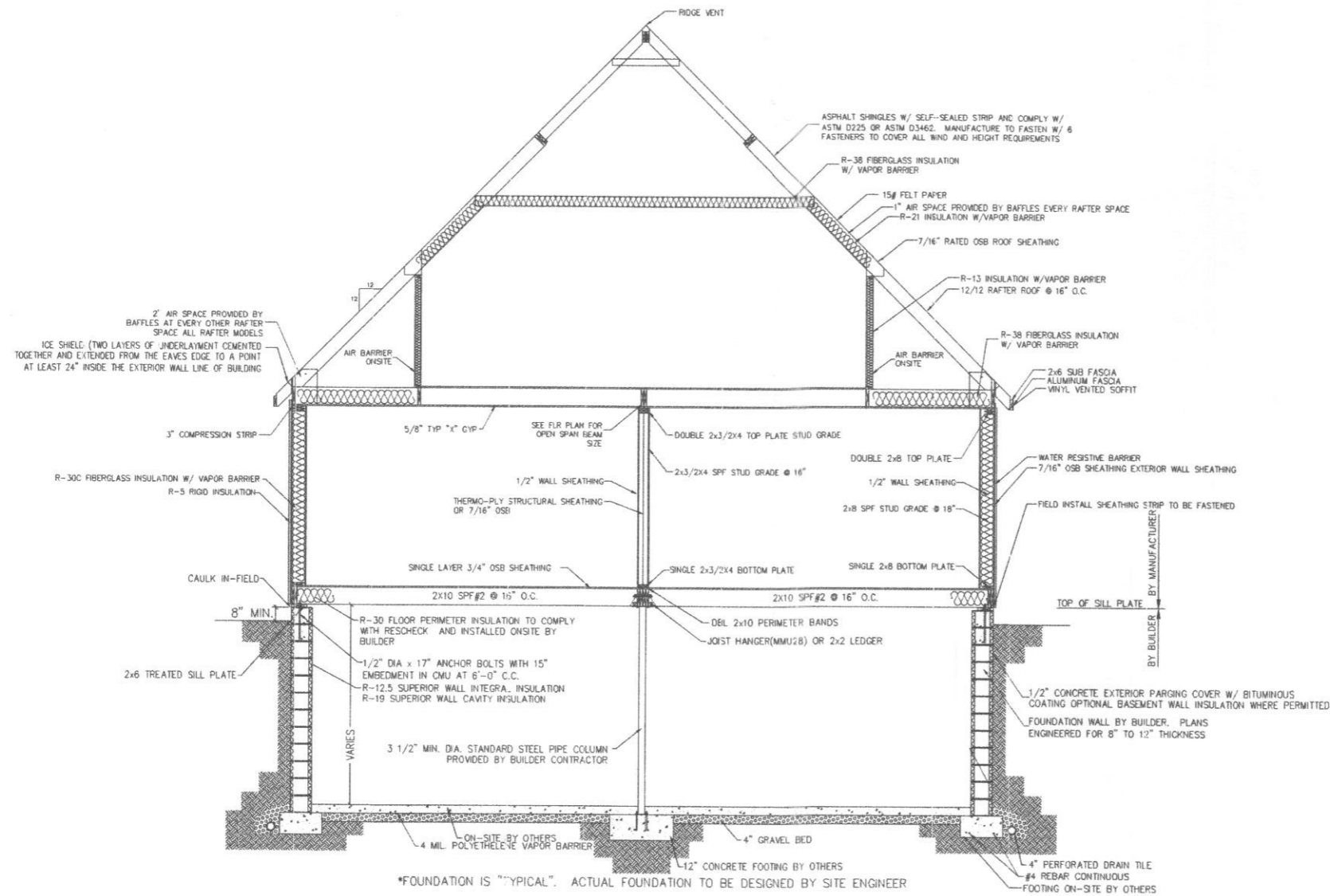
ALL FOOTERS TO BE LOCATED BELOW THE FROST LINE

- NOTES: 1. PERIMETER RAIL ATTACHED TO SILL WITH 16d. NAILS AT 6" O.C.
- 2. PIER FOOTINGS BASED UPON 2000 PSF. ALLOWABLE SOIL BEARING PRESSURE
- 3. CONCRETE COMPRESSIVE STRENGTH: 3000 PSI
- 4. M OR S TYPE MORTAR TO BE USED
- 5. MAX. ANCHOR BOLT SPACING: 6'-0" O.C. (4'-0" O.C. MAX. IN AREAS WHERE WIND VELOCITY IS @ OR EXCEEDS 100 MPH)
- 6. WINDOWS OR VENTS (INSTALLED BY BLDR) ARE REQ'D. TO PROVIDE 1/150 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE.

