

Building Address 14305 Fox Creek Ct.  
Woodstock, MD 21163

Suite/Apt. #: \_\_\_\_\_ SOP/WP/Petition #: \_\_\_\_\_

Census Tract 60410 Subdivision Monticello

Section \_\_\_\_\_ Area \_\_\_\_\_ Lot 43

Tax Map 8 Parcel 110 Grid 18

Zoning RC Map Coordinates 1E12 Lot size \_\_\_\_\_

Property Owner's Name D. R. Horton Custom Homes  
1370 Piggard Dr., St. 230  
Rockville, MD 20850

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone 301-670-6144

Applicant's Name & Mailing Address, (if other than stated herein):  
Victoria Meyer  
Maryland Bldg. Permits, Inc.

Phone 410-602-8779 Fax 486-5185

Existing Use VAACANT LOT

Proposed Use NEW SINGLE FAM. DWELL.

Estimated Construction Cost \$ 250,000

Description of Work SUNROOM  
2 STORIES, FULL BSM., 11R 3FB, 1HB,  
FP SINK & 2 (M.BAL) (LRR) FIN BSM.

Contractor Company D. R. Horton Custom Homes  
1370 Piggard Dr., St. 230  
Rockville, MD 20850

Contact Person \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

License No. \_\_\_\_\_

Phone 301-6706144 Fax \_\_\_\_\_

Occupant or Tenant NOO PROP. BUNO1 -

Contact Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Engineer or Architect Company Benchmark ENG.

Contact Person JOHN CARNEY

Address 8490 S. AHO. NAT'L PK.

City ELLICOTT CITY, MD State MD Zip Code 21043

Phone 410-481-1105 Fax 485-6644

**BUILDING DESCRIPTION - COMMERCIAL**

**BUILDING DESCRIPTION - RESIDENTIAL**

Building Characteristics	Utilities
Height: _____	Water Supply: _____ Public _____ Private _____
No. of stories: _____	Sewage Disposal: _____ Public _____ Private _____
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Construction type: _____ Reinforced Concrete _____ Structural Steel _____ Masonry _____ Wood Frame _____	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas <input type="checkbox"/>
State Certified Modular _____	Sprinkler system: N/A <input type="checkbox"/> Full _____ Partial _____ Other Suppression _____ # of Heads _____

Building Characteristics	Utilities
SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/>	Water Supply: _____ Public _____ Private _____
1st floor: Depth <u>80'</u> Width <u>52'</u>	Sewage Disposal: _____ Public _____ Private _____
2nd floor: <u>80'</u> <u>46'</u>	Electric Yes <input type="checkbox"/> No <input type="checkbox"/>
Basement: <u>60'</u> <u>52'</u>	Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/>	Heating System: _____ Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Propane Gas <input type="checkbox"/>
Crawl space <input type="checkbox"/> Slab on Grade <input type="checkbox"/>	Sprinkler system: N/A <input type="checkbox"/> NFFPA #13D _____ NFFPA #13R _____ Other _____
No. of Bedrooms <u>4</u>	State Certified Modular _____ Manufactured Home _____
Multi-family dwellings: _____ No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____	
Other Structure: _____ Dimensions: _____ Footings: _____ Roof: _____	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION, (2) THAT THIS INFORMATION IS CORRECT, (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THEREBY, (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 THE PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature Victoria Meyer  
Maryland Bldg. Permits, Inc.

Title/Company \_\_\_\_\_

Print Name Victoria Meyer  
9/10/00

Date \_\_\_\_\_

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\* PLEASE WRITE NEATLY AND LEGIBLY \*\*  
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE APPROVAL
Land Development DPZ		
State Highways		
Building Official		
Civ. Engineering DPZ		
Health	<u>1/26/00</u>	<u>Mark R. Pflin</u>
Fire Protection		

Is Sediment Control approval required prior to issuance?  
 YES  NO

DPZ SETBACK INFORMATION	PROPERTY ID#
Front: _____	117827
Rear: _____	Filing fee \$ <u>25.00</u>
Side: _____	Permit fee \$ _____
Side St: _____	Excise tax \$ _____
All minimum setbacks met? YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Is Entrance Permit required? YES <input type="checkbox"/> NO <input type="checkbox"/>	Add'l permit fee \$ _____
Historic District? YES <input type="checkbox"/> NO <input type="checkbox"/>	TOTAL FEES \$ _____
Lot Coverage for New Loya Zone _____	Balance due \$ _____
SDP/Red-line approval date _____	Check # <u>40091</u>
	Validation # _____

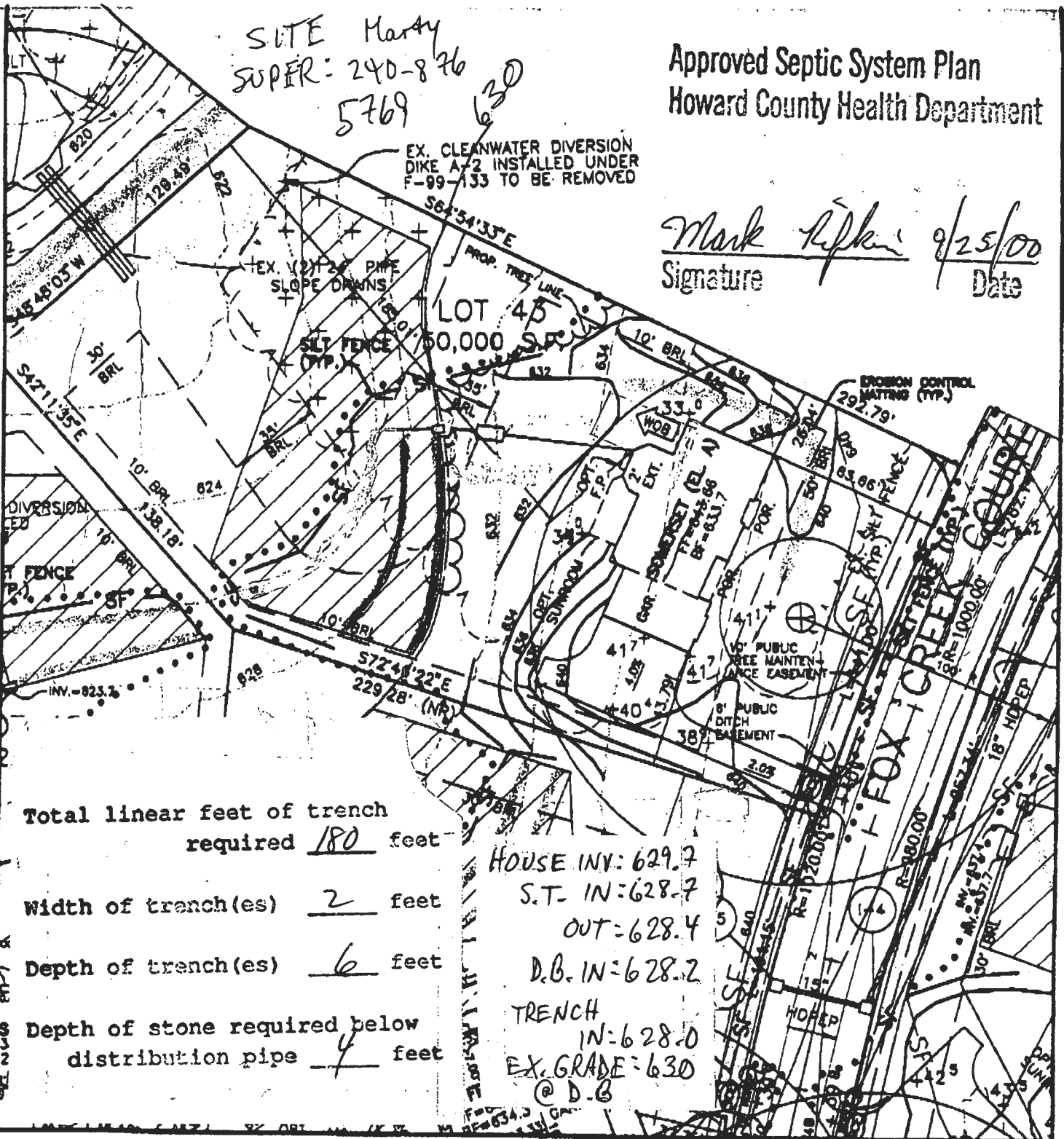
CONTINGENCY CONSTRUCTION START:   
 ONE STOP SHOP:

Distribution of Copies: White: Building Official Green: LDD, DPZ Yellow: DED, DPZ Pink: Health Gold: SHA

SITE Marty  
 SUPER: 240-876  
 5769 630

Approved Septic System Plan  
 Howard County Health Department

*Mark Refkin* 9/25/00  
 Signature Date



Total linear feet of trench required 180 feet  
 Width of trench(es) 2 feet  
 Depth of trench(es) 6 feet  
 Depth of stone required below distribution pipe 4 feet

FIRST FLOOR ELEVATION = 643.66  
 BASEMENT ELEVATION = 633.7  
 SPOT ELEVATION AT GARAGE = 641.7

SLOPE OF DRIVEWAY = 4%  
 NUMBER OF RISERS IN GAR. = 3  
 NUMBER OF RISERS ON LEAD WALK = 3

**BENCHMARK**  
 ENGINEERING, INC.

**MONTICELLO**  
 LOT 43 - REVISED

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MD 21043  
 PHONE: 410-485-8105 FAX: 410-485-8644

FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: 9/6/00

F-99-133  
Survey 12.15.99

PARCEL 330  
RICHARD H. AND SUSAN OYSIER  
L 1225 F. 0652

PARCEL 272  
TIMOTHY L AND  
CAROLE E SIMRSON ET AL  
L 1832 F. 0491

PARCEL 329  
FRANCES A. LAUMANN  
L 2758 F. 0351

PARCEL 273  
JAMES M. HENNESSY  
L 1322 F. 0419

PARCEL 274  
MICHAEL E. AND BEIH A. VARNEY  
L 1591 F. 0198

PARCEL 327  
JUSTIN JAMES  
AND DARLENE FIELD  
L 3110 F. 0044

PARCEL 276  
RICHARD C. HUDSON  
L 971 F. 0587

N 605.500

GRID NORTH

NON-BUILDABLE, PRIVATELY OWNED  
CONSERVATION PRES. PARCEL B  
SEMENT 'A' ENVIRONMENTAL USE  
FORESTATION 1.28 AC.  
ENVIRONMENTAL BASEMENT TO BE HELD  
BY HOWARD COUNTY AND THE  
MONTICELLO HOMEOWNERS ASSOCIATION

177.88' FOREST CONSERVATION  
EASEMENT TO  
RETENTION  
0.90 AC. 234.70'

MATCH LINE SEE SHEET 4

LOT 39  
49,971 S.F.