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DATE:	10/17/2016	DRAWN BY:	HMS	STATUS:	PRELIM	BUILDER:	FINISH WERKS	CUSTOMER:	BUDDY & JESS
	11/09/2016		HMS		FINAL		CITY:		CLARKSVILLE
	11/30/2016		SWW		REV. FINAL		WIND SPEED:		115 MPH
	12/29/2016		HMS		REV. FINAL		VULT/ SNOW LOAD:		89 VASD / 35
	1/20/2017		COB		APPROVAL		ORDER NO.:		70604
PAGE:	5						FILE NO.:	P70604(660)	

3264-PRESTIGE CAPE FOUNDATION PLAN
 72 EAST MARKET STREET
 MIDDLEBURG, PA. 17842
 PHONE: (570) 837-1424
 FAX: (570) 837-6133
 PROFESSIONAL BUILDING SYSTEMS, INC.



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BUILDER	FINISH WERKS		CUSTOMER	
	CITY	COUNTY	CITY	STATE
CLARKSVILLE	HOWARD	BUDDY & JESS	MD	
WIND SPEED	SNOW LOAD			
115 MPH VULT/ 89 VASD	35			
ORDER NO.	SERIAL NO.	FILE NO.		
70604		P70604(660)		

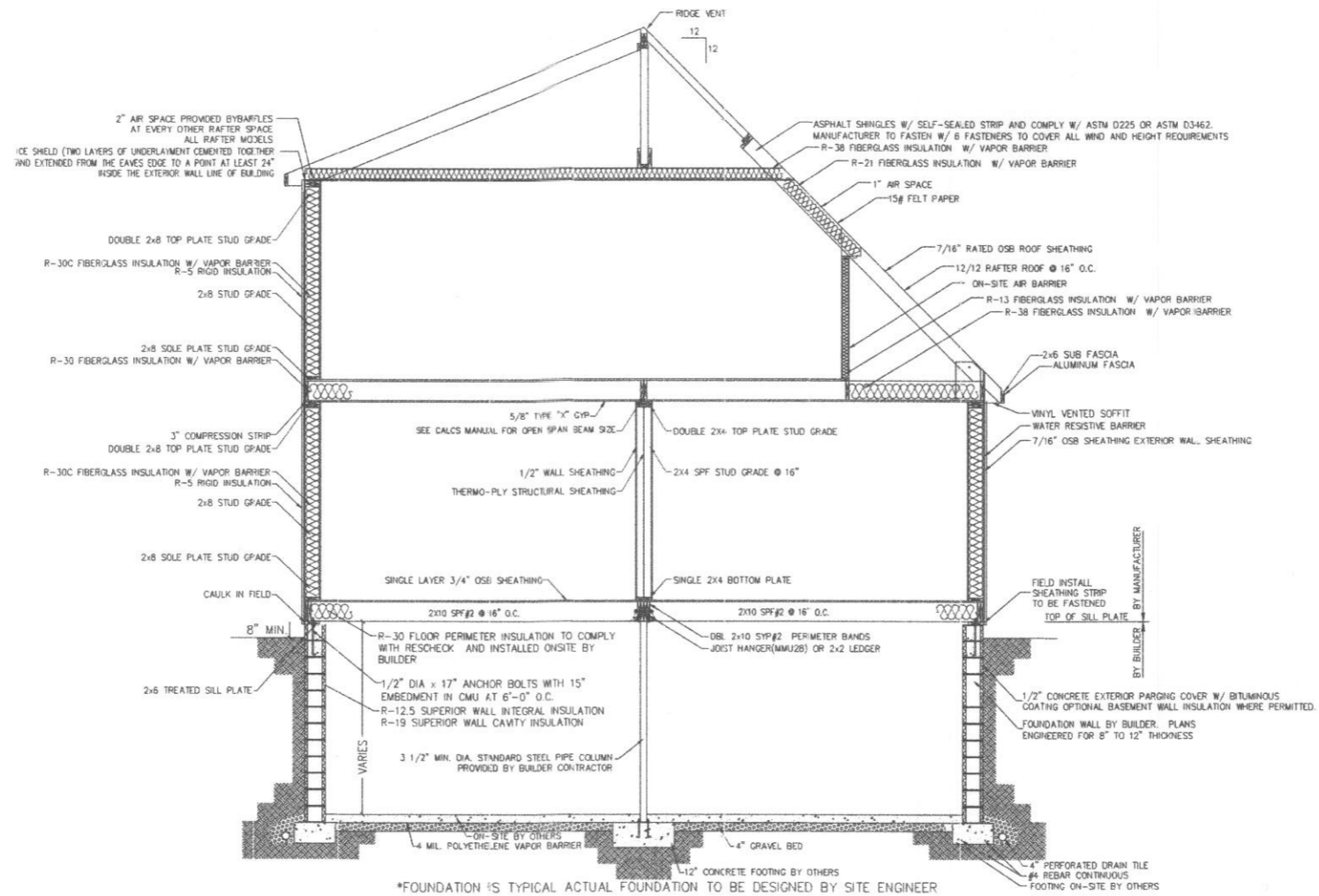
3264-PRESTIGE CAPE
 CROSS SECTION

72 EAST MARKET STREET
 MIDDLEBURG, PA. 17842
 PHONE: (570) 837-1424
 FAX: (570) 837-6133

PROFESSIONAL BUILDING SYSTEMS, INC.
 P B S

DATE:	10/17/2016	STATUS:	PRELIM
	11/09/2016		FINAL
	11/30/2016		REV. FINAL
	12/29/2016		REV. FINAL
	1/20/2017		APPROVAL
DATE:	10/17/2016	STATUS:	PRELIM
DATE:	11/09/2016		FINAL
DATE:	11/30/2016		REV. FINAL
DATE:	12/29/2016		REV. FINAL
DATE:	1/20/2017		APPROVAL

PAGE: 61



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BUILDER	FINISH WERKS	CUSTOMER
CITY	COUNTY	BUDDY & JESS
CLARKSVILLE	HOWARD	STATE
WIND SPEED	SNOW LOAD	MD
115 MPH VULT/ 89 VASD	35	50. FT.
ORDER NO.	SERIAL NO.	FILE NO.
70604		P70604(660)

3264-PRESTIGE CAPE
CROSS SECTION (SHEAR)

72 EAST MARKET STREET
MIDDLEBURG, PA. 17842
PHONE: (570) 837-1424
FAX: (570) 837-6133

PROFESSIONAL BUILDING SYSTEMS, INC.
P B S

DATE:	DRAWN BY:	STATUS:
10/17/2016	HMS	PRELIM
11/09/2016	HMS	FINAL
11/30/2016	SWW	REV. FINAL
12/29/2016	HMS	REV. FINAL
1/20/2017	COB	APPROVAL

PAGE: 6.2

Freemon, Robert

From: Freemon, Robert
Sent: Monday, March 06, 2017 3:55 PM
To: 'b33nichols@gmail.com'
Cc: 'ted@finishwerks.com'
Subject: 5453 Harris Farm Lane

Hi,

I am reviewing the building permit B17000690 for 5453 Harris Farm Lane. I need floor plans on 11"X17" along with a filled out transmittal sheet for the Health Dept. submitted to Dept. of Inspections, License and Permits (DILP). I cannot continue my review of the building permit until I receive the floor plans from DILP. If you have submitted floor plans to DILP there were either not enough copies and/or too large of plans to scan and upload. If you have any questions let me know.

Robert Freemon

Howard County Health Department

8930 Stanford Blvd. Columbia, MD 21045

Well and Septic Program

Bureau of Environmental Health

Phone: 410-313-6357

Email: rfreemon@howardcountymd.gov

<https://www.howardcountymd.gov/Departments/Health/Environmental-Health/Well-and-Septic>