LOT 40  
49,498 S.F.

LOT 41  
50,000 S.F.

LOT 42  
48,748 S.F.

LOT 45  
40,222 S.F.

LOT 43  
50,000 S.F.

LOT 44  
49,848 S.F.

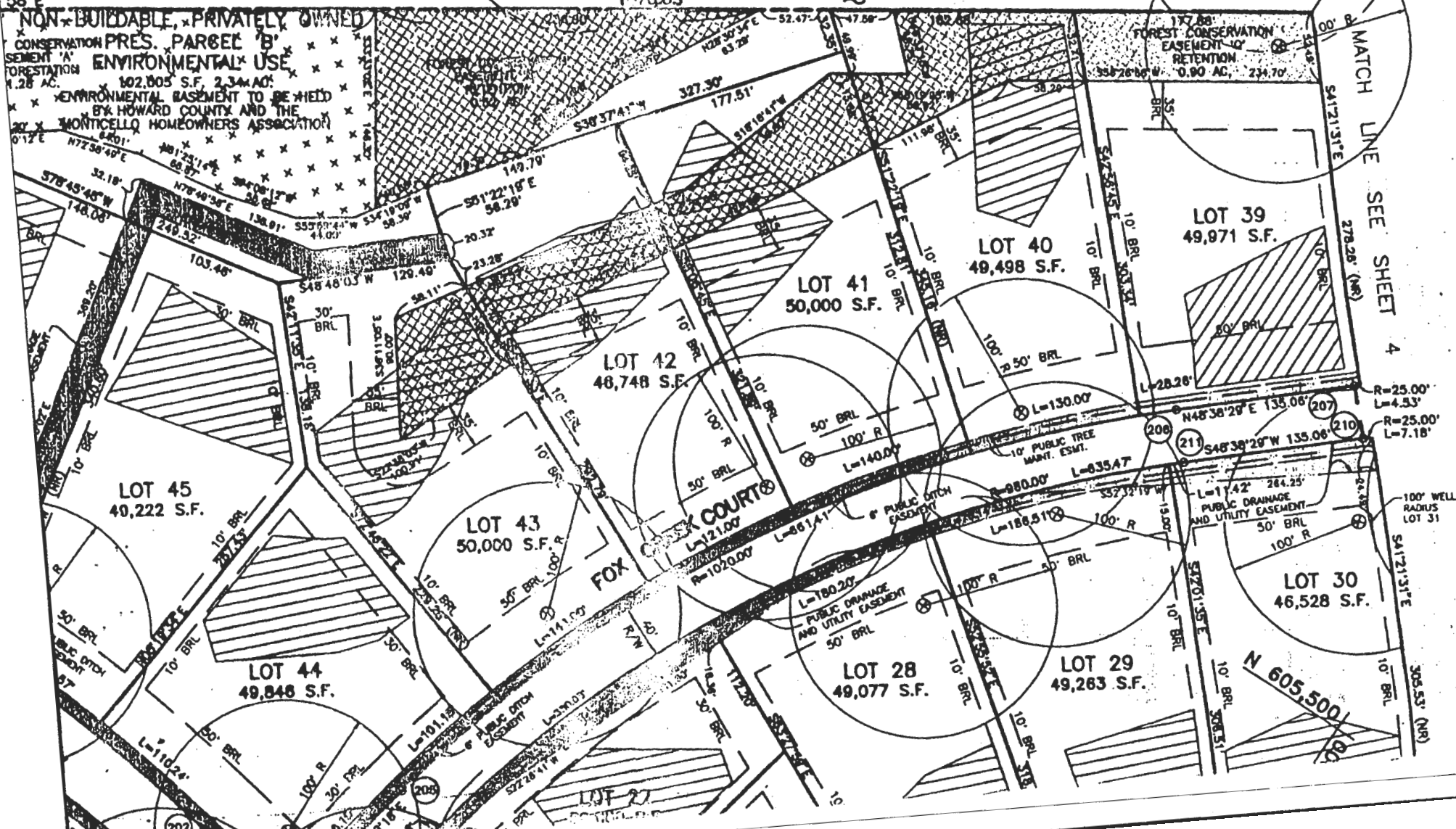
LOT 28  
49,077 S.F.

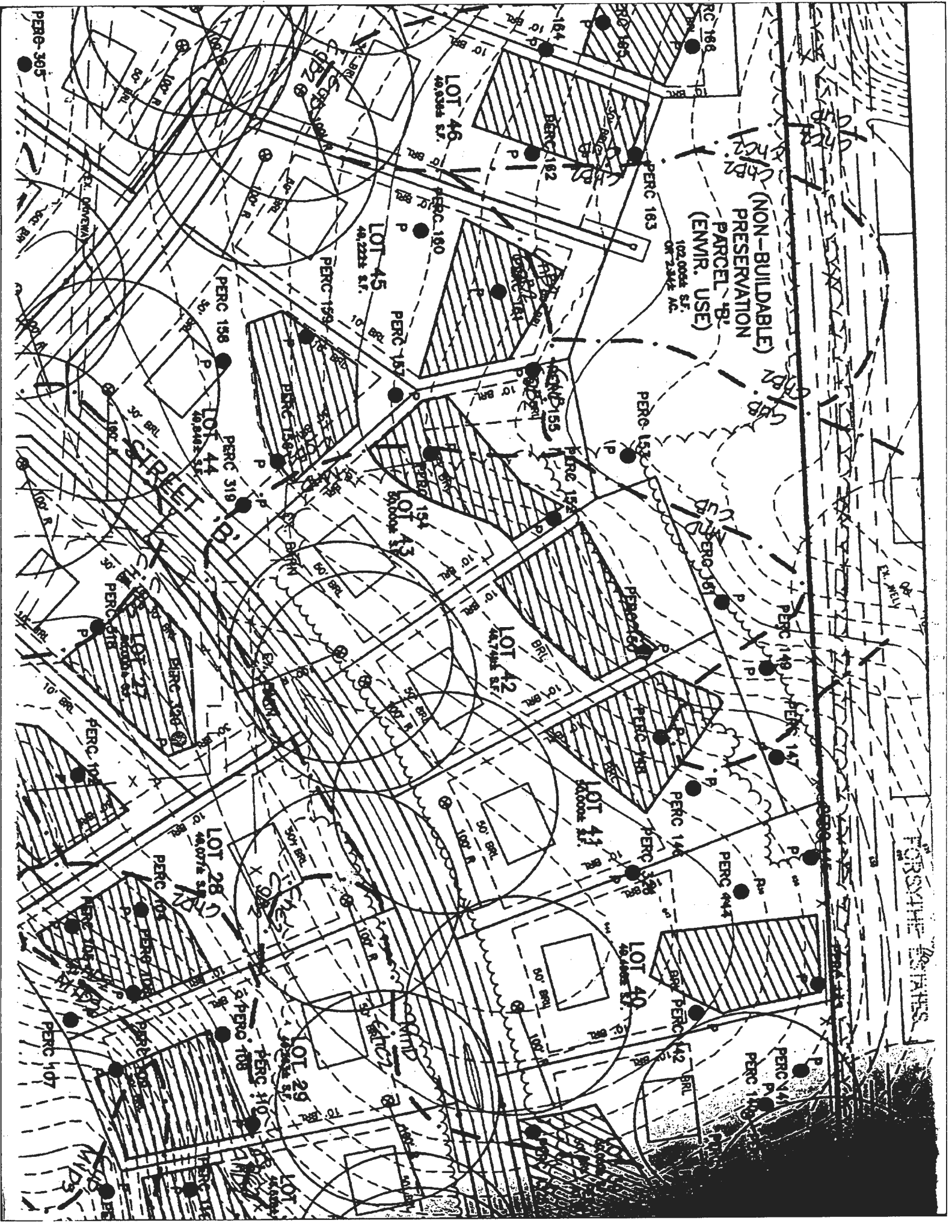
LOT 29  
49,263 S.F.

LOT 30  
46,528 S.F.

FOX COURT

N 605.500





NON-BUILDABLE  
PRESERVATION  
PARCEL (ENVR. USE)

FORSYTHE DISTRICTS

PERC 305

LOT 46

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 29

LOT 28

LOT 27

LOT 26

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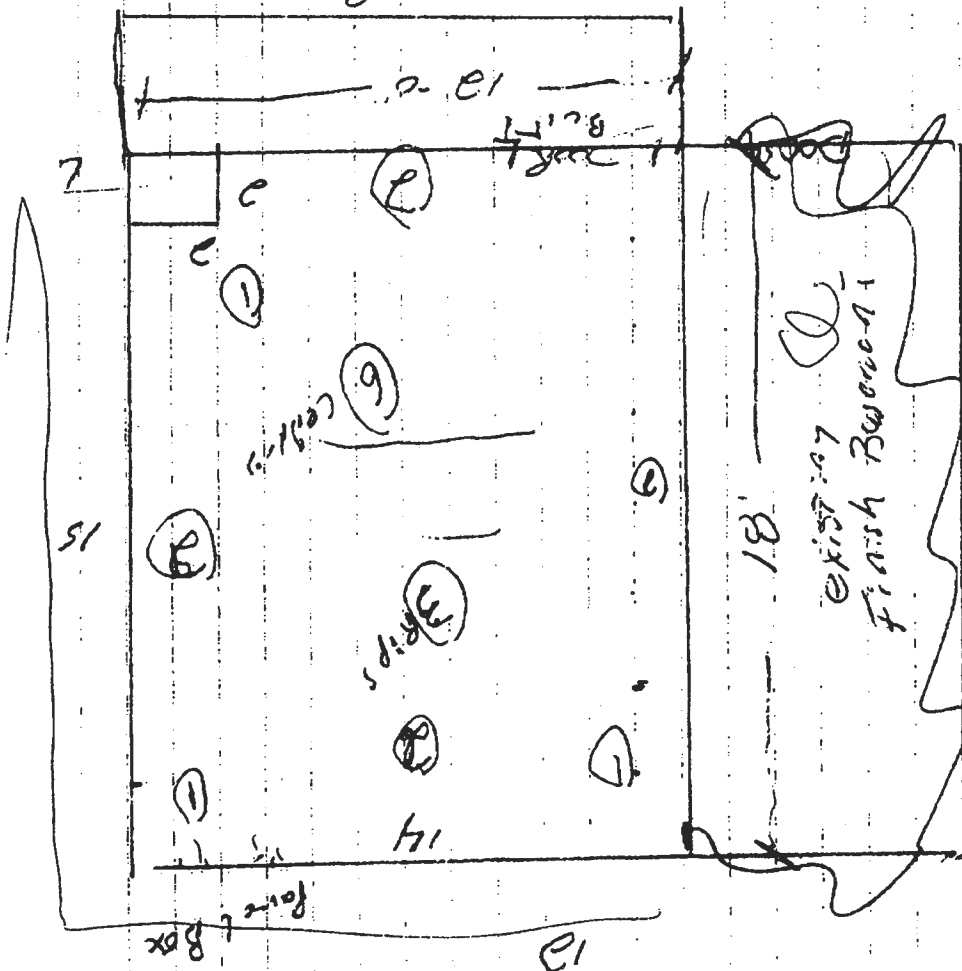
B00B7311

7/3/02 - Proposed  
Basement remodeling  
(Exercise Room)

OK (SRM)

FINISH ROOM  
10' DE  
18' 1/8'

EXISTING BASEMENT

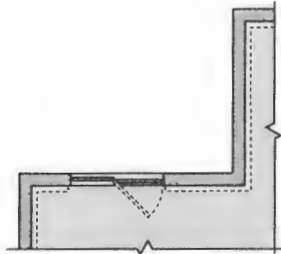


818002477

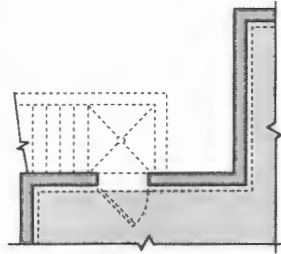
HEALTH

# THE KINGSPORT

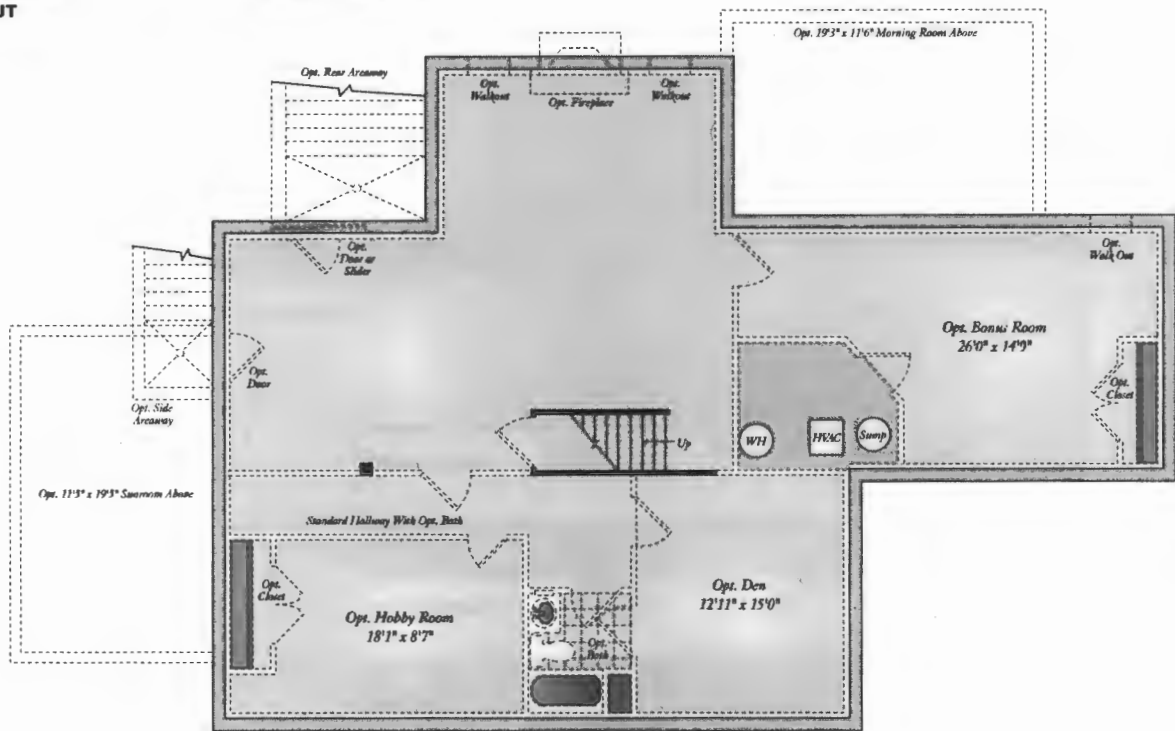
# BASEMENT



OPT. PATIO DOOR W/WALKOUT



OPT. REAR 4' AREAWAY



OPT. LOWER LEVEL

*Vintage*  
SETTLEMENT SERVICES

410.721.9713

Brick fronts, chimneys, bay windows, keystones, exterior trim, garage doors, light fixtures, dormers, and gables shown on elevations are optional features. Actual product specifications may vary in dimension or detail from these drawings. This insert is for illustrative purposes only and is not part of the legal contract. All dimensions are approximate. Many available options are not shown. This model is currently being updated. Please see community Sales Manager for details.

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CARUSOHOMES.COM • 301.261.0277







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

DILP 2018 JUL 12 PM 12:0  
 Date Received: \_\_\_\_\_

Permit No.: **818002477**

Building Address: 14305 Fox Creek Ct  
 City: Cooksville State: MD Zip Code: 21723  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Monticello  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 43  
 Tax Map: 8 Parcel: 110 Grid: 18  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 1.14 AC

Property Owner's Name: Marco Torres & Ana Gouveia  
 Address: 3053 Mullineaux Ln  
 City: Ellicott City State: MD Zip Code: 21042  
 Phone: 301-343-2689 Fax: \_\_\_\_\_  
 Email: marco.torres@alhoconcrete.com

Existing Use: Single Family Residence  
 Proposed Use: Single Family Residence  
 Estimated Construction Cost: \$ \$300,000  
 Description of Work: New Single Family Home

Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: Same As Above  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Contractor Company: Caruso Homes On Your Lot  
 Contact Person: Robert Oliff  
 Address: 2120 Baldwin Ave Suite 200  
 City: Bowie State: MD Zip Code: 21114  
 License No.: 8848  
 Phone: 301-832-5429 Fax: \_\_\_\_\_  
 Email: roliff@carusohomes.com

Engineer/Architect Company: NJR & Associates  
 Responsible Design Prof.: Najib Roshan  
 Address: 2770 State Route 32  
 City: West Friendship State: MD Zip Code: 21794  
 Phone: 240-508-3200 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics	
Height: <u>30ft</u>	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories: <u>2</u>	<b>Depth</b>	<b>Width</b>
Gross area, sq. ft./floor: <u>3,742</u>	1 <sup>st</sup> floor:	
Area of construction (sq. ft.):	2 <sup>nd</sup> floor:	
Use group:	Basement:	
<b>Construction type:</b>	<input checked="" type="checkbox"/> Finished Basement	
<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 checked="" type="checkbox"/> Wood Frame	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> State Certified Modular	<b>Multi-family Dwelling</b>	
	No. of efficiency units:	
	No. of 1 BR units:	
	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 type="checkbox"/> No	Roof:	
<input type="checkbox"/> Roadside Tree Project Permit #	<input 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:	<u>G18000169</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 NOTICE.

Robert Oliff  
 Applicant's Signature  
roliff@carusohomes.com  
 Email Address  
 \_\_\_\_\_  
 Owner  
 Title/Company

Robert Oliff  
 Print Name  
4/23/2018  
 Date  
JUL 12 2018

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
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>10/25/18</u>	<u>[Signature]</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>160.00</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>13255</u>

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

## Williams, Jeffrey

---

**From:** Williams, Jeffrey  
**Sent:** Wednesday, October 24, 2018 11:58 AM  
**To:** 'marco.torres@alhconcrete.com'  
**Cc:** Gregory B Phillips; Gary Evans; Robert Oliff; Kenneth Knode; 'Barbara Evans'  
**Subject:** RE: B18002477 Agreement to treat as new construction

In light of the windows in the area of the future rooms and the full bath rough-in, that would make those two rooms bedrooms by our code definition if the basement were to be finished in the configuration shown on the floor plan. The existing trenches (once they are repaired) are big enough for over 6 bedrooms. The tank is big enough for 5 bedrooms. It is possible to finish the basement with some other configuration where only one room or none of the rooms would meet our definition of a bedroom and the existing system would be adequate (assuming it is still functioning at that time). The other alternative would be to revise the plans now before I approve the building permit to take the rough in down to a half bath and then none of the rooms would count as a bedroom for us regardless of configuration.

Let me know if you want to change that rough in now or if you want to just deal with configuration if and when the basement is finished in the future.

Jeff

---

**From:** Barbara Evans [<mailto:bevans@carusohomes.com>]  
**Sent:** Wednesday, October 24, 2018 11:16 AM  
**To:** Williams, Jeffrey  
**Cc:** Gregory B Phillips; Gary Evans; Robert Oliff; Kenneth Knode  
**Subject:** Re: B18002477 Agreement to treat as new construction

Two hopper windows are scheduled in or near the areas mentioned. They are NON egress 2x3 windows. Yes there is a full bath rough in.

Sent from my iPhone please excuse typos

On Oct 24, 2018, at 10:02 AM, Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)> wrote:

Can you confirm that the basement does not have any windows in the area of the hobby room and den?  
Is it getting a full bath rough-in?

---

**From:** Gregory B Phillips [<mailto:gphillips@mred.us>]  
**Sent:** Wednesday, October 24, 2018 8:40 AM  
**To:** Williams, Jeffrey  
**Cc:** Gary Evans; Robert Oliff; Barbara Evans; Ken Knode  
**Subject:** B18002477 Agreement to treat as new construction

Jeff,

I am at the county now on another matter can you please release this so I can leave with it.

I will call you now.

Regards,

Gregory Phillips  
Maryland Real Estate Development  
6100 Day Long Lane  
Suite 100  
Clarksville, Maryland 21029

Direct 410.977.0864  
[gphillips@MRED.US](mailto:gphillips@MRED.US)

<image001.png>

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Good morning. I reviewed the perc cert plan and I wanted to know if I may add the word "neighboring" to help clarify the legend symbol for *Existing Septic Reserve Area*? Also, the proposed Replacement well site #1 is closer than 10 feet to the driveway but if that well is ever drill, bollards can be installed. Once I hear back, I will forward the plan for signature.

Thanks,

Hank

---

**From:** Stephen Sikorski [<mailto:sikor03@yahoo.com>]  
**Sent:** Friday, June 01, 2018 12:05 PM  
**To:** Oswald, Hank; Williams, Jeffrey; Gregory B Phillips  
**Cc:** Najib Roshan; Giulia Sikorski  
**Subject:** 3314 Sang Road Septic plans upgrade request

Jeff / Hank,

Hope all is well!

As the owner of the 3314 - I wanted to check in on the status of this permit approval?

Any way to expedite this is greatly appreciated!

Have a great weekend.

Thanks,

Stephen Sikorski  
410-596-4605

On Friday, May 25, 2018, 11:42:28 AM EDT, Gregory B Phillips <[gphillips@mred.us](mailto:gphillips@mred.us)> wrote:

Jeff & Hank,

I wanted to alert you that the building permit application has been accepted for lot 18 at Sang Road under the following file number:

**Building B18001781:**

As you know in order to expedite that permit we previously submitted a septic discharge plan which we were then asked to submit an additional perc cert as well. I hope to have the plans examiner sign off next week and would appreciate your building permit approval as soon as you can make it since we have made our submission in advance.

I would also appreciate it if there is a third party working on the building permit that you alert that person of the advanced efforts with Mr. Oswald and Mr. Roshan.

Regards,

Gregory Phillips  
Maryland Real Estate Development  
Direct 410.977.0864  
[gphillips@MRED.US](mailto:gphillips@MRED.US)

Begin forwarded message:

**From:** [roshannj@aol.com](mailto:roshannj@aol.com)

**Subject:** Sang Road Septic plans

**Date:** May 14, 2018 at 3:57:16 PM EDT

**To:** [maplelawn@highstarrcopyservices.com](mailto:maplelawn@highstarrcopyservices.com), [gphillips@mred.us](mailto:gphillips@mred.us)

Please prepare five copies of the two sheets plans on 24x36, B+W paper for Mr. Greg Phillips.

Thank you

Najib Roshan, LS

NJR & Associates, LLC

2770 Route 32

West Friendship, MD 21794

PH (240) 508-3200

[roshannj@aol.com](mailto:roshannj@aol.com)

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Monday, June 25, 2018 10:59 AM  
**To:** 'roshannj@aol.com'  
**Subject:** RE: 3314 Sang Road Septic plans upgrade request

Hi Mr. Roshan:

Yes, we will need a OSDS Plan (showing existing trenches plus replacement trenches for 2 more systems) and floor plans. It looks like the existing trenches are large enough for a 5 bedroom house (2 foot of sidewall and a rate of 1.2 gpd). Prior to BP approval, we will want to uncover the existing d-box and expose the ends of the trenches to make sure they are good repair and install observation pipes at that time (if not already).

Hank

**From:** roshannj@aol.com [mailto:roshannj@aol.com]  
**Sent:** Monday, June 25, 2018 10:22 AM  
**To:** Oswald, Hank  
**Cc:** gphillips@mred.us  
**Subject:** Re: 3314 Sang Road Septic plans upgrade request

Mr. Oswald,

Attached, please find a site plan for one of our project that is replacing a burnt down dwelling. We are proposing to keep the existing septic field and distribution box a replace the septic tank. Do we need to submit a new Sewage Disposal Plan for this site?

Thank you  
Najib Roshan, LS  
NJR & Associates, LLC  
2770 Route 32  
West Friendship, MD 21794  
PH (240) 508-3200  
[roshannj@aol.com](mailto:roshannj@aol.com)

-----Original Message-----

**From:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**To:** Stephen Sikorski <[sikor03@yahoo.com](mailto:sikor03@yahoo.com)>; roshannj <[roshannj@aol.com](mailto:roshannj@aol.com)>  
**Cc:** Giulia Sikorski <[giulia.sikorski@gmail.com](mailto:giulia.sikorski@gmail.com)>; Gregory B. Phillips <[gphillips@mred.us](mailto:gphillips@mred.us)>  
**Sent:** Wed, Jun 6, 2018 7:15 am  
**Subject:** RE: 3314 Sang Road Septic plans upgrade request

Hello All:

I made the change and submitted the perc cert plan for final signature on Tuesday morning. The septic plan cannot be approved until the perc cert plan has been approved. As soon as I hear something, I will let you know.

Thanks,

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Howard County Health Department

Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)

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---

**From:** Stephen Sikorski [<mailto:sikor03@yahoo.com>]  
**Sent:** Tuesday, June 05, 2018 4:17 PM  
**To:** Oswald, Hank; [roshannj@aol.com](mailto:roshannj@aol.com)  
**Cc:** Giulia Sikorski; Gregory B. Phillips  
**Subject:** Re: 3314 Sang Road Septic plans upgrade request

Hi Greg,

Anything you need from us?

Thanks for your time and efforts on this!

Thanks,

Steve

On Monday, June 4, 2018, 5:55:31 PM EDT, <[roshannj@aol.com](mailto:roshannj@aol.com)> wrote:

Mr Oswald,

Please go ahead and add the word "neighboring" on the legend. A "10' Min." could also be added to the space between driveway and Well Replacement 1 location, if okay with you.

Thank you  
Najib Roshan, LS  
NJR & Associates, LLC  
2770 Route 32  
West Friendship, MD 21794  
PH (240) 508-3200  
[roshannj@aol.com](mailto:roshannj@aol.com)

-----Original Message-----

From: Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
To: Stephen Sikorski <[sikor03@yahoo.com](mailto:sikor03@yahoo.com)>; roshannj <[roshannj@aol.com](mailto:roshannj@aol.com)>  
Sent: Mon, Jun 4, 2018 9:35 am  
Subject: RE: 3314 Sang Road Septic plans upgrade request

Hello Gentleman:

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Tuesday, August 21, 2018 8:32 AM  
**To:** 'gphillips@mred.us'  
**Cc:** roshannj@aol.com  
**Subject:** RE: 14305 Fox Creek Court

Hello Greg:

The OSDS Plan has been approved. The septic contractor may come in to pick-up a copy of the approved plan. Prior to scheduling an inspection of the installation of the new 1500 gallon septic tank, trench observation ports and d-box evaluations, please field locate/stake the sewage disposal area. This will help the inspector and septic contractor locate the existing septic trenches.

Thanks,

Hank

---

**From:** [gphillips@mred.us](mailto:gphillips@mred.us) [mailto:[gphillips@mred.us](mailto:gphillips@mred.us)]  
**Sent:** Monday, August 20, 2018 10:10 AM  
**To:** Oswald, Hank  
**Subject:** Re: 14305 Fox Creek Court

Hank,

FYI

I am dropping off the revised plan to you this morning.

Regards,

Gregory Phillips  
Maryland Real Estate Development  
6100 Day Long Lane  
Suite 100  
Clarksville, Maryland 21029

Direct 410.977.0864  
[gphillips@MRED.US](mailto:gphillips@MRED.US)



## Oswald, Hank

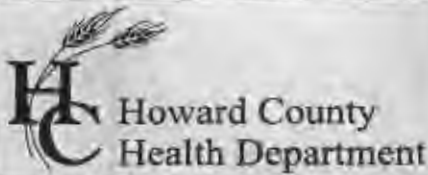
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**From:** Kenneth Knode <KKnode@carusohomes.com>  
**Sent:** Friday, October 12, 2018 11:11 AM  
**To:** Oswald, Hank  
**Subject:** Septic permit

The contractor for 14305 fox creek ct. has been changed from J&A construction to Farm and Home J&A has agreed to return permit and has been compensated for both the permit fee and time spent.  
Any questions can be referred to me, Ken with Caruso homes. 301-832-5266 Thank you for your help

Sent from my iPhone

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**Bureau of Environmental Health**  
 8930 Stanford Boulevard, Columbia, MD 21045  
 Main: 410-313-2640 | Fax: 410-313-2648  
 TDD 410-313-2323 | Toll Free 1-866-313-6300  
[www.hchealth.org](http://www.hchealth.org)  
 Facebook: [www.facebook.com/hocohealth](https://www.facebook.com/hocohealth)

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

RECEIPT DATE: 8/2/18

**ONSITE SEWAGE DISPOSAL SYSTEM**

P 563969

INSTALLATION APPROVAL DATE: \_\_\_\_\_

**PERMIT**  
**TANK REPLACEMENT**

A \_\_\_\_\_

PROPERTY ADDRESS: 14305 Fox Creek Court

SUBDIVISION: Monticello LOT: 43 TAX ID: 04-363892

CONTRACTOR: Farm & Home Excavating EMAIL: \_\_\_\_\_  
L&A Construction Services

CONTRACTOR ADDRESS: 901 DRYCT Rd, Marriottsville, 21104 PHONE: 410-442-2139  
7991 Bennett Branch Road, Mount Airy, MD 21771

PROPERTY OWNER: Marco Torres EMAIL: \_\_\_\_\_

OWNER ADDRESS: 14305 Fox Creek Court, Cooksville, MD 21723 PHONE: 206-902-7562

NUMBER OF BEDROOMS: \_\_\_\_\_ SEPTIC TANK SIZE: 1500g DRAINFIELD SIZE/TYPE: N/A

LOCATION:	<u>Location TBD in field</u>
NOTES:	<u>Expose Easby Tanks, Done for field verification w/ photos.</u>

ISSUED BY: K. Wolf ISSUE DATE: 8/2/18 EXPIRATION DATE: 8/2/19

- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING builder
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
- 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 FOR INSPECTION OF SEPTIC SYSTEM.**

**Maryland Real Estate Development**



Transmittal

DATE: August 20, 2018

TO:

Gregory Phillips  
Maryland Real Estate Development LLC  
6100 Day Long Lane  
Suite 100  
Clarksville, MD 21029

[gphillips@mred.us](mailto:gphillips@mred.us)

Hank Oswald  
Licensed Environmental Health Specialist  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
8930 Stanford Boulevard  
Columbia, MD 21045  
410.313.1786 (Office)  
[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)

---

**RE: Lot 43 14305 Fox Creek**

**Septic Discharge Plan**

**Hill, Amanda**

---

**From:** Gregory B Phillips <gphillips@mred.us>  
**Sent:** Wednesday, July 18, 2018 4:09 PM  
**To:** Hill, Amanda  
**Subject:** Building B18002477 Simplified plans  
**Attachments:** Kingsport-Brochure.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Amanda,

Attached please find a copy of the Kingsport Brochure. I apologize for this taking so long to get this to you.

Regards,

**Building B18002477:**  
**Residential New Single Family Dwelling Permit**

Marked  
as **Pending** on **07/17/2018** by **Amanda Hill**

**Comment:** APPLICANT ADVISED TO PROVIDE SIMPLIFIED FLOOR PLANS FOR THE HEALTH DEPARTMENT AT THE COUNTER

Gregory Phillips  
Maryland Real Estate Development  
Direct 410.977.0864  
[gphillips@MRED.US](mailto:gphillips@MRED.US)

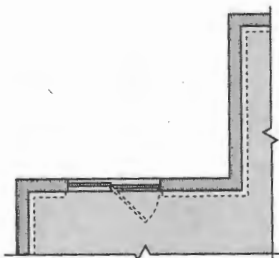


B18002477

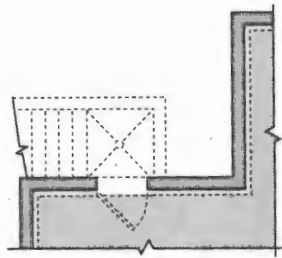
HEALTH

# THE KINGSPORT

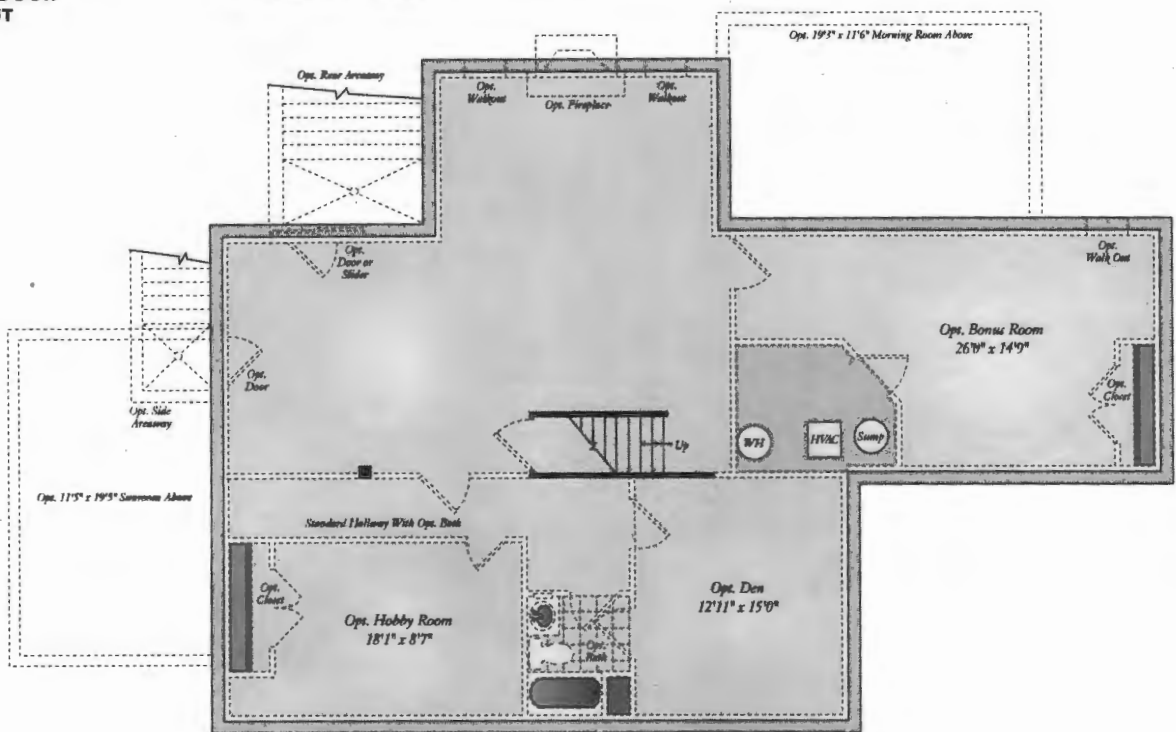
# BASEMENT



OPT. PATIO DOOR W/WALKOUT



OPT. REAR 4' AREAWAY



OPT. LOWER LEVEL

*Vintage*

SETTLEMENT SERVICES 410.721.9713

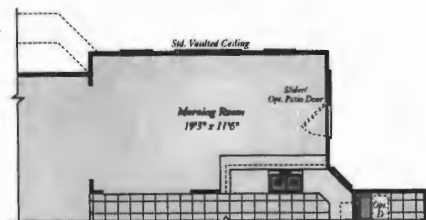
Brick fronts, chimneys, bay windows, keystones, exterior trim, garage doors, light fixtures, dormers, and gables shown on elevations are optional features. Actual product specifications may vary in dimension or detail from these drawings. This insert is for illustrative purposes only and is not part of the legal contract. All dimensions are approximate. Many available options are not shown. This model is currently being updated. Please see community Sales Manager for details.

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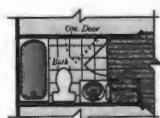




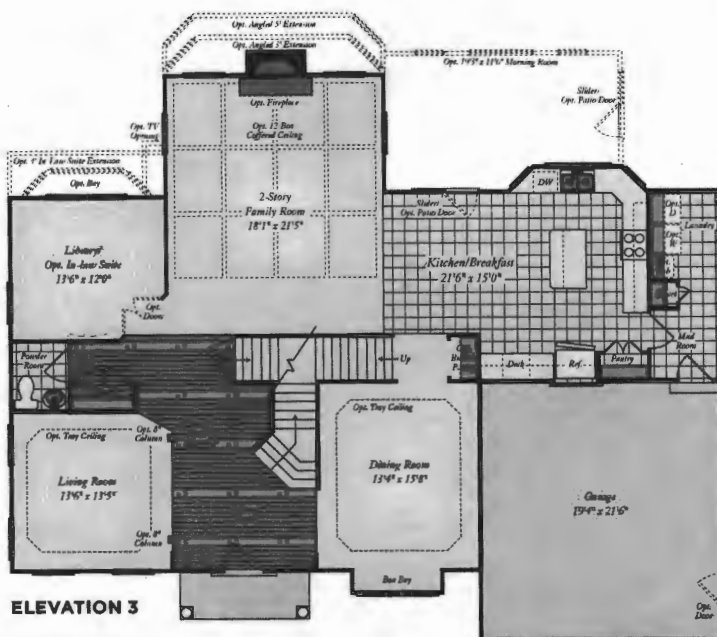
**OPT. MORNING ROOM**



**OPT. SUNROOM**



**OPT. FULL BATH**



**ELEVATION 3**



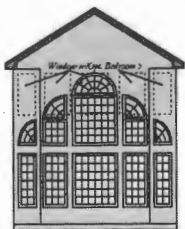
**ELEVATION 1**



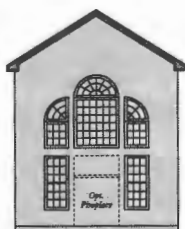
**ELEVATION 6**



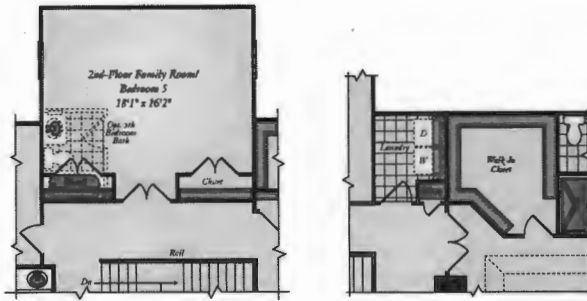
**ELEVATION 11**



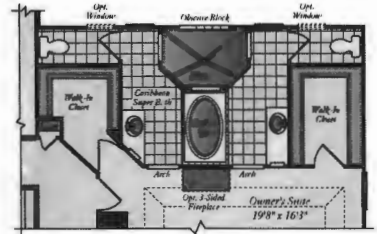
**FAMILY ROOM ANGLED WINDOW WALL**



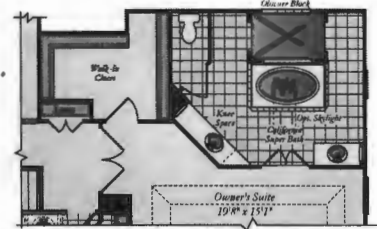
**OPT. DELUXE FAMILY ROOM WINDOW PACKAGE**



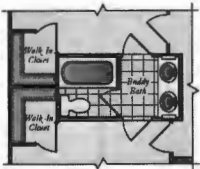
OPT. 2ND FLOOR FAMILY ROOM/  
OPT. BEDROOM 5      OPT. LAUNDRY ROOM



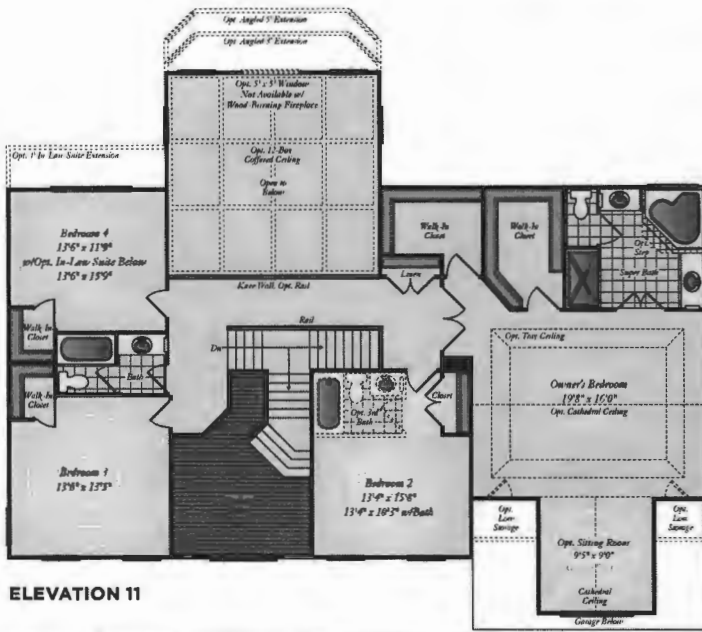
OPT. CARIBBEAN SUPER BATH



OPT. CALIFORNIA SUPER BATH



OPT. BUDDY BATH  
STANDARD W/3RD BATH



ELEVATION 11



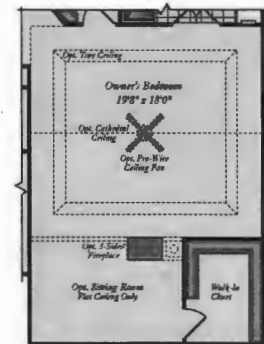
ELEVATION 1



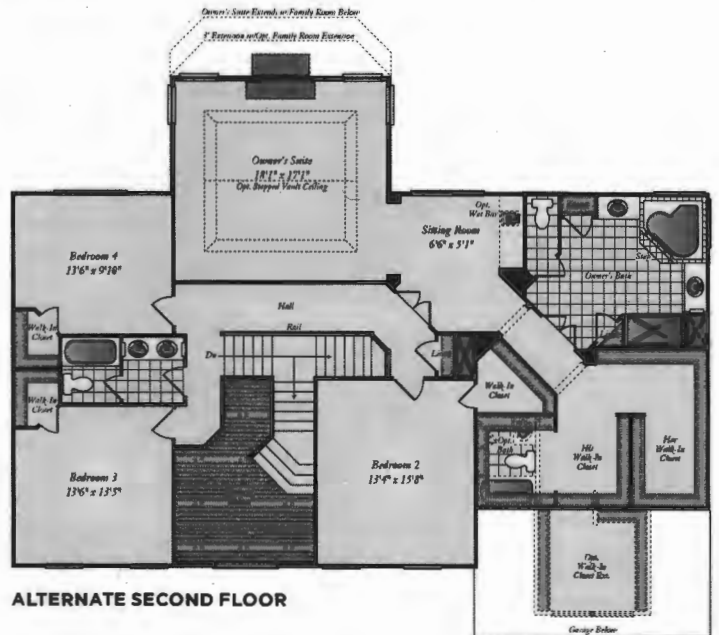
ELEVATION 3



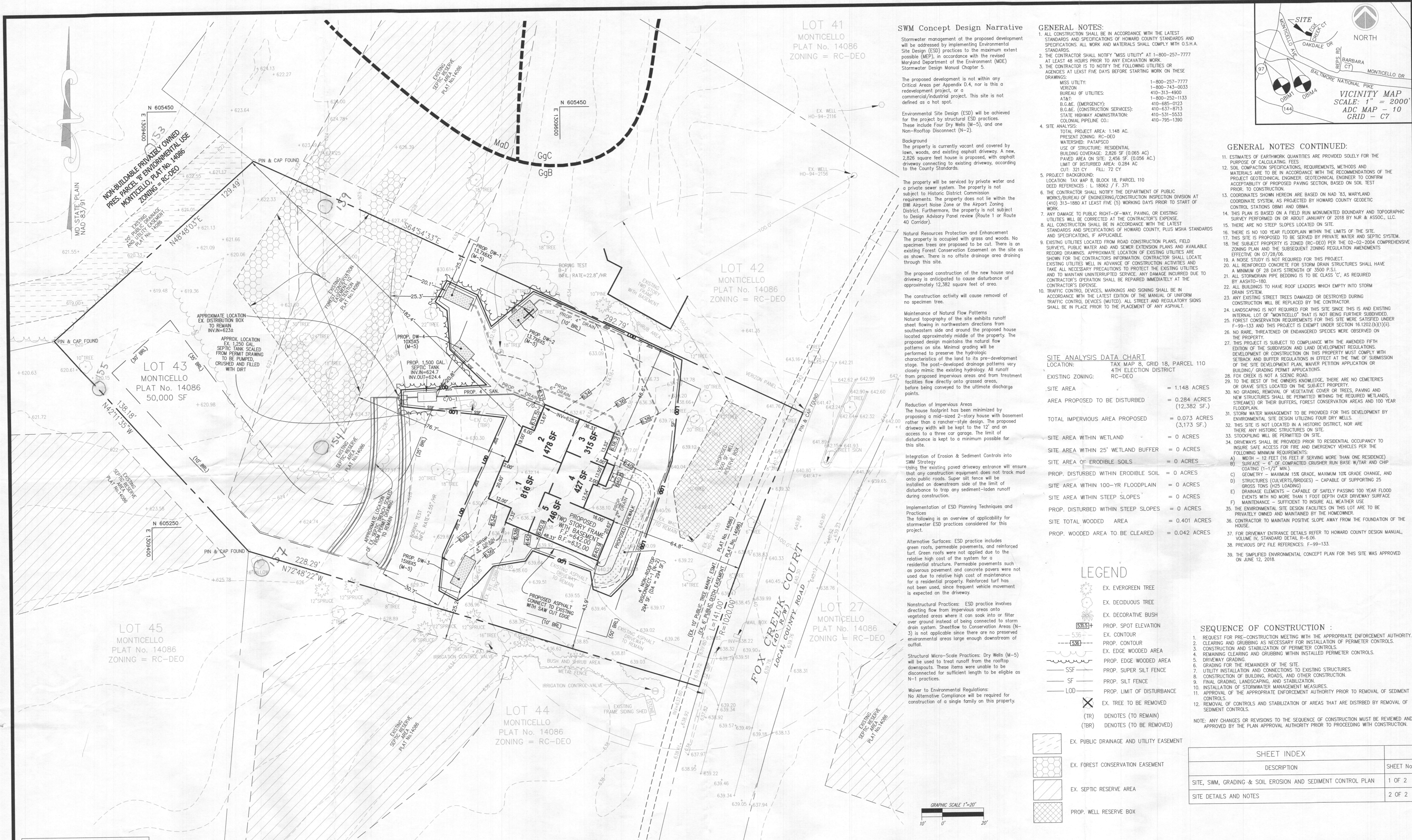
ELEVATION 6



OPT. OWNER'S BEDROOM  
WITH 2-CAR GARAGE



ALTERNATE SECOND FLOOR



LOT 41  
MONTICELLO  
PLAT No. 14086  
ZONING = RC-DEO

**SWM Concept Design Narrative**

Stormwater management at the proposed development will be addressed by implementing Environmental Site Design (ESD) practices to the maximum extent possible (MEP), in accordance with the revised Maryland Department of the Environment (MDE) Stormwater Design Manual Chapter 5.

The proposed development is not within any Critical Areas per Appendix D.4, nor is this a redevelopment project, or a commercial/industrial project. This site is not defined as a hot spot.

Environmental Site Design (ESD) will be achieved for the project by structural ESD practices. These include Four Dry Wells (M-5), and one Non-Rooftop Disconnect (N-2).

**Background**  
The property is currently vacant and covered by lawn, woods, and existing asphalt driveway. A new, 2,826 square foot house is proposed, with asphalt driveway connecting to existing driveway, according to the County Standards.

The property will be serviced by private water and a private sewer system. The property is not subject to Historic District Commission requirements. The property does not lie within the BW Airport Noise Zone or the Airport Zoning District. Furthermore, the property is not subject to Design Advisory Panel review (Route 1 or Route 4 Corridor).

**Natural Resources Protection and Enhancement**  
The property is occupied with grass and woods. No specimen trees are proposed to be cut. There is an existing Forest Conservation Easement on the site as shown. There is no off-site drainage area draining through this site.

The proposed construction of the new house and driveway is anticipated to cause disturbance of approximately 12,382 square feet of area.

The construction activity will cause removal of no specimen tree.

**Maintenance of Natural Flow Patterns**  
Natural topography of the site exhibits runoff sheet flowing in northwestern directions from southeastern side and around the proposed house located approximately middle of the property. The proposed design maintains the natural flow patterns on site. Minimal grading will be performed to preserve the hydrologic characteristics of the land to its pre-development stage. The post-developed drainage patterns very closely mimic the existing hydrology. All runoff from proposed impervious areas and from treatment facilities flow directly onto grassed areas, before being conveyed to the ultimate discharge points.

**Reduction of Impervious Areas**  
The house footprint has been minimized by proposing a mid-sized 2-story house with basement rather than a rancher-style design. The proposed driveway width will be kept to the 12' and an access to a three car garage. The limit of disturbance is kept to a minimum possible for this site.

**Integration of Erosion & Sediment Controls into SWM Strategy**  
Using the existing paved driveway entrance will ensure that any construction equipment does not track mud onto public roads. Super silt fence will be installed on downstream side of the limit of disturbance to trap any sediment-laden runoff during construction.

**Implementation of ESD Planning Techniques and Practices**  
The following is an overview of applicability for stormwater ESD practices considered for this project.

**Alternative Surfaces**: ESD practice includes green roofs, permeable pavements, and reinforced turf. Green roofs were not applied due to the relative high cost of the system for a residential structure. Permeable pavements such as porous pavement and concrete pavers were not used due to relative high cost of maintenance for a residential property. Reinforced turf has not been used, since frequent vehicle movement is expected on the driveway.

**Nonstructural Practices**: ESD practice involves directing flow from impervious areas onto vegetated areas where it can soak into or filter over ground instead of being connected to storm drain system. Sheetflow to Conservation Areas (N-3) is not applicable since there are no preserved environmental areas large enough downstream of outfall.

**Structural Micro-Scale Practices**: Dry Wells (M-5) will be used to treat runoff from the rooftop downspouts. These items were unable to be disconnected for sufficient length to be eligible as N-1 practices.

**Waiver to Environmental Regulations**: No Alternative Compliance will be required for construction of a single family on this property.

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY: 1-800-257-7777  
VERIZON: 1-800-743-0033  
BUREAU OF UTILITIES: 410-313-4900  
AT&T: 1-800-252-1133  
B.G.A.E. (EMERGENCY): 410-685-0123  
B.G.A.E. (CONSTRUCTION SERVICES): 410-637-8713  
STATE HIGHWAY ADMINISTRATION: 410-531-8533  
COLONIAL PIPELINE CO.: 410-795-1390

- SITE ANALYSIS:**  
TOTAL PROJECT AREA: 1.148 AC.  
PRESENT ZONING: RC-DEO  
WATERSHED: PATAPSCO  
USE OF STRUCTURE: RESIDENTIAL  
BUILDING COVERAGE: 2,826 SF (0.065 AC)  
PAVED AREA ON SITE: 2,456 SF (0.056 AC)  
LIMIT OF DISTURBED AREA: 0.284 AC  
CUT: 321 CY

- PROJECT BACKGROUND:**  
LOCATION: TAX MAP 8, BLOCK 18, PARCEL 110  
DEED REFERENCES: L 18982 / F 371
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS, AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

**GENERAL NOTES CONTINUED:**

- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE BASED ON HD 83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS OSB1 AND OSB4.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT JANUARY OF 2016 BY NJR & ASSOC., LLC.
- THERE ARE NO STEEP SLOPES LOCATED ON SITE.
- THERE IS NO 100 YEAR FLOODPLAIN WITHIN THE LIMITS OF THE SITE.
- THIS SITE IS PROPOSED TO BE SERVED BY PRIVATE WATER AND SEPTIC SYSTEM.
- THE SUBJECT PROPERTY IS ZONED (RC-DEO) PER THE 02-02-2004 COMPREHENSIVE ZONING PLAN AND THE SUBSEQUENT ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3500 P.S.I.
- ALL STORM DRAIN PIPE BEDDING IS TO BE CLASS "C", AS REQUIRED BY AASHTO-180.
- ALL BUILDINGS TO HAVE ROOF LEAKERS WHICH EMPTY INTO STORM DRAIN SYSTEM.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- LANDSCAPING IS NOT REQUIRED FOR THIS SITE SINCE THIS IS AN EXISTING INTERNAL LOT OF "MONTICELLO" THAT IS NOT BEING FURTHER SUBDIVIDED.
- FOREST CONSERVATION REQUIREMENTS FOR THIS SITE WERE SATISFIED UNDER F-99-133 AND THIS PROJECT IS EXEMPT UNDER SECTION 16.1202.(b)(1)(i).
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- FOX CREEK IS NOT A SCENIC ROAD.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING FOUR DRY WELLS.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.
- STOCKPILING WILL BE PERMITTED ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - 6" OF COMPACTED GRANULAR RUN BASE W/FAIR AND CHIP COATING (1-1/2" MIN.)  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
D) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
E) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE ENVIRONMENTAL SITE DESIGN FACILITIES ON THIS LOT ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
- CONTRACTOR TO MAINTAIN POSITIVE SLOPE AWAY FROM THE FOUNDATION OF THE HOUSE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
- PREVIOUS DPZ FILE REFERENCES: F-99-133.
- THE SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN FOR THIS SITE WAS APPROVED ON JUNE 12, 2018.

**SITE ANALYSIS DATA CHART**

LOCATION:	TAX MAP 8, GRID 18, PARCEL 110
EXISTING ZONING:	4TH ELECTION DISTRICT RC-DEO
SITE AREA	= 1.148 ACRES
AREA PROPOSED TO BE DISTURBED	= 0.284 ACRES (12,382 SF.)
TOTAL IMPERVIOUS AREA PROPOSED	= 0.073 ACRES (3,173 SF.)
SITE AREA WITHIN WETLAND	= 0 ACRES
SITE AREA WITHIN 25' WETLAND BUFFER	= 0 ACRES
SITE AREA OF ERODIBLE SOILS	= 0 ACRES
PROP. DISTURBED WITHIN ERODIBLE SOIL	= 0 ACRES
SITE AREA WITHIN 100-YR FLOODPLAIN	= 0 ACRES
SITE AREA WITHIN STEEP SLOPES	= 0 ACRES
PROP. DISTURBED WITHIN STEEP SLOPES	= 0 ACRES
SITE TOTAL WOODED AREA	= 0.401 ACRES
PROP. WOODED AREA TO BE CLEARED	= 0.042 ACRES

**LEGEND**

- EX. EVERGREEN TREE
- EX. DECIDUOUS TREE
- EX. DECORATIVE BUSH
- PROP. SPOT ELEVATION
- EX. CONTOUR
- PROP. CONTOUR
- EX. EDGE WOODED AREA
- PROP. EDGE WOODED AREA
- PROP. SUPER SILT FENCE
- PROP. SILT FENCE
- PROP. LIMIT OF DISTURBANCE
- EX. TREE TO BE REMOVED
- (TR) DENOTES (TO REMAIN)
- (TBR) DENOTES (TO BE REMOVED)
- EX. PUBLIC DRAINAGE AND UTILITY EASEMENT
- EX. FOREST CONSERVATION EASEMENT
- EX. SEPTIC RESERVE AREA
- PROP. WELL RESERVE BOX

**SEQUENCE OF CONSTRUCTION :**

- REQUEST FOR PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY.
- CLEARING AND GRUBBING AS NECESSARY FOR INSTALLATION OF PERMETER CONTROLS.
- CONSTRUCTION AND STABILIZATION OF PERMETER CONTROLS.
- REMAINING CLEARING AND GRUBBING WITHIN INSTALLED PERMETER CONTROLS.
- DRIVEWAY GRADING
- GRADING FOR THE REMAINDER OF THE SITE.
- UTILITY INSTALLATION AND CONNECTIONS TO EXISTING STRUCTURES.
- CONSTRUCTION OF BUILDING, ROADS, AND OTHER CONSTRUCTION.
- FINAL GRADING, LANDSCAPING, AND STABILIZATION.
- INSTALLATION OF STORMWATER MANAGEMENT MEASURES.
- APPROVAL OF THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO REMOVAL OF SEDIMENT CONTROLS.
- REMOVAL OF CONTROLS AND STABILIZATION OF AREAS THAT ARE DISTURBED BY REMOVAL OF SEDIMENT CONTROLS.

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

SHEET INDEX	
DESCRIPTION	SHEET No.
SITE, SWM, GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN	1 OF 2
SITE DETAILS AND NOTES	2 OF 2

**STORMWATER MANAGEMENT SUMMARY**

FACILITY	ESDv Credits	Pe
DRY WELL No. 1	161 CF	2.6"
DRY WELL No. 2	153 CF	2.6"
DRY WELL No. 3	168 CF	2.6"
DRY WELL No. 4	98 CF	2.6"
NON-ROOFTOP DISCONNECT	0 CF	1.0"
TOTAL	580 CF	

ESDv PROVIDED = 580 CF  
ESDv REQUIRED = 463 CF  
ESDv SURPLUS = +117 CF

**SOIL TABLE**

SYMBOL	NAME/DESCRIPTION	TYPE	HYDRIC
GgB	Genelg Loam, 3% to 8% Slopes	B	No

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

PLAN PREPARED BY:  
**NJR & ASSOCIATES**  
Land Surveying and Planning  
2770 STATE ROUTE 32  
WEST FRIENDSHIP, MD 21794  
TEL: (240) 508-3200

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 110498, EXPIRATION DATE: 2/10/2019.

JUNE 19, 2018  
DATE

**DEVELOPER**  
CARUSO HOMES  
2120 BALDWIN AVENUE, SUITE-200  
CROFTON, MD 21114  
(301) 261-0277

**OWNER**  
MARCO TORRES  
3053 MULLINEAUX LANE  
ELLICOTT CITY, MD 21042  
(206) 902-7562

**SITE PLAN**  
**LOT 43**  
**MONTICELLO**  
PLAT No. 14086  
14305 FOX CREEK COURT, COOKSVILLE  
TAX MAP 8, GRID 18, PARCEL 110  
HOWARD COUNTY, MARYLAND ZONING = RC-DEO  
SITE, STORMWATER MANAGEMENT, GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'  
JOB NO.: 3457  
DATE : MAY 10, 2018  
SHEET : 1 OF 2

- A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages:
  - Prior to the start of earth disturbance.
  - Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
  - Prior to the start of another phase of construction or opening of another grading unit.
  - Prior to the removal or modification of sediment control practices.

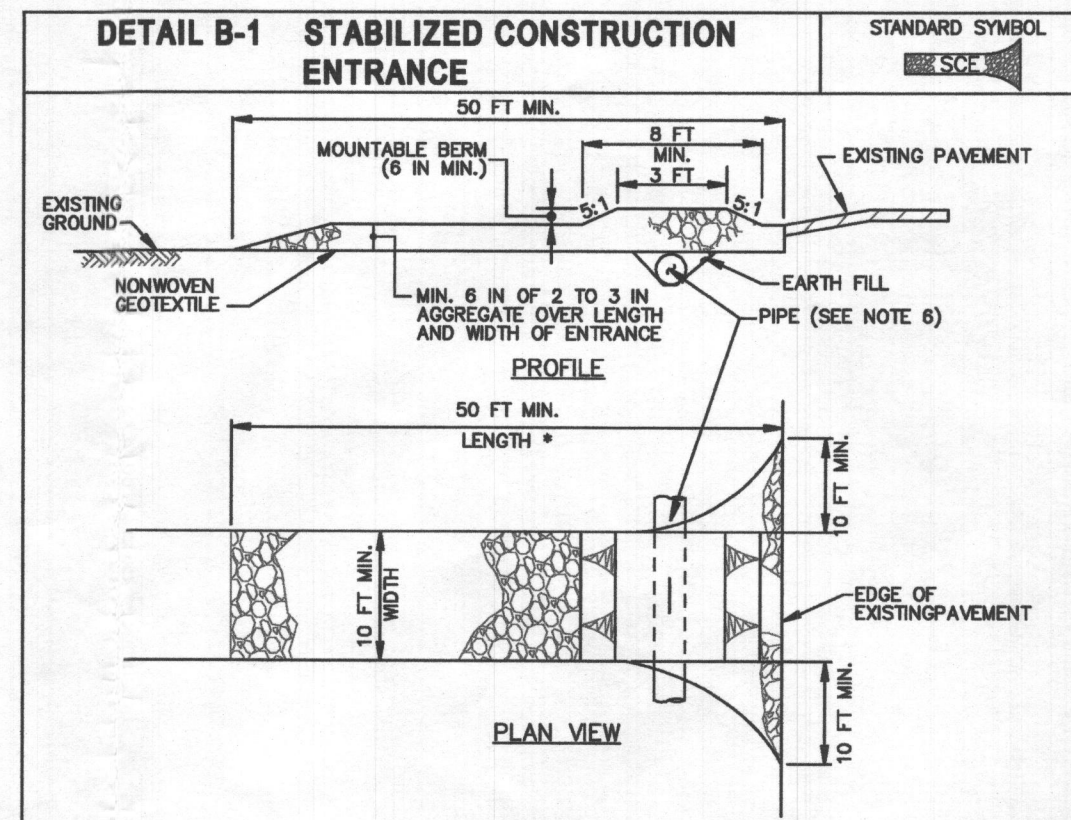
Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.

- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15% of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 ft. must be benched with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).
- All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.

6. Site Analysis:

Total Area of Site:	= 1.148 Acres.
Area Disturbed:	= 0.284 Acres.
Area to be roofed or paved:	= 0.073 Acres.
be vegetatively stabilized:	= 0.211 Acres.
Total Cut:	= 280± Cu. Yds.
Total Fill:	= 100± Cu. Yds.
Offsite waste/borrow area location:	= To be determined.

- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly, and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:
  - Inspection date
  - Inspection type (routine, pre-storm event, during rain event)
  - Name and title of inspector
  - Weather information (current conditions as well as time and amount of last recorded precipitation)
  - Brief description of project's status (e.g., percent complete) and/or current activities
  - Evidence of sediment discharges
  - Identification of plan deficiencies
  - Identification of sediment controls that require maintenance
  - Identification of missing or improperly installed sediment controls
  - Compliance status regarding the sequence of construction and stabilization requirements
  - Photographs
  - Monitoring/sampling
  - Maintenance and/or corrective action performed
  - Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE).
- Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each workday, whichever is shorter.
- Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.
- Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.
- Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure.
- Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.
- All Silt Fence and Super Silt Fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curved uphill by 2' in elevation.
- Stream channels must not be disturbed during the following restricted time periods (inclusive):
  - Use I and IP March 1 - June 15
  - Use III and IIP October 1 - April 30
  - Use IV March 1 - May 31
- A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.



- CONSTRUCTION SPECIFICATIONS**
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (\*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
  - PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
  - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
  - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
  - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT  
NATURAL RESOURCES CONSERVATION SERVICE B.2 WATER MANAGEMENT ADMINISTRATION

**B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION (CONTINUED)**

- Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 11/4 to 3 pounds per 1000 square feet. Select turfgrass varieties from those listed in the most current university of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland". Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line.
- Ideal Times of Seeding for Turf Grass Mixtures
  - Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a)
  - Central MD: March 10 to May 15, August 15 to October 15 (Hardiness Zone: 6b)
  - Southern MD, Eastern Shore: March 10 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)
- Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1/4 inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.
- If soil moisture is deficient, supply new seedlings with adequate water for plant growth (1/4 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

**Permanent Seeding Summary**

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)			Lime Rate
					N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O	
1	Cool Season Tall Fescue & Kentucky Bluegrass or equal	T.F. 60 lb/ac K.B. 40 lb/ac	May 1 to May 15 Aug. 15 to Oct. 15	1/4-1/2 in	45 pounds per acre (1.0 lb/1000 sf)	90 lb/ac (2 lb/1000 sf)	90 lb/ac (2 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)

- B. Sod: To provide quick cover on disturbed areas (2:1 grade or flatter).
- General Specifications
    - Class of turfgrass sod must be Maryland State Certified Sod. Labels must be made available to the job foreman and inspector.
    - Sod must be machine cut at a uniform soil thickness of 3/4 inch, plus or minus 1/4 inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pods and torn or uneven ends will not be acceptable.

**B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION (CONTINUED)**

- Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
- Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
- Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation.
- Sod Installation
  - During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
  - Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
  - Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface.
  - Water the sod immediately following rolling and tamping until the underside of the new sod pod and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.
- Sod Maintenance
  - In the absence of adequate rainfall, water daily during the first week or so often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.
  - After the first week, sod watering is required as necessary to maintain adequate moisture content.
  - Do not mow until the sod is firmly rooted. No more than 1/3 of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

**B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION**

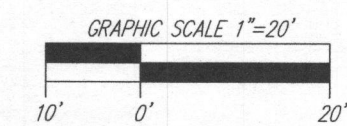
- Definition**  
To stabilize disturbed soils with vegetation for up to 6 months.
- Purpose**  
To use fast growing vegetation that provides cover on disturbed soils.
- Conditions Where Practice Applies**  
Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.
- Criteria**
- Select one or more of the species or seed mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
  - For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
  - When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A. b and maintain until the next seeding season.

**Temporary Seeding Summary**

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)		Lime Rate
					N	P <sub>2</sub> O <sub>5</sub>	
1	Cool Season Annual Ryegrass or Equal	40 lb/ac	Mar. 1 to May 15 Aug. 1 to Oct. 15	1/2 in	436 lb/ac (10 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)	
2	Warm Season Fescue Millet or Equal	30 lb/ac	May 16 to July 31	1/2 in			

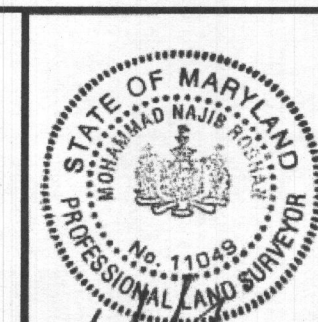
**OPERATION AND MAINTENANCE SCHEDULE FOR DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)**

- 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.



PLAN PREPARED BY:

**NJR & ASSOCIATES**  
Land Surveying and Planning  
2770 STATE ROUTE 32  
WEST FRIENDSHIP, MD 21794  
TEL: (240) 508-3200



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE # 11049, EXPIRATION DATE: 2/10/2019.

JUNE 19, 2018  
DATE